

264/223

2236

WESTCREST RANCHES NO. 2236 POC. 14 VOL. 1

A PLAT OF THE WESTCREST RANCHES

RECORDED 9-13-1976 BY R. W. STEINLE
14 BOOK 264, PAGE 223
NO. 143447

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

CERTIFICATE of DEDICATION

The undersigned, Richard G. Morgareidge does hereby say that 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, shown on this plat as WESTCREST RANCHES and more particularly described by metes and bounds as follows:

Beginning at the NE corner of aforesaid section 4 which is the NE corner of said subdivision; thence S.0°22'E. 653.17 feet along the line common to S3 and S4; thence S.89°26'W. 52.12 feet to the center-line of drainage ditch; thence continuing on said center-line S.27°02'W. 558.25 feet; thence S.29°50'W. 105.00 feet; thence S.60°12'W. 1126.20 feet to the East-West center-line of said section 4; thence S.89°26'W. 2033.8 feet on said center-line; thence N.7°37'E. 735.24 feet along the center-line of a drainage ditch; thence continuing on said center-line N.7°41'E. 340.7 feet; thence N.7°32'E. 496.02 feet; thence leaving the ditch N.89°25'E. 265.25 feet; thence N.0°35'W. 492.6 feet; thence N.89°25'E. 533.88 feet; thence N.10°27'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. 1624.82 feet along said North line to the point of beginning, containing a total of 171.45 acres, more or less;

and said WESTCREST RANCHES is appurtenant to this plat is with his free consent and in accordance with the desires of the undersigned owner.

In recording this plat of "WESTCREST RANCHES", that certain area shown as "RECREATION AREA" is not dedicated to the general public use, but rather is dedicated to the use of property holders of lots in WESTCREST RANCHES subdivision.

Dated at Casper, Wyoming this 12th day of October, 1975
Richard G. Morgareidge
RICHARD G. MORGAREIDGE

State of WYOMING
County of NATRONA

The foregoing instrument was acknowledged before me 12th day of October, 1975, by RICHARD G. MORGAREIDGE.

Witness my hand and official seal.

Justin S. Jones
NOTARY PUBLIC
My Commission expires December 10, 1978

APPROVALS

Board of County Commissioners of Natrona County, Wyoming by resolution duly passed on the 16th day of JANUARY, 1976

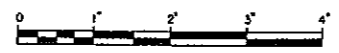
AYES: *John P. Burke* CHAIRMAN of the BOARD
John P. Burke COUNTY CLERK

Inspected and Approved:

Natrona County Health Officer
Date 1-5-76 *N. Anderson*

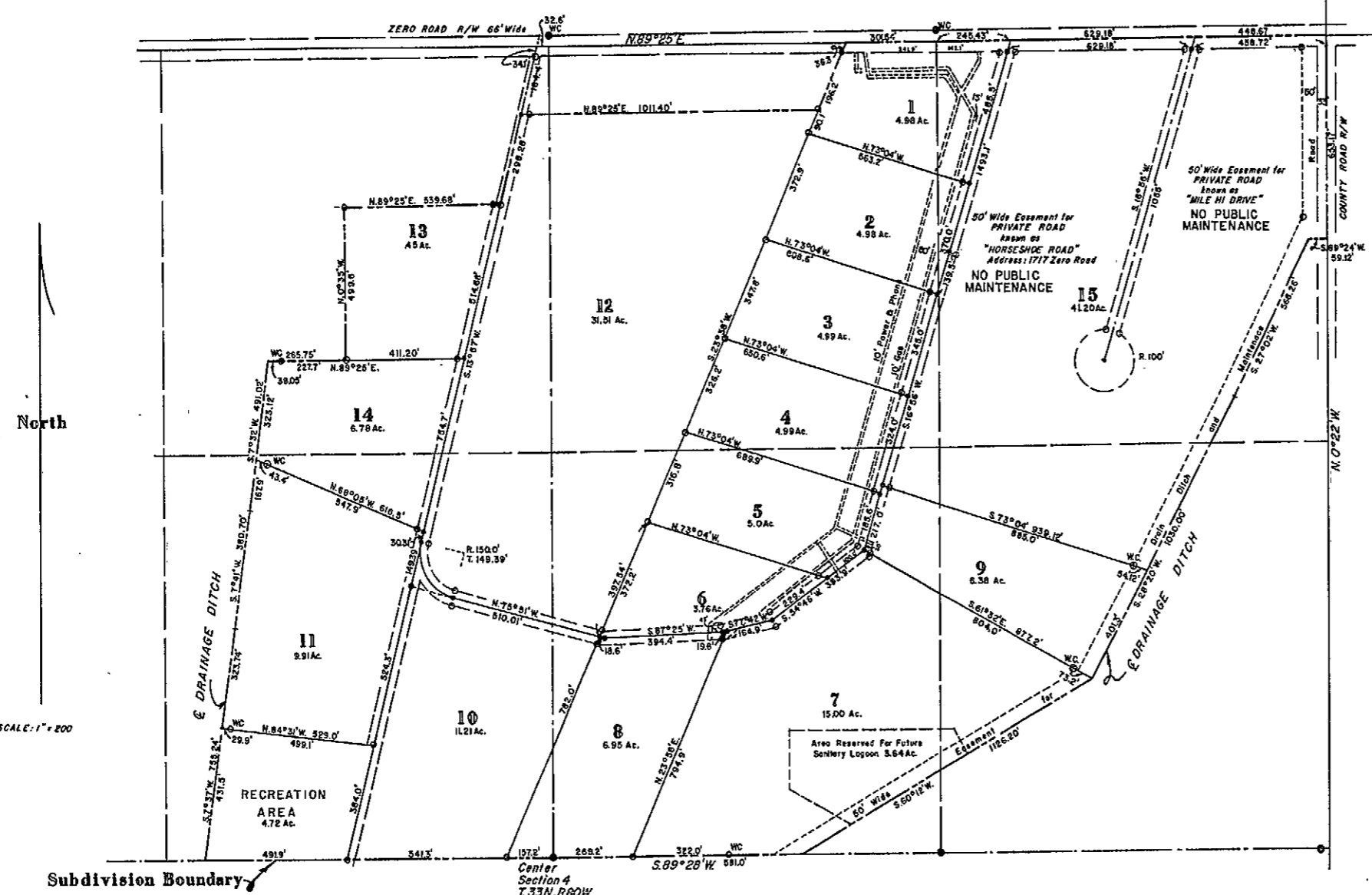
Natrona County Surveyor
Date 10-29-75 *H. L. Hurling*

Natrona County Planner
Date 1-10-76 *L. Charles Dumas*



Filed for record in the office of the County Clerk of Natrona County, Wyoming, on this 13th day of October, 1975

John P. Burke
COUNTY CLERK

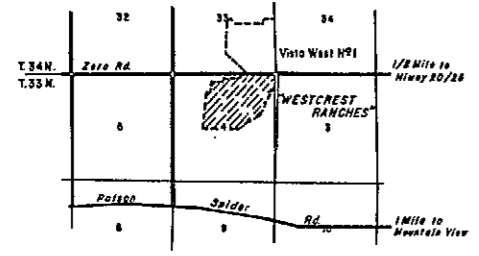


North

SCALE: 1" = 200'

Subdivision Boundary
Center Section 4
T.33N., R.80W.

THE AREA IS WELL DRAINED BY EXISTING DRAIN DITCHES
NO FLOODING CAN OCCUR R. 80W.



LOCATION MAP
Scale 1" = 4000'

- ### LEGEND
- Public Land Survey, Brass Cap, corner recovered - Survey of May 23, 1935
 - S.89° Survey data from plat 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 DOMESTIC WATER SOURCE

SURVEY and PLAT by:
R. W. STEINLE
Wyo. L.S. Reg. No. 237

CERTIFICATE of SURVEYOR

State of WYOMING
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 February thru October, 1975, 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
R.W. STEINLE Wyoming Land Surveyor Reg. No. 237

Subscribed in my presence and sworn to before me, this 13th day of October, 1975

Justin S. Jones
NOTARY PUBLIC

My commission expires: December 10, 1978

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
(2)

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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 15th 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. L. Margaridge

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