

PLAT OF  
 "SKYLINE RANCHES"  
 BEING A SUBDIVISION OF ALL OR PORTIONS OF THE  
 W 1/2 SE 1/4 & SE 1/4 SW 1/4, SECTION 23  
 T.33N., R.80W. of the 6th PRINCIPAL MERIDIAN  
 NATRONA COUNTY, WYOMING

SCALE: 1" = 100'  
 CERTIFICATE OF DEDICATION

Jim R. Herz, hereby certifies that he is the owner of the foregoing subdivision of all or portions of the W 1/2 SE 1/4 & SE 1/4 SW 1/4, Section 23, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and this plat is made and recorded with the free consent and in accordance with his desires, the undersigned owner and proprietor of said lands, which are more particularly described as follows:

Beginning of the southwesterly corner of said parcel and SE 1/4 SW 1/4, Section 23; thence along the westerly line thereof N. 4°53'14"E., 1089.72 feet to an intersection with and a point in the Southerly Right of Way line of Wyoming State Highway No. 220; thence along said Right of Way line, N. 79°16'25"E., 1251.7 feet to a point of curve; thence continuing Northeasterly and leaving said true Right of Way line, along the arc of a true curve to the left, having a radius of 6879.6 feet, and parallel to said true Right of Way line, as measured 50.00 feet southerly and radially therefrom, through the chord which bears N. 77°47'35"E., 303.89 feet to a point which marks the northwest corner of the Wyoming National Guard Armory Tract; thence along the westerly line of said Armory Tract and the easterly line of the parcel being described, S. 13°58'44"E., 1384.80 feet to the southerly corner common thereto and also a point in the south line of said W 1/2 SE 1/4, Section 23, thence along the south line of said parcel and W 1/2 SE 1/4, S. 88°29'40"W., 636.10 feet to a point and south one-quarter corner of said Section 23; thence S. 89°01'51"W., 1318.02 feet along the south line of said SE 1/4 SW 1/4, Section 23, and said parcel to the southwest corner thereof and the point of beginning and containing 48.97 acres, more or less.

The name of said Subdivision shall be "SKYLINE RANCHES," Natrona County, Wyoming and all roads and public ways are hereby dedicated to the use of the public. The undersigned owner and proprietor of said lands hereby waives and relinquishes all rights he may have to lands included in this plat by virtue of the Homestead Laws of the State of Wyoming, said lands being vacant lands, not used or occupied for homestead purposes by any person whatsoever. The foregoing "SKYLINE RANCHES," as it appears on this plat, is and shall be subject to the covenants and restrictions hereto annexed as "Exhibit A."

Dated at Casper, Wyoming this 18th day of September, 1973.

*Jim R. Herz*  
 JIM R. HERZ

STATE OF WYOMING  
 COUNTY OF NATRONA  
 On this 18th day of September, 1973 before me personally appeared Jim R. Herz, to me personally known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Given under my hand and notarial seal the day and year first above written.  
 My commission expires: March 2, 1976  
*Louise Goodrich*  
 LOUISE GOODRICH  
 NOTARY PUBLIC

PLAT APPROVED

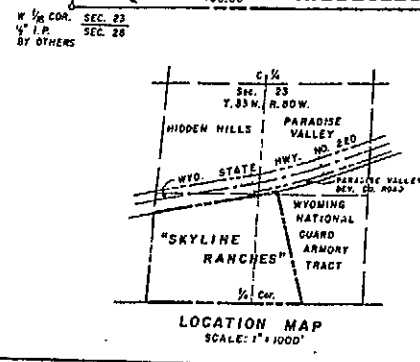
Approved by the Board of County Commissioners, Natrona County, Wyoming by Resolution duly passed on the 1st day of December, 1973.

ATTEST: *[Signature]* COUNTY CLERK *[Signature]* CHAIRMAN OF THE BOARD

Inspected and approved on the 12th day of December, 1973. *[Signature]* COUNTY SURVEYOR

Inspected and approved on the \_\_\_ day of \_\_\_, 1973. COUNTY HEALTH OFFICER

Filed for record in the office of the County Clerk of Natrona County, Wyoming on this \_\_\_ day of \_\_\_, 1973. *[Signature]* COUNTY CLERK



LEGEND  
 1/2" x 2" Rebars set this survey, unless otherwise noted

PLAT & SURVEY BY:  
 WILLIAM G. LADD consulting engineer  
 SUITE 304 WESTERN RESOURCES BLDG., CASPER, WYO.  
 W.O. NO. 2873 Date: September 7, 1973

Direct Distances and electronically measured distances.  
 Perimeter Closure Ratio Exceeds 1 to 10,000.

CERTIFICATE OF SURVEYOR  
 STATE OF WYOMING  
 COUNTY OF NATRONA  
 I, William G. Ladd of Casper, Wyoming do hereby certify that this plat was prepared from notes taken during an actual survey made by me during the month of August, 1973 and that such plat correctly represents such survey; and "SKYLINE RANCHES" being a subdivision of all or portions of the W 1/2 SE 1/4 & SE 1/4 SW 1/4, Section 23, T.33N., R.80W. of the 6th P.M., Natrona County, Wyoming; all Lots are properly marked and identified, all dimensions are expressed in feet and decimals thereof and all courses referred to the true meridian as determined by direct solar observation, such survey as represented hereon is correct to the best of my knowledge and belief.

Wyoming Registration No. 519 Professional Engineer and Land Surveyor. *William G. Ladd*  
 WILLIAM G. LADD, SURVEYOR  
 Subscribed in my presence and sworn to before me on this 13th day of September, 1973.  
 My commission expires: March 2, 1976  
*Louise Goodrich*  
 LOUISE GOODRICH  
 NOTARY PUBLIC

RECORDED APR. 15 1974 AM 10:10 BY J.M.  
IN BOOK 61 OF Misc. INDEX 357  
JAMES T. SMITH  
COUNTY CLERK  
NO. 153713

PROTECTIVE COVENANTS

The following covenants shall become covenants in any deed or other legal or equitable conveyance of the following described lands, to-wit:

A parcel being those portions of the W1/4E1 and SE1/4SW1, section 23, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming, bounded on the north by the Southerly Right of Way line of Wyoming State Highway No. 220 and on the east by the westerly line of the Wyoming National Guard Armory Tract, all being more particularly set forth by notes and bounds described as follows:

Beginning at the southwesterly corner of said parcel and SE1/4SW1, section 23; thence along the westerly line thereof N.4°56'E., 1087.60 feet to an intersection with and a point in the Southerly Right of Way line of said Highway No. 220; thence along said Right of Way line, N79°21'E., 1246.4 feet to a point of curve; thence continuing Northwesterly and leaving said true Right of Way line, along the arc of a true curve to the left, having a radius of 5879.6 feet, and parallel to said true Right of Way line, as measured 50.00 feet southerly and radially therefrom, through the chord which bears N.77°47'E., 311.4 feet, 311.4 feet to a point which marks the northwest corner of said Armory Tract; thence along the westerly line of said Armory Tract and the westerly line of the parcel being described, S.13°56'E., 1382.0 feet to the southerly corner common thereto and also a point in the south line of said W1/4E1, section 23; thence along the south line of said parcel and W1/4E1, S.88°34'W., 637.00 feet to a point and south one-quarter corner of said section 23; thence S.39°02'W., 1317.0 feet along the south line of said SE1/4SW1, section 23, and said parcel to the southwest corner thereof and the point of beginning, and containing 45.55 acres, more or less.

As the same have been subdivided by the plat to which these covenants are attached as an exhibit, and any lot, part or parcel thereof, such that the same shall be covenants running with the land, to-wit:

1. All numbered lots or parts thereof on the plat to which this is attached shall be used solely for the construction and occupancy of single family dwellings and residences, and not more than one such dwelling shall be constructed or occupied on each lot, excepting such lots as Skyline Ranches divides, prior to conveying. Each such dwelling so constructed shall:

- (a) Contain, when completed, not less than 1100 square feet of useable living space, exclusive of any cellar or basement.
- (b) Be so situated on a lot so that no portion thereof shall be closer than 50 feet from the street or roadway boundary, and the same distance from each side boundary provided, however, an exception may be granted by Skyline Ranches when required by

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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).

topography or other physical conditions.

(c) Contain adequate provisions for sewage, and where a community sewer system is not available, an adequate, accepted sewage system must be installed for each lot and it shall comply with the rules, regulations and standards required by the state and local departments of health; and be approved in writing by ~~SAHC.~~

(d) Be adequately wired for electricity in full compliance with the requirements of the United States Electrical Contractor's Code, and all electric, telephone and other utility lines shall be buried below the surface of the ground in adequate conduits, except those which may be placed overhead by the developer.

(e) Comply with community policies and building codes, if any, established by Skyline Ranches, as hereinafter set forth, and such plans for construction shall be approved by said Skyline Ranches for aesthetic harmony and location.

(f) Provide adequate off street parking for vehicles of the family occupying such lot and their guests. No parking will be permitted within the right of way of streets or roads within this subdivision.

(g) Be completed externally within ~~Five (5)~~ <sup>Twelve (12)</sup> months after commencement of construction. Expandable designs will be permitted when the complete design, showing all progressive stages of construction, has been approved by Skyline Ranches. Temporary structures used during construction shall be removed within one (1) year and shall otherwise not be allowed.

2. When horses are stabled and other pets are kept, the owner or owners thereof shall provide proper shelter thereof, keep the same contained, and the entire premises shall be kept clean and sanitary at all times. In the event a controversy should arise, the results shall be determined by the Natrona County Health Officer. In addition, the owner of each lot shall not permit the accumulation of weeds, brush, rubbish, junk, or

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Protective Covenant's  
(3)

junk cars of any kind, or allow or permit said premises, or the animals thereon, to become a nuisance or offensive, or to annoy the other owners within the subdivision. All garbage containers shall be completely enclosed and covered at all times.

3. No tents, house trailers or other temporary living quarters, or shed or temporary building of any kind shall be moved on, set up or built on any lot; provided, however, that temporary sheds or shelters erected by building contractors or builders of residence or other permitted building, but in no event for a period longer than one (1) year.

(4) As soon as weather permits after completion of each dwelling, as herein contemplated, the owner thereof shall landscape his lot and premises by the performance of necessary grading, the planting of compatible grasses, trees, shrubs and other domestic plants in such amount that the cost thereof, including labor, shall equal not less than two percent of the cost of construction of the completed dwelling. No grading or contouring will be permitted which will stop, dam up or otherwise direct or interfere with the natural drainage of surface waters.

5. No outdoor or unapproved incinerators, except for the burning of papers, shall be constructed, nor shall trash, garbage or rubbish be burned within this subdivision.

6. All other improvements built or installed upon any premises within this subdivision, including but not limited to garages, gates, fences, barns or animal shelters, arbors, summer-houses or other permanent or temporary structures of any kind shall be approved by the Skyline Ranches prior to construction or installation.

7. No lot, parcel or area within said subdivision shall be used for manufacturing, commercial or business purposes, nor for a boarding or rooming house, or trade of any kind except for the performance of professional services by a professional man within his residence, but only when such exception shall be permitted by

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Skyline Ranches.

8. There is hereby reserved in all streets, alleys and other ways, and across all lots and parcels of land in said subdivision, an easement and right of way not exceeding ten feet in width, for subterranean installation of electric, gas, telephone, sanitary sewer, storm sewer, water and other utility lines serving all or any portion of this subdivision, which rights and easements may be assigned or conveyed to any recognized utility company.

9. The covenants and restrictions herein contained, are mutual considerations accepted and entered into by and among all purchasers and owners of lots or parcels within this subdivision and shall be covenants running with the land, binding upon the deficiators of this subdivision and all purchasers and owners of lots and parcels herein, and upon their heirs, personal representatives, successors and assigns for a period of time ending April 15, 1975.

For the purpose of enforcing all provisions of these covenants there is hereby appointed an Architectural Control Committee consisting of James B. Herz, D. Niethammer and James [unclear], their heirs, successors, assigns or appointees.

Witness my hand and seal of Skyline Ranches:

*[Handwritten signatures]*

STATE OF WYOMING )  
COUNTY OF NATRONA )

The foregoing instruments was acknowledged before me this

8 day of August, 1973

Witness my hand and notarial seal.

*[Signature]*  
Notary Public

My commission expires.

4-5-76

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