

=CURVE TABLE=

No.	Delta	Arc Length	Radius	Chord Bearing	Chord Length
C1	19°33'09"	97.18'	280.00'	N87°23'54"W	96.63'
C2	26°58'09"	131.60'	280.00'	N73°23'54"W	130.58'
C3	39°08'15"	150.28'	220.00'	N80°06'42"W	147.37'
C4	74°33'04"	28.63'	220.00'	N83°32'22"W	28.61'

=LEGEND=

- Corner record filed; monument 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.
- Boundary of subject property, MELODY RANCH RESIDENTIAL UNIT ONE FOURTH FILING.
- Boundary of a lot within MELODY RANCH RESIDENTIAL UNIT ONE FOURTH FILING.
- Boundary of a lot or tract adjoining subject property.
- Boundary of a utility, or proposed drainage easement.
- - - Sectional subdivision line.
- Approximate centerline of proposed relocation of irrigation ditch.

=WATER RIGHTS NOTES=

A search of the records of the State Engineer's Office indicates that there are surface irrigation water rights appurtenant to the lands proposed for subdivision as Melody Ranch Residential Unit One Fourth Filing. Those parts of the proposed subdivision located within the NW1/4NW1/4 of Section 20, T40N, R116W have original rights 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 proposed subdivision located within the NE1/4NW1/4 of Section 20, T40N, R116W have original rights under the Wilson & Cheney Ditch, Permit, 3713, diverting from the Little Gros Ventre River (Flat Creek) with priority of January 10, 1902. 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 107 through 111 and Lot 114, are reserved to the current owner and proprietor of said lands; said rights shall either be abandoned or transferred to other lands by Petition to the State Board of Control; said rights appurtenant to the lands proposed for recreational open space lots, Lots 112 and 113, shall be retained. A Melody Ranch homeowners' association, or the 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 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.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

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 SPECIALLY TO SERVE THE FOREGOING SUBDIVISION RESTS WITH THE MELODY RANCH HOMEOWNERS' ASSOCIATION; 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 ANY STRUCTURE 5000 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 Its Second Amendment, And To The Declaration Of Protective Covenants For This Subdivision, All Of Record In The Office Of The Clerk Of Teton County, Wyoming

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 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.

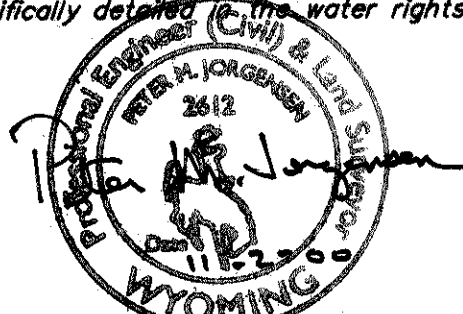
= LAND USE SUMMARY =
MELODY RANCH RESIDENTIAL UNIT ONE FOURTH FILING
TOTAL NUMBER OF LOTS: 8 Lots
2-Single-Family Residential (All Market- Numbered 107-111)
5-Recreational Open Space (Numbered 112-113)
1-Road Lot (Number 114)
TOTAL ACREAGE: 4.99 Acres (Gross Site Area = Base Site Area)
AVERAGE LOT SIZE (Single-Family Residential): 0.53 Acres

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 4.99 = 5.62 Acres Over Which An Agricultural Open Space Easement Is Being Granted For This Subdivision. The Easement Is Located Within Lots 1 & 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.

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

=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 2000; that it correctly represents MELODY RANCH RESIDENTIAL UNIT ONE FOURTH FILING, identical with Lot 21 of Melody Ranch Upper Ranch Master Plat Fourth Amendment, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 1000; that said MELODY RANCH RESIDENTIAL UNIT ONE FOURTH FILING is located within the N1/2NW1/4, Section 20, T40N, R116W, 6th P.M., Teton County, Wyoming; that said MELODY RANCH RESIDENTIAL UNIT ONE FOURTH FILING CONTAINS 4.99 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, agreements, or encumbrances 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 delineated 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 2nd day of November, 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
Notary Public

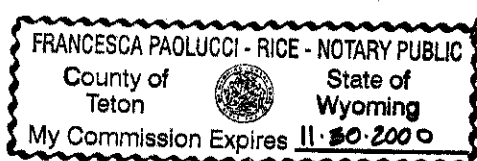
=CERTIFICATE OF APPROVAL=

STATE OF WYOMING)
COUNTY OF TETON) SS
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 FOURTH FILING, was approved at the regular meeting of the Board of County Commissioners held on the 9th day of November, 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, and in Book 375 of Photo, pages 290-303, respectively. ATTEST:
BOARD OF COUNTY COMMISSIONERS
COUNTY OF TETON
Clerk
Sherry L. Daigle
Chair

=CERTIFICATE OF OWNER=

STATE OF WYOMING)
COUNTY OF TETON) SS
The undersigned, acting for and on behalf of Melody Ranch Development I LLC, a Wyoming limited liability company, owner and proprietor of Lot 21 of Melody Ranch Upper Ranch Master Plat Fourth Amendment, a subdivision of record in the Office of the Clerk of Teton County Wyoming as Plat No. 1000 do hereby certify:
that said Lot 21 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 21, 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 Melody Ranch Development I LLC;
that the name of the foregoing subdivision shall be MELODY RANCH RESIDENTIAL UNIT ONE FOURTH 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; 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 625-628, 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 - Fourth Filing to be recorded in said Office concurrently with this plat;
that said undersigned owner hereby affirms the RESERVATION (made by said Plat No. 856) of the right to grant easements for drainage purposes over, under, across and through a thirty foot (30.00') wide strip of land parallel with and adjoining the north line of Lot 113 of the foregoing subdivision, as shown on the detail map of this plat;
that Lots 112 and 113 of the foregoing subdivision are hereby made SUBJECT TO A RESERVATION for future easements for recreational purposes, including public pathways;
that it is contemplated that said Lots 112 and 113, the Recreational Open Space Lots, will be owned by the Melody Ranch Improvement and Service District; the owner or owners of said Lots shall have the right to create 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 Lots 109, 112-114 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 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 the extension of Melody Creek Lane within the foregoing subdivision (identical with Lot 114 of the foregoing subdivision) 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 said extension of Melody Creek Lane 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, Quest Corporation, AT&T Broadband, and their heirs, successors, and assigns are hereby granted non-exclusive easements in the rights-of-way of said extension of Melody Creek Lane; 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 subdivision thereof;
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 said Melody Creek Lane;
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; said purposes 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; 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.

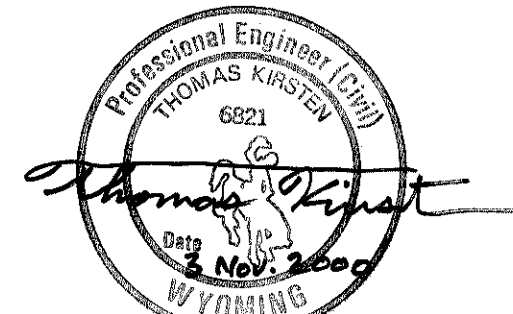
ATTEST:
MELODY RANCH DEVELOPMENT I LLC,
a Wyoming limited liability company
By: Melody Ranch Development, Inc.,
a Wyoming corporation, Manager and Member
By: Dean K. Bark
Vice President
By: David K. Quinn,
President
On the 3rd day of November, 2000, before me personally came, Dean K. Bark, and David 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.



My commission expires November 30, 2000

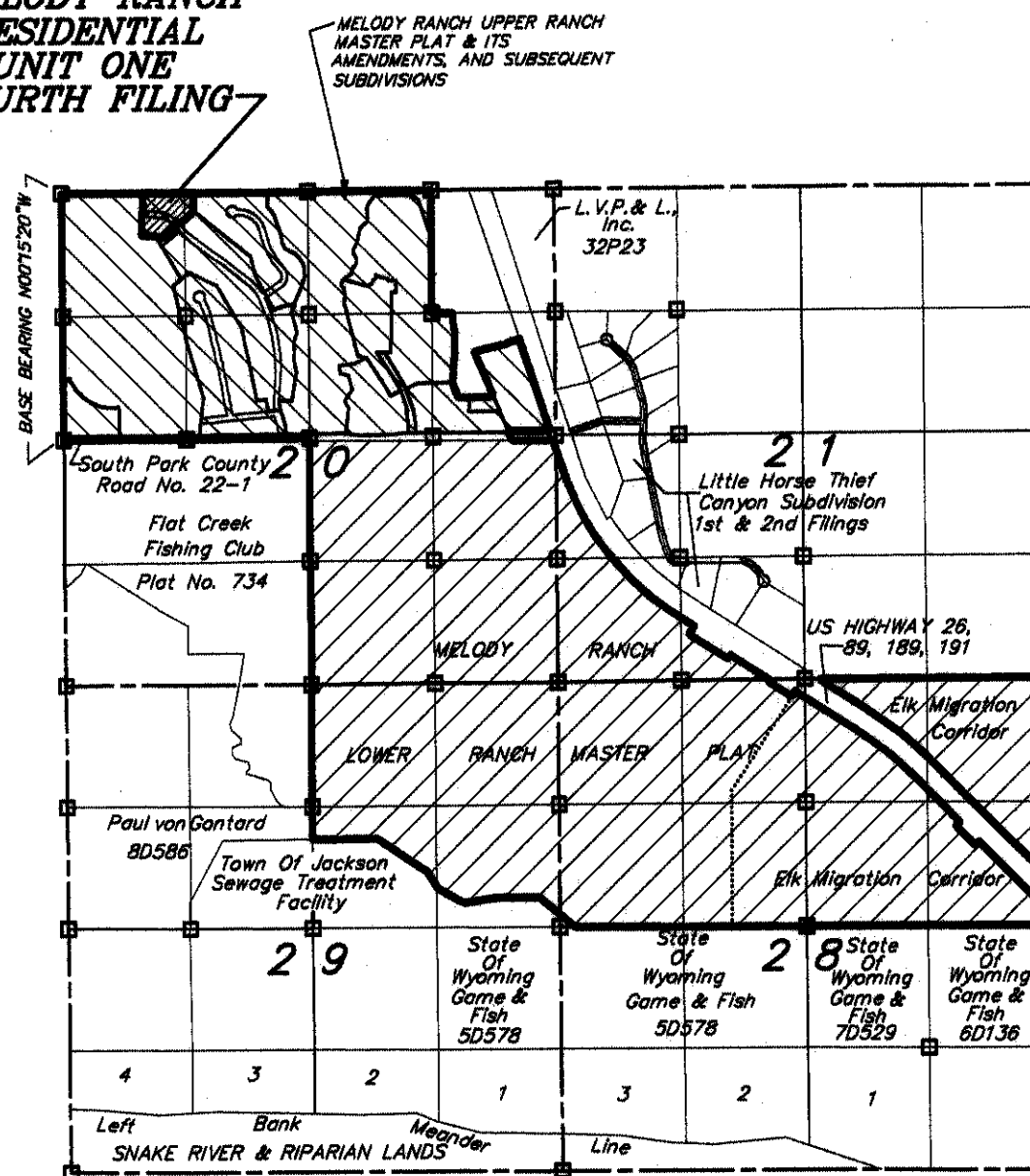
=CERTIFICATE OF ENGINEER=

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, License No. 6821
The foregoing instrument was acknowledged before me by Thomas Kirsten this 3rd day of November, 2000.
WITNESS my hand and official seal.
Notary Public

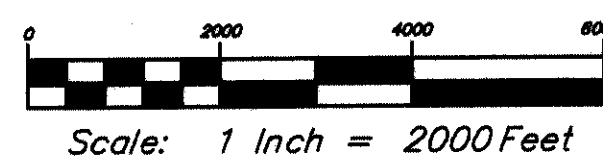


My commission expires November 30, 2000
FRANCESCA PAOLUCCI - RICE - NOTARY PUBLIC
County of Teton State of Wyoming
My Commission Expires 11-30-2000

MELODY RANCH RESIDENTIAL UNIT ONE FOURTH FILING



LOCATION MAP
T40N R116W
TETON COUNTY, WYOMING



Scale: 1 Inch = 2000 Feet

- 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 ONE FOURTH FILING

Being Identical With
Lot 21
MELODY RANCH UPPER RANCH MASTER PLAT
FOURTH AMENDMENT
AND LOCATED WITHIN THE
N1/2NW1/4 SECTION 20, T40N, R116W, 6TH P.M.
TETON COUNTY, WYOMING
SHEET 1 OF 1
SUBMITTAL DATE: AUGUST 29, 2000

1005