

PLAT OF
"O'QUINN SUBDIVISION"
 BEING A PORTION OF
 THE W1/2NW1/4, SECTION 2 & THE E1/2NE1/4, SECTION 3
 TOWNSHIP 33 NORTH, RANGE 80 WEST
 SIXTH PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

SCALE: 1"=200'

CERTIFICATE OF DEDICATION

O'QUINN ENTERPRISES, a partnership, hereby certifies that it is the owner and proprietor of the lands included in the above and foregoing subdivision of portions of the W1/2NW1/4, Section 2 and the E1/2NE1/4, Section 3, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and more particularly described by metes and bounds as follows:

Beginning at the northerly corner common to said Sections 2 and 3 of said Township and also a point in the centerline of 66 feet wide Zero Road, a duly established Natrona County Road, thence along the centerline of said "Zero Road" and the northerly line of said Section 2 and the Parcel being described, N 89°31'E, 60.32 feet to a point therein which marks the northeast corner of said Parcel and is also located at S 89°31'W, 705.38 feet from the northeast corner of said W1/2NW1/4, Section 2; thence along the easterly line of the Parcel being described, S 1°19'21"E, 2595.83 feet to the southeast corner of said Parcel and a point in the south line of said W1/2NW1/4, Section 2 and from which point the southeast corner thereof bears N 89°51'11"E, 705.38 feet, thence from the southeast corner of said Parcel S 89°51'11"W, 587.32 feet along the southerly line of said Parcel and W1/2NW1/4, Section 2 to the one quarter (1/4) corner common to said Sections 2 and 3, thence continuing along the south line of said Parcel and said E1/2NE1/4, Section 3, S 89°24'W, 80.00 feet to the southeast corner of said Parcel and also the southeast corner of "Zero Road Industrial Park," thence along the westerly line of said Parcel and a subdivision of parts of said E1/2NE1/4, Section 3, thence along the westerly line of said Parcel and the easterly line of said "Zero Road Industrial Park" and parallel to the line common to said Sections 2 and 3 as measured 60.00 feet westerly and perpendicularly therefrom N 1°38'W, 2592.84 feet to a point in the north line of said Section 3, which Point marks the northeast corner of said "Zero Road Industrial Park" and northwest corner of the Parcel being described, a point in the centerline of said "Zero Road", thence along the north line of said Section 3 and centerline of said "Zero Road", N 89°38'E, 60.00 feet to the northeast corner of said Section 3 and the Point of Beginning and containing 38.908 acres, more or less.

and as appears on this Plat is with the free consent and in accordance with the desires of the undersigned owner and proprietor. The name of said Subdivision shall be "O'QUINN SUBDIVISION."

The undersigned owner and proprietor of said lands have herewith imposed upon said lands a "Declaration of Covenants, Conditions and Restrictions" as Recorded in the Office of the County Clerk of Natrona County in Book _____ of MISC _____ on the _____ day of _____, 1979, as attached hereto and marked "EXHIBIT A" and by this reference made a part hereof. All roadways set forth by said Plat are hereby dedicated to public use. Said owners and proprietors of the lands contained in this platting, hereby waive and relinquish all rights they may have thereto by virtue of the Homestead Exemption Laws of the State of Wyoming.

Dated at Casper, Wyoming this 27th day of FEBRUARY, 1979.

O'QUINN ENTERPRISES, a Partnership
 P.O. Box 1688
 Mills, Wyoming, 82644

Richard C. Quinn
 RICHARD C. QUINN, GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF WYOMING) ss
 COUNTY OF NATRONA) ss

The foregoing instrument was acknowledged before me by Richard C. Quinn the 27th day of FEBRUARY, 1979.

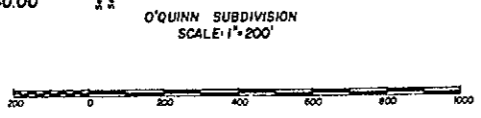
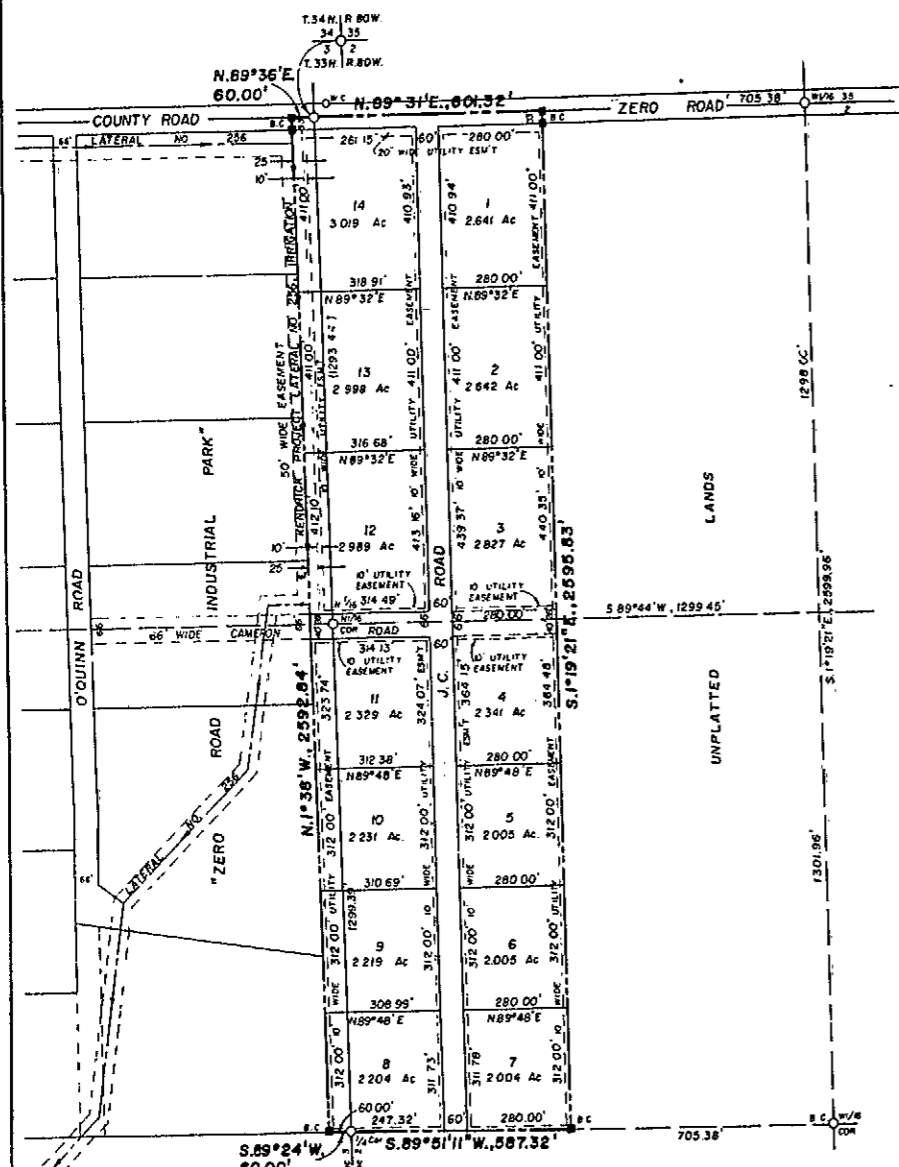
Given under my hand and notarial seal

My commission expires 11-27-1981

Notary Public
 NOTARY PUBLIC

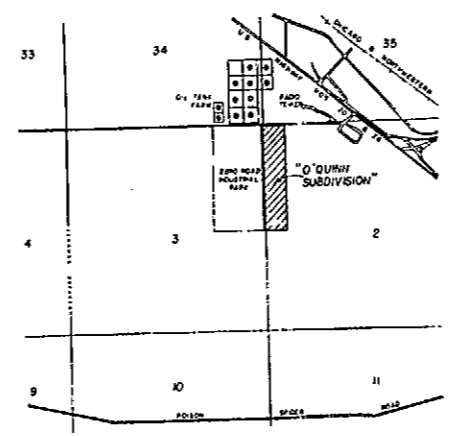
REMARKS:

1. No PUBLIC SANITARY SEWER FACILITY is provided by this platting.
2. No DOMESTIC WATER SOURCE or system is provided by this platting.
3. The County of Natrona through its Board of County Commissioners assumes no responsibility for the maintenance or construction of roads or streets by virtue of this Platting and Dedication.
4. No water is provided for irrigation purposes.



- LEGEND**
- Brass Cap Corner ○
 - W.L.B.C. INC. Brass Cap set ●
 - Original corner ●
 - Local corner ●
 - 5/8" x 16" Rebar ●
 - Subdivision Boundary - - -
 - Easement - - -
 - Lot Corners 5/8" x 16" Rebar/Al Cap ●
 - Plat Closure Ratio: 1:581,137

Survey & Plat By
WORTHINGTON, LENHART & CARPENTER, INC.
 632 South David Street, Casper, Wyoming
 W.O. No. 1-11-Cg February 1, 1979



LOCATION & VICINITY MAP
 SCALE: 1"=2000'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
 COUNTY OF NATRONA)

I, Maynard Johnson, of Casper, Wyoming, do hereby certify that this Plat was prepared from notes taken during actual surveys made by me during the month of January, 1979. Major perimeter control points have been accurately surveyed and monumented in accordance with proper survey practice. All other corners shall be well and accurately marked upon the request of said owner and proprietor. All dimensions are expressed in feet and decimals thereof and all courses referred to the true meridian; said Plat is true and correct to the best of my knowledge and belief.

Wyoming Registration No. 510, Land Surveyor *Maynard Johnson*
 MAYNARD JOHNSON

Subscribed in my presence and sworn to before me this 12th day of FEBRUARY, 1979

My commission expires JANUARY 23, 1981

Notary Public
 NOTARY PUBLIC

APPROVALS

APPROVED: Board of County Commissioners of Natrona County, Wyoming, by Resolution duly passed on the 26th day of MARCH, 1979.

Attest: *John P. Bunker*
 COUNTY CLERK January 3, 1983 CHAIRMAN OF THE BOARD

INSPECTED AND APPROVED on the 27th day of APRIL, 1979.

Charles Harris
 COUNTY PLANNER

INSPECTED AND APPROVED on the 26th day of MARCH, 1979.

B. Fisher
 COUNTY SURVEYOR

INSPECTED AND APPROVED on the 20th day of MARCH, 1979.

Notary Public
 COUNTY HEALTH OFFICER

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming, this 17th day of MAY, 1979.

Notary Public
 COUNTY CLERK

Exhibit "C"

O'QUINN SUBDIVISION

A subdivision of Natrona County, Wyoming

COVENANTS AND RESTRICTIONS

RECORDED May 17 19 79 AT 9:24 O'CLOCK AM
INSTRUMENT NO. 262993
JOHN J. TOBIN COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, being the sole owners of all lands in O'Quinn Subdivision, a subdivision of Natrona County, Wyoming; located in the E $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 3, T. 33N., R. 80 W. of the 6th P.M., and more particularly described as follows:

Beginning at the northerly corner common to said Sections 2 and 3 of said Township and also a point in the centerline of 66 feet wide country road "Zero Road," a July established Natrona County Road; thence along the centerline of said "Zero Road" and the northerly line of said Section 2 and the Parcel being described N. 89° 31' E., 605.20 feet to a point therein which marks the northeast corner of said Parcel and is also located at S. 89° 31' W., 705.38 feet from the northeast corner of said W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 2; thence along the easterly line of the Parcel being described and parallel to the easterly line of said W $\frac{1}{2}$ NW $\frac{1}{4}$, Section 2, S. 1° 17' E., 2595.44 feet to the southeast corner of said Parcel and a point in the south line of said W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 2 and from which point the southeast corner thereof bears S. 89° 49' W., 705.38 feet; thence from the southeast corner of said Parcel S. 89° 49' W., 589.36 feet along the southerly line of said Parcel and W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 2 to the one quarter (¼) corner common to said Sections 2 and 3; thence continuing along the south line of said Parcel and said E $\frac{1}{2}$ NE $\frac{1}{4}$, Section 3, S. 89° 23' W., 60.00 feet to the southwest corner of said Parcel and also the southeast corner of "Zero Road Industrial Park," a subdivision of parts of said E $\frac{1}{2}$ NE $\frac{1}{4}$, Section 3; thence along the westerly line of said Parcel and the easterly line of said "Zero Road Industrial Park" and parallel to the line common to said Section 2 and 3 as measured 60.00 feet westerly and perpendicularly therefrom N. 1° 38' W., 2592.84 feet to a point in the north line of said Section 3, which Point marks the northeast corner of said "Zero Road Industrial Park" and northwest corner of the Parcel being described a point in the center line of said "Zero Road," thence along the north line of said Section 3 and center line of said "Zero Road," N. 89° 36' E., 60.00 feet to the northeast corner of said Section 3 and the Point of beginning and containing 39.133 acres, more or less. Said Parcel is subject to any and all Reservations, Easements and Rights-of Way of Record or as are set forth by the Plat made a part thereof.

do hereby make the following covenants and declarations as to limitations and restrictions on use to which the property described above may be put, hereby specifying that said declaration shall constitute covenants to run with all of the land and shall accrue to and be binding upon all future owners of the property. The purpose of these restrictions is to insure the use of the property for attractive industrial, commercial, and business purposes, to prevent nuisances, and to secure to each lot owner the full industrial, commercial and business benefit of his property, with

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no greater restriction upon the free and unhindered use of his property than is necessary to insure the same advantages to the other owners.

1. BUILDING, ETC. APPROVAL: No building or structure of any kind including, but not limited to walls, fences and signs, shall be erected, altered, placed, assembled or permitted to remain on any lot, unless and until plans showing the type of use, location, size and architectural design and color scheme of all proposed structures, driveways, walks, loading areas and parking areas have been approved in writing by the Architectural Control Committee.

2. ARCHITECTURAL CONTROL COMMITTEE:

a) The Architectural Control Committee shall consist of three(3) members elected or designated by the lot owners of O'Quinn Subdivision as hereinafter provided. The decision of any two (2) members of said Committee shall determine all questions as to the conduct and decisions of said Committee. In the event of the death or resignation of any member of the Committee, the remaining members shall have complete authority to appoint a successor. No Committee member shall be entitled to compensation for services rendered pursuant to these covenants. The Committee's approval or disapproval of plans and specifications as required by these covenants shall be in writing. In the event that such approval or disapproval shall not be made within sixty (60) days after plans and specifications have been submitted to the Committee, or in any event, if no suit to enjoin Construction has been commenced prior to the completion of Improvements, approval will not be required and full compliance with all covenants will be assumed.

b) The members of the Architectural Control Committee shall not be liable in damages to anyone so submitting plans for approval or to any owner or owners of land covered by

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this instrument by reason of any mistake in judgment, negligence, or nonfeasance, arising out of or in connection with their approval or disapproval or failure to approve any such plans. If construction of any building or alteration is begun in violation of the terms of this instrument, and no suit to enjoin such construction has been commenced prior to the completion thereof, then this covenant will be deemed to have been fully complied with, insofar as said covenant requires prior approval of building plans.

c) The Architectural Control Committee shall be elected annually by the lot owners of O'Quinn Subdivision at a meeting of said lot owners held at 7:00 p.m., the second Monday of January. The existing Architectural Control Committee shall designate the place of such meeting within Natrona County, Wyoming, and send written notice thereof to each lot owner of record not less than ten (10) days prior to the meeting date. If no meeting place is designated, it shall be held in the meeting room at Natrona County Library, Casper, Wyoming. Each lot owner shall be entitled to one vote per committee member, but cumulative voting shall be allowed.

d) The Architectural Control Committee shall act as trustee and manager for the lot owners in laying out, installing and maintaining roads and utility easements as provided on the recorded plat of this subdivision. The Committee is authorized to assess every lot owner in proportion to the size of their lot for the cost and expense of common roads and utility installation or maintenance and shall be authorized to collect the same by demand or suit, as provided by law.

e) The Architectural Control Committee may permit reasonable deviation from the requirements of these covenants and restrictions, if allowable by law, including light residential occupancy for custodial or watchman quarters.

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f) Except as may be provided herein, or established by the Architectural Control Committee, this subdivision has:

NO PROPOSED DOMESTIC WATER SOURCE

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM

NO PUBLIC MAINTENANCE OF STREETS OR ROADS

Each lot owner shall be responsible for installation, use and maintenance of his private water sources and sewage disposal, in full compliance with applicable Wyoming laws or regulations.

3. BUILDING LOCATION: No building shall be located on any lot nearer than 80 feet from the centerline of any dedicated street or road. The setback required from the side and rear property lines shall be subject to the approval of the Architectural Control Committee, provided that no more than 50 feet of side yard setback nor more than 50 feet of rear yard setback shall be required, except that no building shall be erected which would occupy more than 60 percent of the lot area or site area upon which the building is located. For the purpose hereof the Architectural Control Committee shall determine what portions of a structure are part of a building. Generally, caves, walks, and approaches shall not be considered as part of the building, but loading docks and similar structures shall be deemed as part of the building. Nothing herein shall be construed as allowing any portion of a building or structure on any lot or site to encroach on the lot or site of another property owner.

4. PARKING: No vehicle parking shall be permitted nearer than 20 feet from the street property lines nor nearer than 10 feet from the side or rear property lines, unless with the written approval of the Architectural Control Committee. "One site parking" shall be provided for all vehicle use reasonable expected including trucks, trailers, and employee and visitor parking. All parking areas shall be graveled, paved or otherwise surfaced to provide dust free, all weather parking.

5. SCREENS AND FENCES: All screens, fences and visual barriers referred to herein shall be approved by the Architectural Control Committee.



6. SIGNS, ETC.: No billboards, signor other advertising devices of any character shall be erected, pasted, posted, painted, displayed or permitted upon any part of the building or site without the prior approval of the Architectural Control Committee.

7. LAWNS, LANDSCAPING: All set-back areas facing streets between the front building line and the street, with the exception of driveways, sidewalks, and permitted parking shall be used exclusively for the planting and growing of trees, shrubs, lawns, gardens and other ground covering or landscaping material approved by the Architectural Control Committee. Unused land reserved for future expansion or other purposes shall be maintained and kept free of weeds, other unsightly plant growth, rubbish and debris. All landscaping must be maintained by the site owner or occupant to the reasonable standards of the Architectural Control Committee for neatness and beauty.

8. PROHIBITED OPERATIONS: There shall not be permitted any labor camps, junk yards, drilling for oil and gas, oil refining, quarrying or mining operations, or stock yards or slaughter operations or rendering work or smelting, nor the commercial raising, breeding or maintenance of any livestock or poultry; nor any similar uses though not specifically named herein which would be obnoxious to and not in harmony with the general plan, purpose and use of the O'Quinn Subdivision.

9. The users and owners of said land must (a) keep the property free and clear of weeds, trash, or other unattractive refuse and vegetation, (b) store trash receptacles at the rear of the buildings in covered containers, (c) adequately light the fronts, rears and storage areas of their buildings, (d) provide off-street parking to accommodate adequately the vehicles of their customers and employees, (e) store materials, or park vehicles for long terms, only at the rear of buildings or in other areas which are not unattractive and which do not intrude upon the street or areas in the front of buildings, (f) maintain the parking areas, access roads from the streets, and other driveways, and maintain such areas and their immediate surroundings in a neat and clean manner, and (g) adequately landscape all property to

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harmonize with buildings and parking areas, if any.

10. NUISANCE: The site owner or occupant shall not cause or make any excessive noise, odor or harmful sewage or vibration that could reasonably be objectionable to other occupants or site owners; or that reasonably conflicts with the planned purposes and restrictions of the subdivision, and no site owner shall in any case create or maintain a legal nuisance.

11. TEMPORARY STRUCTURES: No structure of a temporary character; trailer, basement, tent, shack, garage, barn, or other out-building shall be used or permitted to remain on any site at any time, either temporarily or permanently, without special written approval of the Architectural Control Committee.

12. The owner or owners of any of the above-described real property may enforce the requirements and limitations herein set forth by proceedings at law or in equity against any person or persons violating or attempting to violate any of said requirements and limitations, either to recover damages for such violation or to restrain such violation or attempted violation.

13. There is hereby reserved to Grantors, and the successors and owners of O'Quinn Subdivision, for the purpose of having adequate roadways and utility easements to serve each tract described on the plat, a perpetual easement for roadways and utilities upon the areas described as "road easement" as contained on the recorded plat of this subdivision, for the purpose of erecting, constructing and maintaining roadways, and public or private utility facilities, both under round and over head. Grantor hereby reserves the right to change, lay out anew, or discontinue any roadway or utility easement, in its sole discretion, that would be beneficial in serving any tract. All claims for damages, if any, arising out of the construction or maintenance and repair of roadways and utilities, or on account of temporary or other inconvenience caused thereby against the Grantor or the Architectural Control Committee, or any utility company or any other agent or servant of them or any of them are hereby waived by the owners of the O'Quinn Subdivision, their successors and assigns.

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