

289/638

2281

WESTLAND PARK NO. 3 NO 2281  
REV 2 239930 BOOK 289 PG 630  
RECORDED JULY 18, 1978

PLAT OF  
**"WESTLAND PARK NO. 3"**  
A SUBDIVISION OF PARTS OF THE  
SE1/4SW1/4 AND SW1/4SE1/4, SECTION 22 AND  
THE NE1/4NW1/4 AND NW1/4NE1/4, SECTION 27  
TOWNSHIP 33 NORTH, RANGE 80 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN  
NATRONA COUNTY, WYOMING

SCALE: 1"=100'

**CERTIFICATE OF DEDICATION**

WESTLAND PARK INVESTMENT Co., A Wyoming Corporation and  
DENNIS L. HALE and KATHY HALE, husband and wife hereby certify that they are the  
owners and proprietors of the foregoing Subdivision of portions of the SW1/4SE1/4 and SE1/4SW1/4, Section 22  
and the NE1/4NW1/4 and NW1/4NE1/4, Section 27, all in Township 33 North, Range 80 West of the Sixth  
Principal Meridian, Natrona County, Wyoming and being more particularly described by metes and bounds  
as follows, to wit:

Beginning at a point in the southeasterly right-of-way line of 200 feet  
wide Wyoming State Highway No. 220, which point marks the northwest corner  
of "Westland Park" Subdivision, and the northeasterly corner of said Subdivision,  
said point also being located at N. 39°20'E., 389.55 feet from the one-quarter  
(1/4) corner common to said Sections 22 and 27;

Thence from said Point of Beginning and along westerly line of said "Westland  
Park" Subdivision and the easterly line of the Parcel being described and radially  
to said Highway right-of-way line, S. 20°58'34"E., 350.00 feet to an angle  
point; thence along the westerly line of said Subdivision and the westerly line  
of said Parcel, S. 7°21'E., 1291.52 feet to an intersection with the south line of  
said NW1/4 NE1/4, Section 27; thence leaving said "Westland Park" Subdivision, and  
along the south line of said NW1/4 NE1/4, Section 27, N. 89°37'20"W., 370.87  
feet to the southwest corner of said NW1/4 NE1/4, Section 27; thence along the  
south line of said NE1/4 NW1/4, Section 27 and the Parcel being described,  
N. 89°35'W., 479.13 feet to the southwest corner of said Parcel; thence along the  
westerly line thereof, N. 1°31'W., 955.96 feet to a point in the curved perimeter of  
said Parcel and from which point the radius point of said curve bears S. 28°08'39"E.,  
7239.44 feet; thence from the last described point and along the arc of a true  
curve, to the right, having a radius 7239.44 feet and through a central angle of  
0°05'46", northeasterly 20.57 feet to a point; thence along the westerly line of  
said Parcel and radially to the last described point, N. 27°58'53"W., 300.00 feet  
to a point in the curved southeasterly right-of-way line of said Wyoming State  
Highway No. 220; thence along said Highway right-of-way line and the arc of a  
true curve to the right, having a radius of 7538.44 feet, and through a central  
angle of 7°00'10", northeasterly 921.01 feet to the Point of Beginning and containing  
a total of 28.8537 acres, more or less.

The Subdivision of the foregoing described lands, as appears on this Plat is with the free consent  
and in accordance with the desires of the undersigned owners and proprietors; the name of said Subdivision  
shall be "WESTLAND PARK NO. 3," a Subdivision in Natrona County, Wyoming, and the streets and  
easements as shown on this Plat are hereby dedicated to the use of the Public.

Dated this 5th day of MAY, 1978 in Casper, Wyoming.

WESTLAND PARK INVESTMENT CO.  
A Wyoming Corporation

ATTEST: Mary J. Egan SECRETARY AND Dennis L. Hale PRESIDENT  
Kathy Hale KATHY HALE, WIFE DENNIS L. HALE, HUSBAND

**ACKNOWLEDGEMENT**

STATE OF WYOMING )  
COUNTY OF NATRONA )

The foregoing instrument was subscribed and acknowledged before me by Glenn Erlwine, President of  
Westland Park Investment Co. and Dennis L. Hale and Kathy Hale, husband and wife, this 5th day of MAY, 1978.

Given under my hand and notarial seal.  
My commission expires: JAN. 22, 1981

JAMES H. CARPENTER  
NOTARY PUBLIC

**APPROVALS**

APPROVED by the Board of County Commissioners of Natrona County, Wyoming, by Resolution duly passed on  
the 5 day of JULY, 1978.

John S. Burk COUNTY CLERK  
Glenn Erlwine CHAIRMAN OF THE BOARD

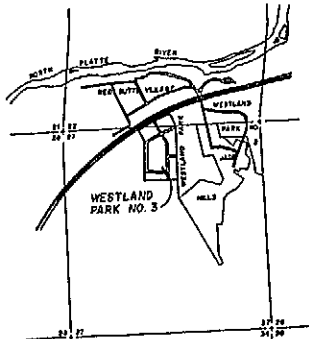
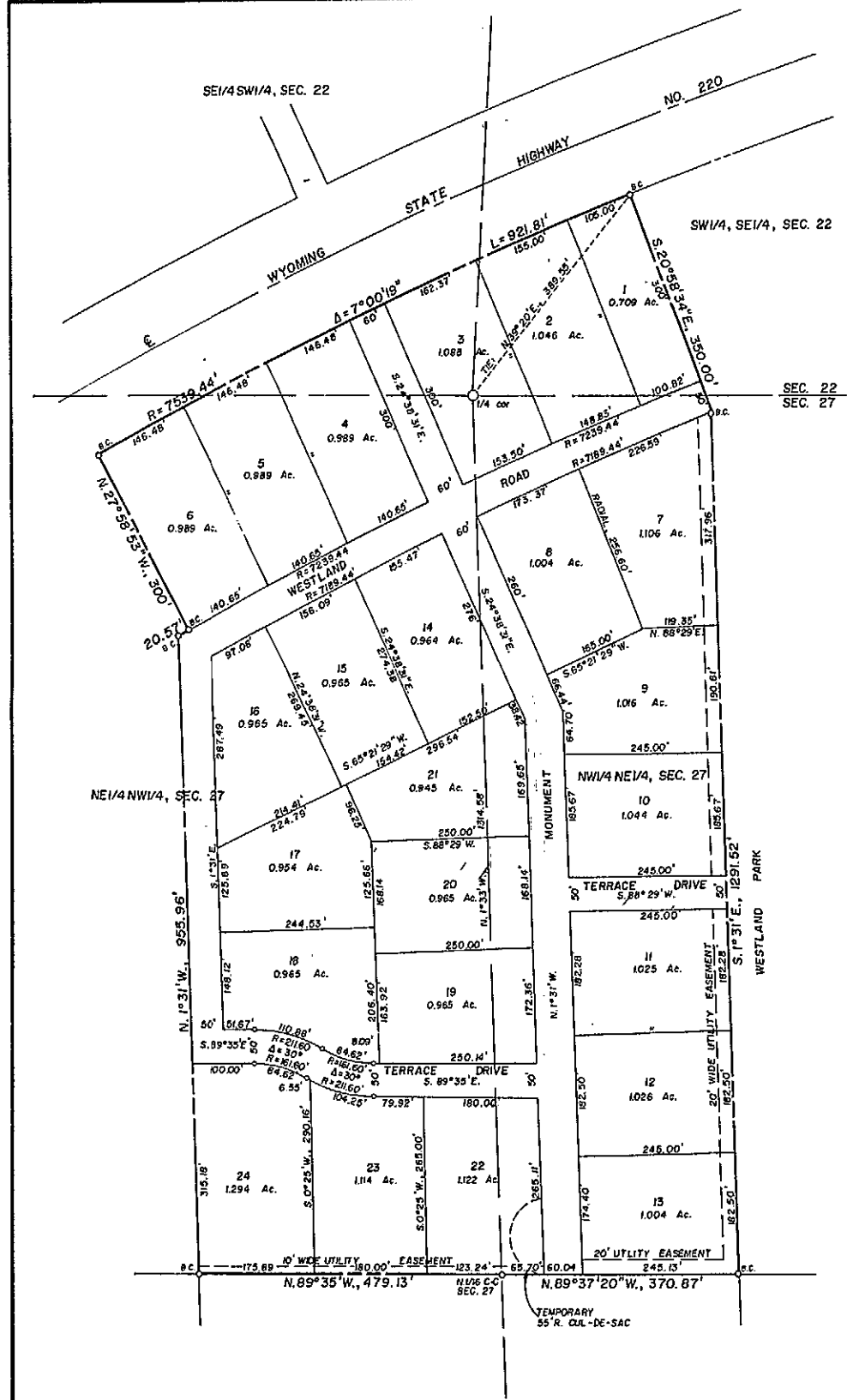
INSPECTED AND APPROVED on the 5 day of June, 1978  
Miss Johnson COUNTY HEALTH OFFICER

INSPECTED AND APPROVED on the 5th day of June, 1978  
E. Huber COUNTY SURVEYOR

INSPECTED AND APPROVED on the 7th day of July, 1978  
F. Charles Haney COUNTY PLANNER

Filed for Record in the Office of the County Clerk of Natrona County, Wyoming on this  
day of \_\_\_\_\_, 1978

John S. Burk  
COUNTY CLERK



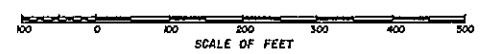
**CERTIFICATE OF SURVEYOR**

I, E.C. Lenhart, of Casper, Wyoming do hereby certify that this Plat was prepared from notes taken during actual surveys, during the period March 31, 1977 to April 4, 1977, by myself and qualified surveyors with the firm of Worthington, Lenhart and Carpenter, Inc., for whose work I stand personally responsible and from the Official and Recorded Plats of adjacent Subdivisions as set forth by this Plat. Major perimeter control points have been accurately surveyed and monumented; all tract corners have been set at the request of the owners in accordance with requirements of Natrona County and proper survey practice. All dimensions are expressed in feet and decimals thereof and all courses are referred to the true meridian; said Plat is true and correct to the best of my knowledge and belief.

Wyoming Registration No. 820 P.E. & S.L.S. E.C. Lenhart  
Subscribed in my presence and sworn to before me this 24th day of MAY, 1978.  
My commission expires: JAN. 22, 1981

James H. Carpenter  
NOTARY PUBLIC

- GENERAL NOTES:  
1. The County of Natrona assumes no responsibility for construction or maintenance of Roads or Streets by virtue of this Platting and Dedication.  
2. No public sewers or sewage disposal systems are provided by the Developer.  
3. Public water and distribution system is provided by the Atsvo Acres Investment Co., A Public Utility Co.  
4. In addition to the easements specially set forth by the Plat, additional Utility Easements are reserved on and along ten (10) feet on either side of all lot lines and all roadways, for purposes of construction, maintenance and operation of all utility lines, ditches and conduits as required.  
5. The further subdivision of Lots set forth by this plat is prohibited.



- LEGEND  
Brass Cap Corner ..... O  
W.L. & C. P.C. Brass Cap set ..... BC  
Original corner ..... @  
Local corner ..... #  
5/8" x 15" Rebar ..... □  
Subdivision Boundary ..... - - - - -  
Easement ..... ---  
Plot Closure Roll: 1221,208

Survey & Plat By  
**WORTHINGTON, LENHART & CARPENTER, INC.**  
632 South David Street, Casper, Wyoming  
W.O. No. 3-31-Ag May 24, 1977

↑ 192100

20101  
12010/1011

Protective Covenants

RECORDED July 21 19 78 411:16 O'CLOCK  
IN BOOK 70 of Misc. PAGE 503  
NO. 240133 JOHN J. TOBIN  
COUNTY CLERK

EXHIBIT A TO PLAT AND DEDICATION OF WESTLAND PARK NO. 3  
a subdivision of the SE1/4SW1/4 and SW1/4SW1/4, Section 22 and  
the NE1/4SW1/4 and NW1/4SW1/4, Section 27, T.33N, R.30W, 6th P.M.

Natrona County, Wyoming

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 20 West, 6th P.M.

Section 22 - part of SE1/4SW1/4 and SW1/4SW1/4

Section 27 - Part of NE1/4SW1/4 and NW1/4SW1/4

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 ex-  
ception 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 in-  
stallations shall comply with the Western Plumbing Code and such com-  
pliance shall be certified and approved upon the inspection of a  
recognized plumbing inspector.

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).

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(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 stages 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 sheds or temporary building of any kind shall be moved on, set up or built on any lot, provided, however, that temporary sheds or shelters created by building contractors of residences or builders shall be

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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 planting 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 incinerators 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. The setback for such buildings shall be 25 feet from all boundary lines.

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

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9. There is hereby reserved in all streets, alleys 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 enclosures or road-ways parallel to their property.

10. There shall be created, concurrently with the filing of the Final Plat, a Home Owner's Association solely for the purpose of establishing the means by which the maintenance of the public roads or right-of-ways, roads, mailbox area and street signs, and care of same is to be accomplished. Each lot owner within Westland Park No 3 using the above access or areas shall share equally the cost of maintenance of same.

11. The covenants and restrictions, herein contained, are mutual considerations accepted and entered into by and among all purchasers and owners of lots 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 lots and parcels herein and upon their heirs, personal representatives, successors, and assigns for a period of time ending March 1, 1997, after which time said Covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the tracks has been recorded agreeing to change said covenants in whole or part.

12. 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.

