

1265

254/391

PLAT OF  
 LOTS 1 TO 5 INCLUSIVE, A PORTION OF TRACT "A"  
 "MANOR HEIGHTS"  
 AN ADDITION TO THE CITY OF CASPER, WYOMING  
 IN NATRONA COUNTY

A SUBDIVISION OF PORTIONS OF  
 THE SW 1/4 SW 1/4 SE 1/4, SECTION II  
 TOWNSHIP 33 NORTH, RANGE 79 WEST OF THE  
 SIXTH PRINCIPAL MERIDIAN, WYOMING

SCALE: 1" = 40'

CERTIFICATE OF PLATTING  
392

MANOR HEIGHTS DEVELOPMENT COMPANY, A WYOMING CORPORATION, hereby certifies that the foregoing subdivision of a portion of Tract "A" of MANOR HEIGHTS, an addition to the City of Casper and also a portion of said SW 1/4 SW 1/4 SE 1/4, Section II, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and more particularly described by name and bounds as follows:

beginning at a point on the north line of Section 11, being a northwesterly corner of Lot 1 of the parcel being described, and a point on the north line of said Fifteenth Street, bearing S 89° 19' 30" W, 184.26 feet from the north corner of said Section 11, thence S 89° 19' 30" W, Natrona County, a survey, thence S 89° 19' 30" W, 184.26 feet along the said north boundary line of Section 11 and the north line of said Fifteenth Street to a point of curve, thence northwesterly along the curved north line of said Fifteenth Street and the arc of a true curve to the left, having a radius of 207.06 feet, 142 feet to a point, thence leaving said said Fifteenth Street and proceeding along the westerly line of Forest Drive, S 89° 19' 30" W, 184.26 feet to a point of curve, thence northwesterly along the curved westerly line of said Forest Drive and the arc of a true curve to the right, having a radius of 400.00 feet, 115.1 feet to a point on curve being the northeast corner of Lot 1 of the parcel being described, thence S 89° 19' 30" W, 184.26 feet along the northerly line of said Lot 1 to a point, being the northwest corner of said Lot 1 and a point on the easterly boundary of the City of Casper, Wyoming, Casper Park, thence S 89° 19' 30" W, 184.26 feet along the said easterly boundary of Casper Park and the parcel being described to the northwesterly corner of said Lot 2, being the point of beginning.

The foregoing described parcel, exclusive of previously dedicated streets and public ways and containing 1.00 acres, more or less, is shown on this plat in with the free and in accordance with the description of the unperfected owners and proprietors of said lands; the name of said subdivision shall be, "LOTS 1 TO 5 INCLUSIVE, TRACT "A", MANOR HEIGHTS, AN ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING.

Dated at Casper, Wyoming this 21 day of November, 1974.

MANOR HEIGHTS DEVELOPMENT COMPANY, A Wyoming Corporation.

Robert B. Hadden Jr., Secretary  
 Curtis L. Hadden, President

STATE OF WYOMING  
 County of Natrona

On this 21 day of November, 1974 before me personally appeared Robert B. Hadden Jr., Secretary and Curtis L. Hadden, President both to me personally known and who by me being duly sworn did say that they are the duly official officers of "MANOR HEIGHTS DEVELOPMENT COMPANY, A WYOMING CORPORATION, and that they are the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed including the release and waiver of all rights they may have to the lands included in said Plat by virtue of the recorded exception laws of the State of Wyoming.

Given under my hand and seal of office this 21 day and year first above written.  
 My Commission expires: \_\_\_\_\_



POTARY PUBLIC

APPROVALS

Approved by the County Planning Commission of Casper, Wyoming this 16th day of October, 1974 and forwarded to the City Council of Casper, Wyoming with recommendation that said Plat be approved.

Approved by the City Council, City of Casper, Wyoming this 14th day of October, 1974 and adopted and approved on the 19th day of November, 1974.

*Bill R. Deane*  
 COUNTY CLERK

*Ed. Hoffmann*  
 MAYOR

*Charles L. Chaskey*  
 CITY CLERK

DELIVERED AND APPROVED: *Gary J. Carter*  
 City Engineer, Casper, Wyoming

CERTIFICATE OF SURVEY

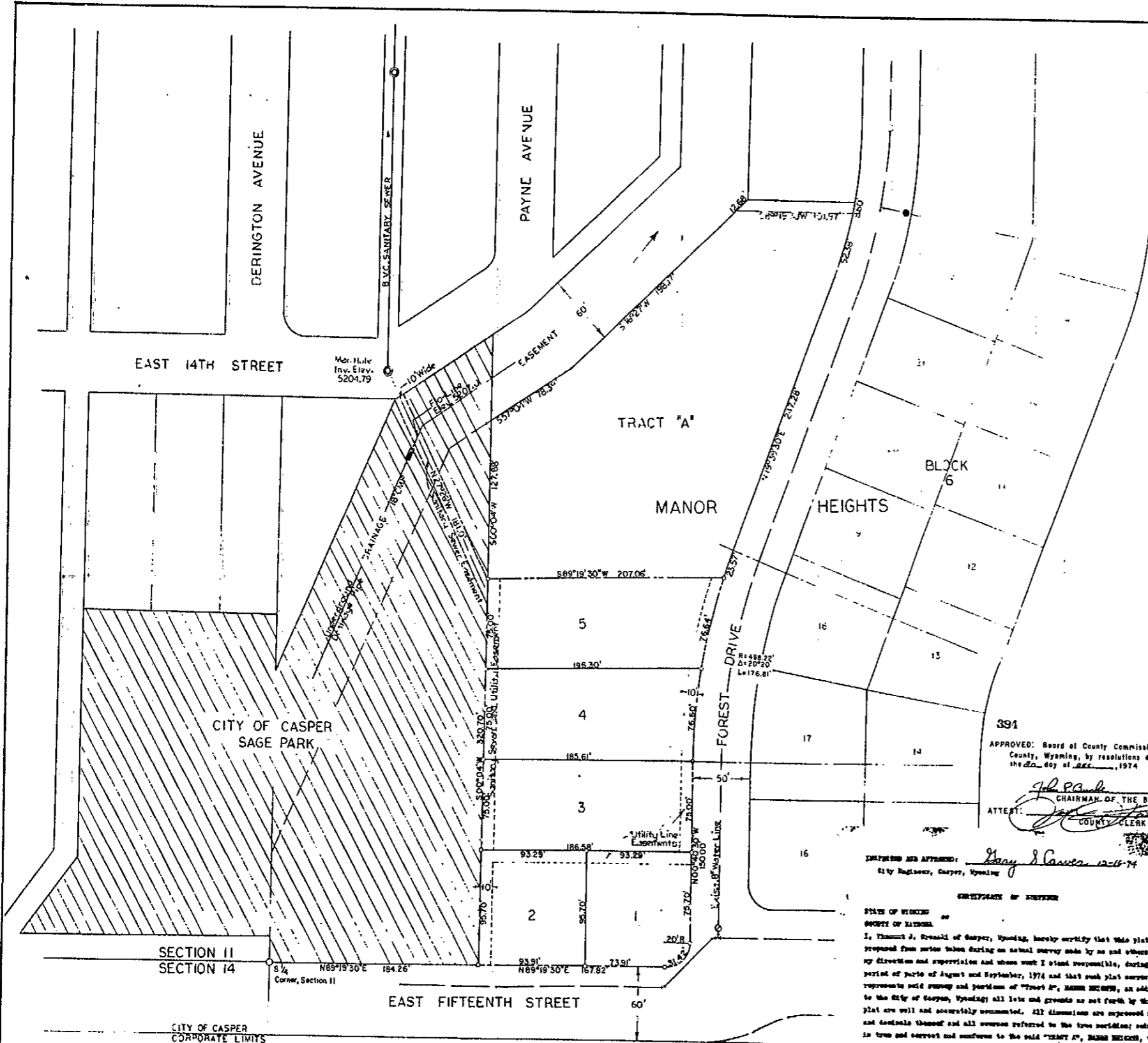
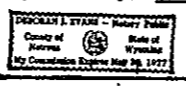
STATE OF WYOMING  
 COUNTY OF NATRONA

I, Thomas J. Stowall of Casper, Wyoming, hereby certify that this plat was prepared from notes taken during an actual survey made by me and others under my direction and supervision and those with I stand responsible, during the period of parts of August and September, 1974 and that such plat correctly represents said survey and portions of "TRACT "A", MANOR HEIGHTS, an addition to the City of Casper, Wyoming; all lots and grounds as set forth by this plat are well and accurately monumented. All dimensions are expressed in feet and decimals thereof and all courses referred to the true meridian; said plat is true and correct and conforms to the said "TRACT "A", MANOR HEIGHTS, to the best of my knowledge and belief.

Wyoming Registration No. 593, P.M. & L.S.

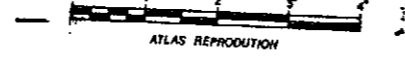
Subscribed in my presence and sworn to before me this 21 day of November, 1974.

My Commission expires \_\_\_\_\_



UNPLATTED

SURVEY AND PLAT  
 G.B.S. ENGINEERING COMPANY, INC.  
 136 SOUTH WOLCOTT STREET, CASPER, WYOMING



DEPARTMENT OF REVENUE  
 County of Natrona  
 State of Wyoming  
 My Commission Expires May 30, 1977

MANOR HEIGHTS, BLOCKS 1 THROUGH 14, A SUBDIVISION OF A PORTION  
OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ , ALL IN SECTION 11, TOWNSHIP 33  
NORTH, RANGE 79 WEST OF THE 6TH P.M., NATRONA COUNTY, WYOMING.

BUILDING RESTRICTIONS

WHEREAS, Manor Heights Development Co. is the owner of all of the lots in  
Blocks numbered 1 through 14 of Manor Heights, a Subdivision in Natrona County,  
above described, and desires to establish in said subdivision an exclusive residen-  
tial district wherein the construction and use of dwelling houses shall conform to  
certain minimum requirements, and such home owner, in consideration of his compliance  
with such requirements, shall be protected against violation thereof by any other  
home owner;

NOW, THEREFORE, in consideration of the premises, the undersigned, Manor  
Heights Development Co., does hereby impose upon the lots and blocks of said  
Manor Heights, Blocks numbered 1 through 14 inclusive, a Subdivision of Natrona  
County, Wyoming, the following protective covenants and restrictions, to-wit:

- a. Upon any lot in said Manor Heights, Blocks numbered 1  
through 14, no structures shall be erected, altered,  
placed, or permitted to remain on any residential build-  
ing lot, other than one detached single-family dwelling,  
not to exceed one and one-half stories in height, split-  
level, and two stories on a tri-level house, and a private  
garage for not more than three cars. Tract "A" use  
shall be restricted as above or may be used for park  
or church purposes.
- b. No building shall be located on any lot nearer than 25  
feet to the front lot line, or nearer than 10 feet to  
any side street line. No building shall be located  
nearer than 5 feet to an interior lot line, except that  
a 3-foot side yard shall be required for a garage or  
other permitted accessory building located 25 feet or  
more from the minimum building setback line. No dwelling  
shall be located on any interior lot nearer than 25 feet  
to the rear lot line. For the purposes of this covenant,  
eaves, steps, and open porches shall not be considered  
as a part of a building, provided, however, that this  
shall not be construed to permit any portion of a building  
on a lot to encroach upon another lot. In the event a  
house is turned on a corner lot to face the side street,  
the setback line at the front of the lot shall be not  
less than the setback of the adjoining house, and the set-  
back line on the side street shall be 25 feet. All con-  
struction shall be new and no building shall be moved  
from outside said subdivision and placed on any lot  
therein.

Compliments of:  
FIRST AMERICAN TITLE INSURANCE CO., INC.  
120 N. Center Street • Casper, WY 82601 • (307) 237-8486



Restrictions indicating a preference, limitation or discrimination based on  
race, color, religion, sex, handicap, familial status, or national origin are  
hereby deleted to the extent such restrictions violate 42 USC 3604(c).

Compliments of:  
FIRST AMERICAN TITLE INSURANCE CO., INC.  
120 N. Center Street • Casper, WY 82601 • (307) 237-8486



Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

c. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6,000 square feet, or a width of less than 60 feet at the front building setback line.

d. No store, shop, repair shop, storage, or repair garage, restaurant, dance hall, or other public place of amusement or any business or commercial enterprise shall be carried on or conducted upon any lots in said addition, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood.

e. No trailer, basement, tent, shack, garage, barn, or other outbuilding erected in the tract, shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

- f.
- (1) No lot and dwelling costing less than \$13,500 according to cost analysis of the Federal Housing Administration as of June 1, 1959, nor having a ground floor area of less than 900 square feet, shall be permitted on any lots in Blocks numbered 1 through 7 inclusive, and Lots 16-30, Block 8 of said Subdivision.
  - (2) No lot and dwelling costing less than \$14,000 according to cost analysis of the Federal Housing Administration as of June 1, 1959, nor having a ground floor area of less than 1,000 square feet shall be permitted on any lot in Blocks numbered 9 and 10 inclusive, and Lots numbered 1-15, Block numbered 8.
  - (3) No lot and dwelling costing less than \$15,000 according to cost analysis of the Federal Housing Administration as of June 1, 1959, nor having a ground floor area of less than 1,100 square feet shall be permitted on Lots numbered 1 through 31 in Block numbered 11 of said subdivision, nor upon Lots numbered 14 through 26 in Block numbered 12 of said subdivision.
  - (4) No lot and dwelling costing less than \$16,000.00 according to cost analysis of the Federal Housing Administration as of June 1, 1959, nor having a ground floor area of less than 1,100 square feet, nor having less than 50 per cent masonry exterior, shall be permitted on Lots numbered 1 through 13 in Block numbered 12, nor Lots numbered 1 through 26 in Block numbered 13, nor on Lots numbered 1 through 13 in Block numbered 14, of said Manor Heights Subdivision.

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).



Compliments of:  
FIRST AMERICAN TITLE INSURANCE CO., INC.  
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

- (5) The floor areas of residences to be constructed in said subdivision shall be exclusive of one-story open porches and garages, and the ground floor areas above mentioned, may be reduced in each of the aforementioned instances by one-third in split-level construction, and by one-half in tri-level construction, provided, however, that the total floor area in split-level and tri-level construction shall not be less than the ground floor areas above mentioned.
- g. Yard fences may extend only from the rear of any lot to the rear of the house thereon and there shall be no front yard fencing. Where a house is turned on a corner lot, there shall be no fencing on either the street side or front of said house beyond the side or front of the building.
  - h. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted on any lot.
  - i. Each dwelling site built upon in the subdivision, shall have a removable underground garbage container installed in the front yard.
  - j. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.
  - k. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose.
  - l. No structure shall be erected on any lot or tract in said subdivision, except that the same be first approved by the Architectural Control Committee of Manor Heights Development Co. as the same may be constituted from time to time.



BUILDING RESTRICTIONS

STATE OF WYOMING )  
                          ) SS  
COUNTY OF NATRONA )

RECORDED Dec. 23 1974 11:05 AM  
BY REC. 62 OF MISC. 563  
164634 COUNTY CLERK

Compliments of  
FIRST AMERICAN TITLE INSURANCE CO., INC.  
120 N. Center Street • Casper, WY 82601 • (307) 237-8486



Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

Manor Heights Development Company, the owner of  
Lots 1 to 5, inclusive, Tract "A" Manor Heights, an addition  
to the City of Casper, Natrona County, Wyoming, hereby  
imposes upon all of said lots the following building  
restrictions:

1. Building restrictions heretofore imposed upon all of the lots in Manor Heights, Blocks 1 through 14, an addition to the City of Casper, Natrona County, Wyoming, and recorded in the Office of the County Clerk of Natrona County, Wyoming, are hereby imposed upon said Lots 1 to 5, inclusive, Tract "A" aforesaid.
2. All fencing along the westerly boundary line of said lots shall be of chain link construction and shall be of a height of 48 inches.

Dated this 25th day of November, 1974.

Attest:

MANOR HEIGHTS DEVELOPMENT CO.

*[Signature]*  
Secretary

By: *[Signature]*  
Curtis L. Harden, President

ACKNOWLEDGMENT

STATE OF WYOMING )  
COUNTY OF NATRONA ) SS

Before me this 25th day of November, 1974 personally appeared Curtis L. Harden, President of Manor Heights Development Co., a Wyoming corporation, and acknowledged to me that he executed the foregoing instrument for the purposes and to the effect therein expressed.

Witness my hand and notarial seal this 25th day of November, 1974.

*[Signature]*  
Notary Public