

629743

RECORDED BY CLERK, WY
BABY ANN COLLINS
RECORDED SL

'99 FEB 18 PM 2 32

LAKE DRIVE (60')

BASIS OF BEARING
(N.75°00'40"E., 510.68')
(N.75°00'40"E., 510.75')
(328.84')
(328.71')

181.91'
(181.97')

47.0' 26'x62'
HOUSE

WATER WELL
SEPTIC

LOT 36

(N.0°09'36"W., 526.78')
(N.0°11'08"W., 526.69')

LOT 35A
2.216 ACRES

(S.0°11'52"E., 570.77')
(S.0°12'07"E., 570.44')

LOT 35B
4.454 ACRES

649.46'

LOT 34



SCALE: 1"=100'

10' UTILITIES

(176.00')
176.01'

EASEMENT (317.93')
317.96'

REC. UNDATED AL. CAP
5.31' SOUTH OF REBAR

S.89°11'55"W.

LOT 7

LOT 8

LOT 9

SANDY LAKE ESTATES LOT SPLIT A PORTION OF LOT 35 AS LOT 35A

CERTIFICATE OF LOT SPLIT APPROVAL

STATE OF WYOMING }
COUNTY OF NATRONA } SS

I do hereby certify that this lot split has been examined by me and found to comply with the regulations for Natrona County, Wyoming, and is therefore approved for filing.

John H. Kelly
COUNTY PLANNER

DATE: FEB 17, 99

Chris Kelly
COUNTY SURVEYOR

DATE: 2/28/99

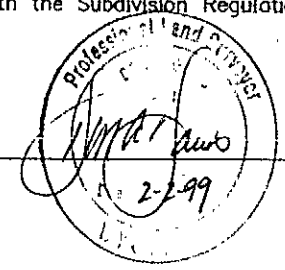
Anna J. Davelos
COUNTY HEALTH OFFICER

DATE: 02/10/99

Don A. Davis
OWNER

DATE: 2/03/99

KNOW ALL MEN BY THESE PRESENTS, I, Don A. Davis do hereby state that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed by me in accordance with the Subdivision Regulations of Natrona County.



NOTE:
Recorded Data as shown on plat of Sandy Lakes Estates, recorded July 1, 1977 in Book 278 of Deeds at Page 181 in the Natrona County Clerk's Office.

LEGEND:
RECOVERED CORNER □
RECORD DATA (N.0°09'36"W., 526.78')
MEASURED DATA N.0°11'08"W., 526.69'



Survey & Plat By:
WORTHINGTON, LENHART and CARPENTER, INC.
200 Pronghorn Street Casper, Wyoming 82601 (307) 266-2524
W.O. No.: 10004 Date: 1-28-99 Acad Dwg: ATKINSON

RECORDED July 1 19 77 AT 9:22 O'CLOCK AM
IN BOOK 68 OF MISC. PAGE 123
NO. 214749 JOHN J. TOBIN
COUNTY CLERK

MICROFILM — 13-7

DEED OF RESTRICTION

FROM: EARL CATES and BRUCE N. EDDY, owners of Sandy Lake Estates, a Subdivision in Natrona County, Wyoming.

TO: All future owners of lots in Sandy Lake Estates, a Subdivision of Natrona County, Wyoming.

WHEREAS Earl Cates and Bruce N. Eddy are the owners and developers of certain land situated in Natrona County, Wyoming, and known and designated as Sandy Lake Estates, and,

WHEREAS the owners desire to establish and secure the enforcement of uniform restrictive covenants upon the usage and developments of lots within the Sandy Lake Estates subdivision,

NOW, THEREFORE, THERE ARE HEREBY CREATED, DECLARED AND ESTABLISHED in Sandy Lake Estates, Natrona County, Wyoming, the following restrictive covenants, easements, reservations and requirements upon the lands within such subdivision, which restrictive covenants, easements, reservations and requirements shall run with the land and remain in full force and effect for a period of Twenty-five (25) years from the date hereof, or until Sandy Lake Estates shall become part of an incorporated municipality, or until amended or rescinded upon the written consent of the owners of record of a majority of the lots in such subdivision, whichever event shall first occur.

RESTRICTION A

UNIFORM GENERAL REQUIREMENTS

1. Residential lots. The following lots are hereby designated as residential lots - Lots 12, 13 and 14. Lots 30 through and including 36. Lots 38 through and including 48.

2. Fences. All fences constructed on the boundary of said lots shall be buck rail, split rail or wooden fences only. Existing fences are specifically excluded from this

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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).

restriction.

3. Automobiles and Trailers. No trailers shall be allowed on any of the above-designated lots. No lots shall be used as a junkyard or auto graveyard.

4. Water and sewage. The laws of the State of Wyoming and the County of Natrona, as well as the rules and regulations of their administrative agency, now or hereafter in effect with regard to sewage disposal, water supply, and sanitation are hereby incorporated herein and made a part hereof.

RESTRICTION B

SINGLE DWELLINGS

In addition and supplemental to the Uniform General Restrictions, the following restrictive covenants and requirements shall apply to and govern the erection of single dwellings:

1. Costs and size of building. The minimum size of all single-family dwellings (exclusive of homesite, carport, breezeways, patios and porches) shall be 1,000 square feet.

2. Construction. Single-family dwellings shall be modular-type or constructed on site of wood or masonry. Transportable homes are not permitted.

IN WITNESS WHEREOF Earl Cates and Bruce N. Eddy have caused these presents to be signed and sealed in the City of Casper, County of Natrona, State of Wyoming, this 14th day of June, 1977.

Earl Cates
Earl Cates

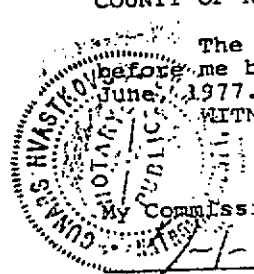
Bruce N. Eddy
Bruce N. Eddy

STATE OF WYOMING)
) ss
COUNTY OF NATRONA)

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The foregoing instrument was subscribed and sworn to before me by Earl Cates and Bruce N. Eddy this 14th day of June, 1977.
WITNESS MY HAND AND OFFICIAL SEAL.

Gunars Hvastkov
Notary Public