

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Teton)

I, Michael J. Quinn of Wyoming, hereby certify, to the best of my knowledge and belief:
That by authority of the owners I have subdivided the lands shown on this plat for townhouse ownership to be known as 810 WEST ADDITION TO THE TOWN OF JACKSON.
that the lands of this subdivision are described as:
A Tract of Land located in the NW 1/4 SW 1/4 of Section 33, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being Lots 1, 2, and 3 of the Brown Addition to the Town of Jackson, Plat No. 884 as recorded in the Office of the Teton County Clerk, and Parcel A as shown on that map T46A as recorded in Said Office, and being more particularly described as follows:
Beginning at the Southwest Corner of Said Parcel A, a point on the south line of Said NW1/4 SW1/4 and the southeast corner of the Penny Addition to the Town of Jackson, Plat No. 328 as recorded in Said Office;
thence along the east line of Said Parcel A and the east line of Said Penny Addition and the east line of the Westgate Addition to the Town of Jackson, Plat No. 182 as recorded in Said Office, N00°04'38"E, 846.04 feet to the northwest corner of Said Parcel A and the northeast corner of Said Westgate Addition;
thence along the northerly line of Said Parcel A and continuing along the northerly line of Said Brown Addition to the Town of Jackson, S88°54'50"E, 413.74 feet to the northeast corner of Said Brown Addition;
thence along the easterly line of Said Brown Addition and continuing along the easterly line of Said Parcel A, S00°15'30"W, 642.82 feet to the southeast corner of Said Parcel A, a point on said south line of NW 1/4 SW 1/4;
thence along said south line, the southerly line of Said Parcel A, N89°20'35"W, 412.03 feet to the Corner of Beginning.
Containing 8.11 acres, more or less, and subject to easements, rights-of-way, reservations, and restrictions, of right and/or of record.
that this plat was made from the notes of surveys made by me or under my direction, and from records in the Office of the Teton County Clerk;
that all dimensions and areas are correctly shown;
that all corners will be monumented as shown hereon by May 1 2006.



Michael J. Quinn, Wyoming Professional Land Surveyor 4270

The foregoing instrument was acknowledged before me by Michael J. Quinn this 26th day of January, 2005.
Witness my hand and official seal.

Notary Public seal for John R. Bateon, Notary Public, State of Wyoming, No. 1589, My Commission Expires April 20, 2008. My commission expires 4/20/08.

CERTIFICATE OF ENGINEER

State of Wyoming)
County of Teton)

I, Sinclair Bucketstaff, Jr., hereby certify that the water distribution and sewer collection facilities designed for the foregoing subdivision are adequate and safe, and meet Federal, State, and Town of Jackson requirements if built as designed and operated correctly.

Sinclair Bucketstaff, Jr., Wyoming Professional Engineer 6819

The foregoing instrument was acknowledged before me by Sinclair Bucketstaff, Jr., this 26th day of January, 2005.

Witness my hand and official seal.

Notary Public seal for John R. Bateon, Notary Public, State of Wyoming, No. 1589, My Commission Expires April 20, 2008. My commission expires 4/20/08.

CERTIFICATE OF MORTGAGEE

State of Wyoming)
County of Teton)

The undersigned hereby certifies that they are the holders of mortgages on the lands shown and described hereon, recorded in Book 353 of Photo, Pages 355-361, in the Office of the Teton County Clerk, Wyoming. That they do hereby join in and consent to the dedication of the plat and easements as shown hereon and described of the land in the Certificate of Survey, that they do hereby agree that their mortgage shall be subordinate to the dedications and easements shown hereon and described thereon.

Town of Jackson Mayor seal and signature.

The foregoing instrument was acknowledged before me by Melissa Burtis this 14th day of February, 2005.
Witness my hand and official seal.

Notary Public seal for Melissa Burtis, Notary Public, State of Wyoming, No. 1589, My Commission Expires 12/15/2005.

Notary Public My Commission Expires 12/15/2005

CERTIFICATE OF OWNER

State of Wyoming)
County of Teton)

The undersigned owner and proprietor of the lands described in the Certificate of Surveyor and shown hereon hereby certify:
that the foregoing subdivision and the survey and measure of the lands and common areas as shown hereon is with the free consent and in accordance with the desires of the undersigned owner and proprietor;
that the name of the subdivision shall be 810 WEST ADDITION TO THE TOWN OF JACKSON;
that the subdivision is subject to these Certificates of Standards for 810 West Planned Unit Development as recorded in Book 558 of Photo, pages 855-882, records of the Office of the Clerk of Teton County and to that Declaration of Covenants, Conditions, and Restrictions for 810 West Addition to the Town of Jackson to be recorded concurrently with this Plat in the Said Office;
that the subdivision is subject to that Recreational Access Easement and Agreement as recorded in Book 555 of Photo, pages 374-378, records in Said Office;
that the subdivision is subject to that Development Agreement Between The Town of Jackson and Yama Development Group, LLC, as recorded in Book 555 of Photo, pages 362-373, records of Said Office;
that the Common Area, Lot 37, shall be conveyed to the 810 West Homeowners Association;
that the Common Area, Lot 37, shall be subject to a blanket easement for decks and roof overhangs from buildings located, or to be located, upon the lots of this subdivision;
that the Common Area, Lot 37 is hereby dedicated to the common use and enjoyment of all owners of a lot within the subdivision;
that the 10 foot wide fishing easement shown hereon is hereby dedicated to the public as an access for fishing in accordance with Section 49660 of the Town of Jackson Land Development Regulations. The easement is unimproved and the owners of the property subject to the easement have no duty or obligation to improve or maintain the easement, and the Town of Jackson will be permitted to maintain the easement in such condition as it deems appropriate for the authorized uses of the easement;
that an easement across the Common Area, Lot 37, of this subdivision is hereby granted to those utility companies, their successors and assigns, serving this subdivision for the construction, maintenance and repair of utility services for this subdivision, and that the right to grant further easements across said Common Area is hereby reserved to the undersigned owner, his successors and assigns, for the purpose of providing access and utility services to this subdivision;
that the right of ingress and egress across the Common Area, Lot 37, for construction and other purposes relating to this subdivision, is hereby reserved to the undersigned owner and his heirs, successors and assigns;
that access to this subdivision is from Snow King Avenue, and thru that 48 foot Non-Exclusive Access Easement as granted by Willow Park Townhouses First Filing, and recorded in Book 546 of Photo, pages 904-932, records of Said Office;
that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson;
that access across the driveways located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles;
that the Brown Addition to the Town of Jackson, Plat No. 884 as recorded in the Office of the Teton County Clerk, is hereby vacated in accordance with the Town of Jackson Land Development Regulations, Article VI, Division 6200 and Section 34-12-106 through 110, Wyoming Statutes, 1977, as amended, and the Clerk of Teton County is hereby respectfully requested to write "vacated" across said Plat;
that the seller does not warrant to purchaser that he shall have any rights to the continued natural flow of any stream or river within or adjacent to the subdivision;
that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the bank of the stream or river;
that all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released;
that this subdivision is subject to rights-of-way, easements, restrictions, reservations, and conditions, of right or of record, including but not limited to those shown hereon.

Gregory E. Prugh, Secretary/Treasurer for YAMA Development Group, LLC, a Wyoming Limited Liability Company

Stephan M. Dymia, President, Member for YAMA Development Group, LLC, a Wyoming Limited Liability Company

The foregoing instrument was acknowledged before me by Gregory E. Prugh as Secretary/Treasurer of YAMA Development Group, LLC, a Wyoming limited liability company, this 26th day of January, 2005.
Witness my hand and official seal.

Notary Public seal for John R. Bateon, Notary Public, State of Wyoming, No. 1589, My Commission Expires April 20, 2008. My commission expires 4/20/08.

The foregoing instrument was acknowledged before me by Stephan M. Dymia as Member of YAMA Development Group, LLC, a Wyoming limited liability company, this 26th day of January, 2005.
Witness my hand and official seal.

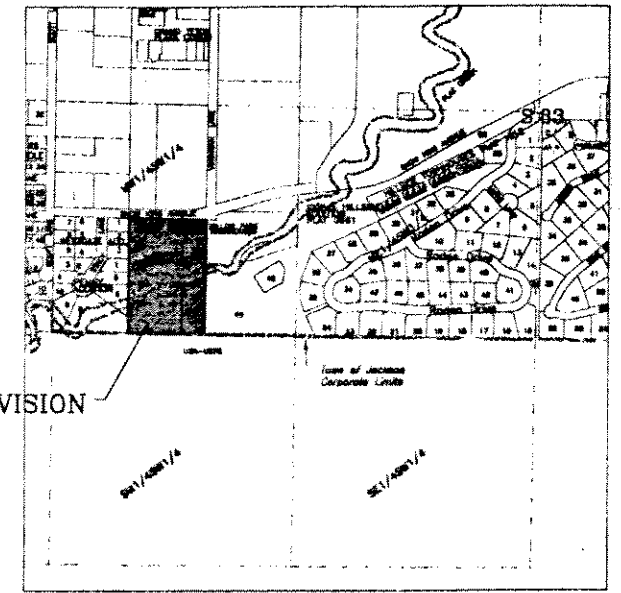
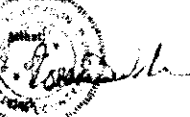
Notary Public seal for John R. Bateon, Notary Public, State of Wyoming, No. 1589, My Commission Expires April 20, 2008. My commission expires 4/20/08.

CERTIFICATE OF ACCEPTANCE

State of Wyoming)
County of Teton)
City of Jackson)

The foregoing Subdivision, 810 WEST ADDITION TO THE TOWN OF JACKSON, was approved at the regular meeting of the Jackson Town Council on the 14th day of February, 2005, in accordance with Section 15-1-415 Wyoming Statutes, 1977, as amended.

Town of Jackson Mayor seal and signature.



THIS SUBDIVISION

VICINITY MAP

SW1/4, SECTION 33, T41N R116W, 6th P.M., Town of Jackson, WY scale: 1" = 600'

THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.
THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS.
SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION.
WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.
Owner and Subdivider: YAMA Development Group, LLC, P.O. Box 3274, Jackson, WY 83001
ZONING DISTRICT: PLANNED UNIT DEVELOPMENT
TOTAL ACRES: 8.11 ACRES
NUMBER OF LOTS: 36
TOWNHOUSE LOTS: LOTS 1-36
COMMON AREA LOT: LOT 37
TOWN OF JACKSON LOT: LOT 38
SUBMITTAL DATE: 9/24/04
FINAL SUBMITTAL REVISION: 1/10/05



810 WEST Addition to the Town of Jackson

a subdivision of Lots 1, 2, and 3 of Brown Addition, Plat no. 884 and Parcel A, Map no. T46A

located within NW1/4SW1/4 Section 33, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

Vertical sidebar containing: NELSON ENGINEERING (Logo), P.O. BOX 1598, JACKSON WYOMING (307) 733-2087, DRAWING TITLE: Final Plat Certificate Sheet, JOB TITLE: 810 West Addition to the Town of Jackson, SHEET: 1 of 3, JOB NO: 03-181-6

1141

SNOW KING AVENUE
S88°54'50"E 413.74

LEGEND

- SUBDIVISION BOUNDARY LINE
- EASEMENT LINE
- LOT LINE
- VACATED LOT LINE
- ADJACENT PROPERTY LINE
- BANK OF FLAT CREEK
- CREEK SETBACK LINE
- CURB LINE
- 20' LOWER VALLEY ENERGY EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC RIGHT-OF-WAY EASEMENT
- ▲ - FOUND REBAR W/CAP INSCRIBED "PLS 3831"
- - FOUND REBAR W/CAP INSCRIBED "PE & LS 578"
- - FOUND REBAR W/CAP INSCRIBED "RLS 184"
- - SET REBAR W/CAP INSCRIBED "NELSON ENGR. PE & LS 578"

THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS.

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION.

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

Owner and Subdivider:
YAMA Development Group, LLC
P.O. Box 3274
Jackson, WY 83001

Surveyor and Engineer:
Nelson Engineering
Box 1508
Jackson, Wyoming 83001
(307) 733-2087

ZONING DISTRICT:
PLANNED UNIT DEVELOPMENT

TOTAL ACRES: 8.11 ACRES

NUMBER OF LOTS: 36

TOWNHOUSE LOTS: LOTS 1-36
COMMON AREA LOT: LOT 37
TOWN OF JACKSON LOT: LOT 38

SUBMITTAL DATE: 9/24/04
FINAL SUBMITTAL REVISION: 1/10/05

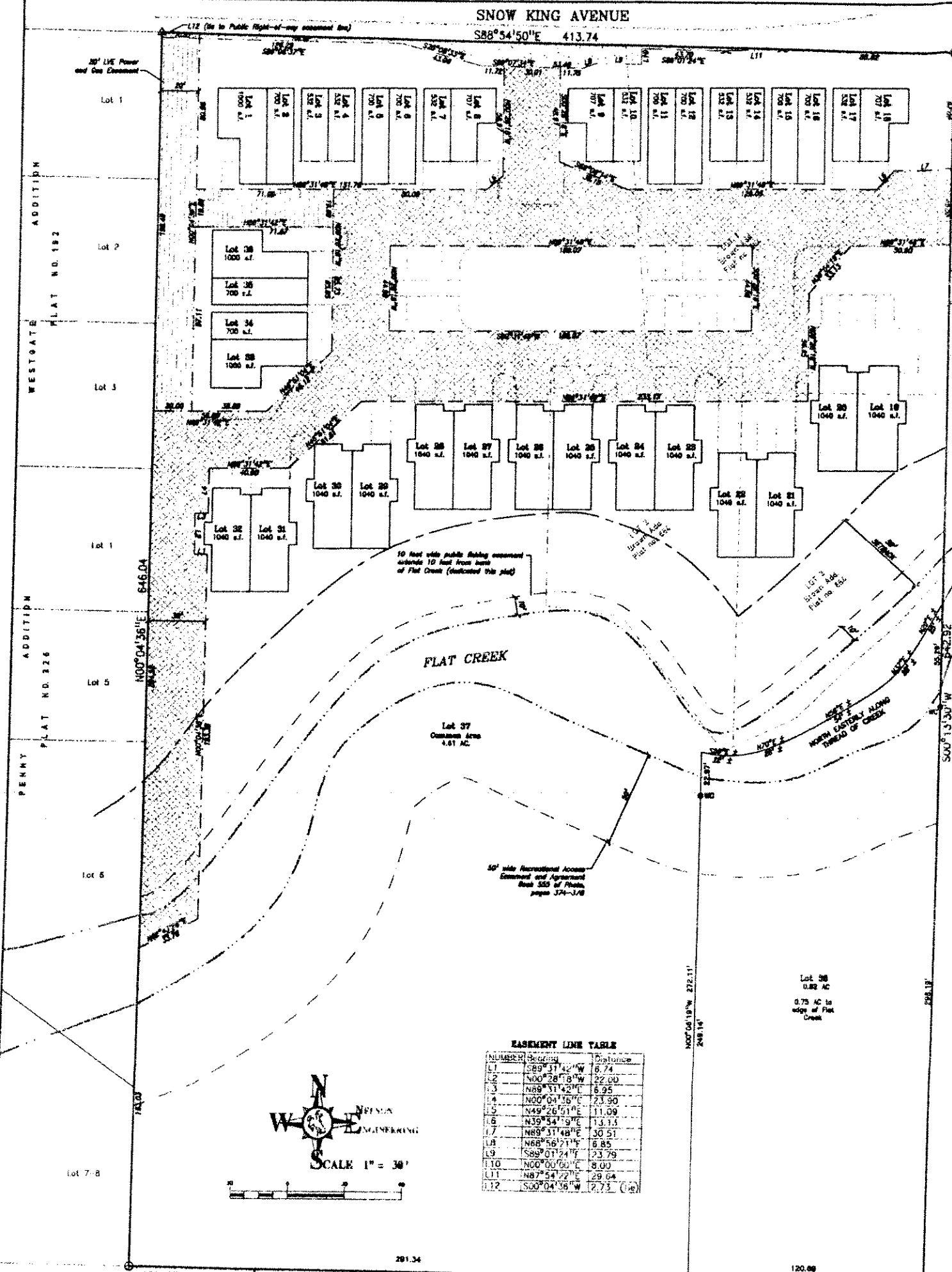
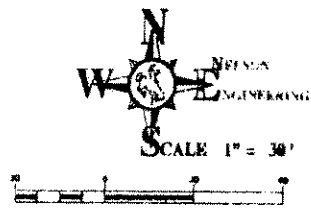
810 WEST
Addition to the
Town of Jackson

a subdivision
of
Lots 1, 2, and 3 of Brown Addition, Plat no. 864
and Parcel A, Map No. T46A

located within
NW1/4SW1/4 Section 33,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

EASEMENT LINE TABLE

NUMBER	Bearing	Distance
1	S89°57'42"W	6.74
2	N00°28'58"W	22.00
3	N88°31'52"E	6.95
4	N00°04'50"E	23.90
5	N49°56'51"E	11.09
6	N59°51'19"E	13.15
7	N68°31'48"E	30.51
8	N68°56'24"E	6.85
9	S89°01'24"W	23.79
10	N00°00'00"E	8.00
11	N87°54'22"E	29.64
12	S00°04'56"W	2.73 (1/8)



NELSON ENGINEERING
P.O. BOX 1508 JACKSON WYOMING 83001

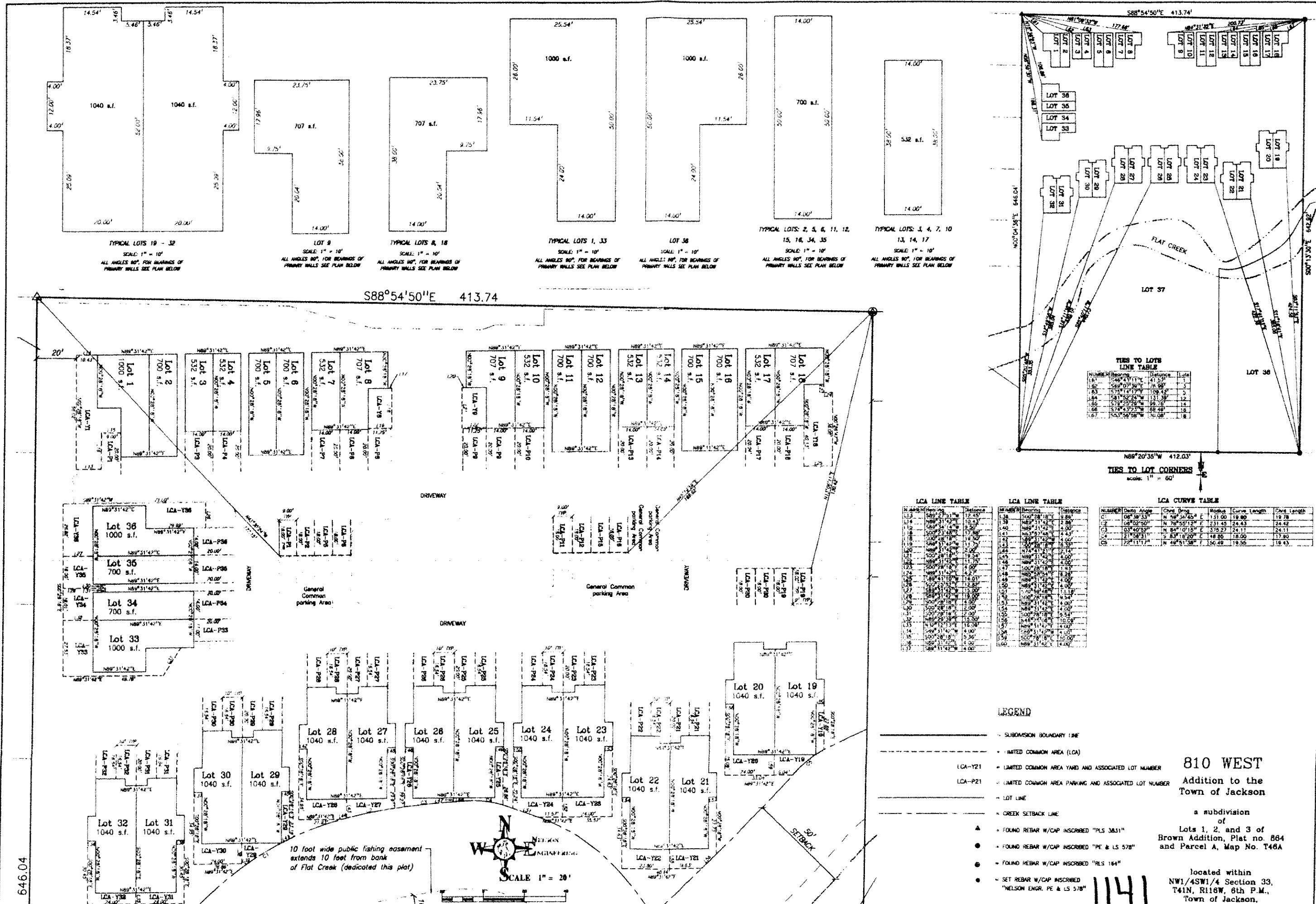
DATE: 9/24/04
REVISION: 1/10/05

DRAWING TITLE: Final Plat
Site Plan and Easement Plan

FOR TITLE: 810 WEST
Addition to the Town of Jackson

NO. OF SHEETS: 8 of 8
NO. OF SHEETS: 08-101-5

1141



TYPICAL LOTS 19 - 32
SCALE: 1" = 10'
ALL ANGLES 90°, FOR BEARINGS OF PRIMARY WALLS SEE PLAN BELOW

LOT 9
SCALE: 1" = 10'
ALL ANGLES 90°, FOR BEARINGS OF PRIMARY WALLS SEE PLAN BELOW

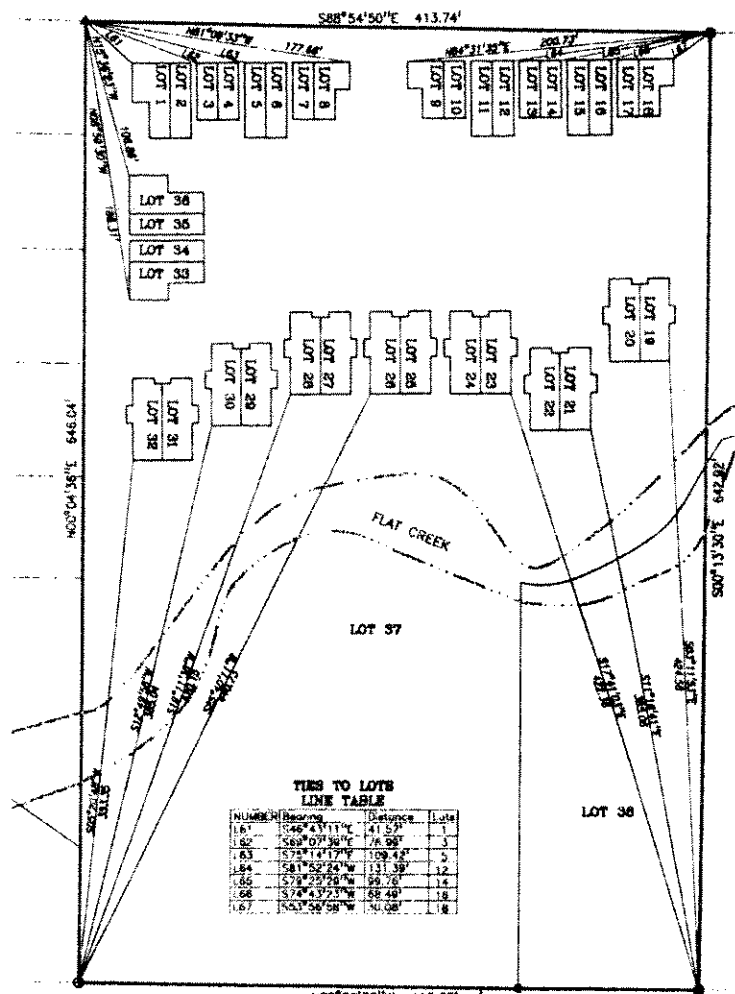
TYPICAL LOTS 8, 18
SCALE: 1" = 10'
ALL ANGLES 90°, FOR BEARINGS OF PRIMARY WALLS SEE PLAN BELOW

TYPICAL LOTS 1, 33
SCALE: 1" = 10'
ALL ANGLES 90°, FOR BEARINGS OF PRIMARY WALLS SEE PLAN BELOW

LOT 36
SCALE: 1" = 10'
ALL ANGLES 90°, FOR BEARINGS OF PRIMARY WALLS SEE PLAN BELOW

TYPICAL LOTS: 2, 5, 6, 11, 12, 15, 16, 34, 35
SCALE: 1" = 10'
ALL ANGLES 90°, FOR BEARINGS OF PRIMARY WALLS SEE PLAN BELOW

TYPICAL LOTS: 3, 4, 7, 10, 13, 14, 17
SCALE: 1" = 10'
ALL ANGLES 90°, FOR BEARINGS OF PRIMARY WALLS SEE PLAN BELOW



TIES TO LOT CORNERS

NUMBER	Bearing	Distance	Lot
1	S88°54'50"E	413.74'	1
2	S88°54'50"E	413.74'	2
3	S88°54'50"E	413.74'	3
4	S88°54'50"E	413.74'	4
5	S88°54'50"E	413.74'	5
6	S88°54'50"E	413.74'	6
7	S88°54'50"E	413.74'	7
8	S88°54'50"E	413.74'	8
9	S88°54'50"E	413.74'	9
10	S88°54'50"E	413.74'	10
11	S88°54'50"E	413.74'	11
12	S88°54'50"E	413.74'	12
13	S88°54'50"E	413.74'	13
14	S88°54'50"E	413.74'	14
15	S88°54'50"E	413.74'	15
16	S88°54'50"E	413.74'	16
17	S88°54'50"E	413.74'	17

LCA LINE TABLE

LINE NO.	BEARING	DISTANCE
1	S88°54'50"E	413.74'
2	S88°54'50"E	413.74'
3	S88°54'50"E	413.74'
4	S88°54'50"E	413.74'
5	S88°54'50"E	413.74'
6	S88°54'50"E	413.74'
7	S88°54'50"E	413.74'
8	S88°54'50"E	413.74'
9	S88°54'50"E	413.74'
10	S88°54'50"E	413.74'
11	S88°54'50"E	413.74'
12	S88°54'50"E	413.74'
13	S88°54'50"E	413.74'
14	S88°54'50"E	413.74'
15	S88°54'50"E	413.74'
16	S88°54'50"E	413.74'
17	S88°54'50"E	413.74'

LCA CURVE TABLE

NUMBER	Delta Angle	Chord Dist.	Radius	Curve Length	Chord Length
1	08°58'33"	W 48°34'45" E	131.00	19.80	19.78
2	08°02'50"	N 76°55'12" E	231.45	24.43	24.42
3	03°40'52"	N 84°0'15" E	375.27	24.11	24.11
4	21°58'31"	S 83°18'20" E	48.85	18.00	17.90
5	22°11'17"	N 49°5'38" E	150.49	19.55	19.43

- LEGEND
- SUBDIVISION BOUNDARY LINE
 - LIMITED COMMON AREA (LCA)
 - LCA-Y21 - LIMITED COMMON AREA YARD AND ASSOCIATED LOT NUMBER
 - LCA-P21 - LIMITED COMMON AREA PARKING AND ASSOCIATED LOT NUMBER
 - LOT LINE
 - CREEK SETBACK LINE
 - ▲ - FOUND REBAR W/CAP INSCRIBED "PLS 3831"
 - - FOUND REBAR W/CAP INSCRIBED "PE & LS 578"
 - - FOUND REBAR W/CAP INSCRIBED "RLS 164"
 - - SET REBAR W/CAP INSCRIBED "NELSON ENGR. PE & LS 578"

810 WEST Addition to the Town of Jackson

a subdivision of Lots 1, 2, and 3 of Brown Addition, Plat no. 864 and Parcel A, Map No. T46A

located within NW1/4SW1/4 Section 33, T41N, R116W, 8th P.M., Town of Jackson.

NELSON ENGINEERING
P.O. BOX 1699, JACKSON WYOMING (307) 733-0087

DATE: 8/26/24
REVISIONS:
DRAWN BY: []
CHECKED BY: []
APPROVED BY: []

CREATING WITH Final Plat Site Plan

JOB TITLE: 810 WEST Addition to the Town of Jackson

WING NO: 3 of 3
I NO: 03-181-6