

STATE OF WYOMING )  
 ) SS  
COUNTY OF TETON)

The undersigned, acting for and on behalf of Melody Ranch Development I LLC, a Wyoming limited liability company, owner and proprietor of Lot 15 of Melody Ranch Upper Ranch Master Plat Second Amendment, a subdivision of record in the Office of the Clerk of Teton County Wyoming as Plat No. 884; do hereby certify:  
that said Lot 15 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 on said plat the word "VACATED";  
that the lands contained within said Lot 15, more particularly described in the Certificate of Survey 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 Melody Ranch Development I LLC;  
that the name of the foregoing subdivision shall be MELODY RANCH RESIDENTIAL UNIT TWO THIRD FILING;

that the foregoing subdivision is in accordance with, and SUBJECT TO the terms and conditions of the Melody Ranch Planned Unit Development (PUD93-001) 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, 1999; said documents are of record in said Office in Book 355 of Photo, pages 801-831 (Document No. 0465443); and in Book 375 of Photo, pages 290-303, (Document No. 0487460), respectively;

that the foregoing subdivision is in accordance with, and SUBJECT TO the terms and conditions of the approved Final Development Plan for Melody Ranch Residential Unit Two Third Filing (DEV 00-0041) on file with the Teton County Planning Office;

that the foregoing subdivision is in accordance with and SUBJECT TO the terms and conditions of that Affidavit of Master Plat Modification of record in said Office in Book 326 of Photo, pages 626-628;

that, as shown on the detail map of this plat, certain of the lots of the foregoing subdivision are SUBJECT TO easements described in instruments of record in said Office as follows: those in Book 278 of Photo, page 1109, and in Book 378 of Photo, pages 947-950 granted to Lower Valley Power and Light, Inc.; that Sewer Line Easement in Book 405 of Photo, pages 705-708 benefiting Sage Meadows Subdivision, Plat No. 856; that Landscape Easement in Book 405 of Photo, page 709-712; that Utility Easement granted to Qwest Corporation in Book 405 of Photo, pages 713-717; that Utility Easement granted to the Meadows At Melody Ranch Home Owners Association in Book 405 of Photo, pages 718-721; and that access and utility easement (now part of the Sage Meadow Road right-of-way) as established by Plat No. 856, Melody Ranch Upper Ranch Master Plat;

that, as shown on the detail map of this plat, Lots 83 - 87 of the foregoing subdivision, by virtue of said Plat No. 856 are SUBJECT TO a reservation for the establishment of future easements;

that the foregoing subdivision shall be SUBJECT TO the terms and conditions of that Declaration of Protective Covenants for Melody Ranch Residential Unit Two Third Filing to be recorded in said Office concurrently with this plat;

that the foregoing subdivision has the use and benefit of an access and utility easement (part of Palomino Drive) within Lot 7 of said Plat No. 856; said easement is of record in said Office in Book 405 of Photo, pages 702-704;

that, as specifically shown on the detail map of this plat, the lots of the foregoing subdivision are hereby made SUBJECT TO certain non-exclusive easements for underground utilities (including ground water wells for miscellaneous use), drainage, and access;

that, as shown on the detail map of this plat, certain of the lots of the foregoing subdivision are hereby made subject to reservations for the creation of future easements for public pathways;

that Palomino Drive shall be built in accordance with the applicable standards, rules and regulations of Teton County;

that Palomino Drive is a private road, and that the Board of County Commissioners of Teton County shall be under no obligation to construct, repair or maintain said road;

that a non-exclusive easement in the right-of-way of Palomino Drive is hereby granted to each owner of a lot within the foregoing subdivision, 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; their heirs, successors, and assigns are hereby granted non-exclusive easements in the rights-of-way of said Palomino Drive, and those utility easements designated as general utility easements on the detail map of this plat for the installation, and maintenance of underground utilities serving the lots created within said Melody Ranch Planned Unit Development;

that Melody Ranch Development I LLC reserves unto itself, its heirs, successors, and assigns the right to grant unto other parties non-exclusive easements in the rights-of-way of the road, and the utility easements shown on this plat;

that Lots 81, 82, 86, and 87 of the foregoing subdivision are SUBJECT TO easements for the repair and maintenance of the irrigation ditch shown on the detail map of this plat; said easement shall satisfy all historical rights, and except where historical use established a greater width, said easement shall encompass the full width of the ditch and shall extend beyond any edge of the ditch for a distance of fifteen feet (15');

that no lot of the foregoing subdivision shall have access to, or from the South Park County Road, except via Melody Ranch Drive and Sage Meadow Road;

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 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 are more specifically detailed in the water rights notes on this plat;

that said surface water rights appurtenant to the lands hereby subdivided (as more specifically described in the Water Rights Notes on this plat) are hereby reserved unto the undersigned owner and proprietor, and shall be transferred from said lands to other property;

ATTEST:

MELODY RANCH DEVELOPMENT I LLC,  
a Wyoming limited liability company

By: Melody Ranch Development, Inc.,  
a Wyoming corporation, Manager and Member

No Seal  
By: Dean K. Bark,  
Vice President

By: David K. Quinn,  
President

On the 18<sup>th</sup> day of October, 2000, before me personally came, Dean K. Bark, and David K. Quinn, who, being by me duly sworn, did depose and say that they are the Vice President and President, respectively of Melody Ranch Development, Inc., a Wyoming Corporation, and who executed the foregoing instrument, 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 the said Corporation as Manager and Member of the Melody Ranch Development I LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

FRANCESCA PAOLUCCI - RICE - NOTARY PUBLIC  
County of Teton State of Wyoming  
My Commission Expires 11-30-2000

My commission expires: November 30, 2000

FRANCESCA PAOLUCCI - RICE  
Notary Public

= CERTIFICATE OF APPROVAL =  
STATE OF WYOMING )  
 ) SS  
COUNTY OF TETON)

Pursuant to Section 34-12-103 and Section 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 TWO THIRD FILING, was approved at the regular meeting of the Board of County Commissioners held on the 24<sup>th</sup> day of October, 2000.

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 6th day of April 1999, 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, Document No. 0465443, and in Book 375 of Photo, pages 290-303, Document No. 0487460, respectively, and that Development Plan for Melody Ranch Residential Unit Two Third Filing (DEV-00-0041) approved by the Teton County Planning Office August 24, 2000.

ATTEST: BOARD OF COUNTY COMMISSIONERS  
COUNTY OF TETON

Sherry L. Daigle  
Clerk  
Sherry L. Daigle

William R. Miller  
Chair



= CERTIFICATE OF SURVEYOR =  
STATE OF WYOMING )  
 ) SS  
COUNTY OF TETON)

I, Peter M. Jorgensen, of Jackson, Wyoming, do hereby certify that this map was prepared from data obtained during a survey performed by others under my supervision during the year 2000;

that it correctly represents MELODY RANCH RESIDENTIAL UNIT TWO THIRD FILING, identical with Lot 15 of Melody Ranch Upper Ranch Master Plat Second Amendment, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 884;

that said MELODY RANCH RESIDENTIAL UNIT TWO THIRD FILING is located within the S1/2NE1/4, Section 20, T40N, R116W, 6th P.M., Teton County, Wyoming; that said MELODY RANCH RESIDENTIAL UNIT TWO THIRD FILING CONTAINS 8.87 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 of 2001 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 are more specifically detailed in the water rights notes on this plat;

that in the Certificate of Owner hereon, the owner and proprietor of the foregoing subdivision states its intent to reserve said surface water rights unto itself for the purpose of transferring said rights to other lands.

ATTEST:

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

The foregoing instrument was acknowledged before me by Peter M. Jorgensen this 17<sup>th</sup> day of October, 2000.

WITNESS my hand and official seal.  
FRANCESCA PAOLUCCI - RICE - NOTARY PUBLIC  
County of Teton State of Wyoming  
My Commission Expires 11-30-2000  
My commission expires: November 30, 2000

FRANCESCA PAOLUCCI - RICE  
Notary Public



= WATER RIGHTS NOTES =  
FOLLOWS IS A SUMMARY OF THE SURFACE WATER RIGHTS APPURTENANT TO THE FOREGOING SUBDIVISION:

A portion of the lands of Melody Ranch Residential Unit Two Third Filing have surface water rights; said rights are hereby reserved unto the current owner and proprietor of said subdivision, and shall be transferred from said lands in accordance with Wyoming State Statutes, 1977, as amended; follows is a summary of said rights to be transferred:

Lands within the SW1/4NE1/4 of Section 20, T40N, R116W have rights under the Selar Cheney Appropriation, through the East Side Ditch, Permit No. 3715, diverting from Adams Springs, tributary of Little Gros Ventre River (a.k.a. Flat Creek), with priority of February 10, 1902; and supplemental supply under the Estate of Consuelo F. Von Gontard Appropriation, through the Fifth Enlargement South Park Supply Ditch, Permit No. 6238E.

A portion of the lands within the SE1/4NE1/4 of Section 20, T40N, R116W have rights under the Consuelo Von Gontard Appropriation, through the South Park Supply Ditch, Permit No. 18086, diverting from Gros Ventre River, tributary of Snake River, with with priority of January 2, 1932.

FOLLOWS IS A SUMMARY OF THE GROUND WATER RIGHTS APPURTENANT TO THE FOREGOING SUBDIVISION:

The lots of the foregoing subdivision have ground water rights by virtue of unadjudicated Permit Nos. 120237 and 120238, Melody Ranch Domestic #1 and #2 Wells, respectively. These rights shall 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 )  
 ) SS  
County of Teton )

I, Thomas Kirsten of Jackson, Wyoming 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 are operated correctly.

Thomas Kirsten  
Wyoming Professional Engineer, License No. 6821

The foregoing instrument was acknowledged before me by Thomas Kirsten this 17<sup>th</sup> day of October, 2000.

WITNESS my hand and official seal.

FRANCESCA PAOLUCCI - RICE - NOTARY PUBLIC  
County of Teton State of Wyoming  
My Commission Expires 11-30-2000

My commission expires: November 30, 2000



FRANCESCA PAOLUCCI - RICE  
Notary Public

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

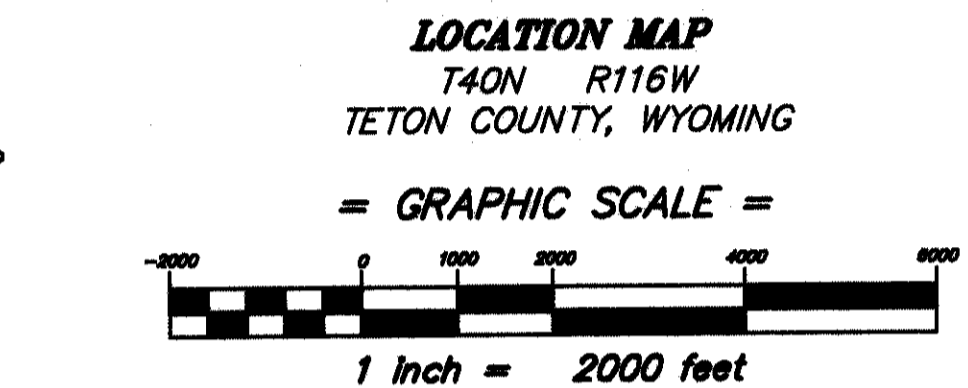
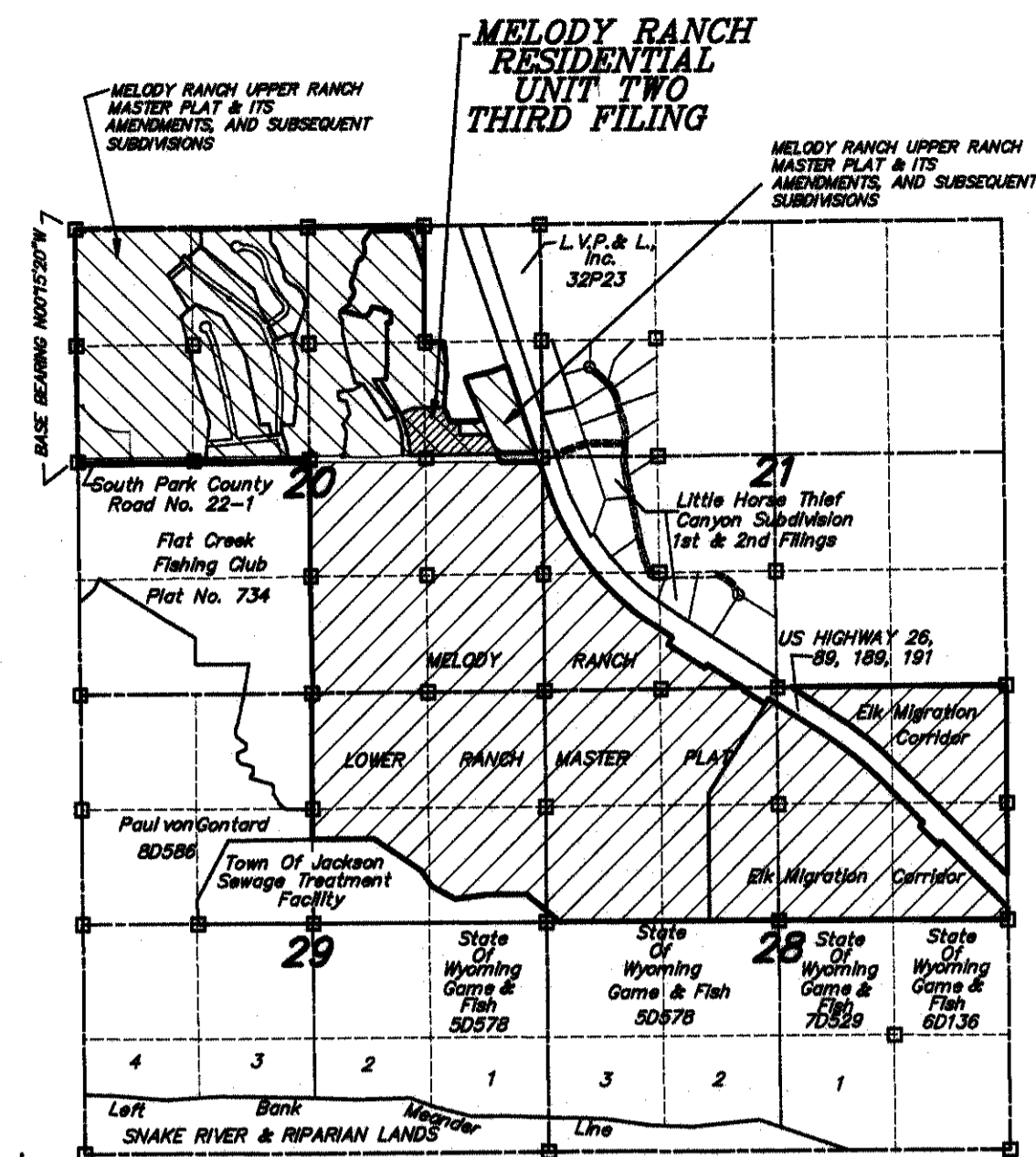
COMMUNITY WATER SYSTEM.

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

THERE ARE NO MORTGAGES ON THE PROPERTY BEING SUBDIVIDED BY THIS PLAT.

Grantor: MELODY RANCH DEVELOPMENT I LLC  
Grantee: THE PUBLIC PLAT #999  
Doc 0527612 bk WMAP pg 39-39 Filed at 3:54 on 10/24/2000  
Sherry L. Daigle, Teton County Clerk Fees: 30.00  
By: WART D. ANTWOOD Deputy

999



- Sectional subdivision corner; corner record filed.
- Indicates the boundary of the Melody Ranch Planned Unit Development.
- ▨ Indicates lands within the Melody Ranch Lower Ranch Master Plat.
- ▩ Indicates lands within the Melody Ranch Upper Ranch Master Plat and its amendments, and subsequent subdivisions thereof.

ZONING AND OVERLAY DISTRICTS:  
Neighborhood Conservation -  
Planned Unit Development (NC-PUD)  
Scenic Resource Overlay (SRO)

OWNER & DEVELOPER  
Melody Ranch Development I LLC  
4570 South Park Road Jackson, Wyoming 83001  
(307) 733-3559

ENGINEERING CONSULTANT  
Jorgensen Engineering & Land Surveying, P.C.  
P.O. Box 9550 Jackson, Wyoming 83002  
265 East Simpson Street Jackson, Wyoming 83001  
(307) 733-5150

LAND USE PLANNER  
Wirth Design Associates  
P.O. Box 6464 Jackson, Wyoming 83002  
172 North Center Street Jackson, Wyoming 83001  
(307) 739-3082

FINAL PLAT  
MELODY RANCH  
RESIDENTIAL UNIT TWO  
THIRD FILING

Being Identical With  
Lot 15  
MELODY RANCH UPPER RANCH MASTER PLAT  
SECOND AMENDMENT  
AND LOCATED WITHIN THE  
S1/2NE1/4 SECTION 20, T40N, R116W, 6TH P.M.  
TETON COUNTY, WYOMING  
SHEET 1 OF 2

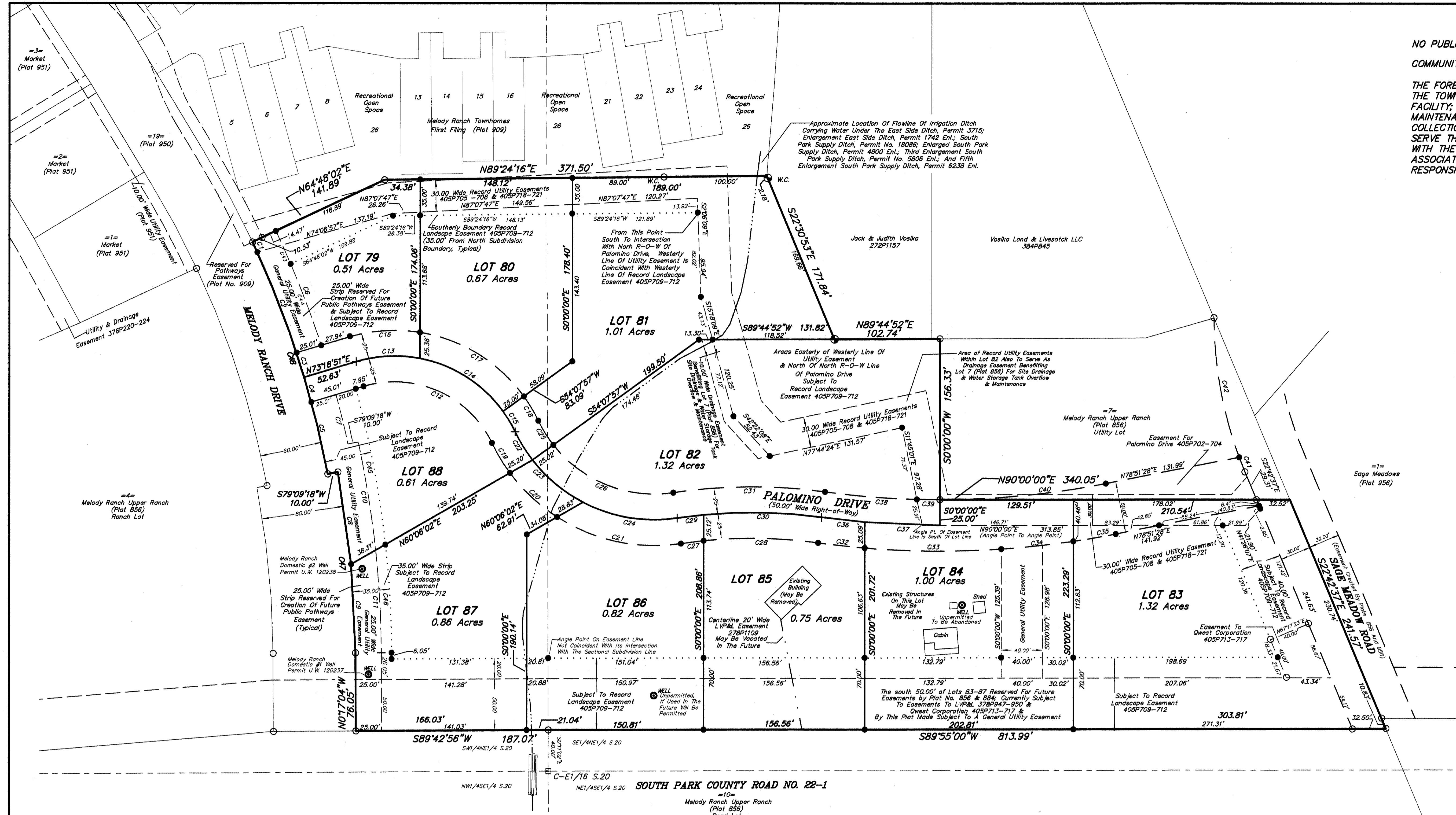
SUBMITTAL DATE: AUGUST 21, 2000

Last Revised: October 12, 2000  
Map Prepared: June 30, 2000

Project No.: 00085.00.11

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.  
COMMUNITY WATER SYSTEM.

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



= CURVE TABLE =

No.	DELTA	ARC LENGTH	RADIUS	CHORD	CH. DIST.
C1	0°39'29"	10.90'	948.91'	N24°52'13"W	10.90'
C2	6°20'45"	105.10'	948.91'	N21°21'58"W	104.97'
C3	1°30'35"	25.00'	948.91'	N17°26'26"W	25.00'
C4	1°30'35"	25.00'	948.91'	N15°33'51"W	25.00'
C5	4°19'51"	71.73'	948.91'	N13°02'38"W	71.71'
C6	7°02'33"	119.71'	973.91'	N21°40'41"W	119.64'
C7	2°53'55"	49.27'	973.91'	N13°45'56"W	49.27'
C8	5°24'57"	90.64'	958.91'	N8°08'14"W	90.61'
C9	5°08'42"	86.11'	958.91'	N2°51'25"W	86.08'
C10	6°12'39"	106.66'	953.91'	N9°11'44"W	106.61'
C11	4°48'20"	78.70'	983.91'	N11°14'14"W	78.66'
C12	8°05'53"	148.38'	105.00'	N68°15'20"W	136.34'
C13	2°37'33"	62.68'	130.00'	S87°04'49"W	62.08'
C14	4°37'42"	98.11'	130.00'	N57°29'13"W	95.80'
C15	10°07'37"	22.88'	130.00'	N30°48'14"W	22.95'
C16	25°50'55"	69.93'	155.00'	S86°11'44"W	69.34'
C17	45°00'46"	121.77'	155.00'	N58°22'26"W	118.65'
C18	10°08'13"	27.47'	155.00'	N30°45'26"W	27.43'
C19	11°11'35"	34.18'	175.00'	S31°03'25"E	34.13'
C20	20°38'47"	63.11'	175.00'	S46°59'07"E	62.77'
C21	41°06'22"	125.56'	175.00'	S77°52'14"E	122.88'
C22	12°20'57"	32.33'	150.00'	S31°36'41"E	32.27'
C23	24°36'27"	64.42'	150.00'	S50°05'23"E	63.93'
C24	36°01'51"	96.33'	150.00'	S80°24'32"E	92.78'
C25	12°44'37"	27.80'	125.00'	S31°46'52"E	27.75'
C26	6°07'17"	131.49'	125.00'	S68°17'19"E	125.51'
C27	2°41'39"	22.34'	475.00'	S82°55'22"W	22.33'
C28	1°32'48"	111.48'	475.00'	N89°00'24"W	111.22'
C29	2°58'54"	26.02'	500.00'	S83°03'59"W	26.02'
C30	13°09'33"	114.84'	500.00'	N88°51'47"W	114.59'
C31	18°08'27"	147.90'	525.00'	S89°38'46"W	147.41'
C32	2°57'17"	45.63'	883.66'	S83°45'46"E	45.63'
C33	8°37'07"	132.92'	883.66'	S89°33'05"E	132.80'
C34	4°34'01"	70.44'	883.66'	N83°51'20"E	70.42'
C35	2°42'51"	41.86'	883.66'	N80°12'54"E	41.86'
C36	2°49'11"	42.26'	858.66'	S83°41'36"E	42.26'
C37	4°53'48"	73.39'	858.66'	S87°33'06"E	73.36'
C38	6°10'19"	89.81'	833.66'	S85°22'10"E	89.76'
C39	1°32'40"	22.47'	833.66'	S89°13'40"E	22.47'
C40	11°08'32"	162.12'	833.66'	N84°25'44"E	161.86'
C41	2°15'50"	15.25'	386.94'	S21°34'52"E	15.25'
C42	20°27'07"	138.12'	386.94'	S107°33'54"E	137.39'
C43	2°03'34"	35.01'	973.91'	N24°10'11"W	35.01'
C44	4°50'56"	84.70'	973.91'	N20°38'54"W	84.68'
C45	6°54'00"	134.39'	983.91'	N10°47'40"W	134.24'
C46	6°13'35"	105.12'	983.91'	N3°18'52"W	105.07'
C47	10°33'39"	176.75'	958.91'	N5°33'53"W	176.50'
C48	14°21'15"	237.73'	948.91'	N18°01'20"W	237.11'

= LEGEND =

- + Calculated point; symbol used only where necessary for drawing clarity.
- Corner record filed; monument found this survey.
- ⊕ 5/8 inch diameter steel reinforcing bar with cap inscribed "PE&LS 578" found this survey.
- 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JOHN J WARREN PLS 4530" found 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, 2001.
- boundary of subject property, MELODY RANCH RESIDENTIAL UNIT TWO THIRD FILING.
- boundary of a lot within MELODY RANCH RESIDENTIAL UNIT TWO THRID FILING.
- boundary of a lot or tract adjoining subject property.
- boundary of a road and utility easement.
- OR — boundary of an easement as more particularly identified on the detail map.
- - - - - sectional subdivision line.



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

THE CURRENT BUILDING CODE RESOLUTION REQUIRES THAT ANY STRUCTURE 5000 FEET OR LARGER SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.

FOR REQUIREMENTS FOR MINIMUM LOT SETBACKS, MAXIMUM IMPERVIOUS SURFACES, AND MAXIMUM BUILDING HEIGHT REFER TO THE DECLARATION OF PROTECTIVE COVENANTS FOR MELODY RANCH RESIDENTIAL UNIT TWO - THIRD FILING RECORDED IN THE OFFICE OF THE CLERK OF TETON COUNTY, WYOMING, AND THE DESIGN GUIDELINES FOR MELODY RANCH RESIDENTIAL UNIT TWO - THIRD FILING ON FILE WITH THE TETON COUNTY PLANNING OFFICE, AND THE MELODY RANCH HOMEOWNERS ASSOCIATION.

PER SAID DECLARATION OF PROTECTIVE COVENANTS FOR MELODY RANCH RESIDENTIAL UNIT TWO - THIRD FILING, EACH LOT OF THIS SUBDIVISION IS SUBJECT TO A RESERVATION FOR EASEMENTS (FOR PURPOSES SUCH AS UTILITIES, DITCHES, AND LANDSCAPING) FIVE FEET IN WIDTH ON EACH SIDE OF THE BOUNDARY LINE ALONG THE ENTIRE PERIMETER OF EACH LOT.

FINAL PLAT  
**MELODY RANCH  
RESIDENTIAL UNIT TWO  
THIRD FILING**  
Being Identical With  
Lot 15  
MELODY RANCH UPPER RANCH MASTER PLAT  
SECOND AMENDMENT  
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S1/2NE1/4 SECTION 20, T40N, R116W, 6TH P.M.  
TETON COUNTY, WYOMING  
SHEET 2 OF 2

999