

"POISON SPIDER ESTATES"

A SUBDIVISION OF A PORTION OF
THE SE 1/4 SW 1/4, SECTION 9
TOWNSHIP 33 NORTH, RANGE 81 WEST
SIXTH PRINCIPAL MERIDIAN
NATRONA COUNTY, WYOMING

RECORDED Jun 21 1982 AT 3:00 PM
INSTRUMENT NO. 333251
COUNTY CLERK

CERTIFICATE OF DEDICATION AND SUBDIVISION

DALE A FULLERTON, J MARK FULLERTON AND JEFF W. BROWN MILLER, HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOREGOING SUBDIVISION LOCATED IN AND BEING A PORTION OF THE SE 1/4, SW 1/4, SECTION 9, TOWNSHIP 33 NORTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S 1/4) CORNER OF SAID SECTION 9; THENCE NORTH ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 209.12' TO THE POINT OF BEGINNING; THENCE S55°47'35"W 110.90' TO THE CENTERLINE OF THE ALCOVA IRRIGATION CANAL; THENCE ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING COURSES AND DISTANCES; THENCE N72°05'4"W 472.08'; THENCE N30°31'39"W 718.67'; THENCE N10°03'29"W 4217.0'; THENCE N10°41'17"E 218.1'; THENCE N87°39'00"E FROM SAID CANAL A DISTANCE OF 1095.41' TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) A DISTANCE OF 11215' TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 2164 ACRES MORE OR LESS, OF WHICH 183 ACRES MORE OR LESS IS ALCOVA IRRIGATION CANAL EASEMENT

THE SUBDIVISION OF THE FOREGOING DESCRIBED LANDS AS APPEARS ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS OF SAID LANDS. THAT THE NAME OF THE SUBDIVISION SHALL BE "POISON SPIDER ESTATES", A SUBDIVISION IN NATRONA COUNTY, WYOMING, AND THAT THE ROADWAYS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO PUBLIC USE, AND HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "UTILITY AND DRAINAGE EASEMENT" AND UNDER AND ALONG THE ROADS SHOWN ON THIS PLAT.

Mark Fullerton
OWNER
Jeff W. Brown Miller
OWNER

Dale A. Fullerton
OWNER

SCALE: 1" = 100'

LEGEND

- BRASS CAP CORNERS FOUND
- 5/8" x 2" REBAR SET

ACKNOWLEDGEMENT

STATE OF WYOMING) SS
COUNTY OF NATRONA)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JEFFERY W. BROWN MILLER, DALE A. FULLERTON, J. MARK FULLERTON ON THIS 28th DAY OF September, 1981.
WITNESS MY HAND AND NOTARIAL SEAL:

MY COMMISSION EXPIRES: November 10, 1984

Nancy M. Anderson
NOTARY PUBLIC



CERTIFICATE OF SURVEYOR

STATE OF WYOMING) SS
COUNTY OF NATRONA)
KNOW ALL MEN BY THESE PRESENTS: THAT I, E. GENE BRADY DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL AND ACCURATE SURVEY OF THE LANDS SHOWN DURING AUGUST 1981, AND THAT THE CORNER MONUMENTS SHOWN THEREON ARE OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF NATRONA COUNTY, AND THAT THE ERROR OF CLOSURE EXCEEDS 1:10,000.

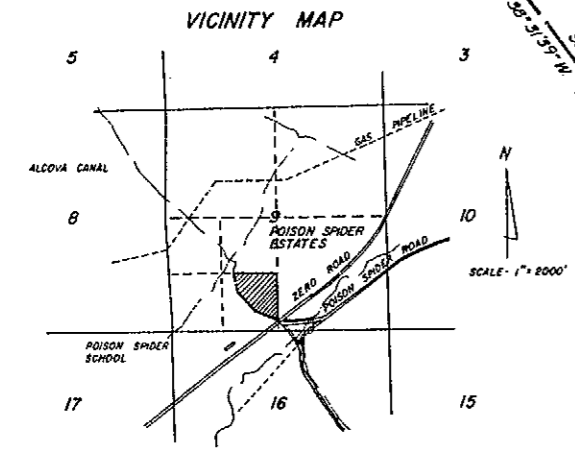
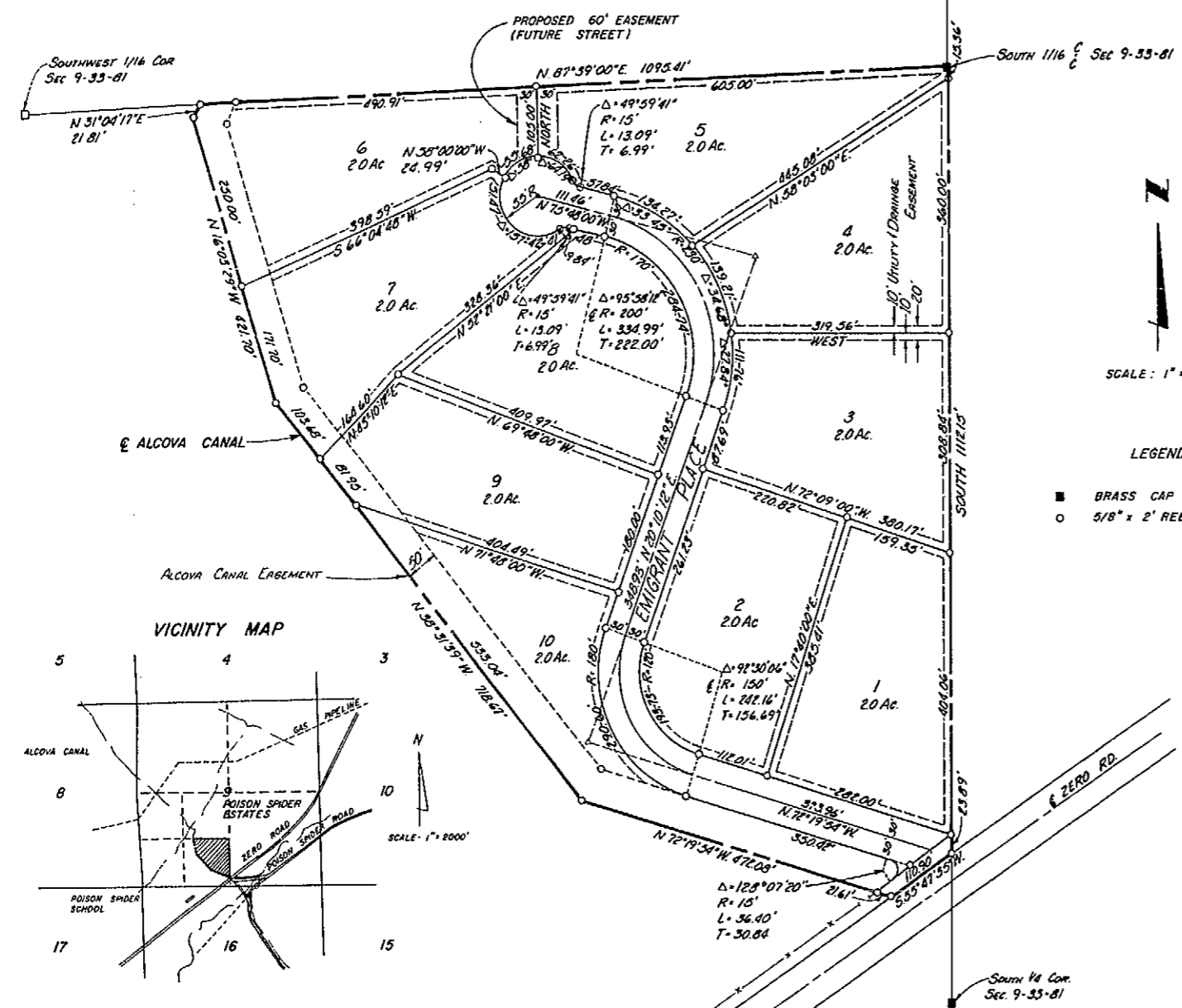
E. Gene Brady
E. GENE BRADY
PE B L S WYOMING LICENSE NO. 605

APPROVALS

APPROVED: BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY WYOMING BY RESOLUTION DULY PASSED ON THE 15th DAY OF June, 1982.
ATTEST: *Jack L. Schultz* COUNTY CLERK
INSPECTED AND APPROVED ON THE 19th DAY OF June, 1982. *Jack L. Schultz* CHAIRMAN OF THE BOARD
INSPECTED AND APPROVED ON THE 15th DAY OF June, 1982. *Wm. D. Gilbert* COUNTY PLANNER
INSPECTED AND APPROVED ON THE 15th DAY OF June, 1982. *Wm. R. Hobb* COUNTY SURVEYOR
INSPECTED AND APPROVED ON THE 15th DAY OF Sept., 1981. *Mary Anderson* COUNTY HEALTH OFFICER

FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF NATRONA COUNTY, WYOMING ON THIS 21st DAY OF June, 1982.

John J. ...
COUNTY CLERK



- ### SUBDIVISION NOTES:
1. THE COUNTY OF NATRONA ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION OR MAINTENANCE OF ROADS BY VIRTUE OF THIS PLATTING OR DEDICATION.
 2. NO PUBLIC SEWERS OR SEWAGE DISPOSAL SYSTEMS ARE PROVIDED BY THE DEVELOPER.
 3. PUBLIC WATER AND DISTRIBUTION SYSTEM WILL BE PROVIDED BY THE DEVELOPER.
 4. THE FURTHER DIVISION OF LOTS SET FORTH BY THIS PLAT IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE BOARD OF COMMISSIONERS.
 5. POWER WILL BE PROVIDED BY THE DEVELOPER.
 6. ZONING IS RURAL RESIDENTIAL.

PLAT PREPARED BY:
BRADY AND ASSOCIATES, INC.
216 NORTH CEDAR
GRAND ISLAND, NE. 68802
PH. 308-384-8750

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).

SECTION I

DECLARATION OF RESTRICTIVE

AND

RECORDED June 21 19 82 AT 3:07 O'CLOCK PM
INSTRUMENT NO. 333263

PROTECTIVE COVENANTS

JOHN J. TOBIN

COUNTY CLERK

Brownmiller proprietor of a tract of land located in the County of Natrona, State of Wyoming, and Poison Spider Estates, does hereby declare and establish the following restrictive covenants running with the land below described, and being for the benefit of both parties, to wit: A 22 Acre Tract of land lying North East of the Center-Line of Casper - Alcova Irrigation Lateral, running from North West to South East, in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, section 9 - T33N - Range 81 West of the 6th P. M. Natrona County, Wyoming.

1. This parcel of land as described above (hereinafter referred to as Premises) shall be used solely by such owners and all persons claiming under such owner for the construction of and occupancy of earth shelter single-family dwellings and residences; and not more than one such dwelling shall be constructed or occupied as a residence on each lot. For the purpose of these covenants, any of the Premises under one ownership, incorporating parts of two adjoining lots, shall be deemed to be a single lot. Each such dwelling shall be located in conformance with the terrain and constructed so as to:

(a) Contain, when completed, not less than 1000 square feet of usable living space, exclusive of any cellar or basement.

(b) Be so situated that no portion thereof shall be closer than 50 feet from the front lot boundary, and the same distance from the side and rear boundary of the Premises. However, a written exception may be granted as hereinafter set forth when reasonably required by topography or other physical conditions.

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(c) Contain adequate provisions for water and sewage. Whenever community water and sewer systems may not be available, a preplanned and approved water and sewage system must be installed and maintained for each lot in full compliance with the rules, regulations and standards of the State of Wyoming and County of Natrona; and accepted as adequate by the Department of Health of Natrona County, Wyoming.

(d) Provide adequate off street parking for vehicles for the family occupying such premises and their guests. No parking will be permitted within the right of way of streets or roadways within the heretofore described lands.

2. No barbed wire fencing, tents, house trailers or other temporary living quarters of sheds or temporary buildings of any kind shall be moved onto, set up, constructed or allowed to remain on any of the Premises hereinafter conveyed provided, however, temporary structures or shelters used during construction of a dwelling or other permitted building may be placed on the Premises temporarily and shall be moved immediately upon cessation of such construction and in no event shall such structures remain on the Premises more than one year

3. As soon as weather permits after the external completion of each dwelling, as herein contemplated, the owner thereof shall cause the performance of any necessary grading and shall landscape and maintain the Premises in a sightly condition. Such landscaping shall be performed by the planting and maintenance of compatible grasses, trees, shrubs and other domestic plants. All grading contouring or landscape design shall be done in such manner that it shall not stop, dam-up or otherwise impede the natural drainage of surface waters, springs or streams on or traversing the Premises.

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4. No outdoor or unapproved incinerators, except for the burning of papers, shall be constructed, nor shall trash, garbage or rubble be burned within the Premises. In addition, the owner of each lot shall not permit the accumulation of weeds, brush, rubbish, junk or junk cars of any kind on the Premises or allow or permit the Premises to become unsightly, or pets (including fowl) to become a nuisance or an unreasonable annoyance to the other owners within the heretofore described lands.

5. When pets (including fowl) are kept, the owner or keepers thereof shall provide a proper shelter and keep the same contained; and the entire Premises shall be kept in a clean, sanitary and sightly manner at all times. In the event of any disagreement or controversy arising as the standards applicable to this provision, the same shall be set and/or determined by the Natrona County Health Officer or his designee.

6. All other improvements built or installed upon any premises within the tracts, including but not limited to garages, barns or animal shelters, arbors, summer homes or other permanent or temporary structures of any kind, gates, fences, walls, railings and artifacts shall conform to Environmental Health, County & State regulations.

7. No owner of the Premises hereinafter conveyed shall or will manufacture or sell or cause or permit to be manufactured or sold on any lot or any portion of the Premises convey any goods or merchandise of any kind or use for any commercial or business purpose nor use for the performance of professional services by a professional person within the dwelling except within accordance to County zoning.

8. There is hereby reserved access to all street, alleys and other ways, and access all lots and parcels of land in said Premises an easement and right of way not exceeding 15 feet in width for subterranean installation, reinstallation and

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and maintenance of electric, gas, telephone, sanitary sewer, storm sewer, water, and other utility lines on, under, over and serving all or any portions of the premises, together with the right of ingress and egress thereto and therefrom for all necessary purposes in connection therewith, which said rights and easements may be exercised by agent of any public utility and the same may be assigned or conveyed to any public utility body.

9. The restrictive and protective covenants herein contained are mutually accepted and entered into by, and between and among the purchaser and owners of the premises, and shall be covenants running with the land to be affected thereby and not as conditions, and the same shall become part of any deed or other legal or equitable conveyance of the same and shall bind and shall also inure to the benefit of all owners and all persons claiming under them, their heirs, personal representatives, successors and assigns for a period of 30 years from date hereof at which time said covenants shall automatically be extended for successive periods of ten years each unless by a vote of the majority of the then owners of the premises it is agreed to change the said covenants, in whole or in part.

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DATED this 21 day of June, 1982

Jeffery W. Broumiller
J. Broumiller

Thomas J. Champion
T. Champion

State of Wyoming)
County of Natrona) ss.

The foregoing instrument was acknowledged before me by JEFFERY W. Broumiller and THOMAS J. CHAMPION

Witness my hand and official seal.

My Commission Expires

Janet K. Reed
Notary Public

My commission expires 10-13-85

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RECORDED July 12 19 82 AT 1:48 O'CLOCK PM
INSTRUMENT NO. **334477**
JOHN J. TOBIN COUNTY CLERK

ADDENDUM

THIS ADDENDUM shall form a part of and shall be included in those certain Restrictive and protective covenants of Poison Spider Estates Subdivision, a duly recorded plat on June 21, 1982, Instrument #333261, said covenants recorded June 21, 1982, as instrument # 333263. The following amendments are to be as follows:

Whereas, it is the intent of the Poison Spider Estates Partnership that paragraph 8 to be deleted and instead, all easements for utilities, installation and maintenance shall be in accordance to the final plat of Poison Spider Estates recorded June 21, 1982, instrument # 333261.

And whereas, the restrictive and protective covenants shall run with the land for a period of thirty years unless a 75% majority of the then owners agree to change said covenants in whole or in part.

Jeffery W. Brownmiller
Thomas J. Campion

STATE OF WYOMING }
 } ss
COUNTY OF MATRONA }

On this 12 day of July, 1982, before me personally appeared Jeffery W. Brownmiller and Thomas J. Campion, to me personally known and the foregoing instrument was acknowledged before me.
Witness my hand and official seal.

County of Matrona State of Wyoming
My Commission Expires April 5, 1984
Sharon L. Hall

My commission expires April 11, 1985.