

A REPLAT OF LOTS 12A, 12B AND 12C WESTCREST RANCHES

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 APR 17, 1991 490010

A SUBDIVISION OF SECTION 4 TOWNSHIP 33 NORTH, RANGE 80 WEST SIXTH PRINCIPAL MERIDIAN NATRONA COUNTY, WYOMING

CERTIFICATE OF DEDICATION

Donald J. Morgareidge, Gary R. Morgareidge and Joyce E. Alderman being individuals, hereby certify that they are the owners and proprietors of the foregoing lands being all of Lots 12A, 12B and 12C, Westcrest Ranches, a subdivision of Section 4, Township 33 North, Range 80 West of the Sixth Principal Meridian, Natrona County, Wyoming and being more particularly described by acres and bounds as follows:

Beginning at the northeast corner of Lot 12A, said point being South 22°42'24" West a distance of 1724.03 feet from the northeast corner of said Section 4; thence South 23°52'38" West a distance of 636.41 feet to the southeast corner of Lot 12A and the northeast corner of Lot 12B; thence South 29°56'11" West a distance of 561.49 feet to the southeast corner of Lot 12B and the northeast corner of Lot 12C; thence South 22°52'08" West a distance of 456.17 feet to the southeast corner of Lot 12C; thence North 75°48'22" West a distance of 209.91 feet to a point of curve; thence along a curve to the right having a radius of 149.98 feet through central angle of 88°47'27" an arc distance of 235.05 feet to the point of tangency; thence North 13°57'00" East a distance of 481.88 feet to the northeast corner of Lot 12C and the southwest corner of Lot 12B; thence North 13°57'00" East a distance of 551.81 feet to the northwest corner of Lot 12B and the southwest corner of Lot 12A; thence North 13°56'57" East a distance of 373.18 feet to the northwest corner of Lot 12A; thence North 89°27'12" East a distance of 1011.37 feet to the northeast corner of Lot 12A and point of beginning.

Said Lots 12A, 12B and 12C contain a total of 31.312 acres more or less.

The replat of the above described Lots 12A, 12B and 12C as appears on this plat is with the free consent and in accordance with the desires of the above named owners and proprietors. The name of said Lots 12A, 12B and 12C shall be "A Replat of Lots 12A, 12B and 12C, Westcrest Ranches", a subdivision in Natrona County, Wyoming. All utility easements as shown hereon are hereby reserved for use by utility companies for purposes of construction, operation and maintenance of utility lines, conduits and ditches as required to provide service to the improvements on the Lots as shown hereon.

ACKNOWLEDGEMENT

STATE OF WYO COUNTY OF NATRONA
 Donald J. Morgareidge on this 11th day of February, 1991.
 Witness my hand and notarial seal.
 My commission expires on 12-27-1991
 Notary Public

ACKNOWLEDGEMENT

STATE OF WYO COUNTY OF NATRONA
 Gary R. Morgareidge on this 9th day of Feb.
 Witness my hand and notarial seal.
 My commission expires on 11-14-91
 Notary Public

ACKNOWLEDGEMENT

STATE OF WYO COUNTY OF NATRONA
 Joyce E. Alderman on this 29th day of January, 91
 Witness my hand and notarial seal.
 My commission expires on 10-14-94
 Notary Public

APPROVALS

APPROVED: Board of County Commissioners of Natrona County, Wyoming by Resolution duly passed on the 16th day of April, 1991.

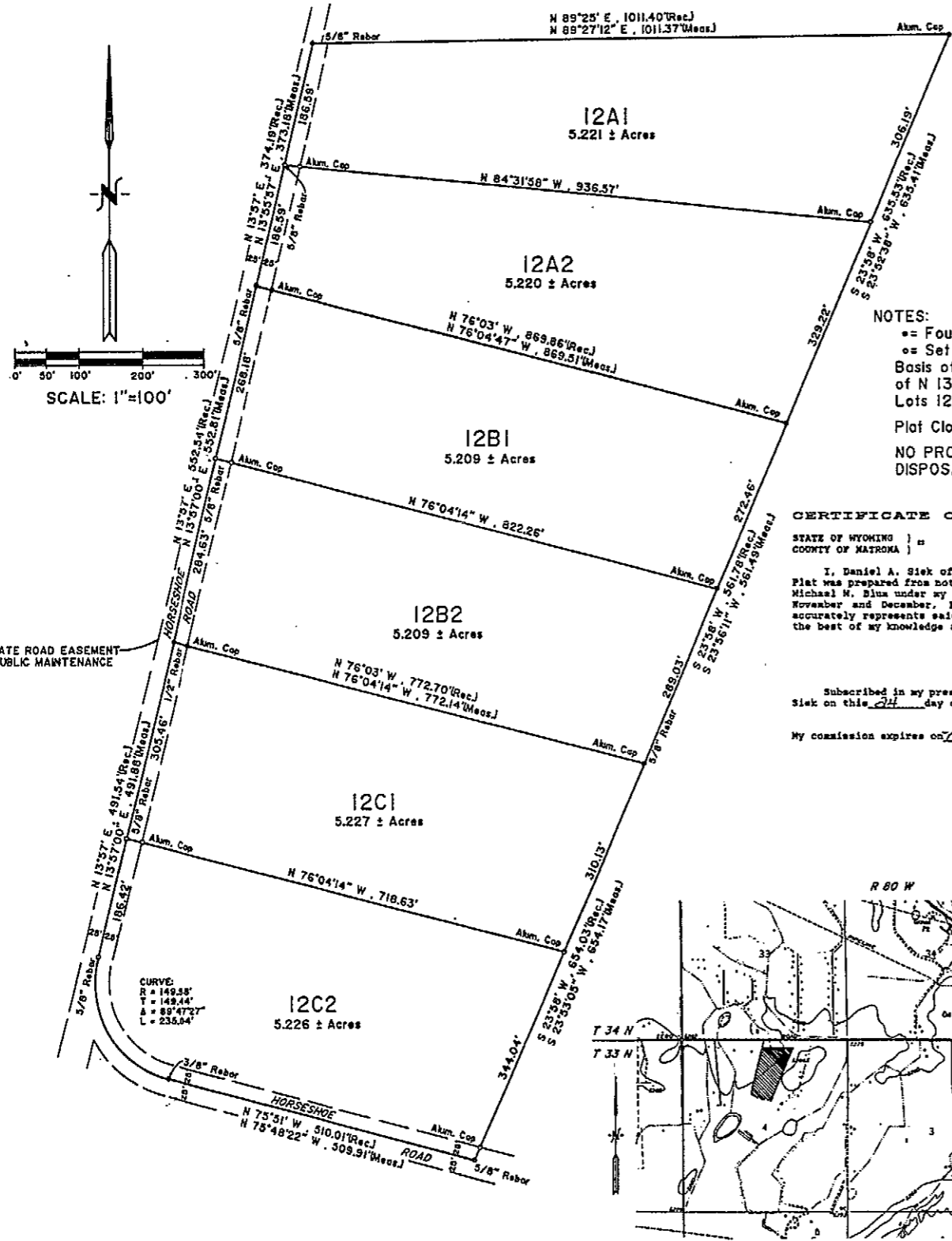
Attest: *Mary Ann Collins* County Clerk
James H. Taylor Chairman of the Board

INSPECTED AND APPROVED on the 27th day of March, 1991.
Jim Burchett County Planner

INSPECTED AND APPROVED on the 26th day of March, 1991.
Chris Ellis County Surveyor

INSPECTED AND APPROVED on the 26th day of March, 1991.
James F. Anderson County Health Officer

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming this 17th day of April, 1991.
Mary Ann Collins County Clerk



NOTES:
 * = Found survey monument.
 o = Set survey monument.
 Basis of bearing is an assumed bearing of N 13°57' E on the westerly line of Lots 12B and 12C.
 Plot Closure = 1:579,000
 NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.

CERTIFICATE OF SURVEYOR

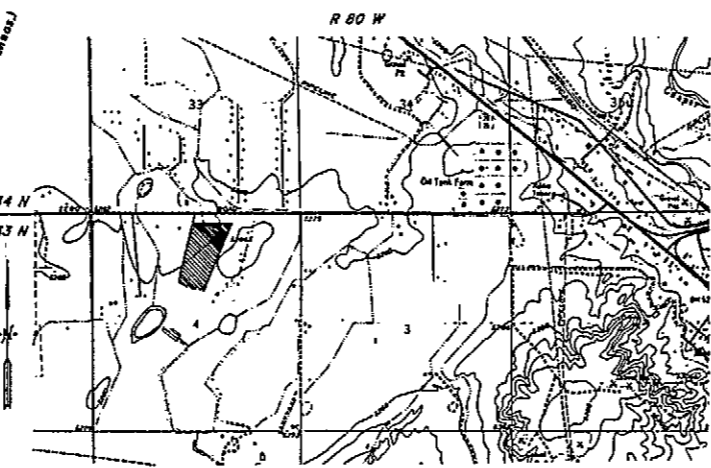
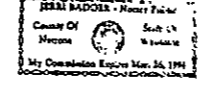
STATE OF WYOMING)
 COUNTY OF NATRONA)

I, Daniel A. Siek of Casper, Wyoming hereby state that this Plat was prepared from notes taken during an actual survey made by Michael M. Blum under my direct supervision during the months of November and December, 1990 and that this Plat correctly and accurately represents said survey. All being true and correct to the best of my knowledge and belief.

Daniel A. Siek
 DANIEL A. SIEK, WYO. R.L.S. NO. 2097

Subscribed in my presence and sworn to before me by Daniel A. Siek on this 24th day of January, 1991

My commission expires on March 26, 1994
Jessi Padgett
 NOTARY PUBLIC



PLAT PREPARED BY
 Siek Surveying Service
 P.O. BOX 1763, CASPER, WYOMING, 82602, PHONE (307) 266-6823
 12/9/90 JOB NO. 160-90

MICROFILM - 15 - 1020

PROTECTIVE COVENANT'S
WESTCREST RANCHES
Filing No. One

RECORDED Sept. 16 77 AT 4:01 O'CLOCK PM
IN BOOK 68 OF MISC. PAGE 405
NO. 219972
JOHN J. TOBIN
COUNTY CLERK

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

The NE¹/₄, E²/₄ NW¹/₄ of Section 4, T.33N. R.80W. of the 6th P.M., Natrona County, Wyoming, being more particularly described as follows:

Beginning at the NE corner of aforesaid section 4 which is the NE corner of said subdivision; thence S.0°22'E. 650.93 feet along the line common to S.3 and S.4 to the center-line of drainage ditch; thence S.89°24'W. 59.12 feet; thence continuing on said center-line S.27°02'W. 568.26 feet; thence S.28°20'W. 1030.0 feet; thence S.60°12'W. 1126.20 feet to the East-West center-line of said section 4; thence S.89°28'W. 2041.1 feet on said center-line; thence N.7°37'E. 755.24 feet along the center-line of a drainage ditch; thence continuing on said center-line N.7°41'E. 380.7 feet; thence N.7°32'E. 491.02 feet; thence leaving the ditch N.89°25'E. 265.25 feet; thence N.0°35'W. 499.6 feet; thence N.89°25'E. 539.68 feet; thence N.13°55'E. 298.28 feet; thence N.89°25'E. 1011.4 feet; thence N.23°58'E. 232.5 feet to the North line of said section 4; thence N.89°25'E. 1627.76 feet along said North line to the point of beginning.

Said parcel contains 166.0 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 Land Owners shall be held responsible for proper maintenance of buildings. Any new construction or moved in buildings shall be on proper foundation and painted after reasonable time. (30 days)
2. Any mobile homes shall be skirted and anchored. There shall be no outside storage other than licensed vehicles boat or camper. No more than one dwelling unit placed on each tract at any time.
3. Everyone shall retain their pets on their own property, be responsible for their own proper garbage disposal.
4. All shall abide by water users agreement attached and made a part hereof:

Protective Covenants
(3)

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WESTCREST RANCHES WATER AGREEMENT

All water used, being water from The Casper Alcova Irrigation District, their regulations first apply.

In addition all users of water from turn out 256-1830 shall be handled by the Water Foreman. Currently the major land owner and at such time as the major portion of land is owned by others an election shall be held to replace him.

The Water Foreman shall be responsible to the above Irrigation District. He shall order water and divide it to the best of his ability for the land users use. All users to order water from him at least forty eight (48) hours in advance. He will deliver water once every thirty (30) days on the basis of two (2) acre feet per season and figured .5 second feet = 1 acre feet and enough to irrigate 2 acres in 24 hours. (Example - 5 acres - 2 1/2 days water at .5 second feet.)

All ditches shall have obstructions removed and all banks returned to proper condition that no water escapes the ditch when his use of water has been terminated by the Water Foreman.

Anyone tampering with the division of water in any way shall be denied water for one (1) full year; but in no way relieved from paying the water assessment.

All users shall pay their pro-rated share for the maintenance of ditches as determined by the Water Foreman.

Signed by:

R. J. Margaridge

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486



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