

CERTIFICATE OF SURVEYOR

State of Wyoming )
County of Sublette )ss...

I, Scott A. Scherbel, of Big Piney, County of Sublette, State of Wyoming, hereby certify that this plat was made from notes taken during an actual survey performed by Maurice J. Zardus, Jr., under my supervision during 1992 and 1993 and that it correctly represents the CLARKS KNOLL FIRST ADDITION to the Town of Jackson;

that the said Addition has been accurately surveyed, that the parts thereof are accurately staked off and marked with an appropriate metal monument, including magnetic iron and inscribed at least with the registration number of the land surveyor to provide source identification, at all lot corners of the said Addition, and that their location is correctly shown hereon;

that, to the best of my knowledge, it conforms with the Municipal Code of the Town of Jackson and with all applicable State Laws; that the error of closure of the traverse of the outer boundary of this Addition is no greater than one part in ten thousand;

that said Addition is described as follows:

that part of the SE1/4NW1/4 of Section 34, T41N, R116W, within the incorporated limits of The Town of Jackson, Teton County, Wyoming, including a part of Lots 12, 13 and 14 of the Harold Clark Plat to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 136, described as follows:

BEGINNING at the southeast corner of said Lot 12;

thence S00°04'41"E, 70.21 feet, along the east line of that tract of record in said Office in Book 10 of Photo on pages 404 to 405 as it is shown on said Map No. D-46 to a point on the northeast line of the Snow King Resort tract of record in said Office in Book 12 of Deeds on page 630 found as shown on that map of record in said Office as Map No. T-71-A titled "MAP TO ACCOMPANY LOT DIVISION PERMIT AMERICANA SNOW KING RESORT...", dated 1982-83;

thence N59°02'27"W, 94.21 feet, along said northeast line to an angle point marked by a 2" galvanized steel pipe, 28" long, with a brass cap inscribed: PAUL N. SCHERBEL RLS 164 BIG PINEY WYOMING", and appropriate details;

thence N88°31'18"W, 8.03 feet, along the north line of said Snow King Resort tract to a point;

thence N59°21'46"W, 9.21', to a point;

thence N88°31'18"W, 44.20', to a point;

thence N00°07'49"E, 32.76 feet, to a point;

thence N30°30'53"E, 90.49 feet, to a point;

thence S59°-16'-11"E, 110.21 feet, to a point on the east line of said Lot 12;

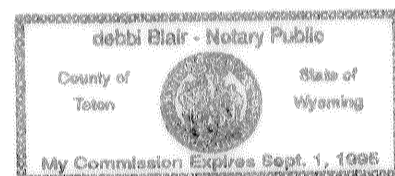
thence S00°06'28"E, 38.69 feet, along said east line to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.314 acre, more or less;

Professional Land Surveyor -- Registration No. 3889

The foregoing instrument was acknowledged before me by Scott A. Scherbel this 17th day of August, 1993. Witness my hand and official seal.

Notary Public My commission expires: 9/1/96



LEGEND

- indicates a Certified Land Corner Recordation Certificate on file in the Office of the Clerk of Teton County for corner found this survey.
indicates a 5/8"x24" steel reinforcing rod with aluminum cap inscribed: "SURVEYOR SCHERBEL, LTD. BIG PINEY WYOMING PLS3889" and other appropriate details, set this survey.
indicates a 2" galvanized steel pipe with brass cap inscribed, "PAUL N. SCHERBEL RLS 164 BIG PINEY WYOMING" and appropriate details, found this survey.
indicates a 5/8" x 24" steel reinforcing rod with aluminum cap inscribed "NELSON ENGR PE & LS 578".
indicates Addition boundary line.
indicates a lot line.
indicates an easement line.
indicates foundation marking lot line.
indicates driveway/parking uses.
indicates a steel axle, found this survey.
indicates a yellow plastic cap on 5/8" steel reinforcing rod inscribed "pls 3831", found this survey.
indicates fence line.
indicates encroachment easement.
indicates a 4' sewer easement line.

CERTIFICATE OF OWNERS

State of Wyoming )
County of Teton )ss...

The undersigned do hereby certify that the subdivision of that tract in Section 34, T41N, R116W, within the Town of Jackson, Teton County, Wyoming, as shown on this plat and described in the Certificate of Surveyor, is with the free consent and in accordance with the desires of the owners and proprietors of the described lands;

that the name of the Addition shall be the CLARKS KNOLL FIRST ADDITION to the Town of Jackson;

that the right of ingress and egress to said Addition across that access easement of record in said Office in Book 264 of Photo on pages 545-555 is hereby granted to the owner of each Lot within said Addition;

that the four (4) foot sewer easement shown hereon crossing said Addition is hereby granted to the owner of Lot 11 and W1/2 Lot 10 of the Harold Clark Plat to the Town of Jackson of record in said Office as Plat No. 136;

that Lots 1, 2, 3 and 4 are a townhouse type of ownership with common areas as defined in the Declaration of Covenants and Restrictions for Clarks Knoll First Addition of record in the Office of the Clerk of Teton County;

that each owner of Lots 1, 2, 3 and 4 within this subdivision is a member of the Clarks Knoll Homeowners Association, Inc., and has an undivided interest in the Common Area of said Clarks Knoll First Addition together with the right of use of said Common Area in accordance with the said Covenants, Conditions and Restrictions;

that an emergency vehicle and utility access easement is hereby granted to the Town of Jackson across the area shown hereon as common area and across that access easement of record in said Office in Book 264 of Photo on pages 534-535;

that the Town of Jackson is hereby granted an easement across the common area and limited common areas shown hereon for access to water shutoffs and sewer cleanouts;

that the subdivision is subject to easements of sight and of record;

that the undersigned owner and his assigns reserve the right to cross said property on the designated common areas;

that this Addition is the first platting of an approved Conditional Use Permit for a 12 unit development; as additional units are built, they will be platted and joined to the Clarks Knoll Homeowners Association and be entitled to use any facilities belonging to the said Homeowners Association as though they were a unit of the First Addition.

that the undersigned owner reserves the right to add additional units, to redesignate the use of the common areas shown hereon or to change the use of the areas shown hereon as reserved for future development or proposed future development;

that utility easements identical with the said common area and other designated areas as shown hereon are hereby created for public and private utilities to serve the lots of this Addition;

that drainage easements to handle storm water runoff in accordance with the drainage plan prepared for this Addition are hereby treated identical with the common area and other designated areas shown hereon;

that it is the responsibility of said Homeowners Association to maintain the elements of the storm water, water and sewer systems within the boundaries of said Addition;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released;

that the seller does not warrant to the purchasers that he has any rights to the natural flow of any streams within or adjacent to this Addition;

that 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 a stream or river;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released.

WYOMING DESIGN GROUP, a Wyoming Limited Liability Company

Signature by separate affidavit

CERTIFICATE OF MORTGAGEE

State of Wyoming )
County of Teton )ss...

The Bank of Jackson Hole hereby certifies that it is the holder of mortgages upon the property described under the Certificate of Surveyor and does hereby consent to the Addition and does join in and consent to the dedication of the land and easements hereon as contained under the Certificate of Owners and agrees that its mortgages shall be subordinated to the dedication and easements shown herein and hereon.

Attest: THE BANK OF JACKSON HOLE

Signature by separate affidavit
Secretary President

The foregoing instrument was acknowledged before me by this day of 1993. Witness my hand and official seal.

My commission expires: Notary Public

CERTIFICATE OF ACCEPTANCE

State of Wyoming )
County of Teton )
Town of Jackson )ss...

The foregoing CLARKS KNOLL FIRST ADDITION to the Town of Jackson was approved at the regular meeting of the Town Planning Commission on the 17th day of August, 1993, and at the regular meeting of the Town Council on the 17th day of August, 1993, in accordance with Section 34-12-102, 102, Wyoming Statutes, 1977 as amended.

TOWN PLANNING COMMISSION

attest:

Secretary

Chairman

TOWN OF JACKSON

attest:

Town Clerk

Mayor

Town Administrator

Town Engineer

ZONING CLASSIFICATION

MR-4 Multi-Family Residential Fourplex District

SETBACKS

20' Front
10' Side
15' Rear

TABLE OF USES

Table with 2 columns: Use, Area. BUILDING 3920.4 square feet, DRIVEWAYS/PARKING 5611.4 square feet, LANDSCAPED AREA 4133.1 square feet, TOTAL 13664.9 square feet

SETBACK REQUIREMENTS:

Front 25 feet
Rear 15 feet
Side 10 feet

Total Area 0.314 acres
Total Units 4 residential lots
Average Density 0.079 acres/lot

OWNERS

WYOMING DESIGN GROUP LIMITED LIABILITY COMPANY
468 Brookhurst Ave.
Narberth, Pennsylvania 19072

SURVEYOR/ENGINEER

Surveyor Scherbel, Ltd.
Jackson, Afton, and Big Piney, Wyoming

DATE

July 1993

FINAL PLAT
CLARKS KNOLL FIRST ADDITION
TO THE TOWN OF JACKSON
PART OF
LOTS 12, 13, AND 14 OF BLOCK 2
OF THE HAROLD CLARK PLAT
AND PART OF
SE1/4NW1/4 SECTION 34
T41N R116W
TETON COUNTY, WYOMING