

CERTIFICATE OF SURVEYOR

CERTIFICATE OF OWNERS

State of Wyoming
County of Teton) SS
Town of Jackson)
I, Michael J. Quinn, a Professional Land Surveyor of Wilson, Wyoming, hereby certify that this plat was made from the notes of surveys made by me or under my direction in April, 1989, and November, 1990, and from records in the Office of the Teton County Clerk;

that by authority of the owners I have subdivided the lands shown hereon into lots to be known as Phase II, Charles M. Nelson Addition to the Town of Jackson, Wyoming;

that the lands of this plat are described as:

A Tract of land in the NE1/4 NE1/4, Section 34, T41N, 16W, 6th P.M., Teton County, Wyoming, being Tract I and Tract II of the Charles M. Nelson Subdivision, Plat No. 354 as recorded in the Office of the Teton County Clerk.

Said Tract contains 1.58 acres, more or less.

Subject to easements, rights-of-way, restrictions or reservations, of sight or of record, including but not limited to those shown hereon, those created by said record Plat No. 354, and those called for in the Certificate of Owner hereon;

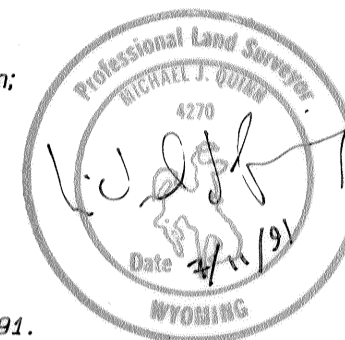
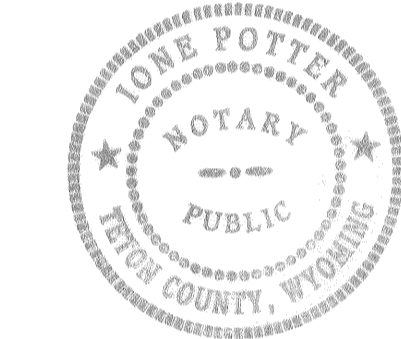
that the error of closure of the outer boundary is not greater than one part in ten thousand, and that this plat conforms to all applicable State laws and the Municipal Code of the Town of Jackson;

that all points and corners are monumented as shown hereon;

Michael J. Quinn
Michael J. Quinn, Wyoming Professional Land Surveyor 4270

The foregoing instrument was acknowledged before me by Michael J. Quinn this 11th day of July, 1991. Witness my hand and Official Seal.

Notary Public *Jane Potter* My commission expires: 8-20-92



State of Wyoming
County of Teton) SS
Town of Jackson)
The undersigned owners and proprietors of the lands described under the Certificate of Surveyor hereon hereby certify:

that the foregoing subdivision of said lands into lots as shown hereon is with the free consent and in accordance with the desires of the undersigned owners and proprietors;

that the name of the subdivision shall be Phase II, Charles M. Nelson Addition to the Town of Jackson;

that the common area, Lot 22, is hereby dedicated as an access and utility easement for the benefit of each owner of a lot within this subdivision adjoining said Lot 22 (that is to the owner(s) of Lots 16, 17, 18, 19, and 21); no parking will be permitted on Lot 22;

that a one-fifth (1/5) undivided interest in the common area, Lot 22, is hereby granted to each owner of a lot within this subdivision adjoining said Lot 22;

that said Lot 22 and the access road thereon shall be the perpetual maintenance obligation of said owners, and that all costs of maintenance and snow plowing of said road shall be equally shared by said owners; the Town of Jackson will not be responsible for road maintenance or snow removal; that the irrigation ditch shown hereon is subject to an easement of historical use for the repair and maintenance of said ditch;

that access to all water valves, meters, and shut-off valves, sewer manholes and cleanouts is hereby granted to the Town of Jackson;

that access to the utility easements is hereby granted to the Town of Jackson for repair and maintenance of the utility features within or adjacent to said easements;

that access for emergency vehicles across the common area, Lot 22, and those areas of other lots as may be necessary for such vehicles to accomplish their tasks is hereby granted;

that the subdivision is subject to easements, restrictions, and reservations of sight and record, including but not limited to those shown hereon;

that the subdivision is subject to a declaration of restrictive covenants recorded in Book 78 of photo, pages 439 to 442 in the Office of the Teton County Clerk;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released, and that Lucy M. Stilson joins in this instrument solely in order to relinquish any rights under the Homestead Exemption Laws;

Dena D. Stilson
Dena D. Stilson

Kevin D. Stilson
Kevin D. Stilson

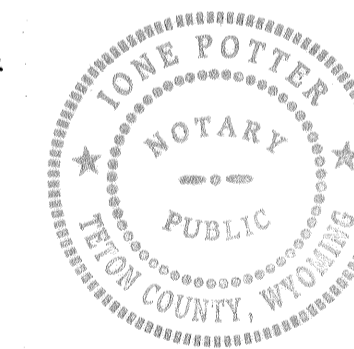
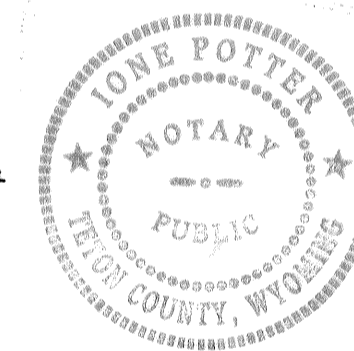
Lucy M. Stilson
Lucy M. Stilson

The foregoing instrument was acknowledged before me by Dena D. Stilson this 12th day of July, 1991. Witness my hand and official seal.

Notary Public *Jane Potter* commission expires: 8-20-92

The foregoing instrument was acknowledged before me by Kevin D. Stilson and Lucy M. Stilson this 11th day of July, 1991. Witness my hand and official seal.

Notary Public *Jane Potter* commission expires: 8-20-92



THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS
SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS OF RECORD
Land Use: Residential
Zoning District: SR-1
Total Acres: 1.58
Total Residential Lots: 6
One Common Area Lot for Access and Utilities

Owner and Subdivider:
Dena D. Stilson
Kevin D. Stilson
Box 625
Jackson, WY 83001

Surveyor and Engineer:
Nelson Engineering
Box 1599
Jackson, WY 83001
733-2087

Final Plat Prepared: April, 1991

CERTIFICATE OF MORTGAGEE

State of Wyoming
County of Teton) SS
Town of Jackson)

The undersigned, acting through its duly authorized representative, hereby certifies that it is the holder of mortgages on the property described in the Certificate of Surveyor hereon;
that it has examined this plat and does hereby join in and consent to the foregoing subdivision and dedication of lands as contained in the Certificate of Owner hereon;
that it agrees that its mortgage shall be subordinated to the dedications and easements contained therein and shown hereon;

Bruce & Wolsey
Attest: for The Bank of Jackson Hole

The foregoing instrument was acknowledged before me by *Bruce & Wolsey* and of The Bank of Jackson Hole this 15th day of July, 1991. Witness my hand and official seal.

Denise Falls
Notary Public

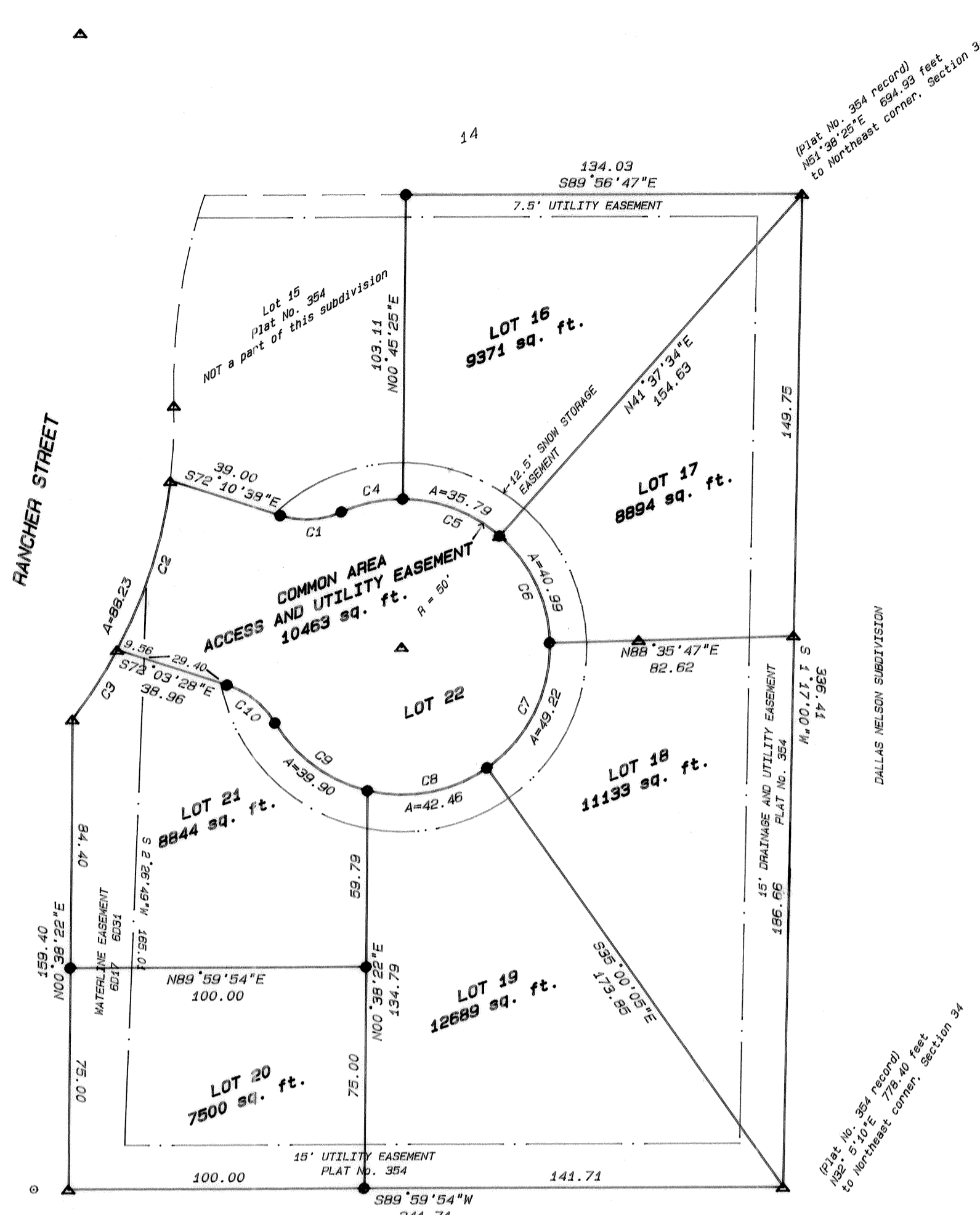
My commission expires:



Phase II
CHARLES M. NELSON ADDITION
to the
Town of Jackson,
being Tract I and Tract II of
Phase I
Charles M. Nelson Subdivision,
located in the
NE1/4 Section 34,
T41N, R116W, 6th P.M.,
Teton County, Wyoming

Grantor: STILSON, DENA D ET AL
Grantee: THE PUBLIC-PLAT 725
Doc 314237 Bk 10AP pg 0042 Filed at 04:45 on 08/01/91
Y Jolyann Coonce, Teton County Clerk Fees: 50.00
by CLAIRE K ABRAMS Deputy

725



LEGEND:

- BOUNDARY LINE, THIS SUBDIVISION
- - - EASEMENT LINE
- △ FOUND, 5/8" # STEEL REINFORCING BAR W/SURV-KAP: "NELSON ENGR PE & LS 878"
- SET, 5/8" # STEEL REINFORCING BAR W/SURV-KAP: "NELSON ENGR PE & LS 878"
- FOUND, STEEL REINFORCING BAR W/CAP INSCRIBED: "PLS 3889"

SCALE: 1" = 40'

CURVE TABLE

No.	Delta	Radius	Arc Length	Tangent	Chord
1	41°39'00"	29.11	21.16	11.07	20.70 N86°54'16"E
2	20°54'55"	165.06	60.25	30.47	59.92 N17°41'31"E
3	9°42'49"	165.06	27.98	14.02	27.98 N39°00'23"E
4	24°32'08"	50.00	21.44	10.87	21.25 N78°21'34"E
5	41°00'39"	50.00	35.79	18.70	35.03 S68°53'10"E
6	46°58'13"	50.00	40.99	21.73	39.85 S24°53'20"E
7	56°24'08"	50.00	49.22	26.81	47.26 S26°47'51"W
8	48°39'22"	50.00	42.46	22.61	41.20 S79°19'36"W
9	45°43'29"	50.00	39.90	21.08	38.85 N53°28'58"W
10	41°39'00"	29.11	21.16	11.07	20.70 N51°29'59"W

CERTIFICATE OF ACCEPTANCE

State of Wyoming
County of Teton) SS
Town of Jackson)

The foregoing subdivision, Phase II, Charles M. Nelson Addition to the Town of Jackson, was approved at the regular meeting of the Jackson Town Planning Commission the 20th day of March, 1991, and at the regular meeting of the Jackson Town Council on the 1st day of July, 1991 in accordance with Section 34-12-103, Wyoming Statutes, 1977 as amended.

Attest: Town of Jackson Planning Commission
Robert Horne, Jr. Secretary
Mark LaJohn Chairman

Attest: Town of Jackson
Jackeline I. Lyles, Clerk
William Westbrook, Mayor

Robert R. Norton
Robert R. Norton, Town Administrator

Robert R. Norton
Robert R. Norton, Town Engineer

THIS DOCUMENT WAS RECORDED WITHOUT A CORPORATE SEAL, TETON COUNTY CLERK'S OFFICE



REV. _____

SURVEYED _____

DRAWN _____

CHECKED _____

APPROVED _____

JACKSON, WYOMING

NELSON ENGINEERING

DRAWING TITLE: FINAL PLAT

JOB TITLE: SUBDIVISION, TRACT II CHARLES M. NELSON ADDITION

DRAWING NO: 1 of 1

JOB NO: 90-108-1