

WATER RIGHTS NOTES:

There are adjudicated water rights attached to the lands proposed for the Bar-B-Bar Meadows subdivision. Concurrently with this subdivision, and in accordance with Wyoming State Statutes, the water rights on Lots 15-22, 23 and 24 shall be abandoned, and retained on Lots 1-14, 25 and 26 as follows:

Lot No.	No. Acres Irrigated & Adjudicated	Ditch Name	Permit Number	Priority Date
1	9.01	Enterprise	6055	June 15, 1904
	8.81	2nd Ent. Hoba as changed to Enterprise	2001Ent.	July 24, 1908
2	16.65	Enterprise	6055	June 15, 1904
3	17.93	Enterprise	6055	June 15, 1904
4	20.64	Enterprise	6055	June 15, 1904
5	5.20	Enterprise	6055	June 15, 1904
	12.30	2nd Ent. Hoba as changed to Enterprise	2001Ent.	July 24, 1908
6	17.94	2nd Ent. Hoba as changed to Enterprise	2001Ent.	July 24, 1908
7	17.53	2nd Ent. Hoba as changed to Enterprise	2001Ent.	July 24, 1908
8	17.50	2nd Ent. Hoba as changed to Enterprise	2001 Ent.	July 24, 1908
9	17.71	2nd Ent. Hoba as changed to Enterprise	2001 Ent.	July 24, 1908
10	14.32	2nd Ent. Hoba as changed to Enterprise	2001 Ent.	July 24, 1908
	2.90	NO RIGHTS		
11	16.86	Ent. Price & Lucas	1143 Ent.	November 28, 1903
12	17.42	Ent. Price & Lucas	1143 Ent.	November 28, 1903
13	17.43	Ent. Price & Lucas	1143 Ent.	November 28, 1903
14	17.50	Ent. Price & Lucas	1143 Ent.	November 28, 1903
23	3.63	2nd Ent. Price & Lucas	5889 Ent.	September 6, 1953
24	52.9	Price & Lucas	2934	November 24, 1900
	18.7	Ent. Price & Lucas	1143 Ent.	November 28, 1903
	77.7	2nd Ent. Price & Lucas	5889 Ent.	September 6, 1953

FOR FURTHER DETAILS REFERENCE THE IRRIGATION PLAN FOR BAR-B-BAR MEADOWS AND MAP TO ACCOMPANY PETITION FOR VOLUNTARY ABANDONMENT FILED IN THE STATE ENGINEER'S OFFICE.

Irrigation water will be diverted and conveyed by means of the irrigation ditches shown on this plat and on said Irrigation Plan for BAR-B-BAR MEADOWS on file in the State Engineer's Office.

No alteration or interference with the historical flow of water to downstream users will result from the foregoing subdivision.

All irrigation ditches and laterals shown on this plat are SUBJECT TO easements for their repair and maintenance which shall satisfy all historical rights, but shall extend only from each ditch on each side for a minimum of fifteen feet (15') from the mean high water line.

Each owner of a lot to which water rights are appurtenant shall be responsible for the means of diversion from the irrigation ditch system shown hereon; the means of diversion being limited to a controlled headgate or pump.

Each owner of a lot to which water rights are appurtenant shall be responsible for their irrigation wastewater.

There will be no change in the use of the water.

There will be no change in the places of use of the water.

There will be no change in the points of diversion.

There will be no change in the means of conveyance.

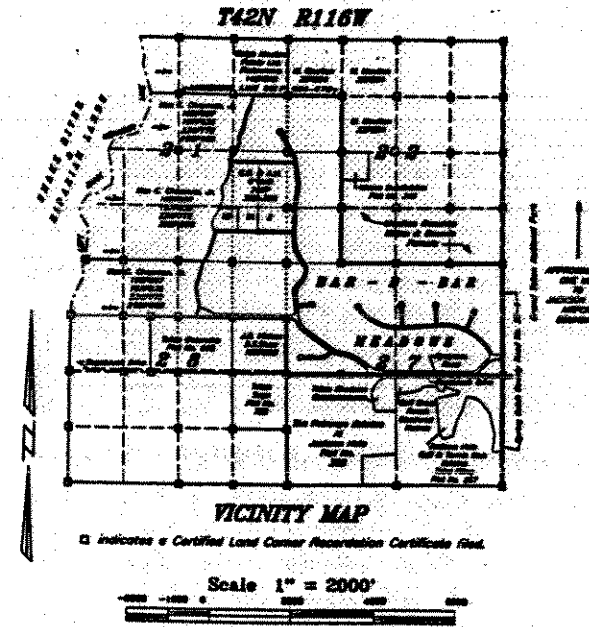
Culverts will be installed wherever a ditch crosses a road.

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 CONTINUING NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

THIS SUBDIVISION IS LOCATED IN THE IMMEDIATE PROXIMITY OF AN EXISTING AIRPORT

NO FURTHER DIVISION OF ANY LOT OF THIS SUBDIVISION SHALL BE ALLOWED.



TOTAL NUMBER OF LOTS: 66
TOTAL ACREAGE: 575.85 Acres

LOT SUMMARY USE	LOT NOS.	TOTAL ACREAGE	AVERAGE DENSITY (Ac./Lot)
Single-Family Residential (Greater Than 17 Acres)	1-14	249.55	17.83
Single-Family Residential (3-4 Acres)	15-39	80.59	3.22
Single-Family Residential (Less Than 2 Acres)	40-62	59.92	1.39
Township Area - Utility Lot	63	3.63	N.A.
Common Area - Open Space	64	147.33	N.A.
Roads	65-66	36.63	N.A.

SETBACK REQUIREMENTS:
Lots 1-39, 51, 58, 60 & 67 shall be subject to Building Envelopes, as shown on the detail maps of this plat, which shall meet or exceed the following Teton County Minimum Setback Requirements:
Front or From Road Right-Of-Way: 30' Rear: 45' Side: 30'
Irrigation Ditches: See Water Rights Notes

All other residential lots shall be subject to setback requirements imposed by this plat which meet or exceed Teton County Minimum Setback Requirements.

TETON COUNTY MINIMUM SETBACK REQUIREMENTS:
Front or From Road Right-Of-Way: 30' Rear: 25' Side: 10'
Irrigation Ditches: See Water Rights Notes

SETBACKS IMPOSED BY THIS PLAT:
Lots 40-50, 52-57, 65-66:
65' Front - Being Coincident With a Road Lot Line
60' Sides/Rear When Not Adjoining Open Space
30' Open Space

Lots 68-82: 125' Front - Being Coincident With a Road Lot Line
60' Sides or Rear When Not Adjoining Open Space
30' Open Space

NOTE: REGARDLESS OF SETBACKS, THE TOTAL DEVELOPMENT AREA OF ANY LOT SHALL NOT EXCEED TWENTY PERCENT (20%) OF THE TOTAL LOT AREA.

Brickwater Fencing exists along boundaries common to lands used for ranching or agricultural purposes.

According to the FEMA Flood Map dated May 4, 1989, Panel 533, this subdivision lies within Zone X (areas determined to be at risk to 300-year flood plain).

LAND USE DISTRICT: Residential/Agricultural (RA-3)

ENVIRONMENTAL PROTECTION DISTRICTS: None

NO PUBLIC MAINTENANCE OF STREETS OR ROADS EXCEPT SPRING GULCH COUNTY ROAD NO. 22-4.

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.

NO PROPOSED DOMESTIC WATER SOURCE FOR LOTS 1-39.

PUBLIC WATER SUPPLY FOR LOTS 40-82.

OWNER & SUBDIVIDER:
Bar-B-Bar Corporation (Max C. Chapman, Jr., President)
7200N Bar-B-Bar Road Jackson, Wyoming 83001

LAND PLANNING & DESIGN CONSULTANTS:
Wirth Design Associates
1600 Poly Drive Billings, Montana 59102

SURVEYOR & ENGINEER:
Jorgensen Engineering & Land Surveying, P.C.
P.O. Box 1142 Jackson, Wyoming 83001

SUBMITTAL DATE: September 9, 1992

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2	Plat Detail - East Portion
3	Plat Detail - West Portion
4	Certificate Sheet

MASTER FILE COPY

FINAL PLAT AND MASTER PLAN FOR PUD
BAR-B-BAR MEADOWS

BEING THE
N1/2 SECTION 27
AND PARTS OF THE

E1/2 SECTION 21
W1/2W1/2 SECTION 22 & N1/2NE1/4 SECTION 28
742N R116W 6th P.M.
TETON COUNTY, WYOMING

Bar-B-Bar Corporation
Grants THE PUBLIC PLAT 763
The 1925th St. 2007 94 0000 Filed at 8:45 on 12/15/92
T. J. Jorgensen, Teton County Clerk Fees: \$2.00
By CLAUDE E. JORGENSEN

Notes and Location Map Sheet
SHEET 1 OF 4

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