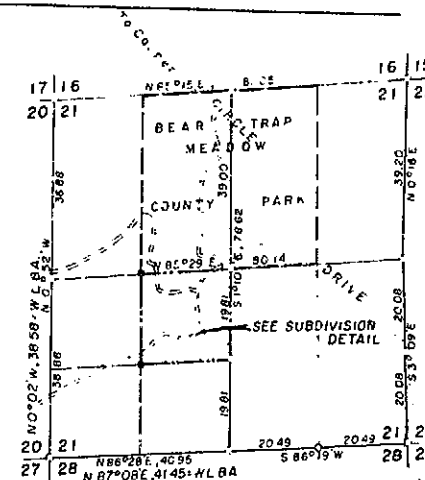
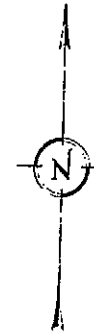
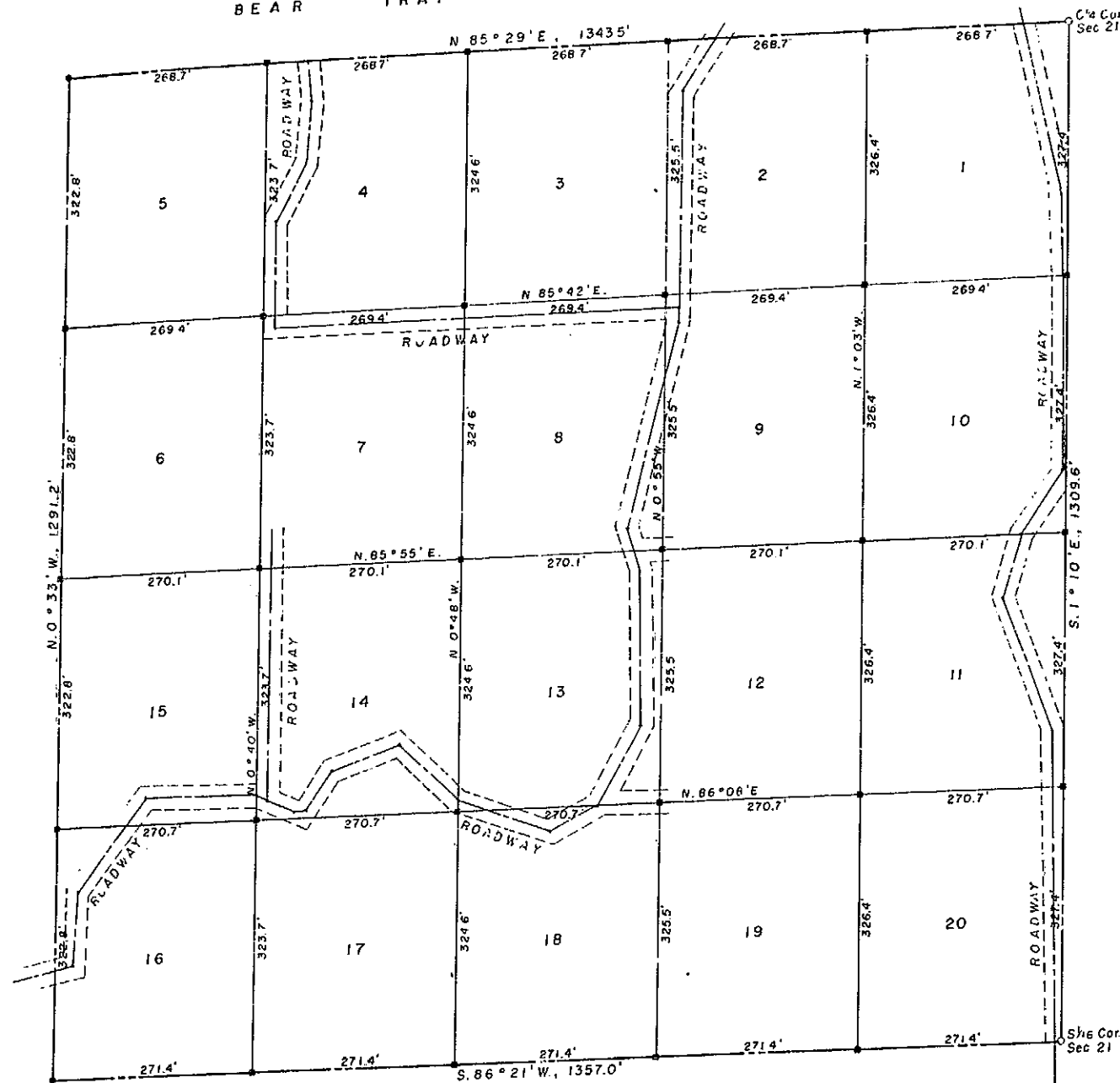


BEAR TRAP MEADOW - COUNTY PARK



LOCATION MAP
SECTION 21
T.32 N., R.79 W., 6th P.M.
NATRONA COUNTY, WYOMING
SCALE: 1" = 20 Chs

CERTIFICATE OF DEDICATION

I, Ethel L Speas, a widow, do hereby certify that the foregoing subdivision of the NE 1/4 SW 1/4, Section 21, T.32 N., R.79 W. of the 6th Principal Meridian, Natrona County, Wyoming, being more particularly described by perimeter metes and bounds as follows: Beginning at the northeast corner of said NE 1/4 SW 1/4, Section 21, which corner and point marks the center one-quarter (C 1/4) corner of said Section 21; thence S 1° 10' E., 1309.6 feet to the southeast corner of said NE 1/4 SW 1/4; thence S 86° 21' W., 1357.0 feet to the southwest corner; thence N 85° 29' E., 1343.5 feet to the northeast corner of said NE 1/4 SW 1/4, Section 21; and the point of beginning, containing 40.22 acres, more or less; as appears on this plat, is with the free consent, and in accordance with the desires of the undersigned owner and proprietor of said lands; that the name of said subdivision shall be "SOUTH BEAR TRAP MEADOW" and all roads as set forth and located within this plat are hereby dedicated to the use of the public. The undersigned owner and proprietor hereby waives and relinquishes all rights in said lands which she may have under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated at Casper, Wyoming, the 14th day of October, 1968. Ethel L Speas
ETHEL L SPEAS, owner and proprietor

STATE OF WYOMING
COUNTY OF NATRONA

On this 14th day of October, 1968, before me personally appeared Ethel L Speas, a widow, to me known as the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed, including the release and waiver of the rights of homestead.

My commission expires Mar. 25, 1969. V. A. Nichols
NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF NATRONA

I, E.C. Lenhart, of Casper, Wyoming, do hereby certify that this plat was prepared from notes taken during an actual survey made by me during the months of August, 1965 and August, 1968 and that such plat correctly represents such survey and "South Bear Trap Meadow", a subdivision of the NE 1/4 SW 1/4, Section 21, T.32 N., R.79 W. 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. 520 Professional Engineer & Land Surveyor. E.C. Lenhart
E.C. LENHART

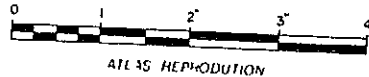
Subscribed in my presence and sworn to before me on this 2nd day of Oct., 1968. James J. Carpenter
NOTARY PUBLIC

NOTE:

- Roadway Easements except as noted
- W.L.C.B.L., Inc Brass cap. ●
- G.L.O. Brass cap. ○
- 1/2" x 4" Rebar / aluminum cap. □
- G.L.O. courses distances except as noted.

PLAT OF
SOUTH BEAR TRAP MEADOW
A SUBDIVISION OF
NE 1/4 SW 1/4, SECTION 21

SCALE: 1" = 100'



PLAT APPROVED

Approved by the Board of County Commissioners, Natrona County, Wyoming, by Resolution duly passed on the 14th day of October, 1968.

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

Inspected and approved on the _____ day of _____, 1968.

PLAT & SURVEY BY:
WORTHINGTON, LENHART, CARPENTER & LADD, INC.
200 SOUTH LOWELL STREET
CASPER, WYOMING

W O No 6-10-C8 Book No. 284 P.45 Date October 2, 1968

PLAT OF 222/322
"SOUTH BEAR TRAP MEADOW"
A SUBDIVISION OF NE 1/4 SW 1/4, SECTION 21
T.32 N., R.79 W. OF THE 6th P.M.
NATRONA COUNTY, WYOMING

Filed for record in the Office of the County Clerk of Natrona County, Wyoming on this _____ day of _____, 1968.

COUNTY CLERK

COVENANTS RESTRICTING AND GOVERNING LAND USE
AND DEVELOPMENT, SOUTH BEAR TRAP MEADOWS, A
SUBDIVISION OF NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 21, T. 32 N.,
R. 79 W., 6TH P. M., NATRONA COUNTY, WYOMING

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, the undersigned ETHEL L. SPEAS, a widow, is
the owner of all that certain real property situate in
Natrona County and State of Wyoming known and described as
South Bear Trap Meadows, a subdivision of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of
Section 21, Township 32 North, Range 79 West, 6th P. M.,
Natrona County, Wyoming, as shown by the Plat and Dedication
thereof duly recorded in the office of the County Clerk and
Ex-Officio Register of Deeds in and for Natrona County,
Wyoming, in Book 222, Page 222; and

WHEREAS, to insure the use and development of said
property for residential purposes only and to prevent the
impairment of the attractiveness of such property for such
purposes and to maintain property values therein, the under-
signed desires to hereby make and impose upon said real prop-
erty the restrictions and limitations hereinafter set forth;

NOW, THEREFORE, for and in consideration of the premises,
the undersigned does hereby and by these presents make, pub-
lish, declare and impose upon all of the aforementioned
South Bear Trap Meadows Addition the following restrictions
governing the use and development of all tracts within said
Addition and does hereby specify and declare said restrictions
and limitations shall be and constitute covenants running with

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).

all of the land in said Addition and shall be binding upon the undersigned and all persons claiming under her and shall be for the benefit as well as limiting and restricting all future owners of tracts within said Addition.

I.

All tracts in said Addition shall be used exclusively for residential purposes; no buildings or structures shall be erected, placed upon or be permitted to remain on any tract therein other than one private, single family dwelling specifically designed for the use and occupancy of one family, together with associated outbuildings.

II.

No building shall be built closer than twenty-five (25) feet from any tract boundary, provided that if there is a common ownership of two tracts, such 25-foot limitation shall be applicable only to the outside tract line. All buildings erected upon the lands shall conform with the minimum public health, fire and safety standards of the State of Wyoming. No tract shall be subdivided from the manner in which said tracts are laid out on the Plat of said South Bear Trap Meadows Addition.

III.

No business, commercial or manufacturing enterprise or any enterprise of any kind or nature, whether or not conducted for profit, shall be operated, maintained or conducted on any tract in such Addition or in any dwelling or building erected or placed thereon, nor shall any signs, billboards or advertising devise, except suitable signs to permit the sale thereof, be erected, placed upon or permitted

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to remain on any tract in said Addition. No trailer, basement, garage or other structure of a temporary nature shall be used as a place of residence or habitation either temporarily or permanently except such as may be customarily employed by contractors for and during the course of construction of improvements. No house trailer, tent or other structure of a temporary or unsubstantial nature shall be erected, placed upon or permitted to remain on any tract.

V.

To the extent that livestock is maintained on any of the lands, said livestock shall be confined to the areas of the tracts. No commercial farming shall be done on the tracts and no commercial livestock raising, treating, finishing, or slaughtering shall be done on said tracts.

VI.

The construction of dwellings shall be completed not later than three years after the date of commencement.

VII.

The covenants contained herein shall be and remain in force for a period of twenty (20) years from and after the date hereof and shall remain in full force for successive ten-year periods unless by agreement of the majority of the owners of the tracts of said Addition, the terms and provisions hereof are changed, modified or abrogated in whole or in part at the end of the 20-year term or at the end of any successive 10-year period.

VIII.

In the event of the violation or the attempt to violate any of the covenants herein contained, it shall be lawful for the undersigned or any person owning a tract in said Addition to prosecute any proceedings at law or in equity

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against the person or persons violating or attempting to violate the same and therein to recover damages for such violation or attempt, at their option, to obtain injunctive relief, either mandatory or prohibitive, to prevent such violation or to re-establish prior existing or unobjectionable conditions. In the event any one or more of the covenants herein contained is rendered invalid or unenforceable by judgment or decree of a court of competent jurisdiction, the other covenants herein contained shall nonetheless remain in full force and effect for and during the full term hereof.

IX.

The covenants herein contained shall be binding upon the undersigned and upon her heirs and assigns as to any and all of the lands in said Addition as an obligation charged against all of the tracts therein situate for the benefit of the undersigned, her heirs and assigns, in the general plan for the benefit of said Addition and those persons or parties who shall thereafter succeed to or otherwise acquire title to or interest in any part thereof.

IN WITNESS WHEREOF, the undersigned has executed this instrument at Casper, Wyoming this 21 day of octbr, 1968.

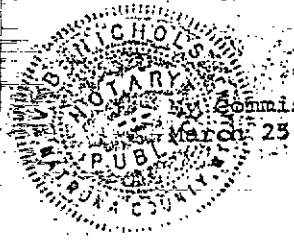
Ethel L. Speas
Ethel L. Speas

THE STATE OF WYOMING)
) SS.
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me
this 14th day of October, 1968 by Ethel L. Speas.

Witness my hand and official seal.

V. B. Nichols
Notary Public



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