

143/421

PLAT OF
PARK VIEW ADDITION
TO THE
CITY OF CASPER, WYOMING
A SUBDIVISION OF A PART OF THE SW⁴ NW⁴ OF
SEC. II, T.33N., R.79W. 6th P.M.
NATRONA COUNTY, WYOMING.

CERTIFICATE OF DEDICATION

We, W. G. Specht and Elizabeth M. Specht, husband and wife, Earl L. Kelly and Mary A. Kelly, husband and wife, Victor Propp and Cella L. Propp, husband and wife, Merton Moore and Ella Mae Moore, husband and wife, A. Rex Robertson and Helen M. Robertson, husband and wife, do hereby certify that the foregoing subdivision of that certain portion of the SW⁴ NW⁴ of Section II, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming, as appears on the Plat, is with the free consent and in accordance with the desires of the undersigned owners and proprietors of said lands, that the name of said Subdivision shall be PARK VIEW ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, and that the streets and alleys shown on this Plat are hereby dedicated to the public use hereby releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

W. G. Specht Earl L. Kelly
Elizabeth M. Specht Mary A. Kelly
Victor Propp Cella L. Propp
Merton Moore Ella Mae Moore
A. Rex Robertson Helen M. Robertson

CERTIFICATE OF SURVEYOR

STATE OF WYOMING |
COUNTY OF NATRONA |
I, Elmer N. Johnston, of Casper, Wyoming hereby certify that this subdivision designated as PARK VIEW ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, comprises a part of the SW⁴ NW⁴ of Section II, T. 33 N., R. 79 W., of the 6th P. M., Natrona County, Wyoming, that this survey was made by me during May, June and July, 1952, that this plat shows the subdivision thereof into Blocks numbered consecutively 1 to 6 inclusive, each block containing lots numbered as shown, that lot corners are marked with steel pins, that all bearings, angles and distances as shown on the plat are true to the best of my knowledge and belief.
Wyo. Reg. No. 144

Subscribed in my presence and sworn to before me on this 21 day of August, 1952.
Elmer N. Johnston
COUNTY CLERK

My commission expires _____
STATE OF WYOMING |
COUNTY OF NATRONA |

On this 21 day of August, 1952, before me personally appeared W. G. Specht, Elizabeth M. Specht, Earl L. Kelly, Mary A. Kelly, Victor Propp, Cella L. Propp, Merton Moore, Ella Mae Moore, A. Rex Robertson and Helen M. Robertson to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed including the release and waiver of the right of homestead.
Given under my hand and notarial seal the day and year in this certificate first above written.

My commission expires _____
Notary Public
Insp. and Approved _____
COUNTY CLERK

Approved
City Council of the City of Casper, Wyoming
by Resolution duly passed on the 21st day of August, 1952

By _____
PRESIDENT OF COUNCIL

Attest _____
CITY CLERK
Dated August 22nd 1952

Approved
Board of County Commissioners of Natrona County, Wyoming, by Resolution duly passed on the 27th day of August 1952

By _____
CHAIRMAN OF THE BOARD
Attest _____
COUNTY CLERK
Dated Aug. 6, 1952



Scale 1 inch = 40 feet

RECORDED Dec. 30, 1953 3:10 P.M.
IN BOOK 27 Misc. 538
NO 676873

PARK VIEW ADDITION BUILDING RESTRICTIONS 535

WHEREAS, W. G. SPEERT, MERTON MOORE, ETTA MAE MOORE, A. REX ROBERTSON and HELEN M. ROBERTSON are the owners of land in the Southwest Quarter of the Northwest Quarter of Section 11, Township 33, North of Range 79, West of the 6th P. M., in the City of Casper, Natrona County, Wyoming, which tract was subdivided into lots and blocks, known and described as Park View Addition to the City of Casper, Natrona County, Wyoming, which plat was approved by the City Council August 21, 1952 and said owners desire 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 do hereby impose upon all of the said PARK VIEW ADDITION to the City of Casper, Natrona County, Wyoming, except for Lot 5, Block 1, Lots 8, 9, 10 and 11, Block 2, Lots 2, 3, 4 and 5 Block 3, Lots 7 and 8, Block 3, the following protective covenants and restrictions, to-wit:

(a) Upon said lots in said Park View Addition, no structures shall be erected, altered, placed or permitted to remain on any lot, 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, not to exceed more than three cars.

(b) No building shall be erected, placed or altered on any building plot in said lots 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 W. G. SPEERT, T. H. WALKER and G. L. COOK, 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 said committee, or its designated representative, fails to approve or disapprove such design and location within 30-days after said plans and specifications have been

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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).

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 _____, 1962. 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 said lots in this subdivision and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

(c) No building shall be located on any residential plot nearer than 25-feet to the front lot line nor nearer than 10-feet to any side street line. No building shall be located on any of said lots nearer than 25-feet to the front line on either abutting street. No building except a detached garage or other out-building located 75-feet or more from the front lot line shall be located nearer than 5-feet to any side lot line.

(d) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 6000 square feet or a width of less than 60-feet at the front building set back 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 of said lots in 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 out-building 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 \$8,000.00 according to cost analysis of the Federal Housing Administration as of January 1, 1952 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story upon porches and garages, shall not be less than 800 square feet in the case of one-store structure, nor less than 750 square feet in the one and one-half story structure.

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(h) Yard fences may extend only from the rear of any lot to the rear of the house thereon, and there shall be no front yard fencing.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until September 1, 1977, 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.

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 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 21 day of December, 1952.

W. G. Specht
W. G. Specht

Merton Moore
Merton Moore

Etta Mae Moore
Etta Mae Moore

A. Rex Robertson
A. Rex Robertson

Helen M. Robertson
Helen M. Robertson

THE STATE OF WYOMING
COUNTY OF NATRONA

On this 21 day of December, 1952, before me personally appeared W. G. Specht, Merton Moore, Etta Mae Moore, A. Rex Robertson and Helen M. Robertson, to me personally known, who acknowledged that they executed the foregoing instrument and that they executed the same as their free act and deed.

Given under my hand and notarial seal this 21 day of December, 1952.

William J. Schmitt
Notary Public

My Commission Expires:
May 6, 1953

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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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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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CLARIFICATION INSTRUMENT

WHEREAS, on December 28, 1952, W. G. SPECHT, MERTON MOORE, ETTA MAE MOORE, A. REX ROBERTSON and HELEN M. ROBERTSON, as the owners of lands in the SW $\frac{1}{4}$ of Section 11, Township 33 North, Range 79 West, 6th P. M., in the City of Casper, Natrona County, Wyoming, caused said lands to be subdivided into Lots and Blocks known and described as Park View Addition to the City of Casper, Natrona County, Wyoming, and in connection therewith caused certain building restrictions to be imposed against said property in Park View Addition to the City of Casper, Natrona County, State of Wyoming, except for Lot 5, Block 1, Lots 7, 8, 9, 10 and 11, Block 2, Lots 2, 3, 4 and 5, Block 3 and Lots 7 and 8, Block 3; and

WHEREAS, a certain inconsistency has arisen regarding the interpretation of said building restrictions insofar as Paragraph (c) of said December 28, 1952 Instrument is concerned and said subdividers desire to set forth their intention regarding the interpretation of said Paragraph (c) and cause the amendment thereof to conform with their intention.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration to them in hand paid said W. G. Specht, Merton Moore, Etta Mae Moore, A. Rex Robertson and Helen M. Robertson, as the parties to the Park View Addition Building Restrictions dated December 28, 1952 which are of record in the office of the County Clerk for Natrona County, Wyoming in Book 27 of Misc., Page 535, do hereby declare that the intention of Paragraph (c) of said Building Restrictions was that no building should be located on any residential property nearer than 25-feet to the front lot line or nearer than 10-feet to any side street line and that the

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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).

...no building shall be located on any said lots nearer than
to the front line on either abutting street" is inconsistent
with the first sentence of Paragraph (c) and was included in said
restrictions through oversight and error and that the first sentence
of Paragraph (c) correctly sets forth the intention of the parties as
to the location of buildings on said lots within said Park View Addi-
tion and that Paragraph (c) of said December 28, 1952 Building Re-
striction for Park View Addition to the City of Casper, Natrona County,
Wyoming is hereby amended to read as follows:

"No building shall be located on any residential plot nearer
than 25-feet to the front lot line nor nearer than 10-feet
to any side lot line. No building except a detached garage
or other outbuilding located 75-feet or more from the front
lot line shall be located nearer than 5-feet to any side lot
line."

In all other respects said building restrictions shall remain in
full force and effect as set forth in said December 28, 1952 instrument.

W. G. Specht
W. G. Specht

Merton Moore
Merton Moore

Etta Mae Moore
Etta Mae Moore

A. Rex Robertson
A. Rex Robertson

Helen M. Robertson
Helen M. Robertson

THE STATE OF WYOMING |
COUNTY OF NATRONA | SS.

On this 2nd day of November, 1955, before me personally

appeared W. G. Specht, Merton Moore, Etta Mae Moore, A. Rex Robertson

Helen M. Robertson, to me known to be the persons described in and

to be the authors of the foregoing instrument, and acknowledged that they exe-

cuted the same as their free act and deed.

My Commission Expires:

July 30 1958

W. J. B... ..
Notary Public