

CERTIFICATE OF SURVEYOR

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

I, Michael J. Quinn of Wilson, Wyoming, hereby certify, to the best of my knowledge and belief: that this plat was made from the notes of surveys made by me and under my direction and from records in the Office of the Teton County Clerk; that by authority of the owners I have divided the lands shown hereon into lots to be known as Jackson Business Park Addition to the Town of Jackson; that the lands shown hereon are described as:

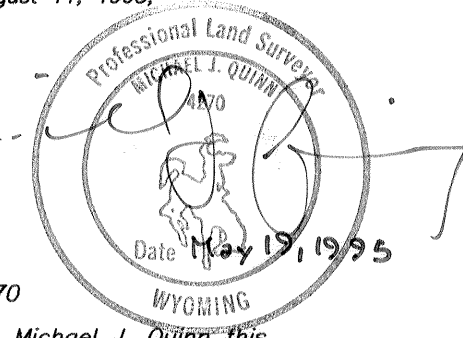
A Tract of Land located within the SE1/4 NE1/4 and GLO Lot 1 of Section 6, T40N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming, being that parcel described in that instrument of record in Book 298, pages 1159-1160 in the Office of the Teton County Clerk, and being more particularly described as follows:

Beginning at a Point on the westerly right-of-way line of U.S. Highway 26, 89, 189, 191, which lies S01°53'32"W, 1069.81 feet from the northeast corner of Said Section 6;

- Thence N89°53'05"W, 375.31 feet to a point;
- Thence N02°23'28"E, 29.54 feet to a point;
- Thence S89°52'25"W, 286.90 feet to a point;
- Thence S00°06'21"E, 612.75 feet to a point;
- Thence N89°12'05"E, 475.91 feet to a point;
- Thence N00°06'56"W, 201.69 feet to a point;
- Thence N89°56'12"E, 186.24 feet to a point on said westerly right-of-way line, U.S. Highway 26, 89, 189, 191;
- Thence along said westerly right-of-way line, N00°07'34"W, 374.56 feet to the Point of Beginning.

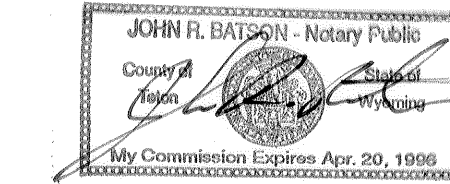
Containing 8.14 acres, more or less, and subject to easements, rights-of-way, reservations, restrictions, and agreements, of sight and/or of record.

that all points and corners are monumented as shown hereon, with the exception of those described as "SET" in the legend, which points shall be monumented by August 11, 1995;



Michael J. Quinn, Wyoming Professional Land Surveyor 4270

The foregoing instrument was acknowledged before me by Michael J. Quinn this 5 day of May, 1995. Witness my hand and official seal.



Notary Public My commission expires: 4/20/96

CERTIFICATE OF OWNER

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

The undersigned owners hereby certify that the foregoing subdivision of the lands shown hereon and described in the Certificate of Survey hereon is with the free consent and in accordance with the desires of the undersigned owners and proprietors of the described lands; that the name of the subdivision shall be Jackson Business Park Addition to the Town of Jackson; that said Jackson Business Park Addition to the Town of Jackson is subject to easements, reservations, and restrictions, of sight and/or of record, including but not limited to those shown hereon; that the roadway shown hereon as Martin Lane is hereby granted to the Town of Jackson; that access to any utility features, including but not limited to sewer pipelines, manholes, and water valves and pipelines, is hereby granted to the Town of Jackson for the purposes of maintenance, inspection, repair, or construction of said utilities; that the "20 foot utility easement" paralleling the outside line of Martin Lane is hereby dedicated to those utility companies serving this subdivision, including Lower Valley Power and Light, U.S. West Communications, and TCI Cablevision, Inc., and their heirs, successors, and assigns, for the construction, maintenance, and repair of utility features serving this subdivision; that access over the "shared access" easements shall be reserved to the appurtenant lots on which the easement(s) are located; that the 20 foot waterline easement along the easterly boundary of the property shown and described hereon is hereby dedicated to the Town of Jackson; that the stormwater drainage easements shown hereon as "public drainage easements" are hereby dedicated to the Town of Jackson; that the pathway and recreation easements shown hereon are hereby granted to the Town of Jackson and dedicated to the use of the public; that any surface water rights appurtenant to the lands of this subdivision will be abandoned in accordance with Section 18-5-306, (12), (A), Wyoming Statutes, 1977, as amended; that access is hereby granted across any roadways, private drives, or parking areas for fire, police, and other emergency services; that the 20 foot stormwater pipeline easement along portions of the boundaries of Lots 9 and 10 as shown hereon shall be vacated and revert to the owners of said lots should it not be used or necessary for the purpose specified; that there shall be no direct vehicular access from Lot 9 of this subdivision to U.S. Highway 26, 89, 189, 191; that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released; that seller does not warrant to purchaser that he shall have any rights to the continued natural flow of any river or stream within or adjacent to the subdivision; that Wyoming law does not recognize any riparian rights to the continued natural flow of any river or stream to persons living on the bank of the river or stream.

for Cheetah Limited Liability Company and Bath Industries, a Wyoming Limited Partnership

The foregoing instrument was acknowledged before me by G. BLANK HORE JR. this 17th day of May, 1995. Witness my hand and official seal.



Notary Public My commission expires: 4/20/96

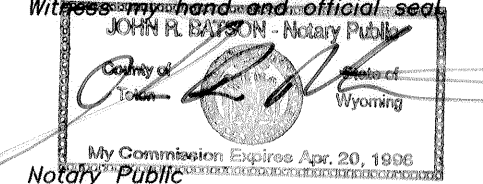
CERTIFICATE OF ACCEPTANCE

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

The undersigned, acting through its duly authorized representative, hereby certifies that it is the holder of a mortgage on the property described in the Certificate of Survey hereon, and hereby consents to the subdivision of the property as shown hereon and agrees that its mortgage shall be subordinated to the dedication of land and easements as shown hereon and as contained in the Certificate of Owners hereon.

Attest: (for) Jackson State Bank

The foregoing instrument was acknowledged before me by ALLEN K. THOMAS this 17th day of May, 1995. Witness my hand and official seal.



Notary Public My commission expires: 4/20/96

CERTIFICATE OF ACCEPTANCE

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

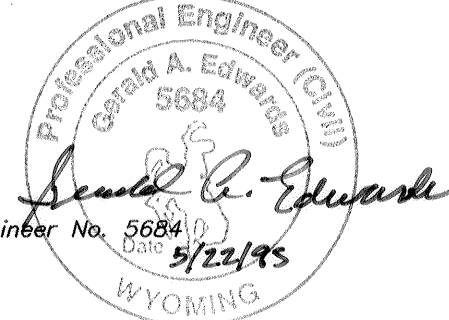
The foregoing subdivision Jackson Business Park Addition to the Town of Jackson was approved at the regular meeting of the Jackson Town Council held on the 15th day of May, 1995, in accordance with Section 34-12-103, Wyoming Statutes, 1977, as amended.

Attest: Town Clerk
 Mayor
 Town Engineer

CERTIFICATE OF ENGINEER

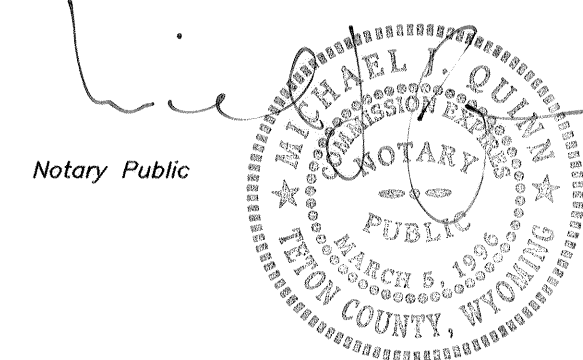
State of Wyoming)
County of Teton) SS
Town of Jackson)

I, Gerald A. Edwards, hereby certify that I have designed the water and sewer facilities serving this subdivision, and that said facilities will meet Town, County, State, and Federal requirements and that said facilities will be adequate and safe if said facilities are built as designed and maintained and operated correctly.



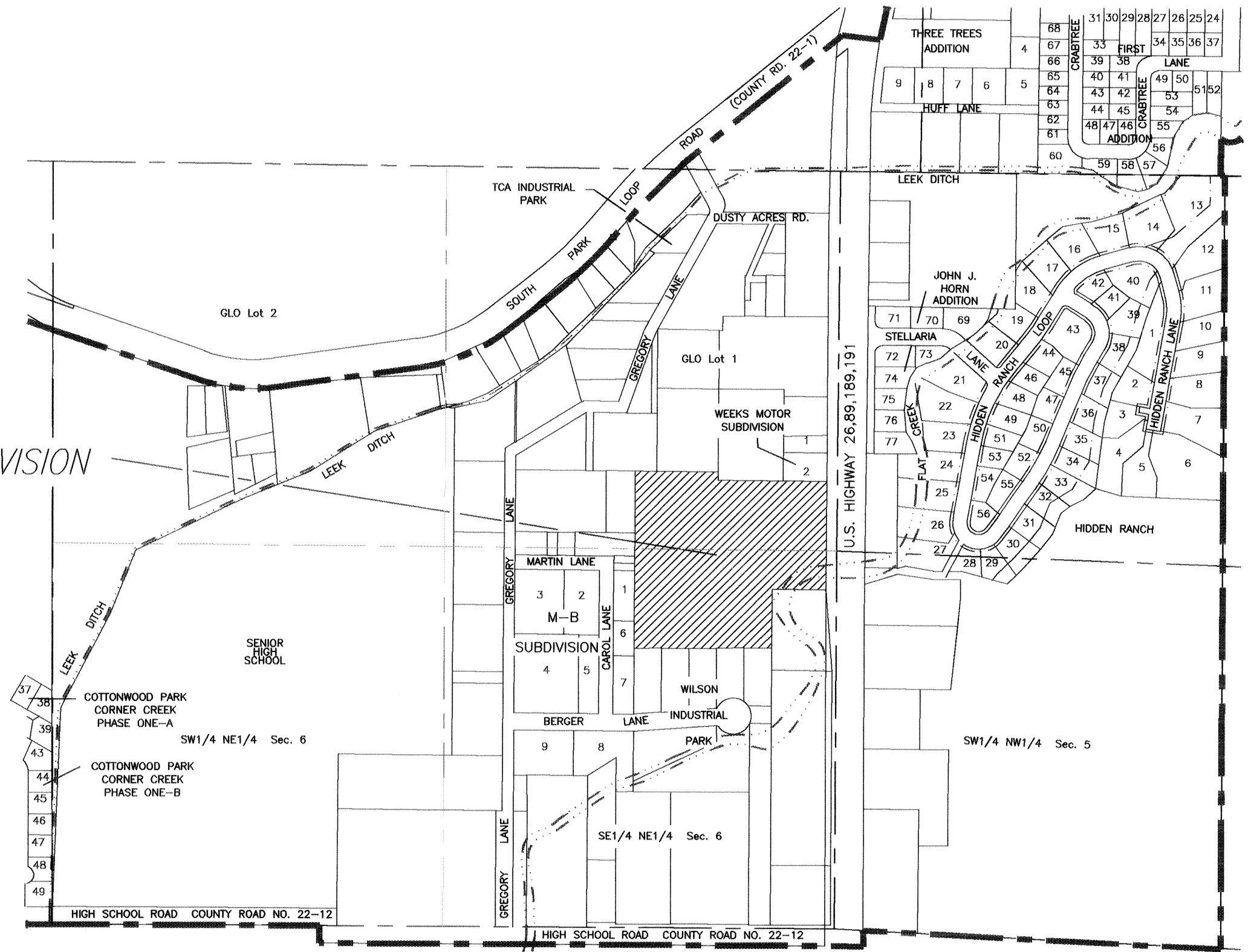
Gerald A. Edwards, Wyoming Professional Engineer No. 5684

The foregoing instrument was acknowledged before me by Gerald A. Edwards this 12th day of May, 1995. Witness my hand and official seal.



Notary Public My commission expires: May 5, 1996

THIS SUBDIVISION



VICINITY MAP

NE 1/4 Section 6 - NW 1/4 Section 5
T40N, R116W, 6th P.M.,
Town of Jackson, Teton County, Wyoming

SCALE: 1" = 400'

Summary of uses:
Zoned: Business Park 17 lots on 8.14 acres

17 lots totaling 6.93 acres
1 (one) road totaling 1.19 acres
density = 0.41 acres/lot (average)
Basis of elevations, USGS benchmark V-40, NAVD 1929, 6234.023
to convert to Town of Jackson basis of 6234.42, add 0.40 feet to
the elevations given
Basis of bearings for this plat is Geodetic North,
rotated from Grid North, NAD83.
Coordinates shown for NE corner and East 1/4 corner
of Section 6 are based upon NAD83, Wyoming West Zone

Owner and subdivider:
Cheetah LLC and Bath Industries
P.O. Box 287
Wilson, Wyoming 83014
307 733 9009

Surveyor and Engineer:
Nelson Engineering
P.O. Box 1592
430 South Cache St.
Jackson, Wyoming 83001
307 733 2087

Grantor: CHEETAH LIMITED LIABILITY CO.
Grantee: THE PUBLIC
Doc 0396773 bk ZMAP pg 14-14 Filed at 4:50 on 05/30/95
V Jodynn Cowace, Teton County Clerk Fees: 50.00
By VIRGINIA BLAIR Deputy

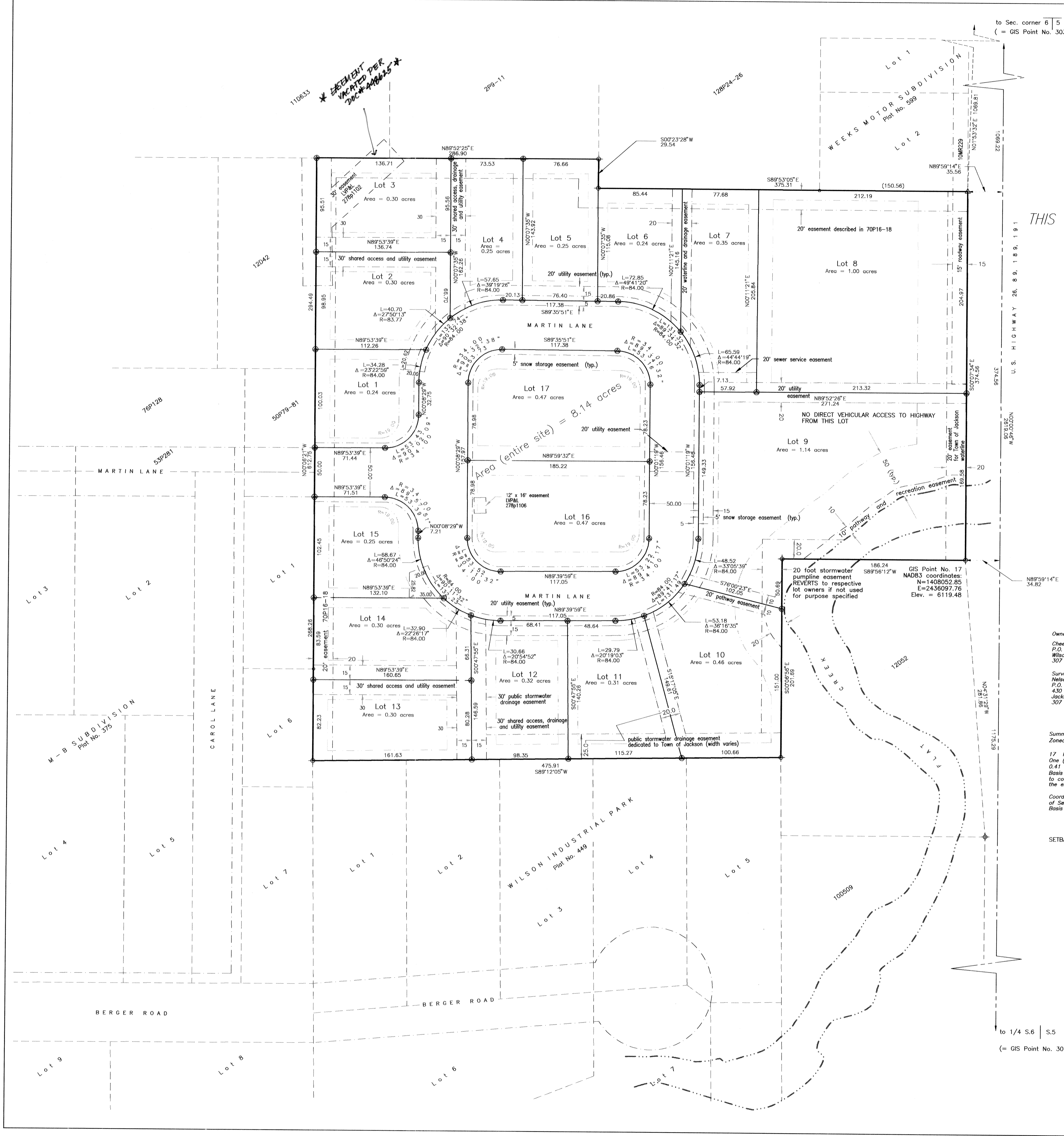
JACKSON BUSINESS PARK
ADDITION TO THE TOWN OF JACKSON

842

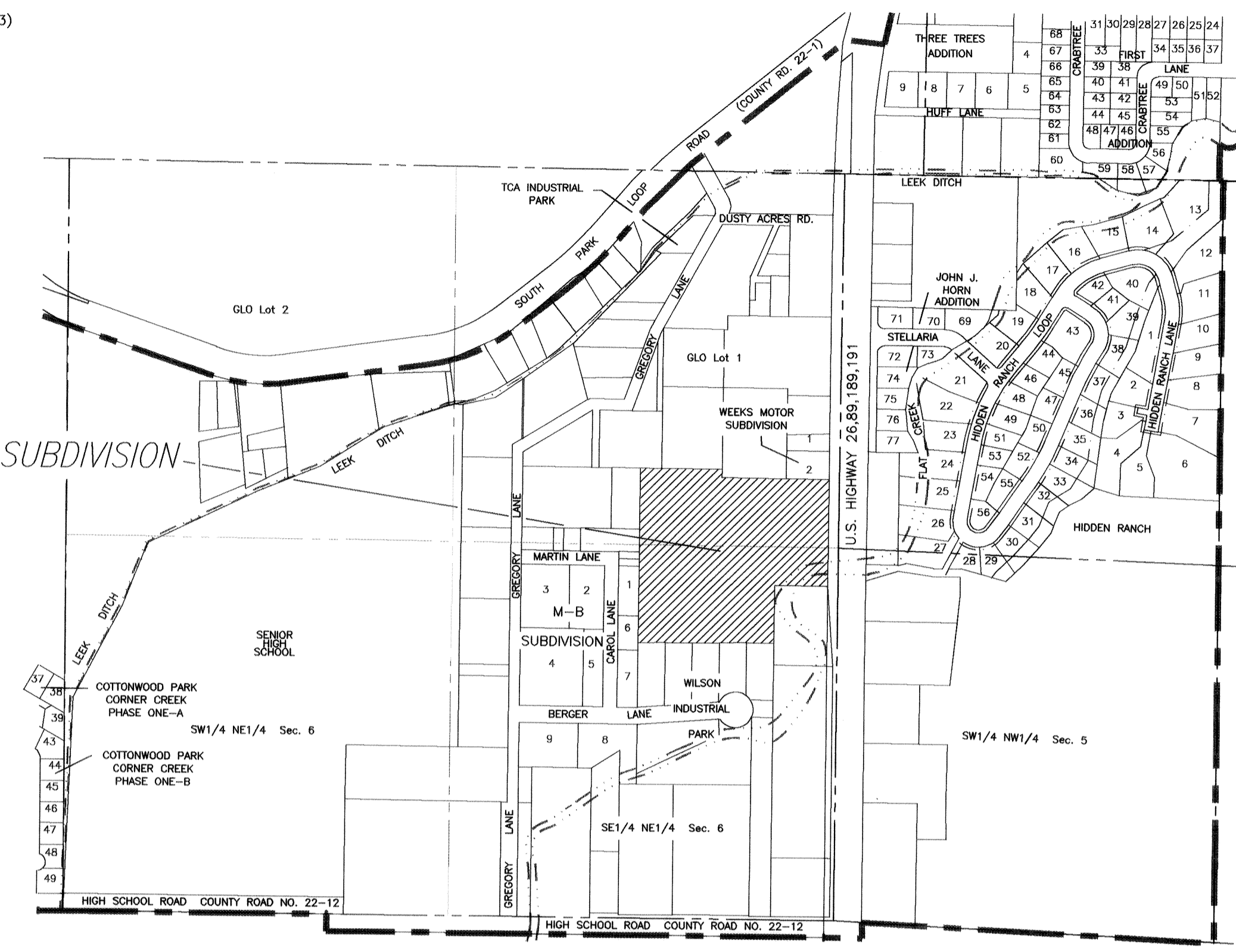
being located within
GLO Lot 1 and the SE1/4 NE1/4,
Section 6, T40N, R116W, 6th P.M.,
Town of Jackson, Teton County, Wyoming

REV.	5/95	DATE	5/95
NE	SURVEYED	MIQ	DRAWN
MIQ	CHECKED	MIQ	APPROVED
DRAWING TITLE: JACKSON BUSINESS PARK			
JOB TITLE: JACKSON BUSINESS PARK			
DRAWING NO: 1 OF 2			
JOB NO: 94-155-2			
FINAL PLAT SHEET 1 OF 2			

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



THIS SUBDIVISION



VICINITY MAP
 NE 1/4 Section 6 - NW 1/4 Section 5
 T40N, R116W, 6th P.M.,
 Town of Jackson, Teton County, Wyoming
 SCALE: 1" = 400'

LEGEND:

- = boundary, this subdivision
- - - = boundary of a lot of this subdivision
- - - = section line
- - - = easement line
- - - = adjoining property line
- - - = bank of Flat Creek
- - - = setback line
- ⊕ = FOUND, brass cap on iron pipe: RLS 164
- △ = FOUND, steel t-stake w/cap: PE & LS 2612
- ⊙ = SET, steel reinforcing bar w/cap inscribed: "NELSON ENGR PE & LS 578"

Owner and subdivider:
 Cheetah L.L.C. and Bath Industries
 P.O. Box 287
 Wilson, Wyoming 83014
 307 733 9009

Surveyor and Engineer:
 Nelson Engineering
 P.O. Box 1599
 430 South Cache St.
 Jackson, Wyoming 83001
 307 733 2087

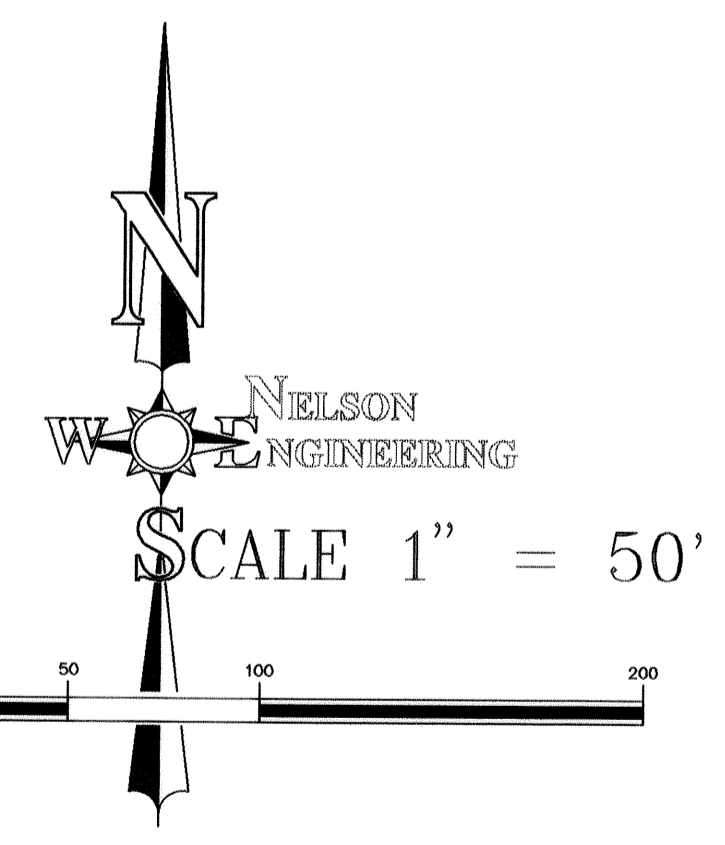
Summary of uses:
 Zoned: Business Park 17 Lots on 8.14 acres

17 lots totaling 6.93 acres
 One (1) road totaling 1.19 acres
 0.41 acres per lot (average, not counting roads)
 Basis of elevations: USGS benchmark V-40, NWD 1929, 6234.023
 to convert to Town of Jackson basis of 6234.42, add 0.40 feet to the elevations given

Coordinates shown for NE corner and East 1/4 corner of Section 6 are based upon NAD83, Wyoming West Zone
 Basis of bearing is Geodetic North, rotated from Grid North, NAD83

SETBACKS:

Front	Side	Rear	Flat Creek (bank)	U.S. Highway (26, 89, 189, 191) right-of-way line
20	10	15	50	50



JACKSON BUSINESS PARK
 ADDITION TO THE TOWN OF JACKSON

842

being located within
 GLO Lot 1 and the SE1/4 NE1/4,
 Section 6, T40N, R116W, 6th P.M.,
 Town of Jackson, Teton County, Wyoming

DRAWING NO	2 OF 2	JOB NO	94-155-2
	JOB TITLE		
DRAWING TITLE	Jackson Business Park		JOB TITLE
	FINAL PLAN SHEET 2 OF 2		
DATE	5/95	REV.	5/19/95
	SURVEYED		NE
DRAWN	MAQ	CHECKED	MAQ
	APPROVED		MAQ