

CERTIFICATE OF OWNER

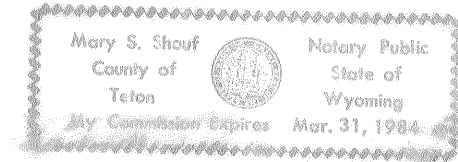
State of Wyoming) ss  
County of Teton)

I, Peter Hunt Wright-Clark, a married man of Wilson, Wyoming, hereby certify that the foregoing subdivision of part of the NE1/4NE1/4 of Section 15 and part of the NW1/4NW1/4 of Section 14, T41N, R117W, 6th P.M., Teton County, Wyoming and more particularly described under the Certificate of Surveyor is with the free consent and in accordance with the desires of the undersigned owner and proprietor of the described lands; that the name of the subdivision shall be FIGHTING BEAR CREEK RANCH; that Rainbow Trout Lane is a private roadway with a right-of-way granted to each lot owner and that the road will be built in accordance with the standards, rules and regulations of said County; that Lots 1 and 2 are subject to an easement for a county road as shown; that the road right-of-ways, the Access Easement and the Utility Easements are subject to easements for underground utilities; that access along Rainbow Trout Lane and the Access Easement is reserved unto the grantor, his heirs, successors and assigns; that access for ditch maintenance is granted to permit holders appropriating water through Foster Ditch; that the subdivision is subject to a Declaration of Covenants, Conditions and Restrictions of record; that the subdivision is subject to any easements of sight or record including that easement for electric distribution circuits of record in Book 4

Pamela Wright-Clark  
Pamela Wright-Clark

Peter Hunt Wright-Clark  
Peter Hunt Wright-Clark

The foregoing instrument was acknowledged before me by Pamela Wright-Clark and Peter Hunt Wright-Clark this 7th day of July, 1980. Witness my hand and official seal.



Mary S. Shout  
Notary Public

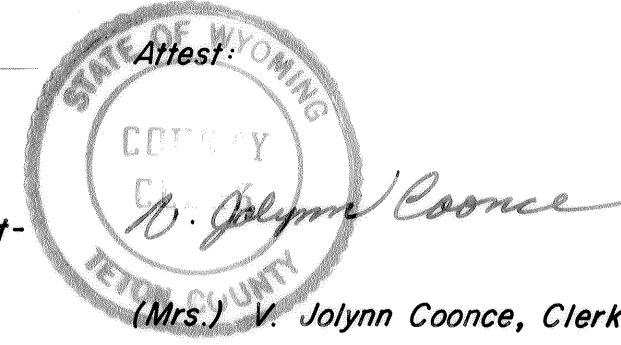
My commission expires: March 31, 1984

CERTIFICATE OF APPROVAL

Pursuant to Section 34-12-103 and Sections 18-5-301 through 18-5-315, Wyoming Statutes, as amended in 1977, the foregoing FIGHTING BEAR CREEK RANCH Subdivision was approved at the regular meeting of the Board of County Commissioners held on the 8th day of July, 1980. Subject to the Resolution for the Adoption of the Teton County Comprehensive Plan and Implementation Program dated December 6, 1977 and effective January 1, 1978 and the Resolution for the Approval of Subdivision and Townsite Plats as adopted August 1, 1967.

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF TETON

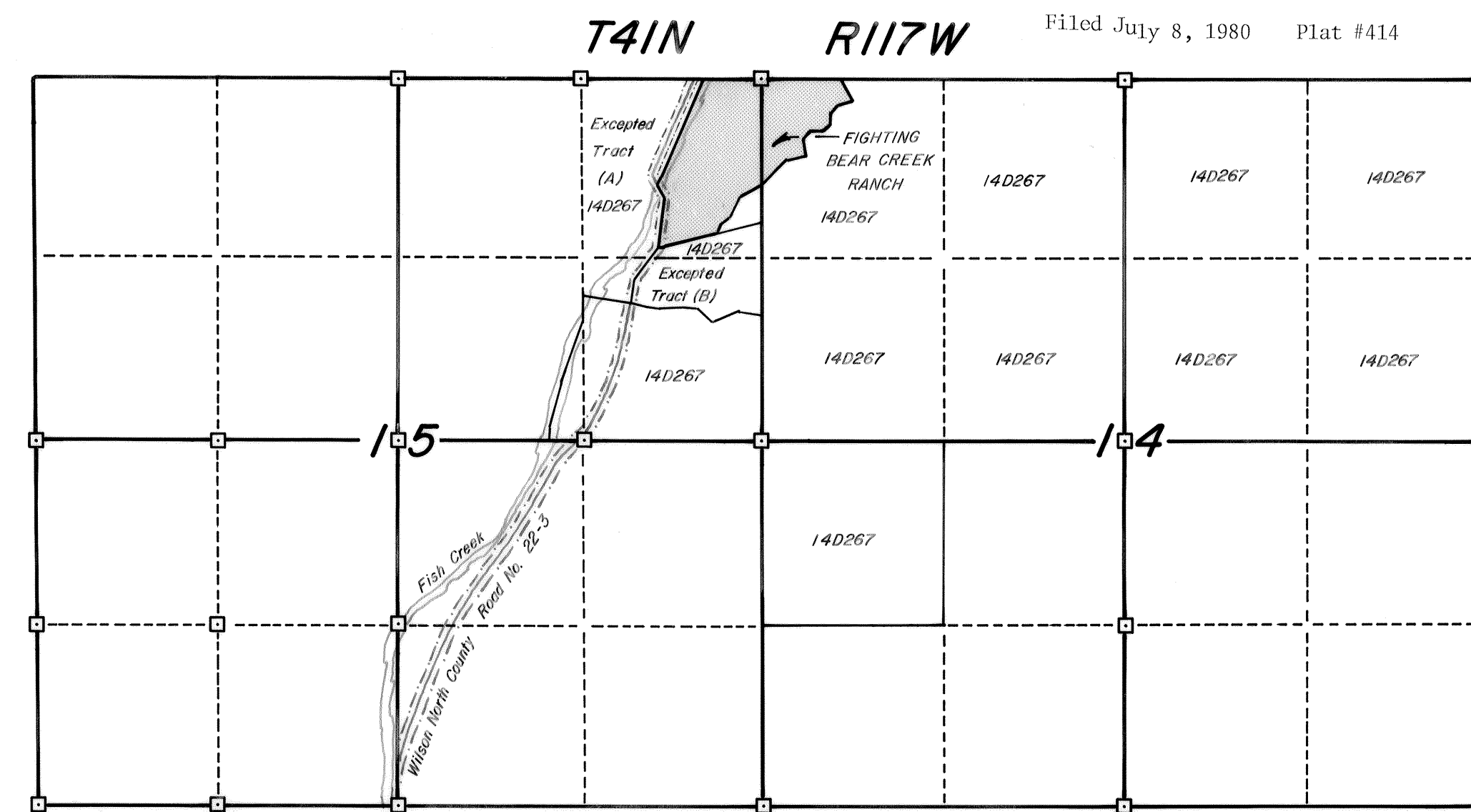
Jerry L. Tracy, Chairman



(Mrs.) V. Jolynn Coonce, Clerk



JHTE  
Jackson Hole Title & Escrow



LOCATION MAP

CERTIFICATE OF SURVEYOR

I, Peter M. Jorgensen of Jackson, Wyoming hereby certify that this map was made from notes taken during an actual survey made by Scott R. Pierson, under my supervision during May, 1980; that it correctly represent FIGHTING BEAR CREEK RANCH Subdivision located in the NE1/4NE1/4 of Section 15 and the NW1/4NW1/4 of Section 14, T41N, R117W, 6th P.M., Teton County, Wyoming being part of a tract conveyed by a deed of record in the Office of the Clerk of Teton County in Book 14 of Deeds on page 267 described as follows: BEGINNING at the northeast corner of said NE1/4NE1/4, identical with the northwest corner of said NW1/4NW1/4; thence S89°-54.3'E, 581.14 feet along the north line of said NW1/4NW1/4, identical with the north line of said tract to a point; thence continuing S89°-54.3'E, 22.36 feet along said north line; thence S26°-26.6'E, 181.29 feet to an intersection with the centerline of a creek; thence along the centerline of said creek through the following courses: proceeding from said intersection S73°-45.9'W, 108.45 feet; thence S39°-27.8'W, 82.71 feet; thence S07°-48.1'W, 67.57 feet; thence S46°-58.5'W, 81.64 feet; thence S89°-26.2'W, 76.60 feet; thence S45°-15.2'W, 83.74 feet; thence S09°-01.8'E, 118.92 feet; thence S73°-03.7'W, 130.49 feet; thence S45°-32.9'W, 274.15 feet; thence S63°-19.7'W, 169.18 feet; thence S28°-55.9'W, 172.40 feet; thence S35°-47.7'W, 134.70 feet to an intersection of said centerline with the north line of Excepted Tract (B) of said deed; thence leaving said centerline S75°-06.1'W, 31.57 feet along said north line to a point; thence continuing S75°-06.1'W, 383.74 feet along said north line to a point; thence continuing S75°-06.1'W, 10.63 feet along said north line to a point; thence N68°-06.2'W, 20.87 feet along said north line to the northwest corner of said Excepted Tract (B), identical with a corner on the east line of Excepted Tract (A) of said deed on the centerline of Wilson North County Road No. 22-3; thence N05°-52.1'E, 361.34 feet along said centerline, identical with said east line; thence N24°-15.4'W, 117.35 feet along said centerline to an intersection with the centerline of Fish Creek; thence along the centerline of Fish Creek, identical with said east line, N39°-03.5'E, 52.03 feet; thence continuing along said centerline N22°-30.6'E, 777.26 feet to the northeast corner of said Excepted Tract (A), identical with the northwest corner of the conveyed tract of said deed on the north line of said NE1/4NE1/4; thence N89°-58.0'E, the base bearing for this survey, 35.35 feet along said north line, identical with the north line of said conveyed tract to a point; thence continuing N89°-58.0'E, 369.17 feet along said north line to the corner of beginning; ENCOMPASSING an area of 22.13 acres, more or less, using chords to approximate the centerlines of said creeks.

NO PROPOSED DOMESTIC WATER SOURCE.  
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.  
NO PUBLIC MAINTENANCE OF RAINBOW TROUT LANE.  
SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC TANK SYSTEMS.

Acreage: 22.13 Acres ±  
Number of Lots: 5  
Land Use District: Residential - Agricultural  
RA-3  
RA-20 a strip of land along Fish Creek subject to flooding.  
Environmental Protection District:  
Ground Water Protection District - Depth 3-5 Feet.  
10 Year Flood Plain - Depth less than 3 Feet along a strip of land adjacent to Fish Creek.  
Water Course Protection District.

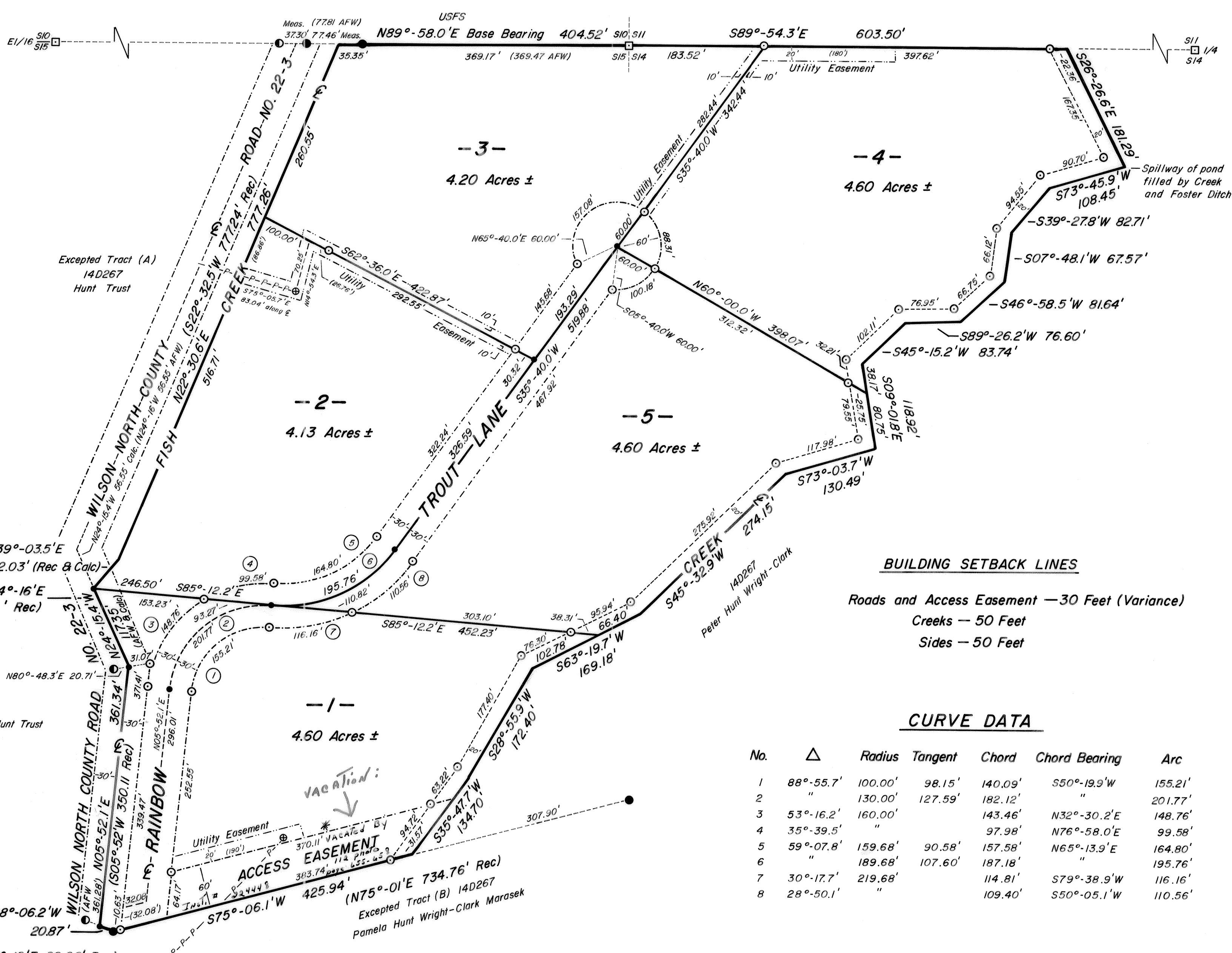
OWNER & SUBDIVIDER: Peter Hunt Wright-Clark  
PO Box 135  
Wilson, Wyoming 83014

SURVEYOR & ENGINEER: Peter M. Jorgensen  
PO Box 1142  
Jackson, Wyoming 83001

DATE: May 30, 1980  
Revised July 7, 1980

FIGHTING BEAR CREEK RANCH

BEING PARTS OF THE  
NE1/4NE1/4 SECTION 15 & NW1/4NW1/4 SECTION 14  
T41N R117W 6th P.M.  
TETON COUNTY, WYOMING



BUILDING SETBACK LINES

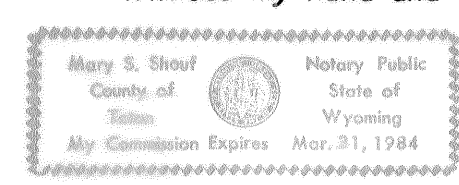
Roads and Access Easement - 30 Feet (Variance)  
Creeks - 50 Feet  
Sides - 50 Feet

CURVE DATA

No.	Δ	Radius	Tangent	Chord	Chord Bearing	Arc
1	88°-55.7'	100.00'	98.15'	140.09'	S50°-19.9'W	155.21'
2	"	130.00'	127.59'	182.12'	"	201.77'
3	53°-16.2'	160.00'	143.46'	N32°-30.2'E	N76°-58.0'E	148.76'
4	35°-39.5'	"	97.98'	N76°-58.0'E	"	99.58'
5	59°-07.8'	159.68'	90.58'	157.58'	N65°-13.9'E	164.80'
6	"	189.68'	107.60'	187.18'	"	195.76'
7	30°-17.7'	219.68'	114.81'	114.81'	S79°-38.9'W	116.16'
8	28°-50.1'	"	109.40'	109.40'	S50°-05.1'W	110.56'

- indicates a Certified Land Corner Recordation Certificate filed.
- indicates a 1/2" diameter rebar found this survey.
- indicates a 1/2" diameter rebar with aluminum Surv-Kap inscribed "ESI AFWs 325" and other appropriate details found this survey.
- indicates a T-shaped stake 18" long with chromed cap inscribed "SURVEY POINT PETER M. JORGENSEN PE & LS 2612".
- indicates a 3/8" x 12" steel spike.
- P-P-● indicates an existing power line and pole.

State of Wyoming) ss  
County of Teton)  
The foregoing instrument was acknowledged before me by Peter M. Jorgensen this 7th day of July, 1980. Witness my hand and official seal.  
Notary Public  
My commission expires: March 31, 1984



Mary S. Shout  
Notary Public