

T33N, R79W, 6th P.M.
 Sec. 8
 Sec. 17
 M. 75.9' 626.2'

**CERTIFICATE OF DEDICATION
 WESTRIDGE ADDITION**

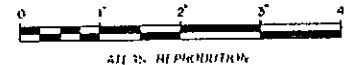
I, Harry Yessness, a single man, do hereby certify that the foregoing subdivision of that portion of the south one-half of the southeast quarter of Section 8 and the north one-half of the northeast quarter of Section 17, Township 33 North, Range 79 West of the sixth P.M., Natrona County, Wyoming, particularly described as follows: Beginning at Corner No. 1 of said tract, at the intersection of the south boundary line of Fifteenth Street with the west boundary line of the alley at the rear of the east half of Block 224, City of Casper, Natrona County, Wyoming; thence S 0° 39' E 161.9 feet to Corner No. 2; said corner being the intersection of the west boundary line of the above described alley with the northerly right-of-way boundary line of State Highway No. 220; thence S 49° 19' W 1301.5 feet along said right-of-way boundary line to Corner No. 3; thence along a spiral curve to the right, following said right-of-way boundary line, to Corner No. 4, the course and distance of the chord of said spiral curve between corner No. 3 and corner No. 4 being S 51° 00' West 289.8 feet; thence along a circular curve to the right, following said right-of-way boundary line to corner No. 5, the course and distance of the chord of said circular curve between corner No. 4 and corner No. 5 being S 56° 00' W 143.2 feet; thence N 66° 10' W 1122.9 feet to corner No. 6, from which the north quarter-corner of said Section 17 bears N 7° 59' W 626.2 feet; thence N 30° 44' E 934.6 feet to corner No. 7, said corner being on the south boundary line of Fifteenth Street extended; thence N 89° 21' E 1885.6 feet along the south boundary line of Fifteenth Street to the point of beginning; as appears on this plat, is with the free consent and in accordance with the desires of me, the undersigned owner and proprietor of said lands; that the name of said subdivision shall be "Westridge Addition to the City of Casper, Natrona County, Wyoming"; and that the streets, alleys and public ways shown on said plat are hereby dedicated to public use.

Harry Yessness

STATE OF WYOMING, } ss.
 COUNTY OF NATRONA, }
 On this 17th day of April, 1948, before me personally appeared Harry Yessness, a single man, to me known to be the person described in and who executed the foregoing instrument; and acknowledged that he executed the same as his free act and deed.
 Given under my hand and notarial seal the day and year in this certificate first above written.

Notary Public
 My commission expires on the 20th day of November, 1949

121/599



LEGEND
 Tract Boundary Corners (metal plates set in concrete) shown thus:
 Corners marked by 1/2" x 1/4" Iron Pipe shown thus:
 Corners marked by 1/2" x 1/4" Iron Pins shown thus:
 Corners marked by 1/4" x 1/4" Iron Pins shown thus:
 All other Corners marked by 3/8" x 12" bridge spikes:

CERTIFICATE OF SURVEYOR
 I, G. H. Brodrick, of Lander, Wyoming, hereby certify that during the month of April, 1948, the WESTRIDGE Addition to the City of Casper, Wyoming, in the S 1/2 SE 1/4 Section 8, and the N 1/2 NE 1/4 Section 17, T33N, R79W of the sixth P.M. Wyoming, was surveyed by me and under my direction; that said addition is described on this plat in the owner's Certificate of Dedication and that the same is correctly shown on this plat which is drawn to a scale of one inch equals one hundred feet. Lot corners and other points are marked as shown on the plat. Widths of streets and alleys and dimensions of lots are given in feet and decimals. Each lot bears its respective number. Said plat is true and correct; and I accurately surveyed said Addition and the lots, blocks, streets, avenues, alleys, parks, commons, and other grounds are well and accurately staked off and marked.
 G. H. Brodrick
 G. H. Brodrick - Surveyor
 Engineer's License No. 298
 Subscribed in my presence and sworn to before me this 22nd day of April, 1948
 My Commission expires on the 20th day of January 1951

APPROVED:
 CITY COUNCIL OF THE CITY OF CASPER, WYOMING
 By *Tom Jones*
 Mayor
Ray Moore
 President of the Council
 ATTEST *Bessie Bunker*
 City Clerk
 Dated April 8, 1948

APPROVED:
 BOARD OF COUNTY COMMISSIONERS OF NATRONA COUNTY, WYOMING
 By *William M. ...*
 Chairman of Board
 ATTEST *Carl ...*
 County Clerk
 Dated April 17, 1948

**PLAT OF
 WESTRIDGE ADDITION TO THE
 CITY OF CASPER, WYOMING
 IN THE S 1/2 SE 1/4 SEC. 8, AND
 THE N 1/2 NE 1/4 SEC. 17 T33N, R79W
 NATRONA COUNTY, WYOMING**
 SCALE: 1 INCH = 100 FEET

RECORDED July 13, 1948 at 12:05 O'Clock P.M.
IN BOOK 21 of MISC. Page 515
No. 549581 Carl Thomason, County Clerk

WESTRIDGE ADDITION BUILDING RESTRICTIONS

WHEREAS, Ray Odell Homes Company, a corporation, is the owner of Lots Number 1 to 179, inclusive, in Westridge Addition to the City of Casper, Natrona County, Wyoming, and desires to establish in said addition an exclusive residential district wherein the construction and use of dwelling houses shall conform to certain minimum requirements, and each home owner, in consideration of his compliance with such requirements, shall be protected against violation thereof by any other home owner:

NOW, THEREFORE, In consideration of the premises, the undersigned Ray Odell Homes Company, a corporation, does hereby impose upon Lots numbered 2 to 179, inclusive, of Westridge Addition to the City of Casper, Natrona County, Wyoming, the following protective covenants and restrictions, to-wit:

(a) Upon Lots numbered 2 to 179, inclusive, in said Westridge Addition, no structures shall be erected, altered, placed or permitted to remain on any residential building lot, other than one detached single-family dwelling or one semi-detached single-family dwelling, not to exceed two and one-half stories in height, and a private garage for not more than three cars.

(b) No building shall be erected, placed or altered on any building plot in said addition until the building plans, specifications and plot plan showing the location of such buildings have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevation, by a committee composed of Milton Coffman, E. E. Hanway and R. W. Odell, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. In the event said committee, or its designated representative, fails to approve or disapprove such design and location within 30 days after said plans and specifications have been submitted to it or, in any event, if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representative, shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representative, shall cease on and after January 1, 1958. Thereafter, the approval described in this covenant shall not be required unless, prior to said date and effective thereon, a written instrument shall be executed by the then record owners of a majority of the lots in this subdivision and duly recorded, appointing a representative or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

(c) No building shall be located nearer to the front lot line or nearer to the side street line than the building setback line shown on the recorded plat. In any event, no building shall be located on any

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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).

residential building plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line, except upon Lots numbered 121, 125, 140, 144, 147, 153, 177 and 179, which said lots shall be considered to front on both abutting streets. No building shall be located on any of said lots nearer than 25 feet to the front line or either abutting street. No building except a detached garage or other out-building located 75 feet or more from the front lot line shall be located nearer than 3 feet to any side lot line.

(d) No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5000 square feet or a width of less than 50 feet at the front building setback line.

(e) No store, shop, repair shop, storage or repair garage, restaurant, dance hall or other public place of amusement, or any similar business or commercial enterprise shall be carried on or conducted upon any lots within said Lots 2 to 179, inclusive, in said addition, nor shall anything be done on any of said lots which may be an annoyance or nuisance to the neighborhood.

(f) No trailer, basement, tent, shack, garage, barn or other out-building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(g) No dwelling costing less than \$7,500.00 as of January 1, 1948 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 720 square feet in the case of a one-story structure nor less than 700 square feet in the case of a one and one-half, two, or two and one-half story structure.

(h) Easements affecting Lots numbered 124, 125, and 126, and 140 to 179, inclusive, excepting Lot 153, are reserved, as shown on the recorded plat, for utility installations and maintenance.

(i) Yard fences may extend only from the rear of any lot to the rear of the house thereon, and there shall be no front yard fencing.

(j) Lot numbered 1 of said Westridge Addition is hereby reserved for residential use confirming to the provisions herein specified as to Lots 2 to 179, inclusive, or for retail business use. No retail business shall be erected or placed on said Lot 1 unless of masonry construction, designed to form an integrated part of a neighborhood shopping center, and provided with a paved, off-street parking area for customer cars, equal to at least twice the first floor building area in square feet. No building shall be erected, altered, or placed on said Lot Number 1 until the building plans, specifications and plot plan have been approved in writing by the committee referred to in clause (b) hereof.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1975, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Executed this 7th day of July, 1948.

RAY ODELL HOMES COMPANY, a Corporation

BY R. W. Odell
R.W. Odell, Vice-President

E. E. Hanway
Secretary

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

On this 7th day of July, 1948, before me appeared R. W. Odell, to me personally known, who, being by me duly sworn, did say that he is the Vice-President of Ray Odell Homes Company, a corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said R. W. Odell acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal the day and year in this certificate first above written.

My commission expires August 5, 1950

Bernice Mitchell
Notary Public

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