

PLAT OF  
**PINEVIEW MEADOWS SUBDIVISION NO. 4**

TO THE  
CITY OF CASPER, WYOMING  
IN THE N<sup>1</sup> NE<sup>4</sup>, SEC. 11, T.33N, R.79W, 6th PM.  
-NATRONA COUNTY, WYOMING-

154/497

**-CERTIFICATE OF DEDICATION-**

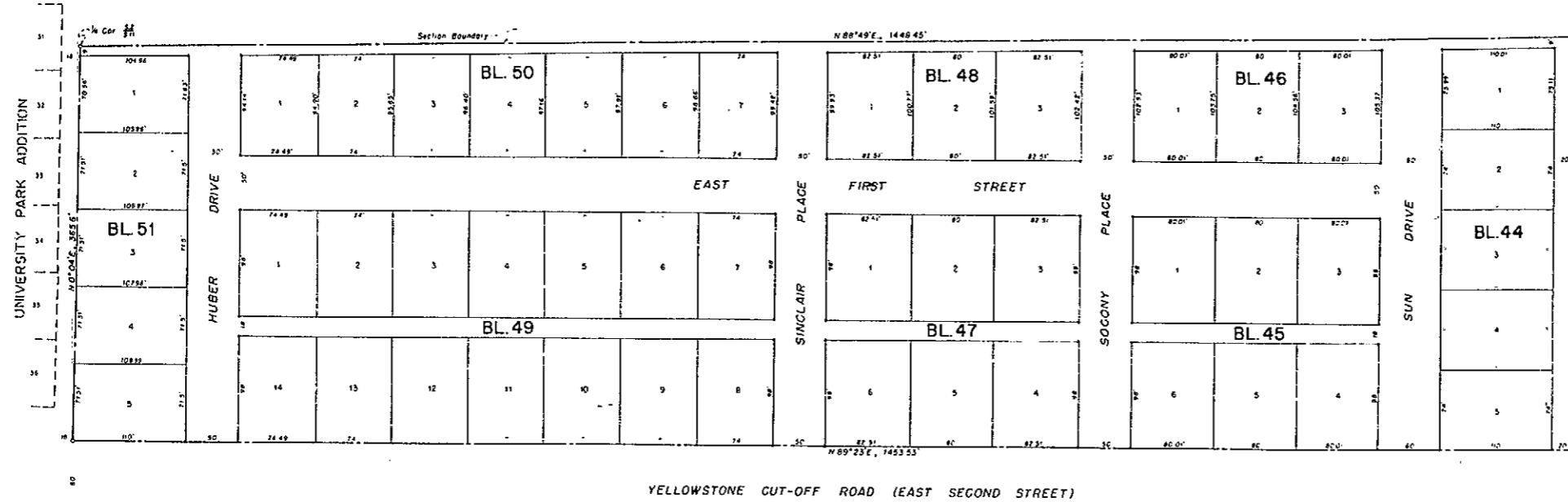
Plattee Development Company, a Wyoming corporation, does hereby certify that the foregoing subdivision of that portion of the N<sup>1</sup> NE<sup>4</sup> of Section 11, T.33N, R.79W, 6th PM. said tract being more particularly described as follows: Beginning at the north 1/4 corner of Section 11, T.33N, R.79W, 6th PM. thence: N00°49'E, 1448.45 feet along the section boundary, the between Sections 2 and 11, T.33N, R.79W, 6th PM. to a point, thence: S07°37'E, 360.51 feet to a point on the northern 80 foot right-of-way boundary of the Yellowstone Cut-Off Road, County of Natrona, thence: S89°23'E, 1453.53 feet along said northern 80 foot right-of-way boundary, to a point on the north-south centerline of Section 11, T.33N, R.79W, 6th PM. which is also the eastern boundary of the University Park Addition, City of Casper; thence: N07°04'E, 355.6 feet along said north-south centerline of Section 11 to the point of beginning containing 12.42 acres, more or less, as shown on this plat, with the free consent and in accordance with desires of the undersigned owner and grantee of said lands.  
The lands to said subdivision shall be "PINEVIEW MEADOWS SUBDIVISION NO. 4 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.

STATE OF WYOMING )  
COUNTY OF NATRONA ) ss

On this day of April, 1954, before me personally appeared James H. Brown, 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 plat attached 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 acknowledges 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 February 7, 1957



COMMERCIAL AREA

PINEVIEW SUBDIVISION NO 1

BL 6

BL 11

BL 42

PINEVIEW SUBDIVISION NO 2

**-CERTIFICATE OF SURVEYOR-**

I, Donald H. Wollersdorf, of Casper, Wyoming, here certify that during the month of April, 1954, I surveyed and plat as shown on this plat the subdivision of that portion of the N<sup>1</sup> NE<sup>4</sup> of Section 11, T.33N, R.79W, 6th PM. as shown on this plat, which was done in accordance with the instructions of the City of Casper, Wyoming, and that the same is a true and correct copy of the original survey as shown on this plat, and that the same is a true and correct copy of the original survey as shown on this plat, and that the same is a true and correct copy of the original survey as shown on this plat, and that the same is a true and correct copy of the original survey as shown on this plat.

**EXPLANATION**

The corners are marked with iron pins, and the same are shown on this plat, and that the same is a true and correct copy of the original survey as shown on this plat, and that the same is a true and correct copy of the original survey as shown on this plat, and that the same is a true and correct copy of the original survey as shown on this plat.

INSPECTED AND APPROVED [Signature]  
[Title]

APPROVED  
CITY BOARD OF THE CITY OF CASPER, WYOMING BY  
ORDINANCE NO. 1022 A DULY PASSED, ADOPTED AND APPROVED  
ON THE 3 DAY OF APRIL 1954

APPROVED  
BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY,  
WYOMING, BY RESOLUTION DULY PASSED ON THE 3 DAY OF  
APRIL 1954

BY [Signature]  
ATTEST [Signature]

BY [Signature]  
ATTEST [Signature]

TESTED [Signature]

INSPECTED AND APPROVED [Signature]

PIREVIEW MEADOWS SUEVISION NO. 4  
BUILDING RESTRICTIONS

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 9604(c).

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 Forty-Four (44) through Block numbered Fifty-One (51) of Pineview Meadows Subdivision No. 4 to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) Upon all lots 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 located on any lot nearer than 25 feet to the front lot line, or nearer than 10 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line, except that a 3 foot side yard shall be required for a garage or other permitted accessory building located 25 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot. In the event a house is turned on a corner lot to face the side street, the setback line at the front of the lot shall be not less than the setback of the adjoining house and the setback line on the side street shall be 25 feet.

(c) 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.

(d) 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.

(e) 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.

(f) No dwelling costing less than \$9,000.00 according to cost analysis of the Federal Housing Administration as of June 1, 1955, shall be permitted on any lot in the tract. The ground floor area of the main struc-

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ture, exclusive of one-story open porches and garages, shall not be less than 900 square feet in the case of one-story structure, nor less than 850 square feet in the one and one-half story structure.

(g) 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 or 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 proceeding 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 effect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer, the day and year first above written.

PIEVIEW DEVELOPMENT COMPANY,  
a Wyoming Corporation.

ATTEST:

*William J. ...*  
Secretary

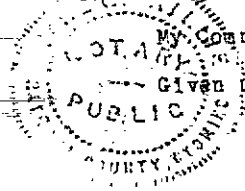
By: *James W. Payne*  
President

THE STATE OF WYOMING )  
COUNTY OF NATRONA ) SS

On this 21<sup>st</sup> day of September, 1955, before me personally 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 and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on 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.

My Commission expires on the 20 day of May, A.D., 1956.

Given under my hand and notarial seal this 21<sup>st</sup> day of Sept., 1955.



*Jane S. Baillie*  
Notary Public

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).

Oct. 3, 5 2:10 P.M.  
31 Misc. 571  
764471

RATIFICATION, ACCEPTANCE AND ADOPTION  
OF BUILDING RESTRICTIONS

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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).

WITNESSETH THAT:

WHEREAS, August 21, 1955, Mountain States Builders, Inc. became the owner of Lot numbered 3, 4 and 5 in Block 51, Pineview Meadows Subdivision No. 4, to the City of Casper, Natrona County, Wyoming, and subsequent to which conveyance Pineview Development Company filed for record certain Building restrictions on all of the lots appearing on the Plat of Pineview Meadows Subdivision No. 4, and including said Lots 3, 4 and 5 in Block 51 aforesaid, and

WHEREAS, it was the intent of Pineview Development Company and Mountain States Builders, Inc. that said Building restrictions should include any structures erected on said Lots 3, 4 and 5 in Block 51 aforesaid, and

WHEREAS, because of the prior conveyance of said Lots 3, 4 and 5 in Block 51 aforesaid by Pineview Development Company to Mountain States Builders, Inc., said lots were not covered by said Building Restrictions,

NOW THEREFORE, the premises considered, Mountain States Builders, Inc., sole owner of Lots 3, 4 and 5 in Block 51, of Pineview Meadows Subdivision No. 4, of the City of Casper, Natrona County, Wyoming, does hereby ratify, accept, join in and adopt said "PINEVIEW MEADOWS SUBDIVISION NO. 4 BUILDING RESTRICTIONS," as the same are filed of record in the County Clerk's Office of Natrona County, Wyoming, in Book 31 of Miscellaneous at Page 529, and does hereby subject said Lots 3, 4 and 5 in Block 51, of Pineview Meadows Subdivision No. 4 to the City of Casper, Natrona County, Wyoming, to said Building Restrictions as fully as though said Mountain States Builders, Inc. was an original signatory to said Building Restrictions.

IN WITNESS WHEREOF, Mountain States Builders, Inc., has caused these presents to be executed by its duly authorized officers and the seal of said company affixed hereto.

MOUNTAIN STATES BUILDERS, INC.

ATTEST:

C. T. Hamilton  
Secretary

By:   
President

STATE OF WYOMING )  
                                  ) SS  
COUNTY OF NATRONA )

On this 30th day of September, 1955, before me personally appeared C. T. Hamilton, to me personally known, who, having been by me first duly sworn, did say: That he is the President of MOUNTAIN STATES BUILDERS, INC., 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 C. T. Hamilton 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:  
February 9, 1958.

Notary Public