

SEP 7 AM 10:09

CERTIFICATE OF DEDICATION

MERL A. RANDALL AND CECILIA E. RANDALL, HUSBAND AND WIFE, AND CLENN HARVEY, HARVEY LIMITED PARTNERSHIP, HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 26, TOWNSHIP 33 NORTH, RANGE 78 WEST, 6TH P.M., NATRONA COUNTY, WYOMING;
THENCE S89°58'13"W, 846.71 FEET ALONG THE CENTERLINE OF SECTION 26, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 1301;
THENCE NORTHEASTERLY ALONG THE ARC OF A TRUE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 8°52'39", HAVING A RADIUS OF 2538.88', A DISTANCE OF 455.58 FEET TO A POINT MONUMENTED BY A W.V.D.U.T. BRASS CAP MARKER SET IN CONCRETE;
THENCE N8°21'52"E, 828.35 FEET ALONG SAID EAST HIGHWAY RIGHT-OF-WAY LINE TO A POINT;
THENCE N89°58'22"E, 801.48 FEET TO A POINT ON THE N-S CENTERLINE OF SAID SECTION 26;
THENCE S8°18'11"E, 1873.88 FEET ALONG SAID N-S CENTERLINE TO THE CENTER 1/4 CORNER, AND THE POINT OF BEGINNING, AND CONTAINING 28.8 ACRES, MORE OR LESS.

THE SUBDIVISION OF THE FOREGOING DESCRIBED LANDS AS SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF SAID SUBDIVISION SHALL BE "MOUNTAIN VISTA ONE", AN ADDITION TO THE CITY OF CASPER, WYOMING. ALL UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, PIPES, POLES, DITCHES, AND INCIDENTAL FACILITIES NECESSARY TO PROVIDE THOSE SERVICES REQUIRED BY THE SUBDIVISION.

Meryl A. Randall *Cecilia E. Randall* *Cleann Harvey*
MERL A. RANDALL CECILIA E. RANDALL CLENN HARVEY

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF NATRONA)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MERL A. RANDALL AND CECILIA E. RANDALL, THIS 27th DAY OF June, 1994.

MY COMMISSION EXPIRES: *11/15/96*
NOTARY PUBLIC



STATE OF WYOMING)
COUNTY OF NATRONA)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CLENN HARVEY, THIS 31st DAY OF June, 1994.

MY COMMISSION EXPIRES: *March 31, 1998*
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

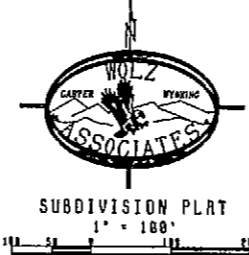
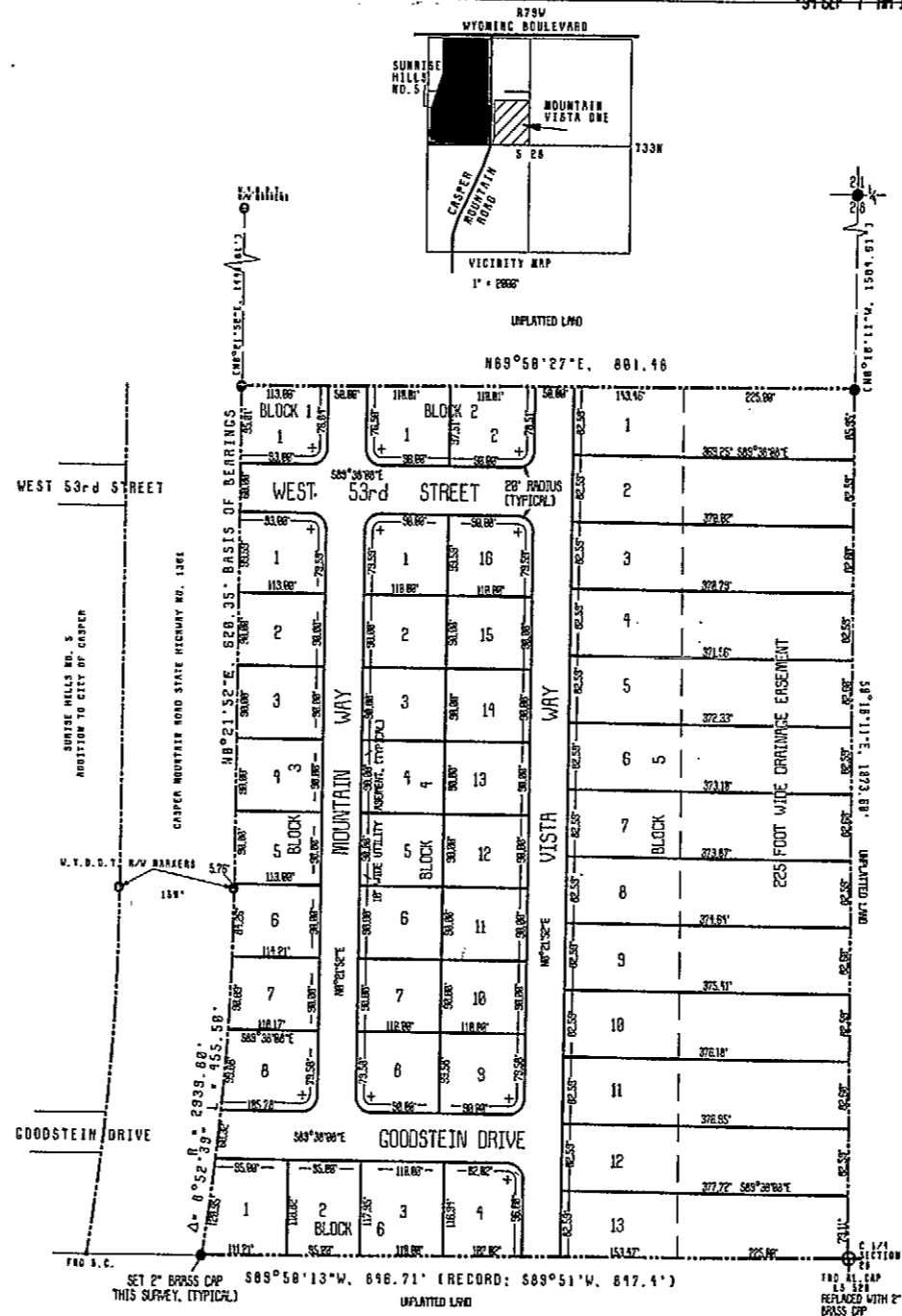
I, CHARLES K. WOLZ, OF CASPER, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME DURING APRIL, 1994 AND THE THIS PLAT CORRECTLY REPRESENTS THAT SURVEY. ALL CORNERS ARE ACCURATELY SET IN THE LOCATIONS SHOWN ON THE PLAT AND LOT CORNERS WILL BE SET UPON CONSTRUCTION OF THE STREETS AND UTILITIES. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, AND COURSES REFERRED TO THE TRUE MERIDIAN, THE BASIS OF BEARINGS BEING THE EAST LINE OF HIGHWAY 1301 AND THE EAST LINE OF SURPRISE HILLS NO. 5 SUBDIVISION, ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE ERROR OF CLOSURE IS 1:31,000.



ACKNOWLEDGEMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHARLES K. WOLZ, ON THIS 2nd DAY OF August, 1994.

MY COMMISSION EXPIRES: *8/2/94*
NOTARY PUBLIC



APPROVALS:

APPROVED, COMMUNITY PLANNING COMMISSION OF CASPER, WYOMING, THIS 28th DAY OF June, 1994 AND FORWARDED TO THE CITY COUNCIL OF CASPER, WYOMING WITH RECOMMENDATION THAT SAID PLAT BE APPROVED.

Richard Stein *John D. ...*
SECRETARY COMMISSION CHAIRMAN

APPROVED, CITY COUNCIL OF THE CITY OF CASPER, WYOMING, BY ORDINANCE NO. *43-94*, DULY PASSED, ADOPTED, AND APPROVED ON THE 22nd DAY OF August, 1994.

ATTEST: *Carol ...* *Maor ...*
CITY CLERK MAYOR

INSPECTED AND APPROVED ON THE 24th DAY OF August, 1994

Hal H. Hutchinson
CITY ENGINEER

INSPECTED AND APPROVED ON THE 22nd DAY OF September, 1994

Ch. ...
COUNTY SURVEYOR

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING, THIS 7th DAY OF September, 1994.



Mary Ann Collins
COUNTY CLERK

PLAT OF MOUNTAIN VISTA ONE

BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER SECTION 26, T33N, R79W, 6TH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

OWNERS AND DEVELOPERS: MERL A. AND CECILIA E. RANDALL AND CLENN HARVEY, HARVEY LIMITED PARTNERSHIP

ENGINEER: WOLZ & ASSOCIATES INC. 1738 S. POPLAR CASPER, WY 82404 307-265-1230 JUNE 7, 1994

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).

595994

DECLARATION OF COVENANTS AND RESTRICTIONS

For
Residential sites within Blocks 1 through 6 inclusive
Mountain Vista Subdivision No. 1 in the
City of Casper, Natrona County, Wyoming
(single family)

COUNTY CLERK, WY
MARY ANN COLLINS
RECORDED

97 MAY 20 PM 2 44

KNOW ALL MEN BY THESE PRESENTS:

Bret A. Erickson, Et Al being the owner of Mountain Vista 1, and herein referred to as "Owner", a subdivision in the City of Casper, Natrona County, Wyoming, the plat thereof being filed in the office of the County Clerk of Natrona County on the 20 day of May, 1998, has established a general plan for the improvements and development of such premises, and does hereby establish the covenants, conditions, reservations and restrictions upon which, and subject to which, all Lots and portions thereof within Blocks 1 through 6 inclusive, shall be improved or sold and conveyed by it, as owner thereof. Each and everyone of these covenants, conditions, restrictions and reservations is, and all are, for the benefit of each owner of land within said Blocks or any interest therein, and shall inure to, and pass with, each and every parcel within said Blocks and shall apply and bind all subsequent owners thereof, except as otherwise provided herein. These covenants, conditions, reservations and restrictions are, and each thereof is, imposed upon such Lots, all of which are to be construed as covenants running with the title of such Lots, and with each and every parcel thereof and within said Blocks, to-wit:

1. Such Lots, and each and everyone thereof, except as otherwise provided herein, are for single-family residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached, single-family dwelling, not to exceed two stories in height, together with a private garage for not more than three motor vehicles. This provision shall not prevent the combination of two or more adjoining Lots for one such dwelling.

2. No building shall be erected, placed or altered on any building Lot until the construction plans and specifications and a plan showing the location of the structure have been approved by "Owner" as to the quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any building Lot nearer to any street than the minimum building set back line unless similarly approved. "Owners" approval or disapproval as required in these covenants shall be in writing. In the event "Owners", or his designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. "Owners" shall not be responsible in any manner whatsoever for any defect in any plans or specifications submitted, or as revised, or for any work done pursuant to any requested changes to said plans and specifications.

3. The ground floor area of the main structure of any residential building, exclusive of one-story open porches and garages, shall be not less than 1,200 square feet for a one-story building, provided, however, that in the erection of the tri-level, garden-level and split entry residences, the minimum applied to the two upper levels or the main floor or the first floor, whichever is applicable, shall be not less than 650 square feet, with a minimum square footage of overall finished living space, as hereinabove set forth.

4. No business uses or activities of any kind shall be permitted or conducted on any Lot, Lots, or portions thereof, except as otherwise provided herein.

Rmt

Rmt

100

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DECLARATION OF COVENANTS AND RESTRICTIONS

For
Residential sites within Blocks 1 through 6 inclusive
Mountain Vista Subdivision No. 1 in the
City of Casper, Natrona County, Wyoming
(single family)

5. No sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than one (1) square foot, one sign of not more than five (5) square feet advertising of property for sale or rent, or signs used by builders to advertise the property during construction and sales period.
6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out buildings shall be used on any Lots at any time as a residence either temporary or permanently.
7. 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.
8. No Lot shall be used or maintained as a dumping ground for rubbish, trash or other refuse. Garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of each material shall be kept in a clean sanitary condition.
9. 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, minerals 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 upon any Lot.
10. No plants, walls, heads of shrub planting which obstruct site lines at elevation between two and six feet above the roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and the line connecting them at points twenty-five (25) feet from the intersection of the street property lines extended. The same site line limitations shall apply on any Lot within ten (10) feet of the intersections of a street property line with the edge of the driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at such level to prevent an obstruction of such site line.
11. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the front eight (8) 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. 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.
12. No noxious or offensive activity shall be carried on on any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
13. In the event a structure is destroyed, wholly or partially by fire or any other casualty, said structure shall be properly rebuilt or repaired to conform to this Declaration, or all the remaining structure, including the foundations and all debris shall be removed from the Lot.
14. No trailers, Mobile Homes or Manufactured homes, single or double wide, shall be allowed. No building shall be located on any plot nearer to the front building plot line or nearer to any side building plot line than the minimum building set back line required for each by the City of Casper Zoning Ordinance or nearer than fifteen (15) feet to any side street line. In any event, no building shall be located on any

