

1315



PLAT OF
MEADOW PARK ADDITION
TO THE CITY OF CASPER
A SUBDIVISION OF A PORTION OF THE
SE¹/₄SW¹/₄ & SW¹/₄SE¹/₄, SECTION 8
AND
NE¹/₄NW¹/₄ & NW¹/₄NE¹/₄, SECTION 17
T.33N., R.75W., 6th P.M.
NATRONA COUNTY, WYOMING

147/184

CERTIFICATE OF DEDICATION

I, Harry Jensen, a single man, do hereby certify
That the foregoing subdivision of that portion of the SE¹/₄SW¹/₄ & SW¹/₄SE¹/₄ of Section 8 and the
NE¹/₄NW¹/₄ & NW¹/₄NE¹/₄ of Section 17, Township 33 North, Range 75 West of the Sixth Principal Meridian, in
Natrona County, Wyoming, as shown on the plat hereof and on file in the office of the County Clerk,
Natrona County, Wyoming, is for the purpose of creating a public park, and that the lots and streets
shown on the plat hereof are to be used for the purposes herein stated. The undersigned hereby dedicates to the
public the lots and streets shown on the plat hereof and on file in the office of the County Clerk,
Natrona County, Wyoming, and all the rights he may have under and by virtue of the homestead exemption laws of the State of Wyoming.
Dated at Casper, Wyoming, this 22nd day of May, 1933.

Harry Jensen

THE STATE OF WYOMING S S
COUNTY OF NATRONA S S

On the 22nd day of May, 1933, before me personally appeared Harry Jensen, a single man, who is known to me to be the person whose name and true name are subscribed to the foregoing plat, and he acknowledged to me that he executed the same as his free act and deed, and that he intended to dedicate to the public the lots and streets shown on the plat hereof and on file in the office of the County Clerk, Natrona County, Wyoming, and all the rights he may have under and by virtue of the homestead exemption laws of the State of Wyoming.

Given under my hand and official seal this 22nd day of May, 1933.
My Commission Expires February 12, 1935.

CERTIFICATE OF SURVEYORS

STATE OF WYOMING S S
COUNTY OF NATRONA S S

We, H. H. Westridge and E. C. Leman, Esq., Notary Public for Natrona County, Wyoming, do hereby certify that on the 22nd day of May, 1933, the MEADOW PARK ADDITION to the City of Casper, Natrona County, Wyoming, as shown on the plat hereof and on file in the office of the County Clerk, Natrona County, Wyoming, was surveyed and approved by the City of Casper, Wyoming, and that the lots and streets shown on the plat hereof and on file in the office of the County Clerk, Natrona County, Wyoming, are to be used for the purposes herein stated. The undersigned hereby dedicates to the public the lots and streets shown on the plat hereof and on file in the office of the County Clerk, Natrona County, Wyoming, and all the rights he may have under and by virtue of the homestead exemption laws of the State of Wyoming.

Subscribed to in my presence and open to view before me this 22nd day of May, 1933.
My Commission Expires February 12, 1935.

Harry Jensen

APPROVED
City Council of the City of Casper, Wyoming by Ordinance
No. 222, passed and approved on the 22nd
day of May, 1933.

APPROVED
County Commissioner of Natrona County, Wyoming,
by Resolution No. 10, passed on the 22nd day of May, 1933.



Reported and Approved May 23, 1933

Recorded July 6, 1953 at 2:40 O'Clock P.M.
In Book 28 of Misc., Page 432
No. 690754

Carl Thomason
County Clerk

MEADOW PARK ADDITION BUILDING RESTRICTIONS

WHEREAS, Meadow Park Land Company, A Wyoming Corporation, is the owner of Lots 1 through 207, inclusive, and all of Tract No. 1, Meadow Park Addition to the City of Casper, Natrona County, Wyoming, and desires to establish in said addition an exclusive residential district wherein the construction and use of dwelling houses shall conform to certain minimum requirements, and each 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 Meadow Park Land Company, A Wyoming Corporation, does hereby impose upon said lots, Meadow Park Addition to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) No structure shall be erected, altered, placed or permitted to remain on any residential building plot, other than one detached single-family dwelling or one semi-detached single-family dwelling, not to exceed one and one-half stories in height and a private garage for not more than three cars.

(b) No building shall be erected, placed or altered on any building site in said addition until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of H. J. Clare, Jr., C. R. McDowell and N. H. Currence, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event such committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it, or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after June 5, 1978. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

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).

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



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(c) 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, except residential buildings may face on the long side of the lot on Lots 11, 12, 18, 19, 24, 25, 29, 30, 33, 34, 36, 37, 47, 48, 58, 59, 69, 70, 80, 81, 91, 92, 102, 103, 113, 114, 127, 133, 134, 139, 140, 145, 146, 152, 153, 163, 164, 174, 175, 185, 186, 196, 197, 207, and all of Tract No. 1.

No building so located on the above mentioned lots shall be located nearer than 15 feet and 25 feet respectively to the street property lines of said streets. No building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 70 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.

(d) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width of less than 50 feet at the front building setback line.

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

(f) 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.

(g) No dwelling costing less than \$7,500.00 as of June 5, 1953 shall be permitted on any lot in the tract. The ground floor area of the main structure shall not be less than 720 square feet in the case of a one story structure, exclusive of garage, nor less than 720 square feet in the case of a one and one-half story structure, exclusive of garage.

(h) Easements affecting Lots numbered 119, 120, 128, 129, 135, 136, 137, 138, 140, 141, 151, 152, 157, 158, 169, 170, 179, 180, 191, 192, 201, 202, Meadow Park Addition to the City of Casper, Natrona County, Wyoming, are reserved, as shown on the recorded plat, for utility installations and maintenance.

(i) Yard fences may extend only from the rear of any lot to the front or side setback line, and there shall be no front yard fencing.

(j) An easement is hereby reserved for the Mountain States Power Company and the Mountain States Telephone and Telegraph Company for poles, anchors, and guy wires and cable adjacent to any lot lines in Meadow Park Addition to the City of Casper.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until June 5, 1978, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

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If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Executed this 5th day of June, 1953.

MEADOW PARK LAND COMPANY
A Wyoming Corporation

Attest:

By H. J. Clare, Jr.
President

C. R. McDowell
Secretary

STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

On this 5th day of June, 1953, before me appeared H. J. Clare, Jr., to me personally known, who, being by me duly sworn, did say that he is the President of Meadow Park Land Company, A Wyoming Corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said H. J. Clare, Jr. acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal the day and year in this certificate first above written.

My commission expires:

My Commission expires March 20, 1956

H. J. Clare
Notary Public

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).

RECORDED APR 3 1954 10:50
IN BOOK 29 of Misc. PAGE 519
NO. 709819
CARL THORNTON
COUNTY CLERK

PARTIAL RELEASE OF
MEADOW PARK ADDITION BUILDING RESTRICTIONS

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WHEREAS, the undersigned Meadow Park Land Company, a Wyoming Corporation, did on June 5, 1953 make and execute an instrument entitled "Meadow Park Addition Building Restrictions", which was recorded the 6th day of July, 1953 in Book 28 of Miscellaneous at page 432 in the office of the County Clerk of Natrona County, Wyoming; and,

WHEREAS, on March 12, 1954 the undersigned Meadow Park Land Company, a Wyoming Corporation, as the owner of Tract No. 1, Lots 1 to 36, both inclusive, Lots 111 to 126, both inclusive, Lots 133 and 134, and Lots 144 and 145, in Meadow Park Addition to the City of Casper, Natrona County, Wyoming, did execute a partial vacation of the plat of said addition insofar as same pertained to said tract and lots which was duly recorded in the office of said County Clerk on March 13, 1954; and,

WHEREAS, said building restrictions as to the vacated tract and lots are no longer beneficial or necessary, it is the desire and intention of the undersigned owner thereof to release said tract and lots from the effect thereof; now, therefore,

Tract No. 1, Lots 1 to 36, both inclusive, Lots 111 to 126, both inclusive, Lots 133 and 134, and Lots 144 and 145, in Meadow Park Addition to the City of Casper, Natrona County, Wyoming, are released from the effect of said June 5, 1953 building restrictions above referred to and said restrictions as to said tract and lots shall henceforth be of no further force or effect.

Dated at Casper, Wyoming the 3rd day of March, 1954.



MEADOW PARK LAND COMPANY, a Wyoming Corporation.

BY [Signature]
Its President

THE STATE OF WYOMING
COUNTY OF NATRONA

On this 3rd day of March, 1954, before me personally appeared H. J. Clare, Jr. to me personally known, who, being by me duly sworn, did say that he is the

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

President of Meadow Park Land Company, a Wyoming Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said H. J. Glare, Jr. acknowledged said instrument to be the free act and deed of said corporation.

520 Given under my hand and notarial seal the day and year in this certificate first above written.

Mary Jane Wilson
Notary Public
deputy County Clerk

Notary Public
State of Wyoming
My Commission Expires
[illegible]