144/534

PLAT OF
·PINEVIEW MEADOWS SUBDIVISION NO.2·
TO THE
·CITY OF CASPER, WYOMING·
IN THE NE¼, E½SW¼, AND THE W½ SE¼
SEC. 11 T.33N. R.79W. 6th P.M.
·NATRONA COUNTY WYOMING·

CERTIFICATE OF DEDICATION

We, James G. Derington and Florella Derington, husband and wife, and Pineview Development Company, a Wyoming Corporation do hereby certify: That the foregoing subdivision of that portion of the NE¼, E½SW¼, and the W½SE¼ of Section 11, T.33N., R.79W., 6th P.M. said tract being more particularly described as follows:

Beginning at a point on the south boundary of Addition No.3 Pineview Subdivision No.1 City of Casper that bears S.85°04'E., 239.46 feet from the center ¼ corner of sec.11, T.33N., R.79W.6 P.M., thence S.89°56'E., 1015.2 feet along said boundary to a point on the easterly boundary of said subdivision; thence N.29°00'E., 1334.8 feet along said easterly boundary to a point; thence N.00°04'E., 905.2 feet along said easterly boundary to a point common to said boundary and the southerly boundary of the Yellowstone cut-off Road, County of Natrona said road being an extension of east second street City of Casper; thence N.89°23'E., 520.0 feet along said southerly road boundary to a point, thence S.16°00'E., 330.0 feet to a point; thence S.26°30'W., 545.0 feet to a point; thence S.01°30'W., 900 feet to a point; thence S.42°30'E. 264.0 feet to a point; thence S.04°00'E., 369.88 feet to a point, thence S.35°00'W., 492.56' feet to a point; thence S.3°30'W., 372.13 feet to a point on the east-west center-line of the section first above written; thence N.89°57½'W., 281.46 feet to the East ¼th corner on said centerline; thence S.00°01'E., 348.29 feet along the north-south center-line of the southeast ¼ of said section to a point; thence S.56°30'W., 327.82 feet to a point; thence S.39°30'W., 592.21 feet to a point; thence S.32°45'W., 490.0 feet to a point; thence West, 175.0 feet to a point; thence N.89°59'W., 860.0 feet to a point on the easterly boundary of the Country Club Road, County of Natrona, thence N.00°01'E., 673.8 feet along said easterly boundary to a point common with the southwest corner of Addition No.4, Pineview Subdivison No.1, City of Casper, thence S.89°59'E., 860 feet to the southeast corner of said addition; thence N.00°01'E., 698.0 feet along the easterly boundary of said addition to the point of beginning containing 69.99 acres more or less, as appears on this plat, is with our free consent and in accordance with our desires, the undersigned owners and proprietors of said lands.

The name shall be "PINEVIEW MEADOWS SUBDIVISION NO.2 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.

PINEVIEW DEVELOPMENT COMPANY
BY James W. Payne
ATTEST William F. Carpenter
James G. Derington
Florella Derington

STATE OF WYOMING } ss
COUNTY OF NATRONA }

On this 23rd day of April, 1953, before me personally appeared James W. Payne, to me personally known, who, having been by me first duly sworn, did say: That he is the President of Pineview Development Co., a 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 in behalf of said corporation by authority of their Board of Directors, and the 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 affixed my notarial seal on the day and year in this certificate first above written.

W. R. Barnes
NOTARY PUBLIC

My commission expires July 20, 1954

STATE OF WYOMING } ss
COUNTY OF NATRONA }

On this 23rd day of April, 1953, before me personally appeared James G. Derington & Florella Derington, 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, including the release and waiver of the right of homestead.

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.

W. R. Barnes
NOTARY PUBLIC

My commission expires July 20, 1954

CERTIFICATE OF SURVEYOR

I, Donald B. Wolfersdorf, of Casper, Wyoming, here certify that during the month of March and April, 1953, the Pineview Meadows Subdivision No. 2 to the City of Casper, Wyoming, in the NE¼, E½SW¼ and the W½ SE¼ 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.

That all dimensions & lot corners and other points are marked as shown on the plat. Each lot bears it's respective number. Said plat is true and correct, and I accurately surveyed said addition and the Lots, Blocks, Streets, Avenues, Alleys, and other grounds are well and accurately staked off and marked. Widths of streets and alleys and dimensions of lots are given in feet and decimals.

Donald B. Wolfersdorf
Donald B. Wolfersdorf Land Surveyor License No. 1181

Subscribed in my presence and sworn to before me this 20th day of April, 1953

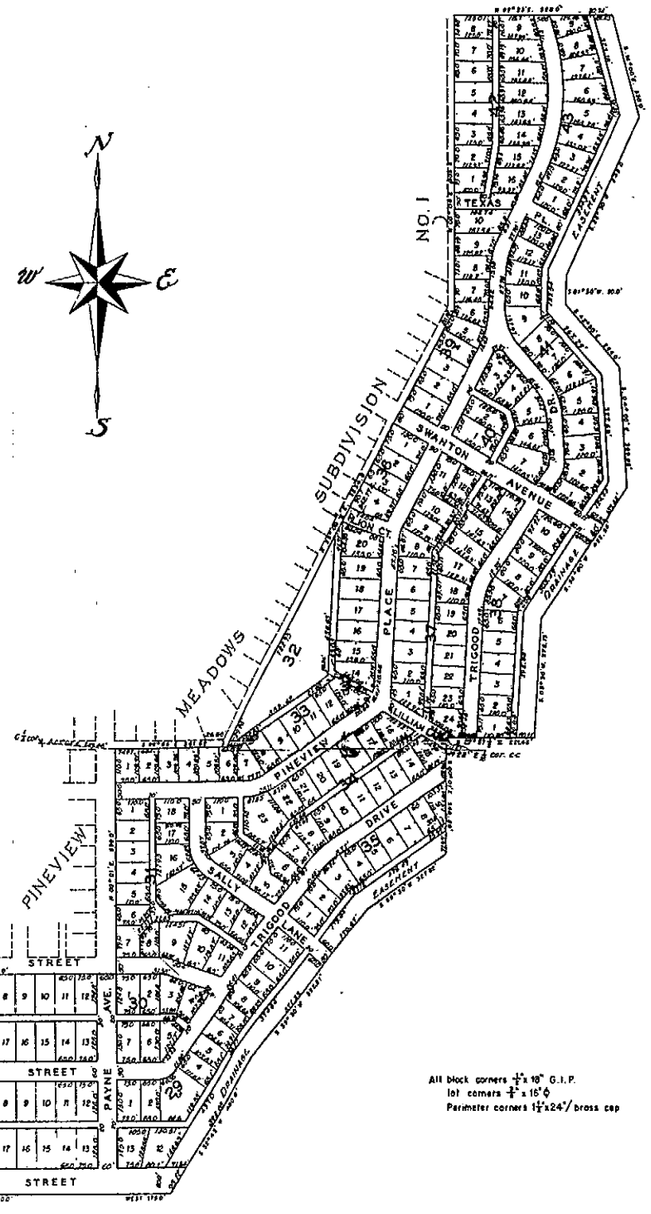
Thos. Stevenson
NOTARY PUBLIC

My commission expires June 4, 1955

APPROVED
CITY COUNCIL OF THE
CITY OF CASPER, WYOMING
BY Tom Richards (MAYOR)
Earle V. Rogers (PRES. OF THE COUNCIL)
ATTEST Bessie Burden CITY CLERK
DATED April 23rd 1953

APPROVED
BOARD OF COUNTY COMMISSIONERS
OF NATRONA COUNTY, WYOMING
BY Fremont Richie CHAIRMAN OF THE BOARD
ATTEST Carl Stevenson COUNTY CLERK
DATED April 20, 1953

ATLAS REPRODUTION



All block corners ✝ x 10" G.I.P.
lot corners ✝ x 18"ϕ
Perimeter corners ✝x24"/ brass cap

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).

May 5, 3 12:05 P.
28 Misc. 225
686345

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, Pineview Development Company, a Wyoming Corporation, does hereby impose upon Blocks numbered 27 through 43, inclusive, of Pineview Meadows Subdivision Numbered 2 to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) Upon all lots in Blocks 27 through 43, inclusive in said Pineview Meadows Subdivision Numbered 2, 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

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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 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 outbuilding 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. 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 structures, 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.

(i) All of Block 32 of said Fairview Meadows Subdivision Numbered 2, is hereby reserved for residential use conforming to the provisions herein specified as to above said lots and above said block, or for retail use or for park and school use. No retail business or school building, or other building, shall be erected or placed on said block 32 unless of masonry construction, designed to form an integrated part of the neighborhood. 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 be 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

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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 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.

PINEVIEW DEVELOPMENT COMPANY,
a Wyoming Corporation,

By _____
President

ATTEST:

_____
Secretary

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STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

On this 16th day of March, 1953, before me appeared James W. Payne to me personally known, who, being be me duly sworn, did say that he is the President of Pineview 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 first above written.

Ines L. Baillie
Notary Public

My Commission expires May 7, 1956.

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Mar 29 2:10 P.
29 Misc. 455
707708

PINEVIEW MEADOWS SUBDIVISION BUILDING RESTRICTIONS

WHEREAS, James Derington, Mrs. James Derington, his wife, and the owners of certain acreage of Section 11, Township 33 North, Range 79 West 6th P.M., Natrona County, Wyoming, and Roy Snell who has an option to purchase acreage, and said parties desire to establish in said addition an exclusive residential district wherein the construction and use of dwelling houses shall conform to a 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 the hereinafter mentioned portions of Block 27 and 28 of Pineview Meadows Subdivision Numbered 2 to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) Upon lots numbered 1 through 9 inclusive, and upon lots numbered 16 through 24 inclusive, and upon that portion of lots numbered 10 and 15 which lies West of the North South Center line of Section 11, Township 33 North, Range 79 West, 6th P.M., all in Block 27; upon lots numbered 1 through 9 inclusive, and upon lots numbered 16 through 24 inclusive, and upon that portion of lots numbered 10 and 15 which lies West of the North South Center line of Section 11, Township33 North, Range 79 West, 6th P.M., all in Block 28 in said Pineview Meadows Subdivision Numbered 2, 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 James Derington, Roy Snell and Clarence Post, or by a repre-

sentative 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 representatives, shall cease on and after the 4th day of March, 1964. 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 recorded owners of a majority of the lots in this subdivision and duly recorded, appointing a representatives or representative, 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 residenth 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 6,000 square feet or a width of less than 70 feet in 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

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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 outbuilding 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 March 4, 1954, shall be permitted on any lot in the tract. 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 structures, nor less than 700 square feet in the one and one-half story structures.

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

(i) No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until March 4, 1979, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by vote of 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 dues for such violation.

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Invalidation of any one of these covenants by judgment or Court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

James Derington

Roy Snell

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

On this 4th day of March, 1954, before me personally appeared James Derington to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as his free act and deed.

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

Notary Public

My Commission Expires:

My Commission expires June 21, 1955

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Nov. 2. 3 1:05 P.
29 Misc. 155
NO. 698799

155

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, Pineview Development Company, a Wyoming Corporation, does hereby impose upon Blocks numbered 31 through 43, inclusive, of Pineview Meadows Subdivision Numbered 2 to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) Upon all lots in Blocks 31 through 43, inclusive, in said Pineview Meadows Subdivision Numbered 2, 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 grount 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

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member or members, shall have fully 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, 1963. 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 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 outbuilding 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. 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 structures, 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.

(i) All of Block 32 of said Pineview Meadows Subdivision Numbered 2, is hereby reserved for residential use conforming to the provisions herein specified as to above said lots and above said block, or for retail use or for park and school use. No retail business or school building, or other building, shall be erected or placed on said Block 32 unless of masonry construction, designed to form an integrated part of the neighborhood. 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

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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 dues for such violation.

(5) 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.

PINEVIEW DEVELOPMENT COMPANY
a Wyoming corporation.

ATTEST:

By _____
President

_____
Secretary

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

On this 2 day of November, 1955, before me appeared James W. Payne to me personally known, who, being by me duly sworn, did say that he is the President of Pineview 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 first above written.

_____
Notary Public

My commission expires May 7, 1956.

Compliments of:
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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).

WHEREAS, Pineview Development Company, a Wyoming Corporation, joined with James D. Derington and Florella Derington, husband and wife, in the platting and dedication of Pineview Meadows Subdivision No. 2 to the city of Casper, Natrona County, Wyoming, covering among other lands the East Half of the Southwest Quarter of Section 11, Township 33 North, Range 79 West, said plat being filed for record in Book 146 of deeds, Page 536, of the records of Natrona county, Wyoming, and

WHEREAS, subsequent to the filing of the said plat on May 5, 1953, by instrument recorded in Book 28 of Miscellaneous at Page 225 of the records of Natrona county, Wyoming, Pineview Development Company imposed building restrictions upon Blocks 27 through 49 of said subdivision, and

WHEREAS, James D. Derington and Florella Derington, his wife, did not join in the imposition of the restrictions hereinabove referred to, and it has been brought to the attention of Pineview Development Company that it had no title to and no right to impose restrictions against the following described property, to-wit:

Lots numbered 1 to 9 inclusive; Lots 16 to 24 inclusive and those portions of Lots 10 and 15 lying West of the North-South center line of Section 11, Township 33 North, Range 79 West of the 6th P.M. in Block 27, and,

Lots numbered 1 to 9 inclusive; Lots 16 to 24 inclusive and those portions of Lots 10 and 15 lying West of the North-South center line of Section 11, Township 33 North, Range 79 West of the 6th P.M. in Block 28 of Pineview Meadows Subdivision No. 2 to the City of Casper, Natrona County, Wyoming,

NOW, THEREFORE, Pineview Development Company does hereby acknowledge that it had no title to and no right to impose restrictions upon the property last hereinabove described, and does further acknowledge that the restrictions imposed against such property were imposed through a scrivener's error, and without any intent on the part of the Pineview Development Company to do so.

Dated this 27th day of June, 1954.

PINEVIEW DEVELOPMENT COMPANY

By _____
President

ATTEST:

_____
Secretary

(Corporation Acknowledgement)

STATE OF WYOMING)
) ss.
COUNTY OF NATRONA)

On this 27th day of June, A. D., 1954, before me personally appeared JAMES V. PAINE to me personally known, who, having been by me first duly sworn, did say: That he is the President of PINEVIEW DEVELOPMENT COMPANY, 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 JAMES V. PAINE 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.

_____
Notary Public

My Commission expires:

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

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Form 63 2.10

71611

AMENDMENT TO PINEVIEW MEADOWS
SUBDIVISION BUILDING RESTRICTIONS

WHEREAS, James Derington has heretofore executed a certain instrument entitled PINEVIEW MEADOWS SUBDIVISION BUILDING RESTRICTIONS recorded March 8, 1954, in Book 29 of Miscellaneous, on Page 455, in the office of the County Clerk of Natrona County, Wyoming, and

WHEREAS, James Derington is now owner of the real property described in said instrument subject to an Option Agreement executed by James Derington and Florella Derington, husband and wife, and Roy Snell, on the _____ day of February 1954, recorded February 26, 1954, in Book 54 of A. C. and L. Page 364, in the office of the County Clerk of Natrona County, Wyoming, which Option Agreement has been assigned by Roy Snell to the Snell Construction Company, a Wyoming corporation, and

WHEREAS, the parties hereto desire to amend and add to the Building Restrictions on the real property mentioned in said instrument,

NOW, THEREFORE, James Derington, Roy Snell and the Snell Construction Company, a Wyoming corporation, hereby amend that certain instrument entitled PINEVIEW MEADOWS SUBDIVISION BUILDING RESTRICTIONS, recorded March 8, 1954, Book 29 of Miscellaneous on Page 454, in the office of the County Clerk of Natrona County, Wyoming, as follows, to-wit:

1. Paragraph (b) of said instrument is stricken in its entirety.

2. Paragraph (c) of said instrument is amended as follows:

James Derington and Snell Construction Company, a Wyoming corporation, or either of them may in their sole discretion, ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ waive the restrictions called for in Paragraph (c) of said instrument so as to permit a building to be located on any of said residential plots no nearer than twenty-two feet from the front lot line nor nearer than eight feet to

any side other line, nor nearer than three feet to any side lot line, and twenty-five feet to the front line on either abutting street.

That the rest and remainder of said Building Restrictions are reaffirmed in their entirety.

Dated this 8th day of June, 1954.

James Derington

Roy Snell

SNELL CONSTRUCTION COMPANY,
a Wyoming Corporation

By _____
President

_____
Secretary

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

On this 9th day of June 1954, before me personally appeared JAMES DERINGTON and ROY SNELL 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 limit of homestead.

Given under my hand and notarial seal, this 9th day of June, A. D., 1954.

_____
Notary Public

My Commission expires:
January 8, 1958

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

On this 9th day of June, A. D., 1954, before me personally appeared SCOTT L. SNELL, SR. to me personally known, who, having been by me first duly sworn, did say: That he is the President of SNELL CONSTRUCTION COMPANY, 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 ROY L. SNELL, SR. 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.

_____
Notary Public

My Commission expires:
January 8, 1958

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).