DECLARATION OF RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS that we, Floyd E. Musser and Marjorie E. Musser, husband and wife, and Robert E. Musser and Lillian D. Musser, husband and wife, being the present owners of the following described property:

That portion of Lot 56, resurvey, known under the original survey as Lot 3, $W\frac{1}{2}NE\frac{1}{4}$, $SE\frac{1}{4}NW\frac{1}{4}$, $E\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$, $E\frac{1}{2}$ of Lot 4, and a 1.00 acre tract in $W\frac{1}{2}$ of Lot 4, (all in Lot 56, resurvey, being in Sec. 1, original survey, T. 52 N., R. 101 W. of the 6th P. M., Park County, Wyoming) which 1.00 acre tract may be described as follows: Beginning at a point on the north-south mid-lot line of said Lot 4, which point is located 901 feet south of the north line of said Lot 4, thence south 340 feet, thence west for 128 feet at right angles to said mid-lot line of Lot 4, thence north for 340 feet, parallel with said mid-lot line of Lot 4, thence east for 128 feet to the point of beginning, said parcel of land to contain 1.00 acre more or less, and which total parcels of land may be more particularly described by metes and bounds as follows:

Beginning at Corner No. 2 of Lot 42, resurvey, T. 52 N., R. 101 W. of the 6th P. M., Park County, Wyoming, thence South 89°23' East for 2646 feet, to Corner No. 3 of Lot 41, thence due east for 248.5 feet, to the northeast corner of the west half of the northeast quarter ($W\frac{1}{2}NE\frac{1}{4}$) of Lot 56, resurvey, being Sec. 1, original survey, thence South 0°04' East for 2654.1 feet to the mid-lot line of said Lot 56, thence North 89°50' West along said mid-lot line of said Lot 56, for 3304.3 feet, thence North 0°14' West for 1438.58 feet, thence South 89°46' West for 128 feet, thence North 0°14' West for 340 feet, thence North 89°46' East 128 feet, thence North 0°14' West for 901 feet, thence South 89°38' East for 410.2 feet, to Corner No. 2 of Lot 42, or to the point of beginning, said parcel of land to contain 201.85 acres, more or less,

have caused said land to be surveyed, platted and dedicated as Musser Subdivision No. 2, located in Lot 56, resurvey, or Sec. 1, original survey, T. 52 N., R. 101 W. of the 6th P. M , Park County, Wyoming, as shown by the plat of said subdivision with certificate of dedication and certificate of surveyor dated December 4, 1961 and filed in the office of the county clerk of Park County, Wyoming on December 8, 1961.

We hereby establish the following general use and building plan and restrictions for said area and we hereby covenant, agree and declare that all of said property is held subject to this plan and the restrictions herein contained, all of which shall be covenants running with the land and shall be binding upon and inure to the benefit

of the undersigned, their heirs, devisees, successors, grantees and assigns. We further covenant, agree and declare that all subsequent grants of said property or any part thereof shall be subject to said general plan and restrictions.

1. All streets and alleys shown in said plat of this subdivision are hereby dedicated to public use forever.

2. No residence shall be constructed with less than 1,000 square feet of floor space including attached garage, and each residence must be placed on not less than 10,000 square feet of land. All residences shall be modern and have septic tanks until sewer is available. Outbuildings are to match the residence on the property in design and construction. No residence can be built within 25 feet of another residence building. No basement, tent, shack, garage, or other outbuilding shall be used as a residence nor be permitted to remain on said property after one year from date hereof.

3. All lots in the tract shall be restricted in that the sale of alcoholic or malt liquors shall be forever prohibited thereon.

4. No noxious or offensive trade or activity (including but not limited to junk yards and abbatoirs) shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

5. All owners of property in said subdivision shall cooperate in the fair and proper division of irrigation water and the maintenance and clearing of ditches, and all easements necessary and proper for irrigation ditches are specifically reserved against and in favor of each lot or tract so that all lots and tracts may receive ample water for irrigation, stock and domestic use.

6. Each lot or tract of said property hereafter conveyed shall within one year after the date of conveyance be properly fenced with a good, lawful fence by the grantee and said fence thereafter shall be properly maintained by said grantee and any adjoining owner.

7. All necessary easements are reserved for sewer, water, power and other utilities across all of said land.

The general plan and restrictions herein contained inure to the benefit of the purchasers of tracts or lots within said subdivision. If they, their grantees, heirs or assigns, or any of them, violate or attempt to violate any of the covenants and restrictions herein, it shall be lawful for any other person or persons owning any real property in said subdivision to take any appropriate proceedings against the person or persons violating or attempting to violate the same for the purpose of restraining any violation of these covenants and restrictions and to recover any damages incurred in consequence thereof. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any of the other covenants and restrictions herein, all of which shall remain in full force and effect.

EXECUTED this 20th day of December, 1961.

Robert E. Musser
Robert E. Musser

Floyd E. Musser
Floyd E. Musser

Lillian D. Musser
Lillian D. Musser

Marjorie E. Musser
Marjorie E. Musser

Husband and wife

Husband and wife

STATE OF WYOMING)
) ss.
County of Park)

On this 5 day of Jan 1962 before me personally appeared Floyd E. Musser and Marjorie E. Musser, husband and wife, and Robert E. Musser and Lillian D. Musser, 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.

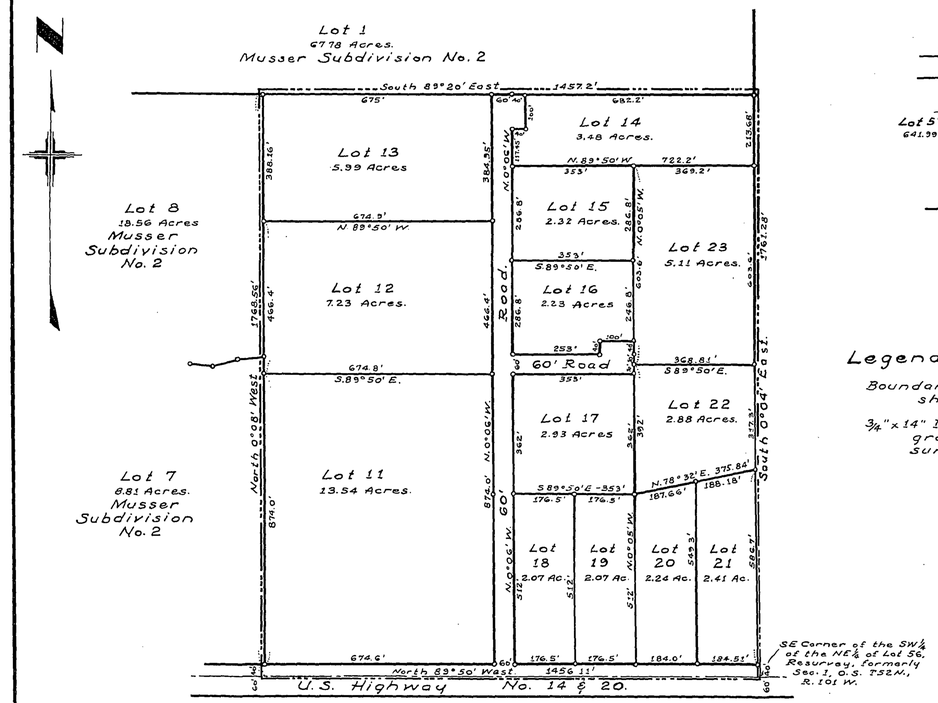
NOTARY PUBLIC PARK COUNTY, WYO.

Notary Public

My commission expires:

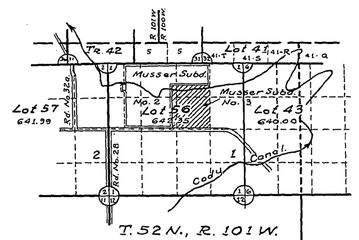
My Commission Expires September 25, 1963.

Recorded Jan. 5, 1962 at 4:00 PM
In Book 264 Page 71 Park County, Wyo.
No. 104600. Eva E. Larson, County Clerk



Detail Plat.

Scale: 1 Inch = 200 feet.



T. 52 N., R. 101 W.

Location Map.

Scale: 2 Inches = 1 Mile.

Legend:—

Boundaries of the Musser Subdivision No. 3, shown thus: ——————

¾" x 14" Iron Pipe Corners, driven firmly to ground level, and set by this survey, shown thus: 184.0'

Certificate of Dedication.

STATE OF WYOMING } ss
County of Park }

This certifies that Floyd E. Musser, and Marjorie E. Musser, husband and wife, and Robert E. Musser, and Lillian D. Musser, husband and wife, are the owners of a parcel of land which is shown on this plat as the "Musser Subdivision No. 3", east of the City of Cody, Wyoming, which may be described as follows: A portion of the East Half of the Northwest Quarter, of Lot 56, Resurvey, and a portion of the West Half of the Northeast Quarter of Lot 56, Resurvey, formerly Section 1, Original Survey, Twp. 52 N., Rge 101 W., of the 6th P.M., in Park County, Wyoming, which parcel of land may be more particularly described by metes and bounds as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Northeast Quarter, (SW¼, NE¼), of Lot 56, Resurvey, formerly Section 1, Original Survey, in Township 52 North, Range 101 West of the Sixth Principal Meridian, in Park County, Wyoming, thence North 89°50' West, along the mid-lot line of said Lot 56, Resurvey, for 1456.11 feet, thence North 0°08' West for 1768.56 feet, thence South 89°20' East, along the south line of Lot 1, Musser Subdivision No. 2, for 1457.2 feet, thence South 0°04' East, along the east boundary line of the West Half of the Northeast Quarter of said Lot 56, Resurvey, for 1761.28 feet, to the point of beginning, said parcel of land to contain 59.02 acres, more or less.

This further certifies that the owners have caused the above described parcel of land to be surveyed and platted as the "Musser Subdivision No. 3", as shown by the plat, and on the Certificate of Surveyor, that the roads as shown hereon, are here by dedicated to the public use, and that the details appearing on this plat are in accordance with desires and wishes of the undersigned owners and proprietors. Homestead rights are here by relinquished.

In witness where of, the same owners have hereunto affixed their signatures, this 14th day of April, 1966.

Floyd E. Musser
Floyd E. Musser.

Marjorie E. Musser
Marjorie E. Musser.

Robert E. Musser
Robert E. Musser.

Lillian D. Musser
Lillian D. Musser.

STATE OF WYOMING } ss
County of Park }

I, Nora Mix, a notary public, in and for the county aforesaid, hereby certify that Floyd E. Musser, Marjorie E. Musser, Robert E. Musser, and Lillian D. Musser, personally known to me as the persons whose names are subscribed to the foregoing Certificate of Dedication, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 14th day of April 1966.

Nora Mix
Notary Public.

My commission expires:
October 2nd. 1966

Certificate of Surveyor.

STATE OF WYOMING } ss.
County of Park }

I, William H. Greever, hereby certify that during the period from the 24th of February to the 25th of March, 1966, that the "Musser Subdivision No. 3", was surveyed by me, under the direction of Mr. Robert E. Musser, one of the owners, that the said subdivision is described on this plat, in the owners Certificate of Dedication, and that the same is correctly shown on this plat which is drawn to a scale of 1 Inch to 200 feet; that each lot bears its respective number; that the corners set by this surveyor, as shown on this plat, are ¾" x 14" Iron Pipe, driven firmly to ground level. Dimensions of the lots are shown in feet and decimals of feet, and any surplus or deficiency existing is distributed uniformly in proportion to the plat dimensions.

William H. Greever
William H. Greever,
Surveyor,
Cody, Wyoming.

Wyo. Reg. No. 135.

Approval:—

Approved this 21 day of April 1966, by the Commissioners of Park County, Wyoming, subject to the provisions of Section 5, Park County Policy on the approval of Subdivision and Townsite Plats, as adopted August 7th, 1962.

Attest: Eva L Garrow
County Clerk.

By Frank D. McClellan
Chairman

Seal:

Plat
showing the details
of the

Musser Subdivision No. 3,

east of
Cody, Wyoming,
being a further subdivision,
of Lots 9 & 10,
Musser Subdivision No. 2,
located in a part of
Lot 56, Resurvey,
(originally Section 1)
Township 52 North, Range 101 West,
of the
Sixth Principal Meridian,
in
Park County, Wyoming.

Scale: 1 Inch = 200 feet.

William H. Greever,
Surveyor,
Cody, Wyoming.

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