



CERTIFICATE OF OWNERS

STATE OF WYOMING )
COUNTY OF TETON ) SS..

The undersigned do hereby certify that the subdivision of a part of the SW1/4 of Section 32, T41N, R116W, Teton County, Wyoming, as shown on this plat and more particularly described in the Certificate of Surveyor is with the free consent and in accordance with the desires of the undersigned owners and proprietors of the described lands;

that the name of the subdivision shall be CREEKSIDE VILLAGE FIRST ADDITION TO THE TOWN OF JACKSON;

that it is a townhouse type of ownership with common areas and limited common areas as defined in the Declaration of Covenants and Restrictions for Creekside Village of record in the Office of the Clerk of Teton County;

that the common area and limited common areas have designated uses as shown hereon and as described in said Declaration;

that an emergency vehicle access and utility easement is hereby granted to the Town of Jackson across the areas shown hereon as common areas;

that the subdivision is subject to easements of sight and of record including, but not limited to, the following: a 25' wide sewer easement to the Town of Jackson of record in said Office;

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

that the undersigned owner reserves the right to redesignate or change the use of those portions of the common area designated hereon as subject to revision or reserved for future LCA yard;

that this Addition is the first platting of an approved conditional use permit for a 76 unit development; as additional units are built, they will be platted and joined to the Creekside Village 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 it is the responsibility of the Homeowners Association to maintain the parts of the storm water system, driveways, water and sewer systems not conveyed to the Town of Jackson;

that drainage easements to handle storm water runoff in accordance with the drainage plan prepared for this addition are hereby created identical with the yards and common areas shown hereon;

that a revertible easement for future sidewalk is hereby granted to the Town of Jackson identical with the west four (4') feet of the north 49.5 feet of this Addition as shown hereon which will be null and void if a sidewalk is not constructed therein within five (5) years.

Attest:
Secretary: [Signature]
President: [Signature]

On this 9th day of July, 1990, before me personally appeared Glenn Napierak to me personally known, who being by me duly sworn, did say that he is the President of E & N Construction, a California corporation that the seal affixed to said instrument is the corporate seal of the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and Glenn Napierak acknowledged said instrument to be the free act and deed of said corporation. Given under my hand and notarial seal this 9th day of July 1990.

Notary Public [Signature] My commission expires: 6/19/91

CERTIFICATE OF ACCEPTANCE

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

The foregoing CREEKSIDE VILLAGE FIRST ADDITION to the Town of Jackson was approved at the regular meeting of the Town Planning Commission on the 7 day of January, 1990, and at the regular meeting of the Town Council on the 4 day of June, 1990, in accordance with Section 34-12-102, 103, Wyoming Statutes, 1977, as amended.

Town Planning Commission attest:

[Signature] Secretary

Town of Jackson attest:

[Signature] Mayor

[Signature] Town Administrator

[Signature] Chairman

[Signature] Mayor

[Signature] Town Engineer

TABLE OF USES

Table with 3 columns: Use, Area (sq. feet), and Percentage. Includes rows for Lots (28,900 sq. feet, 14.2%), LCA Yards (14,909 sq. feet, 17.7%), Landscaping (11,473 sq. feet, 13.6%), Entrance (4,293 sq. feet, 5.0%), Parking (3,626 sq. feet, 4.3%), Driveway (21,258 sq. feet, 25.2%), and Total (84,419 sq. feet).

CERTIFICATE OF SURVEYOR

STATE OF WYOMING )
COUNTY OF SUBLYTTA ) SS..

I, Scott A. Scherbel, of Big Piney, Wyoming, do hereby certify that this map was made from notes taken during actual surveys made during 1978, 1981-1984, 1989, and by authorization of E&N Construction Company, hereinafter referred to as Owner;

that the land described herein is subdivided into townhouse lots to be known as CREEKSIDE VILLAGE FIRST ADDITION TO THE TOWN OF JACKSON;

that the foundations are in place and that the survey and measure of the foundations, tracts, buildings, common areas and limited common areas are correctly shown hereon;

that all monuments shown hereon are correctly and accurately shown and actually exist;

that said addition conforms to the municipal code of the Town of Jackson and all applicable state laws and that the traverse of the outer boundary has an error of closure of not greater than one part in ten thousand;

that said Addition is a part of the SW1/4SE1/4 of Section 32, T41N, R116W, within the incorporated limits of the Town of Jackson, Teton County, Wyoming, being part of that tract of record in the Office of the Clerk of Teton County in Book 149 of Photo on pages 389-390, described as follows:

BEGINNING at a point on the east line of the Horn Enterprises First Addition to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 314 and on the north line of that tract of record in said Office in Book 10 of Photo on page 222, N76°55.5'W, 1597.09 feet from the southeast corner of said Section 32, found as described in the Certified Land Corner Recordation Certificate of record in said Office:

thence N00°-09.0'E, the basis of bearing, 424.39 feet, along said east line to a point;

thence S89°-51'E, 3.00 feet to the southwest corner of Ponderosa Village Condominium Phase 1 Addition to the Town of Jackson of record in said Office as Plat No. 514;

thence continuing S89°-51'E, 209.00 feet along the south line of said Plat No. 514 to a point;

thence S00°-09'W, 95.50 feet to a point;
thence S89°-51'E, 7.00 feet to a point;
thence S00°-09'W, 68.00 feet to a point;
thence N89°-51'W, 18.50 feet to a point;
thence S00°-09'W, 10.00 feet to a point;
thence N89°-51'W, 15.50 feet to a point;
thence S00°-09'W, 66.39 feet to a point;
thence S89°-51'E, 13.30 feet to a point;
thence S00°-09'W, 18.50 feet to a point;
thence S89°-51'E, 10.00 feet to a point;
thence S00°-09'W, 25.00 feet to a point;
thence N89°-51'W, 21.50 feet to a point;
thence S00°-09'W, 141.26 feet to a point;
thence N89°-46.1'W, 3.17 feet to the northeast corner of said tract in Book 10;

thence continuing N89°-46.1'W, 181.83 feet along the north line of said tract to the POINT OF BEGINNING;

ENCLOSING an area of 1.94 acres, more or less.

[Signature] Professional Land Surveyor -- Registration No. 3889

[Signature]

The foregoing instrument was acknowledged before me by Scott A. Scherbel this 25th day of June 1990. Witness my hand and official seal.

Notary Public My Commission Expires: 21 May 1993

CREEKSIDE VILLAGE
FIRST ADDITION
to the
TOWN OF JACKSON
SAID ADDITION IS PART OF
SW1/4SE1/4 SECTION 32
T41N R116W
TETON COUNTY, WYOMING
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