

CERTIFICATE OF OWNER

State of Wyoming)
SS
County of Teton)

The undersigned, for and on behalf of Melody Ranch Development I LLC, owner and proprietor of Lot 12 of Melody Ranch Upper Ranch Master Plat First Amendment (a subdivision of record in the Office of the Clerk of Teton County, Wyoming, as Plat No. 862), do hereby certify that said Lot 12 is hereby vacated in accordance with Section 34-12-106 through 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 said undersigned certify that the lands contained within said Lot 12 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 said Melody Ranch Development I LLC;

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

that the foregoing subdivision is in accordance with and SUBJECT TO the terms and conditions of the Melody Ranch Planned Unit Development PUD 93-001 Final Development Plan approved by the Board of County Commissioners of Teton County on the 3rd day of October 1995;

that the foregoing subdivision is SUBJECT TO 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 - Third Filing to be recorded in said Office concurrently with this plat;

that Lot 105 of the foregoing subdivision is SUBJECT TO A RESERVATION for future drainage easements by virtue of Plat No. 856, Melody Ranch Upper Ranch Master Plat, of record in said Office;

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

that the road of the foregoing subdivision is private 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 said road (identical with Lot 106 of the foregoing subdivision) is hereby granted to each owner of a lot within said foregoing subdivision, to each owner of a lot within Melody Ranch Upper Ranch Master Plat, Plat No. 856, to each owner of a lot within said First Amendment thereto, to each owner of a lot within Melody Ranch Upper Ranch Master Plat Second Amendment, Plat No. 884, and to each owner of a lot within any subsequent amendments or 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 Lower Valley Power & Light, Inc.; U.S. West Communications; and TCI Cablevision of Wyoming, Inc., their heirs, successors and assigns are hereby granted non-exclusive easements in the right-of-way of said road (identical with Lot 106 of the foregoing subdivision) for the installation and maintenance of underground utilities serving the lots of the foregoing subdivision;

that Lots 86, 87 and 105 of the foregoing subdivision are hereby made SUBJECT to non-exclusive easements for the installation, maintenance, and repair of underground utilities benefiting all lots created within said Melody Ranch Planned Unit Development; said easements are shown on the detail map on Sheet 2 of this plat;

that the undersigned owner reserve unto itself, its heirs, successors, and assigns the right to grant unto other parties non-exclusive easements in the right-of-way of the roadway 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; the laterals of said ditches (none of which carry water to users outside of Melody Ranch Planned Unit Development) MAY BE REMOVED OR RELOCATED WITH FUTURE DEVELOPMENT; said easements shall revert with any such removal or relocation;

that the undersigned owner reserves unto itself, its heirs, successors and assigns, the right to create easements as necessary over, under, across and through Lots 104 and 105 of the foregoing subdivision, the Recreational Open Space Lots, 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: Dean K. Bark,
Vice President

By: David K. Quinn,
President

On the 29th day of May, 1998, the foregoing instrument was acknowledged before me by David K. Quinn as President of Melody Ranch Development, Inc., and by Dean K. Bark as Vice President of Melody Ranch Development, Inc.

Witness my hand and official seal.

Notary Public

My commission expires: November 30, 2000

= AFFIDAVIT OF ACKNOWLEDGEMENT AND
ACCEPTANCE OF PLAT BY MORTGAGEE,
THE JACKSON STATE BANK, RECORDED
AS SEPARATE INSTRUMENT =

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 through 1998;

that it correctly represents MELODY RANCH RESIDENTIAL UNIT ONE THIRD FILING being identical with Lot 12 of Melody Ranch Upper Ranch Master Plat First Amendment, a subdivision of record in the Office of the Clerk of Teton County, Wyoming, as Plat No. 862 and located within the NE1/4NW1/4 of Section 20, T40N, R116W, 6th P.M., Teton County, Wyoming;

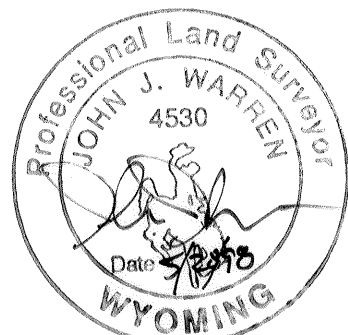
said MELODY RANCH RESIDENTIAL UNIT ONE THIRD FILING containing 16.29 acres, more or less;

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

said MELODY RANCH RESIDENTIAL UNIT ONE THIRD FILING shall be monumented as shown on this plat by October 31, 1998;

said MELODY RANCH RESIDENTIAL UNIT ONE THIRD 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.



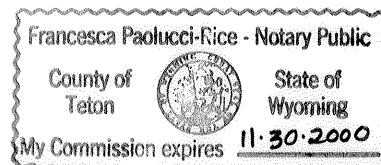
John J. Warren
Wyoming Professional Land Surveyor No. 4530

The foregoing instrument was acknowledged before me by John J. Warren this 28th day of May, 1998.

Witness my hand and official seal.

Notary Public

My commission expires: November 30, 2000



CERTIFICATE OF ENGINEER

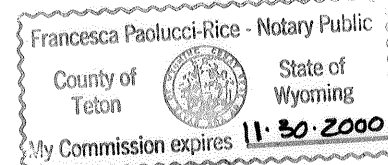
State of Wyoming)
SS
County of Teton)

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 28th day of May, 1998.

Witness my hand and official seal.



Notary Public

My commission expires: November 30, 2000

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 THIRD FILING, was approved at the regular meeting of the Board of County Commissioners held on the 2nd day of May, 1998.

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.

ATTEST:

BOARD OF COUNTY COMMISSIONERS

(Mrs.) V. Jolynn Coance,
Clerk

Chair

JORGENSEN ENGINEERING & LAND SURVEYING, P.C. P.O. BOX 9550 JACKSON, WYOMING 83002 307-733-5150

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 Third Filing:

Lots 76-106 have original supply under the Wilson & Cheney Ditch, Permit No. 3713, Salar 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; 16.29 acres irrigated and adjudicated at the time of the platting of the foregoing subdivision; reference the records of the State Engineer's Office for current status of water rights on each lot.

Said rights will be retained on all Lots except the Private Road Lot, Lot 106; the rights on said Lot 106 shall be abandoned by Petition to the State Board of Control.

Water rights will be administered by a Melody Ranch Homeowners' Association or the Melody Ranch Improvement and Service District; refer to the Declaration of Protective Covenants for this subdivision.

Irrigation water will be distributed by means of the existing ditch network shown on this plat and portable pumps placed in the ditches or laterals of said network; easements as necessary will be created across the Recreational Open Space to allow access to the ditches; LATERALS OF SAID NETWORK (none of which carry water to users outside of Melody Ranch Planned Unit Development) MAY BE ADDED, REMOVED OR RELOCATED WITH FUTURE DEVELOPMENT.

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

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.

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; said easements shall revert with any said future removal or relocation of laterals.

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.

LAND USE SUMMARY

TOTAL NUMBER OF LOTS: 31 Lots (Numbered 76 - 106)

28 Single-Family Residential Lots (All Market)
(Lots 76-103)
Average Lot Size: 0.31 Acres
Total Acreage in Residential Lots: 8.80 Acres

2 Recreational Open Space Lots
(Lots 104 & 105)
Total Acreage in Recreational Open Space Lots: 5.42 Acres

1 Private Road Lot (Lot 106) 2.07 Acres

TOTAL ACREAGE
MELODY RANCH RESIDENTIAL UNIT ONE THIRD FILING: 16.29 Acres

REQUIRED AGRICULTURAL OPEN SPACE EASEMENTS:

1.1265 Acres Of Agricultural Open Space
Easement Area / Acre Of Development Area)
(1.1265 X 16.29 = 18.35 Acres)
AREAS OVER WHICH AGRICULTURAL OPEN SPACE EASEMENTS
GRANTED FOR THIS SUBDIVISION (SHOWN ON SEPARATE MAP
OF SURVEY FILED IN THE OFFICE OF THE TETON
COUNTY CLERK CONCURRENTLY WITH THIS PLAT):

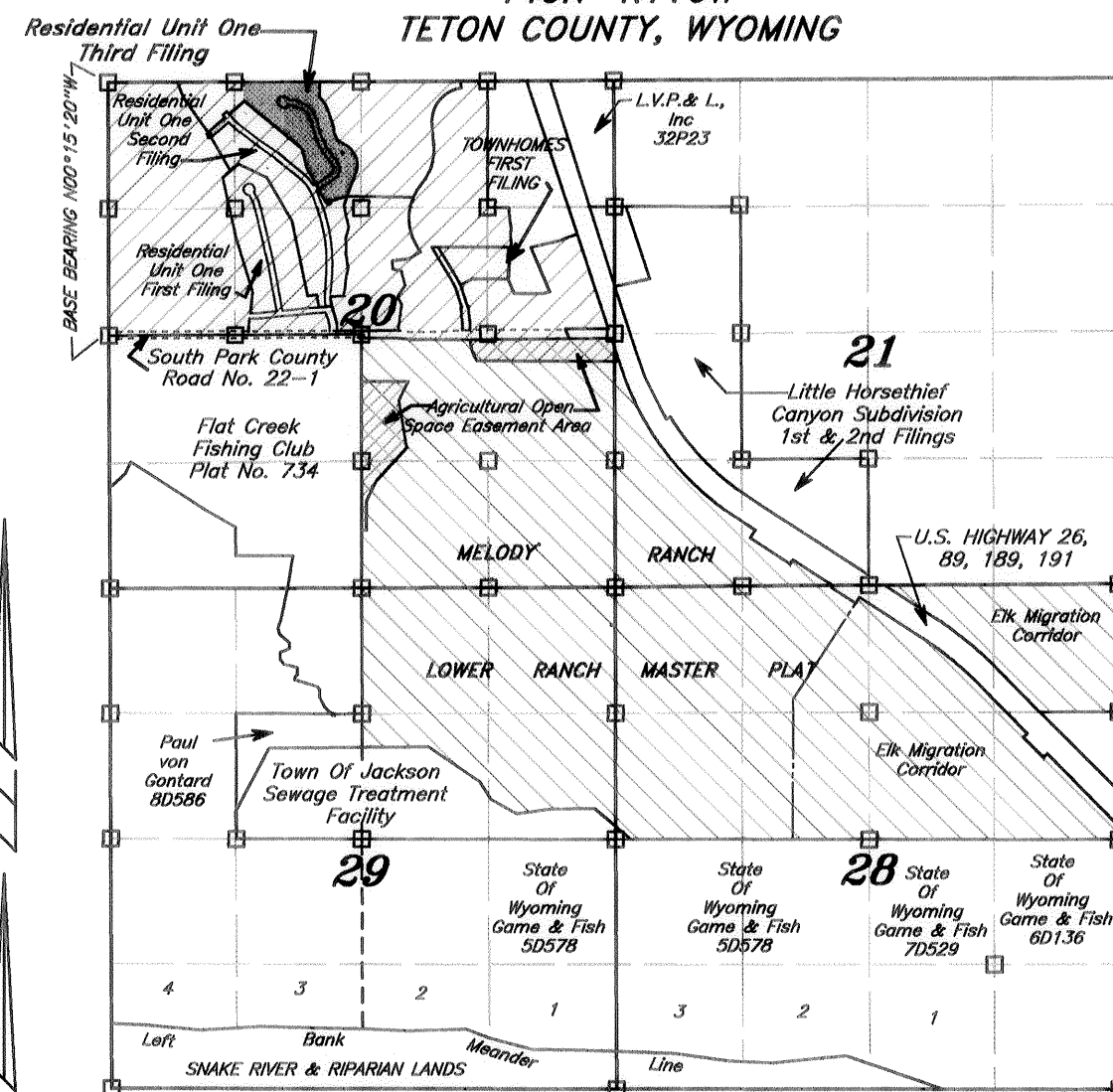
Part Of Lot 19 Melody Ranch
Lower Ranch Master Plat
(Plat No. 875) 10.30 Acres

Part Of Lot 1 Melody Ranch
Lower Ranch Master Plat
(Plat No. 875) 8.05 Acres

TOTAL ACREAGE AGRICULTURAL OPEN SPACE
EASEMENTS GRANTED FOR THIS SUBDIVISION 18.35 Acres

LOCATION MAP

T40N R116W
TETON COUNTY, WYOMING



- indicates a Corner Record filed.
- ▨ indicates lands within Melody Ranch Upper Ranch Master Plat and its Amendments.
- ▩ indicates lands within Melody Ranch Lower Ranch Master Plat.
- ▤ indicates areas within Melody Ranch Lower Ranch Master Plat to be made subject to an Agricultural Open Space Easement required for approval of this subdivision; a Map of Survey of the areas shown will be filed concurrently with this plat.
- indicates this subdivision - MELODY RANCH RESIDENTIAL UNIT ONE THIRD FILING.

Scale 1" = 2000'

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

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 The Declaration Of Protective
Covenants For This Subdivision; Both Documents
Of Record 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.

OWNER & DEVELOPER
Melody Ranch Development I LLC
4750 South Park Loop Road
Jackson, Wyoming 83001

ENGINEERING CONSULTANT
Jorgensen Engineering &
Land Surveying, P.C.
P.O. 9550 / 265 East Simpson Street
Jackson, Wyoming 83002

SUBMITTAL DATE: MARCH 31, 1998

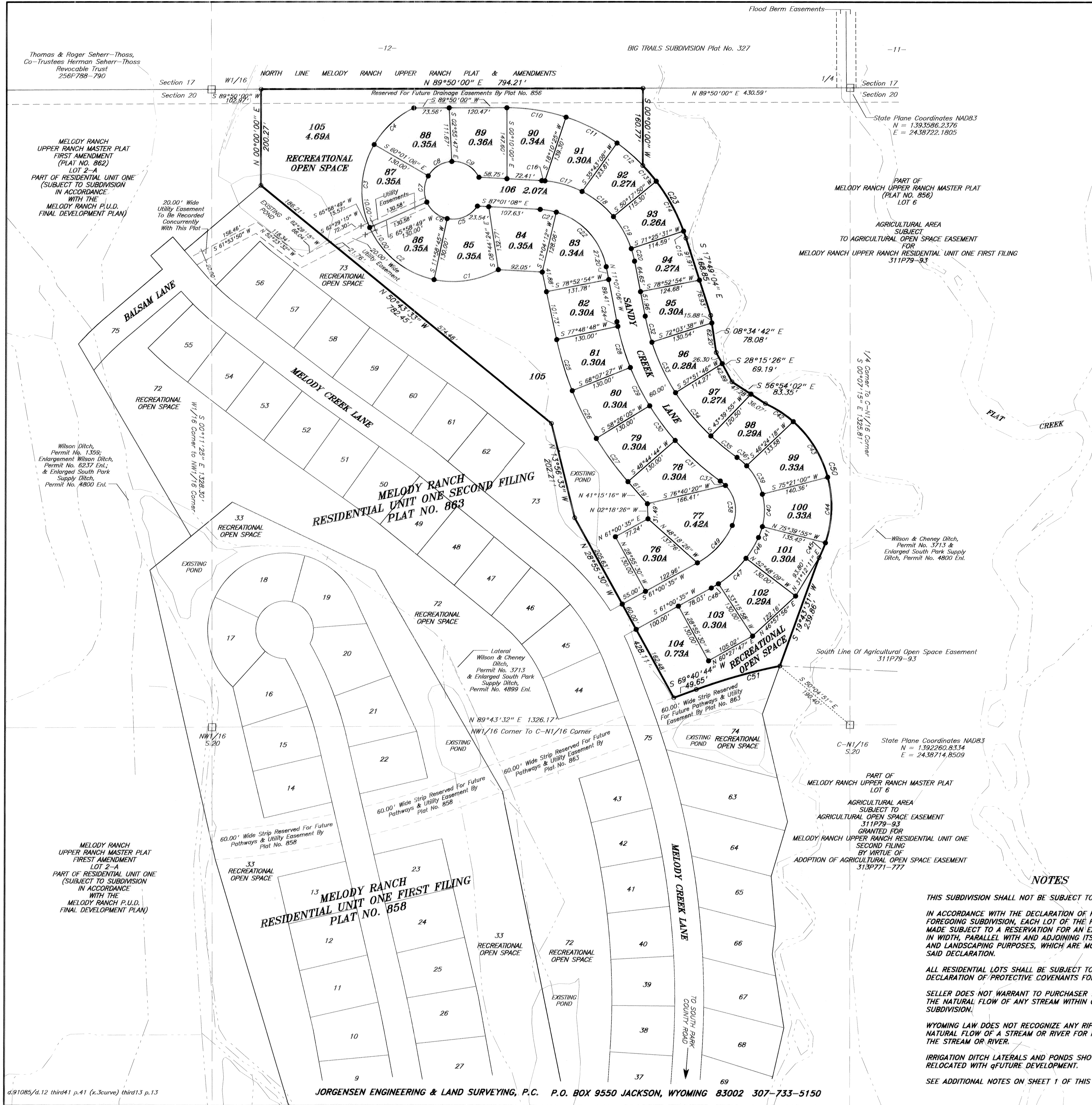
MELODY RANCH
RESIDENTIAL UNIT ONE
THIRD FILING

Being Identical With
LOT 12
MELODY RANCH UPPER RANCH MASTER PLAT FIRST AMENDMENT
And Located Within The
NE1/4NW1/4 SECTION 20 T40N R116W 6th P.M.
TETON COUNTY, WYOMING

SHEET 1 OF 2

Certificates, Notes & Vicinity Map

Project No. 91085.12



LEGEND

- indicates a Corner Record filed; corner found this survey.
- + indicates a calculated point; no monument found or set.
- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JOHN J. WARREN PLS 4530", to be set for MELODY RANCH RESIDENTIAL UNIT ONE THIRD FILING.
- indicates a record 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JOHN J. WARREN PLS 4530", set previously for MELODY RANCH UPPER RANCH MASTER PLATS.
- indicates the boundary of MELODY RANCH RESIDENTIAL UNIT ONE THIRD FILING.
- indicates a lot line within MELODY RANCH RESIDENTIAL UNIT ONE THIRD FILING.
- indicates a boundary line of property adjacent to MELODY RANCH RESIDENTIAL UNIT ONE THIRD FILING.
- - - indicates an easement line.
- - - indicates a sectional subdivision line.
- - - indicates a survey tie line.
- - - indicates the APPROXIMATE location of an existing creek, irrigation ditch, or lateral thereof; DITCH LATERALS MAY BE ADDED, REMOVED OR RELOCATED WITH FUTURE DEVELOPMENT; see Water Rights Notes Sheet 1 of this plat.

CURVE TABLE

Name	Delta	Radius	Arc Length	Chord Bearing	Chord Length	Tangent
C1	D = 41°38'06"	190.00	138.07	N 81°09'42" E	135.05	72.24
C2	D = 54°00'04"	190.00	179.07	S 51°01'13" E	172.52	96.81
C3	D = 54°00'04"	190.00	179.07	S 02°58'52" W	172.52	96.81
C4	D = 34°20'21"	190.00	113.87	S 47°09'04" W	112.18	58.70
C5	D = 68°59'53"	60.00	72.25	N 67°28'48" E	67.97	41.24
C6	D = 54°00'04"	60.00	56.55	S 51°01'13" E	54.48	30.57
C7	D = 54°00'04"	60.00	56.55	S 02°58'52" W	54.48	30.57
C8	D = 57°05'19"	60.00	59.78	S 58°31'33" W	57.34	32.64
C9	D = 65°54'39"	60.00	69.02	N 59°58'28" W	65.28	38.90
C10	D = 18°20'26"	390.29	124.93	S 80°59'47" E	124.40	63.00
C11	D = 17°32'43"	390.29	119.51	S 63°03'13" E	119.05	60.23
C12	D = 10°26'26"	390.29	71.12	S 49°03'39" E	71.02	35.66
C13	D = 6°18'54"	390.29	43.02	S 40°40'59" E	43.00	21.53
C14	D = 17°27'04"	390.29	118.87	S 28°48'00" E	118.41	59.90
C15	D = 2°15'23"	390.29	15.37	S 18°56'48" E	15.37	7.69
C16	D = 1°50'34"	208.00	6.69	S 08°05'52" E	6.69	3.35
C17	D = 22°17'07"	208.00	80.90	S 74°02'02" E	80.39	40.97
C18	D = 23°11'18"	208.00	84.18	S 51°17'49" E	83.61	42.67
C19	D = 21°07'41"	208.00	76.70	S 29°08'20" E	76.27	38.79
C20	D = 7°27'24"	208.00	27.07	S 14°50'48" E	27.05	13.55
C21	D = 13°12'48"	148.00	34.13	S 80°24'45" E	34.06	17.14
C22	D = 62°41'15"	148.00	161.93	S 42°27'43" E	153.97	90.14
C23	D = 26°01'22"	390.29	177.26	S 30°49'45" E	175.74	90.19
C24	D = 1°04'06"	530.00	9.88	S 11°39'09" E	9.88	4.94
C25	D = 9°41'21"	660.00	111.61	S 17°01'53" E	111.48	55.94
C26	D = 9°41'21"	660.00	111.61	S 26°43'14" E	111.48	55.94
C27	D = 9°41'21"	660.00	111.61	S 36°24'35" E	111.48	55.94
C28	D = 9°41'21"	530.00	89.63	S 17°01'53" E	89.52	44.92
C29	D = 9°41'21"	530.00	89.63	S 26°43'14" E	89.52	44.92
C30	D = 9°41'21"	530.00	89.63	S 36°24'35" E	89.52	44.92
C31	D = 13°39'59"	530.00	126.42	S 48°05'16" E	126.12	63.51
C32	D = 6°49'17"	470.00	55.96	S 14°31'44" E	55.92	28.01
C33	D = 14°11'51"	470.00	116.46	S 25°02'18" E	116.17	58.53
C34	D = 14°11'51"	470.00	116.46	S 39°14'09" E	116.17	58.53
C35	D = 8°35'11"	470.00	70.43	S 50°37'40" E	70.37	35.28
C36	D = 11°19'34"	135.00	26.69	S 49°15'28" E	26.64	13.39
C37	D = 10°44'51"	75.00	14.07	S 49°32'50" E	14.05	7.06
C38	D = 68°44'51"	75.00	89.99	S 09°47'58" E	84.69	51.30
C39	D = 28°56'42"	135.00	88.20	S 29°07'21" E	87.48	34.84
C40	D = 28°59'05"	135.00	88.29	S 00°09'27" E	87.57	34.89
C41	D = 10°14'29"	135.00	24.13	S 19°27'16" W	24.09	12.10
C42	D = 16°52'00"	235.00	69.18	S 57°08'16" E	68.93	34.84
C43	D = 33°39'52"	235.00	138.08	S 31°53'20" E	136.10	71.09
C44	D = 33°48'34"	235.00	138.67	S 01°50'53" W	136.67	71.42
C45	D = 8°11'45"	235.00	33.62	S 22°51'02" W	33.59	16.84
C46	D = 12°37'24"	230.00	50.67	S 30°53'09" W	50.57	25.44
C47	D = 19°32'10"	230.00	78.42	S 46°57'56" W	78.04	39.60
C48	D = 4°16'34"	230.00	17.17	S 58°52'19" W	17.16	8.59
C49	D = 36°26'08"	170.00	108.11	S 42°47'31" W	106.29	55.95
C50	D = 92°32'11"	235.00	379.54	S 19°19'10" E	339.61	245.84
C51	D = 8°57'27"	154.81	180.54	S 74°09'28" W	180.36	90.46

NOTES

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION.

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 WHICH 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.

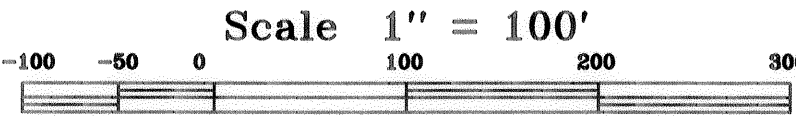
ALL RESIDENTIAL LOTS SHALL BE SUBJECT TO BUILDING ENVELOPES, REFER TO DECLARATION OF PROTECTIVE COVENANTS FOR THE FOREGOING SUBDIVISION.

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.

IRRIGATION DITCH LATERALS AND PONDS SHOWN HEREON MAY BE REMOVED OR RELOCATED WITH FUTURE DEVELOPMENT.

SEE ADDITIONAL NOTES ON SHEET 1 OF THIS PLAT.



MELODY RANCH
RESIDENTIAL UNIT ONE
THIRD FILING

Being Identical With
Lot 12
MELODY RANCH UPPER RANCH MASTER PLAT FIRST AMENDMENT
And Located Within The
NE1/4NW1/4 SECTION 20 T40N R116W 6th P.M.

SHEET 2 OF 2
Subdivision Detail

925

Prepared March 16, 1998
Revised May 26, 1998

Project No. 91085.12