

37782

Pratt Addn. No. 6 Sheet 1 - 17778  
September 26, 1984  
377820

RECORDED IN BOOK 144 PAGE 377820  
STATEMENT NO. 377820  
JOHN J. TOMM COUNTY CLERK

PLAT OF  
"PRATT ADDITION NO. 6"  
TO THE CITY OF CASPER  
A SUBDIVISION OF PORTIONS OF THE  
E1/2NW1/4 AND NW1/4NE1/4, SECTION 14,  
TOWNSHIP 33 NORTH, RANGE 79 WEST  
SIXTH PRINCIPAL MERIDIAN  
NATRONA COUNTY, WYOMING

SCALE: 1"=80'  
SHEET 1 OF 2  
PHASE ONE

CERTIFICATE OF DEDICATION

SAGE CREEK DEVELOPMENT CO., a Wyoming Corporation, and the CITY OF CASPER, WYOMING, a Municipal Corporation, hereby certify that they are the owners and proprietors of the foregoing described lands located in and being portions of the E1/2NW1/4 and NW1/4NE1/4, Section 14, Township 33 North, Range 79 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds in two Parcels as follows:

PARCEL 1: (Phase One, Sheet 1 of 2)

Beginning at the northwesterly corner of the Parcel being described and a point in the westerly line of said E1/2NW1/4, Section 14 and from which point the NW1/4 corner of said Section 14 bears, S.0°02'48"E., 50.00 feet; thence along the northerly line of said Parcel and into said E1/2NW1/4, Section 14, N.89°14'01"E., 1224.02 feet to the northwesterly corner of said Parcel; thence along the easterly line of said Parcel, S.0°45'59"E., 204.25 feet to a point; thence S.29°27'13"W., 594.90 feet to a point; thence S.0°02'48"E., 107.50 feet to the southwesterly corner of said Parcel; thence along the southerly line of said Parcel, S.89°57'11"W., 960.00 feet to the southwesterly corner of said Parcel and a point in and intersection with the westerly line of said E1/2NW1/4, Section 14 and the easterly line of said Pratt Addition No. 4 to the City of Casper, Wyoming; thence along the westerly line of said Parcel and E1/2NW1/4, Section 14 and the easterly line of said Pratt Addition No. 4, N.0°02'42"W., 850.00 feet to a point and NW1/4 corner of said Section 14; thence N.0°02'40"W., 50.00 feet to the Point of Beginning and containing 23.115 acres, more or less.

PARCEL 2: (Phase Two, Sheet 2 of 2)

Beginning at the northwesterly corner of the Parcel being described and also a point in the westerly line of said NW1/4NE1/4, Section 14 and from which point the northwesterly corner thereof bears, N.0°01'20"E., 80.00 feet; thence along the northerly line of said Parcel and into said NW1/4NE1/4, Section 14, N.89°14'01"E., 1224.02 feet to a point and northwesterly into Manor Heights School Addition' to the City of Casper, Wyoming; thence along the corner of Manor Heights School Addition' to the City of Casper, Wyoming; thence along the westerly line of said Addition, S.0°03'40"E., 580.49 feet to a point and southwesterly corner in and intersection with the easterly line of said NW1/4NE1/4, Section 14 and the westerly line of 'Country Club Estates', an Addition to the City of Casper, Wyoming; thence along the easterly line of said NW1/4NE1/4, Section 14 and the westerly line of said 'Country Club Estates', S.0°04'30"E., 880.24 feet to the southwesterly corner of said 'Country Club Estates'; thence along the northerly line of said NW1/4NE1/4, Section 14 and the westerly line of said 'Rustic Ridge', S.89°51'10"W., 850.51 feet to a point and northwesterly corner of said 'Rustic Ridge'; thence N.17°48'40"W., 385.53 feet to a point; thence N.89°00'40"W., 140.84 feet to a point; thence along the westerly line of said Parcel, N.0°01'20"E., 100.33 feet to a point of curve; thence along the arc of a true curve to the right, having a radius of 120.00 feet and through a central angle of 20°38'40", northwesterly, 54.05 feet to a point of tangency; thence N.20°40'E., 43.80 feet to a point in and intersection with the westerly line of said NW1/4NE1/4, Section 14; thence along the westerly line of said Parcel and NW1/4NE1/4, Section 14, N.0°01'20"E., 585.00 feet to the Point of Beginning and containing 28.102 acres, more or less.

The subdivision of the foregoing described lands as appears on this Plat is with the free consent and in accordance with the desires of the above named owners and proprietors; the case of said subdivision shall be known as "PRATT ADDITION NO. 6" to the City of Casper, Wyoming. All streets and roadways as shown on this Plat are hereby dedicated to the use of the public and all utility easements as shown hereon are hereby dedicated to the use of the utility companies for purposes of construction, operation and maintenance of utility lines, conduits and ditches as required for the proper development of said subdivision. The drainage easements in Blocks 1 and 5 are hereby dedicated to the use of the public.

SAGE CREEK DEVELOPMENT CO.,  
a Wyoming Corporation  
P.O. Box 8078  
Casper, Wyoming 82202

*Donald E. Chapin*  
DONALD E. CHAPIN, PRESIDENT

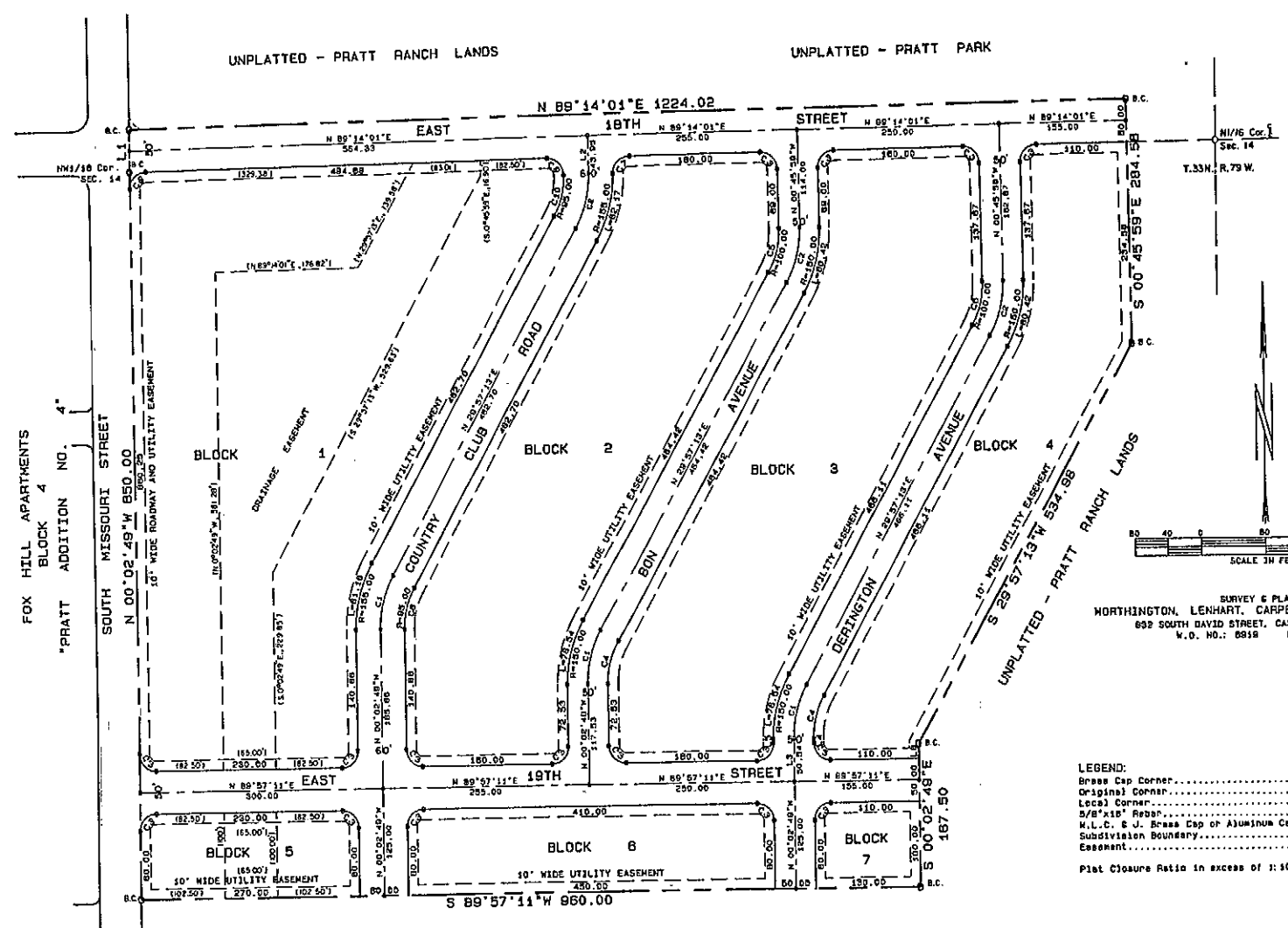
CITY OF CASPER, WYOMING  
a Municipal Corporation  
200 North David Street  
Casper, Wyoming 82201

*Joseph H. Corrigan*  
JOSEPH H. CORRIGAN, MAYOR



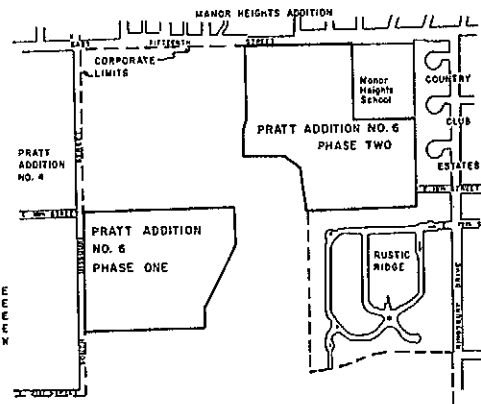
SURVEY & PLAT BY  
NORTHINGTON, LENHART, CARPENTER & JOHNSON, INC.  
602 SOUTH DAVID STREET, CASPER, WYOMING 82201  
W.O. NO.: 8818 DATE: 7-8-84

- LEGEND:
- Brass Cap Corner
  - Original Corner
  - Local Corner
  - 3/8" x 1/8" Brass
  - W.L.C. & J. Brass Cap of Aluminum Cap Set
  - BC or AC Subdivision Boundary
  - Easement
- Plat Closure Ratio in excess of 1:10,000



LINE	BEARING	DISTANCE
1	N 00°02'48"W	50.00
2	N 00°45'59"W	45.85
3	N 00°02'48"W	50.54
4	N 00°02'48"W	5.54
5	S 00°02'48"E	5.54
6	S 00°02'48"E	17.50

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
1	30°00'02"	125.00	65.45	33.49	84.71	84.71
2	30°43'12"	125.00	67.02	34.34	86.22	86.22
3	80°03'00"	50.00	31.42	20.00	28.28	28.28
4	30°00'02"	100.00	52.38	28.80	51.78	51.78
5	30°43'12"	100.00	53.62	27.47	52.98	52.98
6	30°00'02"	85.00	49.74	25.48	48.19	48.19
7	89°38'21"	25.00	13.26	19.88	26.20	N 44°24'21"E
8	89°16'59"	20.00	11.57	18.75	24.51	N 44°35'18"E
9	80°48'12"	80.00	31.70	20.28	28.48	S 45°21'59"E
10	28°58'00"	85.00	42.80	25.38	48.04	S 14°58'43"W



LOCATION MAP  
Scale: 1"=800'

ACKNOWLEDGEMENT

STATE OF WYOMING )  
COUNTY OF NATRONA ) ss  
The foregoing instrument was acknowledged before me by Joe E. Mook and Donald E. Chapin on this 22nd day of Nov, 1984.

Witness my hand and notarial seal.  
My commission expires: June 15, 1985  
*Richard R. Moore*  
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF WYOMING )  
COUNTY OF NATRONA ) ss  
The foregoing instrument was acknowledged before me by Joseph H. Corrigan on this 17th day of September, 1984.

Witness my hand and notarial seal.  
My commission expires: September 9, 1985  
*Kathe E. Schmidt*  
NOTARY PUBLIC

PLAT OF  
"PRATT ADDITION NO. 6"  
TO THE CITY OF CASPER  
A SUBDIVISION OF PORTIONS OF THE  
E1/2NW1/4 AND NW1/4NE1/4, SECTION 14  
TOWNSHIP 33 NORTH, RANGE 78 WEST  
SIXTH PRINCIPAL MERIDIAN  
NATRONA COUNTY, WYOMING

SCALE: 1"=80'  
SHEET 2 OF 2  
PHASE TWO

APPROVALS

APPROVED: Community Planning Commission of Casper, Wyoming this 25th day of July, 1934.  
By *[Signature]*  
1934

APPROVED: City Council of the City of Casper, Wyoming this 25th day of July, 1934.  
By *[Signature]*  
1934

APPROVED: Board of County Commissioners of Natrona County, Wyoming by resolution duly passed on the 25th day of July, 1934.  
By *[Signature]*  
1934

APPROVED AND APPROVED on the 12th day of July, 1934.  
By *[Signature]*  
1934

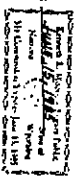
INSPECTED AND APPROVED on the 14th day of Sept., 1934.  
By *[Signature]*  
1934

*[Signature]*  
COUNTY CLERK

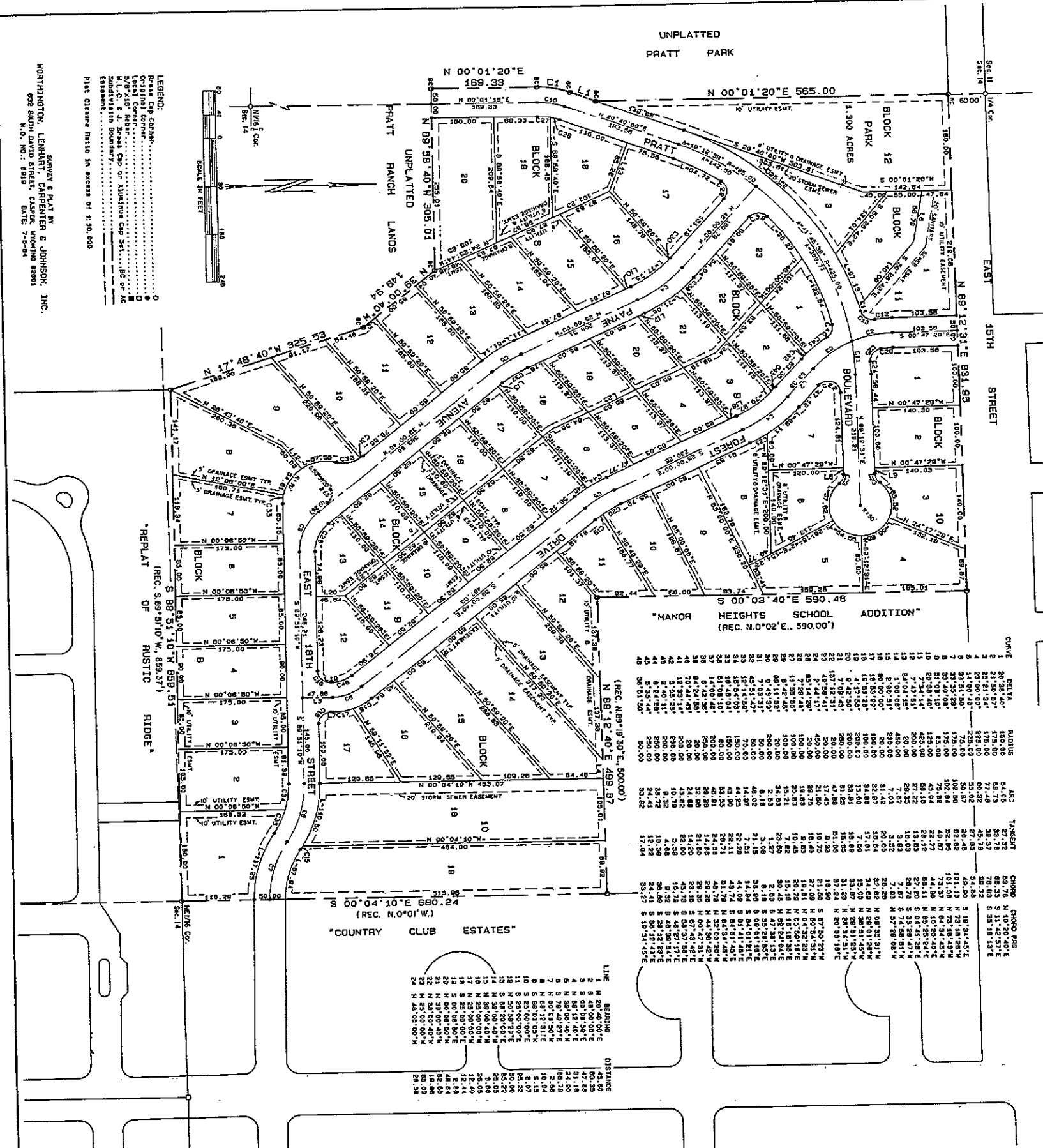
CERTIFICATE OF SURVEYOR

I, *[Signature]*, Surveyor, do hereby certify that this plat was prepared from a survey made by me during the month of July, 1934, and that this survey was made in accordance with the laws of Wyoming and the rules and regulations of the State Board of Surveyors. All dimensions are expressed in feet and decimals thereof and conform to the true meridian. All bearings true and correct to the date of my knowledge and belief.

Witness my hand and seal at Casper, Wyoming, this 25th day of July, 1934.  
By *[Signature]*  
1934



*[Signature]*  
SURVEYOR



LEGEND:  
Original corner  
Lateral corner  
2 1/2" x 10" Rod  
K.C. & G.S. Boundary  
Essential

Plat Closure Ratio in areas of 1:10,000

SURVEY & PLAT BY  
WORTHINGTON, LEHART, CARPENTER & JOHNSON, INC.  
632 SOUTH DAVID STREET, CASPER, WYOMING 82001  
N.O. NO.: 8918 DATE: 7-2-34

RECORDED Jan 23 1992 AT 10:48 O'CLOCK AM  
INSTRUMENT NO. 502073  
NATRONA COUNTY CLERK  
MARY ANN COLLINS CASPER, WYOMING

DECLARATION OF PROTECTIVE COVENANTS

PRATT 6 ADDITION

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, the undersigned, J. HOWARD MOCK, is the owner of all that certain property situate in Natrona County, State of Wyoming, known and described as, and embraced within

PRATT 6 ADDITION

TO THE CITY OF CASPER

NATRONA COUNTY, WYOMING,

as shown on the plat and dedication thereof duly recorded in the office of the County Clerk and Ex-Officio Recorder of Deeds in and for Natrona County, State of Wyoming, Instrument #1777E, on July 9, 1982, and

WHEREAS, in order to insure the use and development of said property, to prevent the impairment of the attractiveness of said property, and to maintain property values therein, the undersigned desires hereby to make and impose upon a portion of said real property the restrictions and limitations hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises, the undersigned, J. Howard Mock, does hereby and by these presents make, publish, and declare and impose upon that portion of the real property situate and included within the aforementioned PRATT 6 ADDITION to the City of Casper, Natrona County, Wyoming ("Addition") which is

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).



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FIRST AMERICAN TITLE INSURANCE CO., INC.  
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

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described below, the following restrictions and limitations.

#### ARTICLE I

Governing the use and development of all Block, being 1-11, inclusive (said Lots being zoned "R-1" residential estate) PRATT 6 does hereby specify and declare the following restrictions and limitations which shall be and constitute covenants running with the land insofar as said lots are concerned and shall be binding upon the undersigned and all persons claiming under it, and shall be for the benefit of, as well as limiting and restricting, all future owners of the specified lots, to-wit:

1.1 Such lots shall be used exclusively for residential purposes; no building or structure shall be erected, placed, or be permitted to remain on any such lot other than one private, single-family dwelling, specifically designed for the use and occupancy of one family, together with an attached or detached garage.

1.2 No manufacturing, commercial, business or other enterprise, including any religious undertaking or activity of whatsoever kind or nature, including churches, religious meeting or gathering places, whether or not conducted for profit, shall be operated, maintained, or conducted on any such lot or in any structure erected or placed therein, nor shall any structure therein or any part thereof, be used as a boarding or rooming house, nor shall any extraction operation for mineral or oil and gas development of any kind be conducted or permitted thereon, nor shall any signs,

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Billboards of advertising devices (except suitable signs used to facilitate the sale thereof) be erected, placed or be permitted to remain on any such lot. The builders' model homes used for purposes of sales promotion and/or construction offices during the PRATT 6 ADDITION construction period only shall be exempted from the provisions of this paragraph provided city of Casper code requirements are met.

1.3 No trailer, camper, basement, garage, outbuilding, or any other structure of a temporary or mobile nature, shall be used thereon as a place of residence or habitation, either temporarily or permanently, and, except as the same may be customarily employed by contractors for and during the construction of improvements thereon, no house trailer, camper trailer, mobile home, boat, tent, snowmobile, snack or any other structure of a temporary or insubstantial nature shall be erected, placed or be permitted to remain on any such lot except that a camper-trailer, boat or snowmobile trailer may be stored at the rear or side portion of any lot, provided that the same are not used for occupancy while stored, and do not extend forward of the front line of the house.

1.4 With respect to the improvements to be erected and situate on such lots the following, together with all other provisions hereof, shall govern:

- (a) No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and

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materials. harmony of external design with existing structure, and as to location with respect to topography and finish grade elevation. Approval shall be as provided in paragraph 1.6.

- (b) No residence having a finished living area of less than 1,200 square feet, exclusive of garages, porches and patios, shall be located on any lot.
- (c) Yard fences may extend only from the rear of any lot along the lot boundary lines, including utility easements in the fenced portion, and from the lot boundary lines to the front of the house thereon and no part of any such fence shall be forward of the front elevation of any such house. Where a house is turned on a corner lot, there shall be no fencing on either side or front of said house beyond the side or front of said house.
- (d) No structures shall be erected, altered, placed, or permitted to remain on the lots other than a one detached single-family residence not to exceed two stories in height, excluding basement, split-level, and two stories on a tri-level house, and a detached or attached private garage for not more than three cars. No detached radio or television aerial shall be permitted, and no aerial attached to any residence or garage shall have a height exceeding three feet above the roof line of the residence or garage to which it is attached.
- (e) No structure shall be located on any lot in such a manner as shall not meet the minimum city of Casper set-back, front and side yard requirements. For the purposes thereof, eaves, steps and open porches shall not be considered as a part of the building, provided however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. All construction shall be new, and no used building shall be moved from outside and placed on any such lot.
- (f) Except for fences which shall be constructed along the rear lot line, if at all, no structure shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all



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improvements on it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

- (g) No animals, livestock, or poultry of any kind shall be raised, bred or kept on any such lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- (h) Each residence in the Addition shall have an electric garbage disposal installed in the kitchen sink and shall have suitable garbage containers for trash and rubbish.
- (i) No vehicle of a size larger than the now standard American manufactured car or pickup truck, and no vehicle the primary use of design of which is for the transportation of passengers for hire and no vehicles intended to be used primarily for sport, commerce or industry such as trucks, campers, house trailers, buses, boats and boat trailers, snowmobiles and snowmobile trailers, tractors and trailers shall be parked on the streets or any of the front portions, driveways or other ways of access of or to any such lot or lots for a continuous period of more than 48 hours. The foregoing numeration of certain specific vehicle types is not intended to be exclusive, but only illustrative.
- (j) No noxious or offensive activity, commercial or otherwise, shall be conducted on the lots, nor shall anything be done which may be or become an annoyance or nuisance to those owning property in the Addition.

1.5 The architectural control committee is

composed of Ray Brunson, Bernice Reed, and Donald L. Chapin.

In the event of death or resignation of any member of the committee, the remaining member shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this

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covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties.

1.6 The owner or builder will submit plans and specifications to the committee which are adequate to establish the type, quality and appearance of the building exterior. In general, the committee will encourage the building to blend with or compliment the natural are colors.

The locations of structures on the sites and the heights shall be designed to reduce the building prominence and will blend with the site as much as possible. All improvements erected in the subdivision, must be new construction only.

It is the intent of the architectural committee to offer a subdivision that is of high standards and therefore all materials used in the home construction shall be high quality and enhance the Addition's appearance. Normal tract housing design will be discouraged in the subdivision and therefore

it is the suggestion of the architectural committee that all builders submit plans and specs prior to obtaining any building permits. In evaluating the plans submitted for approval, the members of the architectural committee will use the specific quidelines established in this section and the general provisions of the covenants as a basis for their actions. Should the committee disapprove the submitted plans, a conference shall be held with the owner and/or



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Builder to outline the reasons for the disapproval. Should the members of the committee disagree in the matter of approvals, the majority of the committee make the final approval or disapproval of any disputed plans. All plans and specs should be submitted to Bernice Reed, 3620 S. Oak, Casper, Wyoming. Fences in front yards shall be no higher than four (4) feet, and must be at least 75% open. Fencing of any kind in the subdivision must be of a natural wood material unless specifically approved by the architectural committee. Any damage done to sidewalks, curbs and curbwalks, during construction and thereafter, will be the responsibility of the owner or builder to replace.

1.7 The committee shall not be liable in damages to any person or association submitting for approval any plans contemplated hereby, or to any owner or owners of land within the subdivision by reason of any action, failure to act, approval, disapproval, or failure to approve or disapprove, with regard to such plans. Any person or association, by submitting plans to the committee for approval, shall be deemed to covenants and agree not to bring any motion or suit to recover damages against the committee, its members as individuals, advisors, employees, agents, or owner of lands within the Subdivision.

1.8 The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans

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and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. The failure of such representative to approve or disapprove does not relieve any proposed builder from his legal responsibility to comply with the covenants, conditions and restrictions contained herein.

1.9 Easements for installation and maintenance of utilities are reserved and are shown on the recorded plat of the Addition.

1.10 The construction of residential improvements on any such lots shall be completed not later than one year from and after the date upon which such construction was commenced; all front yard lots shall be landscaped and planted with grass and trees or shrubbery of appropriate character and type within one year from and after construction of improvements on any such lot has been completed. In addition each builder or contractor shall remove all debris and finish grade the entire lot before sale or occupancy of the dwelling. Also, as a minimum, all front yard areas shall be sodded or otherwise landscaped. If a dwelling is completed in the winter, adequate funds shall be escrowed for this purpose and no other.

1.11 The covenants herein contained shall be and remain in full force and effect for a period of twenty-five years (25) from and after the date hereof, and shall remain

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in force and effect thereafter for successive ten (10) year periods unless by agreement of the majority of the then owners of such lots the terms and provisions hereof are changed, modified or abrogated in whole or in part at the end of the first twenty-five (25) year period or at the end of any succeeding ten (10) year period.

1.12 In the event of the violation or attempt to violate any of the covenants herein contained, it shall be lawful for the undersigned, J. Howard Mock, or any person hereafter owning any such lot, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate the same and therein to recover damages for such violation or attempt, at its or their option, to obtain injunctive relief, either mandatory or prohibitive, to prevent such violation or to re-establish prior existing and unobjectionable conditions.

#### ARTICLE II

2.1 In the event any one or more of the covenants herein contained is rendered invalid or unenforceable by judgement or decree of any court of competent jurisdiction, the other covenants herein contained shall, nonetheless, remain in full force and effect for and during the full term hereof.

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2.2 The covenants herein contained shall be binding upon the undersigned, J. Howard Mock, and upon all his successors and assigns, as to any and all of the lots specified as being covered thereby, and are imposed upon as an obligation and charge against the land and lots specifically described for the benefit of the undersigned, J. Howard Mock, his successors and assigns, and for the benefit of the lands and those persons and parties who shall hereafter succeed to or otherwise acquire title to or interest in any part of the specifically described lands.

IN WITNESS WHEREOF, J. Howard Mock, has executed this instrument at Casper, Wyoming on the 02nd day of January, 1992.

*J. Howard Mock*  
J. HOWARD MOCK

STATE OF WYOMING )  
COUNTY OF NATRONA )

The foregoing instrument was acknowledged before me this 02 day of Jan, 1992, J. Howard Mock.

Witness my hand and notarial seal.

*Dorene Johnson*  
Notary Public

