

260/15

2145

TERRACE ADDITION - POCKET 13  
FOLDER 2

PLAT OF  
**TERRACE ADDITION**  
 AN ADDITION TO THE CITY OF CASPER  
 NATRONA COUNTY, WYOMING  
 BEING AN ADDITION OF A  
 PORTION OF  
 THE S 1/2 SE 1/4 SECTION 2 T33N, R79W  
 6<sup>th</sup> PM

SCALE: 1" = 80'

**CERTIFICATE OF DEDICATION**

STATE OF WYOMING )  
 COUNTY OF NATRONA )  
 THIS IS TO CERTIFY THAT THE ADDITION AND SUBDIVISION SET OUT BY THIS PLAT TO BE KNOWN AS "TERRACE ADDITION" AND BEING A PORTION OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER (S&E), SECTION 2, TOWNSHIP 33 NORTH, RANGE 79 WEST, SIXTH PRINCIPAL MERIDIAN, NATRONA COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF BEGINNING IS AT THE SOUTHEAST CORNER OF SAID SUBDIVISION AND IS THE SOUTHEAST CORNER OF SAID SECTION 2.  
 FROM SAID POINT OF BEGINNING, PROCEED S. 89° 00' W. ALONG THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 425.28 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FOREST DRIVE; THENCE CONTINUING N. 89° 00' W. A DISTANCE OF 443.64 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID FOREST DRIVE TO A POINT; THENCE S. 89° 00' W. A DISTANCE OF 86.26 FEET TO A POINT ON THE WESTERLY LINE OF SAID FOREST DRIVE; THENCE CONTINUING S. 89° 00' W. A DISTANCE OF 109.47 FEET TO A POINT ON THE EASTERLY LINE OF AN EXISTING DRAINAGE EASEMENT; THENCE N. 16° 10' W. A DISTANCE OF 483.92 FEET ALONG THE EASTERLY LINE OF SAID EASEMENT TO A POINT; THENCE N. 29° 20' W. A DISTANCE OF 143.75 FEET ALONG THE EASTERLY LINE OF SAID EASEMENT TO A POINT; THENCE N. 89° 00' E. A DISTANCE OF 415.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID FOREST DRIVE; THENCE CONTINUING N. 89° 00' E. A DISTANCE OF 81.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FOREST DRIVE; THENCE CONTINUING N. 89° 00' E. A DISTANCE OF 816.84 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 2; THENCE S. 00° 05' W. A DISTANCE OF 1024.09 FEET ALONG THE EAST LINE OF SAID SECTION 2 TO THE POINT OF BEGINNING AND CONTAINING 1,073,350 SQUARE FEET OR 24.64 ACRES, MORE OR LESS, EXCLUDING FOREST DRIVE, A PREVIOUSLY DEDICATED PUBLIC WAY.

IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS OF SAID LANDS.

ATTEST:  
 ROBERT B. HARDEN, JR.  
 ROBERT B. HARDEN, JR., SECRETARY  
 TERRACE MOBILE COURT, INC.  
 CURTIS LEE HARDEN, PRESIDENT

STATE OF WYOMING )  
 COUNTY OF NATRONA )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT B. HARDEN, JR. INDIVIDUALLY, AND CURTIS LEE HARDEN, PRESIDENT AND ROBERT B. HARDEN, JR., SECRETARY OF TERRACE MOBILE COURT, INC. THIS 12<sup>th</sup> DAY OF JULY, 1975.

WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES 11-12-75  
 FRANK LUERS, NOTARY PUBLIC

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 STATE OF WYOMING )  
 COUNTY OF NATRONA )  
**CERTIFICATE OF SURVEYOR**

I, Frank Luers, a Professional Engineer and Land Surveyor, of Casper, Wyoming hereby certify that this plat was prepared from notes taken during actual surveys made under my direction during the months of April, 1962, March, 1971, June, 1975, and said survey is accurately shown hereon. Said plat is true and correct to the best of my knowledge and belief, all bearings referred to the true meridian and all dimensions are expressed in feet and decimals thereof.

Wyoming Registration No. 467  
 Professional Engineer and Land Surveyor  
 Subscribed in my presence and sworn to before me this 12<sup>th</sup> day of July, 1975.  
 My Commission expires March 22, 1977

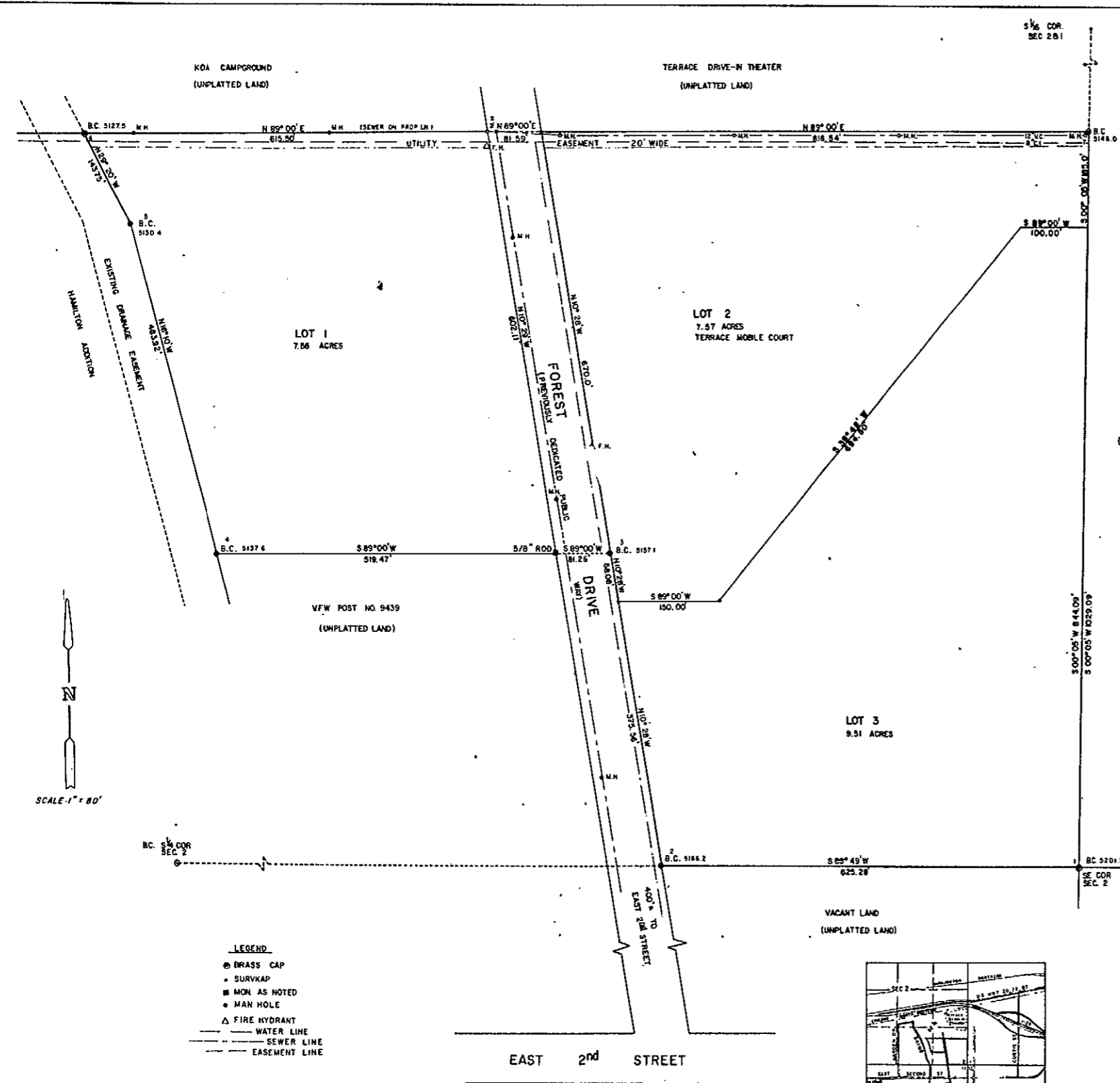
APPROVED: Community Planning Commission of Casper, Wyoming, 20<sup>th</sup> day of July, 1975 and forward to the City Council of Casper, Wyoming with recommendation that said plat be approved.

APPROVED: City Council of Casper, Wyoming by Resolution No. 75-38, duly passed, adopted and approved on the 11<sup>th</sup> day of July, 1975.  
 APPROVED: Board of County Commissioners of Natrona County, Wyoming by resolution duly passed on the 9<sup>th</sup> day of July, 1975.

ATTEST: PRESIDENT OF THE COUNCIL  
 CITY ENGINEER  
 COUNTY SURVEYOR

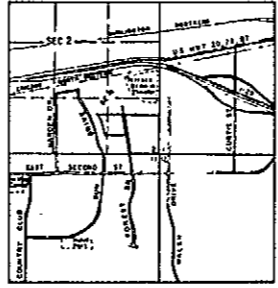
Inspected and approved on the 8<sup>th</sup> day of July, 1975  
 Inspected and approved on the 9<sup>th</sup> day of July, 1975  
 Inspected and approved on the \_\_\_ day of \_\_\_, 1975

Filed for record in the Office of the County Clerk of Natrona County, Wyoming  
 JULY 10 1975



- LEGEND**
- BRASS CAP
  - SURVKAP
  - MON AS NOTED
  - MAN HOLE
  - △ FIRE HYDRANT
  - WATER LINE
  - - - SEWER LINE
  - - - EASEMENT LINE

SURVEY AND PLAT BY  
 WESTERN ENGINEERS-ARCHITECTS, INC.  
 2111 EAST SECOND STREET  
 CASPER, WYOMING



VICINITY MAP  
 SCALE 1" = 2000'

Compliments of:  
FIRST AMERICAN TITLE INSURANCE CO., INC.  
120 N. Center Street • Casper, WY 82601 • (907) 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	June 8 11 50 AM 1960	414123	OF 159
IN BOOK	38	OF Misc.	PAGE
NO.	918272		LOU E. MUSSLER COUNTY CLERK

COVENANTS AND RESTRICTIONS

A PORTION OF THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ , SECTION 2, TOWNSHIP 33 NORTH,  
RANGE 79 WEST, 6TH P.M., NATRONA COUNTY, WYOMING

WHEREAS, H. B. Harden Jr. is the owner of the following described real estate, to-wit:

A tract of land located in the SE $\frac{1}{4}$ , Section 2, Township 33 North, Range 79 West, 6th P.M., Natrona County, Wyoming, more particularly described as follows:

Commencing at the southeast corner of said Section 2; thence North 00°04' East a distance of 920.3 feet along the east boundary line of said Section 2; thence South 89°00' West a distance of 1513.94 feet to a point on the east boundary line of Hamilton Addition to the City of Casper, Natrona County, Wyoming; thence southeasterly along said east boundary line of Hamilton Addition a distance of 1115.53 feet to a point on the southerly boundary line of said Section 2; thence North 88°49' East a distance of 1143.14 feet along the South boundary line of said section 2 to the point of beginning, containing 30 acres, more or less, and

WHEREAS, said owner desires to restrict the uses and purposes to which said land will be put and the type of buildings and structures which may be erected thereon;  
NOW, THEREFORE, the undersigned, H. B. Harden Jr., owner of the above described real property, does hereby impose on said real property the following covenants and restrictions, to-wit:

I  
The uses and purposes to which the above-described



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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real property, and any part thereof, is hereby restricted to the uses and purposes as set forth in the ordinances of the city of Casper, Natrona County, Wyoming, as said ordinances pertain to "D" Zone uses, and any uses or purposes which do not conform to said "D" Zone uses is hereby prohibited.

II

No building or structure of any kind or nature shall be erected on the above-described real property, or any part thereof, without having first obtained the permission, in writing, of an architectural committee composed of three persons, to-wit: H. B. Barden Jr., C. T. Hamilton, and Curtis L. Barden; and no building or structure shall be altered or changed in exterior design without the owner thereof first obtaining the written permission of the architectural committee to make said alteration or change. If, for any reason, any member of the architectural committee cannot serve, then the remaining member or members may appoint a competent person to take said member's place.

III

In the event that any person shall violate or attempt to violate any of the provisions hereof, it shall be lawful for any owner of the above-described real property, or any portion thereof, or any member of the architectural committee, to prosecute in any proceedings at law or in equity, either by way of injunction, suit for damages, or other proceedings.



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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against the person or persons violating or attempting to violate any such provisions.

IV

Provided, however, that nothing contained herein shall prohibit the undersigned owner or his heirs or assigns from continuing to mine gravel, and all incidental rights thereto, in and on the above-described property.

V

At such time as any tract or tracts, with the 30-acre area above described, shall be serviced by water and sewerage facilities of the City of Casper, Wyoming, the owners of such tract or tracts shall acquiesce and consent to annexation by the City of Casper in accordance with the Laws of the State of Wyoming, made and provided.

IN WITNESS WHEREOF, the undersigned owner has hereunto set his hand this 18th day of May, 1960.

STATE OF WYOMING )  
                          ) SS  
COUNTY OF NATRONA )

  
H. B. Harden Jr.

On this 18th day of May, 1960, before me personally appeared H. B. HADEN, Jr., who he claims 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 month in this certificate first above written.

  
Ruth Gainer  
Notary Public

