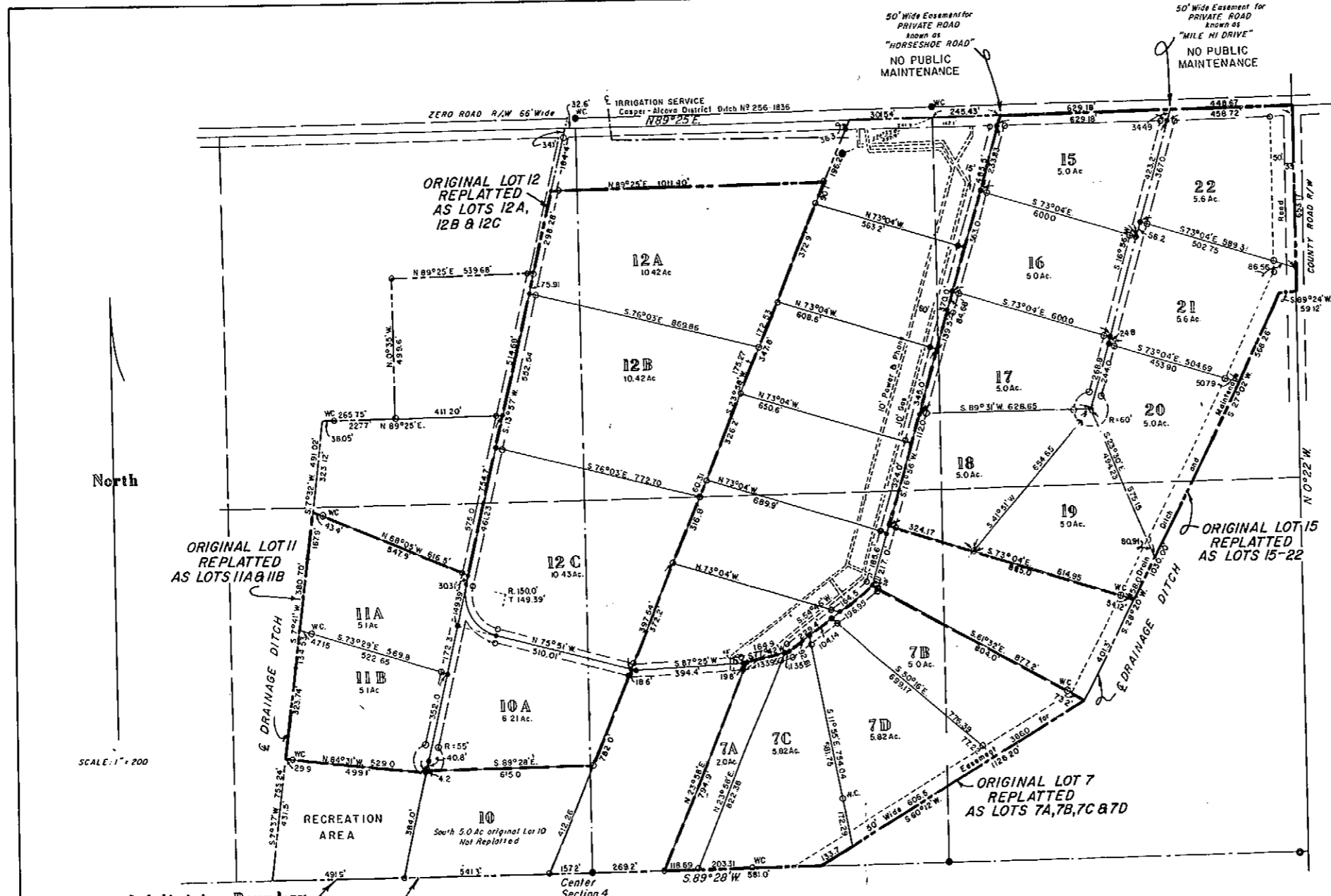


WESTCREST RANCHES REPLAT 2237  
Recorded 9/10/77 189970 REC 14 FOR 14  
280 Deeds Pg 392 Micro 15-1018

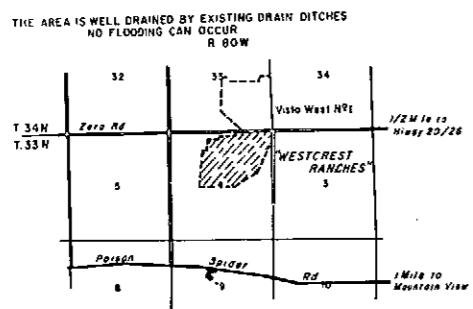
A REPLATTING  
of  
LOTS 7-10-11-12 & 15  
of  
WESTCREST RANCHES  
REPLATTED AS  
LOTS 7A-7B-7C-7D, 10A, 11A-11B, 12A-12B-12C, 15, 16, 17, 18, 19, 20, 21 & 22

A SUBDIVISION OF  
A Part of NE 1/4, E 1/2 NW 1/4  
Section 4, T.33N. R.80W. of 6th PM.  
NATRONA COUNTY, WYOMING

Sept 16 11 40 AM  
230 Deeds 300  
15-1018



SCALE: 1" = 200'



LOCATION MAP  
Scale 1" = 4000'

- NOTES:
- IRRIGATION FURNISHED BY EXISTING DITCHES. Owners shall maintain ditch continuity and not hinder water flow.
  - Public Land Survey, Brass Cap, corner recovered - Survey of May 23, 1935
  - Survey data from plot of above
  - Aluminum cap on 5/8" rebar
  - 1/2" rebar pin
  - WC indicates "Witness Corner" located on property lines, as shown
  - outlines utility easements

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM  
Sewage disposal is the responsibility of each property owner  
NO PROPOSED PUBLIC WATER SUPPLY

SURVEY and PLAT by  
R. W. STEINLE  
N.W. STEINLE

CERTIFICATE of DEDICATION

The undersigned, Richard G. Morgareidge does hereby say he is the sole owner of those parts of the NE 1/4, E 1/2 NW 1/4 of Section 4, T.33N., R.80W. of the 6th PM., Natrona County, Wyoming, being in "WESTCREST RANCHES" subdivision and more particularly described as:  
LOT 7, LOT 10,  
LOT 11,  
LOT 12, and  
LOT 15  
of said "WESTCREST RANCHES" as shown on the plat of same on file in the Office of County Clerk, Natrona County, Wyoming  
and the Replatting of said Lots 7, 10, 11, 12 and 15 as appears on this plat is with his free consent and in accordance with the desires of the undersigned owner.  
Dated at Casper, Wyoming this 5th day of July, 1977

Richard G. Morgareidge  
RICHARD G. MORGAREIDGE

State of WYOMING ss  
County of NATRONA  
The foregoing instrument was acknowledged before me 5th day of July, 1977  
by RICHARD G. MORGAREIDGE.

Witness my hand

Walter A. Beale  
NOTARY PUBLIC  
My commission expires July 2, 1978

APPROVALS 393

Board of County Commissioners of Natrona County, Wyoming by resolution duly passed on the 12 day of September, 1977  
ATTEST: J. E. Binkley  
COUNTY CLERK

Inspected and Approved:  
Natrona County Health Officer Date 9-16-77  
Natrona County Surveyor Date Sept. 12  
Natrona County Planner Date 9-16-77

W. Anderson  
H. S. Hocking  
J. Charles Mann

394 CERTIFICATE of SURVEYOR

State of WYOMING ss  
County of NATRONA  
I, R.W. Steinle of Casper, Wyoming hereby certify that this plat was prepared from notes taken during actual surveys made by me during the period March thru June 1977, and that such plat correctly and accurately represents said surveys and subdivision of such lands, and that corner monuments shown thereon were properly placed. All lots are well and accurately marked and identified in accordance with such plat, all being true and correct to the best of my knowledge and belief.

R. W. Steinle  
N.W. STEINLE Wyoming Land Surveyor Reg. No. 237

Subscribed in my presence and sworn to before me, this 5th day of July, 1977

Walter A. Beale  
NOTARY PUBLIC

My commission expires July 2, 1978

Filed for record in the office of the County Clerk of Natrona County, Wyoming, on the 15 day of Sept. 1977

J. E. Binkley  
COUNTY CLERK

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 NE<sup>1</sup>/<sub>4</sub>, E<sup>2</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> 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  
(2)

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



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5. There shall be created, concurrently with the purpose of establishing the means by which the maintenance or the private road or roads and care of same is to be accomplished. Each plat owner within Westcrest Ranches Subdivision, using Horseshoe or Mile High Drive as its means of access shall share equally the cost of maintenance of same.

6. The covenants and restrictions, herein contained, are mutual considerations accepted and entered into by and among all purchasers and owners of 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 parcels herein, and upon their heirs, personal representatives, successors and assigns.

7. Enforcement shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate the aforesaid provisions, restrictions and covenants, either to restrain violations or to recover damages, or both.

For the purpose of enforcing all provisions of these covenants the Natronal County Zoning Board has full jurisdiction.

SIGNED as owners of Westcrest Ranches, Filing No. One.

*Margaret*

STATE OF WYOMING )  
                                  ) SS.  
COUNTY OF NATRONA )

The foregoing instruction was acknowledged before me by R. G.  
MARGARET this 15<sup>th</sup> day of SEPTEMBER 1979.

Witness my hand and official seal.

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

*Shirley Perry*  
SHIRLEY PERRY  
NATRONA COUNTY  
COUNTY CLERK  
STATE OF WYOMING  
My Commission Expires Jan. 13, 1979

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

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