

= CERTIFICATE OF OWNER =

State of Wyoming)
County of Teton) SS

The undersigned, for and on behalf of Melody Ranch Development I LLC, owner and proprietor of Lot 3-C 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 3-C 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 said undersigned certify that the lands contained within said Lot 3-C 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 SECOND 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 Second Filing to be recorded in said Office concurrently with this plat;

that Lots 43-48, 50-58, and 63-73 of the foregoing subdivision are SUBJECT TO the Special Restrictions for Melody Ranch Residential Unit Two Second 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 the following instruments of record in said Office: that Right-of-Way Easement in Book 103 of Photo, pages 667-670 and that Amendment of Right-of-Way Easement in Book 374 of Photo, pages 1158-1162 as Document No. 0487181;

that a portion of Lot 74 of the foregoing subdivision, as shown on the detail map on Sheet 2 of this plat, is SUBJECT TO an Option Agreement to Teton County as stated in that Amended Memorandum of Option Agreement of record in said Office as Document No. 0487462 in Book 375 of Photo, pages 307-309;

that Lot 77 of the foregoing subdivision is SUBJECT TO easements for the repair and maintenance of the irrigation ditch shown on the detail map on Sheet 2 of this plat; said easement shall satisfy all historical rights, and except where historical use established a greater width, said easement shall encompass the full width of the ditch and shall extend beyond any edge of the ditch for a distance of fifteen feet (15'); 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 78 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 Plat; and to their heirs, successors, and assigns for the purposes of access to and from said lots, and for underground utilities serving said lots; EXCEPTING that the portion of said Lot 78 (which is to the east Lot 53 of the foregoing subdivision), shown on the detail map on Sheet 2 of this plat as an emergency access easement to and from Melody Ranch Townhomes First Filing (Plat No. 909), shall be used solely for such emergency access;

that Lower Valley Power & Light, Inc.; U.S. West Communications, Inc., 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 78 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 access to utilities, drainage purposes, and/or the installation, maintenance, and repair of underground utilities; said easements are for the use and benefit of all lots created within the foregoing subdivision;

that as specifically shown on the detail map on Sheet 2 of this plat, portions of Lots 41 and 42 of the foregoing subdivision are reserved for the creation of an easement for an underground sewer line to benefit O Bar B Subdivision;

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 roads 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, and/or encumbrances of sight and/or record;

that there are water rights appurtenant to the lands being subdivided as more specifically described in the Water Rights Notes on this plat; said rights shall not be retained for the lots of the foregoing subdivision, but which shall be transferred from said lands, as more specifically outlined in said Notes.

MELODY RANCH DEVELOPMENT I LLC,
a Wyoming limited liability company

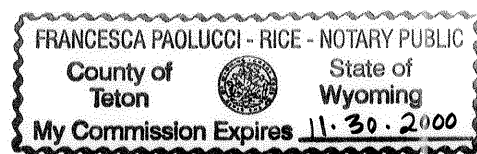
By: Melody Ranch Development, Inc.,
a Wyoming Corporation, Manager and Member

ATTEST:

Dean K. Bark
Vice President

David K. Quinn
President

On the 28th day of July, 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 Paulucci-Rice
Notary Public

My commission expires: November 30, 2000

= 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 TWO SECOND FILING was approved at the regular meeting of the Board of County Commissioners held on the 4th day of August, 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, and as amended on April 6, 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, Document No. 0465443; and in Book 375 of Photo, pages 290-303, Document No. 0487460, respectively.

ATTEST:

Sherry L. Daigle
Clerk

BOARD OF COUNTY COMMISSIONERS
COUNTY OF TETON

Chair

= CERTIFICATE OF SURVEYOR =

State of Wyoming)
County of Teton) SS

I, Clayton W. Schwartz, a Wyoming licensed surveyor, hereby certify that this plat was made from notes taken during a survey performed by others under my supervision during 1999;

that it correctly represents MELODY RANCH RESIDENTIAL UNIT TWO SECOND FILING, a subdivision, being identical with Lot 3-C 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 SECOND FILING being located within the W1/2NE1/4 and SE1/4NE1/4 of Section 20, T40N, R116W, 6th P.M., Teton County, Wyoming;

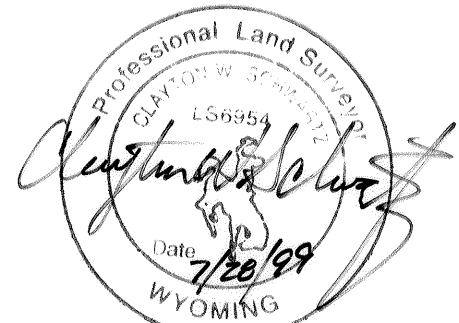
said MELODY RANCH RESIDENTIAL UNIT TWO SECOND FILING containing 25.51 acres, more or less;

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

said MELODY RANCH RESIDENTIAL UNIT TWO SECOND FILING shall be monumented as shown on this plat by October, 2000;

said MELODY RANCH RESIDENTIAL UNIT TWO SECOND 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;

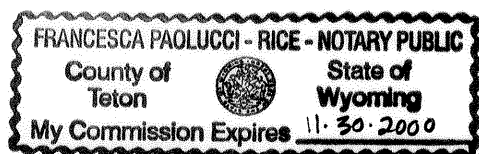
and hereby certifying that there are water rights appurtenant to the lands of the foregoing subdivision as more specifically described in the Water Rights Notes on this sheet.



Clayton W. Schwartz
Wyoming Professional Land Surveyor No. 6954

The foregoing instrument was acknowledged before me by Clayton W. Schwartz this 28th day of July, 1999.

WITNESS my hand and official seal.



My commission expires: November 30, 2000

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

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
WITHIN MELODY RANCH DOES NOT REST WITH THE
TOWN OF JACKSON.

COMMUNITY WATER SYSTEM.

= WATER RIGHTS NOTES =

FOLLOWS IS A SUMMARY OF THE SURFACE WATER RIGHTS WITHIN THE FOREGOING SUBDIVISION:

The lands of Melody Ranch Residential Unit Two Second Filing have surface water rights which shall be reserved unto the owner and proprietor of said subdivision, and which shall be transferred from said lands in accordance with Wyoming State Statutes, 1977, as amended; follows is a summary of said rights prior to transfer:

Lands of the foregoing subdivision within the W1/2NE1/4 of Section 20, T40N, R116W (all lots EXCEPT for a portion of Lot 77) 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. Von Gontard Appropriation, through the Fifth Enlargement South Park Supply Ditch, Permit No. 6238E.

The lands of the foregoing subdivision within the SE1/4NE1/4 of Section 20, T40N, R116W (a portion of Lot 77) have rights under the Consuelo Von Gontard Appropriation, through the South Park Supply Ditch, Permit No. 18086, diverting from Gros Ventre River, tributary of Snake River, with priority of January 2, 1932.

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 SECOND FILING

TOTAL NUMBER OF LOTS: 49 (numbered 30-78)

Single-Family Residential Lots

17 Market Lots 30-42 & 59-62 Average Lot Size: 0.39 Acres Total Acreage Market Lots:	6.69 Acres
20 Attainable Category II Single-Family Residential Lots * Lots 45-48, 50-58, & 63-69 Average Lot Size: 0.14 Acres Total Acreage Category II Lots:	2.78 Acres
4 Attainable Category III Single-Family Residential Lots * Lots 70-73 Average Lot Size: 0.23 Acres Total Acreage Category III Lots:	0.93 Acres
2 Attainable Category IV Single-Family Residential Lots * Lots 43 & 44 Average Lot Size: 0.28 Acres Total Acreage Category IV Lots:	0.55 Acres
3 Lots Reserved For Future Development Of 43 Category I Affordable Housing Units Lots 49, 74 & 75 Total Acreage Reserved Lots	6.05 Acres
1 Park Lot Lot 76 Total Acreage Park Lot:	0.85 Acres
1 Recreational Equipment/Maintenance Lot Lot 77 Total Acreage Recreational Equipment/Maintenance Lot:	2.86 Acres
1 Private Road Lot Lot 78 Total Acreage Road Lot:	4.80 Acres
TOTAL ACREAGE	25.51 Acres

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

REQUIRED AGRICULTURAL OPEN SPACE EASEMENT ACREAGE CALCULATED AS FOLLOWS:

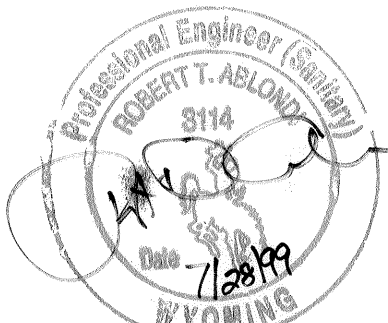
1.1265 Acres Of Agricultural Open Space Easement Area/Acre Of Development Area;
1.1265 X 25.50 = 28.73 Acres Over Which An Agricultural Open Space Easement Is Being Granted For This Subdivision. The Easement Is Located Within Lot 1 Of The Melody Ranch Lower Ranch Master Plat (Plat No. 875) And Is Shown On Separate Map Of Survey To Be Filed In The Office Of The Clerk Of Teton County, Wyoming Concurrently With This Plat.

*See doc. 0512769, BK 346, PG 1009-1015
AFFIDAVIT OF CORRECTION

= CERTIFICATE OF ENGINEER =

State of Wyoming)
County of Teton) SS

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.



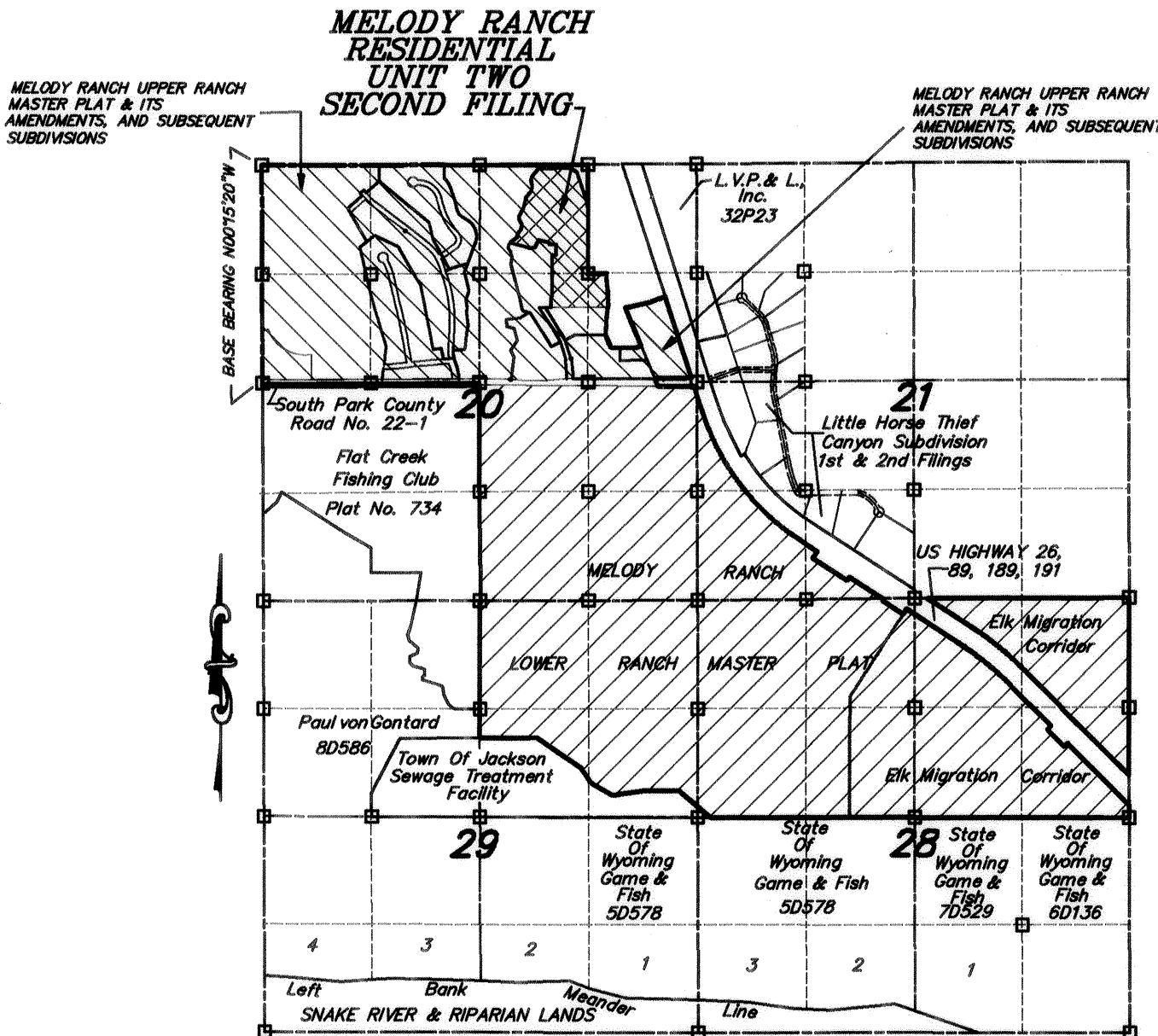
Robert T. Ablondi
Wyoming Professional Engineer, Registration No. 3114

The foregoing instrument was acknowledged before me by Robert T. Ablondi this 28th day of July, 1999.

WITNESS my hand and official seal.



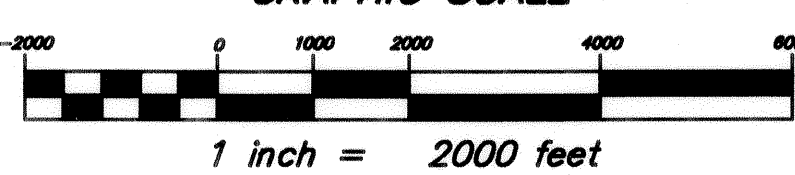
My commission expires: November 30, 2000



LOCATION MAP

T40N R116W
TETON COUNTY, WYOMING

= GRAPHIC SCALE =



□ 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
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

MELODY RANCH
RESIDENTIAL UNIT TWO
SECOND FILING

Being Identical With

Lot 3-C

MELODY RANCH UPPER RANCH MASTER PLAT THIRD AMENDMENT
AND LOCATED WITHIN THE
W1/2NE1/4 & SE1/4NE1/4 SECTION 20, T40N, R116W, 6TH P.M.
TETON COUNTY, WYOMING

SHEET 1 OF 2

SUBMITTAL DATE: June 10, 1999

Last Revised July 26, 1999

Map Prepared: May 17, 1999

Grantor: MELODY RANCH DEVELOPMENT I LLC
Grantee: THE PUBLIC PLAT #560
Doc 0496286 BK 284P pg 31-31 Filed at 11:20 on 06/04/99
Sherry L. Daigle, Teton County Clerk fees: 50.00
By KARY D. ANTONIUS Deputy

Map Prepared By: FFR

= LEGEND =

- indicates a corner record filed, monument found this survey.
- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JORGENSEN ENG & LS PLS 6954", to be set this survey.
- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "John J. Warren PLS 4530", recovered this survey.
- ◇ indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "PLS 3831" found this survey.
- indicates the boundary of MELODY RANCH RESIDENTIAL UNIT TWO SECOND FILING.
- - - indicates a lot line of MELODY RANCH RESIDENTIAL UNIT TWO SECOND FILING.
- · - indicates an easement line.
- · - indicates a sectional subdivision line.
- · - indicates the edge of an existing creek or ditch.

NOTES:

EXCEPT FOR LOTS 49, 74 AND 75, NO LOT OF THIS SUBDIVISION SHALL BE SUBJECT TO FURTHER SUBDIVISION.

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 SECOND FILING ON FILE WITH THE MEADOWS OF MELODY RANCH HOMEOWNERS ASSOCIATION.

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

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

= CURVE TABLE =

NUM	DELTA	RADIUS	ARC	BEARING	DISTANCE
C1	7°25'22"	695.63'	90.12'	S25°41'03"W	90.06'
C2	6°37'27"	228.57'	26.43'	N26°05'01"E	26.41'
C3	22°46'17"	228.57'	90.84'	N11°23'09"E	90.24'
C4	4°37'43"	645.63'	52.16'	S27°04'53"W	52.14'
C5	10°41'40"	278.57'	52.00'	N24°02'54"E	51.92'
C6	18°42'03"	278.57'	90.92'	N9°21'02"E	90.52'
C7	27°49'03"	150.00'	72.83'	S13°54'32"W	72.11'
C8	43°20'02"	150.00'	113.45'	S49°29'04"W	110.76'
C9	90°00'00"	100.00'	157.08'	S45°00'00"W	141.42'
C10	40°55'33"	75.00'	53.57'	S20°27'47"W	52.44'
C11	35°58'22"	75.00'	47.09'	S58°54'45"W	46.32'
C12	13°06'03"	75.00'	17.15'	S83°26'58"W	17.11'
C13	90°00'00"	25.00'	39.27'	S45°00'00"W	35.36'
C14	57°06'04"	75.00'	74.75'	N61°26'58"W	71.69'
C15	32°53'55"	75.00'	43.06'	N16°26'58"W	42.48'
C16	90°00'00"	25.00'	39.27'	N45°00'00"W	35.36'
C17	59°09'33"	125.00'	129.07'	N67°18'45"W	123.41'
C18	25°00'20"	125.00'	54.55'	N25°13'48"W	54.12'
C19	12°43'37"	125.00'	27.77'	N6°21'49"W	27.71'
C20	90°00'00"	75.00'	117.81'	N45°00'00"W	106.07'

State Plane Coordinates
Wyoming West NAD 83
N=1393582.535
E=2440049.223

REPLAT OF O BAR B SUBDIVISION
A Commercial Subdivision
Plot No. 511
-16- -15- -14- -17-

