

CERTIFICATE OF SURVEYOR

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

I, Scott A. Scherbel of Big Piney, County of Sublette, State of Wyoming, do hereby certify that this plat was made from notes taken during an actual survey performed by Maurice J. Zardus, Jr., under my supervision, during July and August 1993 and do hereby certify that by authority of the owners I have subdivided the land shown on this plat into townhouse units to be known as CREEKSIDE VILLAGE FOURTH ADDITION to the TOWN OF JACKSON within the S 1/2 SE 1/4 of Section 32, T41N, R116W;

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

that, to the best of my knowledge, it conforms with the Municipal Code of the Town of Jackson and to 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 the tract is described as follows:

that part of the S 1/2 SE 1/4 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 the northeast corner of that tract of record in said Office in Book 10 of Photo page 222, N75°-17'-37"W, 1420.39 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 S00°-12'-48"E, 104.06 feet along the east line of said tract in Book 10 of Photo page 222, to a point;

thence continuing S00°-12'-48"W, 108 feet more or less, along said east line, to the thread of channel of Flat Creek;

thence northeasterly and northerly along said thread 1116.32 feet more or less, to the east line of said tract in Book 149;

thence N00°-09'-30"E, 120 feet, more or less, to the northeast corner of said tract in Book 149 to a point;

thence N89°-51'-00"E, 223.96 feet along the north line of said tract in Book 149 to the northeast point of the Amended Ponderosa Village Condominium to the Town of Jackson of record in said Office as Plat No. 774 to a point;

thence S00°-09'-00"W, 288.91 feet along the east line of said Plat No. 774, to the southeast point thereof identical with the Northeast point of the Creekside Village Second Addition to the Town of Jackson of record in said Office as Plat No. 751;

thence continuing S00°-09'-00"W, 37.06 feet along the east line of said Second Addition to the northeast corner of the Creekside Village Third Addition to the Town of Jackson of record in said Office as Plat No. 760;

thence along the easterly and southerly boundary of said Third Addition as follows:

thence continuing S00°-09'-00"W, 69.59 feet to a point;

thence S32°-01'-18"W, 78.85 feet to a point;

thence S13°-40'-42"W, 87.77 feet to a point;

thence S42°-20'-54"W, 101.38 feet to a point;

thence S41°-04'-24"W, 79.20 feet to a point;

thence S00°-09'-00"W, 32.76 feet to a point;

thence N89°-51'-00"W, 81.00 feet to a point;

thence N89°-51'-00"W, 3.17 feet, to the POINT OF BEGINNING;

ENCOMPASSING a total area of 4 acres, more or less.

Scott A. Scherbel
Professional Land Surveyor -- Registration No. 3889

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

Notary Public



My commission expires: 9 September 1997

CERTIFICATE OF OWNERS

State of Wyoming )
County of Teton )

The undersigned does hereby certify that H & H Construction Company, a California corporation and Flat Creek Properties, a Wyoming corporation, are the owners in fee simple of the tract of land shown on this plat to be known as CREEKSIDE VILLAGE FOURTH ADDITION to the TOWN OF JACKSON, being part of the S 1/2 SE 1/4 of Section 32, T41N, R116W, Teton County, Wyoming and more particularly described in the Certificate of Surveyor;

that it is a townhouse type of ownership with 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 areas have designated uses as shown hereon and as described in said Declaration;

that the survey and measure of the building and common areas as they appear on this plat are with the free consent and according to the desires of the said owner;

that a utility and emergency vehicle access easement identical with the common areas as shown hereon are hereby granted to the Town of Jackson, Lower Valley Power and Light, Mountain States Telephone and Telegraph and to other "public" utilities;

that the Addition is subject to any easements of sight and of record, including, but not limited to, the sanitary sewer easement to the Town of Jackson of record in the Office of Teton County in Book 181 of Photo on page 908-911;

that the undersigned owner and his assigns reserve the right of ingress and egress across said property on the designated driveway areas;

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 storm water runoff and drainage easements are hereby created identical with the Common Areas; that it is the responsibility of the Creekside Village Homeowners Association to maintain the stormwater runoff and drainage system in accordance with the Grading and Stormwater Plan of said Creekside Village as approved by the Town of Jackson;

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 the 10 foot public fishing easement and the 20 foot public recreational pathway easement shown hereon are hereby dedicated to the Town of Jackson

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.

Attest: H & H CONSTRUCTION COMPANY
signed by affidavit

Attest: FLAT CREEK PROPERTIES,
signed by affidavit

CERTIFICATE OF ACCEPTANCE

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

The foregoing CREEKSIDE VILLAGE FOURTH ADDITION to the TOWN OF JACKSON was approved at the regular meeting of the Town Council on the day of 1993, in accordance with Section 34-12-102, 103, Wyoming Statutes, 1977 as amended.

TOWN OF JACKSON

attest:



Town Clerk

Town Administrator

Mayor

Town Engineer

LEGEND

- indicates a Certified Land Corner Recordation Certificate filed in the Office of the Clerk of Teton County.
indicates a 5/8"x24" steel reinforcing rod with aluminum cap inscribed, "SURVEYOR SCHERBEL LTD. BIG PINEY, WY PLS3889", and appropriate details, set this survey.
indicates a 5/8"x24" steel reinforcing rod with aluminum cap inscribed, "SURVEYOR SCHERBEL LTD. BIG PINEY, WY PLS3889", and appropriate details, found this survey.
indicates a steel T-shaped stake 24" long with metal cap inscribed, "SURVEY POINT DO NOT DISTURB RLS164" and/or "PAUL N. SCHERBEL RLS164 SURVEY POINT" and/or "SCOTT A. SCHERBEL RLS3889 SURVEY POINT", found this survey.
indicates a unit number - building designation.
indicates boundary line of Addition.
indicates unit boundary line/foundation.
indicates 50' setback line.

CREEKSIDE VILLAGE

FOURTH ADDITION

TO THE

TOWN OF JACKSON

WITHIN THE

S 1/2 SE 1/4 SECTION 32

T41N R116W

TETON COUNTY, WYOMING

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