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141/514

CERTIFICATE OF SURVEYORS

STATE OF WYOMING  
COUNTY OF NATRONA SS

We, H. W. Warrington and C. G. Lambert, and WORTHINGTON & LAMBERT, hereby certify that during the months of May and June, 1952, we and C. G. Lambert, one of us, personally surveyed the WEST GARDEN CREEK ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, in the S½ NE¼ and N½ SE¼ of Section 17, Township 33 North, Range 73 West of the 6th Principal Meridian, Wyoming, and according to all the laws on that date in force and effect, we have caused to be made a true and correct map to accurately define the boundaries and the lots, blocks, streets, easements, rights, appurtenances, and other interests therein and have caused the same to be marked off and marked. Terms of streets and alleys and dimensions of lots are given in feet and decimals.

Witness my hand and seal of office at Casper, Wyoming, this 23rd day of June, 1952.

H. W. Warrington  
C. G. Lambert

My Commission expires February 19, 1955.

CERTIFICATE OF DEDICATION  
WEST GARDEN CREEK ADDITION  
TO THE  
CITY OF CASPER, NATRONA COUNTY, WYOMING.

I, Harry Yeaman, a single man, do hereby certify that the foregoing subdivision of that certain portion of the S½ NE¼ and N½ SE¼ of Section 17, Township 33 North, Range 73 West of the 6th Principal Meridian, as shown on this plat, is with the free consent and in accordance with the desires of me, the undersigned owner and proprietor of said lands, and the names of said subdivision, the WEST GARDEN CREEK ADDITION TO THE CITY OF CASPER, NATRONA COUNTY, WYOMING, and that the streets, alleys, easements, and other public ways shown on this plat are hereby dedicated to public use.

Harry Yeaman

STATE OF WYOMING  
COUNTY OF NATRONA SS

On this 23rd day of June, 1952, before me, Harry Yeaman, a single man, he has shown to me the parcel contained in and who executed the foregoing instrument, a 2nd acknowledgment that he executed the same as his free act and deed.

Given under my hand and official seal on this day and year in this certificate last above given.

My Commission expires  
July 1, 1953

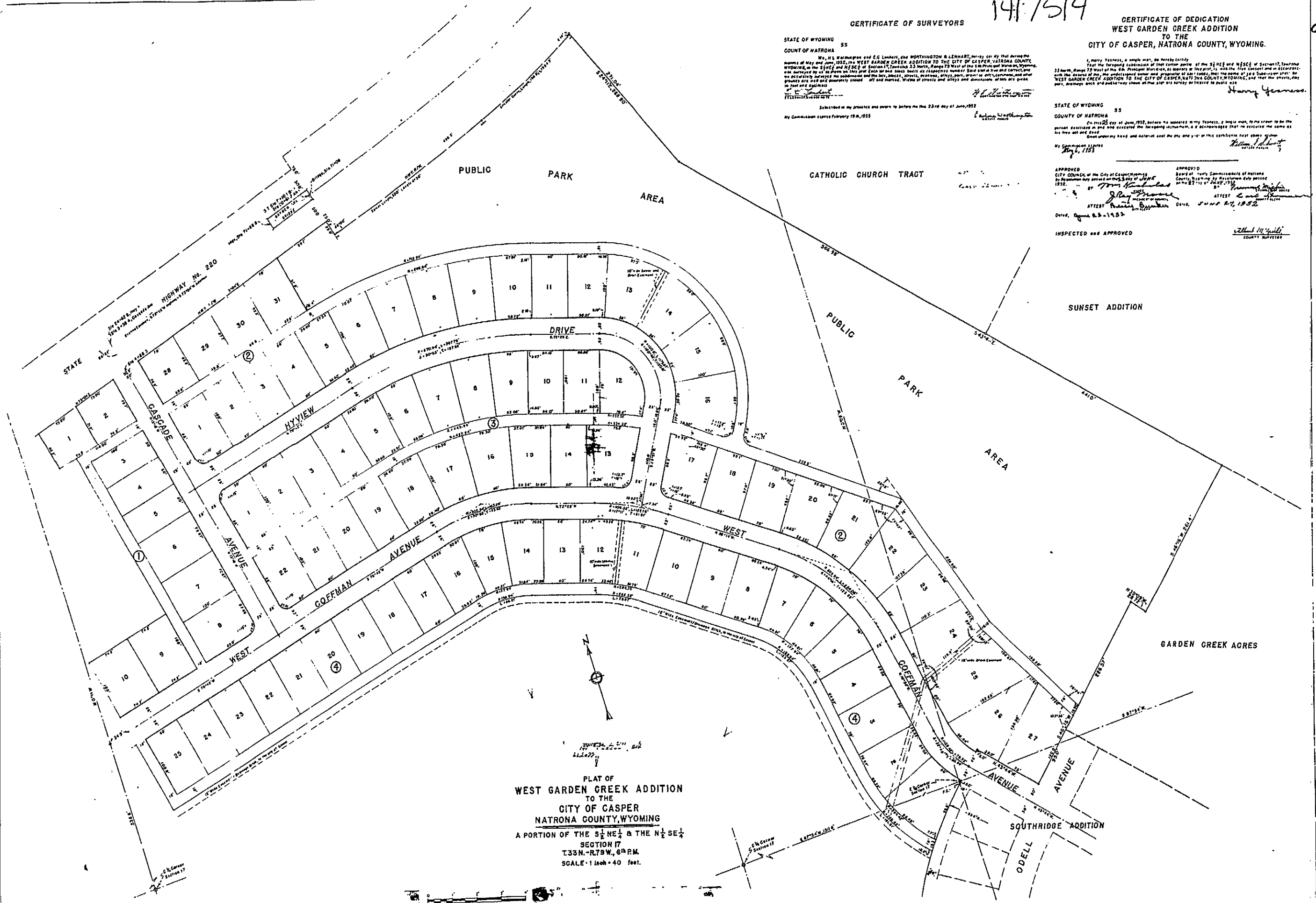
William J. Smith  
Notary Public

APPROVED  
CITY COUNCIL OF THE CITY OF CASPER, WYOMING  
By Resolution No. 1107, adopted July 1, 1952.

APPROVED  
BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING  
By Resolution No. 1107, adopted July 1, 1952.

ATTEST: Harry Yeaman, Mayor  
ATTEST: [Signature], County Clerk  
Date: June 27, 1952

INSPECTED AND APPROVED  
[Signature]  
COUNTY CLERK



PLAT OF  
WEST GARDEN CREEK ADDITION  
TO THE  
CITY OF CASPER  
NATRONA COUNTY, WYOMING  
A PORTION OF THE S½ NE¼ & THE N½ SE¼  
SECTION 17  
T.33N.-R.73W., 6th P.M.  
SCALE: 1 inch = 40 feet.

July 7, 1962 10:05 A.M.

27 Lind. 106

667481

WEST GARDEN CREEK ADDITION BUILDING RESTRICTIONS

WHEREAS, Homesites, Inc., A Wyoming Corporation, is the owner of Lots 1 through 10, inclusive, Block 1; Lots 1 through 31, inclusive, Block 2; Lots 1 through 22, inclusive, Block 3; Lots 1 through 23, inclusive, Block 4; West Garden Creek Addition to the City of Casper, Natrona County, Wyoming, and desires to establish in said addition an exclusive residential district wherein the construction and use of dwelling houses shall conform to certain minimum requirements, and each home owner, in consideration of his compliance with such requirements, shall be protected against violation thereof by any other home owner:

NOW, THEREFORE, in consideration of the premises, the undersigned Homesites, Inc., does hereby impose upon said lots, West Garden Creek Addition to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) No structure shall be erected, altered, placed or permitted to remain on any residential building lot, other than one detached single-family dwelling or one semi-detached single-family dwelling, not to exceed one and one-half stories in height and a private garage for not more than three cars.

(b) No building shall be erected, placed or altered on any building plot in said addition until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Boyd R. Sims, E. R. McDowell and N. H. Currence, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after July 5, 1962. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives, who shall hereafter exercise the same powers previously exercised by said committee.

(c) No building shall be located on any residential building plot nearer than 25 feet to the front lot line, except on Lots 2 and 8, Block 1; Lots 1 and 17, Block 2; Lots 1, 12, 13 and 22, Block 3; said lots shall be considered to front on both abutting streets and the 25 foot set back line shall not apply. Prior to starting construction on any of these lots plot plan showing proposed set back of dwelling shall be submitted to committee referred to in clause (b) for their written approval.

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).

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).

(d) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width of less than 50 feet at the front building setback line.

(e) No store, shop, repair shop, storage or repair garage, restaurant, dance hall, or other public place of amusement, or any similar business or commercial enterprise shall be started or conducted upon any lot within said addition, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood.

(f) No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

(g) No dwelling occupying less than 39,000 sq. ft. as of July 5, 1952 shall be permitted on any lot in the tract. The ground floor area of the main structure shall not be less than 900 square feet in the case of a one story structure, exclusive of garage, nor less than 800 square feet in the case of a one and one-half story structure, exclusive of garage.

(h) Easements affecting Lots numbered 1, 2, 11 and 12, Block 1, Lots 24 and 25, Block 2, West Garden Creek Addition to the City of Casper, Natrona County, Wyoming are reserved, as shown on the recorded plat, for utility and drainage installations and maintenance.

(i) Yard fences may be placed only from the rear of any lot to the rear of the house thereon, and they shall be in the front yard facing.

These covenants run with the land and shall be binding on all parties and all persons claiming under them until July 5, 1962, at which time said covenants shall be automatically extended for successive periods of 10 years unless, by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties, hereof, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent violation of the same or to recover damages or other relief for such violation.

Invalidation of any provision of these covenants by a court order shall be no wise at all and they shall remain in full force and effect.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 1952.

FIRST AMERICAN TITLE INSURANCE CO., INC.  
Wyoming Corporation

*[Signature]*  
President



Compliments of:  
FIRST AMERICAN TITLE INSURANCE CO., INC.  
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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).

STATE OF WYOMING )  
                          ) SS.  
COUNTY OF NATRONA )

On this 5th day of July, 1952, before me appeared Boyd R. Sims, to me personally known, who, being by me duly sworn, did say that he is the President of Home Sites, Inc., a Wyoming Corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Boyd R. Sims acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal the day and year in this certificate first above written.

My commission expires \_\_\_\_\_

*[Signature]*  
Notary Public

AMENDMENT TO WEST GARDEN CREEK ADDITION BUILDING RESTRICTIONS

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).

The undersigned, Homesites, Inc., a Wyoming corporation, as the then owner of Lots 1 through 10, inclusive, Block 1; Lots 1 through 31, inclusive, Block 2; Lots 1 through 22, inclusive, Block 3; Lots 1 through 25, inclusive, Block 4; in West Garden Creek Addition to the City of Casper, Natrona County, Wyoming, on July 5, 1952 executed an instrument affecting the above described property and entitled "West Garden Creek Addition Building Restrictions", recorded July 7, 1952 in Book 24 of Misc. at Page 106 in the office of the County Clerk of Natrona County, Wyoming.

Since said building restriction instrument was executed and recorded the undersigned Homesites, Inc. has conveyed Lot 8 and Lot 11 in Block 4; Lot 24 and a portion of Lot 25, in Block 2; all in West Garden Creek Addition to the City of Casper, to Joseph Tavares and Marjorie A. Tavares, husband and wife; Norval A. Cowger and June H. Cowger, husband and wife; and Harry E. Wrasper and Virginia M. Wrasper, husband and wife, in the order above set forth.

The undersigned, Homesites, Inc., Joseph Tavares and Marjorie A. Tavares, Norval A. Cowger and June H. Cowger, Harry E. Wrasper and Virginia M. Wrasper hereby amend Paragraph (c) of said "West Garden Creek Addition Building Restrictions" to read as follows:

"No building shall be located on any residential building plot nearer than 5 feet to the front lot line or nearer than 5 feet to either side lot line, except on Lot 2 and Lot 8 in Block 1; Lots 1 and 17, in Block 2; Lots 1, 12, 13 and 24, in Block 3; said lots shall be considered to front on both abutting streets and the 25-foot front lot line shall not apply. Prior to starting construction on any of these lots plot plan showing proposed setback of each dwelling shall be submitted to committee referred to in clause (b) for their written approval."

An easement is hereby reserved for the Mountain States Power Company and the Mountain States Telephone and Telegraph Company for poles, anchors, and guy wires set on any lot lines together with overhanging rights for aerial wires and cable adjacent to any lot lines in West Garden Creek Addition to the City of Casper.

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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).



Paula A. Sims  
Notary Public  
WYOMING  
WITNESSES:  
Theresa J. Humphrey  
Theresa J. Humphrey  
Barbara Sims  
Theresa J. Humphrey  
Theresa J. Humphrey

THE STATE OF WYOMING  
COUNTY OF NORTON

appeared before me, the undersigned authority, on this 2nd day of May, 2002, and acknowledged to me that he, or she, or it, or they, is, or she, or it, or they, the person, or persons, named in the foregoing instrument, and that he, or she, or it, or they, executed the same for the purposes and consideration therein expressed.

BY: Paula A. Sims  
Notary Public  
Theresa J. Humphrey  
Joseph A. Torres  
Gregorio A. Torres  
Gregorio A. Torres  
Norman A. Cowger  
Norman A. Cowger  
June H. Cowger  
June H. Cowger  
Larry J. Trappier  
Larry J. Trappier  
Virginia M. Trappier  
Virginia M. Trappier

On this 2nd day of May, 2002, before me personally appeared Paula A. Sims, being by me duly sworn, Notary Public in and for the State of Wyoming, and that she is the person, or persons, named in the foregoing instrument, and that she executed the same for the purposes and consideration therein expressed, and that she acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Paula A. Sims  
Notary Public  
Paula A. Sims