

369539

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Nichols Subdivision
Plat # 1301
Instrument # 369539
Recorded April 24, 1984

RECEIVED
APR 24 11 2 05
COUNTY CLERK

RECORDED
APR 24 1984
INSTRUMENT NO. 369539
JOHN J. TOMEN COUNTY CLERK

PLAT OF
"NICHOLS SUBDIVISION"
A SUBDIVISION OF A PORTION OF THE
NW1/4SW1/4, SECTION 3
TOWNSHIP 33 NORTH, RANGE 80 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1"=100'

CERTIFICATE OF DEDICATION

Francis Nichols, an individual, hereby certifies that he is the owner and proprietor of the foregoing lands located in and being a portion of the NW1/4SW1/4, Section 3, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by notes and bounds as follows:

Beginning at the northwesterly corner of the Parcel being described and also a point in the westerly line of said NW1/4SW1/4, Section 3 and from which point the northwesterly corner thereof bears N.0°22'W., 445.80 feet; thence from said Point of Beginning and along the northerly line of said Parcel and into said NW1/4SW1/4, Section 3, N.89°34'20"E., 1010.72 feet to the northwesterly corner of said Parcel; thence along the easterly line of said Parcel S.30°48'35"W., 530.23 feet to the southeasterly corner of said Parcel; thence along the southerly line of said Parcel S.89°34'20"W., 733.13 feet to the southwesterly corner of said Parcel and a point in and intersection with the westerly line of said NW1/4SW1/4, Section 3; thence along the westerly line of said Parcel and the westerly line of said NW1/4SW1/4, Section 3, N.0°22'00"W., 458.49 feet to the Point of Beginning and containing 9.177 acres, more or less.

The subdivision of the foregoing described lands as appears on this Plat is with the free consent and in accordance with the desires of the above named owner and proprietor; the name of said subdivision shall be known as "NICHOLS SUBDIVISION", a subdivision in Natrona County, Wyoming. 6-W County Road as shown on this Plat is hereby dedicated to the use of the public.

FRANCIS NICHOLS
an Individual
6020 East Harry, No. 4
Wichita, Kansas 67207

Francis W. Nichols
FRANCIS NICHOLS

ACKNOWLEDGEMENT

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

The foregoing instrument was acknowledged before me by Francis Nichols on this 30th day of January, 1984.

Witness my hand and notarial seal.

My commission expires: 7/15/87

Mary S. Waldo
NOTARY PUBLIC



CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF NATRONA) ss

I, Waynard Johnson of Casper, Wyoming hereby certify that this Plat was prepared from notes taken during an actual survey made by me during the month of January, 1984 and that this Plat correctly represents said survey. All corners are well and accurately marked and identified. All dimensions are expressed in feet and decimals thereof and courses referred to the true meridian. All being true and correct to the best of my knowledge and belief.

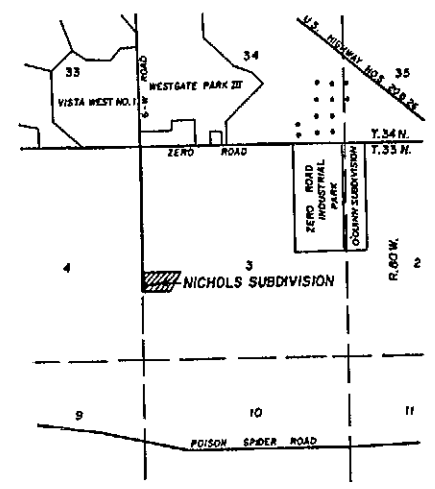
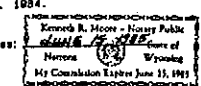
Wyoming Registration No. 510 L.S.

Waynard Johnson
WAYNARD JOHNSON

Subscribed in my presence and sworn to before me by Waynard Johnson on this 30th day of JANUARY, 1984.

My commission expires: June 15, 1985

Kenneth R. Moore
NOTARY PUBLIC



GENERAL NOTES

- 1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
- 2. NO PROPOSED DOMESTIC WATER SOURCE.
- 3. NO PUBLIC SOLID WASTE COLLECTION.

APPROVALS

APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 17th day of April, 1984.

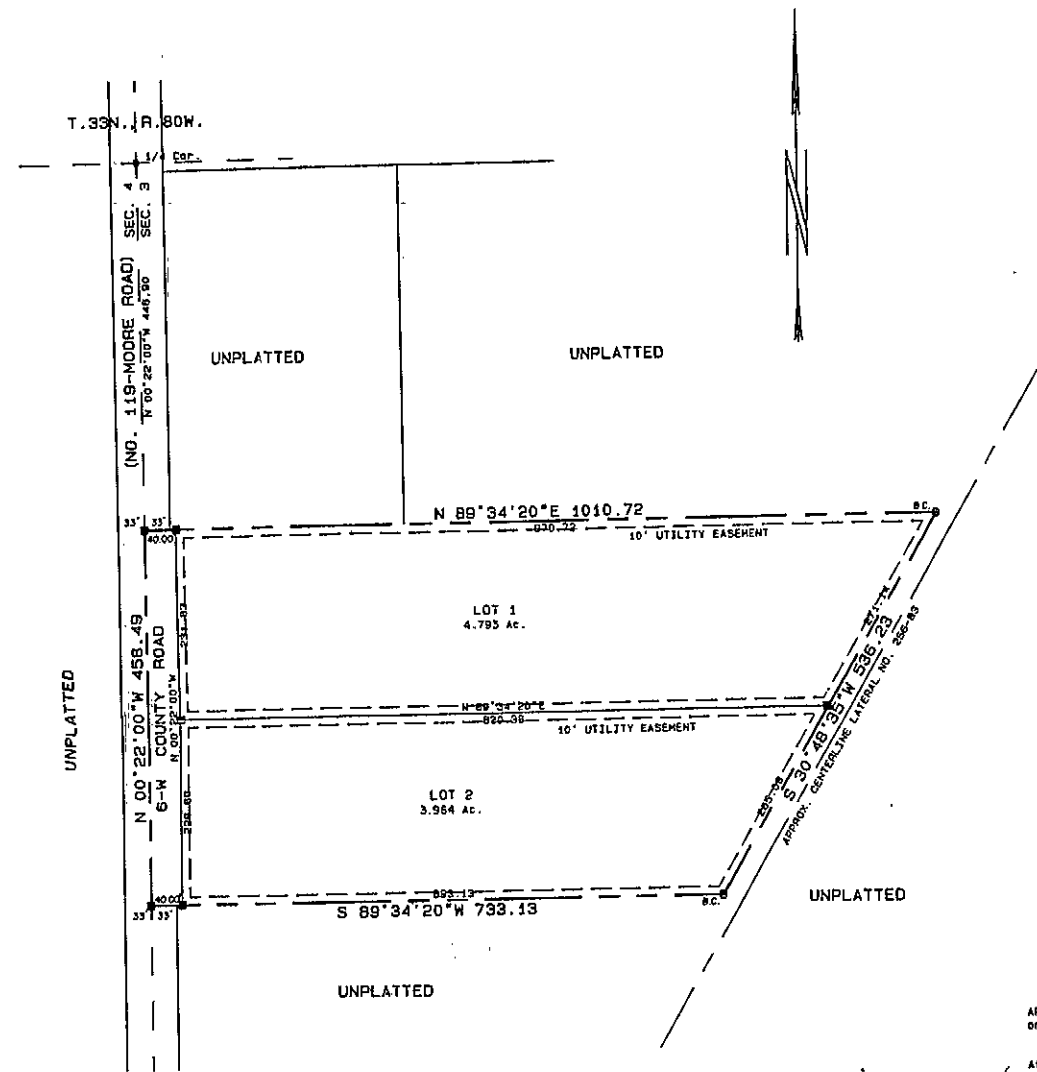
Attest: *James E. Ouchterlony*
COUNTY CLERK
INSPECTED AND APPROVED on the 17th day of April, 1984.

INSPECTED AND APPROVED on the 15th day of April, 1984.

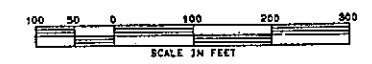
INSPECTED AND APPROVED on the 13th day of April, 1984.

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 24th day of April, 1984.

John J. Tomen
COUNTY CLERK



LEGEND:
Brass Cap Corner.....O
Original Corner.....D
Lost Corner.....X
5/8" x 18" Rebar.....■
W.L.C. & J. Brass Cap or Aluminum Cap Set.....DC or AC
Subdivision Boundary.....- - - - -
Easement.....- - - - -
Plat Closure Ratio in excess of 1:10,000



SURVEY & PLAT BY
WORTHINGTON, LENHART, CARPENTER & JOHNSON, INC.
632 SOUTH DAVID STREET, CASPER, WYOMING 82603
W.O. NO.: 8708 DATE: 1-24-84

RECORDED June 7 1990 AT 10:48 O'CLOCK AM
INSTRUMENT NO. 476759
JOHN J. TOBIN NATRONA COUNTY CLERK
CASPER, WYOMING

COVENANTS AND RESTRICTIONS
LOT 2, NICHOLS SUBDIVISION, A SUBDIVISION
IN NATRONA COUNTY, WYOMING

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).

Francis W. Nichols, a single man, owner of Lot 2, Nichols Subdivision, a subdivision in Natrona County, Wyoming, hereby places the following covenants and restrictions on Lot 2 of said Nichols Subdivision, a subdivision in Natrona County, Wyoming, being covenants and restrictions to run with the land and being for the use and benefit of the owners of Lot 1, Nichols Subdivision, their successors in interest and assigns.

1. No mobile home, motor home, camp trailer or other similar structure or vehicle shall be used on said Lot 2 for residential purposes.

2. No structure of whatever kind and nature shall be erected, placed or suffered to remain on the east one-half of said Lot 2, exceeding 25 feet in height as measured from ground level. The easterly one-half of said Lot 2 shall be that portion east of line perpendicular to the north boundary thereof, and 415 feet west of the east corner thereof as measured along said north line.

These covenants and restrictions shall be binding upon Francis W. Nichols, his successors in interest and assigns of said Lot 2.

DATED this 6th day of JUNE, 1990.

Francis W. Nichols
Francis W. Nichols

STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by Francis W. Nichols, this 6th day of JUNE, 1990.

Witness my hand and official seal.

Lynda Carr
Notary Public

LYNDA CARR, Notary Public
County of Natrona, State of Wyoming
Converse Wyoming
My Commission Expires Mar. 2, 1993