

234/49

PLAT OF "TAVARES HOMES" A SUBDIVISION OF PORTIONS OF THE SE 1/4 NW 1/4 & SW 1/4 NE 1/4 SECTION 25 T. 33 N., R. 80 W., 6th PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

SCALE: 1" = 80' CERTIFICATE OF DEDICATION

Joseph Tavares and Verla M Tavares, husband and wife, hereby certify that they are the owners of the foregoing subdivision of portions of the SE 1/4 NW 1/4 & SW 1/4 NE 1/4, Section 25, Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming and this plat is with the free consent and in accordance with their desires, the undersigned owners and proprietors of said lands which are more particularly described as follows:

Beginning at the northerly corner common to the SE 1/4 NW 1/4 & SW 1/4 NE 1/4, Section 25, said corner also being identified as the north one-sixteenth (1/16) corner in the centerline of said Section 25, thence from said corner and point of beginning, S. 89° 52' E., 24.00 feet to a point in the easterly line of a 50 feet wide roadway known as Squaw Creek Road; thence S. 0° 07' E. along the easterly line of said roadway, 425.0 feet to a point; thence leaving said roadway, N. 89° 53' E., 70.00 feet to a point; thence S. 14° 09' E., 206.58 feet to a point; thence S. 10° 36' E., 203.39 feet to a point; thence S. 0° 07' E., 230.00 feet to a point; thence S. 2° 15' W., 171.14 feet to a point; thence S. 89° 53' W., 149.94 feet to a point in the easterly line of said Squaw Creek Road. Thence along the easterly line thereof S. 0° 07' E., 97.6 feet to a point in the southerly line of said SW 1/4 NE 1/4, Section 25; thence along the southerly line thereof, S. 89° 58' W., 24.00 feet to the center one-quarter (1/4) corner of said Section 25, thence continuing S. 89° 58' W., 26.00 feet to a point in the westerly line of said Squaw Creek Road, thence along the westerly line thereof N. 0° 07' W., 147.6 feet to a point; thence leaving said roadway, S. 89° 53' W., 145.0 feet to a point in the centerline of Squaw Creek; thence along the centerline of said Squaw Creek, N. 0° 40' E., 81.00 feet to a point, thence N. 20° 41' W., 85.44 feet to a point; thence N. 22° 37' W., 75.77 feet to a point; thence N. 22° 22' W., 71.30 feet to a point; thence N. 01° 04' E., 48.01 feet to a point; thence N. 15° 43' W., 89.30 feet to a point; thence N. 89° 53' E., 53.00 feet to a point; thence N. 0° 07' W., 155.00 feet to a point; thence N. 89° 53' E., along the north line of the Parcel being described, 200.00 feet to a point in the westerly line of said Squaw Creek Road; thence along the westerly line of said roadway N. 0° 07' W., 590.00 feet to a point in the north line of line of the SE 1/4 NW 1/4, said section 25; thence along the northerly line thereof S. 89° 52' E., 26.00 feet to the point of beginning and containing 6.65 acres, more or less, of which 3.42 acres is contained in the SE 1/4 NW 1/4, Section 25 and 3.23 acres in the SW 1/4 NE 1/4, Section 25 and as set forth by said plat.

The name of said subdivision shall be "TAVARES HOMES", Natrona County, Wyoming and all roads located therein are hereby dedicated to the use of the public. The undersigned owners and proprietors of said lands hereby waive and relinquish all rights they may have to the lands included in this plat by virtue of the homestead exemption laws of the State of Wyoming.

Dated at Casper, Wyoming this 2 day of February, 1971.

JOSEPH TAVARES, HUSBAND and VERLA M. TAVARES, WIFE

STATE OF WYOMING COUNTY OF NATRONA

On this 2 day of February, 1971, before me personally appeared Joseph Tavares and Verla M Tavares, husband and wife, to me personally known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Given under my hand and notarial seal, the day and year first above written. My commission expires: 2, 1972

CERTIFICATE OF SURVEYOR

STATE OF WYOMING COUNTY OF NATRONA

I, H.L. Worthington of Casper, Wyoming, a principal of Worthington, Lenhart, Carpenter & Ladd, Inc., hereby certify that this plat was prepared from notes taken during actual surveys made by me commencing on October 5, 1970 through October 23, 1970 and that such plat correctly represents such surveys and is true and correct to the best of my knowledge and belief, that each lot, road or other grounds in the foregoing "TAVARES HOMES" all tracts are well and accurately marked with 1/2" x 15" steel rods, all dimensions are expressed in feet and decimals thereof and courses are referred to the true meridian, all being true and correct to the best of my knowledge and belief.

Worthington Registration No. 142 Land Surveyor. Subscribed in my presence and sworn to before me on this 21 day of December, 1970. My commission expires January 5th, 1973.

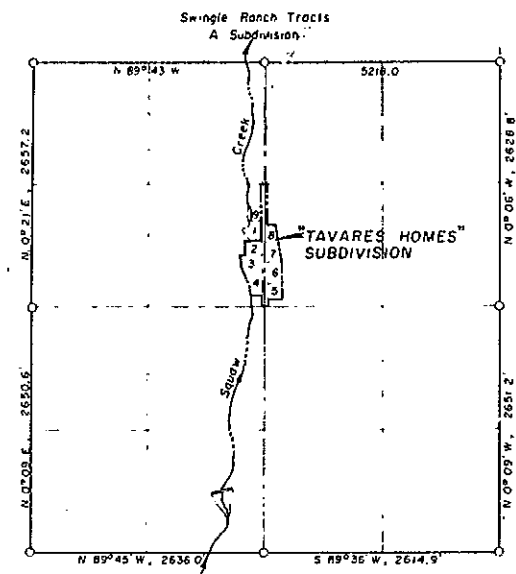
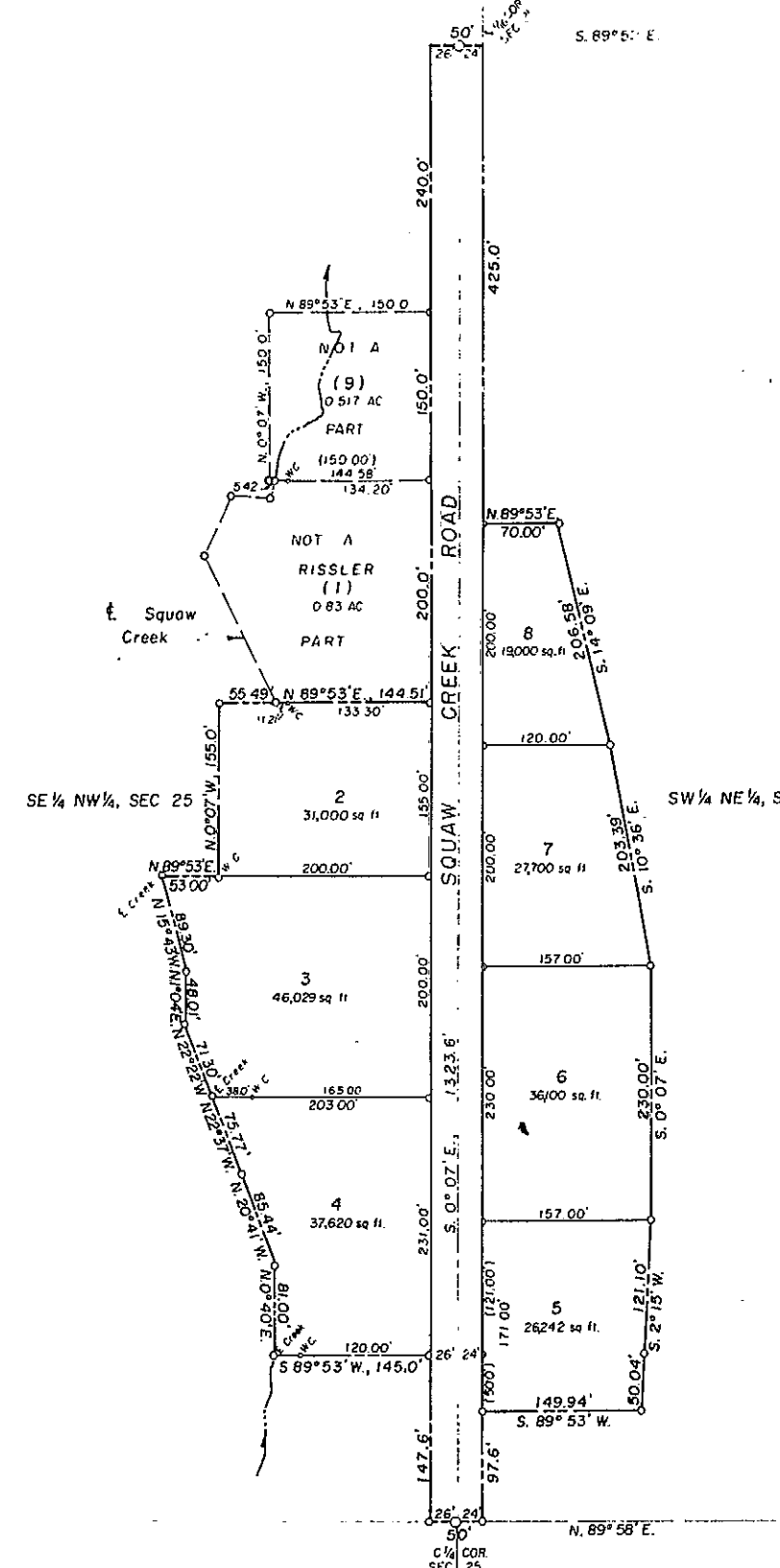
PLAT APPROVED

Approved by the Board of County Commissioners, Natrona County, Wyoming, by Resolution duly passed on the 16 day of February, 1971.

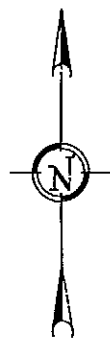
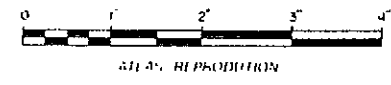
ATTEST: COUNTY CLERK and CHAIRMAN OF THE BOARD

Inspected and approved on the day of 1971. COUNTY SURVEYOR

Filed for record in the office of the County Clerk of Natrona County, Wyoming on this day of March, 1971. COUNTY CLERK



SUBDIVISION LOCATION MAP SECTION 25 T. 33 N., R. 80 W. of the 6th P.M. NATRONA COUNTY, WYOMING SCALE: 1" = 1000'



PLAT & SURVEY BY WORTHINGTON, LENHART, CARPENTER & LADD, INC. 632 SOUTH DAVID STREET, CASPER, WYOMING W.O. 10-5-B Date: December 18, 1970

Direct Solar lines and chained distances.

PLAT OF "TAVARES HOMES" A SUBDIVISION OF PORTIONS OF SE 1/4 NW 1/4 & SW 1/4 NE 1/4, SEC. 25 T. 33 N., R. 80 W. of the 6th P.M. NATRONA COUNTY, WYOMING SCALE: 1" = 80'

EXHIBIT A TO PLAT AND DEDICATION OF TAVARES HOMES

a subdivision of a portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 25, Township 33 North, Range 80 West, Natrona County, Wyoming

The following covenants shall become covenants in any deed or other legal or equitable conveyance of Lots 1 through 9 both inclusive, in said Tavares Homes, being a portion of the following described lands, to-wit:

Township 33 North, Range 80 West, 6th P.M.
Section 25: Part of SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$

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 on the plat to which this is attached shall be used solely for the construction and occupancy of dwellings and residences, which may include duplexes not to exceed bi-level in height, and not more than one such building shall be constructed or occupied on each lot. Each such dwelling so constructed shall:

(a) Contain, when completed, not less than 1200 square feet of useable living space, exclusive of any cellar or basement.

(b) Be so situated on a lot that no portion thereof shall be closer than 25 feet from the street or roadway boundary, and 15 feet from each side boundary; provided, however, an exception may be granted by the Planning Committee when required by topography or other physical conditions.

(c) Contain adequate provisions for sewage, and where a community sanitary 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. In addition, all plumbing installations shall comply with the Western Plumbing Code and such compliance shall be certified and approved upon the inspection of a recognized plumbing inspector.

(d) Be adequately wired for electricity in full compliance with the requirements of the United States Electrical Contractors' Code.

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

(f) Provide adequate off street parking for vehicles of the persons occupying such lot, which shall include parking and covered storage for at least two (2) vehicles for each family dwelling.

(g) Be completed externally within ten(10) months after commencement of construction. Expandable designs will be permitted when the complete design, showing all progressive stages of construction, has been approved by the Planning Committee.

2. No poultry, fowl, wild animals or livestock, except ordinary domestic house pets, may be kept by any household. When domestic house pets are kept as above permitted, the owner or owners thereof shall provide proper shelter therefor, keep the same contained, and the entire premises shall be kept clean and sanitary at all times; the owner of any lot or portion thereof shall not permit the accumulation of weeds, rubbish, or junk of any kind, (including the storage of any unlicensed road vehicle) or allow or permit said premises, or the animals thereon, to become a nuisance or offensive or to the annoyance of the other owners within the subdivision. All garbage containers shall be completely enclosed and covered at all times.

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).

RECORDED MAR 3 1971 10:00 AM
BY BOOK 56 OF 1100
NO. 110104

3. No tents, house trailers or other temporary living quarters, or any 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 residences shall be permitted during the period of construction of a residence or other permitted building, but in no event for a period longer than one year.

4. 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 or trash, shall be constructed, nor shall 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, summerhouses or other permanent or temporary structures of any kind shall be approved prior to construction or installation by the Planning Committee.

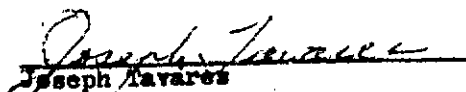
7. No lot, parcel or area within said subdivision shall be used for manufacturing, commercial or business purposes, nor for a boarding or rooming house, or trade of any kind, except for the performance of professional services by a professional person within his residence, but only when such exception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


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 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 dedicators 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, 1995.

10. The first Planning Committee shall consist of Joseph Tavares and Verla M. Tavares, one of whom shall be designated chairman, and each of whom shall serve for a term on one (1) year until their successors are elected and qualified. On January 15, 1972, and annually thereafter, the then owners of lots in this subdivision shall, in a general meeting called for that purpose, nominate and elect a successor for each such person so that said Planning Committee shall be perpetuated during the effective period of these covenants. Any member may be reelected and may succeed himself. Each adult resident in said subdivision shall have one vote in each such election, the same to be cast by them, or their agent or proxy duly appointed.


William E. Blissler


Joseph Tavares


Verla M. Tavares

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