

CERTIFICATE OF SURVEYOR

State of Wyoming )
County of Teton )

I, Michael J. Quinn, a Professional Land Surveyor of Wilson, Wyoming, hereby certify, to the best of my knowledge and belief:

THAT by authority of the owners, I have subdivided the lands shown hereon into lots to be known as COTTONWOOD FLATS ADDITION TO THE TOWN OF JACKSON;

THAT this plot 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 this subdivision is identical with and described as Lot 23 of Cottonwood Park Homestead Neighborhood 4th Filing Addition to the Town of Jackson, recorded in the Office of the Teton County Clerk as Plat No. 1157, and located in being the NW1/4 of Section 6, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming;

THAT this subdivision contains 6.37 acres, more or less, and subject to and together with easements, rights-of-way, reservations, restrictions, and agreements, of right and/or of record;

THAT all corners will be monumented as shown hereon by October 1, 2009.

THAT all dimensions and areas are correctly shown;

Michael J. Quinn, Wyoming Professional Land Surveyor 4270

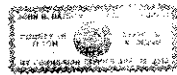


The foregoing instrument was acknowledged before me by Michael J. Quinn this 31st day of March, 2009.

Witness my hand and official seal.

Notary Public

My commission expires:



CERTIFICATE OF ACCEPTANCE

State of Wyoming )
County of Teton )

This foregoing subdivision, COTTONWOOD FLATS ADDITION TO THE TOWN OF JACKSON was approved at the regular meeting of the Jackson Town Council on the 24th day of March, 2009 in accordance with Section 15-1-415 and Section 34-12-103 Wyoming Statutes, and the Land Development Regulations of the Town of Jackson. Plat approval also constitutes the acceptance of the grant of all lands depicted as Loops, Ways, and Roads within this subdivision for use as public streets and utilities easements. Plat approval also acknowledges and accepts the water and sewer systems constructed to serve this subdivision.

Attest: Town of Jackson



Mary Jo Baker, Mayor

John P. O'Malley, Jackson Town Engineer

CERTIFICATE OF ENGINEER

SUNRISE ENGINEERING BY SEPARATE AFFIDAVIT

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 certifies:

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 COTTONWOOD FLATS ADDITION TO THE TOWN OF JACKSON;

THAT this subdivision is subject to that Declaration of Covenants, Conditions, and Restrictions for COTTONWOOD FLATS ADDITION TO THE TOWN OF JACKSON to be recorded concurrently with this Plat in the Office of the Clerk of Teton County;

THAT this subdivision is in accordance with and subject to the terms and conditions of the COTTONWOOD FLATS ADDITION TO THE TOWN OF JACKSON Final Development Plan approved by the Town Council of Jackson, Wyoming on July 21, 2008, and the Development Agreement recorded in Book 713, pages 1008-1020, records of Teton County;

THAT Josephine Loop, Allen Way, Lewis Way and Lot 15 are hereby granted to the Town of Jackson and dedicated as public roadways and utility easements;

THAT the depicted Park and Utility lots are subject to specific rights and uses as outlined in the Declaration of Covenants, Conditions, and restrictions for COTTONWOOD FLATS ADDITION TO THE TOWN OF JACKSON;

THAT access to this subdivision is provided by South Park Loop Road and Whitehouse Drive;

THAT the lands of this subdivision shall be subject to those easements for roadways and utilities shown hereon;

THAT the right to grant further easements across said roadways and easements areas is hereby reserved to the undersigned owner, its successors and assigns, for the purpose of providing access and utility services to this subdivision;

THAT this subdivision is subject to those utility easements to the Town of Jackson as recorded in Book 630, page 83-86 and in Book 284, Pages 325-327, records of Teton County and those easements depicted on Plat No. 1157;

THAT this subdivision is subject to that Warranty Deed of record in Book 301 of Photo, pages 667-672, as recorded in Said Office;

THAT Lower Valley Energy, Quest Corporation, Breannon Communications, and their heirs, assigns and successors are hereby granted non-exclusive easements in the rights-of-way of Josephine Loop, Allen Way, and Lewis Way and in all areas designated on this plat within the foregoing subdivision as utility easements, said easements are for the installation, operation, maintenance and repair of underground utilities and reasonable above ground appurtenances thereto;

THAT this Planned Residential Development is subject to certain covenants, conditions, restrictions and easements as contained in Landowners Protective Covenants, Conditions and Regulations for Cottonwood Park as recorded in Book 155 of Photo, Pages 383-455; First Supplement in Book 199 of Photo, pages 253-254; Second Supplement in Book 209 of Photo, pages 1184-1185; Second Amendment in Book 217 of Photo, Pages 878-879; Third Amendment in Book 227 of Photo, Pages 988-989; Third Supplement in Book 227 of Photo, pages 600-601; Fourth Amendment in Book 238 of Photo, pages 514-515; Fifth Amendment in Book 256 of Photo, pages 978-980; Sixth Amendment in Book 437 of Photo, pages 632-634, and any amendments thereto, records of Teton County;

THAT this subdivision is subject to those Affidavits Affecting Title as recorded in Book 561 of Photo, Page 766 and in Book 561 of Photo, pages 767-768, as recorded in Said Office;

THAT Lot 23 of Cottonwood Park Homestead Neighborhood 4th Filing Addition to the Town of Jackson, Plat no. 1157, records of Teton County, is hereby vacated in accordance with the Town of Jackson Land Development Regulations, Article VI, Division 6200 and Sections 34-12-106 through 110, Wyoming Statutes, and the Teton County Clerk is respectfully requested to write "vacated" across said lot, it being reconfigurable as shown hereon;

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 and together with rights-of-way, easements, restrictions, reservations, and conditions, of right and/or of record, including but not limited to those shown hereon.

Cottonwood Flats LLC, a Wyoming limited liability company

BY SEPARATE AFFIDAVIT

By: Erik Bedford, Managing Member of CF, LLC, a Wyoming limited liability company its Manager

CERTIFICATE OF MORTGAGEE

Wells Fargo Bank N.A., as successor to the Jackson State Bank and Trust

BY SEPARATE AFFIDAVIT

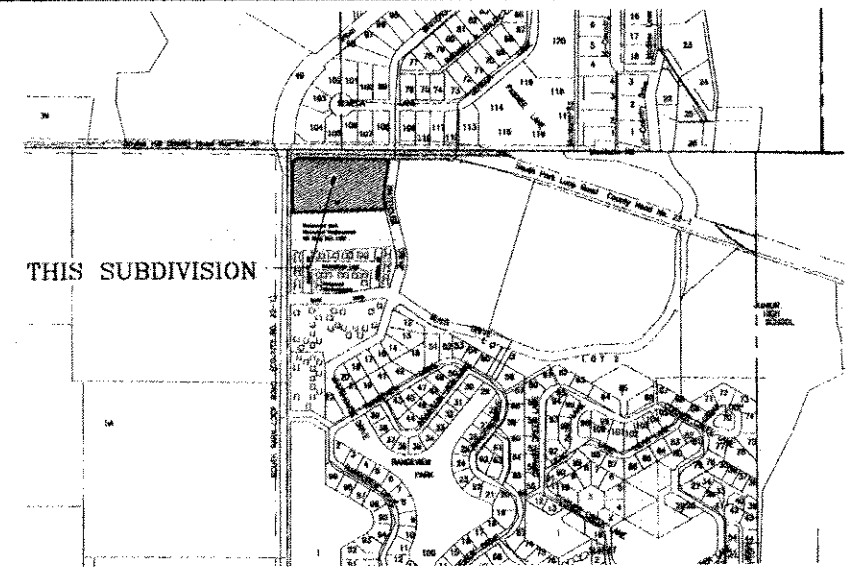
Owner & Subdivider:

CF, LLC c/o Erik Bedford P.O. Box 2858 Jackson, WY 83001

Surveyor: NELSON ENGINEERING Box 1599 Jackson, Wyoming 83001 (307) 733-2087

Engineer: SUNRISE ENGINEERING 1650 South Topaz Way Meridian, Idaho 83842 (208) 884-0306

GRANTEE: COTTONWOOD FLATS LLC GRANTOR: THE PUBLIC PLAT #1157 Doc #730661 DL 2009 pg 83-84 Filed At 15:44 ON 04/28/09 Sherry L. Deigo Teton County Clerk Date: 09-08 By Nichole Fairbanks Deputy



THIS SUBDIVISION

VICINITY MAP Portions of Sections 6, 1 & 31, T40N, R116W, Teton County, WYOMING Scale: 1" = 500'

Zoning District: NC-PLD (Neighborhood Conservation - Planned Unit Development) Total Number of Lots: 69 Lots

65 Residential Lots 1 Park Lot 3 Utility Lots

Total Acreage: 6.37 Acres

Table listing 69 lots with acreage and use (Residential, Utility, Park).

THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND DESIGN GUIDELINES TO BE RECORDED CONCURRENTLY WITH THE PLAT.

THIS SUBDIVISION IS SUBJECT TO SPECIAL RESTRICTIONS FOR LOT 3, LOT 8, LOT 17, LOT 19, LOT 38, LOT 45, LOT 47, LOT 55 AND LOT 57 OF COTTONWOOD FLATS WHICH RESTRICT THE SALE AND RESALE OF THOSE LOTS DESIGNATED HEREON AS "AFFORDABLE".

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON SANITARY SEWER COLLECTION AND TREATMENT SYSTEM

DOMESTIC WATER SERVICE AND FIRE SERVICE WILL BE PROVIDED BY THE TOWN OF JACKSON

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER 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

AS PER PLAT 1157, THERE ARE NO SURFACE WATER RIGHTS APPURTENANT TO THE LANDS OF THE FOREGOING SUBDIVISION.

COTTONWOOD FLATS ADDITION TO THE TOWN OF JACKSON a subdivision of Lot 23 of Cottonwood Park Homestead Neighborhood 4th Filing Addition to the Town of Jackson Plat No. 1157 located within the N/W 1/4 of Section 6 T40N, R116W, 6th P.M., Teton County, Wyoming

Vertical sidebar containing Nelson Engineering logo, drawing title 'FINAL PLAT COTTONWOOD FLATS ADDITION TO THE TOWN OF JACKSON A PLANNED RESIDENTIAL DEVELOPMENT', and drawing/job numbers.



Line #	Length	Direction
L1	72.29	N13°27'02"W
L2	20.22	N89°20'52"W
L3	77.87	S13°18'25"W
L4	37.23	N85°40'58"E
L5	62.43	N85°31'01"E
L6	28.69	S69°19'08"E
L7	82.75	N85°31'00"E
L8	21.24	N13°26'58"W
L9	61.99	N85°21'00"E
L10	81.58	N85°11'00"E
L11	81.70	N85°21'00"E
L12	81.51	N85°21'00"E
L13	8.87	N85°10'00"E
L14	24.00	N89°22'27"W
L15	39.48	N13°26'58"W
L16	84.97	N89°22'27"W
L17	28.83	S84°44'06"W
L18	43.40	N89°22'27"W
L19	18.00	N85°05'23"E
L20	10.00	S43°54'44"W

Line #	Length	Direction
L21	21.56	S63°58'23"W
L22	8.28	N58°29'23"E
L23	84.20	S89°22'27"E
L24	28.52	S84°44'03"W
L25	75.21	S84°44'03"W
L26	33.56	N84°20'43"E
L27	15.00	N82°23'33"E
L28	77.49	N62°17'27"E
L29	80.42	S83°38'26"W
L30	101.58	S89°21'34"E
L31	28.00	N89°21'34"W
L32	10.00	S102°44'14"W
L33	84.77	S83°38'26"W
L34	84.16	S83°38'26"W
L35	33.00	N89°21'34"W
L36	29.00	N89°21'34"W
L37	24.54	N88°21'34"W
L38	84.00	S83°38'26"W
L39	33.00	N89°21'34"W
L40	84.00	S83°38'26"W

Line #	Length	Direction
L41	33.00	N89°21'34"W
L42	28.00	N89°21'34"W
L43	28.00	N89°21'34"W
L44	84.00	S83°38'26"W
L45	33.00	N89°21'34"W
L46	84.00	S83°38'26"W
L47	33.00	N89°21'34"W
L48	59.00	N89°21'34"W
L49	84.00	S83°38'26"W
L50	59.00	N89°21'34"W
L51	50.00	N89°21'34"W
L52	84.00	S83°38'26"W
L53	39.00	N89°21'34"W
L54	59.10	S83°38'26"W
L55	50.00	N89°21'34"W
L56	55.46	N89°21'34"W
L57	37.70	S28°17'16"E
L58	28.25	S41°24'4"W
L59	44.14	N89°21'33"W
L60	84.10	N83°38'26"E

Line #	Length	Direction
L70	130.25	N43°14'33"W
L71	9.02	N49°27'22"E
L72	77.58	S89°13'57"E
L73	29.25	S84°12'4"W
L74	37.70	S28°17'18"E
L75	18.17	S43°27'22"W
L76	44.02	S57°29'05"E
L77	55.99	S89°16'50"E
L78	69.63	S82°30'1"W
L79	33.00	S82°30'1"W
L80	86.38	S89°17'01"E
L81	28.00	S82°30'1"W
L82	5.41	S82°30'1"W
L83	84.00	S89°17'01"E
L84	33.00	S82°30'1"W
L85	33.00	N82°30'1"E
L86	84.00	S89°17'01"E
L87	39.00	N82°30'1"E
L88	39.00	S82°30'1"W
L89	84.00	N89°17'01"E

Line #	Length	Direction
L90	39.00	N82°30'1"E
L91	39.00	S82°30'1"W
L92	84.00	N89°17'01"W
L93	39.00	N82°30'1"E
L94	39.00	S82°30'1"W
L95	84.00	N89°17'01"W
L96	39.00	N82°30'1"E
L97	39.00	S82°30'1"W
L98	84.00	S89°17'01"E
L99	39.00	N82°30'1"E
L100	39.00	S82°30'1"W
L101	84.00	N89°17'01"W
L102	39.00	S82°30'1"W
L103	2.47	S82°30'1"W
L104	10.00	N89°10'27"E
L105	84.20	S89°38'58"E
L106	33.00	S82°30'1"W
L107	32.46	N49°07'51"E
L108	83.42	S89°38'59"E
L109	33.00	S82°30'1"W

Line #	Length	Direction
L110	60.33	N49°07'52"E
L111	71.58	S89°38'59"E
L112	40.80	N82°30'1"E
L113	8.18	S89°38'59"E
L114	82.77	S82°30'1"W
L115	150.00	N89°33'43"W
L116	33.00	N89°33'43"W
L117	33.00	S89°33'05"E
L118	82.78	N82°30'1"E
L119	28.00	S89°33'05"E
L120	62.79	N82°30'1"E
L121	28.00	N89°33'43"W
L122	33.00	N89°33'43"W
L123	33.00	S89°33'05"E
L124	82.80	N82°30'1"E
L125	39.00	S89°33'05"E
L126	81.82	N82°30'1"E
L127	13.71	S89°26'13"W
L128	25.34	N89°33'43"W
L129	39.15	S89°26'13"W

Line #	Length	Direction
L130	39.00	S89°33'05"E
L131	70.23	N82°30'1"E
L132	36.15	S89°26'13"W
L133	32.08	S89°33'05"E
L134	74.56	N82°30'1"E
L135	39.15	S89°26'13"W
L136	18.26	S79°56'41"E
L137	60.90	N82°30'1"E
L138	175.08	S89°26'13"W
L139	82.87	S79°56'41"E
L140	40.90	S89°26'13"E
L141	9.14	S13°26'33"E
L142	55.75	S89°26'13"E
L143	55.00	S82°30'1"E
L144	18.26	N89°33'05"W
L145	21.03	N12°24'38"W
L146	39.50	S89°33'05"E
L147	35.00	S82°30'1"E
L148	29.50	N89°33'05"W
L149	47.00	S89°33'05"E

Line #	Length	Direction
L150	56.00	S82°30'1"W
L151	47.00	N89°10'05"W
L152	45.00	S89°33'05"E
L153	48.00	S82°30'1"W
L154	21.27	S33°57'28"W
L155	8.66	N89°33'05"W
L156	55.00	S82°30'1"W
L157	45.00	N89°33'05"W
L158	55.00	N82°30'1"E
L159	47.00	S89°33'05"E
L160	55.00	N82°30'1"E
L161	58.06	S82°30'1"W
L162	23.70	S89°33'05"E
L163	17.24	S79°56'41"E
L164	94.58	S89°33'05"E
L165	88.28	S82°30'1"E
L166	47.00	N89°33'05"W
L167	48.19	N89°33'05"W
L168	79.30	S82°30'1"E
L169	45.00	S82°30'1"E

Line #	Length	Direction
L170	56.26	S89°27'01"E
L171	47.00	S82°30'1"E
L172	55.00	S89°33'05"E
L173	41.36	N82°30'1"E
L174	39.50	S82°30'1"E
L175	56.00	S89°33'05"E
L176	38.50	N82°30'1"E
L177	47.50	S82°30'1"E
L178	23.64	N89°21'34"W
L179	15.89	N82°30'1"E
L180	55.00	S89°33'05"E
L181	16.11	S82°30'1"W
L182	23.36	N89°21'34"W
L183	55.00	S89°33'05"E
L184	39.50	S82°30'1"E
L185	55.00	S89°33'05"E
L186	47.00	S82°30'1"E
L187	45.00	S82°30'1"E
L188	40.00	S89°21'31"E
L189	29.52	N82°30'1"E

Line #	Length	Direction
L190	13.52	S89°33'05"E
L191	48.21	S82°30'1"W
L192	33.00	S89°21'34"E
L193	76.36	S82°30'1"W
L194	33.00	S89°33'05"E
L195	33.00	S89°21'34"E
L196	78.26	N82°30'1"E
L197	33.00	S89°33'05"E
L198	44.88	S89°21'33"E
L199	18.23	S82°30'1"W
L200	14.08	S89°33'05"E
L201	79.77	N82°30'1"E
L202	13.64	S89°21'34"E
L203	48.33	S82°30'1"W
L204	79.77	S82°30'1"W
L205	33.00	S89°21'34"E
L206	79.77	N82°30'1"E
L207	33.00	S89°21'34"E
L208	48.12	S82°30'1"W
L209	13.36	S89°21'34"E

Curve #	Length	Radius	Delta	Chord Brng	Chord Length
C1	25.91	31.50	47°07'27"	N67°06'18"E	28.18
C2	18.58	87.50	12°10'08"	S83°15'54"E	18.55
C3	18.58	87.50	10°51'14"	S71°48'15"E	16.58
C4	36.03	180.50	12°51'48"	N10°02'41"E	35.96
C5	22.40	15.50	82°48'13"	S24°55'31"E	20.50
C6	39.10	160.00	13°57'34"	N3°22'00"W	39.01
C7	8.75	160.50	3°07'27"	N11°54'31"W	8.75
C8	30.58	630.50	3°14'51"	S11°50'48"E	30.58
C9	18.20	459.25	2°18'12"	S12°22'15"E	18.19
C10	33.09	530.50	3°30'49"	S8°27'58"E	33.08
C11	28.01	539.50	2°56'27"	S8°13'20"E	28.00
C12	28.01	488.25	3°29'39"	S8°21'25"E	28.00
C13	33.12	459.25	4°07'54"	S9°10'11"E	33.11
C14	37.18	459.25	4°58'09"	S2°12'20"W	37.15
C15	12.01	630.50	1°18'31"	S0°07'18"E	12.01
C16	28.02	530.50	2°58'54"	S2°14'49"E	28.02
C17	49.54	31.50	90°06'33"	S45°14'16"W	44.89
C18	18.04	31.50	32°48'54"	N72°58'10"W	17.78
C19	17.15	31.50	31°11'17"	N75°01'54"E	16.94
C20	38.21	31.50	71°18'42"	S53°43'08"E	36.78

Curve #	Length	Radius	Delta	Chord Brng	Chord Length
C21	17.76	80.50	16°31'02"	N26°29'17"W	17.73
C22	11.80	80.50	11°10'28"	N49°30'02"W	11.78
C23	11.80	80.50	11°10'30"	N51°40'31"W	11.78
C24	29.43	60.50	27°52'08"	N71°11'56"W	29.14
C25	4.46	60.50	4°13'40"	N87°14'44"W	4.46
C26	3.54	60.50	3°21'24"	S88°57'44"W	3.54
C27	24.89	60.50	23°34'18"	N75°29'53"E	24.71
C28	29.30	52.50	31°58'39"	S10°17'56"E	28.92
C29	17.97	60.50	17°01'23"	S59°12'03"W	17.91
C30	29.36	52.50	31°58'39"	S10°17'56"E	28.92
C31	14.87	60.50	14°10'23"	S38°38'10"W	14.83
C32	10.78	60.50	10°12'50"	S27°24'43"W	10.78
C33	23.15	60.50	21°55'28"	S11°20'48"W	23.01
C34	32.95	60.50	31°12'22"	S15°13'10"E	32.55
C35	22.89	60.50	21°29'10"	S41°33'56"E	22.58
C36	18.18	60.50	17°12'07"	S60°54'35"E	18.10
C37	21.20	60.50	20°04'27"	S78°32'52"E	21.09
C38	6.91	89.50	4°28'32"	N87°22'17"W	6.91
C39	22.20	89.50	14°12'50"	N78°03'06"W	22.15
C40	36.14	112.50	18°24'16"	S80°08'49"E	35.98

Curve #	Length	Radius	Delta	Chord Brng	Chord Length
C41	12.87	31.50	23°35'29"	N77°33'15"W	12.88
C42	43.01	31.50	78°14'02"	N50°28'03"W	39.75
C43	9.82	131.50	4°11'27"	N11°22'31"W	9.82
C44	34.42	80.50	32°05'48"	S73°17'11"E	33.89
C45	15.85	118.50	7°39'45"	N85°45'11"W	15.84
C46	22.70	118.50	10°58'37"	N76°26'00"W	22.67
C47	54.85	131.50	23°48'49"	N2°37'37"E	54.26
C48	25.57	152.00	9°41'17"	N81°47'40"E	22.77
C49	48.48	31.50	89°58'04"	S44°36'03"E	44.54
C50	23.36	80.50	22°07'26"	S45°55'33"E	23.22
C51	11.56	80.50	29°33'36"	S19°55'03"E	11.21
C52	5.85	60.50	5°21'18"	S2°17'37"E	5.85
C53	49.34	31.50	89°44'30"	N44°29'16"W	44.45
C54	48.62	31.50	90°15'25"	S45°30'44"W	44.85
C55	49.46	31.50	89°58'08"	S44°36'02"E	44.54
C56	29.77	568.50	5°00'01"	S8°59'01"E	29.77
C57	51.07	31.50	82°03'58"	N43°57'56"E	46.66
C58	49.41	31.50	89°52'33"	N44°25'17"W	44.50
C59	49.62</				