

Certificate of Surveyor

State of Wyoming / SS
County of Teton / SS

I, Michael J. Quinn of Teton, Wyoming, hereby certify

that by authority of the owners I have surveyed the lands shown and described herein and herein into lots to be known as Elk Run Townhouse Addition to the Town of Jackson.

that the lands shown herein are described as:

A Tract of land located in the SE 1/4 of Section 32, T41N, R116W, S6th PM, Teton County, Wyoming, lying within the incorporated limits of the Town of Jackson and being a portion of Parcel B shown on Map D-296 as recorded in the Office of the Teton County Clerk and including that portion in Book 250 of Photos, pages 284-285 recorded in said Office, being all of Tract A, a portion of Tract B and a portion of Elk Run Lane as shown on Map F-310 as recorded in said Office, and being more particularly described as follows:

Beginning at a Point on the southern boundary of said Parcel B, being the northeast corner of said parcel in Book 250 of Photos;

Thence N 37°19'11" E, 90.42 feet to the southwest corner of Elk Run Homes Phase I-A, Plot No. 531, as recorded in said Office;

Thence along the south line of said Elk Run Homes Phase I-A, S 89°59'16" E, 241.85 feet;

Thence along the east line of said Elk Run Homes Phase I-A, N 0°40'07" E, 119.97 feet;

Thence continuing along said east line of Elk Run Homes, N 0°31'14" E, 30.22 feet to a point on the north line of Elk Run Lane as shown on said Map D-296;

Thence along said north line of Elk Run Lane, S 89°55'15" E, 301.05 feet to a point;

Thence along a northeasterly line of said Elk Run Lane, N 45°32'11" E, 23.04 feet;

Thence meeting said line of Elk Run Lane and proceeding S 45°07' E, 223.8 feet, more or less, to the bridge of the channel of Flat Creek;

Thence along the bridge of the channel of Flat Creek, the following approximate courses and distances:

53°12' W	14 feet
50°53' E	58 feet
53°55' E	180 feet
52°53' W	42 feet
58°04' W	74 feet
47°17' W	84 feet
43°44' W	111 feet
47°22' W	37 feet
58°33' W	84 feet, more or less to an easterly boundary of that tract in said Office in Book 12 of Photos, pages 120-126.

Thence departing from said bridge of Flat Creek and proceeding along said easterly boundary of said tract in Book 12 of Photos, N 0°31'14" E, 18.26 feet to a point;

Thence along a northerly boundary of said tract in Book 12 of Photos, N 89°56' 35" W, 59.97 feet to a point;

Thence along a westerly boundary of said tract in Book 12 of Photos, the eastern boundary of said parcel in Book 250 of Photos, S 0°31'14" E, 60.03 feet to the southwest corner of said parcel in Book 250 of Photos;

Thence along the south boundary of said parcel in Book 250 of Photos, N 89°56' 12" W, 87.04 feet to its southwest corner;

Thence along a westerly boundary of said parcel in Book 250 of Photos, N 0°31'14" E, 75.48 feet to the point of Beginning;

Containing 1.84 acres more or less, and subject to easements, rights-of-way, restrictions or restrictions of right-of-way of record, including but not limited to those shown on said Maps D-296 and F-310;

That to the best of my knowledge and belief the instructions to the applicable State Statute, and the laws of the State of Wyoming, and that the error of this plat is not greater than that permitted by law.

That all corners are as marked as shown herein.

Michael J. Quinn
Michael J. Quinn, Wyoming Professional Surveyor #1217

My Commission Expires
12/31/93

The foregoing instrument was acknowledged before me by Michael J. Quinn on the 15th day of October, 1993.

Witness my hand and official seal.

Notary Public
My Commission Expires

Certificate of Engineer

State of Wyoming / SS
County of Teton / SS

I, James J. Quinn, hereby certify that the water supply and sewer collection facilities designed for the Elk Run Subdivision are complete and are in accordance with the requirements of the State of Wyoming and the Town of Jackson.

James J. Quinn
James J. Quinn, Wyoming Professional Engineer and Land Surveyor #292

The foregoing instrument was acknowledged before me by James J. Quinn on the 15th day of October, 1993.

Witness my hand and official seal.

Notary Public
My Commission Expires

Certificate of Owners

State of Wyoming / SS
County of Teton / SS

The undersigned owners and proprietors of the lands described in the Certificate of Surveyor the above herein hereby certify:

That the foregoing subdivision is with the free consent and in accordance with the desires of the undersigned owners and proprietors.

That the name of the subdivision shall be Elk Run Townhouse Addition to the Town of Jackson.

That this subdivision is subject to all assessments of right and of record, including but not limited to that liability and Prothonotary assessment as contained in instrument recorded in Book 116 of Photos, pages 356 to 370 in the Office of the Teton County Clerk, that instrument being a portion of the Elk Run Townhouse Addition to the Town of Jackson, and that the instrument recorded in Book 117 of Photos, pages 48 to 52 in said Office, that right-of-way easement for underground utilities, and that the instrument recorded in Book 117 of Photos, pages 274 to 278, in said Office, that Easement to the Town of Jackson recorded in instrument recorded in Book 134 of Photos, page 273 in said Office.

That an easement across the Common Area, Lot 63, including all of the Limited Common Area, is hereby granted to those companies or entities supplying utility services to the subdivision.

That Elk Run Lane is hereby dedicated to the Town of Jackson.

That the roadway, sewer easements, and existing easements shown herein are hereby dedicated to the Town of Jackson.

That access to any sewer and water facilities, including pipelines, manholes, and valves, is hereby granted to the Town of Jackson.

That access across the Common Area, Lot 63, is hereby granted to emergency vehicles, including ambulances, fire fighting vehicles, and police vehicles.

That an undivided 1/82 interest in the Common Area, Lot 63, shall be appurtenant to and appurtenant with the easement interest of each individual lot to the corner of the lot.

That the Common Area, Lot 63, is reserved for the common use and enjoyment of the owners, their heirs, assigns, and guests, of a lot within the subdivision.

That the Limited Common Areas are reserved for the use of the owner of the adjacent lot, subject to the easements greater herein, and subject to the rights of the homeowner's association, and its authorized representatives to enter upon said Limited Common Areas for the purpose of maintaining, repairing, or inspecting, utility facilities serving lots of this subdivision.

That the seller does not warrant to purchaser that he shall have any rights to the continued natural flow of any stream or river, or to the stream or river.

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 any surface water rights appurtenant to the described lands are hereby abandoned in accordance with Section 18-3-108 of the Wyoming Statutes, 1977, as amended.

That all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

For Elk Run Townhouse Addition, Wyoming Limited Liability Company

Michael J. Quinn
My Commission Expires 12/4/96

Notary Public
My Commission Expires

Certificate of Mortgagee

State of Wyoming / SS
County of Teton / SS

The undersigned, acting through its duly authorized representative, hereby certifies that it is the holder of a mortgage upon the property described in the Certificate of Surveyor herein, and that the subdivision is shown herein and that the subdivision is subject to the provisions of the mortgage and that the mortgage shall be subordinate to the provisions and assessments as shown therein and herein.

Michael J. Quinn
My Commission Expires

Notary Public
My Commission Expires

Certificate of Acceptance

State of Wyoming / SS
County of Teton / SS
Town of Jackson

The foregoing Elk Run Townhouse Addition to the Town of Jackson was approved at the regular meeting of the Jackson Town Council on the 15th day of October, 1993, in accordance with Sections 18-2-102, 18-2-103, Wyoming Statutes, 1977, as amended.

Michael J. Quinn
My Commission Expires

Notary Public
My Commission Expires

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Town of Jackson

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Michael J. Quinn
My Commission Expires

Notary Public
My Commission Expires

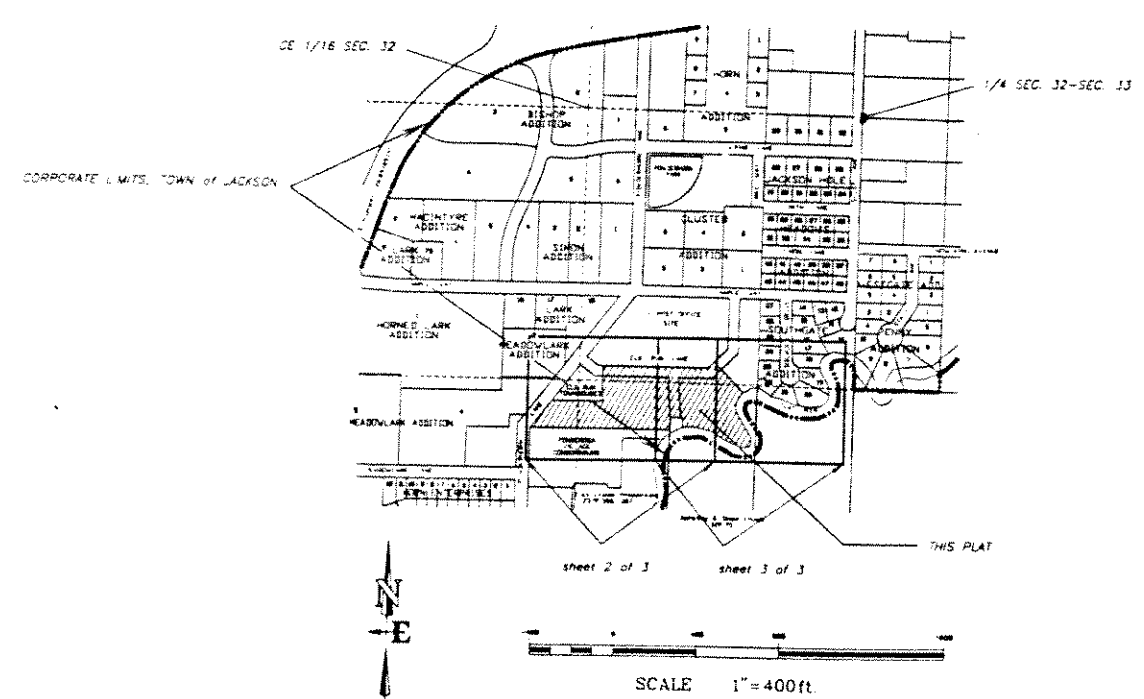
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Notary Public
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VICINITY MAP
SE 1/4 SECTION 32
T41N, R116W, 6th P.M.,
TOWN OF JACKSON,
TETON COUNTY, WYOMING

Owner and Subdivider: Elk Run Townhouse Limited Liability Company Box 1027 Jackson, Wyoming 83001 307-733-6060	zoning Classification Lot Size Number of Lots Total Acreage Total Density	Lot Multi-family residential 12 townhouse lots 1 common area lot Total Acreage Total Density
Engineer and Surveyor: Nelson Engineering, Inc. Box 1599 Jackson, Wyoming 83001 307-733-2087	Effective Floodplain USFWS Bottomline V-40, dated 10/29/82, 0234023 The center to Town of Jackson zone of 0.234017, and 0.40 feet to separation zone)	TABLE OF USES Total area, this project area within designated streets area in 42 residential lots area of common area lot 63

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.

THIS PROPERTY MAY BE SUBJECT TO WINTER FLOODING.



792
ELK RUN TOWNHOUSES
Addition to the Town of Jackson
a subdivision within the
SE 1/4 Section 32,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

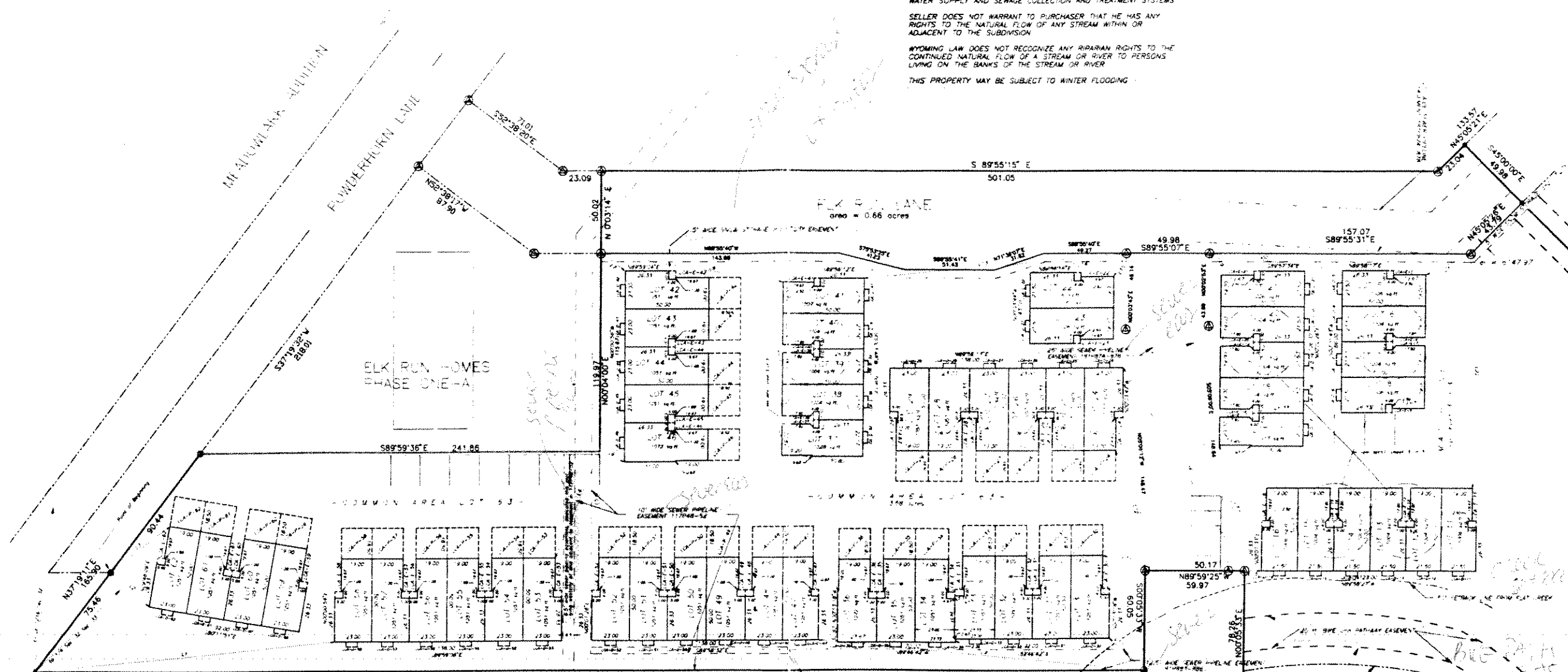
DRAWING NO 1 OF 3	JOB NO 93-070-3	JOB TITLE SURVEYING AND ENGINEERING SERVICES LEARN-UP DEVELOPMENT	DRAWING TITLE FINAL PLAT PAGE 1 OF 3	REV	12/09/93	NE	MIQ
				DATE	SUBMITTED	DRAWN	CHECKED

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N = 412554.436
 E = 443753.594
 Zone = 12Q UTM
 UTM Zone 12Q
 UTM Easting 443753.594
 UTM Northing 412554.436
 UTM Zone Number 12Q
 UTM Datum NAD 83
 UTM Spheroid GRS 1980
 UTM False Easting 500000.000
 UTM False Northing 0.000
 UTM Units Meter

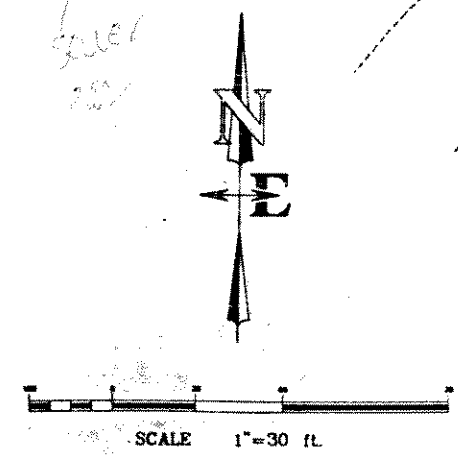
PONDEROSA VILLAGE CONDOMINIUMS

LEGEND:

- Property boundary, this subdivision
- - - Property boundary, adjoining parcel
- - - Lot (Unit) Boundary
- ⊙ FOUND, steel reinforcing bar w/ aluminum cap inscribed "PE & LS 2612"
- ⊙ FOUND, steel "I-stake" w/ cap inscribed: "survey point do not disturb RLS 164"
- ⊙ FOUND, steel "I-stake" w/ cap inscribed: "PE & LS 2612"
- ⊙ FOUND, steel reinforcing bar w/ cap inscribed: "RLS 164"
- ⊙ SET, steel reinforcing bar w/ cap inscribed: "NELSON ENGR PE & LS 2612"
- - - Boundary of Limited Common Area
- LCA-D-00 = Limited Common Area, Deck
- LCA-E-00 = Limited Common Area, Entryway
- LCA-P-00 = Limited Common Area, Parking
- - - easement line
- - - Pathway or Fishing easement line
- - - creek bank (Nov. 1992)
- - - creek setback line
- - - Roadway line (approximate only) taken from FIRM map panel 660 of 825

YES TO BUILDING LOT, CORNER:

LINE	DIRECTION	DISTANCE
1	N89°29'46" E	81.01
2	S89°55'25" W	59.97
3	N89°55'25" W	59.97
4	S89°55'25" W	59.97
5	N89°55'25" W	59.97
6	S89°55'25" W	59.97
7	N89°55'25" W	59.97
8	S89°55'25" W	59.97
9	N89°55'25" W	59.97
10	S89°55'25" W	59.97
11	N89°55'25" W	59.97
12	S89°55'25" W	59.97
13	N89°55'25" W	59.97
14	S89°55'25" W	59.97
15	N89°55'25" W	59.97
16	S89°55'25" W	59.97
17	N89°55'25" W	59.97
18	S89°55'25" W	59.97
19	N89°55'25" W	59.97
20	S89°55'25" W	59.97
21	N89°55'25" W	59.97
22	S89°55'25" W	59.97
23	N89°55'25" W	59.97
24	S89°55'25" W	59.97
25	N89°55'25" W	59.97
26	S89°55'25" W	59.97
27	N89°55'25" W	59.97
28	S89°55'25" W	59.97
29	N89°55'25" W	59.97
30	S89°55'25" W	59.97



NOTE: The boundary courses along Flat Creek are of height from that map. The 28 recorded in the Office of the Teton County Clerk. The actual property boundary is the thread of the stream of Flat Creek.

NOTE: Portions of this property are in an area designated as lying within the boundary of FIRM map panel 660 of 825 prepared by the Federal Emergency Management Agency for Teton County and incorporated Annex 100000 of the property, the shown as lying within said FIRM hazard areas pursuant to 17 USC 1702.

ELK RUN TOWNHOUSES
 Addition to the Town of Jackson
 a subdivision within the
 SE 1/4 Section 32,
 T41N, R116W, 6th P.M.,
 Town of Jackson,
 Teton County, Wyoming

DRAWING NO 2 OF 3	JOB NO 93-076-3	JOB TITLE ENGINEERING and SURVEYING SERVICES ELKRUN DEVELOPMENT	DRAWING TITLE FINAL PLAN PAGE 2 of 3	DATE 12/09/03	REV. BY DATE
				SURVEYED DRAWN CHECKED APPROVED ENGINEER	BY DATE BY DATE BY DATE

NELSON ENGINEERING, INC

P.O. BOX 1598, JACKSON WYOMING (307) 733-2087

