

157/444

PLAT OF  
 PINEVIEW MEADOWS SUBDIVISION NO. 3  
 TO THE  
 CITY OF CASPER, WYOMING  
 IN THE SW<sup>4</sup>NE<sup>4</sup>, AND THE NW<sup>4</sup>SE<sup>4</sup>  
 SEC. 11 T.33N. R.79W. 6<sup>th</sup> 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 SW<sup>4</sup>NE<sup>4</sup> and the NW<sup>4</sup>SE<sup>4</sup> of Section 11, T.33N., R.79W., of the 6<sup>th</sup> P.M. said tract being more particularly described as follows:  
 Beginning at a point on the northerly boundary of Pineview Meadows Subdivision No. 2, City of Casper, that bears S 85°04' E, 239.46 feet from the center 1/4 corner of Sec. 11, T.33N., R.79W., 6<sup>th</sup> P.M., thence N 00°01' E, 730.92 feet along the east-ly boundary of Payne Avenue City of Casper to a point on the south boundary of Sun Drive, City of Casper, thence S 54° 28' 18" E, 842.97 feet along the southerly boundary of said Sun Drive which is a circular curve to the left whose chord bears N 68° 32' 40" E, 842.97 feet to a point, thence S 31° 01' E, 330.1 feet along a curve to the right whose chord bears N 78° 59' 40" E, 30.35 feet to a point on the southerly boundary of Swanton Avenue City of Casper, thence S 60° 59' 30" E, 110.71 feet along the southerly boundary of said Swanton Avenue to a point on the westerly boundary of Pineview Meadows Subdivision No. 2, City of Casper, thence S 29° 00' 30" W, 134.00 feet along the westerly boundary of said Subdivision No. 2 to a corner on the northerly boundary of said Subdivision No. 2, thence N 89° 56' W, 361.52 feet along the northerly boundary of said Subdivision No. 2 to the point of beginning containing 11.06 acres more or less, as appears on this plat, is with my free consent and in accordance with my duties, the undersigned owner and proprietor of said land:  
 The name shall be "PINEVIEW MEADOWS SUBDIVISION NO. 3 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 *William J. Swanton*  
 WILLIAM J. SWANTON  
 President

STATE OF WYOMING }  
COUNTY OF NATRONA }

On this 17th day of May, 1954, 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., the Corporation described in and which executed the foregoing instrument, that said instrument is the corporate act 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 May 7, 1956

*James L. Baillie*  
 JAMES L. BAILLIE  
 Notary Public

CERTIFICATE OF SURVEYOR

I, Donald B. Wallersdorf, of Casper, Wyoming, here certify that during the months of May and June, 1953, the Pineview Meadows Subdivision No. 3 to the City of Casper, Wyoming, SW<sup>4</sup>NE<sup>4</sup> and the NW<sup>4</sup>SE<sup>4</sup> of Sec. 11, T.33N., R.79W., of the 6<sup>th</sup> P.M. Wyoming, was surveyed by me and under my direction. That said addition is described on the plat in the corners Certificate of Dedication and that the same is correctly shown on this plat which is drawn to a scale of one inch equals forty feet. Lot corners and other points are marked on shown on the plat. Each lot bears its respective number. Said plat is true and correct and I accurately surveyed and addition and the Lots, Blocks, Streets, Avenues, Alleys, Parks, Commons 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.

Subscribed in my presence and sworn to before me this 17th day of May, 1954.

My Commission expires May 7, 1956

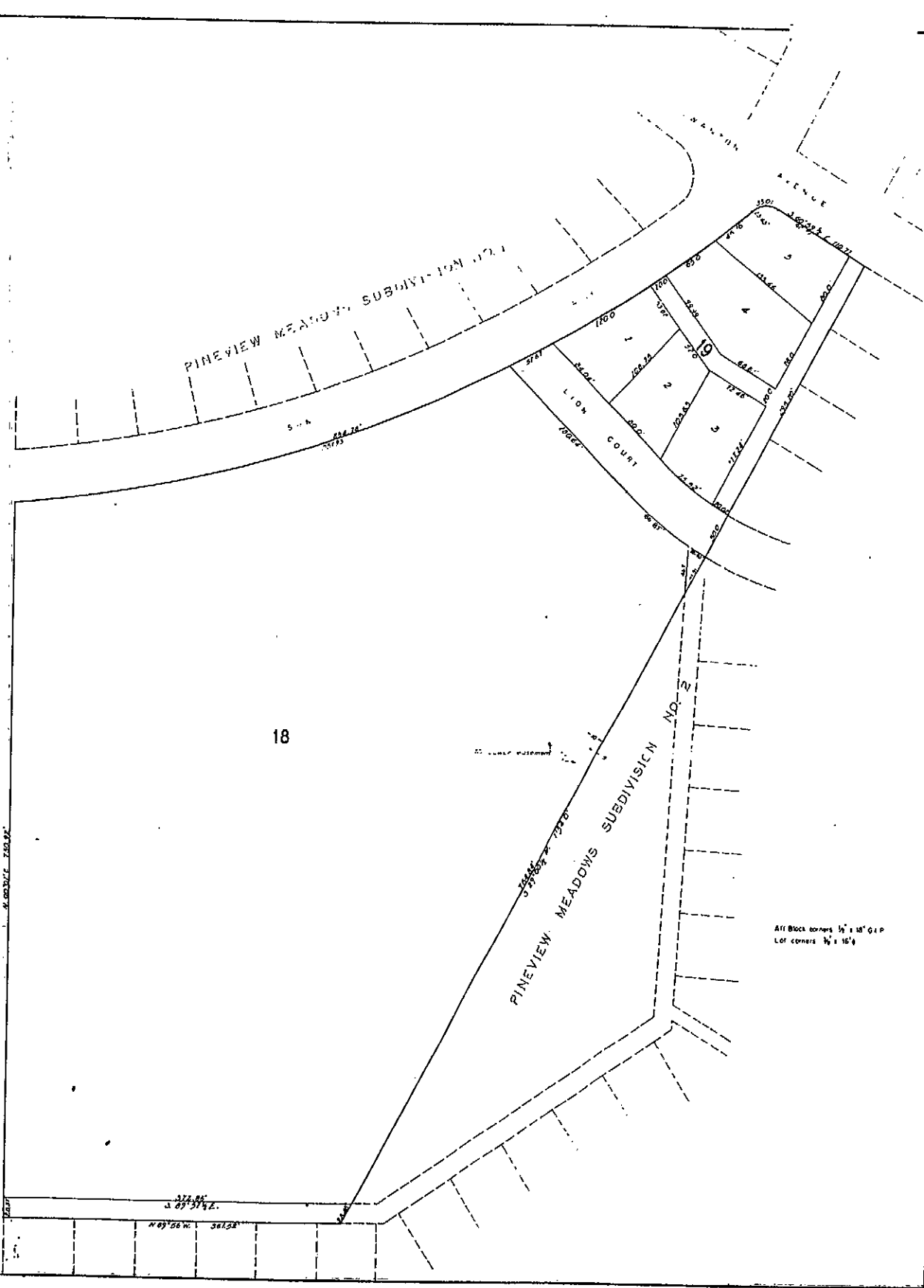
*Donald B. Wallersdorf*  
 DONALD B. WALLERSDORF  
 Notary Public

APPROVED  
 CITY COUNCIL OF THE  
 CITY OF CASPER, WYOMING

BY *Beaman*  
 ATTEST *Beaman*  
 DATED June 27, 1954

APPROVED  
 BOARD OF COUNTY COMMISSIONERS  
 OF NATRONA COUNTY, WYOMING

BY *William J. Swanton*  
 ATTEST *George B. ...*  
 DATED May 20, 1954



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Accepted July 21, 1955  
Notary Public  
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PINEVIEW MEADOWS LUNDVISTICK 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 2-A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 18, 19, and 20, 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 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 18, 19 and 20, 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 Vera Huber, Jack W. Payne, and William J. 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

Compliments of:  
FIRST AMERICAN TITLE INSURANCE CO., INC.  
120 N. Center Street • Casper, WY 82601 • (307) 237-8488



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).

...decisions have been made...  
...to enjoy the...  
...has been...  
...will be...  
...completion...  
...representative...  
...pursuant to...  
...powers and...  
...date...  
...written...  
...executed by...  
...and duly...  
...shall thereafter...

(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 in other 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 is 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 shop, restaurant, dance hall or other public place of amusement, or any similar business or commercial enterprise shall be carried on or conducted on any of said lots. In addition, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood.

(f) No trailer, apartment, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence temporarily.

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or permanently, nor shall any structure of a temporary character be used as a residence.

(c) No dwelling, except one having a value of \$50,000 according to the most recent analysis of the Federal Bureau of Investigation of June 1, 1962, shall be permitted on any lot in the tract. The amount floor area of the said 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.

(d) 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.

(e) Lot numbered 2-A of said Fiveview Meadows Subdivision is hereby reserved for residential use conforming to the provisions herein specified as to Lots in blocks 2, 3, 5, 6, 8, 9, 10, 11, 13, 15 and 20, inclusive, or for retail use. No retail business shall be erected or placed on said Lot 2-A unless of masonry construction, designed to form an integrated part of a neighborhood 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 site 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 who have violated or attempt to violate any such covenant and either to prevent him or them from doing so, or to recover damages or other relief for such violation.

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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).

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 7th day of July, 1952.

ATTEST:

*William D. ...*  
Secretary

PINEVIEW DEVELOPMENT COMPANY,  
A Wyoming Corporation.

*James W. Payne*  
President

STATE OF WYOMING )  
COUNTY OF NATRONA ) SS.

On this 7th day of July, 1952, 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.

My Commission expires May 3, 1956

*Wm. J. ...*  
Notary Public

