

LEGEND

- Indicates a Brass Cap monument inscribed as shown found this survey (Corner recordation form on file with the Teton County Clerk)
- Indicates a 5/8" diameter steel rebar with aluminum cap inscribed "Nelson Engr PE & LS 578" found this survey
- Indicates a 5/8" diameter steel rebar, 24 inches long with aluminum cap inscribed "PIERSON LAND WORKS, INC. PLS 3831" found this survey
- Indicates a 5/8" diameter steel rebar, 24 inches long with aluminum cap inscribed "PIERSON LAND WORKS, INC. PLS 3831" set this survey

- Lot Line
- - - - - Adjacent Boundary Line
- - - - - Section Line
- - - - - Section Line
- - - - - Easement Line
- - - - - Irrigation Ditch

CERTIFICATE OF ACCEPTANCE

STATE OF WYOMING)) ss
 COUNTY OF TETON))

Pursuant to Sections 34-12-103 and Sections 18-5-301 through 18-5-315, Wyoming Statutes 1977, as amended, the foregoing FINAL PLAN OF GRAND VIEW ESTATES, was approved at its regular meeting of the Board of County Commissioners of Teton County, Wyoming held this 23rd day of April, 2007.

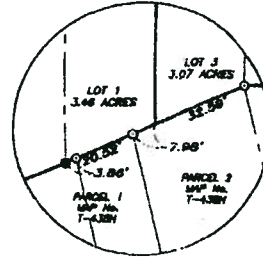
Subject to the Resolution for the Adoption of the Teton County Comprehensive Plan and Land Development Regulations dated May 4, 1994 and effective May 24, 1994 as amended.

Attest:

Sheryl L. DePue, Clerk
 Sheryl L. DePue, Clerk

Andree Schwartz, Chair
 Board of County Commissioners
 County of Teton

DETAIL



CERTIFICATE OF OWNER

STATE OF WYOMING)) ss
 COUNTY OF TETON))

The undersigned owner and proprietor hereby certifies that the foregoing subdivision of Adjusted Parcel C, as shown on Map T-432-14 recorded in the Office of the Clerk of Teton County, Wyoming, being within the SE1/4 of Section 33, T42N, R116W, 6th P.M., Teton County, Wyoming as shown on this plat and more particularly described under the Certificate of Survey is with their free consent and in accordance with their desire:

- that the name of the subdivision shall be GRAND VIEW ESTATES subdivision;
- that access to this subdivision is taken from King's Highway by Stone Creek Lane in accordance with that Access and Utility Easement as contained in those instruments recorded in said Office in Book 50 of Photo, pages 386-387 and Book 622 of Photo, pages 772-773;
- that this subdivision is subject to that common easement agreement as contained in that instrument recorded in said Office in Book 31 of Photo, pages 171 and 172;
- that easements exist for the White ditch and Buckskin ditch and laterals;
- that this subdivision is subject to those covenants, conditions, and restrictions recorded concurrently with this plat in said Office;
- that this subdivision is subject to any other easements, restrictions, reservations, rights-of-way, and conditions of right and/or record including, but not limited to those shown herein;
- that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released;

James D. Brunk, Jr
 SIGNATURE BY SEPARATE AFFIDAVIT

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)) ss
 COUNTY OF TETON))

I, Scott R. Pierson of Jackson, Wyoming hereby certify that this plat was made from record data available in the Office of the Clerk of Teton County, Wyoming and from notes taken during a survey performed by others under my supervision during September 2002, June 2005, and December 2005;

that the plat correctly represents the best plat of GRAND VIEW ESTATES subdivision;

that GRAND VIEW ESTATES subdivision, is located within Adjusted Parcel C, as shown on Map T-432-14 recorded in the Office of the Clerk of Teton County, Wyoming, being within the SE1/4 of Section 33, T42N, R116W, 6th P.M., Teton County, Wyoming, being more particularly described as follows:

COMMENCING at the SE corner of Section 33, marked by a pipe with brass cap stamped "NW 1/4 S33/S34 T42N R116W 1965";

THENCE N 01°46'18" W along the east line of the SE1/4 of Section 33 which is the Base of Survey taken from the Final Plat of East Zenth Subdivision, Plat No. 380, recorded in said Office, 742.77 feet, to the POINT OF BEGINNING, marked by a 5/8 inch diameter steel rebar, 24 inches long with an aluminum cap inscribed "PIERSON LAND WORKS, INC. PLS 3831";

THENCE S 89°29'37" W, 484.09 feet, to a 5/8 inch diameter reinforcing bar, 24 inches long with an aluminum cap inscribed "PIERSON LAND WORKS, INC. PLS 3831";

THENCE S 89°29'37" W, 338.78 feet, to the southeast corner of Lot 8 of said East Zenth Subdivision, marked by a 5/8 inch diameter reinforcing bar, 24 inches long with an aluminum cap inscribed "Nelson Engr PE & LS 578";

THENCE N 01°46'18" W, 341.85 feet, along the east line of said Lot 8, to the southeast corner of Lot 4 of said East Zenth Subdivision, marked by a 5/8 inch diameter reinforcing bar, 24 inches long with an aluminum cap inscribed "Nelson Engr PE & LS 578";

THENCE N 01°46'18" W, 331.40 feet, along the east line of said Lot 4, to a point marked by a 5/8 inch diameter reinforcing bar, 24 inches long with an aluminum cap inscribed "PIERSON LAND WORKS, INC. PLS 3831" set on the surface corner to the true northeast corner of Lot 4 of said East Zenth Subdivision;

THENCE N 01°46'18" W, 12.00 feet, along the east line of said Lot 4, to a point lying within an irrigation ditch and intentionally not monumented, said point being the true northeast corner of Lot 4 of said East Zenth Subdivision;

THENCE along the north line of the SE1/4 of said Section 33, N 89°42'17" E, 686.67 feet, to the N 1/16 corner of said Section 33, marked by a pipe with brass cap stamped "WY R.L.S. 161";

THENCE S 01°46'18" W, 508.21 feet, along the east line of the SE1/4 of said Section 33 to the POINT OF BEGINNING and the bearings of this description;

Enclosing an area of 8.85 acres, more or less.

Together with and subject to Covenants, Conditions, and Restrictions and any easements, rights-of-way or encumbrances of right or record, including but not limited to those shown herein;

That there are surface water rights appurtenant to the lands of this subdivision as indicated in the water rights notes which shall be recorded in accordance with Sections 18-5-306, (2)(1)(a), Wyoming Statutes, 1977, as amended.

All points and corners shall be re-monumented as shown herein by June 30, 2007.

Scott R. Pierson
 Wyoming Professional Land Surveyor No. 3831

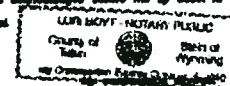


ACKNOWLEDGMENT

STATE OF WYOMING)) ss
 COUNTY OF TETON))

The foregoing instrument was acknowledged before me by Scott R. Pierson on this 26th day of April 2007.

Witness my hand and official seal.



Scott R. Pierson
 Scott R. Pierson

CERTIFICATE OF MORTGAGEE

STATE OF WYOMING)) ss
 COUNTY OF TETON))

The undersigned is the mortgagee of the land described under the Certificate of Survey and hereby consents to the foregoing subdivision and the disposition of the lands contained in the Certificate of Owners, and agrees that the mortgage shall be subordinated to the subdivision and assessments contained therein and shown herein.

Jackson State Bank & Trust

SIGNATURE BY SEPARATE AFFIDAVIT



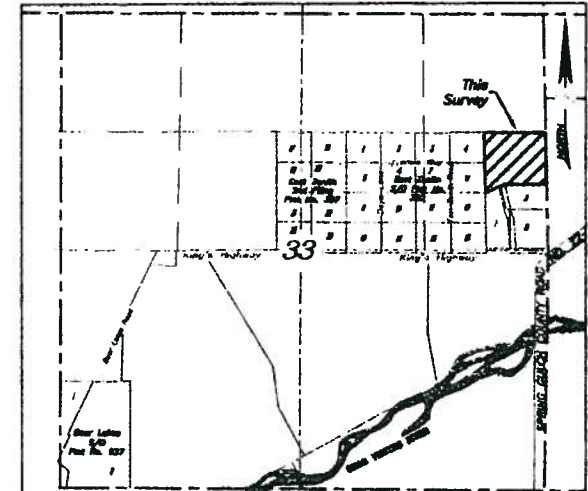
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS
- NO PROPOSED PUBLIC DOMESTIC WATER SOURCE
- NO PROPOSED PUBLIC SEWAGE DISPOSAL
- EMERGENCY VEHICLE ACCESS SHALL BE GRANTED ACROSS ALL PROPOSED DRIVEWAYS

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER SUBDIVISIONS EXCEPT IN ACCORDANCE WITH THE TETON COUNTY LAND DEVELOPMENT REGULATIONS

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 WITH REGARD TO THE NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

Vicinity Map
 SEC 33 T.42N. R.116W.



NOTES-WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY

1. The subdivider is proposing enhanced wastewater treatment systems for all lots that will include Advantec AX20-CW enhanced. Additional site-specific investigation must be completed on each lot prior to the design and construction of the enhanced sewage systems to ensure that subsurface conditions are such that regulatory design standards including separation distances can be met. The enhanced wastewater treatment systems shall be designed and certified by a Wyoming Professional Engineer and shall closely follow the approved engineering design specifications.
2. The treatment standards for the proposed enhanced wastewater treatment systems are as follows:
 Total Coliforms <300 colonies/100ml (maximum 30-day geometric mean)
 Total Kjeldahl Nitrogen <25mg/l (maximum 30-day average)
3. The subdivider or subsequent lot owners are hereby advised to hire a reputable well drilling contractor and construct their well within guidelines described in the State Engineer's Office Rules and Regulations, Part II, Water Well Minimum Construction Standards. An approved permit from the Wyoming State Engineer's Office is required prior to drilling any water well.

WATER RIGHT NOTES:

- There are surface water rights of record with the Wyoming State Engineer appurtenant to this subdivision. Original supply is conveyed through the White Ditch, Permit No. 4771, with a priority of September 11, 1931. These water rights will be retained in accordance with Section, 18-5-306(a), Wyoming Statutes, as amended.
- There will be no change in the use of the water.
- There will be no change in the place of use of the water.
- There will be no change in the point of diversion.
- There will be no change in the means of conveyance.
- Irrigation ditches are subject to easements 15 feet each side of the mean high water line of the ditch to allow for repair and maintenance of the ditch.
- Each owner will be responsible for the means of diversion from the White Ditch and its existing and proposed laterals; the means of diversion shall be limited to a controlled headgate or pump.
- The owner of Lot 3 shall serve as the subdivision representative in regards to water issues with other appropriators for the White ditch. Said Lot owner may delegate this responsibility to another lot owner within the subdivision in the future.
- An irrigation plan for this subdivision is on file at the Wyoming State Engineer's Office.

OWNER:
 JAMES D. BRUNK, JR.
 P.O. BOX 7374
 JACKSON, WY. 83002
 (307) 733-9430

SURVEYOR:
 PIERSON LAND WORKS, INC
 180 S. WILLOW ST.
 P.O. BOX 1143
 JACKSON, WYOMING 83001
 PHONE 733-5429

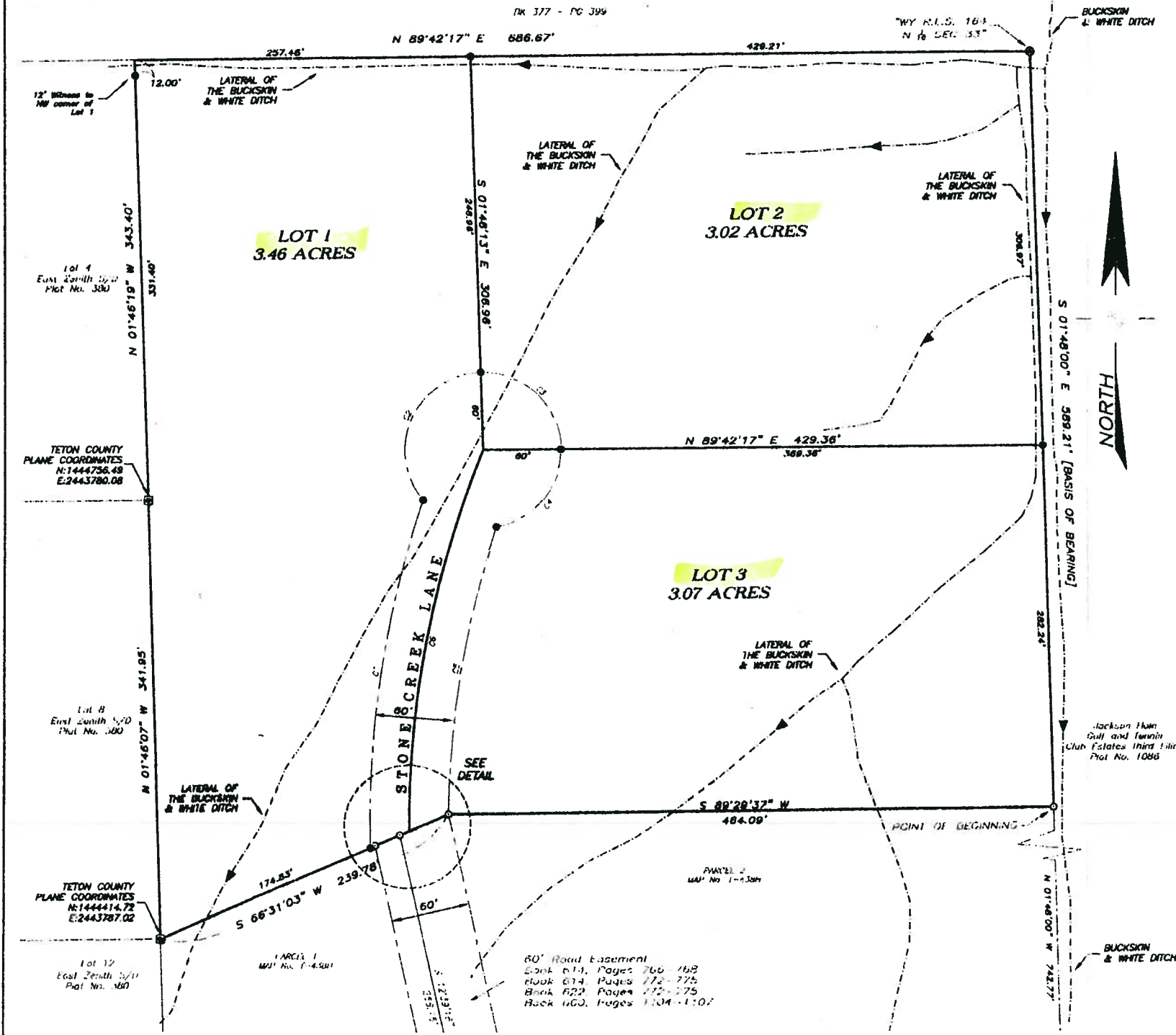
LAND USE DISTRICT = NEIGHBORHOOD CONSERVATION-SINGLE FAMILY (NC-SF)
TETON COUNTY SETBACKS IN NC-SF ZONE

3.1 ACRES
 FRONT = 50'
 SIDE = 30'
 REAR = 40'
 HEIGHT = 30'

OVERLAYS: NONE
 NUMBER OF LOTS: 3
 AVERAGE ACREAGE/LOT: 3.18 ACRES
 TOTAL PROJECT ACREAGE: 9.55 ACRES
 PREPARATION DATE: NOVEMBER 30, 2006
 FINAL REVISION DATE: March 28, 2007

FINAL PLAT
 for
Grand View Estates
 being part of
 SE1/4NE1/4 Section 33
 T. 42 N., R. 116 W., 6th P.M.,
 TETON COUNTY, WYOMING

1198



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	780.00'	275.78'	274.35'	N 06°13'40" E	20°19'30"
C2	60.00'	133.98'	107.83'	N 24°18'26" E	127°56'43"
C3	60.00'	95.79'	85.94'	S 46°01'58" E	91°28'30"
C4	60.00'	84.34'	77.37'	N 39°58'29" E	80°32'24"
C5	720.00'	228.68'	227.72'	N 06°05'56" E	18°11'53"
C6	760.00'	304.24'	302.16'	N 10°37'49" E	23°14'32"

