

=CERTIFICATE OF SURVEYOR=

STATE OF WYOMING)
) SS
COUNTY OF TETON)

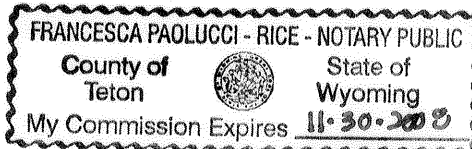
I, Peter M. Jorgensen, of Jackson, Wyoming, do hereby certify that this plat was prepared by Jorgensen Associates, P.C. from data obtained during a survey performed under the direction of Wyoming Professional Land Surveyor No. 5463 during the years 2003 through 2005, and under my direction during the year 2006; that it correctly represents MELODY RANCH RESIDENTIAL UNIT ONE NINTH FILING, identical with Lot 27 of Melody Ranch Upper Ranch Master Plat Eighth Amendment, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 1150; that said MELODY RANCH RESIDENTIAL UNIT ONE NINTH FILING is located within the NW1/4NW1/4, Section 20, T40N, R116W, 6th P.M., Teton County, Wyoming; that said MELODY RANCH RESIDENTIAL UNIT ONE NINTH FILING CONTAINS 10.61 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 shall be monumented as indicated on the detail map and legend hereon by October 31, 2007; that the foregoing subdivision is SUBJECT TO certain easements, rights-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.



Peter M. Jorgensen
Wyoming Professional Engineer and Land Surveyor No. 2621

The foregoing instrument was acknowledged before me by Peter M. Jorgensen this 24th day of July, 2006.
WITNESS my hand and official seal.

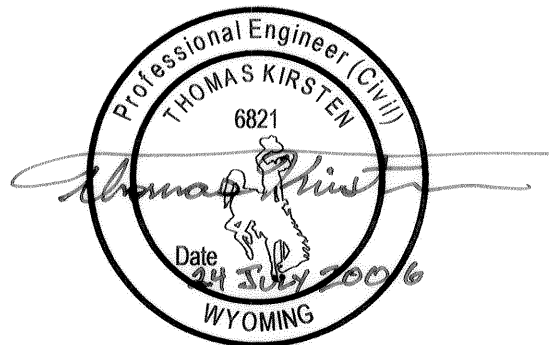
Notary Public
My commission expires: November 30, 2008



=CERTIFICATE OF ENGINEER=

STATE OF WYOMING)
) SS
COUNTY OF TETON)

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 No. 6821

The foregoing instrument was acknowledged before me by Thomas Kirsten this 24th day of July, 2006.
WITNESS my hand and official seal.

Notary Public
My commission expires: November 30, 2008



=CERTIFICATE OF APPROVAL=

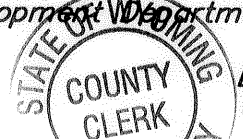
STATE OF WYOMING)
) SS
COUNTY OF TETON)

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 NINTH FILING, was approved at the regular meeting of the Board of County Commissioners held on the 12 day of September 2006.

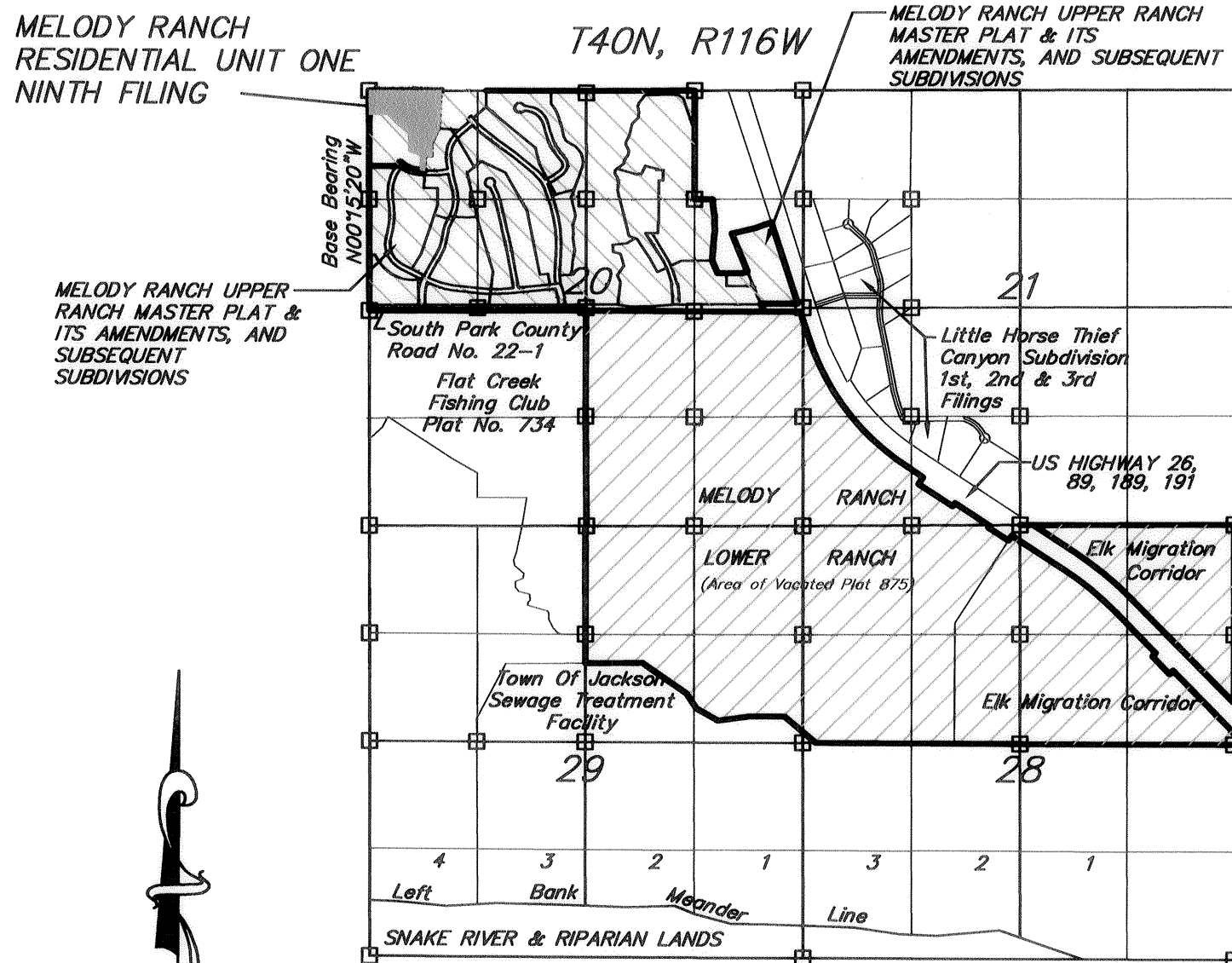
SUBJECT TO the condition that the foregoing subdivision be in conformity with, and in compliance with the provisions of the Melody Ranch Planned Unit Development Final Development Plan approved by the Board of County Commissioners on October 3, 1995, as amended on the April 6, 1999, and on June 4, 2002, 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 by the Interim Teton County Planning and Development Department Director on July 13, 2006.

ATTEST:

Sherry L. Daigle
Clerk
Sherry L. Daigle
Chair



JORGENSEN ASSOCIATES, P.C. P.O. BOX 9550 JACKSON, WYOMING 83002 (307) 733-5150



LOCATION MAP
Scale: 1" = 2000'

- Sectional Subdivision Corner; Corner Record on file
- Boundary of the Melody Ranch Planned Unit Development
- Lands within the "Melody Ranch Lower Ranch" (area of vacated Plat 875)
- Lands within the Melody Ranch Upper Ranch Master Plat and its amendments, and subsequent subdivisions thereof
- Lands within the Melody Ranch Residential Unit One Ninth Filing, this Plat

=WATER RIGHTS NOTES=

A search of the records of the Wyoming 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 Ninth Filing, which are as follows:

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 Ent., 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 210, 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 208 and 209, 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 208 and 209 using portable pumps set in irrigation ditches or by a distribution network designated to deliver irrigation water to the lots. 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.

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

OWNER & DEVELOPER
MRDN Corp
4750 South Park Loop Road Jackson, Wyoming 83001-0436
(307) 733-3559

ENGINEERING & SURVEYING CONSULTANT
Jorgensen Associates, P.C.
P.O. Box 9550 Jackson, Wyoming 83002
270 East Simpson Avenue Jackson, Wyoming 83001
(307) 733-5150

Submittal Date: April 3, 2006

FINAL PLAT
MELODY RANCH
RESIDENTIAL UNIT ONE
NINTH FILING

Being Identical With
Lot 27
MELODY RANCH UPPER RANCH MASTER PLAT
EIGHTH AMENDMENT
AND LOCATED WITHIN THE
NW1/4NW1/4 SECTION 20
T40N, R116W, 6TH P.M.
TETON COUNTY, WYOMING
SHEET 1 OF 2

Grantor: MRDN CORP
Grantee: THE PUBLIC PLAT #1181
Doc #084934 DE 2MAP pg 74-74 Filed at 3:28 on 09/13/06
Sherry L. Daigle, Teton County Clerk fees: \$0.00
By NICHOLAS R. GILLIES Deputy

1181

P:\DATA\100\00085\08(RU)-9\16-Prop\Mead\00085-08-16-FP-SW2-Lots.dwg

Thomas & Roger Seherr—Thoss,
Co-Trustees
Herman Seherr—Thoss
Revocable Trust
272P226

Thomas & Roger Seherr—Thoss,
Co-Trustees
Herman Seherr—Thoss
Revocable Trust
272P226

- Corner Record on file; monument found this survey.
- ⊕ 5/8 inch diameter steel reinforcing bar with 2 inch diameter aluminum cap inscribed "JORGENSEN ASSOCIATES PLS 5463"; found this survey.
- ◇ 5/8 inch diameter steel reinforcing bar with 2 inch diameter aluminum cap inscribed "JORGENSEN ENG PE&LS 2612"; found this survey.
- 5/8 inch diameter steel reinforcing bar with 2 inch diameter aluminum cap inscribed "JORGENSEN ASSOCIATES PE&LS 2612"; to be set this survey.
- Boundary of Melody Ranch Residential Unit One Ninth Filing.
- Lot lines within Melody Ranch Residential Unit One Ninth Filing.
- Boundary line property adjacent to Melody Ranch Residential Unit One Ninth Filing.
- - - Easement line.
- - - Existing or proposed irrigation ditch or lateral thereof; DITCHES MAY BE REMOVED OR RELOCATED OR ADDED WITH FUTURE DEVELOPMENT; ONLY MAJOR DITCHES ARE SHOWN; LOCATIONS ARE APPROXIMATE.
- ▤ Culvert

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.

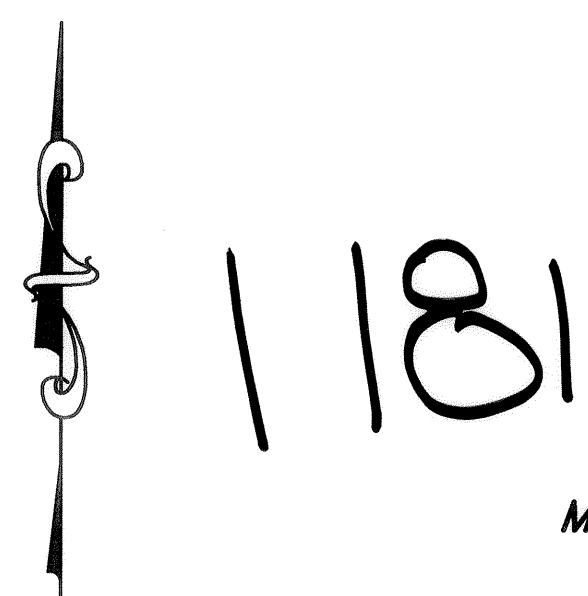
THE CURRENT BUILDING CODE RESOLUTION REQUIRES THAT, WITH CERTAIN EXCEPTIONS, ANY STRUCTURE "5000 SQUARE FEET OR LARGER SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM".

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 93-0001) Approved By The Teton County Planning Director on July 13, 2006. 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.

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	970.00'	60.04'	3°32'47"	S84°45'09"E	60.03'	30.03'
C2	190.00'	9.15'	2°45'31"	S46°07'33"W	9.15'	4.57'
C3	190.00'	140.92'	42°29'42"	S68°45'09"W	137.71'	73.88'
C4	250.00'	65.49'	15°00'36"	S52°15'06"W	65.31'	32.94'
C5	250.00'	131.96'	30°14'36"	S74°52'42"W	130.43'	67.56'



FINAL PLAT
**MELODY RANCH
RESIDENTIAL UNIT ONE
NINTH FILING**
Being Identical With
Lot 27
MELODY RANCH UPPER RANCH MASTER PLAT
EIGHTH AMENDMENT
AND LOCATED WITHIN THE
NW1/4NW1/4 SECTION 20
T40N, R116W, 6TH P.M.
TETON COUNTY, WYOMING
SHEET 2 OF 2

Scale: 1 inch = 50 feet
This scale valid for 24"x36" prints