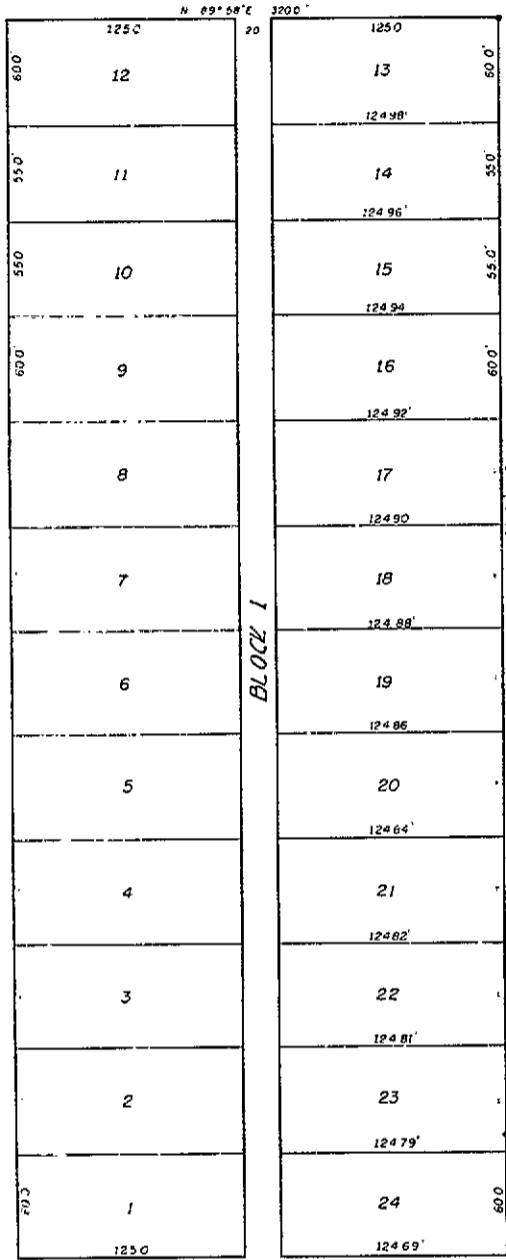


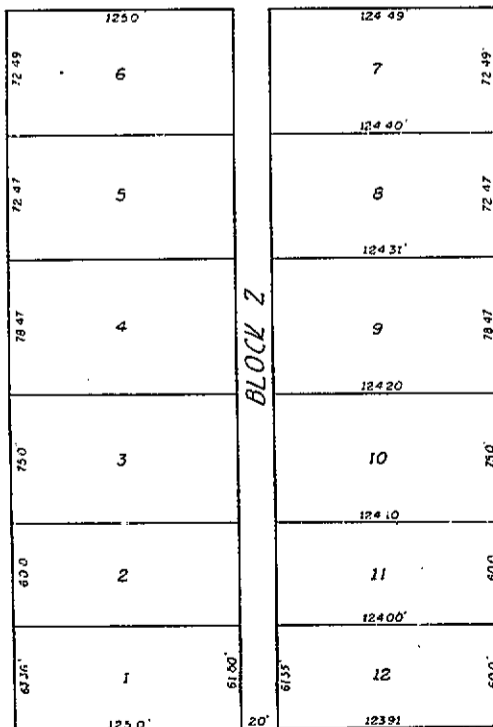
DERINGTON ADDITION

PINEVIEW MEADOWS

EAST 12th ST.



EAST 14th ST.



EAST 15th ST.

70'

ROAD

CLUB

COUNTRY

SUBDIVISION

DERINGTON

141/405



PLAT OF
WINDSOR ADDITION
 TO THE
 CITY OF CASPER, WYOMING
 IN THE SE⁴SW⁴, SEC. 11, T.33N., R.79W. 6th PM.
 NATRONA COUNTY WYOMING

CERTIFICATE OF DEDICATION

We, James G. Derington and Fiorella Derington, husband and wife do hereby certify that the foregoing subdivision of that portion of the SE⁴SW⁴, Sec 11, T.33N., R.79W. 6th PM as appears on this plat is with our consent and in accordance with our desires, the undersigned owners and proprietors of said lands, and that the name of said addition shall be "WINDSOR ADDITION" to the City of Casper, Natrona County, Wyoming, all streets, alleys, parks, and public-ways are hereby dedicated to public use. The undersigned owners and proprietors of said lands hereby waive and relinquish all rights they may have under and by virtue of the homestead exemption laws of the State of Wyoming

James G. Derington
Fiorella Derington

STATE OF WYOMING }
 COUNTY OF NATRONA } 55

On this 21st day of January, 1956, before me personally appeared James G. Derington and Fiorella Derington, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed, including the release and waiver of the right of homestead.

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

My Commission Expires March 16, 1959

Notary Public

CERTIFICATE OF SURVEYOR

I, Ronald L. Schooler, of Casper, Wyoming, hereby certify that during the month of August, 1955, the WINDSOR ADDITION to the City of Casper, Natrona County, Wyoming, in the SE⁴SW⁴ Sec 11, T.33N., R.79W. 6th PM, Wyoming, was surveyed by me and under my direction as shown on this plat. Each lot & block bears its respective number. Said plat is true and correct and I accurately surveyed said addition. All blocks, lots, streets, avenues, alleys, and other grounds are accurately marked as shown on this plat. Width of streets, alleys, and lots are given in feet and decimals thereof.

Ronald L. Schooler

Subscribed and sworn before me this 2 day of December, 1955

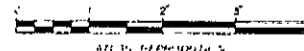
My Commission Expires MARCH 16, 1959

Notary Public

EXPLANATION

All block corners $\frac{3}{4}$ " x 18" G.I.P.
 Lot corners $\frac{1}{2}$ " x 16" ϕ
 Perimeter corners 1 $\frac{1}{2}$ " x 24" brass cap

Scale: 1" = 40'-0"



APPROVED
 CITY COUNCIL OF THE
 CITY OF CASPER, WYOMING

BY _____
 ATTEST _____
 DATED _____

APPROVED
 BOARD OF COUNTY COMMISSIONERS

BY _____
 ATTEST _____
 DATED _____

Section Tie = S 89° 17' W 691.06'

141/405

Recorded April 8, 1959 at 1:45 O'Clock P.M.
In Book 36 of Misc., Page 336
No. 873298

Lou K. Musser
County Clerk

BUILDING RESTRICTIONS
WINDSOR ADDITION
TO THE CITY OF CASPER,
NATRONA COUNTY, WYOMING

WHEREAS, James Derington is the sole owner of lots 1 to 15 inclusive in block 1 and lots 1 to 6 inclusive in block 2 all situated in Windsor Addition to the City of Casper, Natrona County, State of Wyoming, and desires to establish in this addition an exclusive residential district wherein the construction and use of dwelling houses shall conform to a certain minimum requirement, and wherein each home owner may be protected against violation thereof each against the other;

NOW THEREFORE, THE UNDERSIGNED James Derington does hereby impose upon the real property described herein the following protective covenants and restrictions to-wit:

1. No structure shall be erected, altered, placed or permitted to remain on any residential lot, other than a one detached single family dwelling, not to exceed one and one-half stories in height, and a private garage of not more than three cars,
2. No building shall be located on any residential lot nearer than twenty-five feet to the front lot line nor nearer than ten feet to any side street line nor nearer than five feet to any side lot line. No building shall be located on any corner lot nearer than twenty-five feet to the side lot line, in the event a house is turned on a corner lot to face the side street, the setback line at the front of the lot shall be five feet greater than the setback of the adjoining house and the setback line on the side street shall be twenty-five feet.
3. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5,000 square feet or a width of less than 55 feet across the front setback line.
4. 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 mentioned, nor shall anything be done on any of said lots which may constitute a public nuisance.
5. No trailer, tent, shack, garage, barn or outbuilding erected on said tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence and furthermore all construction shall be new, no building or buildings may be moved from another location to any site herein.

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).

6. No dwelling house shall be erected on any residential plot which, in the case of a one story dwelling has an area of less than 900 square feet and the case of a one and one-half story dwelling not less than 800 square feet on the main floor, exclusive of open porches and garage.

7. Yard fences may extend only from the rear of any lot to the ~~back~~ front ^{JD} of the house thereon, and there shall be no front yard fences.

8. No oil drilling, oil development operations, mining or mining operations of any kind shall be permitted on any of the land contained in said residential lots.

THESE COVENANTS AND RESTRICTIONS shall run with the land and shall be binding on the said James Derington, his successors, administrators and assigns, and all persons claiming under and through him until twenty-five years from the date hereof, at which time said restrictions shall automatically extend for successive ten year periods unless by a vote of the majority of the then owners of record of said residential lots it is agreed to change said restrictions in whole or part.

Any owner of record of any residential plot covered by these restrictions may sue in law or equity to enjoin the violation of any of the within restrictions or for damages for the violation thereof.

Dated this 18th day of February, 1959.

James Derington
(James Derington)

ACKNOWLEDGMENT

STATE OF WYOMING)
NATRONA COUNTY)

On this 18th day of February, 1959, before me personally appeared James Derington to me known to be the person described in and who executed the foregoing instrument as his own free act and deed.

Given under my hand and notorial seal the day and year first above written.

Charlotte B. Lien
Notary Public

My commission expires: April 10, 1960

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



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