

-CERTIFICATE OF SURVEYOR-

STATE OF WYOMING)
COUNTY OF TETON) SS

I, Peter M. Jorgensen, of Jackson, Wyoming, do hereby certify that this plat was prepared from data obtained during a survey performed by others under my supervision during the year 2001;

that it correctly represents MELODY RANCH RESIDENTIAL UNIT ONE FIFTH FILING, identical with Lot 22 of Melody Ranch Upper Ranch Master Plat Fifth Amendment, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 1026;

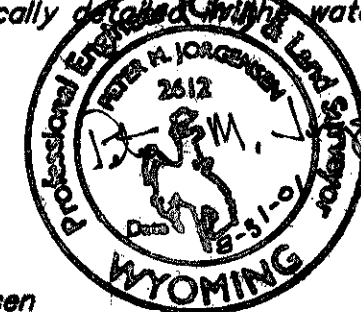
that said MELODY RANCH RESIDENTIAL UNIT ONE FIFTH FILING CONTAINS 19.56 acres, more or less;

that the BASE BEARING for the data provided on this plat is N00°15'20"W along the west line of the NW1/4 of said Section 20;

that by October 1, 2002 the foregoing subdivision shall be monumented as indicated on the detail map and legend hereon;

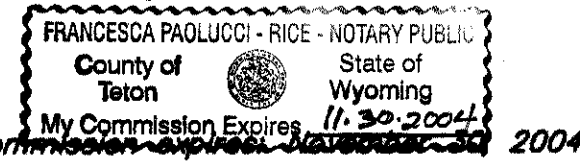
that the foregoing subdivision is SUBJECT TO any easements, right-of-way, covenants, conditions, restrictions, reservations, encumbrances, or agreements of sight and/or record, including, but not limited to, those specifically called for in the Certificate of Owner on this plat;

that a search of the records of the Wyoming State Engineer's Office indicates that there are surface and ground water rights appurtenant to the lands being subdivided by virtue of this plat; said rights and how they will be affected by the foregoing subdivision are more specifically detailed in the water rights notes on this plat.



Peter M. Jorgensen
Wyoming Professional Engineer and Land Surveyor No. 2612

The foregoing instrument was acknowledged before me by Peter M. Jorgensen this 31st day of August 2001.
WITNESS my hand and official seal.



Francesca Paolucci-Rice
Notary Public

My commission expires November 30, 2004

-CERTIFICATE OF OWNER-

STATE OF WYOMING)
COUNTY OF TETON) SS

The undersigned, acting for and on behalf of MRDN Corp, a Wyoming corporation, owner and proprietor of Lot 22 of Melody Ranch Upper Ranch Master Plat Fifth Amendment, a subdivision of record in the Office of the Clerk of Teton County Wyoming as Plat No. 1026 do hereby certify;

that said Lot 22 is hereby vacated in accordance with Section 34-12-106 through Section 34-12-110 Wyoming Statutes 1977, as amended;

that in accordance with said Section 34-12-110, said Clerk is respectfully requested to write across said Lot 22 on said plat the word "VACATED";

that the lands contained within said Lot 22, more particularly described in the Certificate of Surveyor on this plat, are hereby subdivided; and that the foregoing subdivision of said lands, as shown on this plat, is with the free consent and in accordance with the desires of MRDN Corp;

that the name of the foregoing subdivision shall be MELODY RANCH RESIDENTIAL UNIT ONE FIFTH FILING;

that the foregoing subdivision is in accordance with, and SUBJECT TO the terms and conditions of the Melody Ranch Planned Unit Development (PUD#3-0001) Final Development Plan approved by the Teton County Board of County Commissioners on October 3, 1995, and with the Amendment thereto approved by said Board on April 6, 1998; said documents are of record in said Office in Book 355 of Photo, pages 801-831; and in Book 375 of Photo, pages 290-303, respectively;

that the foregoing subdivision is in accordance with that Affidavit of Master Plat Modification and that Second Affidavit of Master Plat Modification of record in said Office in Book 326 of Photo, pages 626-628, and in Book 355 of Photo, pages 613-614, respectively;

that the foregoing subdivision shall be SUBJECT TO the terms and conditions of that Amended and Restated Declaration of Protective Covenants for Melody Ranch Residential Unit One - First Filing recorded in said Office in Book 312 of Photo, pages 1148-1175 as provided for in that Adoption of Declaration of Protective Covenants for Melody Ranch Residential Unit One - First Filing to be recorded in said Office concurrently with this plat;

that in accordance with said Restated Declaration, each lot of the foregoing subdivision shall be SUBJECT TO AN easement five feet (5.00') in width parallel with and adjoining its lot boundary lines for utility and landscaping purposes; said purposes are more particularly described in said Declaration of Protective Covenants;

that as shown on the detail map of this plat, portions of Lots 136 and 137 of the foregoing subdivision are hereby reserved for the creation of path easements;

that as shown on the detail map of this plat, Lots 134 and 137 of the foregoing subdivision are hereby made subject to easements benefiting the Melody Ranch Planned Unit Development (PUD) for utility purposes including, but not limited to, the distribution of irrigation water to lots within said PUD;

that it is contemplated that Lots 136 and 137 of the foregoing subdivision, recreational open space lots, will be owned at some future date by a Melody Ranch Improvement and Service District; the owner or owners of said Lots shall have the right to create additional easements as necessary over, under, across and through said Lots for utility purposes including, but not limited to, the distribution of irrigation water to lots within the Melody Ranch Planned Unit Development;

that said Lot 137 is subject to easements for the repair and maintenance of the irrigation ditch shown on the detail map of this plat; said easements shall satisfy all historical rights, and except where historical use may have established a greater width, said easements shall encompass the full width of the ditch, and shall extend beyond any ditch bank for a distance of fifteen feet (15');

that as shown on the detail map of this plat, certain nonresidential Lots of the foregoing subdivision are SUBJECT TO easements to Lower Valley Power & Light, Inc. of record in said Office in Book 378 of Photo, pages 943-946 (Lots 136 and 138), and in Book 378 of Photo, pages 960-965 (Lot 137);

that said undersigned owner hereby affirms the RESERVATION (made by Melody Ranch Investments I LLC and Melody Estancia LLC on Plat No. 856, Melody Ranch Upper Ranch Master Plat) of the right to grant easements for pathways, utilities, landscaping, signs, drainage, and temporary construction activities related to improvements to South Park County Road No. 22-1, and for other purposes within the strip of land shown on the detail map of this plat adjoining said South Park County Road (being parts of Lots 136 and 138 of the foregoing subdivision);

that a non-exclusive easement over, under, across, and through the road lot, Lot 138, of the foregoing subdivision is hereby granted to each owner of a lot within the foregoing subdivision, to each owner of a lot within Melody Ranch Upper Ranch Master Plat (Plat No. 856), and subsequent amendments or subdivisions thereof, and to their heirs, successors, and assigns for purposes of access to and from said lots, and for underground utilities serving said lots;

that Lower Valley Energy, Qwest Corporation; AT&T Broadband; and their heirs, successors, and assigns are hereby granted non-exclusive easements in said Lot 138, and in those portions of said Lots 136 and 137 designated hereon as utility easements; said easements shall be for the installation and maintenance of underground utilities serving the foregoing subdivision and other lots within the Melody Ranch Upper Ranch Master Plat, and subsequent amendments or subdivisions thereof;

that MRDN Corp reserves unto itself, its heirs, successors, and assigns the right to grant unto other parties non-exclusive easements within said Lot 138; and within any utility easements shown on this plat;

that the roads within the foregoing subdivision are private roads, and that the Board of County Commissioners of Teton County shall be under no obligation to construct, repair, or maintain said roads;

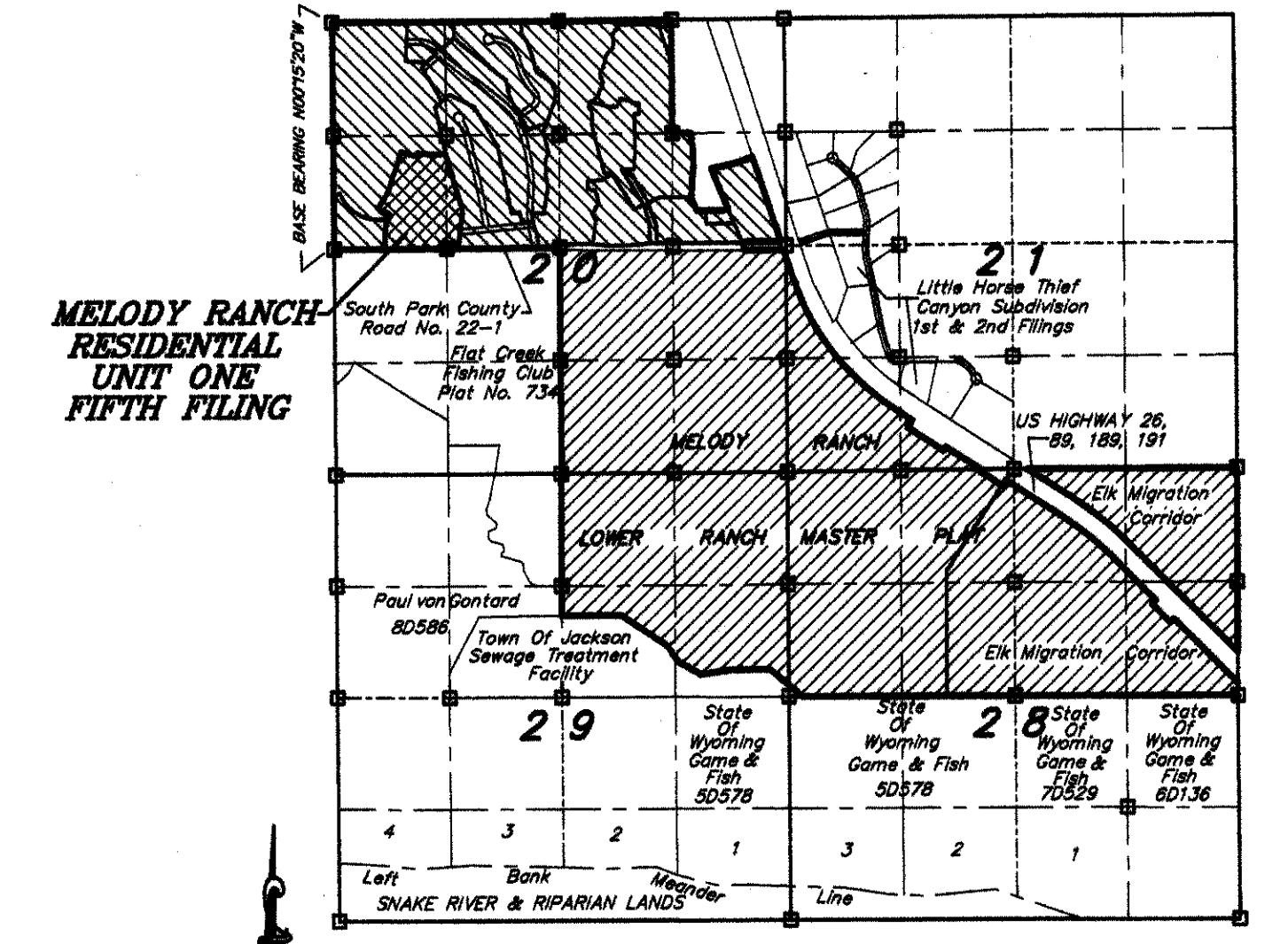
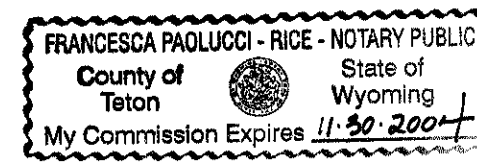
that the foregoing subdivision is SUBJECT TO any other easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements, or encumbrances of sight and/or record; that the surface water rights appurtenant to the lands being hereby subdivided shall be dealt with as more specifically described in the Water Rights Notes on this plat.

ATTEST: MRDN Corp, a Wyoming corporation
By: David Quinn, Vice President
By: Paul von Gontard, President

On the 31st day of August 2001, before me personally came, Paul von Gontard, and David Quinn, who, being by me duly sworn, did depose and say that they are the President and Vice President, respectively of MRDN Corp, a Wyoming Corporation, and that they signed their names hereto by order of the Board of Directors of said corporation, and that they acknowledged that this instrument is the free act and deed of said corporation.

Francesca Paolucci-Rice
Notary Public

My commission expires: November 30, 2004



-LAND USE SUMMARY-

TOTAL NUMBER OF LOTS: 24 Lots (Numbered 115-138)

7-Single-Family Residential (Attainable Category IV-Numbered 115-121)

14-Single-Family Residential (Market Lots-Numbered 122-135)

2-Recreational Open Space Lots (Numbered 136-137)

1-Road Lot (Number 138)

TOTAL ACREAGE: 19.56 Acres (Gross Site Area = Base Site Area)

AVERAGE LOT SIZE: 0.54 Acres-Market
0.21 Acres-Attainable

REQUIRED AGRICULTURAL OPEN SPACE EASEMENT ACREAGE CALCULATED AS FOLLOWS:

1.1265 Acres of Agricultural Open Space Easement Area/Acre of Development Area
1.1265 X 19.56 Acres = 22.03 Acres over which an Agricultural Open Space Easement is being granted for this subdivision. The Easement is located within Lot 3 of Melody Ranch Lower Ranch Master Plat (Plat No. 875), and is shown on separate Map of Survey to be filed in the Office of the Clerk of Teton County, Wyoming concurrently with this Plat.

-WATER RIGHTS NOTES-

A search of the records of the State Engineer's Office indicates that there are surface water rights for irrigation purposes appurtenant to the lands proposed for subdivision as Melody Ranch Residential Unit One Fifth Filing;

those parts of the proposed subdivision located within the SW1/4NW1/4 of Section 20, T40N, R116W have rights for original supply under the Wilson Ditch, Permit 1359, Salar Cheney Appropriation, diverting from Little Gros Ventre River (a.k.a. Flat Creek) with priority of November 9, 1896;

those parts of the foregoing subdivision located within the SE1/4NW1/4 of Section 20, T40N, R116W have rights for original supply under the Wilson & Cheney Ditch, Permit 3713, diverting from Little Gros Ventre River (a.k.a. Flat Creek) with priority of January 10, 1902; as changed to the Wilson Ditch by Order Record 18, page 605;

all lands within the foregoing subdivision have supplemental supply under the Enlarged South Park Supply Ditch, Permit 4800 Enl., J. Fleming Cheney Appropriation as of January 22, 1932.

Said rights appurtenant to lands proposed for development as single-family residential lots and the road lot, Lots 115-135 and 138, are reserved to the current owner and proprietor of said lands; said rights shall either be abandoned, transferred to other lands, or the use changed to reservoir supply by Petition to the State Board of Control; said rights appurtenant to the lands proposed for recreational open space lots, Lots 136 and 137, shall be retained.

The Meadows of Melody Ranch Homeowners Association, Inc. or a Melody Ranch Improvement and Service District will administer water rights; refer to the Amended and Restated Declaration of Protective Covenants for Melody Ranch Residential Unit One - First Filing (of record in the Office of the Clerk of Teton County, Wyoming in Book 312 of Photo, pages 1148-1175) adopted for the foregoing subdivision by a declaration recorded concurrently with this plat.

Irrigation water will be distributed using portable pumps set in irrigation ditches. DITCHES SERVING THIS SUBDIVISION MAY BE ADDED, REMOVED, OR RELOCATED WITH FUTURE DEVELOPMENT.

As a result of this subdivision, there will be no interference with the historical flow of irrigation water to downstream users.

The lots of the foregoing subdivision have ground water rights by virtue of unadjudicated Permit Nos. 120237 and 120236, Melody Ranch Domestic #1 and #2 Wells, respectively. These rights will be retained.

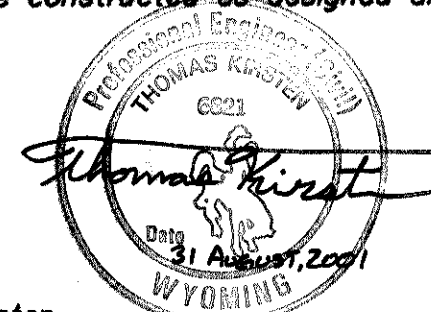
SELLER DOES NOT WARRANT TO PURCHASER THAT HE SHALL HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

-CERTIFICATE OF ENGINEER-

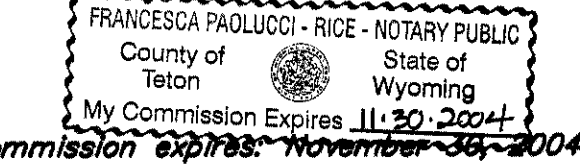
STATE OF WYOMING)
COUNTY OF TETON) SS

I, Thomas Kirsten of Jackson, Wyoming, do hereby certify that I am a licensed Wyoming Engineer, and affirm that the water system and the sewage collection system designed to serve the foregoing subdivision were designed to meet all applicable County, State, and Federal requirements, and that said systems will be adequate and safe, provided that said systems are constructed as designed and operated correctly.



Thomas Kirsten
Wyoming Professional Engineer No. 6821

The foregoing instrument was acknowledged before me by Thomas Kirsten this 31st day of August 2001.
WITNESS my hand and official seal.



Francesca Paolucci-Rice
Notary Public

My commission expires November 30, 2004

-CERTIFICATE OF APPROVAL-

STATE OF WYOMING)
COUNTY OF TETON) SS

Pursuant to Section 34-12-103 and Sections 18-5-301 through 18-5-315, Wyoming Statutes, 1977, as amended, and the pertinent land development regulations of Teton County, Wyoming, as amended, the foregoing subdivision, MELODY RANCH RESIDENTIAL UNIT ONE FIFTH FILING, was approved at the regular meeting of the Board of County Commissioners held on the 25 day of September 2001.

SUBJECT TO the condition that the foregoing subdivision be in conformity with, and in compliance with the provisions of the Melody Ranch Planned Unit Development Final Development Plan approved by the Board of County Commissioners on October 3, 1995, as amended on the April 6, 1998, and memorialized in those documents of record in the Office of the Clerk of Teton County, Wyoming in Book 355 of Photo, pages 801-831, and in Book 375 of Photo, pages 290-303, respectively.

ATTEST: BOARD OF COUNTY COMMISSIONERS
COUNTY OF TETON

Sherry L. Daigle
Clerk

W.A. Reddick
Chair

Sherry L. Daigle

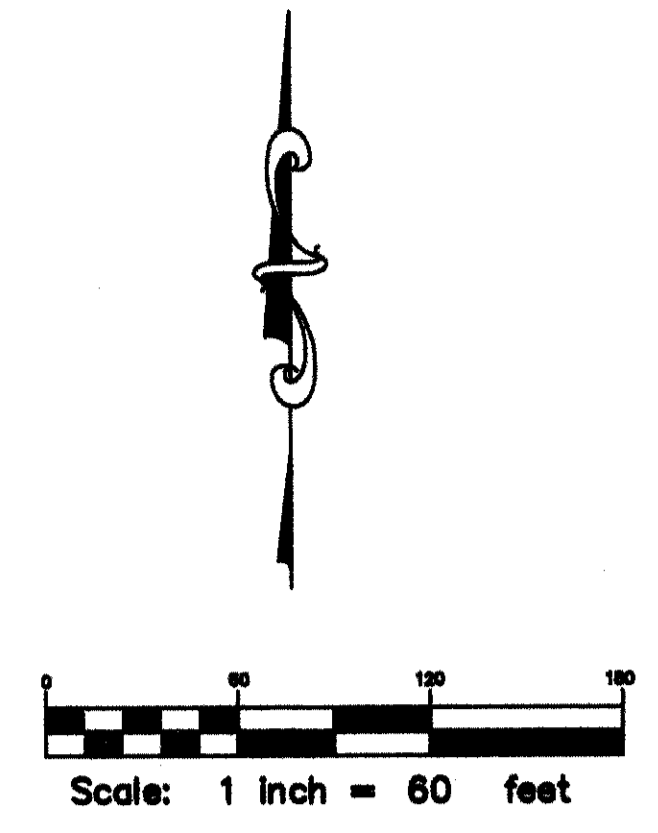
CONSENT OF MORTGAGEE, THE JACKSON STATE BANK, BY SEPARATE AFFIDAVIT

FINAL PLAT
MELODY RANCH
RESIDENTIAL UNIT ONE
FIFTH FILING

Being Identical With
Lot 22
MELODY RANCH UPPER RANCH MASTER PLAT
FIFTH AMENDMENT
AND LOCATED WITHIN THE
S1/2NW1/4 SECTION 20, T40N, R116W, 6TH P.M.
TETON COUNTY, WYOMING

SHEET 1 OF 2
SUBMITTAL DATE: June 28, 2001

1032



- = LEGEND =**
- Corner Record filed; monument found this survey.
 - 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "PLS 4530" recovered this survey.
 - 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JORGENSEN ENG & LS PE & LS 2612" to be set by October 1, 2002.
 - Boundary of Melody Ranch Residential Unit One Fifth Filing.
 - Lot lines within Melody Ranch Residential Unit One Fifth Filing.
 - Boundary line of properties adjacent to the foregoing subdivision, including previous subdivisions of Upper Ranch Master Plat lots.
 - Easement line.
 - Existing irrigation ditch or lateral thereof; DITCHES MAY BE REMOVED OR RELOCATED WITH FUTURE DEVELOPMENT; ONLY MAJOR DITCHES ARE SHOWN; LOCATIONS ARE APPROXIMATE.
 - Boundary of Wetlands: NO FILLING, NO DEVELOPMENT ALLOWED WITHIN WETLANDS.
 - Cat. IV Indicates a Category IV Attainable Lot; see note this sheet.

= CURVE TABLE =

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	370.00'	70.47'	10°54'42"	S89°59'13"E	70.38'	35.34'
C2	430.00'	83.36'	11°06'25"	S89°53'22"E	83.23'	41.81'
C3	530.00'	101.12'	10°55'55"	S78°23'12"E	100.97'	50.72'
C4	1108.84'	373.43'	19°16'42"	S74°47'14"E	371.67'	188.50'
C5	1108.84'	72.49'	3°44'33"	S82°33'18"E	72.48'	36.26'
C6	1108.84'	83.99'	4°20'10"	S78°30'57"E	83.97'	42.02'
C7	1108.84'	89.54'	4°37'21"	S74°02'12"E	89.52'	44.79'
C8	1108.84'	127.41'	6°34'39"	S68°26'12"E	127.34'	63.77'
C9	1049.84'	362.16'	19°45'54"	S74°32'37"E	360.37'	182.90'
C10	1049.84'	57.87'	3°09'30"	S82°50'50"E	57.86'	28.94'
C11	1049.84'	146.28'	7°59'00"	S77°16'34"E	146.16'	73.26'
C12	1049.84'	158.01'	8°37'24"	S68°58'22"E	157.86'	79.15'
C13	376.02'	149.71'	22°48'42"	S11°06'40"W	148.72'	75.86'
C14	456.02'	217.05'	27°16'16"	S13°20'27"W	215.01'	110.62'
C15	830.00'	109.81'	7°34'48"	S30°45'59"W	109.73'	54.98'
C16	770.00'	101.87'	7°34'48"	S30°45'59"W	101.80'	51.01'
C17	570.00'	284.33'	28°34'50"	N20°15'58"E	281.39'	143.19'
C18	570.00'	62.86'	6°19'06"	N31°23'50"E	62.82'	31.46'
C19	570.00'	140.49'	14°07'19"	N21°10'38"E	140.14'	70.60'
C20	570.00'	80.98'	8°08'25"	N10°02'48"E	80.92'	40.56'
C21	630.00'	314.26'	28°34'50"	N20°15'58"E	311.01'	160.43'
C22	630.00'	27.70'	2°31'08"	N33°17'49"E	27.70'	13.85'
C23	630.00'	125.90'	11°28'59"	N26°18'45"E	125.69'	63.16'
C24	630.00'	130.95'	11°52'21"	N14°39'05"E	130.31'	65.51'
C25	630.00'	30.12'	2°44'22"	N07°20'44"E	30.12'	15.06'
C26	630.00'	224.05'	24°13'04"	S18°05'05"W	222.36'	113.71'
C27	530.00'	65.86'	7°07'11"	S08°32'08"W	65.82'	32.92'
C28	530.00'	158.16'	17°05'53"	S21°38'40"W	157.57'	79.62'
C29	470.00'	188.66'	24°13'04"	S18°05'05"W	187.18'	100.84'
C30	470.00'	95.30'	11°44'24"	S11°50'45"W	95.14'	48.32'
C31	470.00'	100.42'	12°14'28"	S23°50'11"W	100.23'	50.40'
C32	470.00'	1.94'	0°14'11"	S30°04'31"W	1.94'	0.97'
C33	470.00'	36.80'	4°28'09"	N27°57'02"E	36.79'	18.41'
C34	530.00'	62.48'	6°45'15"	N26°48'59"E	62.44'	31.28'
C35	1826.30'	319.15'	10°00'45"	S88°58'25"E	318.74'	158.98'
C36	1826.30'	201.10'	6°18'32"	S87°07'19"E	201.00'	100.65'
C37	1826.30'	24.99'	0°47'03"	N88°19'54"E	24.99'	12.50'
C38	1826.30'	30.00'	0°36'28"	N88°28'08"E	30.00'	15.00'
C39	1826.30'	63.06'	1°38'42"	N87°00'33"E	63.05'	31.53'
C40	1786.30'	339.53'	11°00'49"	S88°10'10"E	339.01'	170.29'
C41	1786.30'	63.17'	2°02'57"	S83°41'14"E	63.17'	31.59'
C42	1786.30'	276.35'	8°57'52"	S89°11'38"E	276.07'	138.46'

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

THE FOREGOING SUBDIVISION IS CONNECTED TO THE TOWN OF JACKSON SEWAGE TREATMENT FACILITY; HOWEVER, THE OWNERSHIP AND RESPONSIBILITY FOR THE SEWAGE COLLECTION SYSTEM BUILT SPECIFICALLY TO SERVE THE FOREGOING SUBDIVISION RESTS WITH THE MEADOWS OF MELODY RANCH HOMEOWNERS ASSOCIATION, INC.; THE TOWN OF JACKSON HAS NO RESPONSIBILITY FOR SAID COLLECTION SYSTEM.

COMMUNITY WATER SYSTEM.

THE LOTS OF THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION.

THE CURRENT BUILDING CODE RESOLUTION REQUIRES THAT, WITH CERTAIN EXCEPTIONS, ANY STRUCTURE "5000 SQUARE FEET OR LARGER SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM."

SETBACK (BUILDING ENVELOPE) REQUIREMENTS:
Refer To The Official Record Copy Of The Melody Ranch Planned Unit Development Final Development Plan And Statement Of Obligations And Conditions And To The Declaration Of Protective Covenants For This Subdivision; Both Of Record In The Office Of The Clerk Of Teton County, Wyoming. In Accordance With Said Documents And A Minor Deviation From The Final Development Plan For The Melody Ranch Planned Unit Development (PID 93-0001) Approved Concurrently With This Plat, A Building Envelope Map Showing Minimum Required Setbacks For Each Lot Of The Foregoing Subdivision Is On File With The Teton County Planning Office And The Meadows Of Melody Ranch Homeowners Association, Inc.

BY VIRTUE OF THE DECLARATION OF PROTECTIVE COVENANTS FOR THE FOREGOING SUBDIVISION, EACH LOT OF THE FOREGOING SUBDIVISION SHALL BE MADE SUBJECT TO AN EASEMENT THAT IS FIVE FEET (5.00') IN WIDTH, PARALLEL WITH AND ADJOINING ITS LOT BOUNDARIES FOR UTILITY AND LANDSCAPING PURPOSES, WHICH ARE MORE PARTICULARLY DESCRIBED IN SAID DECLARATION.

FOR DEFINITIONS OF AND SPECIAL RESTRICTIONS ON CATEGORY IV ATTAINABLE LOTS REFER TO SPECIAL RESTRICTIONS FOR MELODY RANCH RESIDENTIAL UNIT ONE FIFTH FILING SUBDIVISION (ATTAINABLE CATEGORY FOUR HOUSING LOTS) TO BE RECORDED CONCURRENTLY WITH THIS PLAT.

**FINAL PLAT
MELODY RANCH
RESIDENTIAL UNIT ONE
FIFTH FILING**

Being Identical With
Lot 22
MELODY RANCH UPPER RANCH MASTER PLAT
FIFTH AMENDMENT
AND LOCATED WITHIN THE
S1/2NW1/4 SECTION 20, T40N, R116W, 6TH P.M.
TETON COUNTY, WYOMING

SHEET 2 OF 2
SUBMITTAL DATE: June 28, 2001

1032

