

142/308

PLAT OF
ADDITION NO. FOUR
OF
PINEVIEW MEADOWS SUBDIVISION NO. 1
TO THE
CITY OF CASPER, WYOMING
NE⁴ SW⁴ AND THE NW⁴ SE⁴
SEC. 11, T.33N., R.79W. 6th P.M.
NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION

James Derrington and Florella Derrington, husband and wife, and Oil Planes Inc. and Pineview Development Company, Wyoming Corporations do hereby certify: That the foregoing subdivision of that portion of the NE⁴ SW⁴ and the NW⁴ SE⁴ of Section 11, T.33N., R.79W., 6th P.M. said tract being more particularly described as follows:
Beginning at the center of Section 11, T.33N., R.79W., 6th P.M., thence S 89° 57' 1/2" E 238.6 feet to a point, thence S 00° 01' W 719.34 feet to a point, N 85° 19' W 860.0 feet to a point on the easterly boundary of a 70 foot right-of-way of the Country Club Road, County of Natrona; thence N 00° 01' E 539.71 feet along said easterly boundary of the 70 foot right-of-way of said Country Club Road, County of Natrona, to a point which is also on the Southwest corner of Addition No. 1 Pineview Meadows Subdivision No. 1, thence S 89° 56' E 621.24 feet to a point, thence N 00° 04' E 180.27 feet with desires of us, the undersigned owners and proprietors of said lands;
The name shall be ADDITION NO. FOUR 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.

Oil Planes Inc. and Pineview Development Company
BY *James Derrington* Secretary
ATTEST *James Derrington* Secretary
BY *William H. Waltersdorf* Secretary
ATTEST *William H. Waltersdorf* Secretary

STATE OF WYOMING }
COUNTY OF NATRONA } SS

On this 7 day of July, 1952, before me personally appeared *William H. Waltersdorf* & *James W. Payne* to me personally known, who, having been by me first duly sworn, did say: That they are the Presidents of Oil Planes Inc. and Pineview Development Co., respectively, the Corporations described in and which executed the foregoing instrument; that the seals affixed to said instrument are the corporate seals of said corporations, and that said instrument was signed in behalf of said corporations by authority of their Board of Directors, and said Oil Planes Inc., and Pineview Development Company acknowledged said instrument to be the free act and deed of said corporations

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

My commission expires July 20, 1954
STATE OF WYOMING }
COUNTY OF NATRONA } SS

On this 7 day of July, 1952, before me personally appeared *James Derrington* & *Florella Derrington*, husband and wife 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

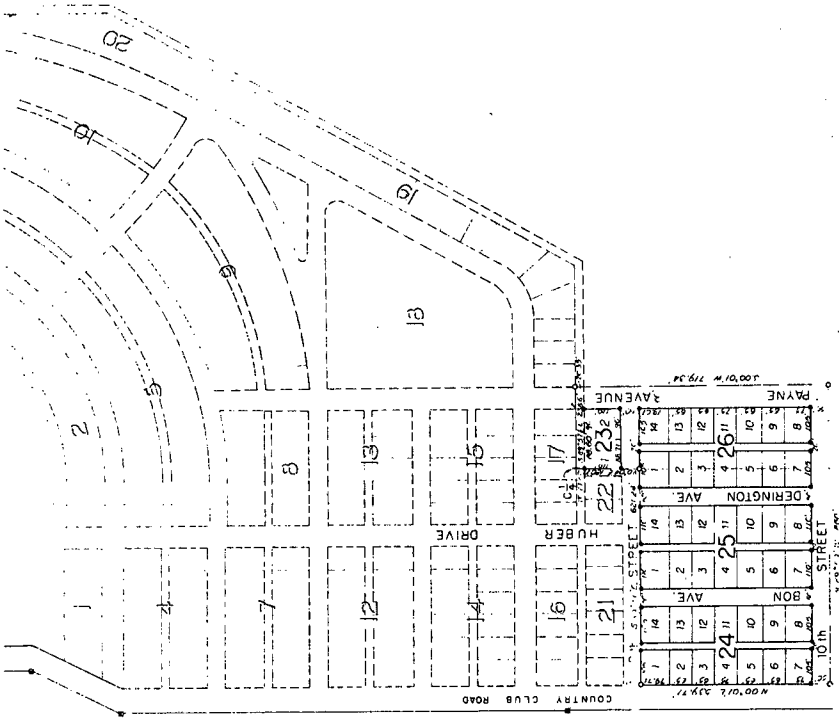
IN WITNESS WHEREOF I have hereunto set my hand and affixed my notarial seal on the day and year in this certificate first above written

My commission expires July 20, 1954
CERTIFICATE OF SURVEYOR

I, *Donald B. Waltersdorf*, of Casper, Wyoming, here certify that during the month of July, 1952, the Addition No. Four to the Pineview Meadows Subdivision No. 1 to the City of Casper, Wyoming, in the NE⁴ SW⁴ and the NW⁴ SE⁴ 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 corners and other points are marked as shown on the plat. Each of the lots in this plat is a 70 foot wide strip of land, and each of the lots is a 70 foot wide strip of land. The plat is a true and correct copy of the original plat on file in the office of the County Clerk, Natrona County, Wyoming, and all other grounds are well and accurately staked off 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 this 7 day of July, 1952

My commission expires July 20, 1954
Notary Public



EXPLANATION

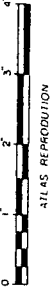
- All perimeter corners are marked with 2" brass caps shown thus —○—
- All black corners and alley ends are marked with 1/2" x 24" G.L. pipe driven flush with the ground shown thus —┘—
- All other corners are marked with 1/4" x 1/4" iron rods driven flush with the ground
- Country Club Road R.O.W. are marked with 1/2" x 1/2" steel rods driven flush with the ground shown thus —┘—

APPROVED:

CITY COUNCIL OF THE CITY OF CASPER, WYOMING
BY *Tom Keckler* Mayor
ATTEST *Bev. B. Bunker* City Clerk
DATED August 7th 1952

APPROVED:

BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING
BY *Frederick Meikle* Chairman of Board
ATTEST *Earl St...* County Clerk
DATED August 9, 1952



Recorded April 28, 1953 at 3:30 O'Clock P.M.
In Book 28 of Misc. Page 216
No. 685856

Carl Thomason
County Clerk

PINEVIEW MEADOWS SUBDIVISION BUILDING RESTRICTIONS

WHEREAS, the Pineview Development Company, a Wyoming Corporation, is the owner of certain acreage in Section 11, Township 33 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, Oil Planex, Inc., a Wyoming Corporation, does hereby impose upon Blocks numbered 23, 24, 25, and 26, in Addition Numbered 4 of Pineview Meadows Subdivision Numbered 1 to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) Upon all lots in Blocks 23, 24, 25 and 26, Addition Numbered 4, of Pineview Meadows Subdivision Numbered 1, no structure 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 within 30 days after said plans and said 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 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 representatives, 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, nor nearer than 5 feet to any side lot 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 lot 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 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.

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 persons or person 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.

ATTEST:

James W. Payne, Secretary

OIL PLANEX, INC., a Wyoming corporation
By William F. Swanton, President

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

On this 10th day of October, 1952, before me appeared William F. Swanton, to me personally known, who, being by me duly sworn, did say that he is the President of Oil Planex, Inc., 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, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said William F. Swanton 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 first above written.

Jane L. Baillie, Notary Public

My Commission expires May 7, 1956.