

- NOTES:**
- 1) Basis of bearing from solar observation.
 - 2) \odot $5/8"$ x $10"$ rebar with Survey-Loop.
 - 3) \ominus Found monument, as noted.
 - 4) Temporary turning circles to be constructed at the terminus of Cowboy Road; to be established upon extension of road.
 - 5) Drainage easement in Tracts 69, 73, 74, & 75 is to be a restricted building area.

AREA CONVERSIONS

One foot equals 0.3048 meter.
 One acre equals 0.40469 hectare.

Note: By agreement of 1759, the meter is equated as one yard equals 0.9144 International Meter.

CERTIFICATE OF SURVEY

I, William D. Brannon, a Licensed Land Surveyor in the State of Wyoming, do hereby certify that this plot of COWBOY COUNTRY, 3rd FILING, was made from the notes taken during actual surveys made by me during March 1977, and May, 1978, and that it shows accurately the Tracts and Easements as marked on the ground by 5/8" x 10" rebars with Survey-Loops set at all corners (except where shown to be marked otherwise), and that the land embraced in this plot is a portion of Section 7, T.14 N., R.66 W., 6th P.M., Laramie County, Wyoming, being more particularly described as follows: Beginning at the Northwest corner of Cowboy Country, 2nd Filing, as recorded with the County Clerk of Laramie County; thence $N 60^{\circ} 30' 22" W$, along the south $1/2$ of County Road 16-C (Pine Club Road), a distance of 644.51 feet to a point; thence $S 6^{\circ} 26' 25" W$, a distance of 479.44 feet, to a point; thence $N 2^{\circ} 07' 05" W$, a distance of 379.99 feet to a point; thence $S 4^{\circ} 28' 07" W$, a distance of 1722.55 feet to a point on a curve thence along a curve to the left, whose radius is 124.43 feet and whose chord bears $N 23^{\circ} 07' 06" E$, a distance of 257.11 feet to a point of tangency; thence $N 43^{\circ} 30' 57" E$, a distance of 80.00 feet to a point; thence $S 64^{\circ} 29' 03" E$, a distance of 77.75 feet to a point; thence $S 2^{\circ} 11' 14" E$, a distance of 1115.32 feet to a point on the east line of said Section 7; 10 feet from the East $1/2$ corner of said Section; thence $E 8^{\circ} 57' 57" E$, along said East line, a distance of 444.00 feet to the southwest corner of Cowboy Country, 2nd Filing; thence $N 64^{\circ} 46' 46" E$, along the west line of said Cowboy Country, 2nd Filing, a distance of 271.51 feet to a point; thence along said west line, along a curve to the left, whose radius is 560 feet and whose chord bears $N 23^{\circ} 07' 06" E$, a distance of 6130.06 feet to a point; thence along said west line, $N 0^{\circ} 30' 57" E$, a distance of 124.13 feet to the point of beginning. I further certify that this plot embraces 20.88 acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Richard C. Olson, President of National Land, Inc., the Wyoming Corporation, owner in fee of the land embraced in this plot of COWBOY COUNTRY, THIRD FILING, does hereby declare the subdivision of said land to be the free act and deed and in accordance with the desires and does hereby dedicate to the use of the public forever the roads with R/W's as shown hereon and does hereby grant the easements for the purposes indicated.

Richard C. Olson
 Richard C. Olson - President
 National Land, Inc.
 Attest: *[Signature]*
 Secretary

ACKNOWLEDGMENT

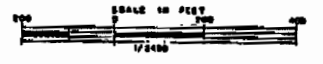
STATE OF WYOMING
 COUNTY OF LARAMIE

On this 11th day of March, 1978, before me appeared Richard C. Olson, whose name is known, who, having been duly sworn, testified that he is the president of National Land, Inc., the corporation described in and which executed the foregoing instrument; 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 Richard C. Olson, acknowledged said act to be the free act and deed of said corporation. In witness whereof, I have hereunto set my hand and official seal on the day and year in this certificate first above written.

[Signature]
 Notary Public



COWBOY COUNTRY
THIRD FILING
 A PORTION OF E 1/2, NE 1/4, SECTION 7, T. 14 N., R. 66 W., 6th RM, LARAMIE COUNTY, WYOMING



BRANNAN LAND SURVEYING
 1612 Campbell Ave Cheyenne, Wyoming
 November 21, 1977 76-125
 Prepared by: National Land

CURVE TABLE

NO.	RADIUS	DELTA	CHORD	CHORD BEARING
C-1	560.07'	27°07'12"	267.91'	S 23°07'06"W
C-2	644.51'	29°07'42"	327.08'	S 64°29'03"W
C-3	379.99'	75°01'12"	409.73'	S 37°07'05"W
C-4	379.44'	44°05'50"	257.11'	S 22°08'18"W
C-5	257.11'	128°07'10"	444.15'	S 15°01'57"W
C-6	560.07'	27°07'12"	267.91'	S 23°07'06"W
C-7	560.07'	87°04'24"	447.72'	S 51°08'37"W
C-8	560.07'	64°12'18"	439.46'	S 23°07'06"W

ATTORNEYS:
 Approved by the CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION this 21st day of February, 1978.

Attest: *[Signature]* Secretary
[Signature] Chairman

Approved by the BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, this 7th day of March, 1978.

Attest: *[Signature]* County Clerk
[Signature] Chairman

NOTICES

* NO PROPOSED PUBLIC SEWER DISPOSAL SYSTEM
 * NO PROPOSED DOMESTIC WATER SOURCE

48273
 I hereby certify that the record of this plat is correct and that the same is in accordance with the original plat as shown to me by the owner.

[Signature]
 Register of Deeds

RECORDED MAY 11 1978 AT 424 OCTOBER 2 M
482987
Reception No. JANET G. WHITEHEAD, Recorder

NATIONAL LAND, INC., a WYOMING CORPORATION

TO: The Public

DECLARATION OF PROTECTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that Cowboy Country, Third Filing, a portion of the east one-half (E $\frac{1}{2}$), of the northeast quarter (NE $\frac{1}{4}$) of Section 7, T. 14 N, R. 66 W. of the 6th P. M., Laramie County, Wyoming, are now owned and held subject to all the restrictions, conditions, covenants, charges and agreements contained in the within Declaration of Protective Covenants, and National Land, Inc., being the owner of all of the above described land and does hereby covenant and agree:

1. That Tracts 51-75 of the said portion of land shall be known and described as residential tracts and will be restricted by the covenants contained herein. It is intended that these residential tracts shall be used and occupied as small ranches or ranchettes and that the owners will have full enjoyment of these ranchettes, subject, however, to the covenants contained herein.

2. An Architectural Control Committee for Cowboy Country is constituted. This committee is composed of the duly qualified and acting officers of National Land, Inc., of Cheyenne, Wyoming. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation of any kind for services performed pursuant to this covenant.

3. No building shall be erected, placed or altered on any residential lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans, specifications and plot plan have been submitted, or in the event no suit to enjoin the construction has

Restrictions including 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).

been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

4. No structure other than one private single family dwelling together with a private garage and suitable barn or shed for horses for use in connection with said single family dwelling shall be erected, placed or permitted to remain on any of the residential lots. No lot within a designated block may be subdivided into smaller lots.

5. No structure of a temporary character, trailer, modular, basement, tent, shack, barracks, garage, barn or other outbuilding shall be used on any Tract as a family dwelling, either temporary or permanently. However, this covenant shall not restrict a building contractor or land developer from maintaining a temporary office, tool shed, lumber shed and/or sales office for the purpose of erecting and selling dwellings, provided that the Architectural Control Committee shall have the authority to order the removal of said temporary structures whenever in their sole discretion the same have been on the premises an unreasonable length of time.

6. The principal dwelling shall have a minimum fully enclosed ground floor area devoted to living purposes, exclusive of porches, terraces and garage, of 1,200 square feet; except that where the said principal dwelling is a 1½ or 2 story dwelling, the minimum may be reduced to 1000 square feet of ground floor area, providing that the total living area of the 1½ or 2 floors is not less than 1,500 square feet, it being understood that these minimum requirements are exclusive of basement area. All dwellings shall be constructed according to FHA approval building requirements prevailing on the date the building is constructed, it being the intention and purpose of this covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded.



7. No building shall be located on any lot nearer than thirty (30) feet of the front lot line.

8. No business nor activity of a noxious nature may be conducted upon any lot in this subdivision, nor shall any activity be permitted which may be or may become a nuisance or annoyance to the neighborhood.

9. Sewage shall be disposed of only by and through a septic system of adequate dimensions and capacity and of a type approved by the State of Wyoming Department of Public Health. No septic tank or field system shall be nearer than fifty (50) feet to any building plot line except with the consent of the appropriate health officials of the County and State, and no sewage, waste, water, trash, garbage or debris shall be emptied, discharged, or permitted to drain into any body of water in or adjacent to the subdivision. All toilet facilities must be a part of the residence or garage and shall be of a modern flush type and connected with a proper septic tank system.

10. No lot shall be used or maintained as a dumping ground for rubbish or junk, specifically junked cars, unlicensed cars, appliances, et cetera. Trash, garbage or other waste shall be kept only in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in clean and sanitary condition.

11. No sign of any kind shall be displayed to the public view on any residential lot except one sign of not more than five square feet advertising the property for sale or rent, or except signs used by a builder to advertise the property during the construction and sales period.

12. No animals, livestock or poultry except those being raised for 4-H or FFA projects shall be raised, bred or kept on any lot, except that horses, dogs, cats or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. In any event, no swine of any nature may be kept, bred or maintained on the premises.



13. No refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot.

14. Easements and rights of way as shown on the recorded plat are hereby reserved in this subdivision for poles, wires, pipes, and conduits for heating, lighting, electricity, gas, telephones, sewer, water or any other public quasi public utility service purposes, together with the right of ingress and egress at any time for the purpose of further construction and repair.

15. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive period of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

16. Enforcement shall be 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.

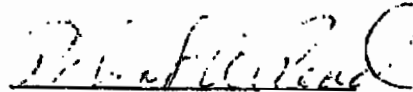
17. Invalidation of any one of these restrictions by judgment or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

18. The buyer of any site will not re-sell his site without first giving at least ten (10) days written prior notice to the National Land, Inc., and the National Land, Inc., shall have the first right to buy said site on the same terms as otherwise offered.

Dated this 9th day of May, 1978

NATIONAL LAND, INC.,
a WYOMING CORPORATION

ATTEST:



By: Richard C. Olsen, President

Secretary

In this 9th day of May, 1978, before me personally appeared Richard C. Olsen, and acknowledged the above covenants as the free act and deed of National Land, Inc. Witness my hand and official seal.



BOOK
1109

604

Notary Public Becky Jones Braman

