

CERTIFICATE OF OWNER

State of Wyoming)  
SS  
County of Teton)

The undersigned owner and proprietor of Lot 1 of Melody Ranch Upper Ranch Master Plat (a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 856), more particularly described in the Certificate of Surveyor on this plat, does hereby certify that the foregoing subdivision of said lands, as shown on this plat, is with its free consent and in accordance with its desires;

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

that the foregoing subdivision is in accordance with and SUBJECT TO the terms and conditions of the Melody Ranch Planned Unit Development Final Development Plan approved by the Board of County Commissioners of Teton County on the 3rd day of October 1995 and to be recorded in said Office;

that the foregoing subdivision is SUBJECT TO a Declaration of Protective Covenants recorded in said Office concurrently with this plat;

that Lots 1, 31 and 32 of the foregoing subdivision are hereby made SUBJECT TO the restriction that they may not be built upon or conveyed until the plat of the second phase of the Melody Ranch Upper Ranch Master Plat is recorded;

that two sixty foot (60.00') wide strips of land within Lot 33 of the foregoing subdivision, as shown on the detail map on this plat, are reserved for the creation of future Pathways and Utility Easements in accordance with said Final Development Plan;

that Lot 33 of the foregoing subdivision is hereby made SUBJECT TO A RESERVATION for future easements for recreational purposes, including pathways;

that Lot 34 of the foregoing subdivision is SUBJECT TO A RESERVATION for future easements, as shown on the detail map on this plat, in accordance with said Final Development Plan and said Melody Ranch Upper Ranch Master Plat;

that the roads of the foregoing subdivision shall be built in accordance with the applicable standards, rules and regulations of Teton County;

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

that a non-exclusive easement in the rights-of-way of said roads (identical with Lot 35 of the foregoing subdivision) is hereby granted to each owner of a lot within said subdivision, to each owner of a lot within said Melody Ranch Upper Ranch Master Plat, to each owner of a lot within any subsequent subdivisions thereof, and to their heirs, successors, and assigns for the purposes of access to and from their lot and for underground utilities serving their lot;

that the undersigned owners reserve unto themselves, their heirs, successors, and assigns the right to grant unto other parties non-exclusive easements in the rights-of-way of the roadways and easements of the foregoing subdivision;

that there are water rights appurtenant to the foregoing subdivision as more specifically described in the water rights notes on this plat, and that said rights shall be dealt with in accordance with Section 18-5-306, Wyoming Statutes, 1977, as amended, as more specifically outlined in said notes;

that the Lots of the foregoing subdivision are SUBJECT TO easements for the repair and maintenance of the irrigation ditches and the laterals thereof shown on the detail map on this plat; said easements shall satisfy all historical rights, but shall extend away from each ditch, on each side of each ditch for a minimum of fifteen feet (15') from the edges of each ditch;

that it is contemplated that Lots 33 and 34 of the foregoing subdivision, the Recreational Open Space Lots, will be owned by the Melody Ranch Improvement and Service District, and that the owner or owners of said Lots 33 and 34 shall have the right to create easements as necessary over, under, across and through said Lots 33 and 34 for utility purposes including, but not limited to, the distribution of irrigation water to Lots within the foregoing subdivision, and to any lots created within the Melody Ranch Planned Unit Development;

that each lot of the foregoing subdivision is hereby made SUBJECT TO A RESERVATION for an easement five feet (5.00') in width parallel with and adjoining its lot boundary lines for utility and landscaping purposes, which are more particularly described in said Declaration of Protective Covenants;

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.

MELODY RANCH DEVELOPMENT I LLC,  
a Wyoming limited liability company

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

By: Paul von Gontard,  
President

By: Cheney Homestead, Inc.,  
a Wyoming Corporation,  
Member

By: Dean K. Bark,  
President

By: Paul von Gontard, Member

On the 10<sup>th</sup> day of October, 1995, the foregoing instrument was acknowledged before me by Paul von Gontard as President of Melody Ranch Development, Inc., and individually as a Member of Melody Ranch Development I LLC; by Dean K. Bark as President of Cheney Homestead, Inc.; and Eugene Geritz as Vice President of Melody Ranch Development, Inc., and as Secretary-Treasurer of Cheney Homestead, Inc.



My commission expires: November 30, 1996

= THERE ARE NO MORTGAGES ON THIS PROPERTY =

CERTIFICATE OF SURVEYOR

State of Wyoming)  
SS  
County of Teton )

I, John J. Warren of Jackson, Wyoming hereby certify that this plat was made from notes taken during a survey performed by others under my supervision during 1994 and 1995;

that it correctly represents MELODY RANCH RESIDENTIAL UNIT ONE FIRST FILING being identical with Lot 1 of Melody Ranch Upper Ranch Master Plat, a subdivision of record in the Office of the Clerk of Teton County, Wyoming, as Plat No. 856 and located within the NW1/4 of Section 20, T40N, R116W, 6th P.M., Teton County, Wyoming;

said MELODY RANCH RESIDENTIAL UNIT ONE FIRST FILING being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 1, from which the center one-quarter corner of said Section 20 bears S81°18'57"E, 256.30 feet;

thence along the boundary of said Lot 1 as follows:

proceeding S89°42'19"W, 932.76 feet;

thence N05°39'51"E, 130.15 feet;

thence N06°52'00"E, 279.32 feet;

thence N16°44'19"W, 629.88 feet;

thence N12°50'44"W, 618.09 feet;

thence N50°11'40"E, 222.18 feet;

thence S64°26'24"E, 329.67 feet;

thence S30°00'32"E, 531.63 feet;

thence S11°32'55"E, 798.12 feet;

thence N64°33'26"E, 99.31 feet;

thence S10°21'11"E, 130.55 feet;

thence N84°33'26"E, 132.04 feet to the intersection with a non-tangent circular curve, from which the radius point of said curve bears N77°05'53"E, 470.00 feet;

thence southeasterly along the arc of said curve 70.64 feet through a central angle of 08°36'42" to the end of said curve, being the beginning of a reverse circular curve having a radius of 530.00 feet;

thence southeasterly along the arc of said curve 196.28 feet through a central angle of 21°13'08" to the CORNER OF BEGINNING;

ENCOMPASSING an area of 24.43 acres;

the BASE BEARING for this description is N00°15'20"W along the west line of said NW1/4 of Section 20;

said MELODY RANCH RESIDENTIAL UNIT ONE FIRST FILING shall be monumented as shown on this plat by August 1996;

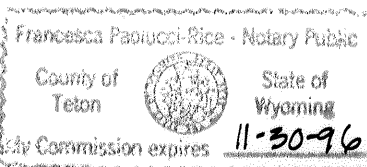
said MELODY RANCH RESIDENTIAL UNIT ONE FIRST FILING being SUBJECT TO any easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements, or encumbrances of sight and/or record including, but not limited to, those shown on this plat and/or specifically called for in the Certificate of Owner on this plat;

and hereby certifying that there are water rights appurtenant to the lands of the foregoing subdivision as more specifically described in the Water Rights Notes on this plat.



John J. Warren  
Wyoming Professional Land Surveyor No. 4530

The foregoing instrument was acknowledged before me by John J. Warren this 10<sup>th</sup> day of October, 1995.



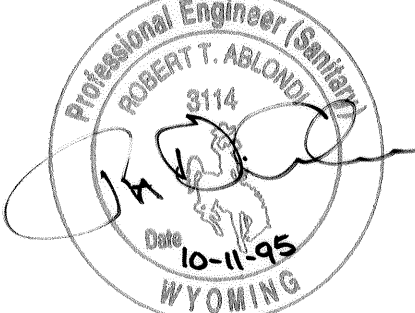
Notary Public

My commission expires: November 30, 1996

CERTIFICATE OF ENGINEER

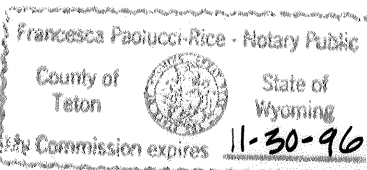
State of Wyoming)  
SS  
County of Teton)

I, Robert T. Ablondi, of Jackson, Wyoming, hereby certify that I am a registered Wyoming Engineer and affirm that the water system and the extension of the Town of Jackson sewer system designed to serve the foregoing subdivision will meet County, State and Federal requirements, and that said systems will be adequate and safe, providing that said systems are constructed as designed and operated correctly.



Robert T. Ablondi  
Wyoming Professional Engineer, Registration No. 3114

The foregoing instrument was acknowledged before me by Robert T. Ablondi this 11<sup>th</sup> day of October, 1995.



Notary Public

My commission expires: November 30, 1996

WATER RIGHTS NOTES

The following is a summary of the surface irrigation water rights appurtenant to the lands within the Melody Ranch Residential Unit One First Filing:

Lots 1-16, 18-32, and portions of Lot 17, 33, 34 and 35:  
Original supply under the Wilson & Cheney Ditch, Permit No. 3713, Selar Cheney Appropriation, with priority of January 10, 1902, as changed to the Wilson Ditch, Permit No. 1359 by Order of the State Board of Control, and supplemental supply under the Enlarged South Park Supply Ditch, Permit No. 4800 Enl., J. Fleming Cheney Appropriation, with priority of January 22, 1932.

Portions of Lots 17 and 33:  
Original supply under the Wilson Ditch, Permit No. 1359, Selar Cheney Appropriation, with priority of November 9, 1896 and supplemental supply under the Enlarged South Park Supply Ditch, Permit No. 4800 Enl., J. Fleming Cheney Appropriation, with priority of January 22, 1932.

Portions of Lots 33, 34 and 35:  
Original supply under the Wilson & Cheney Ditch, Permit No. 3713, Selar Cheney Appropriation, with priority of January 10, 1902 and supplemental supply under the Enlarged South Park Supply Ditch, Permit No. 4800 Enl., J. Fleming Cheney Appropriation, with priority of January 22, 1932.

The number of irrigated acres in each lot is equal to the total acreage of each lot; 24.43 Acres irrigated and adjudicated.

Said rights will be retained on all Lots except the Private Road Lot, Lot 35; the rights on said Lot 35 shall be abandoned by Petition to the State Board of Control.

Irrigation water will be distributed by means of the existing ditch network shown on this plat together with an irrigation pipeline system supplied by pumps placed in the ditches of said network.

There will be no change in the use of the water.

There will be no change in the place of use of the water.

There will be no change in the points of diversion.

There will be no change in the means of conveyance.

There will be no interference with the historical flow of irrigation water to downstream users.

Water rights will be administered by a Melody Ranch Homeowners' Association or the Melody Ranch Improvement and Service District.

All irrigation ditches and laterals thereof shall have the benefit of easements to allow for their repair and maintenance; said easements shall satisfy all historical rights, and except where historical use shall dictate a greater width, shall extend away from each ditch on each side for fifteen feet (15') from the edges of each ditch.

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 APPROVAL

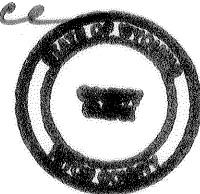
State of Wyoming)  
SS  
County of Teton)

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 ONE FIRST FILING, was approved at the regular meeting of the Board of County Commissioners held on the 10<sup>th</sup> day of October, 1995;

SUBJECT TO the condition that the foregoing subdivision be in conformity to 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 and to be recorded in the Office of the Clerk of Teton County, Wyoming.

ATTEST:

B. Jolynn Coonce  
(Mrs.) V. Jolynn Coonce,  
Clerk



BOARD OF COUNTY COMMISSIONERS

Sandy Shuptrine  
Chair

ZONING AND OVERLAY DISTRICTS:  
Melody Ranch Planned Unit Development  
Final Development Plan

SETBACK REQUIREMENTS:  
In Accordance With The Melody Ranch  
Planned Unit Development Final Development  
Plan To Be Recorded In The Office Of The  
Clerk Of Teton County, Wyoming

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

TOWN OF JACKSON SEWER SYSTEM.

COMMUNITY WATER SYSTEM.

LAND USE SUMMARY

TOTAL NUMBER OF LOTS: 35 Lots  
32 Single-Family Residential Lots  
(23 Market Lots; 9 Affordable Category III-IV Lots)  
Average Lots Size: 0.32 Acres  
Total Acreage In Residential Lots 10.16 Acres  
2 Recreational Open Space Lots  
(Lots 33-34)  
Total Acreage In Recreational Open Space 10.69 Acres

1 Private Road Lot (Lot 35)  
Total Acreage for Road Lot 3.58 Acres

TOTAL ACREAGE  
MELODY RANCH RESIDENTIAL UNIT ONE FIRST FILING: 24.43 Acres

AREA OVER WHICH CONSERVATION EASEMENT  
GRANTED AS A CONDITION OF APPROVAL  
FOR THIS SUBDIVISION 27.52 Acres  
(Not Within This Subdivision; Part Of  
Lot 6 Melody Ranch Upper Ranch Master Plat)

OWNERS & DEVELOPERS  
Melody Ranch Development I LLC  
P.O. Box V Jackson, Wyoming 83001

ENGINEERING CONSULTANTS  
Jorgensen Engineering &  
Land Surveying, P.C.  
P.O. 1142 / 265 East Simpson Street  
Jackson, Wyoming 83001  
(307) 733-5150

PLANNING CONSULTANT  
Wirth Design Associates  
1600 Poly Drive Billings, Montana 59102  
P.O. Box 6464 Jackson, Wyoming 83001  
(307) 739-3082

DEVELOPMENT CONSULTANT  
The Geritz Group  
5353 West Sopris Creek Road  
Basalt, Colorado 81621  
(970) 927-4102

SUBMITTAL DATE: AUGUST 17, 1995

MELODY RANCH  
RESIDENTIAL UNIT ONE  
FIRST FILING

Being Identical With  
LOT 1  
MELODY RANCH UPPER RANCH MASTER PLAT

And Located Within The  
NW1/4 SECTION 20  
T40N R116W, 6th P.M.  
TETON COUNTY, WYOMING

SHEET 3 OF 3  
CERTIFICATES AND NOTES

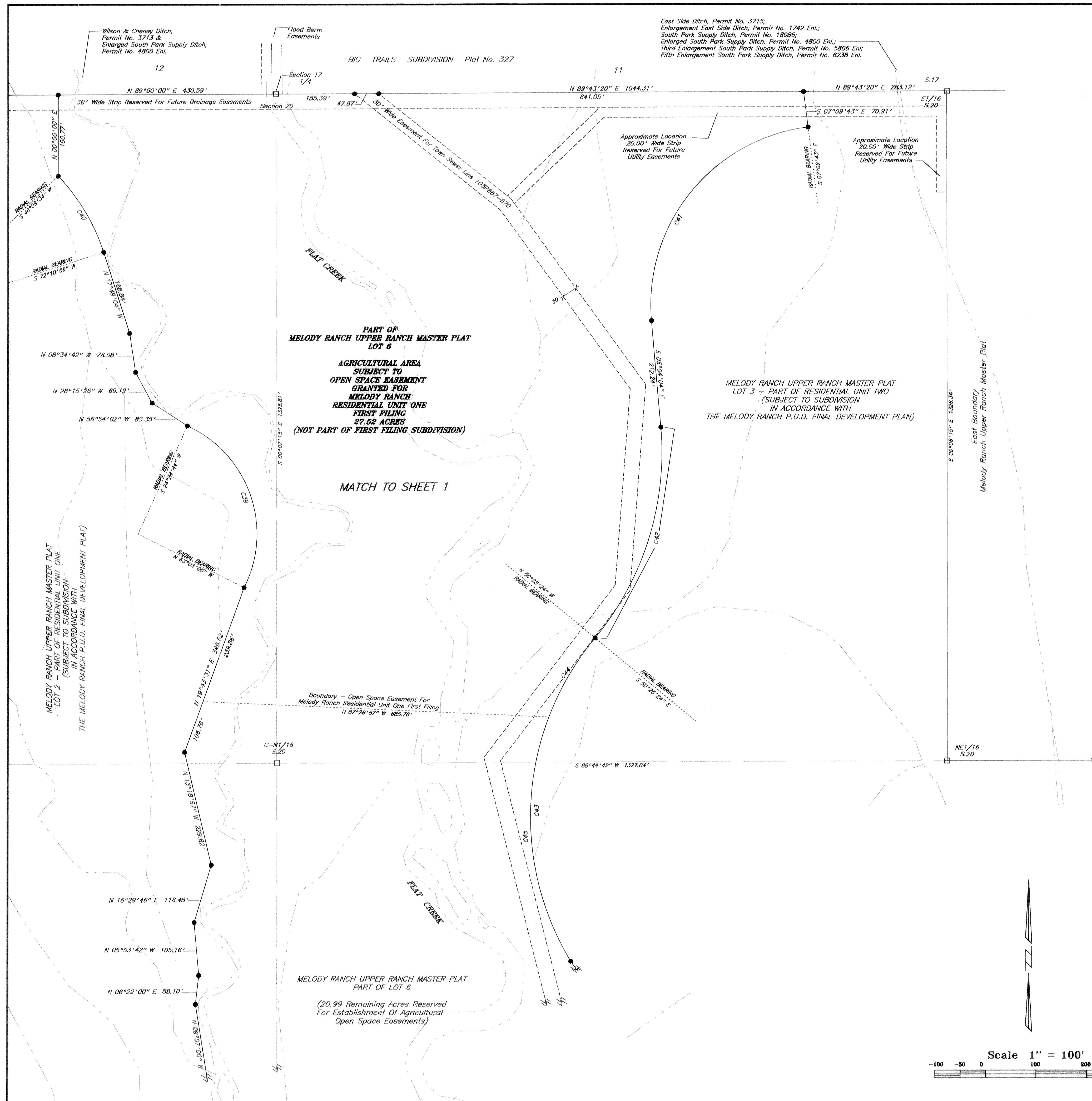
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JORGENSEN ENGINEERING & LAND SURVEYING, P.C. P.O. BOX 1142 JACKSON, WYOMING 83001 307-733-5150

Prepared August 1995; Revised 10-10-95

Project No. 91085.10





# LEGEND

- indicates a Corner Record filed; corner found this survey.
- indicates a 5/8" diameter steel reinforcing bar with aluminum cap inscribed "JOHN J. WARREN, PLS 4530" set this survey.
- + indicates a calculated point; no monument found or set.
- indicates a lot line within Melody Ranch Upper Ranch Master Plat.
- - - indicates an easement line.
- - - indicates the approximate location of an existing creek or irrigation ditch.

# CURVE TABLE

Name	Delta	Radius	Length	Chord Bearing	Chord	Tangent
C39	D = 92°32'11"	235.00	379.54	N 19°19'10" W	339.61	245.64
C40	D = 26°01'22"	390.29	177.26	N 30°49'45" W	175.74	90.19
C41	D = 87°54'21"	355.00	544.66	S 38°53'07" W	492.79	342.26
C42	D = 44°38'40"	575.06	448.09	S 17°15'16" W	436.84	236.11
C43	D = 70°44'09"	555.00	685.19	S 04°12'32" W	642.50	393.95
C44	D = 18°47'41"	555.00	182.06	S 30°10'46" W	181.24	91.85
C45	D = 51°56'28"	555.00	503.13	S 05°11'19" E	486.08	270.34

# MELODY RANCH RESIDENTIAL UNIT ONE FIRST FILING

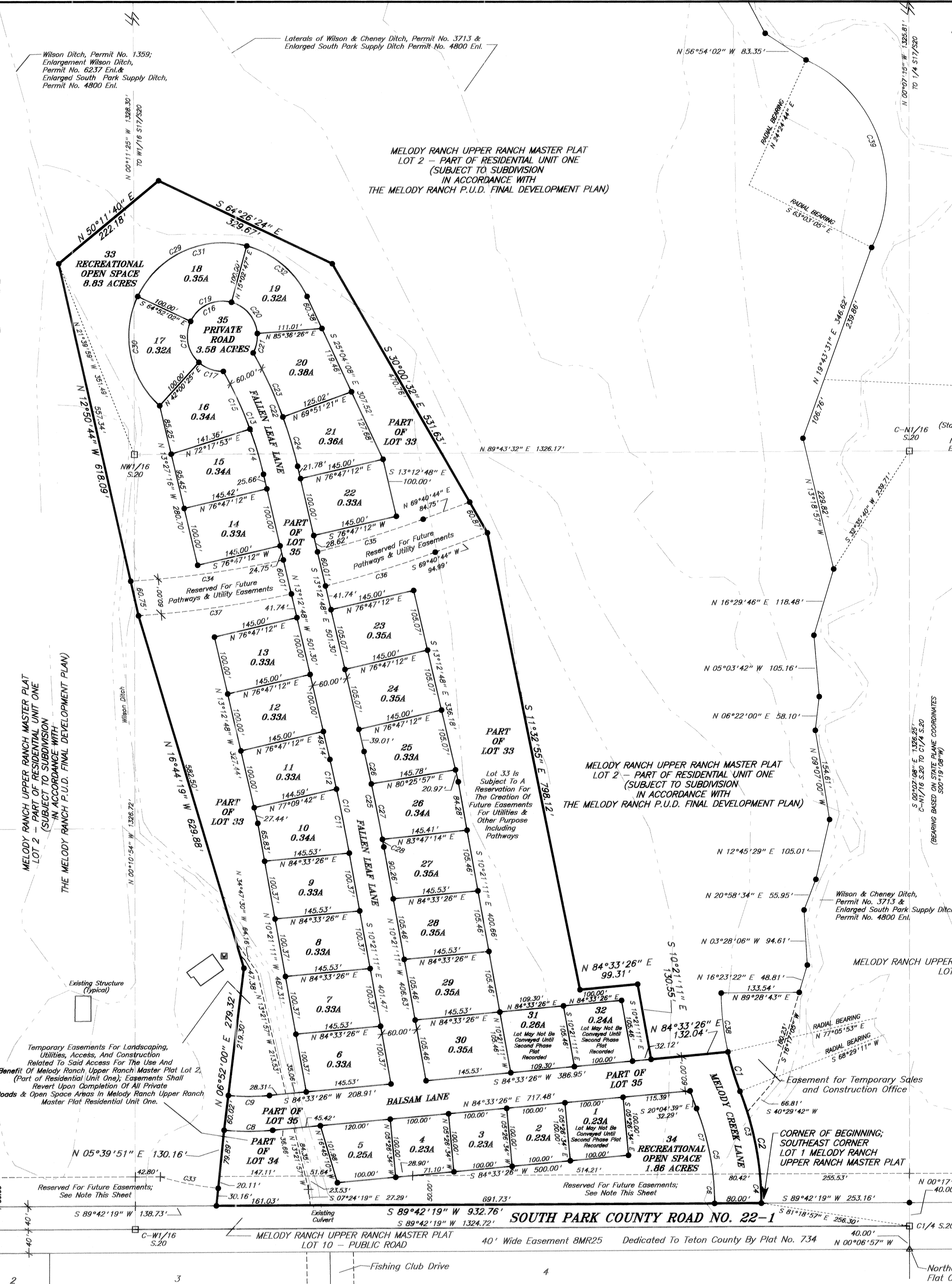
Being Identical With  
LOT 1  
MELODY RANCH UPPER RANCH MASTER PLAT

And Located Within The  
NW1/4 SECTION 20  
T40N R116W, 6th P.M.  
TETON COUNTY, WYOMING

SHEET 2 of 3  
DETAIL OF  
LANDS SUBJECT TO OPEN SPACE EASEMENT  
GRANTED FOR THIS SUBDIVISION  
(NOT PART OF THIS SUBDIVISION)

858  
Project No. 91085.10





MATCH TO SHEET 2

PART OF  
MELODY RANCH UPPER RANCH MASTER PLAT  
LOT 6  
AGRICULTURAL AREA SUBJECT TO  
OPEN SPACE EASEMENT GRANTED  
FOR  
MELODY RANCH  
RESIDENTIAL UNIT ONE  
FIRST FILING  
27.52 ACRES  
(NOT PART OF FIRST FILING SUBDIVISION)

### LEGEND

- indicates a Corner Record filed; corner found this survey.
- △ indicates a 5/8 inch diameter steel reinforcing bar with cap inscribed "PLS 3831", found this survey.
- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JOHN J. WARREN PLS 4530" set this survey.
- + indicates a calculated point; no monument found or set.
- ⊞ indicates the approximate location of an existing well.
- indicates the boundary of MELODY RANCH RESIDENTIAL UNIT ONE FIRST FILING.
- indicates a boundary line of a lot within MELODY RANCH RESIDENTIAL UNIT ONE FIRST FILING.
- indicates a lot line within the adjoining subdivisions, Melody Ranch Upper Ranch Master Plat, or Flat Creek Fishing Club.
- indicates the approximate location of an existing creek or irrigation ditch.

### NOTES

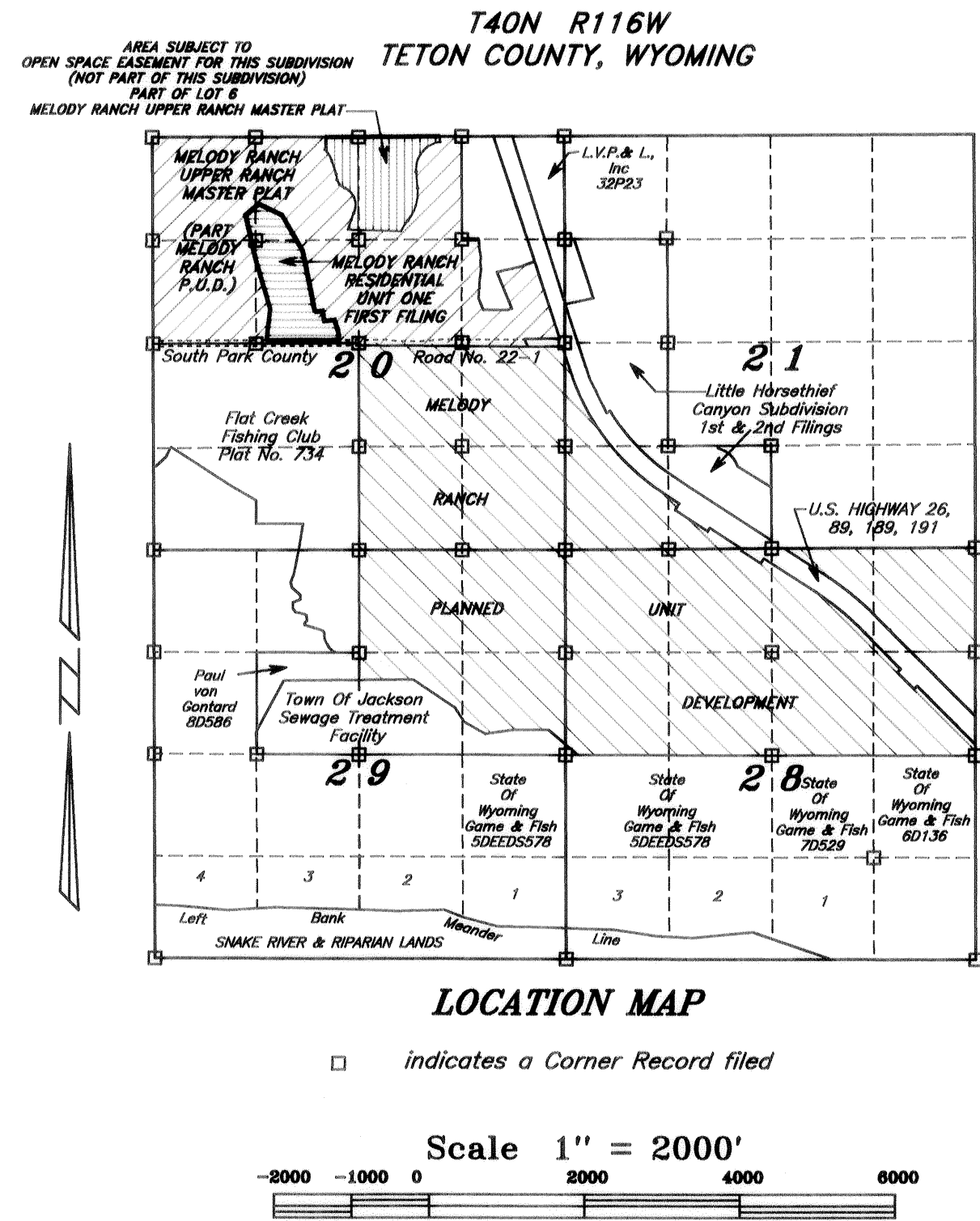
THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISIONS.

IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE COVENANTS FOR THE FOREGOING SUBDIVISION, EACH LOT OF THE FOREGOING SUBDIVISION IS HEREBY MADE SUBJECT TO A RESERVATION FOR AN EASEMENT FIVE FEET (5.00') IN WIDTH PARALLEL AND ADJOINING ITS LOT BOUNDARY LINES FOR UTILITY AND LANDSCAPING PURPOSES, WHICH ARE MORE PARTICULARLY DESCRIBED IN SAID DECLARATION.

LOTS 1, 31 AND 32 OF THE FOREGOING SUBDIVISION SHALL NOT BE BUILT UPON OR CONVEYED UNTIL AFTER THE PLATTING OF THE SECOND PHASE OF THE MELODY RANCH UPPER RANCH MASTER PLAT.

AREAS ADJOINING THE SOUTH PARK COUNTY ROAD NO. 22-1, INDICATED HEREON AS BEING RESERVED FOR FUTURE EASEMENTS, ARE SUBJECT TO A RESERVATION (BY VIRTUE OF THE PLAT OF THE MELODY RANCH UPPER RANCH MASTER PLAT) FOR THE GRANTING OF EASEMENTS FOR PATHWAYS, UTILITIES, LANDSCAPING, TEMPORARY ROAD CONSTRUCTION, DRAINAGE AND OTHER PURPOSES AS MAY BE DEFINED IN THE INSTRUMENTS BY WHICH SAID EASEMENTS ARE GRANTED.

LOT 33 OF THE FOREGOING SUBDIVISION IS SUBJECT TO A RESERVATION FOR THE CREATION OF FUTURE EASEMENTS FOR UTILITY AND OTHER PURPOSES, INCLUDING PATHWAYS.



### CURVE TABLE

Name	Delta	Radius	Arc Length	Chord Bearing	Chord	Tangent
C1	D = 08°36'42"	470.00	70.64	S 17°12'28" E	70.58	35.39
C2	D = 21°13'08"	530.00	196.28	S 10°54'15" E	195.16	99.28
C3	D = 15°48'20"	530.00	146.20	S 13°36'39" E	145.74	73.57
C4	D = 5°24'48"	530.00	50.07	S 03°00'05" E	50.06	25.06
C5	D = 21°13'08"	450.00	166.65	N 10°54'15" W	165.70	84.29
C6	D = 6°22'48"	450.00	50.10	S 03°29'04" E	50.08	25.08
C7	D = 14°50'22"	450.00	116.55	N 14°05'39" W	116.22	58.80
C8	D = 11°08'25"	430.00	83.36	N 89°53'22" W	83.23	41.81
C9	D = 10°54'42"	370.00	70.47	N 89°59'13" E	70.36	35.34
C10	D = 2°51'37"	3281.33	163.80	N 11°47'00" W	163.78	81.92
C11	D = 1°57'20"	3281.33	112.00	N 11°19'51" W	111.99	56.01
C12	D = 0°54'18"	3281.33	51.80	N 12°45'40" W	51.80	25.90
C13	D = 8°15'12"	670.00	190.06	N 21°20'24" W	189.43	95.67
C14	D = 6°55'51"	670.00	81.05	N 16°40'43" W	81.00	40.57
C15	D = 9°19'21"	670.00	109.01	N 24°48'19" W	108.89	54.63
C16	D = 288°57'16"	60.00	314.12	N 58°18'45" E	60.04	34.67
C17	D = 43°40'18"	60.00	45.73	N 89°49'44" W	44.63	24.04
C18	D = 73°07'33"	60.00	76.58	N 11°25'48" W	71.48	44.50
C19	D = 79°54'49"	60.00	83.69	N 65°05'23" E	77.07	50.27
C20	D = 70°33'38"	60.00	73.89	S 39°40'23" E	69.31	42.45
C21	D = 32°40'57"	60.00	34.23	S 11°56'54" W	33.76	17.59
C22	D = 18°28'10"	730.00	209.41	S 21°25'53" E	208.69	105.43
C23	D = 8°30'18"	730.00	121.10	S 24°53'48" W	60.69	60.69
C24	D = 6°55'51"	730.00	88.31	S 16°40'43" E	88.25	44.21
C25	D = 2°51'37"	3341.33	166.80	S 11°46'58" E	166.78	83.42
C26	D = 0°58'26"	3341.33	56.80	S 12°43'35" E	56.80	28.40
C27	D = 1°59'33"	3341.33	96.76	S 11°24'33" E	96.76	48.38
C28	D = 0°13'37"	13.24	13.24	S 10°28'00" E	13.24	6.62
C29	D = 202°55'27"	180.00	566.67	N 53°28'08" E	313.62	789.10
C30	D = 73°07'33"	180.00	204.21	N 11°25'48" W	190.63	118.67
C31	D = 79°54'49"	180.00	223.16	N 65°05'23" E	205.51	134.05
C32	D = 49°53'05"	180.00	139.30	S 50°00'40" E	134.95	74.41
C33	D = 10°55'55"	530.00	101.12	S 78°52'12" E	100.97	50.72
C34	D = 6°33'50"	1766.30	264.00	N 82°02'31" E	263.76	132.25
C35	D = 6°08'05"	1766.30	189.12	N 72°44'46" E	189.03	94.65
C36	D = 6°10'00"	1826.30	196.56	S 72°45'44" W	196.47	98.38
C37	D = 8°17'32"	1826.30	264.31	S 81°52'28" W	264.08	132.39
C38	D = 12°22'49"	470.00	101.57	N 06°42'42" E	101.36	50.98
C39	D = 92°32'11"	235.00	379.54	N 19°19'10" W	339.61	245.64

## MELODY RANCH RESIDENTIAL UNIT ONE FIRST FILING

Being Identical With  
LOT 1  
MELODY RANCH UPPER RANCH MASTER PLAT

And Located Within The  
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TETON COUNTY, WYOMING

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