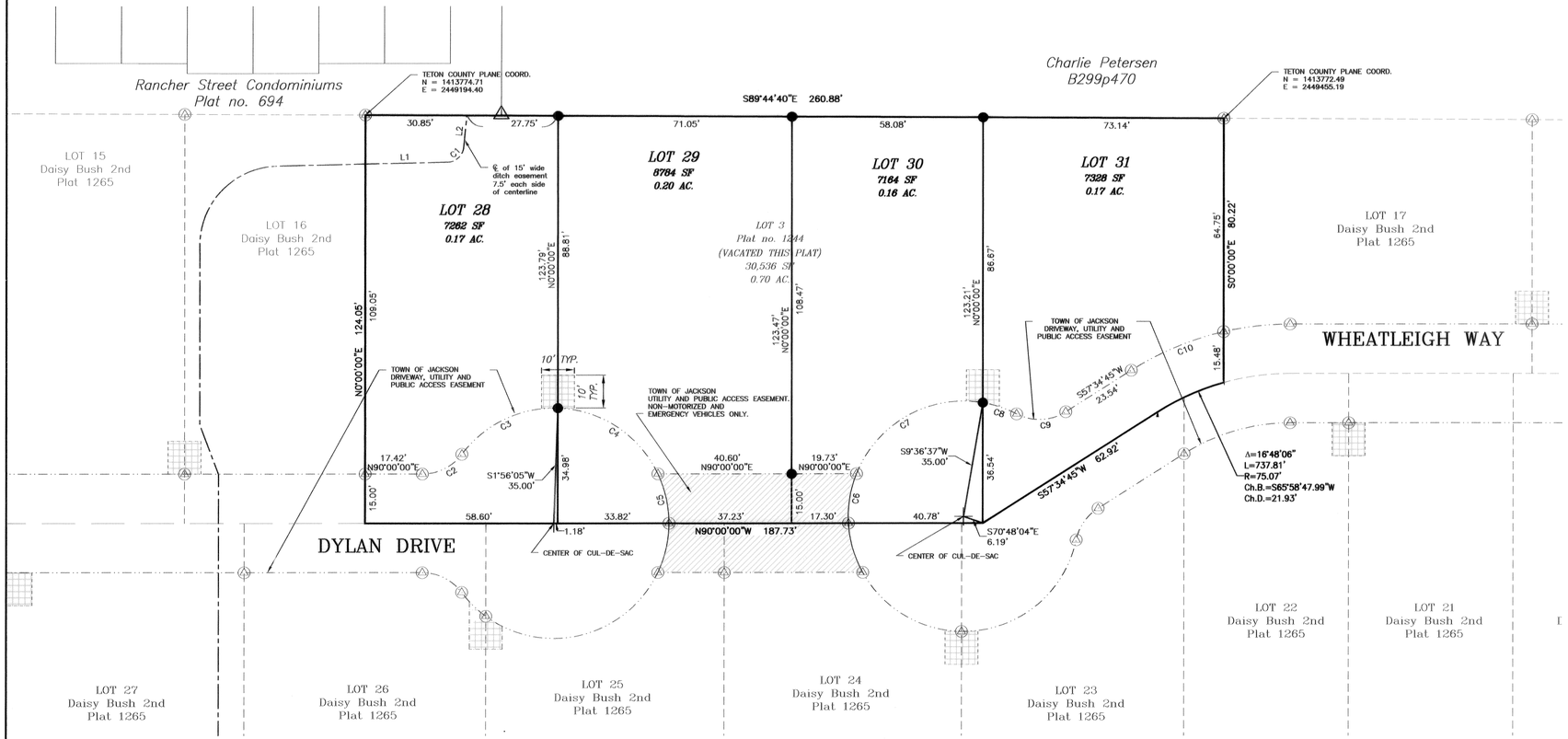


Line Table		
Line #	Length	Direction
L1	25.04	N88°43'40"E
L2	9.74	N5°34'52"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	7.26	5.00	83°08'48"	N47° 09' 16"E	6.64
C2	13.91	15.00	53°07'45"	S63° 26' 04"W	13.42
C3	33.63	35.00	55°03'33"	S64° 23' 58"W	32.35
C4	38.30	35.00	62°41'39"	N56° 43' 26"W	36.42
C5	15.50	35.00	25°22'37"	N12° 41' 18"W	15.38
C6	15.32	35.00	25°04'31"	S9° 12' 18"W	15.20
C7	47.57	35.00	77°52'03"	S60° 40' 35"W	43.99
C8	10.86	35.00	17°46'14"	N71° 30' 16"W	10.81
C9	15.66	15.00	59°47'59"	N87° 28' 51"E	14.95
C10	30.58	90.07	19°27'13"	S67° 18' 20"W	30.43

Zoning District: (AR, SR) AUTO-URBAN RESIDENTIAL, SUBURBAN RESIDENTIAL
Number of Lots: 4

2 Duplex Lots:
Lot 29 – 0.20 ac.
Lot 31 – 0.17 ac.

Total Project Acreage: 0.70 acres

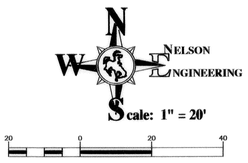
Plat Prepared: 1/19/2010

2 Single Family Lots:
Lot 28 – 0.17 ac.
Lot 30 – 0.16 ac.

Setbacks Restrictions All Lots:
Rear: 10'
Front: 25' (from Dylan Drive and Wheatleigh Way Centerlines)
Side: 5' (including Nelson Drive and Rancher Street)

LEGEND

- LOT LINE, THIS SUBDIVISION
- ADJACENT LOT LINE
- ALIQUOT PART LINE
- EASEMENT LINE
- CENTERLINE OF EASEMENT
- DRIVEWAY AND UTILITY EASEMENT
- 10'x10' UTILITY EASEMENT. 5' EACH SIDE OF PROPERTY LINE AND 10' DEEP EXTENDING FROM RIGHT-OF-WAY/SIDELINE LENTHENED OR SHORTENDED TO TERMINATE ON RIGHT-OF-WAY LINE.
- ● TO BE SET ⅝"ø REINFORCING BAR W/CAP INSCRIBED: PLS 4270
- ⍟ SET ⅝"ø REINFORCING BAR W/CAP INSCRIBED: PLS 4270
- △ FOUND, ⅝"ø REINFORCING BAR W/CAP INSCRIBED: NELSON ENGR PE & LS 578



INDIVIDUAL LOT CALCULATIONS
PER APPROVED
FINAL DEVELOPMENT PLAN
(in square feet)

LOT NO.	BUILDING FOOTPRINT	DRIVEWAY AREA	IMPERVIOUS SURFACE	ALLOWED FLOOR AREA
28	1,000	522	1,522	1,700
29	1,800	746	2,546	2,400
30	1,000	488	1,488	1,700
31	1,800	697	2,497	2,400
TOTAL	20,000	2,453	8,053	8,200

THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN BOOK 706, PAGES 189-226, AND THAT FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DAISY BUSH ADDITION AS RECORDED IN BOOK 730, PAGES 648-653, RECORDS OF TETON COUNTY.

DUPLEX LOTS 29 and 31 ARE SUBJECT TO FURTHER SUBDIVISION.

ALL DUPLEX LOTS AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND SUBSEQUENT AMENDMENTS ARE APPROVED FOR SUBDIVISION INTO TWO (ATTACHED) RESIDENTIAL UNITS.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS.

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

A PETITION FOR VOLUNTARY ABANDONMENT OF THE EXISTING SURFACE WATER RIGHTS HAS BEEN SUBMITTED TO THE STATE BOARD OF CONTROL.

ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. THE TOWN OF JACKSON HAS NO OBLIGATION TO REPAIR OR MAINTAIN SAID ROADWAYS.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

1296

Owner and Subdivider:

Das Diablos, LLC
a Wyoming Limited Liability Company
Box 3274
Jackson, WY 83001
(307) 413-2468

Surveyor and Engineer:

Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087

DAISY BUSH THIRD ADDITION
to the Town of Jackson

a subdivision of Lot 3,
of Daisy Bush Addition to the Town of Jackson
Plat no. 1244

and located within the
NE1/4NE1/4 of Section 34,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

DATE	1/19/2010		REV. 6/09/10
SURVEYED	NE		
ENGINEERED		SK	
DRAWN			
CHECKED			MJQ
APPROVED			

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE: Final Plat

JOB TITLE: Daisy Bush Third Addition to the Town of Jackson

DRAWING NO: 2 of 2

JOB NO: 07-052-03

S:\Proj\2007\052-03 (Daisy Bush) Third Addition, subdivision of Lot 3\Daisy Bush 3rd Addition.dwg (plat) - Mar 16 2010 10:02:21 am PLOTTED BY karlzimmer