

=CERTIFICATE OF OWNER=

STATE OF WYOMING)
COUNTY OF TETON) SS

The undersigned, for and on behalf of MRDN Corp, a Wyoming corporation, owner and proprietor of Lots 49, 74, and 75 of Melody Ranch Residential Unit Two Second Filing, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 960, does hereby certify:

that said Lots 49, 74, and 75 are 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 Lots on said plat the word "VACATED";
that the lands contained within said Lots 49, 74, and 75, 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 TWO FOURTH FILING;

that the foregoing subdivision is in accordance with, and SUBJECT TO the terms and conditions of the Melody Ranch Planned Unit Development (PUD93-0001) Final Development Plan approved by the Teton County Board of County Commissioners on October 3, 1995, as amended by said Board on 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;

that the foregoing subdivision is in accordance with, and SUBJECT TO the terms and conditions of the Final Development Plan for Melody Ranch Residential Unit Two Fourth Filing (DEV01-0051) approved by the Teton County Planning and Development Department Director on August 16, 2002;

that the lots of the foregoing subdivision are SUBJECT TO that Declaration of Protective Covenants for Melody Ranch Residential Unit Two-Second Filing of record in said Office in Book 382 of Photo, pages 269-293, and to that Supplement to Declaration of Protective Covenants for Melody Ranch Residential Unit Two Fourth Filing to be recorded concurrently with this plat;

that the lots of the foregoing subdivision shall be SUBJECT TO Special Restrictions for Melody Ranch Residential Unit Two Fourth Filing Subdivision (Attainable Category I Housing Lots) to be recorded concurrently with this plat;

that, as specifically shown on the detail map of this plat, certain of the lots of the foregoing subdivision are SUBJECT TO non-exclusive easements for underground utilities created by said plat of Melody Ranch Residential Unit Two Second Filing;

that, as specifically shown on the detail map of this plat, certain of the lots of the foregoing subdivision are hereby made SUBJECT TO non-exclusive easements for the installation, maintenance and repair of underground utilities for the use and benefit of the lots created within said Melody Ranch Planned Unit Development;

that Morgan Lane shall be built in accordance with the applicable standards, rules, and regulations of Teton County;

that Morgan Lane 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 Morgan Lane is hereby granted to each owner of a lot within the foregoing subdivision, to each owner of a lot within the 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 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 the right-of-way of Morgan Lane, and in those utility easements shown within the lots of the foregoing subdivision on the detail map of this plat; said easements shall be for the installation, maintenance and repair of underground utilities serving the lots created within said Melody Ranch Planned Unit Development;

that said MRDN Corp reserves unto itself, its heirs, successors, and assigns the right to grant unto other parties non-exclusive easements in the rights-of-way of Morgan Lane, and the utility easements shown within the lots of the foregoing subdivision on the detail map of this plat;

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 a search of the records of the Wyoming State Engineer's Office indicates that there are water rights appurtenant to the lands being subdivided by virtue of this plat; said rights are more specifically detailed in the water rights notes on this plat;

that it is hereby affirmed that surface water rights appurtenant to the lands hereby subdivided (as more specifically described in the water rights notes on this plat) were reserved unto Melody Ranch Development I, LLC (formerly a Wyoming limited liability company now fully merged into MRDO Corp., a Wyoming Corporation) by said plat No. 960, and shall be transferred from said lands to other property.

MRDN Corp,
a Wyoming corporation

No Seal

By: David K. Quinn,
President

On the 28th day of August 2002, before me personally appeared, David K. Quinn, who, being duly sworn, did depose and say that he is President of MRDN, a Wyoming corporation, and who executed the foregoing instrument, and that he signed his name hereto by order of the Board of Directors of said corporation, and that he acknowledges that this instrument is the free act and deed of the said corporation.

WITNESS my hand and official seal.



Notary Public

My commission expires: November 30, 2004

=CERTIFICATE OF SURVEYOR=

STATE OF WYOMING)
COUNTY OF TETON) SS

I, James D. Clafin, 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 2001;

that it correctly represents MELODY RANCH RESIDENTIAL UNIT TWO FOURTH FILING, identical with Lots 49, 74, and 75 of Melody Ranch Residential Unit Two Second Filing, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 960; that said MELODY RANCH RESIDENTIAL UNIT TWO FOURTH FILING is located within the W1/2NE1/4, Section 20, T40N, R116W, 6th P.M., Teton County, Wyoming;

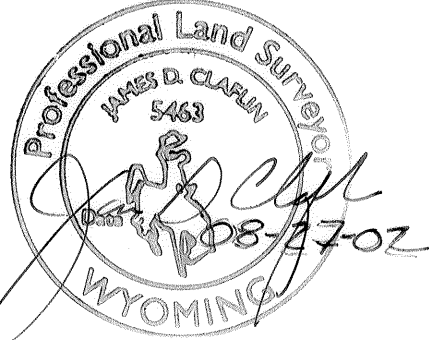
that said MELODY RANCH RESIDENTIAL UNIT TWO FOURTH FILING CONTAINS 6.05 acres, more or less;

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 1, 2003 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, 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 water rights appurtenant to the lands being subdivided by virtue of this plat exist; said rights are more specifically detailed in the water rights notes on this plat.



James D. Clafin
Wyoming Professional Land Surveyor No. 5463

The foregoing instrument was acknowledged before me by James D. Clafin this 27th day of August 2002.

WITNESS my hand and official seal.



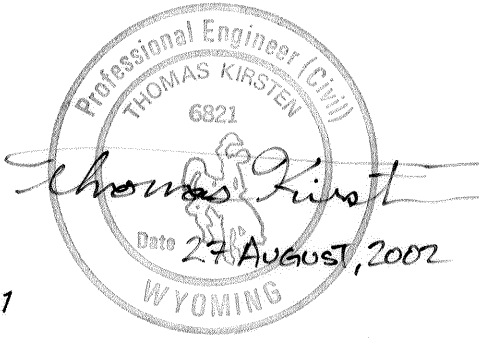
Notary Public

My commission expires: November 30, 2004

=CERTIFICATE OF ENGINEER=

STATE OF WYOMING)
COUNTY OF TETON) SS

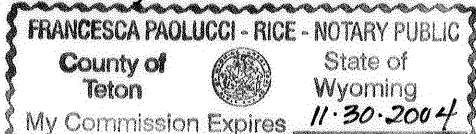
I, Thomas Kirsten of Jackson, Wyoming, do hereby certify that I am a registered Wyoming Engineer, and affirm that the water system and the sewage collection system designed to serve the foregoing subdivision were designed to meet all applicable County, State, and Federal requirements, and that said systems 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 27th day of August 2002.

WITNESS my hand and official seal.



Notary Public

My commission expires: November 30, 2004

=CERTIFICATE OF APPROVAL=

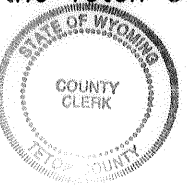
STATE OF WYOMING)
COUNTY OF TETON) SS

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 TWO FOURTH FILING, was approved at the regular meeting of the Board of County Commissioners held on the 5th day of September 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 (PUD93-0001) approved by the Teton County Board of County Commissioners on October 3, 1995, as amended on April 20, 1999, and 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, Book 375 of Photo, pages 290-303, and Book 462 of Photo, pages 644-646, respectively;

AND SUBJECT TO the condition that the foregoing subdivision be in conformity with and in compliance with the Final Development Plan for Melody Ranch Residential Unit Two Fourth Filing (DEV01-0051) approved by the Teton County Planning and Development Department Director on August 16, 2002.

ATTENT:



BOARD OF COUNTY COMMISSIONERS
COUNTY OF TETON

Clerk
Sherry L. Daigle

Chair
Jalynn Corneel

=LAND USE SUMMARY=

TOTAL NUMBER OF LOTS: 44 Lots (Numbered 89-132)

43-Single-Family Residential (Attainable Category I-Numbered 90-132)

1-Road Lot (Number 89)

TOTAL ACREAGE: 6.05 Acres (Gross Site Area = Base Site Area)

AVERAGE RESIDENTIAL LOT SIZE: 0.13 Acres

REQUIRED AGRICULTURAL OPEN SPACE EASEMENT ACREAGE:

Agricultural Open Space Easement requirement for the foregoing subdivision was satisfied by that Adoption of Agricultural Open Space Easement recorded in the Office of the Clerk of Teton County, Wyoming in Book 382 of Photo, pages 303-308 concurrently with Melody Ranch Residential Unit Two Second Filing, a subdivision of record in said Office as Plat No. 960. Said easement is located within Lot 1 of Melody Ranch Lower Ranch Master Plat (Plat No. 875), and is shown on separate Map of Survey of record in the Office of the Clerk of Teton County, Wyoming as Map T-359G.

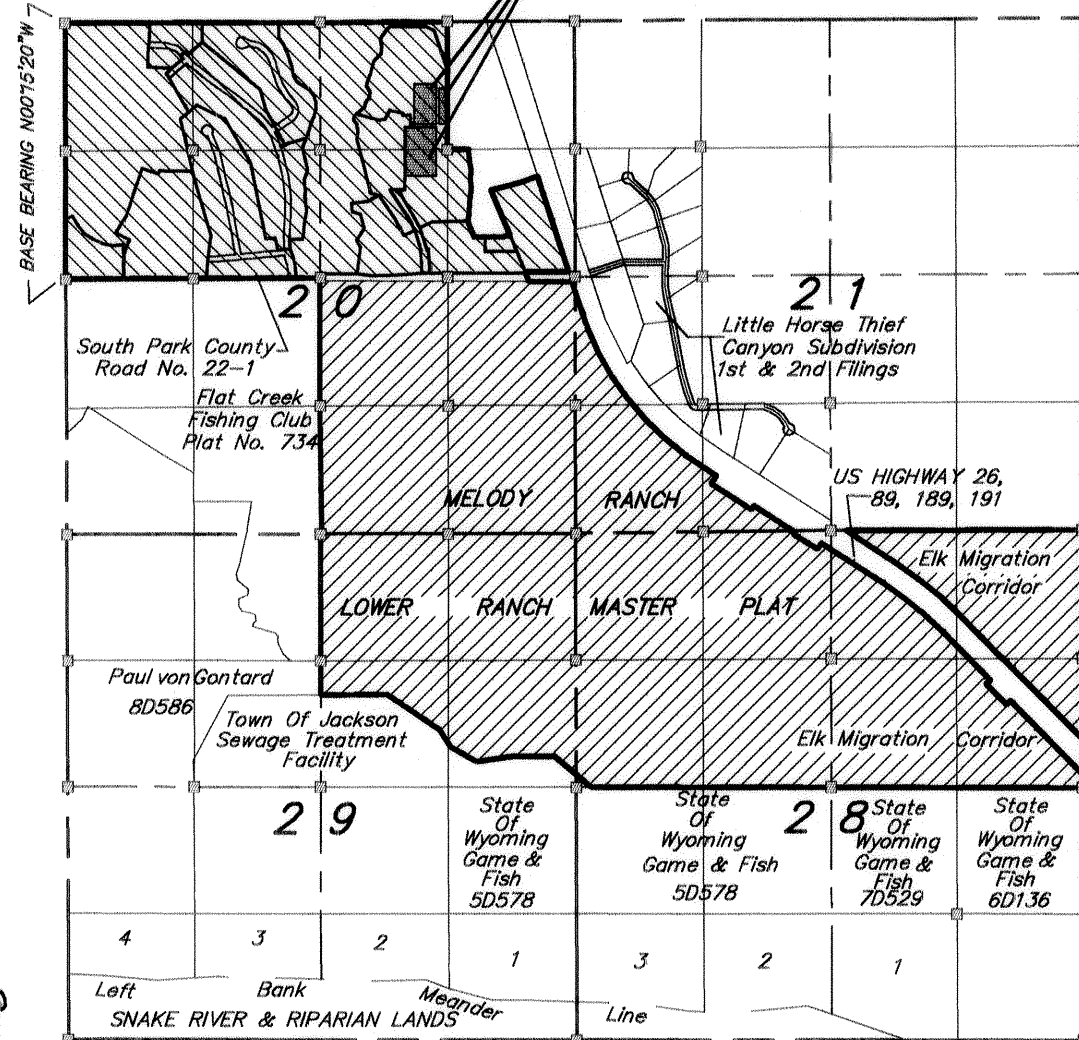
=WATER RIGHTS NOTES=

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 Two Fourth Filing. Said rights were reserved unto Melody Ranch Development I, LLC by Plat No. 960, Melody Ranch Residential Unit Two Second Filing.

These rights will be transferred to other lands. The rights to be transferred are for original supply under the Selar 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 Gantard Appropriation, through the Fifth Enlargement South Park Supply Ditch, Permit No. 6238E.

The lots of the foregoing subdivision have ground water rights by virtue of unadjudicated Permit Nos. U.W. 120237 and U.W. 120236, Melody Ranch Domestic #1 and #2 Wells, respectively. These rights will be retained.

MELODY RANCH
RESIDENTIAL UNIT TWO
FOURTH FILING



LOCATION MAP
T40N, R116W
TETON COUNTY, WYOMING

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

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

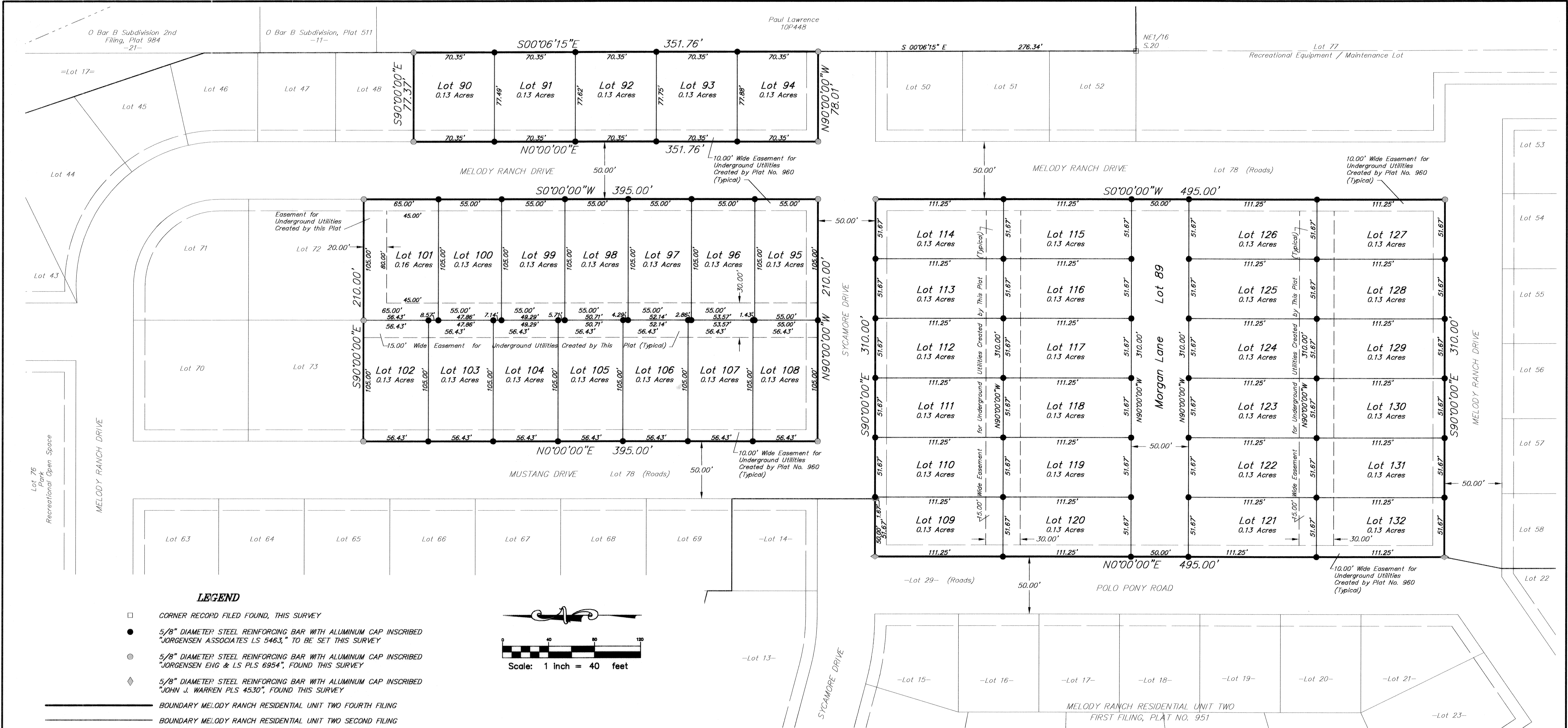
LAND USE PLANNER
Wirth Design Associates
172 North Center Street
P.O. Box 6464
Jackson, Wyoming 83002
(307) 739-3082

FINAL PLAT
MELODY RANCH
RESIDENTIAL UNIT TWO
FOURTH FILING

Being Identical With
Lots 49, 74, and 75
MELODY RANCH RESIDENTIAL UNIT TWO SECOND FILING
and Located Within the
W1/2NE1/4 SECTION 20, T40N, R116W, 6TH P.M.
TETON COUNTY, WYOMING

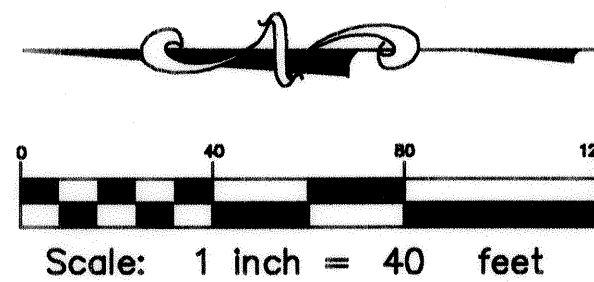
SHEET 1 OF 2

SUBMITTAL DATE: October 31, 2001



LEGEND

- CORNER RECORD FILED FOUND, THIS SURVEY
- 5/8" DIAMETER STEEL REINFORCING BAR WITH ALUMINUM CAP INSCRIBED "JORGENSEN ASSOCIATES LS 5463," TO BE SET THIS SURVEY
- 5/8" DIAMETER STEEL REINFORCING BAR WITH ALUMINUM CAP INSCRIBED "JORGENSEN ENG & LS PLS 6954", FOUND THIS SURVEY
- ◆ 5/8" DIAMETER STEEL REINFORCING BAR WITH ALUMINUM CAP INSCRIBED "JOHN J. WARREN PLS 4530", FOUND THIS SURVEY
- BOUNDARY MELODY RANCH RESIDENTIAL UNIT TWO FOURTH FILING
- BOUNDARY MELODY RANCH RESIDENTIAL UNIT TWO SECOND FILING
- LOT LINE WITHIN MELODY RANCH RESIDENTIAL UNIT TWO FOURTH FILING
- EASEMENT LINE CREATED BY PRIOR PLAT
- EASEMENT LINE CREATED BY THIS PLAT
- SECTIONAL SUBDIVISION LINE
- Lot 17- NUMBER OF A LOT WITHIN MELODY RANCH RESIDENTIAL UNIT TWO FIRST FILING, PLAT 951
- Lot 68 NUMBER OF A LOT WITHIN MELODY RANCH RESIDENTIAL UNIT TWO SECOND FILING, PLAT 960
- =Lot 17= NUMBER OF A LOT WITHIN MELODY RANCH UPPER RANCH MASTER PLAT THIRD AMENDMENT, PLAT 950; AGRICULTURAL USE LOT SUBJECT TO AGRICULTURAL OPEN SPACE EASEMENT



NOTES

THE LOTS OF THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

FUNCTIONAL CLASS OF ROADS: MINOR/MAJOR LOCAL; VARIANCE (ALLOWING 50' RIGHT-OF-WAY WIDTH) GRANTED WITH APPROVAL OF AMENDED FINAL DEVELOPMENT PLAN FOR THE MELODY RANCH PUD (MEMORIALIZED IN AMENDMENT TO THE OFFICIAL RECORD COPY MELODY RANCH PUD 375P290-303).

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, BUT WITH THE MEADOWS OF MELODY RANCH HOMEOWNERS' ASSOCIATION.

COMMUNITY WATER SYSTEM.

FOR MINIMUM LOT SETBACK REQUIREMENTS AND MAXIMUM HEIGHT AND IMPERVIOUS SURFACE STANDARDS REFER TO THE DESIGN GUIDELINES FOR MELODY RANCH RESIDENTIAL UNIT TWO FOURTH FILING ON FILE WITH THE TETON COUNTY PLANNING AND BUILDING DEPARTMENT AND WITH THE MEADOWS OF MELODY RANCH HOMEOWNERS' ASSOCIATION.

ALL LOTS ARE ATTAINABLE CATEGORY I LOTS. REFER TO SPECIAL RESTRICTIONS FOR MELODY RANCH RESIDENTIAL UNIT TWO FOURTH FILING SUBDIVISION (ATTAINABLE CATEGORY I HOUSING LOTS) RECORDED CONCURRENTLY WITH THIS PLAT.

UNLESS OTHERWISE NOTED, LOT LINES INTERIOR TO THE SUBDIVISION BEAR NORTH OR EAST.

FINAL PLAT
**MELODY RANCH
RESIDENTIAL UNIT TWO
FOURTH FILING**
Being Identical With
Lots 49, 74, and 75
MELODY RANCH RESIDENTIAL TWO SECOND FILING
and Located Within the
W1/2NE1/4 SECTION 20, T40N, R116W, 6TH P.M.
TETON COUNTY, WYOMING

SHEET 2 OF 2
SUBMITTAL DATE: October 31, 2001