

1637

273/371

PLAT 127

PARADISE VALLEY SUBDIVISION
PARTITION OF COMM. TR. 4
FILED JAN 22 1977 2:42 PM
STATE OF WYOMING
COUNTY OF NATRONA

REPLAT OF
A PORTION OF COMMERCIAL TRACT 4
PARADISE VALLEY SUBDIVISION
BEING A SUBDIVISION OF PORTIONS OF
SW 1/4 NE 1/4 AND NW 1/4 SE 1/4, SECTION 23
TOWNSHIP 33 NORTH, RANGE 110 WEST
OF THE SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING
SCALE: 1" = 80'

CERTIFICATE OF DEDICATION

The undersigned, Valley Investments, a Partnership, being owners and proprietors of the above and foregoing described Subdivision, hereby certify that the foregoing Subdivision of Commercial Tract 4, Paradise Valley, a properly platted and recorded Subdivision, and more particularly set forth by metes and bounds as follows:

Commencing from the East 1/4 corner of said Section 23; thence S. 88°35' W., 1055.66 feet to the Point of Beginning, being on the westerly line of Church Tract containing 0.503 acres and being the easterly line of said

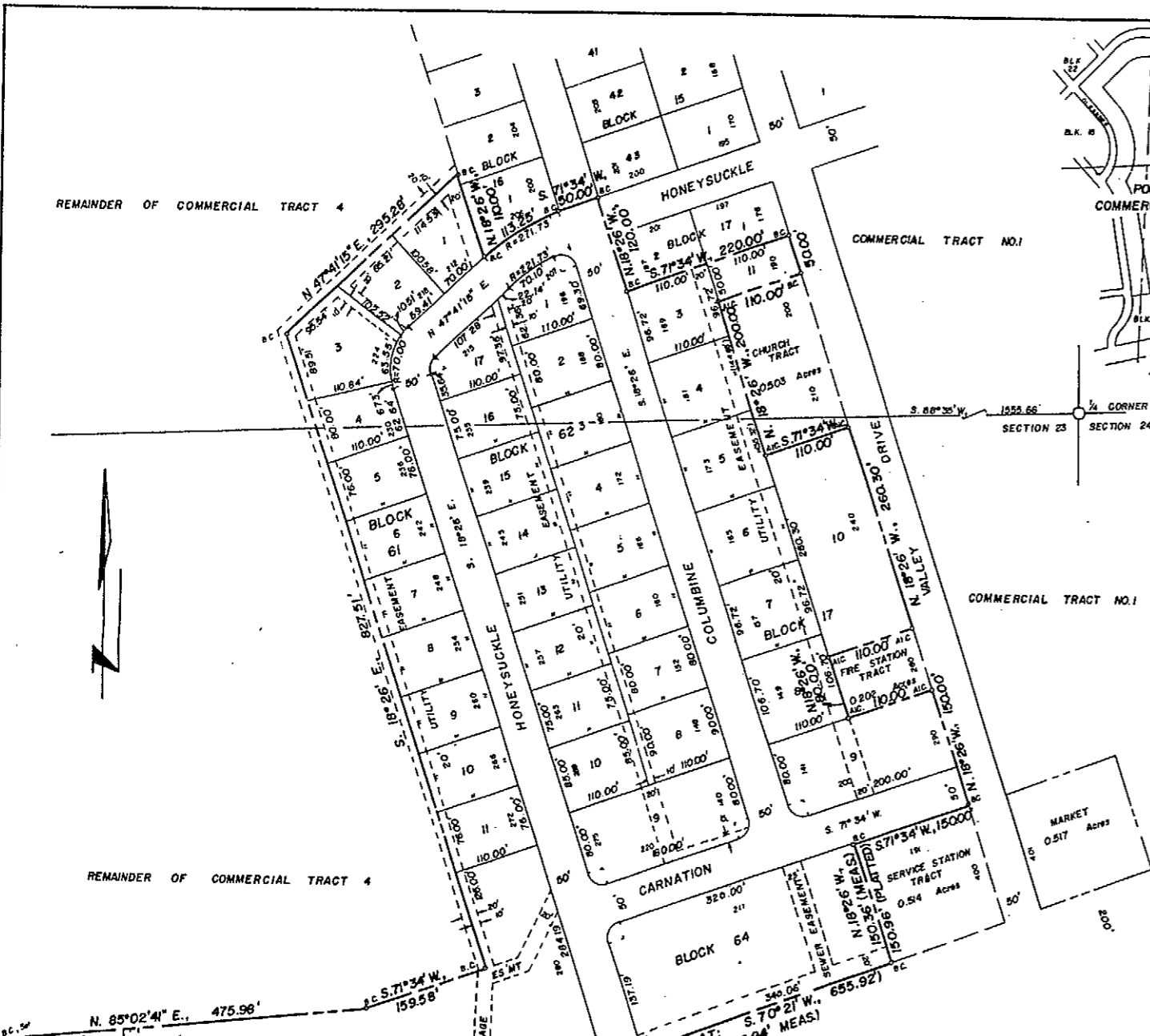
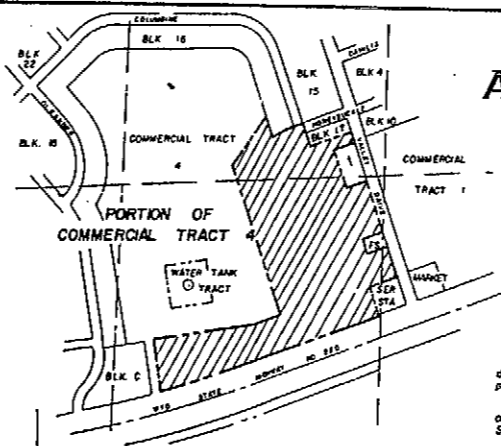
Thence from said Point of Beginning, N 18°26' W., 144.68 feet along the westerly line of said Church Tract; thence N 71°34' E., 10.00 feet along the north boundary of said Church Tract; thence S 18°26' W., 10.00 feet along the westerly line of said Subdivision, to a point being the northeast corner of said Church Tract and lying on the westerly line of Valley Drive; thence N 18°26' W., 50.00 feet along the westerly line of Valley Drive; thence S 71°34' W., 220.00 feet along the southerly line of Block 17, being the northerly line of said Sub-division, to a point being the southwest corner of Block 17 on the easterly line of Columbine; thence N 18°26' W., 120.00 feet along the southwest corner of Block 17 on the easterly line of Columbine; being the line of Columbine and a point of curve; thence along the arc of a true curve to the left having a radius of 2717.5 feet, and through a central angle of 23°52'46", southeasterly 113.25 feet, being the northerly line of said Subdivision, to a point being the southwest corner of Block 16, Lot 1; thence N. 18°26' W., 110.00 feet along the westerly line of Block 16; Lot 1, 2, being the easterly line of said Subdivision, to a point being the most northern point of said Subdivision; thence S 47°41'15" E., 827.51 feet, being the westerly line of said Subdivision, to a point; thence S 18°26' E., S 84°40' W., 139.58 feet, being the northerly line of said Subdivision, to a point; thence S 84°40' W., 175.90 feet, being the northerly line of said Subdivision, to a point; thence north-easterly 53.39 feet, being the northerly line of Wyoming State Highway No. 220 and on the northerly boundary of said Subdivision, to a point of tangency, being the P.C. Station 245 + 24.42 along the northerly of Wyoming State Highway No. 220, being the southerly line of said Sub-division; thence S 70°21' E., 655.92 feet to a point being the southwest corner of Service Station Tract containing 0.514 acres; thence N 18°26' W., 150.96 feet along the westerly line of said Service Station Tract to a point; being the northwest corner of southerly line of Cornation, being the northerly line of said Service Station Tract; thence N 18°26' W., 150.96 feet along the westerly line of said Service Station Tract to a point; being the southeast corner of said Service Station Tract containing 0.202 acres; thence S 71°34' W., 110.00 feet along a southerly line of said Fire Station Tract being on easterly line of said Subdivision to a point being the southwest corner of said Fire Station Tract; the N 18°26' W., 80.00 feet along the easterly line of said Subdivision, to a point being the northwest corner of said Fire Station Tract; thence N 18°26' W., 10.00 feet along the westerly line of said Subdivision, to a point being the northeast corner of said Fire Station Tract; thence N 18°26' W., 80.00 feet along the westerly line of Valley Drive being the westerly line of said Subdivision, to a point being the southeast corner of said Church Tract and lying on the easterly line of said Subdivision; thence S 71°34' W., 200.00 feet along the south boundary of said Church Tract, being the easterly line of said Subdivision to a point being the corner of said Church Tract and lying on the westerly line of said Subdivision; thence N 18°26' W., 533.2 feet along the westerly line of said Church Tract being the westerly line of said Subdivision to the Point of Beginning, said Subdivision of Commercial Tract 4 containing 16.520 acres, more or less.

and as appears on this Plat is with free consent and in accordance with desire of said Valley Investments, a Partnership, the owners and proprietors of said lands, and that all Streets and Public ways as shown on this Plat are hereby dedicated to the use of the Public.

Dated at Casper, Wyoming, this 14th day of November, 1976
H. J. Clare, Jr. VALLEY INVESTMENTS, a Partnership
MILTON L. KLUNDNESS

ACKNOWLEDGEMENT
STATE OF WYOMING
COUNTY OF NATRONA
On this 14th day of November, 1976, before me personally appeared H. J. Clare, Jr. and Milton L. Klundness, known to me to be the persons described in and who executed the foregoing instrument and acknowledged the same as their free act
Given under my hand and official seal this day and year first above written
My commission expires Jan. 22, 1977
James H. Carpenter
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR
STATE OF WYOMING
COUNTY OF NATRONA
I, Raymond Johnson, of Casper, Wyoming, hereby certify that this plat was prepared from notes taken during actual surveys made by me or under my direction during the month of June through August, 1976, and that the plat correctly represents said survey and Commercial Tract 4 all lots are or shall be well accurately marked and identified upon the request of Valley Investments, all dimensions are expressed in feet and decimals thereof and courses related to the true meridian all being true and correct to the best of my knowledge and belief
Wyoming Registration No 510 L.S.
Raymond Johnson
RAYMOND JOHNSON
Subscribed in my presence and sworn to before me this 18th day of NOVEMBER, 1976
My commission expires JAN. 22, 1976
James H. Carpenter
NOTARY PUBLIC



APPROVALS
Board of Commissioners of Natrona County, Wyoming by resolution duly passed on the 7th day of December, 1976.
Attest: *[Signature]*
COUNTY CLERK
Inspected and approved on the 12th day of November, 1976.
John P. Brubaker
CHAIRMAN OF THE BOARD
Inspected and approved on the 16th day of Nov, 1976.
[Signature]
COUNTY SURVEYOR
Inspected and approved on the 16th day of Nov, 1976.
[Signature]
COUNTY HEALTH OFFICER
Filed for record in the office of the County Clerk of Natrona County, Wyoming.
Jan 22, 1977
DATE
COUNTY CLERK

NOTE:
BC & AIC as shown have not been set on
of date of plating unless otherwise noted
All lot corners shall be set with 5/8" x
16" rebar.

SURVEY & PLAT BY
WORTHINGTON, LENHART & CARPENTER, INC.
632 SOUTH DAVID STREET, CASPER, WYOMING 82601
W.O. NO. 5-21-B, NOVEMBER 8, 1976

PROTECTIVE COVENANTS MICROFILM 7-128

Conditions, Covenants, Restrictions and Easements Affecting Property of the Valley Investments, a Partnership.

THIS DECLARATION made this 3rd day of JANUARY, 1977, by Valley Investments, a Partnership, hereinafter called the Declarant:

WITNESSETH:

WHEREAS, Declarant is the owner of the real property described in Clause I of this Declaration, and is desirous of subjecting the real property described in Clause I to the restrictions, covenants, reservations, easements, liens, and charges hereinafter set forth, each and all which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel thereof, and shall apply to and bind the successors in interest, and any owner thereof;

NOW THEREFORE, Valley Investments, a Partnership hereby declares that the real property described in and referred to in Clause I hereof is, and shall be, held transferred, sold and conveyed subject to the conditions, restrictions, covenants, reservations, easements, liens and charges hereinafter set forth.

DEFINITIONS OF TERMS

Building shall mean a single family residence, multifamily unit, apartment house, condominium, or commercial unit.

Building site shall mean any lot, or portion thereof, or any plot containing two or more contiguous lots, or a parcel of land of record and in a single ownership and upon which a building may be erected in conformance with the requirements of these Covenants.

Company shall mean Paradise Investments, a Partnership.

CLAUSE I

PROPERTY SUBJECT TO THIS DECLARATION

The real property which is and shall be held and conveyed, transferred and sold subject to the conditions, restrictions, covenants, reservations, easements, liens and charges with respect to the various portions set forth in the various clauses and sub-divisions of this Declaration is located in the County of Natrona, State of Wyoming, and is more particularly described as follows, to-wit:

- Block 61 - Lots 1 thru 12
- Block 62 - Lots 1 thru 17
- Block 64 - All
- Block 17 - Lots 3 thru 11

All in Paradise Valley, a Subdivision in Natrona County, Wyoming.

No property other than that described above shall be deemed subject to this declaration, unless and until specifically made subject hereto.

The declarant may, from time to time, subject additional real property to the conditions, restrictions, covenants, reservations, liens and charges herein set forth by appropriate reference hereto.

GENERAL PURPOSES OF CONDITIONS

The real property described in Clause I hereof is subjected to the covenants, restrictions, conditions, reservations, liens and charges hereby declared to insure the best use and most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, as far as practical, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures, and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive buildings thereon, with appropriate locations thereof on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks

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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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from street, and adequate free spaces between structures; and in general to provide adequately for a high type and quality and improvement in said property, and thereby to enhance the values of investments made by purchasers of building sites therein.

a. All building sites in the subject tract shall be subject to Natrona County zoning.

b. No building shall be erected, placed or altered on any premises in said development until the building plans, specifications, and plot plan showing the locations of such building have been approved, in writing, as to conformity and harmony of external design with existing structures in the development and as to location of the building with respect to topography and finished ground elevation, by the architectural committee composed of H. J. Clare, Jr. and M. L. Klungness, or by the representative designated by the members of said committee. In the event the committee fails to approve or disapprove such design and location within thirty days after said plans 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 be fully complied with. The members of said Architectural Committee shall not be entitled to any compensation for services performed pursuant to the Covenant.

c. No noxious or offensive trade or activity shall be carried on upon any building site nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

d. No trailer, mobile home, basement, tent, shack, garage, barn or other out buildings other than guest houses and servants quarters erected on a building site covered by these covenants shall at anytime be used for human habitation temporarily or permanently, nor shall any structure of a temporary character be used for human habitation.

e. An easement is hereby reserved for the Pacific Power and Light Co. and the Mountain States Telephone Co. for poles, anchors and guy wires and cable adjacent to any lot lines, and Northern Utilities Company for installation and maintenance of natural gas lines over the rear ten feet of each building site where no alley is provided in Paradise Valley, Natrona County, Wyoming.

f. No animals or poultry of any kind other than house pets shall be kept or maintained on any part of said property.

g. No fence, wall, hedge or mass planting shall be permitted to extend beyond the minimum building set back line established herein.

h. Oil drilling, oil development operations, refining, mining operations of any kind, or quarrying shall not be permitted upon or in any of the building sites in the tract described herein, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any of the building sites covered by these covenants.

i. No individual sewage disposal system, cesspool or septic tank, shall be permitted on any building site.

j. No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Wyoming State Board of Health. Approval of such systems to be installed shall also be obtained from the Architectural Committee.

k. All construction shall be new and no building nor buildings may be moved from another location to any site within this subdivision. This restriction does not apply to new modular homes.

l. An easement is retained across the rear 10 feet of each lot for the purpose of allowing the free flow and drainage of surface waters across each and all of said lots.

m. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until July 1, 2000, at which time said covenants shall be automatically extended for successive periods of ten years unless by vote of a majority of the then owners of the building sites covered by these covenants 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 tract, 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.

n. Invalidation of any one of these Covenants or any part thereof by judgements or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

VALLEY INVESTMENTS, a Partnership

By: Milton L. Klungness
Milton L. Klungness, Partner

By: H. J. Clare, Jr.
H. J. Clare, Jr., Partner

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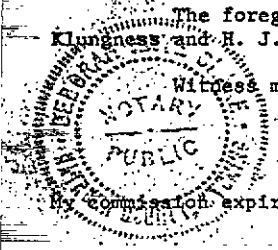


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STATE OF WYOMING)
COUNTY OF NATRONA) ss

The foregoing instrument was acknowledged before me by Milton L. Klungness and H. J. Clare, Jr., this 3rd day of JANUARY, 1977.

Witness my official seal.



Deborah Kaye, Class
Notary Public

My commission expires August 20, 1980.

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RECORDED	JAN. 21	1960	AT 10:30	CLOCK	427
IN BOOK	37	OF	MISS.		
NO.	904206			LOU E. MUMFORD	C UNIT 3. 4K

ADDENDUM TO BUILDING RESTRICTIONS, PARADISE VALLEY,
A SUBDIVISION OF A PORTION OF NATRONA COUNTY, WYOMING.

The undersigned hereby certify that they are the owners of certain lots and blocks in those subdivisions of a portion of Natrona County, Wyoming, all of said subdivisions known as Paradise Valley and being more particularly described in the following plats, to wit: Plat of Paradise Valley, a subdivision of a portion of the SE $\frac{1}{4}$ of Section 14, Township 33 North, Range 30 West, 6th P.M., Natrona County, Wyoming, dated November 19, 1958, recorded December 11, 1958 in Book 173 of Deeds, page 507; Plat of Paradise Valley, a subdivision of a portion of Section 23, Township 33 North, Range 80 West, 6th P.M., Natrona County, Wyoming, dated June 2, 1959, recorded June 8, 1959, in Book 176 of Deeds, page 225; Amended plat of Paradise Valley, a subdivision of a portion of the S $\frac{1}{4}$ SE $\frac{1}{4}$, Section 14, and N $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$, E $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23, Township 33 North, Range 80 West, 6th P.M., Natrona County, Wyoming, dated March 10, 1959, recorded March 10, 1959, in Book 174 of Deeds, page 631.

That with respect to those lots and blocks still owned and possessed by the undersigned in the said subdivision known as Paradise Valley, the undersigned do hereby desire to have and do hereby declare to be thereon, surface easements which easements are more particularly described in the aforementioned plats and said easements are in addition to all other easements across the rear 10 feet of each building site as set forth in the protective covenants and building restrictions heretofore filed relative to said subdivisions.

The easements herein set forth shall be binding upon all parties signatory hereto and all parties claiming under them.

IN WITNESS WHEREOF, the undersigned have hereunto

set their hands and seals this 20th day of January, 1960.

PARADISE VALLEY DEVELOPMENT COMPANY,
a Special Partnership

By WESTWOOD LAND CO., INC.,
a Wyoming corporation,
a General Partner

By: H. J. CLARE, JR.
President



Secretary

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

On this 20th day of January, 1960, before me personally appeared H. J. CLARE, Jr., to me personally known, who, being by me duly sworn, did say that he is the President of WESTWOOD LAND CO., INC., a Wyoming corporation, which corporation is a General Partner in PARADISE VALLEY DEVELOPMENT COMPANY, a Special Partnership, and that the seal affixed to said 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 H. J. CLARE, Jr., acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal, this 20th day of January, 1960.

Notary Public
Notary Public



My Commission expires:
June 15, 1962

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