

Westland Tract No. 2
 Parcel 14
 Folder 2

PLAT OF
WESTLAND PARK NO. 2
 BEING A SUBDIVISION OF PORTIONS OF
 THE S 1/2 SE 1/4, SECTION 22
 AND THE NE 1/4 NE 1/4, SECTION 27
 T.33N., R.80W. of the 6th PRINCIPAL MERIDIAN
 NATRONA COUNTY, WYOMING

255/224

SCALE 1" = 100'

CERTIFICATE OF DEDICATION

WESTLAND PARK INVESTMENT COMPANY, a Wyoming Corporation, hereby certifies that it is the owner and proprietor of the foregoing subdivision located in the S 1/2 SE 1/4, Section 22 and the NE 1/4 NE 1/4, Section 27 Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming, which is more particularly described by metes and bounds as follows:

Beginning at the corner common to Sections 22, 23, 26 and 27 of said Township 33 North, Range 80 West, hence along the easterly line of the NE 1/4 NE 1/4 of said Section 27, S 17° 34' 31" E., 138.54 feet to a point; and southeast corner of said subdivision, hence N 60° 53' W., 354.42 feet to a point; the easterly line of Jade Hills Subdivision, a subdivision of said Section 27, hence along the line common to said Jade Hills and the Subdivision being described N 29° 07' 00" E., 133.65 feet to a point; hence N 57° 20' E., 86.83 feet to a point; hence N 67° 44' 45" W., 176.43 feet to a point; hence N 6° 02' 10" W., 25 feet to a point; hence N 24° 52' 02" W., 143.84 feet to a point; hence N 60° 23' 02" W., 189.46 feet to a point; hence S 49° 13' 50" W., 70.00 feet to a point; hence N 60° 23' 02" W., 80.00 feet to a point; hence S 29° 36' 58" W., 172.18 feet to a point; hence N 60° 23' 02" W., 84.16 feet to a point; hence N 30° 55' 47" W., 150.42 feet to a point; hence S 79° 32' 43" W., 120.62 feet to a point; hence N 8° 16' W., 422.80 feet to a point; northeast corner of Lot 4, 200 West and 21st Street in the line common to said Sections 22 and 27 and located at N 89° 35' 43" W., 1185.25 feet from the easterly corner common to said Sections 22 and 27 and the north line of Lot 4, 200 West; hence along the north line of said Section 22, N 89° 35' 43" W., 52.36 feet to the northeast corner of Lot 4 and a point on the easterly line of Parcel Drive which line is also the easterly line of "Westland Park", a privately platted and recorded subdivision, hence along the easterly line of said "Westland Park" and the westerly line of the Subdivision being described N 57° 20' E., 608.85 feet to a point; hence along the north line common to said Section 22 and the "Jade Hills" Subdivision, a subdivision of said Section 22, hence along said Right of Way line and the line of a right of way having a radius of 753.84 feet and through a center angle of 27° 51' 51" approximately, 376.97 feet to a point of tangency; hence along the easterly line of said "Westland Park", N 107° 46' W., 519.83 feet to the southeast corner of said Section 22 and the Point of Beginning, the foregoing described Subdivision and Parcel contains a total of 40,370 acres, of which 25,234 acres is located in Section 22 and 15,136 acres in Section 27 of said Township.

and in accord with the fee consent and in accordance with the desires of the undersigned owners and proprietors of the foregoing Subdivision, that the name of said Subdivision shall be "WESTLAND PARK NO. 2", Natrona County, Wyoming and that all Sheets, Deeds and Partitions of Shares and Lots therein by said Plat are hereby dedicated to the use of the Public.

Dated at Casper, Wyoming, this 22nd day of August, 1974

WESTLAND PARK INVESTMENT COMPANY
 ATTEST: *[Signature]* Secretary
[Signature] President

STATE OF WYOMING
 COUNTY OF NATRONA

On this 22nd day of August, 1974, before me personally appeared Glenn E. Eversome to me personally known, who, by me being first duly sworn, did so, that he is President of WESTLAND PARK INVESTMENT COMPANY, a Wyoming Corporation, and that the foregoing Certificate of Dedication is the correct and true copy of the original and that he is duly authorized to execute and deliver in and to the State of Wyoming, and that said Glenn E. Eversome acknowledged said instrument to be the free act and deed of said Corporation.

Given under my hand and official seal this 22nd day and year first above written.

My Commission expires Jan. 22, 1977.

[Signature]
 Notary Public

CERTIFICATE OF SURVEYOR

STATE OF WYOMING
 COUNTY OF NATRONA

I, Melvin Johnson, of Casper, Wyoming, hereby certify that this plat was prepared from notes taken during actual survey made by me and others under my supervision and direction during the period June, 1974 through August, 1974 and that the foregoing plat correctly represents such survey and "WESTLAND PARK NO. 2" and that all metes and bearings are correctly and accurately stated in accordance with said plat, all dimensions are expressed in feet and decimals thereof and courses referred to the true meridian or bearing true and correct to the best of my knowledge and belief.

Wyoming Registration No. 510 Land Surveyor: *[Signature]*
 Melvin Johnson

Subscribed in my presence and sworn to before me this 22nd day of August, 1974.

My Commission expires January 22, 1977.

[Signature]
 Notary Public

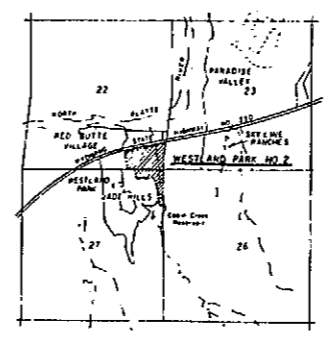
APPROVALS

Board of County Commissioners of Natrona County, Wyoming by resolution duly passed on the 22nd day of August, 1974.
[Signature]
 Secretary

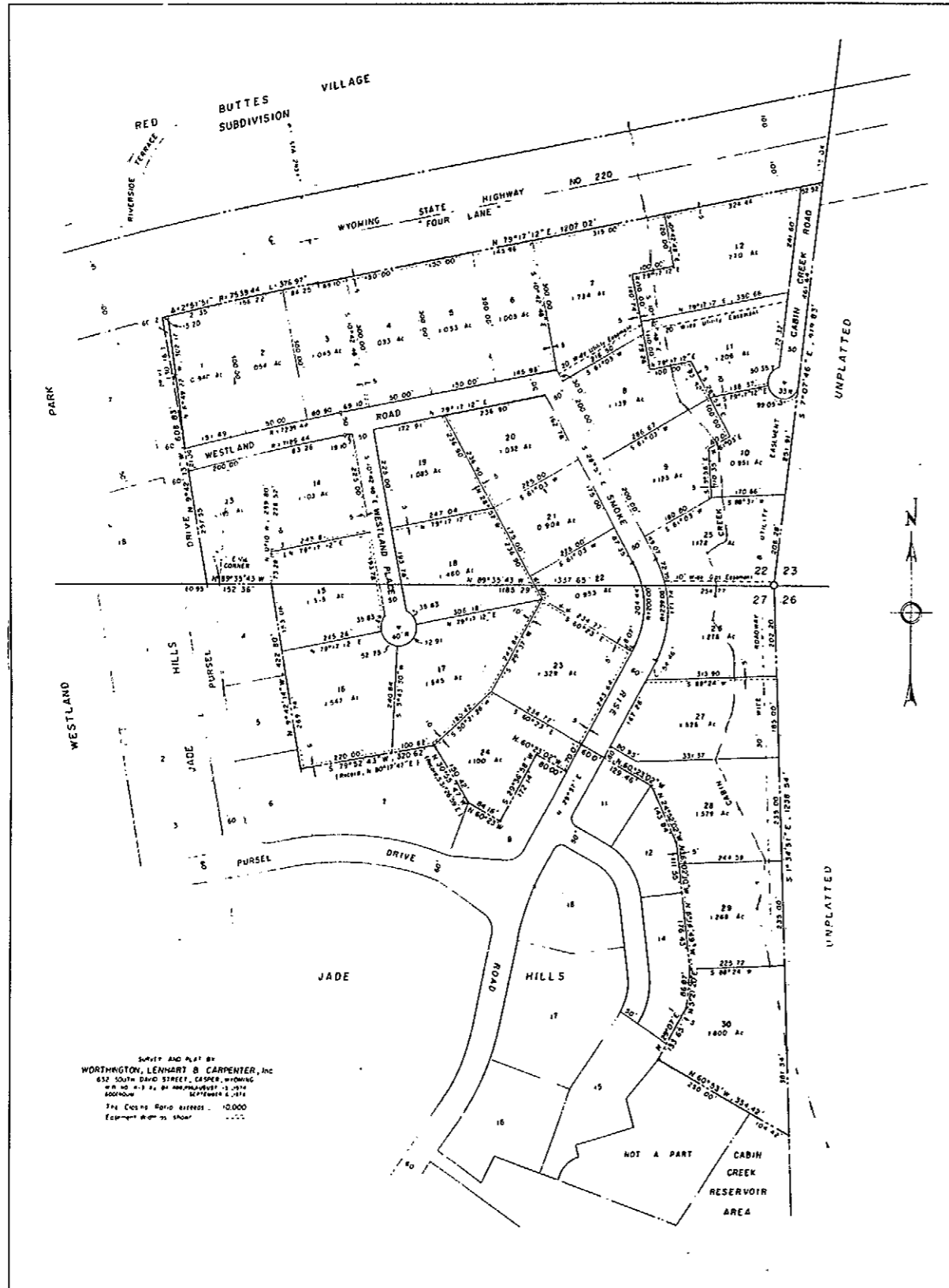
Witnessed and approved on the 22nd day of August, 1974.
[Signature]
 County Clerk

Witnessed and approved on the 22nd day of August, 1974.
[Signature]
 County Clerk

Filed for record in the Office of the County Clerk of Natrona County, Wyoming, Natrona County, Wyoming on the 22nd day of August, 1974.
[Signature]
 County Clerk



LOCATION MAP
 SECTIONS 22, 23, 26, 27
 T.33N., R.80W.
 SCALE 1" = 2000'



Survey and Plat by
 WORTHINGTON, LENHART & CARPENTER, INC.
 632 SOUTH DAVID STREET, CASPER, WYOMING
 W. S. NO. 113 PL. BY MEASURED - 1974
 6000000
 The Closing Party agrees to \$0.000
 Equipment shown as shown

WESTLAND PARK NO. 2
 S 1/2 SE 1/4, SECTION 22 & NE 1/4 NE 1/4, SECTION 27
 T.33N., R.80W., 6th P.M.
 NATRONA COUNTY, WYOMING
 SCALE 1" = 100'

RECORDED Oct. 10 1974 AT 9:15 AM
BOOK 62 OF Misc. PAGE 373
NO 161561

EXHIBIT A TO PLAT AND DEDICATION OF WESTLAND PARK NO. 2
a subdivision of the S $\frac{1}{2}$, SE $\frac{1}{4}$, Section 22 and a portion
of the NE $\frac{1}{4}$, NE $\frac{1}{4}$ of Section 27, T.33N, R80W, 6th P.M.

Natrona County, Wyoming

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

- ✓ Township 33 North, Range 80 West, 6th P.M.
- ✓ Section 22- Part of S $\frac{1}{2}$ SE $\frac{1}{4}$
- ✓ Section 27- Part of NE $\frac{1}{4}$ NE $\frac{1}{4}$

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 numbered lots on the plat to which this is attached shall be
used solely for the construction and occupancy of single family dwellings and
residences, and not more than one such dwelling shall be constructed or
occupied on each lot. Each such dwelling so constructed shall:

- (a) Contain, when completed, not less than 1250 square feet of useable living space, exclusive of any cellar or basement.
- (b) Be so situated on a lot so that no portion thereof shall be closer than 25 feet from the street or roadway boundary, and the same distance from each side boundary provided, however, an exception may be granted by the Planning Committee when required by topography or other physical conditions.

(c) Contain adequate provisions for sewage, and where a community sewer system is not available, an adequate, accepted sewage system must be installed for each lot and it shall comply with the rules, regulations and standards required by the State and local departments of Health. In addition, all plumbing installations shall comply with the Western Plumbing Code and such compliance shall be certified and approved upon the inspection of a recognized plumbing inspector.

(d) Be adequately wired for electricity in full compliance with the requirements of the United States Electrical Contractor's Code, and all electric, telephone and other utility lines shall be buried below the surface of the ground in adequate conduits.

(e) Comply with community policies and building codes established by the Planning Committee, as hereinafter set forth, and such plans for construction shall be approved by said Planning committee for aesthetic harmony and location.

(f) Provide adequate off street parking for vehicles of the family occupying such lot and their guests. No Parking will be permitted within the right of way of streets or roads within this subdivision.

(g) Be Completed externally within Twelve (12) months after commencement of construction. Expandable designs will be permitted when the complete design, showing all progressive staged of construction, has been approved by the Planning Committee.

2. No poultry, fowl, wild animals or livestock, except not more than four (4) ordinary domestic house pets, may be kept by any household. When pets are kept the owner or owners thereof shall provide proper shelter therefor, keep the same contained, and the entire premises shall be kept clean and sanitary at all times. In addition, the owner of each lot shall not permit the accumulation of weeds, brush, rubbish, or junk of any kind, or allow or permit said premises, or the animals thereon, to become a nuisance or offensive to any annoyance of the other owners within the subdivision. All garbage containers shall be completely enclosed and covered at all times.

3. No tents, house trailers or other temporary living quarters, or shed or temporary building of any kind shall be moved on, set up or built on any lot: provided, however, that temporary sheds or



shelters erected by building contractors of residences or builders shall be permitted during the period of construction of a residence or other permitted building, but in no event for a period longer than one (1) year.

4. As soon as weather permits after completion of each dwelling, as herein contemplated, the owner thereof shall landscape his lot and premises by the performance of necessary grading, the painting of compatible grasses, trees, shrubs, and other domestic plants in such amount the cost thereof, including labor, shall equal not less than two percent (2%) of the cost of construction of the completed dwelling. No grading or contouring will be permitted which will stop, dam up or otherwise direct or interfere with the natural drainage of surface waters. If a fence is desired, it will be of wood construction only.

5. No outdoor or unapproved incinerators, except for the burning of papers, shall be constructed, nor shall trash, garbage or rubbish be burned within this subdivision.

6. All other improvements built or installed upon any premises within this subdivision, including but not limited to garages, gates, fences, barns or animal shelters, arbors, summerhouses or other permanent or temporary structures of any kind shall be approved by the Planning Committee prior to construction or installation.

7. No lot, parcel or area within said subdivision shall be used for manufacturing, commercial or business purposes, nor for a boarding or rooming house, or trade of any kind except for the performance of professional services by a professional man within his residence, but only when such exception shall be permitted by the Planning Committee.

8. This subdivision shall be a wildlife refuge and no hunting, trapping or shooting shall be permitted therein, except that the

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Planning Committee may in its sole discretion designate and regulate the use of an area therein as a target range.

9. There is hereby reserved in all streets, alley and other ways, and across all lots and parcels of land in said subdivision, an easement and right of ways not exceeding ten feet (10) in width, for subterranean installation of electric, gas, telephone, sanitary sewer, storm sewer, water and other utility lines serving all or any portion of this subdivision, which rights and easements may be assigned or conveyed to any recognized utility company. All property owners shall not permit the accumulation of weeds, brush, rubbish, or junk of any kind on easements parallel to their property.

10. The covenants and restrictions, herein contained, are mutual considerations accepted and entered into by and among all purchasers and owners of lots or 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 lots and parcels herein, and upon their heirs, personal representatives, successors and assigns for a period of time ending April 15, 1990.

11. Unless amended by a vote of the majority of the owners of the lots in this subdivision, the Planning Committee shall consist of three members who shall be owners of a lot or lots in this subdivision. The first such Planning Committee shall consist of Glenn Erlewine, whose term shall be for three years, Floyd Sleeper, whose term shall be for two years, and Micheal Brownell, whose term shall be for one year, each such term to commence September 30, 1974. September 30, 1975 and annually thereafter, the then owners of lots in this subdivision shall, in a general meeting called for that purpose, nominate and elect a successor for the person whose term on the Planning Committee then expires, and a person to fill the unexpired term of any member for which a vacancy exists. The term of each such person so elected at such annual meeting shall be for a period of three years and until his successor

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