

MAP OF
RIVER CROSS INDUSTRIAL AREA
 A PART OF THE N.W. 1/4 S.W. 1/4
 SECTION 4, T.33N., R.79W. OF THE 6th. P.M.
 NATRONA COUNTY, WYOMING
 SCALE 1"=100'

CERTIFICATE OF DEDICATION

STATE OF WYOMING, ss
 County of Natrona

DOROTHY F. ENGLISH and H.O. ENGLISH her husband, and H.A. TRUE, JR. and JEAN D. TRUE, his wife, do hereby certify that this subdivision of the tract described as follows:
 "That certain portion of N.W. 1/4 S.W. 1/4 Section 4, T.33N., R.79W. of 6th. P.M., Natrona County, Wyoming, more particularly described as follows:
 "Starting at a point which is South 0 degrees 44 minutes West a distance of 774.0 feet from the West quarter-corner of Section 4, and which point is on the boundary line between the N.E. 1/4 S.E. 1/4, Section 9 and the N.W. 1/4 S.W. 1/4, Section 4 and is the point of intersection of said boundary line and the southeasterly boundary line of the right-of-way of the Wyoming-U.S. Highway; thence North 54 degrees 50 minutes East a distance of 572.28 feet to a point; thence South 0 degrees 44 minutes East a distance of 589.83 feet to a point; thence South 0 degrees 44 minutes West a distance of 355.0 feet to a point; thence South 0 degrees 44 minutes West a distance of 677.83 feet to a point; thence North 0 degrees 44 minutes East a distance of 478.18 feet to the point of beginning."
 as it appears on this plat, is with the free consent and in accordance with the desires of the undersigned owners and proprietors, and that the name of said subdivision shall be **RIVER CROSS INDUSTRIAL AREA**, and that the streets and public ways as shown on said plat are hereby dedicated to public use.
 Dedicators hereby relinquish and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.
 Dated at Casper, Wyoming, this 25th day of July, 1956.

Dorothy F. English
H.O. English
H.A. True, Jr.
Jean D. True

STATE OF WYOMING, ss
 County of Natrona

On this 25th day of July, 1956, before me personally appeared DOROTHY F. ENGLISH and H.O. ENGLISH her husband, and H.A. TRUE, JR. and JEAN D. TRUE his wife, to me known to be the persons described in and who executed the foregoing instrument, and each acknowledged that they executed the same as their free act and deed, the said wives having been by me fully apprised of their rights and the effect of signing and acknowledging said instrument.

My commission expires
 March 29, 1962.
Alvin M. Hitchcock
 Notary Public

CERTIFICATE OF SURVEYOR

STATE OF WYOMING, ss
 County of Natrona

This is to certify that this subdivision designated "RIVER CROSS INDUSTRIAL AREA" comprises a part of N.W. 1/4 S.W. 1/4 Section 4, T.33N., R.79W. of the 6th P.M., Natrona County, Wyoming; that this survey was made by me during June 1956, at the request of Dorothy F. English and H.O. English, her husband; that this plat shows the subdivision thereof into blocks numbered consecutively from 1 to 9 inclusive, each block containing lots numbered as shown; that block corners are marked by iron pipe, that lot corners are marked by steel pins, that all bearings, angles and distances as shown on the plat are true, to the best of my belief.

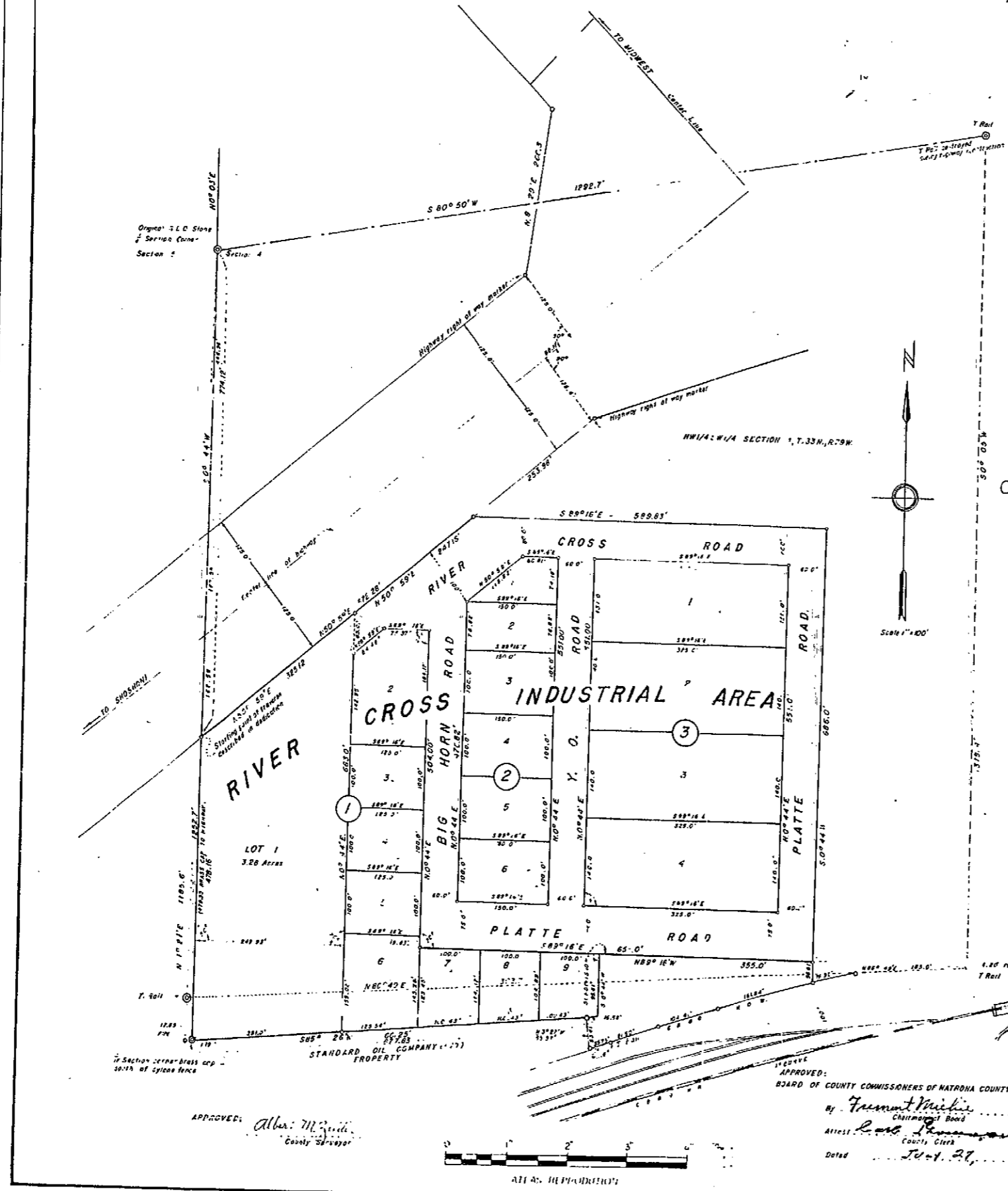
Wyoming Registration No. 144
Elmer H. Johnston
 Elmer H. Johnston, Surveyor

Subscribed in my presence and sworn to before me this 13th day of July, 1956.

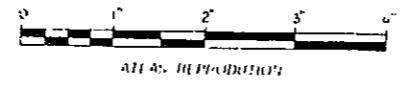
My Commission Expires:
 March 27, 1958.
Robert O. Lindner
 Notary Public

APPROVED:
 CITY COUNCIL OF THE CITY OF CASPER, WYOMING
 By *Tom Nicholas*
 Mayor
 Attest *Wm. J. Emmel*
 City Clerk
 Dated July 26, 1956

APPROVED:
 BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING
 By *Frederick Michie*
 Chairman of Board
 Attest *Earl Thompson*
 County Clerk
 Dated July 27, 1956



APPROVED:
Alvin M. Hitchcock
 County Surveyor



H. O. ENGLISH and/or DOROTHY F. ENGLISH
INDUSTRIAL BUILDING RESTRICTIONS

WHEREAS, H. O. ENGLISH and/or DOROTHY F. ENGLISH are the owners of the following described properties in Natrona County, Wyoming and desire to establish in said property an exclusive industrial district wherein the construction and use of industrial buildings shall conform to certain minimum requirements and the consideration of compliance by each owner with such requirements shall be protection against violation thereof by other owners of industrial properties in the same area;

NOW, THEREFORE, in consideration of the premises the undersigned owners do hereby impose upon the following described properties in Natrona County, Wyoming: River Cross Industrial Area situate in

That certain portion of ~~NW1/4~~ Section 4, Township 33 North, Range 79 West of the 6th Principal Meridian, Natrona County, Wyoming, (more particularly described as follows:

Starting at a point which is south 0 degrees 44 minutes west a distance of 774.12 feet from the west quarter corner of Section 4, and which point is on the boundary line between the NE1/4, Section 5, and the NW1/4, Section 4, and is on the point of intersection of said boundary line and the southeasterly boundary line of the right-of-way of the Wyoming, U. S. Highway; thence north 50 degrees 59 minutes east a distance of 325.12 feet to a point of beginning; thence north 50 degrees 59 minutes east a distance of 247.15 feet to a point; thence south 89 degrees 15 minutes east a distance of 589.83 feet to a point; thence south 0 degrees 44 minutes west a distance of 686.0 feet to a point; thence north 89 degrees 15 minutes west a distance of 355.0 feet to a point; thence south 0 degrees 44 minutes west a distance of 95.61 feet to a point; thence south 85 degrees 26 minutes west a distance of 425.83 feet to a point; thence north 0 degrees 44 minutes east a distance of 863.0 feet to the point of beginning;

the following protective covenants and restrictions, to-wit:

1. The within described land shall be used for industrial purposes only and there shall not be permitted any commercial business involving a bar or liquor store, grocery, drugstore, clothing store, sporting goods, eating establishment, night club, places of entertainment, amusement or places for sporting events within the area. Further, that no slaughterhouse, livery stable, or poultry business shall be conducted in said area; no tannery or other type of industry which would cause or create unpleasant, noxious or other offensive odors; no junk yard or junk car lot shall be permitted within the confines of this area.

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).



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2. Every industrial building constructed herein shall be equipped with modern fire extinguishing equipment or automatic fire prevention equipment or sprinkler system for the protection of the property as well as for the protection of adjacent properties. Any and all buildings will be constructed no closer to the front property line than 20 feet. All fences shall come no further to the front of the property line than the front of the building.

3. Each industrial building shall join with the sewer system that will be installed by said present owners at a cost to said industrial building owner being no greater than the estimated cost of installation of individual septic tank. No outhouses will be permitted in the area. Particular attention will be paid to sewage disposal so that the underground water system will not in any way become polluted.

4. No building shall be erected that is not built of fireproof material and the front of each building must be of brick or stone.

5. That no private water wells shall be drilled within the area without the written consent of Dorothy F. English and H. O. English, her husband, having been first had and obtained.

6. Each industrial building owner shall keep his or its premises in a good, sightly condition at all times and if said area becomes unsightly, and upon fifteen (15) days' notice the industrial building owner does not correct such unsightly condition, then said English and English may clean up said unsightly condition and all charges for such services shall immediately and forthwith, upon filing copy of same with the Clerk of Natrona County, Wyoming, become a lien upon such industrial property.

7. The within covenants are to run with the land, and shall be binding upon all parties and all persons claiming under them, heirs, successors and assigns, until July 1, 1975, at which time said covenants shall be automatically extended for successive periods of ten years each, unless by vote of a majority of the then owners of said industrial properties it is agreed to change said covenants in whole or in part.

These covenants and restrictions are part of a general building scheme and are for the benefit of all lot holders in the subdivision. If any industrial building owner, his heirs, successors or assigns, shall violate, or attempt to violate, any of the covenants herein it shall be lawful for any other industrial owner of any real property situated within said area and/or

said English and English to prosecute any proceeding at law 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.

8. Owners English and English, or a corporation which they may designate, shall appoint two owners of industrial property in the area who shall form a committee of three including one of the English owners, or their designated agent, to control and govern the within restrictions and any conflicts regarding same, and with full and exclusive power to act. Each of the said two owners of industrial property is to retain membership on said committee for one year, or until reappointed or some other owner is designated by owners English and English to take his place on said committee. The committee shall have power and authority to approve or disapprove building plan, specifications and plot plan showing location of buildings as to conformity with and harmony of external design with the existing structures in this subdivision, and to designate a representative of said committee with like authority. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to act. In the event such committee or its designated representative fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to them, 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 members of such committee nor its designated representative 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 July 1, 1976. Thereafter the approval described in this covenant shall not be required unless prior to said date 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.

9. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions or covenants herein, which shall remain in full force and effect.

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10. Any restrictions, conditions or covenants contained herein may be changed, altered or amended, and further restrictive covenants added, by action of the majority, by vote, of the committee herein mentioned. If any owner of lots in an area of the subdivision affected desires to protest such action of the committee, he may do so by making a formal complaint in writing to said committee and thereafter, at the complainants expense, publish notice in a local newspaper once each week for three consecutive weeks stating the nature of the complaint. Five days after the publication of the last notice the committee will conduct a hearing at which time the complainants, or any other landowner directly affected by the committee action, may appear in person or by attorney and verbally register their protests. The committee after hearing such protests, and duly considering them, shall make their decision and the decision of the majority of the committee, by vote, will be final and binding upon all parties whether present or not. Any expenses incidental to the hearing, including legal fees and notice by publication, shall be paid by the complainants. The procedure herein set forth in paragraph 10 of these restrictions shall apply only to changes, alterations, amendments and additions of restrictive covenants and shall not apply to other provisions relating to their enforcement.

EXECUTED THIS 30th day of July, 1956

H. O. English
H. O. English

Dorothy F. English
Dorothy F. English

Subscribed and sworn to before me this 30th day of July, 1956.

Robert J. Landrum
Notary Public

Notary Public
WYOMING
COUNTY, WYOMING
My Commission expires:
November 30, 1956