

= 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 20 of Melody Ranch Upper Ranch Master Plat Third Amendment (a subdivision of record in the Office of the Clerk of Teton County, Wyoming As Plat No. 950, do hereby certify that said Lot 20 is hereby vacated in accordance with Section 32-12-110 through Section 34-12-110 Wyoming Statutes 1977, as amended;

that in accordance with said Section 32-12-110 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 20 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 TWO FIRST 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 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 (Document No. 0465443); and in Book 375 of Photo, pages 290-303, (Document No.0487460) respectively;

that the foregoing subdivision is SUBJECT TO that Declaration of Protective Covenants for Melody Ranch Residential Unit Two First Filing to be recorded in said Office concurrently with this plat;

that Lots 14-28 of the foregoing subdivision are SUBJECT TO the Special Restrictions for Melody Ranch Residential Unit Two First Filing Subdivision (Attainable Housing Lots) to be recorded in said Office concurrently with this plat;

that certain lots of the foregoing subdivision, as shown on the detail map on Sheet 2 of this plat, are SUBJECT TO an easement for the Town of Jackson South Park interceptor sewer main by virtue of that Amendment Of Right-Of-Way Easement of record in said Office as Document Number 0487181 in Book 374 of Photo, pages 1158-1162;

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 29 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, and any amendments thereto (being subdivisions of record in said Office); and to each owner of a lot within any subsequent subdivision of said Upper Ranch Master Plats; and to their heirs, successors, and assigns for the purposes of access to and from said lots, and for underground utilities serving said lots;

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 rights-of-way of said roads (identical with Lot 29 of the foregoing subdivision) for the installation and maintenance of underground utilities serving the lots created within said Melody Ranch Planned Unit Development;

that as specifically shown on the detail map on sheet 2 of this plat, lots of the foregoing subdivision are hereby made SUBJECT TO certain non-exclusive easements for the use and benefit of all lots created within said Melody Ranch Planned Unit Development; as indicated on said detail map said easements are for one or more of the following purposes: the installation, maintenance, and repair of underground utilities; public pathways; and drainage uses;

that the undersigned owner reserves unto itself, its heirs, successors, and assigns the right to grant unto other parties non-exclusive easements in the rights-of-way of the roadways and any other easements of the foregoing subdivision;

that the foregoing subdivision is SUBJECT TO any other easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements encumbrances of sight and/or record;

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.

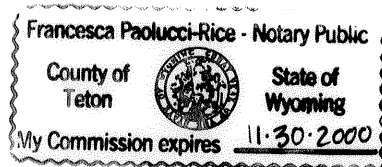
MELODY RANCH DEVELOPMENT I LLC,  
a Wyoming limited liability company

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

By: Dean K. Bark,  
Vice President

By: David K. Quinn,  
President

On the 30<sup>th</sup> day of April, 1999, 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.



Francesca Polucci-Rice  
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 TWO FIRST FILING was approved at the regular meeting of the Board of County Commissioners held on the 4<sup>th</sup> day of May, 1999.

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 documents of record in the Office of the Clerk of Teton County, Wyoming in Book 355 of Photo, pages 801-831, Document No. 0465443; and in Book 375 of Photo, pages 290-303, Document No. 0487460, respectively.

ATTEST:

Sherry L. Daige  
Clerk  
Sherry L. Daige

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF TETON

Chair

= 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 1998;

that it correctly represents MELODY RANCH RESIDENTIAL UNIT TWO FIRST FILING, a subdivision, being identical with Lot 20 of the Melody Ranch Upper Ranch Master Plat, Third Amendment, of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 950;

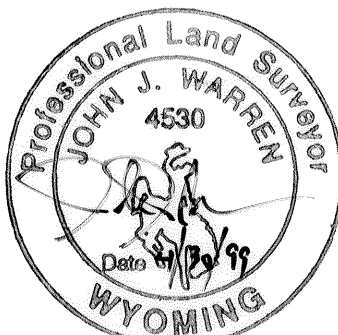
said MELODY RANCH RESIDENTIAL UNIT TWO FIRST FILING being located within the W1/2NE1/4 of Section 20, T40N, R116W, 6th P.M., Teton County, Wyoming; said MELODY RANCH RESIDENTIAL UNIT TWO FIRST FILING Containing 9.85 acres, more or less;

the BASE BEARING for this survey being N007°15'20"W along the west line of the NW1/4 of said Section 20;

said MELODY RANCH RESIDENTIAL UNIT TWO FIRST FILING shall be monumented as shown on this plat by October, 1999;

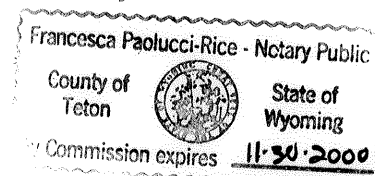
said MELODY RANCH RESIDENTIAL UNIT TWO FIRST FILING being SUBJECT TO any easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements, or encumbrances of sight and/or record including, but not limited to, those shown on this plat, and/or specifically called for in the Certificate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



John J. Warren  
Wyoming Professional Land Surveyor No. 4530

The foregoing instrument was acknowledged before me by John J. Warren this 30<sup>th</sup> day of April, 1999.  
WITNESS my hand and official seal.



Notary Public

My commission expires: November 30, 2000

= WATER RIGHTS NOTES =

FOLLOWS IS A SUMMARY OF THE SURFACE WATER RIGHTS APPURTENANT TO THE LOTS OF THE FOREGOING SUBDIVISION:

All the lots of the foregoing subdivision have rights for original supply under the Salar Cheney Appropriation, through the East Side Ditch, Permit No. 3715, diverting from Adams Springs, tributary of Little Gros Ventre River (a.k.a. Flat Creek) with priority of February 10, 1902; and supplemental supply under the Estate of Consuelo F. Van Contard Appropriation, through the Fifth Enlargement South Park Supply Ditch, Permit No. 6238 Enl., diverting from Gros Ventre River, tributary Snake River.

These rights shall be transferred from said lots in accordance with Wyoming State Statutes, 1977, as amended.

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 =  
MELODY RANCH RESIDENTIAL UNIT TWO FIRST FILING

TOTAL NUMBER OF LOTS: 29	1.3	Market
Single-Family Residential Lots		
Lots 1-13		
Average Lot Size: 0.39 Acres		
Total Acreage Market Lots:	5.13	Acres
9 Attainable Category II Single-Family Residential Lots *		
Lots 14-22		
Average Lot Size: 0.14 Acres		
Total Acreage Category II Lots:	1.27	Acres
2 Attainable Category III Single-Family Residential Lots *		
Lots 23-24		
Average Lot Size: 0.21 Acres		
Total Acreage Category III Lots:	0.42	Acres
4 Attainable Category IV Single-Family Residential Lots *		
Lots 25-28		
Average Lot Size: 0.28 Acres		
Total Acreage Category IV Lots:	1.13	Acres
1 Private Road Lot		
Lot 29		
Total Acreage Road Lot:	1.90	Acres
TOTAL ACREAGE	9.85	Acres

\* FOR DEFINITION OF AND RESTRICTIONS ON CATEGORY II, III, & IV ATTAINABLE LOTS REFER TO SPECIAL RESTRICTIONS FOR MELODY RANCH RESIDENTIAL UNIT TWO FIRST FILING SUBDIVISION (ATTAINABLE LOTS) RECORDED CONCURRENTLY WITH THIS PLAT.

REQUIRED AGRICULTURAL OPEN SPACE EASEMENT ACREAGE CALCULATED AS FOLLOWS:

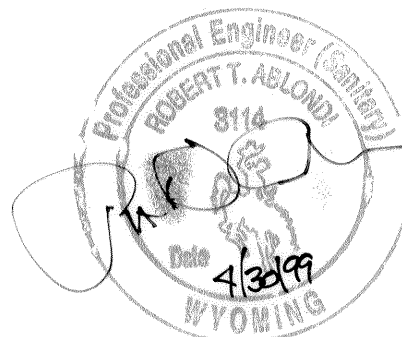
1.1265 Acres Of Agricultural Open Spaces Easement Area/Acre Of Development Area;  
1.1265 X 9.85 = 11.10 Acres Over Which An Agricultural Open Space Easement Is Being Granted For This Subdivision; The Easement Is Located Within Lot 1 Of The Melody Ranch Lower Ranch Master Plat (Plat No. 875) And Is Shown On Separate Map Of Survey To Be Filed In The Office Of The Clerk Of Teton County, Wyoming Concurrently With This Plat.

\* See document #502-768  
BK 396, PG 1004-1008  
AFFIDAVIT OF CORRECTION

= CERTIFICATE OF ENGINEER =

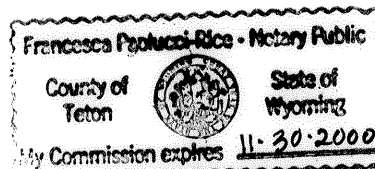
State of Wyoming )  
 ) SS  
County Of Teton )

I, Robert T. Ablondi, of Jackson, Wyoming hereby certify that I am a registered Wyoming Engineer, and affirm that the water system and the sewage collection system designed to serve the foregoing subdivision will 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 are operated correctly.



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

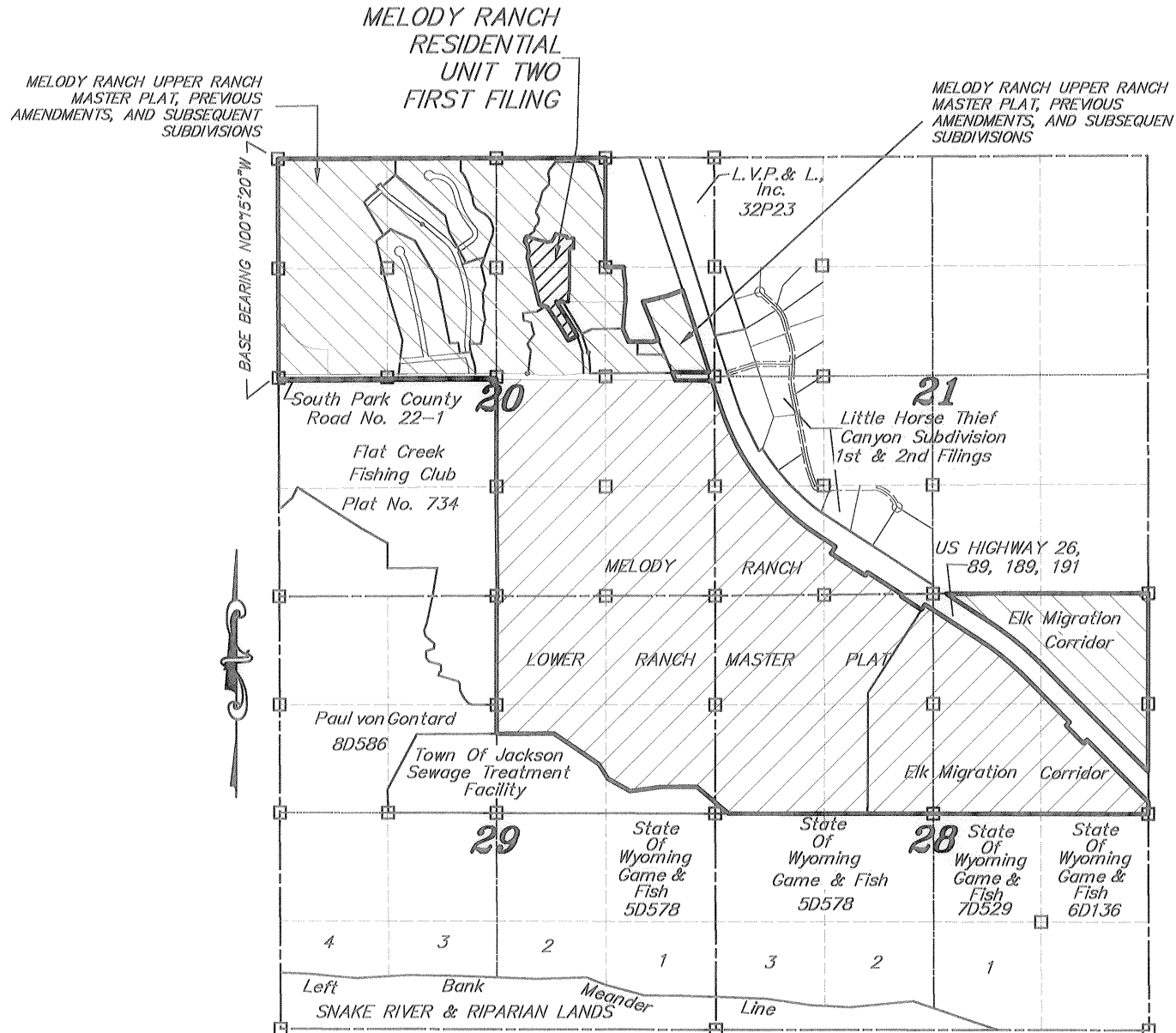
The foregoing instrument was acknowledged before me by Robert T. Ablondi this 30<sup>th</sup> day of April, 1999.  
WITNESS my hand and official seal.



My commission expires: November 30, 2000

Francesca Polucci-Rice  
Notary Public

Grantor: MELODY RANCH DEVELOPMENT I LLC  
Grantee: THE PUBLIC PLAT 951  
Doc 0488492 bk 2NAP pg 30-30 Filed at 3:43 on 05/04/99  
Sherry L. Daige, Teton County Clerk fees: 50.00  
By MELISSA K JOHNSON Deputy



LOCATION MAP  
T40N R116W  
TETON COUNTY, WYOMING

= GRAPHIC SCALE =



1 inch = 2000 feet

□ Sectional subdivision corner; corner record filed

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

OWNER & DEVELOPER  
Melody Ranch Development I LLC  
P.O. Box 949 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

SUBMITTAL DATE: February 11, 1999

MELODY RANCH  
RESIDENTIAL UNIT TWO  
FIRST FILING

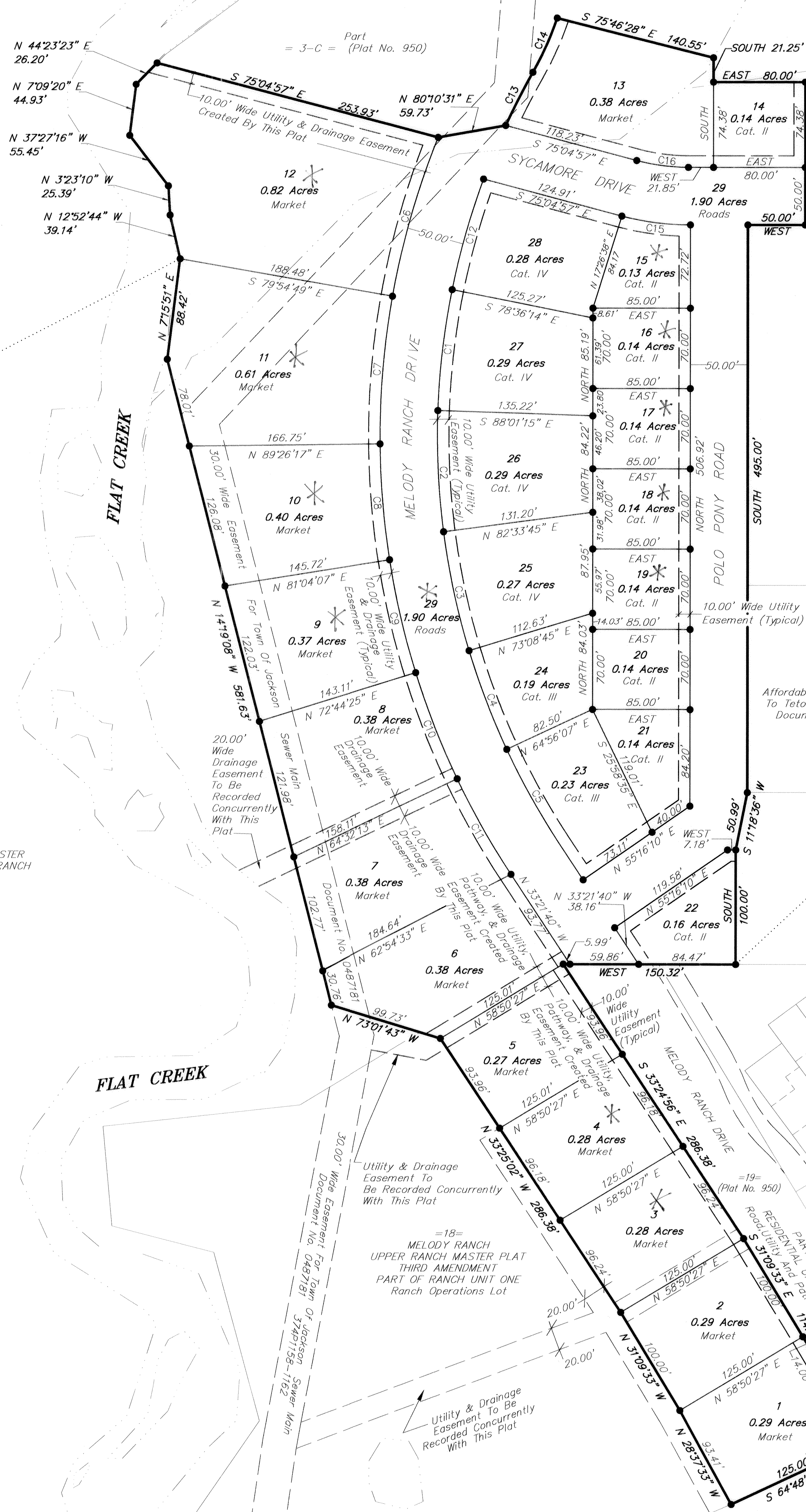
Being Identical With  
Lot 20

MELODY RANCH UPPER RANCH MASTER PLAT THIRD AMENDMENT  
AND LOCATED WITHIN THE  
W1/2NE1/4 SECTION 20, T40N, R116W, 6TH P.M.  
TETON COUNTY, WYOMING

SHEET 1 OF 2

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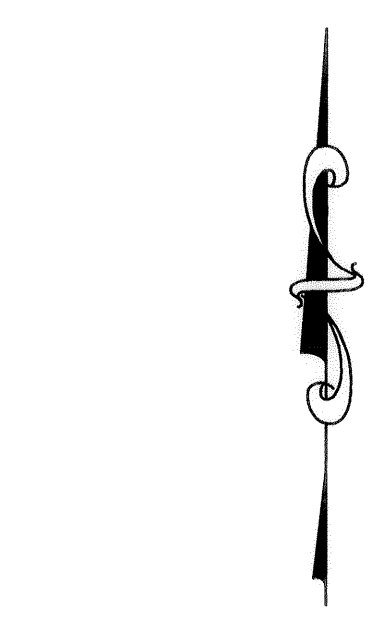
NOTES:  
THE LOTS OF THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION.  
NO PUBLIC MAINTENANCE OF STREETS OR ROADS.  
THE FOREGOING SUBDIVISION IS CONNECTED TO THE TOWN OF JACKSON SEWAGE TREATMENT FACILITY; HOWEVER, THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR THE SEWER COLLECTION SYSTEM WITHIN MELODY RANCH DOES NOT REST WITH THE TOWN OF JACKSON COMMUNITY WATER SYSTEM.  
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.  
FOR MINIMUM LOT SETBACK REQUIREMENTS AND MAXIMUM HEIGHT AND IMPERVIOUS SURFACE STANDARDS REFER TO THE DESIGN GUIDELINES FOR MELODY RANCH RESIDENTIAL UNIT TWO FIRST FILING SUBDIVISION (ATTAINABLE LOTS) RECORDED CONCURRENTLY WITH THIS PLAT.  
THE CURRENT BUILDING CODE RESOLUTION REQUIRES THAT ANY STRUCTURE "5000 FEET OR LARGER SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM".

= CURVE TABLE =

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	9°25'00"	645.63'	106.11'	53.18'	S 6°41'15" W	105.99'
C2	9°25'00"	645.63'	106.11'	53.18'	S 2°43'45" E	105.99'
C3	9°25'00"	645.63'	106.11'	53.18'	S 12°08'45" E	105.99'
C4	8°12'38"	645.63'	92.52'	46.34'	S 20°57'34" E	92.44'
C5	8°17'46"	645.63'	93.49'	46.82'	S 29°12'47" E	93.40'
C6	11°53'11"	695.63'	144.31'	72.42'	S 16°01'46" W	144.06'
C7	10°38'54"	695.63'	129.28'	64.83'	S 4°45'44" W	129.10'
C8	8°22'10"	695.63'	101.61'	50.90'	S 4°44'48" E	101.52'
C9	8°19'42"	695.63'	101.12'	50.65'	S 13°05'44" E	101.03'
C10	8°12'11"	695.63'	99.60'	49.88'	S 21°21'41" E	99.51'
C11	7°53'53"	695.63'	95.89'	48.02'	S 29°24'43" E	95.81'
C12	8°53'36"	645.63'	100.21'	50.21'	S 15°50'33" W	100.11'
C13	4°37'43"	645.63'	52.16'	26.09'	S 27°04'53" W	52.14'
C14	10°41'41"	278.57'	52.00'	26.07'	N 24°02'54" E	51.92'
C15	15°23'17"	225.00'	60.43'	30.40'	S 82°46'36" E	60.25'
C16	14°55'03"	175.00'	45.56'	22.91'	S 82°32'29" E	45.43'
C17	5°57'35"	888.91'	92.46'	46.27'	N 28°10'45" W	92.42'

= LEGEND =

- indicates a corner record filed, monument found this survey.
- 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 TWO FIRST FILING
- indicates the boundary of MELODY RANCH RESIDENTIAL UNIT TWO FIRST FILING
- indicates a lot line of MELODY RANCH RESIDENTIAL UNIT TWO FIRST FILING
- - - indicates an easement line
- - - indicates a sectional subdivision line
- - - indicates the edge of an existing creek or ditch



**MELODY RANCH  
RESIDENTIAL UNIT TWO  
FIRST FILING**

Being Identical With  
Lot 20  
MELODY RANCH UPPER RANCH MASTER PLAT THIRD AMENDMENT  
AND LOCATED WITHIN THE  
W1/2 NE1/4 SECTION 20 T40N R116W 6TH P.M.  
TETON COUNTY, WYOMING

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