

=CERTIFICATE OF SURVEYOR=

STATE OF WYOMING)
) SS
COUNTY OF TETON)

I, James D. Claffin, 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 2002;
that it correctly represents MELODY RANCH RESIDENTIAL UNIT ONE SIXTH FILING, identical with Lot 23 of Melody Ranch Upper Ranch Master Plat Sixth Amendment, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 1054;
that said MELODY RANCH RESIDENTIAL UNIT ONE SIXTH FILING is located within the W1/2NW1/4, Section 20, T40N, R116W, 6th P.M., Teton County, Wyoming;
that said MELODY RANCH RESIDENTIAL UNIT ONE SIXTH FILING CONTAINS 11.13 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 the foregoing subdivision is 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.



James D. Claffin
Wyoming Professional Land Surveyor No. 5463

The foregoing instrument was acknowledged before me by James D. Claffin this 16th day of August, 2002.



My commission expires November 30, 2004

Notary Public

=CERTIFICATE OF ENGINEER=

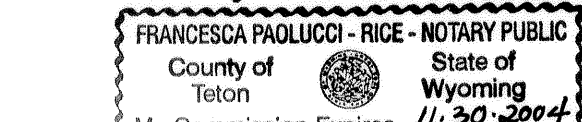
STATE OF WYOMING)
) SS
COUNTY OF TETON)

I, Thomas Kirsten of Jackson, Wyoming, do hereby certify that I am a registered 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 16th day of August, 2002.



My commission expires November 30, 2004

Notary Public

=CERTIFICATE OF APPROVAL=

STATE OF WYOMING)
) SS
COUNTY OF TETON)

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 SIXTH FILING, was approved at the regular meeting of the Board of County Commissioners held on the 22nd day of August, 2002.

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, 1999, and on June 4, 2002, 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, in Book 375 of Photo, pages 290-303, and in Book 462 of Photo, pages 644-646 respectively, EXCEPT as allowed for by that minor deviation from said Final Development Plan regarding setbacks, which was approved concurrently with this plat.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
COUNTY OF TETON

Clerk
Sherry L. Daigle

Chair

=LAND USE SUMMARY=

TOTAL NUMBER OF LOTS: 22 Lots (Numbered 139-160)
18-Single-Family Residential (Market Lots-Numbered 143-160)
3-Recreational Open Space Lots (Numbered 140-142)
1-Road Lot (Number 139)
TOTAL ACREAGE: 11.13 Acres (Gross Site Area = Base Site Area)
AVERAGE RESIDENTIAL LOT SIZE: 0.49 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 11.13 Acres = 12.54 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 a 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 Sixth Filing:

all lands of the proposed subdivision 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;

all lands of the proposed 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, Lot 139, 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 140-142, 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.

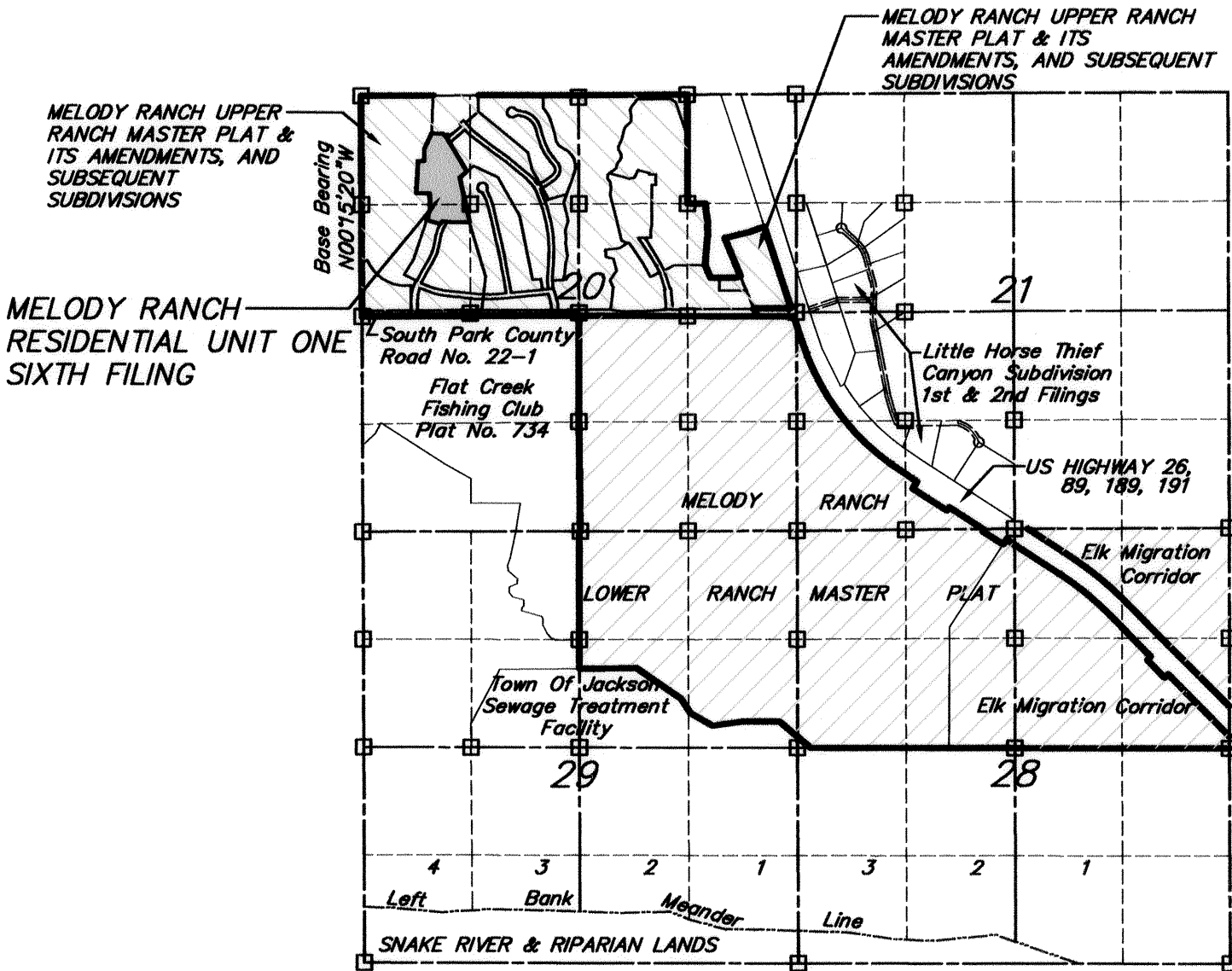
Irrigation water will be distributed to Lots 140-142 using portable pumps set in irrigation ditches. DITCHES SERVING THIS SUBDIVISION MAY BE ADDED, REMOVED, OR RELOCATED WITH FUTURE DEVELOPMENT.

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 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.



LOCATION MAP
Scale: 1" = 2000'

☐ Sectional Subdivision Corner; Corner Record Filed

Boundary of the Melody Ranch Planned Unit Development

Lands within the Melody Ranch Lower Ranch Master Plat

Lands within the Melody Ranch Upper Ranch Master Plat and its amendments, and subsequent subdivisions thereof

Lands within the Melody Ranch Residential Unit One Sixth Filing, this Plat

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

OWNER & DEVELOPER

MRDN Corp
4750 South Park Road Jackson, Wyoming 83001
(307) 733-3559

ENGINEERING CONSULTANT

Jorgensen Associates, P.C.
P.O. Box 9550 Jackson, Wyoming 83002
265 East Simpson Avenue 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
SIXTH FILING

Being Identical With
Lot 23

MELODY RANCH UPPER RANCH MASTER PLAT
SIXTH AMENDMENT
AND LOCATED WITHIN THE
W1/2NW1/4 SECTION 20, T40N, R116W, 6TH P.M.
TETON COUNTY, WYOMING

SHEET 1 OF 2

SUBMITTAL DATE: June 5, 2002

Final Revision Date: August 16, 2002
Map Prepared: May 30, 2002

Project No.: 00085.04.16

STATE OF WYOMING)
) SS
COUNTY OF TETON)

=CERTIFICATE OF OWNER=

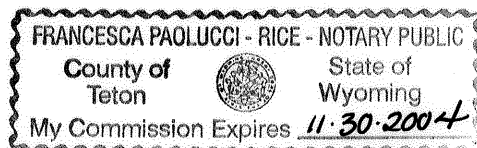
The undersigned, acting for and on behalf of MRDN Corp, a Wyoming corporation, owner and proprietor of Lot 23 of Melody Ranch Upper Ranch Master Plat Sixth Amendment, a subdivision of record in the Office of the Clerk of Teton County Wyoming as Plat No. 1054 does hereby certify:
that said Lot 23 is hereby 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 23 on said plat the word "VACATED";
that the lands contained within said Lot 23, 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 said MRDN Corp;
that the name of the foregoing subdivision shall be MELODY RANCH RESIDENTIAL UNIT ONE SIXTH FILING;
that the foregoing subdivision is in accordance with, and SUBJECT TO the terms and conditions of the Melody Ranch Planned Unit Development (PUD93-0001) Final Development Plan approved by the Teton County Board of County Commissioners on October 3, 1995, as amended April 6, 1999, and June 4, 2002, and memorialized in those documents of record in said Office in Book 355 of Photo, pages 801-831, in Book 375 of Photo, pages 290-303, and in Book 462 of Photo, pages 644-646 respectively, EXCEPT as allowed for by that minor deviation from said Final Development Plan regarding setbacks, which was approved concurrently with this plat;
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 - Sixth 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; said easement shall be for utility and landscaping purposes; said purposes are more particularly described in said Declaration of Protective Covenants;
that Lot 142 of the foregoing subdivision is hereby reserved for the creation of easements for utilities and other purposes including public pathways;
that as shown on the detail map of this plat, Lot 160 of the foregoing subdivision is hereby made subject to a general utility easement benefiting all lots within 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 140-142 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 Lots 139-141 and 147-151 of the foregoing subdivision are subject to easements for the repair and maintenance of the irrigation ditches 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 a non-exclusive easement over, under, across, and through the road lot, Lot 139, 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 139; 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 139; 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.

MRDN Corp,
a Wyoming corporation

NO SEAL

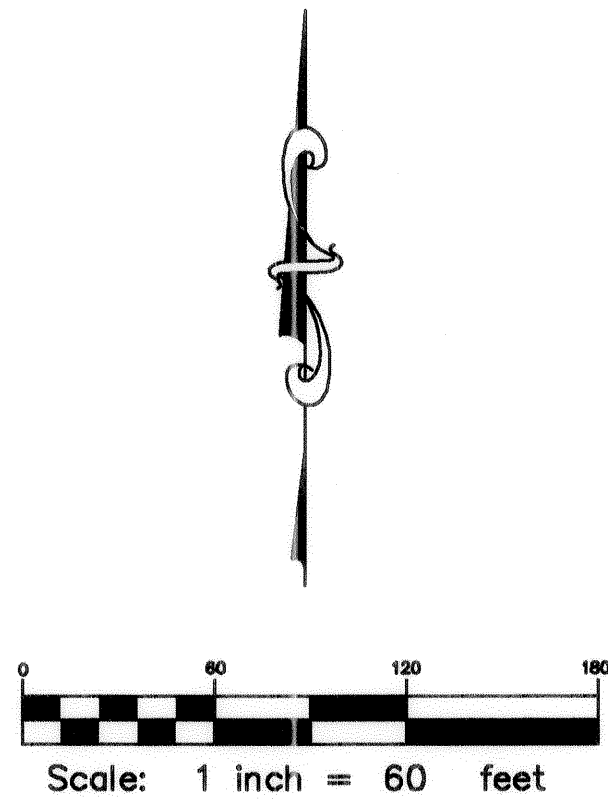
By: David Quinn,
President

On the 16th day of August, 2002, before me personally came, David Quinn, who, being by me duly sworn, did depose and say that he is President of MRDN Corp, a Wyoming corporation, and that he signed his name hereto by order of the Board of Directors of said corporation, and that he acknowledged that this instrument is the free act and deed of said corporation.
WITNESS my hand and official seal.



Notary Public

My commission expires: November 30, 2004



- = **LEGEND** =
- W.C. Indicates a witness corner.
- Corner Record filed; monument found this survey.
- 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "PLS 4530", except as otherwise noted on the detail map; found this survey.
- 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JORGENSEN ASSOCIATES PLS 5463", set this survey.
- Boundary of Melody Ranch Residential Unit One Sixth Filing.
- Lot lines within Melody Ranch Residential Unit One Sixth Filing.
- Boundary line of properties adjacent to the foregoing subdivision, including previous subdivisions of Upper Ranch Master Plat lots.
- - - Easement line.
- - - Sectional Subdivision Line.
- Existing irrigation ditch or lateral thereof. DITCHES MAY BE REMOVED OR RELOCATED WITH FUTURE DEVELOPMENT, ONLY MAJOR DITCHES ARE SHOWN; LOCATIONS ARE APPROXIMATE.

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	470.00	36.80	4°29'09"	N27°57'02"E	36.79	18.41
C2	1766.30	339.53	11°00'49"	S88°10'10"E	339.01	170.29
C3	1766.30	63.17	2°02'57"	S83°41'14"E	63.17	31.59
C4	1766.30	213.80	6°56'07"	S88°10'46"E	213.67	107.03
C5	1766.30	62.56	2°01'45"	N87°20'18"E	62.55	31.28
C6	530.00	392.85	42°28'09"	N02°12'17"E	383.92	205.94
C7	530.00	87.66	9°28'34"	N18°42'05"E	87.56	43.93
C8	530.00	102.19	11°02'49"	N08°26'23"E	102.03	51.25
C9	530.00	104.28	11°18'22"	N02°43'12"W	104.11	52.31
C10	530.00	98.73	10°40'24"	N13°41'35"W	98.59	49.51
C11	770.00	137.34	10°13'10"	S13°55'12"E	137.16	68.85
C12	770.00	118.42	8°48'42"	S14°37'26"E	118.30	59.33
C13	770.00	18.92	1°24'28"	S09°30'51"E	18.92	9.46
C14	320.00	238.96	42°25'42"	S12°24'13"W	231.59	124.21
C15	320.00	80.16	14°21'09"	S01°38'03"E	79.95	40.29
C16	320.00	156.80	28°04'32"	S19°34'48"W	155.24	80.01
C17	498.85	50.03	5°44'46"	S38°29'27"W	50.01	25.04
C18	558.85	76.50	7°50'35"	S45°32'08"W	76.44	38.31
C19	558.85	77.99	7°59'46"	S37°36'57"W	77.93	39.06
C20	380.00	281.39	42°25'42"	S12°24'13"W	275.01	147.50
C21	380.00	35.25	5°18'56"	S30°57'36"W	35.24	17.64
C22	380.00	102.07	15°23'22"	S20°36'27"W	101.76	51.34
C23	380.00	98.68	14°52'45"	S05°28'23"W	98.41	49.62
C24	380.00	45.39	6°50'38"	S05°23'18"E	45.36	22.72
C25	970.00	207.97	12°17'04"	N87°19'55"E	207.58	104.39
C26	970.00	128.55	7°35'34"	N89°40'40"E	128.45	64.37
C27	970.00	79.43	4°41'30"	N83°32'08"E	79.41	39.74
C28	1030.00	220.84	12°17'04"	N87°19'55"E	220.42	110.84
C29	1030.00	146.22	8°08'02"	N89°24'26"E	146.10	73.23
C30	1030.00	74.62	4°09'03"	N83°15'54"E	74.60	37.33
C31	830.00	146.04	10°13'10"	S13°55'12"E	147.84	74.22
C32	470.00	366.98	44°44'15"	N03°20'20"E	357.73	193.42
C33	470.00	130.12	15°51'44"	N11°05'55"W	129.70	65.48
C34	470.00	138.16	16°50'35"	N05°15'15"E	137.67	69.58
C35	470.00	98.70	12°01'56"	N19°41'30"E	98.52	49.53

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 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 (PUD 93-2001) 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.

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

Being Identical With
Lot 23
MELODY RANCH UPPER RANCH MASTER PLAT
SIXTH AMENDMENT
AND LOCATED WITHIN THE
W1/2NW1/4 SECTION 20, T40N, R116W, 6TH P.M.
TETON COUNTY, WYOMING

SHEET 2 OF 2

SUBMITTAL DATE: June 5, 2002

Final Revision Date: August 16, 2002

Map Prepared: May 30, 2002

Project No.: 00085.04.16