

PLAT OF
ADDITION NO. TWO
OF
PINEVIEW MEADOWS SUBDIVISION NO. 1
TO THE
CITY OF CASPER, WYOMING
IN THE SW⁴NE⁴, SE⁴NW⁴, AND THE NE⁴NW⁴
SEC. 11, T.33N., R. 79W. 6th P. M.
NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION

Pineview Development Company a Wyoming Corporation does hereby certify:
 That the foregoing subdivision of that portion of the SW⁴NE⁴, SE⁴NW⁴, and the NE⁴NW⁴ of Section 11, T.33N., R. 79W., 6th P.M. said tract being more particularly described as follows:
 Beginning at the northeast perimeter corner of Addition No One of PINEVIEW MEADOWS SUBDIVISION NO 1 to the City of Casper, which is also the southeast corner of Section 11, T.33N., R. 79W., 6th Principal Meridian, thence N 00°01' E 420 feet to a point, thence N 89°56' W 397.5 feet to a point, thence N 00°01' E 1319.6 feet to a point on the southerly 80 foot right-of-way boundary of second street, City of Casper, thence S 89°23' W 169.4 feet along the southerly boundary of second street to a point common to said street boundary, and the northeast corner of the Kalber Tract, thence S 0°40' E 399.9 feet along the easterly boundary of said tract to its southeast corner, thence S 89°23' W 177.8 feet along the southerly boundary of said tract to a point on the easterly 70 foot right-of-way boundary of the Country Club Road, County of Natrona that is also the southwest corner of said Kalber Tract, thence S 0°40' W 260.5 feet along the easterly boundary of said Country Club Road right-of-way to a point, thence S 25°48' W 263.1 feet along the easterly boundary of said Country Club Road right-of-way to a point, thence S 00°01' W 820.0 feet along the easterly boundary of said Country Club Road right-of-way to a point which is also the northwest perimeter corner of Addition No One of the Pineview Meadows Subdivision, thence S 89°56' E 860.0 feet to the point of beginning containing 18.47 acres more or less, as appears on this plat, is with my free consent and in accordance with my desires, the undersigned owner and proprietor of said lands

The name shall be "ADDITION NO. TWO OF THE PINEVIEW MEADOWS SUBDIVISION NO 1 TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING," and that the streets and alleys and public ways shown on said plat are hereby dedicated to public use.

Attest: *W. J. ...* PRESIDENT

STATE OF WYOMING }
 COUNTY OF NATRONA } SS

On this 27th day of May, 1952, before me personally appeared *JAMES W. ...* to me personally known, who, having been by me first duly sworn, did say that he is the President of Pineview Development Co., the Corporation described in and which executed the foregoing instrument, that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Pineview Development Company acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my notarial seal on the day and year in this certificate first above written

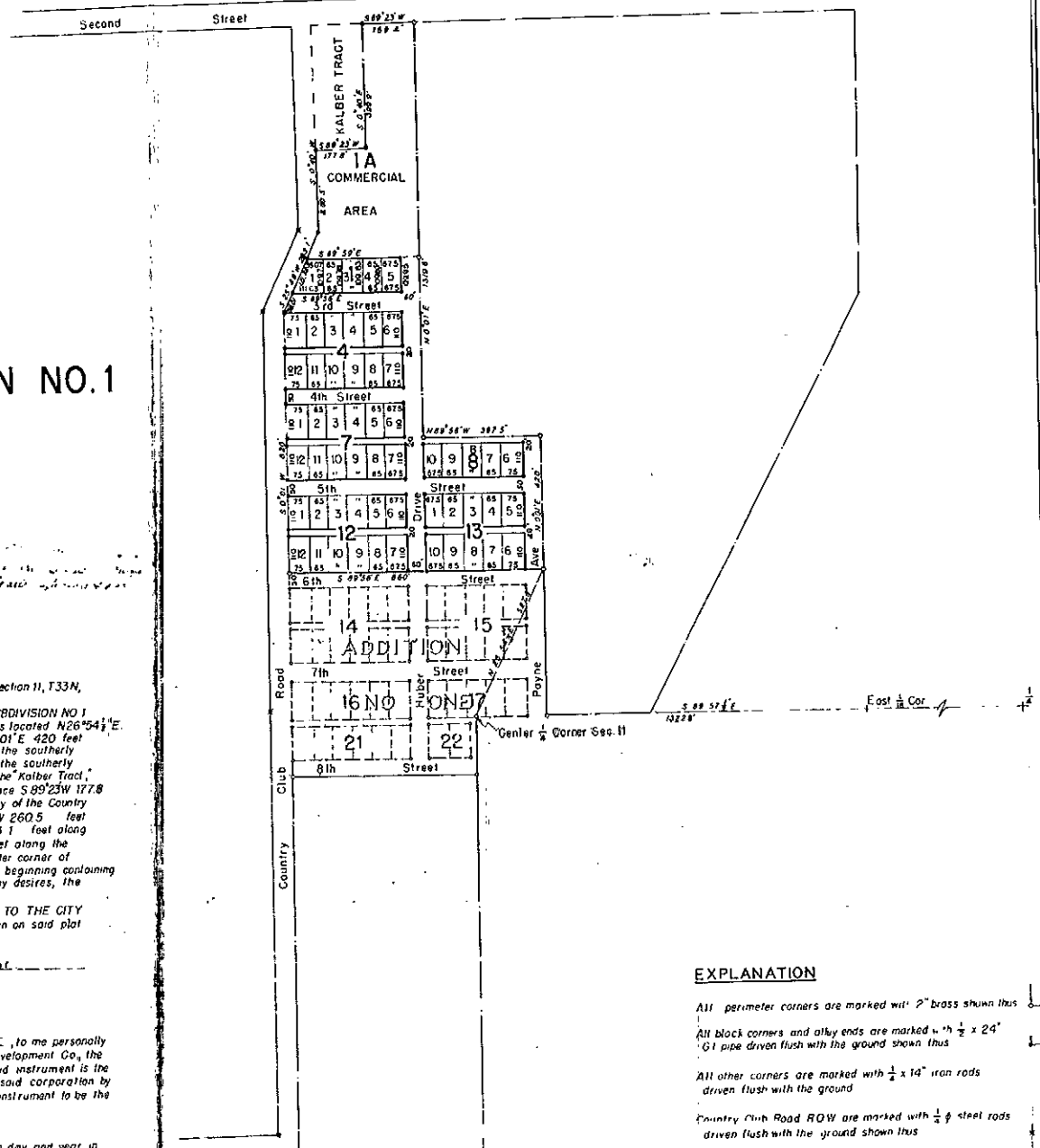
My commission expires *July 27, 1952*

CERTIFICATE OF SURVEYOR

I, Donald B. Wallersdorf, of Casper, Wyoming, here certify that during the months of April and May, 1952, the Addition No Two to the Pineview Subdivision No 1 to the City of Casper, Wyoming, in the SW⁴NE⁴, SE⁴NW⁴, and the NE⁴NW⁴ of Section 11, T.33N., R. 79W., of the 6th P.M. Wyoming, was surveyed by me and under my direction, that said Addition is described on this plat in the Owners Certificate of Dedication and that the same is correctly shown on this plat which is drawn to a scale of one inch equals two hundred feet. Lot areas and other points are marked as shown on the plat. Each lot bears its respective number. Said plat is true and correct, and I accurately surveyed and shown on the plat blocks, streets, avenues, alleys, parks, commons and open grounds are well and accurately staked off and marked. Widths of streets and alleys and dimensions of lots are given in feet and decimals.

Subscribed in my presence and sworn to before me on the 27th day of May, 1952

My commission expires *July 7, 1952*



EXPLANATION

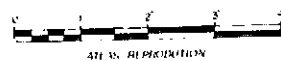
- All perimeter corners are marked with 2" brass shown thus
- All block corners and alley ends are marked with 1/2" x 24" GI pipe driven flush with the ground shown thus
- All other corners are marked with 1/2" x 14" iron rods driven flush with the ground
- Country Club Road ROW are marked with 1/2" steel rods driven flush with the ground shown thus

APPROVED:
 CITY COUNCIL OF THE
 CITY OF CASPER, WYOMING

BY *Tom Nichols* MAYOR
 ATTEST *Ray ...* PRESIDENT OF THE COUNCIL
Barney ... CITY CLERK
 DATED June 2 - 1952

APPROVED:
 BOARD OF COUNTY COMMISSIONERS
 OF NATRONA COUNTY, WYOMING

BY *Leonard ...* CHAIRMAN BOARD
 ATTEST *Carl ...* COUNTY CLERK
 DATED June 3, 1952



RECORDED JUNE 3rd 1988 10:00 WOLVER AM
IN BOOK 27 PAGE 15
NO. 49887

PINEVIEW MEADOWS SUBDIVISION BUILDING RESTRICTIONS

WHEREAS, the Pineview Development Company, a Wyoming Corporation, is the owner of certain acreage in Section 11, Township 13 North, Range 79 West, 6th P.M., Natrona County, Wyoming, and said corporation desires 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, Pineview Development Company, a Wyoming Corporation, does hereby impose upon Blocks numbered 1-A, 1, 4, 7, 8, 12 and 13, inclusive, of Pineview Meadows Subdivision to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) Upon all lots in blocks 1, 4, 7, 8, 12 and 13, inclusive, in said Pineview Meadows Subdivision, no structures shall be erected, altered, placed or permitted to remain on any residential building 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 for not more than three cars.

(b) No building shall be erected, placed or altered on any building plot 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 Alma Huber, James W. Payne, and William F. Swanton, 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 submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations

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).

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).

...tions 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 June 1, 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 the 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 nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. In any event, 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 3 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 setback 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 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 \$7,500.00 according to cost analysis of the Federal Housing Administration as of June 1, 1952, shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 750 square feet in the case of one-story structure, nor less than 700 square feet in

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-6486



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).

the one and one-half story structure.

(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.

(i) Lot numbered 1-4 of said Pineview Meadows Subdivision is hereby reserved for residential use conforming to its provisions herein specified as to Lots in Block 1, 6, 7, 8, 9 and 13, inclusive, or for retail use. No retail business shall be erected or placed on said lot unless of masonry construction, designed to form an integrated part with an adjacent shopping center, and provided with a paved, off-street parking area for customer cars equal to at least twice the first floor building area in square feet. No building shall be erected, altered or placed on said lot until the building plans, specifications and plot plans have been approved in writing by the committee referred to in Clause (b) hereof.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until June 1, 1977, at which time said covenants shall be automatically extended for successive periods of ten (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 other 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 relief 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 2 day of June, 1972.

ATTEST:

[Signature]
Secretary

PINEVIEW DEVELOPMENT COMPANY,
a Wyoming Corporation

By *[Signature]*
President



Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

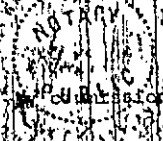


Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).

STATE OF WYOMING
COUNTY OF NATAGIA

On this 11th day of _____, 1981, before me appeared James W. Payne to me personally known and to his knowledge did say that he is the President of Pin View Development Company, a Wyoming corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and said James W. Payne acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal the day and year in this certificate above written.



[Signature]
Notary Public

My commission expires: _____