

CERTIFICATE OF SURVEYOR

State of Wyoming
County of Teton
Town of Jackson

Michael J. Quinn, a Registered Professional Land Surveyor 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, or under my direction, and transcribed in the Office of the Teton County Clerk.

That by authority of the owners I have subdivided the lands shown hereon into lots to be known as Karns Hillside Addition to the Town of Jackson.

That the lands shown hereon are described as: A Tract of Land located in the NE1/4 SW1/4, NW1/4 SW1/4, NE1/4 SE1/4, SE1/4 NE1/4, SW1/4 NE1/4 of Section 33, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming, being more particularly described as follows:

Beginning at the center-south-western corner of said Section 33, Thence along the south line of said NE1/4 SW1/4, NW1/4 SW1/4, 1323.98 feet to the southeast corner of said NE1/4 SW1/4, the southeast corner of that parcel appearing in Book 63 of Photo page 463, records of Teton County, Wyoming.

Thence along the south line of said NW1/4 SW1/4, the south line of said Record Parcel, N89°17'03"W, 493.41 feet to the southwest corner of said Record Parcel.

Thence along the west line of said Record Parcel, N07°18'09"E, 354.8 feet, more or less, to the thread of the channel of Flat Creek, the northeast corner of said Record Parcel.

Thence along the thread of Flat Creek, the northern boundary of said Record Parcel, through the following approximate courses and distances: N30°24'E, 17.7 feet, more or less; N77°15'E, 32.3 feet, more or less; S55°57'E, 37.4 feet, more or less; S64°00'E, 60.4 feet, more or less; N77°34'E, 34.5 feet, more or less; N07°48'E, 13.8 feet, more or less; N09°10'E, 48.1 feet, more or less.

Thence departing the thread of Flat Creek and proceeding along the northern boundary of said Parcel, S89°00'43"E, 82.82 feet; Thence continuing along said northern boundary, N70°28'56"E, 288.31 feet to the northeast corner of said Record Parcel.

Thence along the west line of said NE1/4 SW1/4, N00°15'37"E, 284.31 feet to a point on the south right-of-way line of Snow King Avenue, appearing in record in Book 181 of Photo, pages 884-897, records of Teton County, Wyoming.

Thence proceeding along said south right-of-way line, Snow King Avenue, through the following courses and distances: N63°12'48"E, 328.92 feet to the point of curvature of a tangent, horizontal, circular curve to the left; Proceeding along said curve, having a radius of 630.00 feet and a delta angle of 2°15'00", an arc distance of 286.84 feet to the end of said curve; N58°57'46"E, 381.25 feet to the point of curvature of a tangent, horizontal, circular curve to the right; Proceeding along said curve, having a radius of 1989.65 feet and a delta angle of 0°32'50", an arc distance of 117.93 feet to the end of said curve; N62°23'38"E, 376.92 feet;

Thence departing said right-of-way line and proceeding S18°41'42"E, 29.25 feet to the point of curvature of a curve to the right; Thence along a tangent, horizontal, circular curve to the right having a radius of 100.00 feet, a chord of 46.18 feet bearing S05°20'38"E, through a delta angle of 28°42'11", an arc distance of 46.61 feet to a point;

Thence S08°00'29"W, 50.56 feet to the southwest corner of the Revised Sage Subdivision, Plat No. 136 as recorded in the Office of the Teton County Clerk; Thence proceeding along the westerly boundary of said Revised Sage Subdivision and continuing along the westerly boundary of the Report of Aspen Highlands Subdivision, Plat No. 175 as recorded in said Office; S00°10'28"W, 1236.72 feet to the southwest corner of said Report of Aspen Highlands Subdivision;

Thence along the south line of said NW1/4 SE1/4, N87°11'05"W, 21.08 feet to the Corner of Beginning; Containing 36.19 acres, more or less, and subject to easements, rights-of-way, reservations, and restrictions, or right and/or of record, including, but not limited, to those shown hereon.

That all corners will be monumented as shown hereon by December 15, 1999.

Michael J. Quinn, Wyoming Professional Land Surveyor #270

The foregoing instrument was acknowledged before me by Michael J. Quinn this 28th day of July, 1999.

Notary Public Frances E. McNelly, My commission expires: 6/30/03, 2000

CERTIFICATE OF OWNER

State of Wyoming
County of Teton
Town of Jackson

The undersigned owners and proprietors of the lands shown hereon and described hereon hereby certify:

That the foregoing subdivision of land into lots as shown hereon is with their free consent and in accordance with their desires.

That the subdivision is to be known as Karns Hillside Addition to the Town of Jackson.

That Road Drive and Land Loop as shown hereon are hereby dedicated to the public to be used for streets and utility rights-of-way, and are hereby granted to the Town of Jackson for the perpetual use of the public for roadway and utility purposes serving the subdivision.

That the Open Space lots, Lot 51 and Lot 52 of this subdivision as shown hereon, are hereby granted to the Town of Jackson and dedicated to the public, subject to the following reservations, restrictions, and conditions, which may only be modified through the approval of the Board of Directors of the Karns Hillside Addition Owners Association:

Lot 51: Lot 51 may only be used for underground utilities and snow storage, nonmotorized public pathways, storm drainage and detention pond facilities, and emergency access.

Lot 52: Lot 52 may only be used for underground utilities and snow storage, nonmotorized public pathways, storm drainage and detention pond facilities, emergency vehicle access, AND access for public fishing on Flat Creek, parking and picnic facilities near Flat Creek, AND pedestrian access from the west end of Lot 49 of this subdivision as shown hereon to Snow King Avenue, which easement is shown hereon, AND for the roadway and utility easement to Lot 48 as shown hereon, including the maintenance and repair of the utilities and roadway located within said easement.

That the Town of Jackson is hereby granted access to all water valves and lines and sewer manholes and lines within the subdivision for maintenance, repair, and reconstruction of said facilities.

That lots 22, 23, 24, 25, and 34, AND PORTIONS OF lots 21, 26, 35, and 47, of the subdivision as shown hereon lie within a snow avalanche hazard zone, identified as the "Blue zone" in that "Snow-Avalanche Hazard Evaluation and Mapping Analysis, Karns Hillside Subdivision" prepared by Arthur I. Mears, P.E., Inc. and the purchasers of said lots should study the conclusions and recommendations contained in said report and take appropriate mitigation measures as recommended therein. Copies of this report will be available from the Town of Jackson Planning Office and from the Karns Hillside Addition Owners Association.

That the undersigned reserve unto themselves, their heirs and assigns, an easement across the lots of the subdivision for grading and construction of the roads of this subdivision;

That this subdivision is subject to a Declaration of Covenants, Conditions, and Restrictions, for Karns Hillside Addition to be filed concurrently with this plat;

That the development of this subdivision is to be in accordance with the Conditional Use Permit for Subdivision in a hillside area and the Final (Major) Development Plan for a hillside residential subdivision under the Planned Residential Development/25% Open Space Option, Item 98-04(2)(9), all as approved by the Jackson Town Council on April 5, 1999, subject to the conditions as contained in said approval;

That Clifford A. Martin and Donna K. Martin, as Trustees under the Clifford A. Martin Living Trust, and as Trustees under the Donna K. Martin Living Trust, hereby quitclaim and release any and all right, title and interest in that parcel appearing in record in Book 323 page 606, records of Teton County, Wyoming to Hillside L.L.C.;

That Hillside L.L.C. hereby quitclaims and releases any and all right, title, and interest in Lot 50 of this subdivision as shown hereon to Clifford A. Martin and Donna K. Martin, as Trustees under the Clifford A. Martin Living Trust, and as Trustees under the Donna K. Martin Living Trust;

That Peter V. Karns and Jeanine D. Karns hereby quitclaim and release any and all right, title and interest in that parcel appearing in record in Book 13 of Deeds, page 418 and that parcel appearing in record in Book 15 of Deeds page 141, records of Teton County, Wyoming to Hillside L.L.C., a Wyoming Limited Liability Company;

That Hillside L.L.C., a Wyoming Limited Liability Company, hereby quitclaims and releases any and all right, title, and interest in Lot 10 of this subdivision as shown hereon to Peter V. Karns and Jeanine D. Karns;

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 any rights to the natural flow of any stream or river within or adjacent to the subdivision;

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 there are no surface water rights appurtenant to the lands of this subdivision;

Peter Van Karns, Peter Van Karns

(for) HILLSIDE L.L.C., a Wyoming Limited Liability Company

The foregoing instrument was acknowledged before me by Peter Van Karns for Hillside, L.L.C. this 29th day of August, 1999.

Notary Public Frances E. McNelly, My commission expires: 2/24/03

Peter Van Karns, Peter Van Karns

(for) HOMESTEAD PARTNERSHIP, a Wyoming General Partnership

The foregoing instrument was acknowledged before me by Peter Van Karns for Homestead Partnership this 28th day of August, 1999.

Notary Public Frances E. McNelly, My commission expires: 2/24/03

Betty K. Terrie, Betty K. Terrie

(for) HOMESTEAD PARTNERSHIP, a Wyoming General Partnership

The foregoing instrument was acknowledged before me by Betty K. Terrie for Homestead Partnership this 28th day of August, 1999.

Notary Public Frances E. McNelly, My commission expires: 2/24/03

Diana K. Brown, Diana K. Brown

(for) HOMESTEAD PARTNERSHIP, a Wyoming General Partnership

The foregoing instrument was acknowledged before me by Diana K. Brown for Homestead Partnership this 28th day of August, 1999.

Notary Public Frances E. McNelly, My commission expires: 2/24/03

Donna K. Martin, Donna K. Martin

(for) HOMESTEAD PARTNERSHIP, a Wyoming General Partnership

The foregoing instrument was acknowledged before me by Donna K. Martin for Homestead Partnership this 28th day of August, 1999.

Notary Public Frances E. McNelly, My commission expires: 2/24/03

Donna K. Martin, Donna K. Martin

The foregoing instrument was acknowledged before me by Clifford A. Martin and Donna K. Martin as Trustees of the Clifford A. Martin Living Trust this 28th day of August, 1999.

Notary Public Frances E. McNelly, My commission expires: 2/24/03

Donna K. Martin, Donna K. Martin

The foregoing instrument was acknowledged before me by Clifford A. Martin and Donna K. Martin as Trustees of the Donna K. Martin Living Trust this 28th day of August, 1999.

Notary Public Frances E. McNelly, My commission expires: 2/24/03

Peter V. Karns, Peter V. Karns

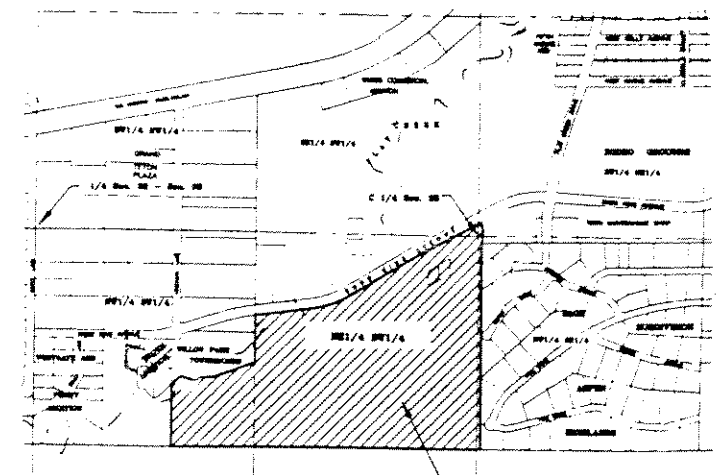
The foregoing instrument was acknowledged before me by Peter V. Karns and Jeanine D. Karns this 28th day of August, 1999.

Notary Public Frances E. McNelly, My commission expires: 2/24/03

Jeanine D. Karns, Jeanine D. Karns

The foregoing instrument was acknowledged before me by Peter V. Karns and Jeanine D. Karns as Trustees under the Clifford A. Martin Living Trust, and as Trustees under the Donna K. Martin Living Trust;

Notary Public Frances E. McNelly, My commission expires: 2/24/03



VICINITY MAP (Pt.) Sec. 33, T41N, R116W. THIS SUBDIVISION. SCALE: 1" = 500'

CERTIFICATE OF ACCEPTANCE

State of Wyoming
County of Teton
Town of Jackson

The foregoing Karns Hillside Addition to the Town of Jackson was approved at the regular meeting of the Jackson Town Council on the 21st day of June, 1999, in accordance with Section 34-12-103 Wyoming Statutes, 1977, as amended, and the Land Development Regulations of the Town of Jackson.

Subject to the conditions of approval of that Conditional Use Permit for subdivision development in a hillside area and Final Development Plan for a hillside residential subdivision under the Planned Residential Development/25% Open Space Option.

Notary Public Frances E. McNelly, My commission expires: 2/24/03

Barry Coe, Mayor

THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE FILED CONCURRENTLY WITH THIS PLAT

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY SYSTEM

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON SEWAGE COLLECTION AND TREATMENT SYSTEM

SELLER DOES NOT WARRANT TO PURCHASER THAT HE SHALL HAVE 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 BANK OF THE STREAM OR RIVER

LOTS 22, 23, 24, 25, and 34, AND PORTIONS OF LOTS 21, 26, 35, and 47, LIE WITHIN THE "BLUE ZONE" AS IDENTIFIED IN THAT SNOW-AVALANCHE HAZARD EVALUATION AND MAPPING ANALYSIS PREPARED BY ARTHUR I. MEARS, P.E., FOR THIS SUBDIVISION. PURCHASERS OF LOTS 21, 22, 23, 24, 25, 26, 34, 35, AND 47 WITHIN THIS SUBDIVISION SHOULD READ THE CONCLUSIONS AND RECOMMENDATIONS CONTAINED IN THIS REPORT, WHICH IS ON FILE WITH THE TOWN OF JACKSON PLANNING OFFICE AND WITH THE BOARD OF DIRECTORS OF THE KARNS HILLSIDE ADDITION OWNERS ASSOCIATION

BUILDING SETBACKS - AS APPROVED IN THE FINAL DEVELOPMENT PLAN: FRONT (STREET) YARD: 25 FEET; REAR YARD: 30 FEET; SIDE YARD: 10 FEET PLUS AN ADDITIONAL 10 FEET ON ONE SIDE ONLY OF EACH BUILDING ENVELOPE EXCEPT WHERE A LOT HAS ONLY ONE SIDE YARD, IN WHICH CASE NO ADDITIONAL SETBACK WILL BE REQUIRED

CERTIFICATE(S) OF MORTGAGEES

Certificates of Mortgagee (Jackson State Bank) by separate affidavit

CERTIFICATE OF ENGINEER

State of Wyoming
County of Teton
Town of Jackson

I, Sean E. O'Malley, a Registered Professional Engineer of Jackson, Wyoming, hereby certify that the water distribution and sewer collection systems designed to serve the foregoing subdivision meet Town, County, State, and Federal requirements, and that said systems will be adequate and safe if built as designed and maintained and operated correctly.

Sean E. O'Malley, Wyoming Professional Engineer 6520

The foregoing instrument was acknowledged before me by Sean E. O'Malley this 31st day of August, 1999.

Notary Public Hope Annika Havelle, My commission expires: 01/17/02

Summary of uses: Zoning: Planned Residential Subdivision; Single-family: 49 Lots; Total Area = 36.19 acres; Open Space (Lots 51 and 52) = 9.28 acres; Multi-family Lot 49 = 2.62 acres; Road = 4.49 acres; 49 residential lots totaling 19.80 acres; Average residential lot size = 0.40 acres

Engineer: O'Malley Engineering and Mapping, P.C. P.O. Box 4858 Jackson, Wyoming 83001 (307) 733-5252

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

Owner and subdivider: HILLSIDE L.L.C. BOX 10 Jackson, Wyoming 83001 (307) 733-6060

HOMESTEAD PARTNERSHIP BOX 10 Jackson, Wyoming 83001 (307) 733-6060

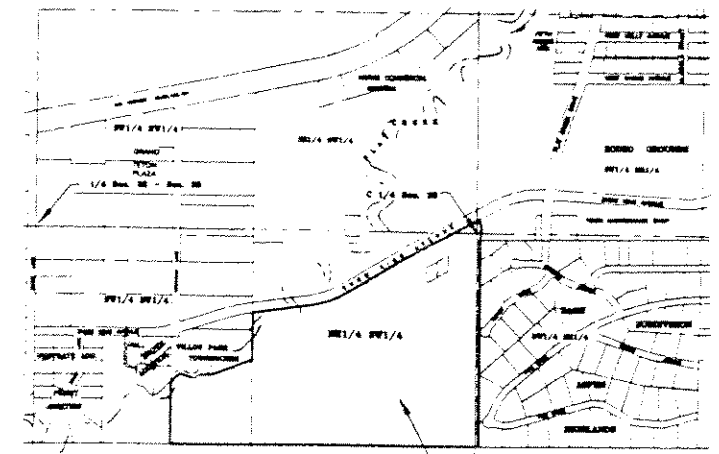
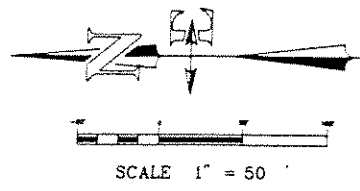
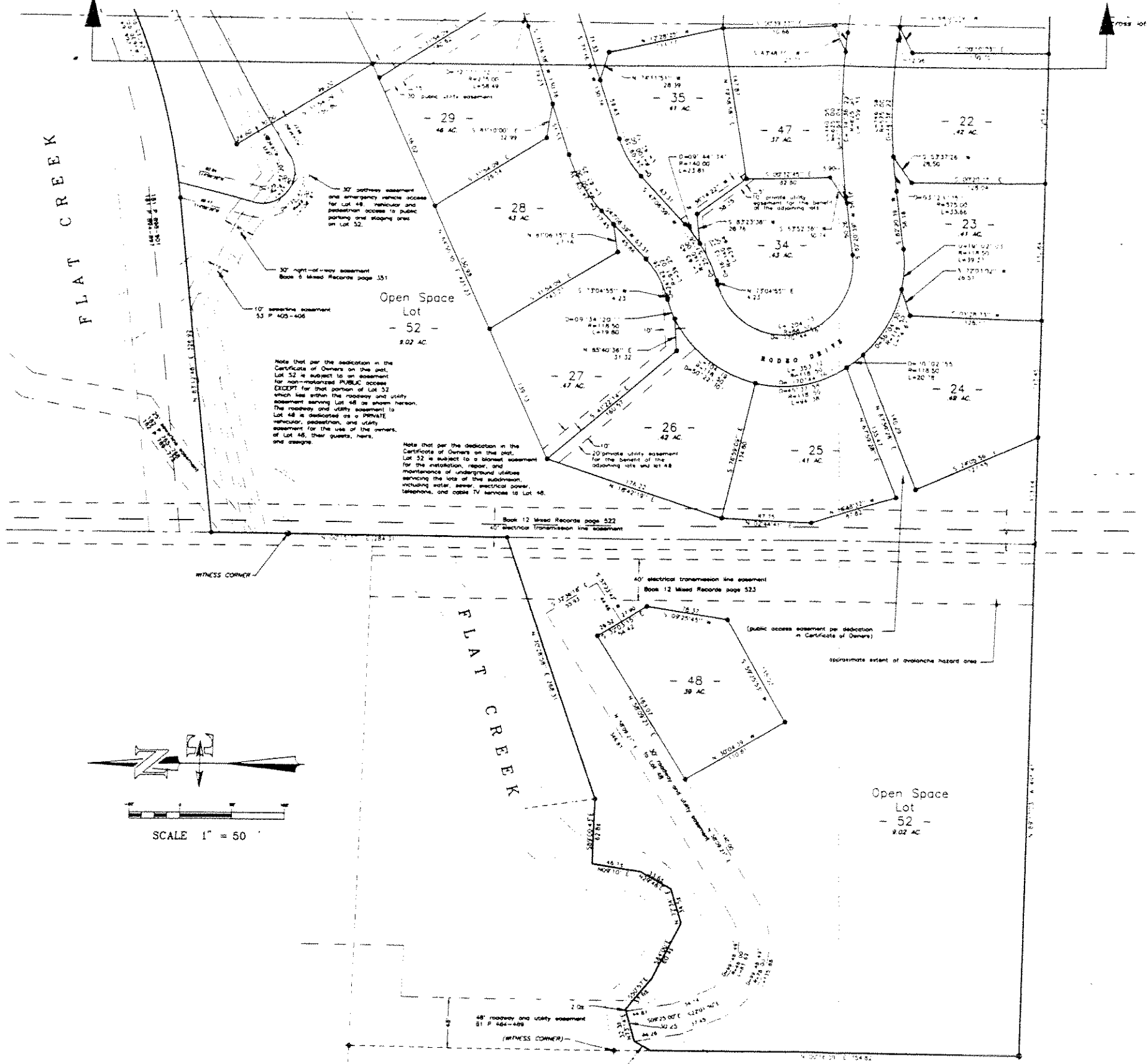
Peter V. and Jeanine D. Karns BOX 10 Jackson, Wyoming 83001 (307) 733-6060

961

FINAL PLAT KARNS HILLSIDE ADDITION to the Town of Jackson located in the NE1/4SW1/4, NW1/4 SW1/4 SECTION 33, T41N, R116W, 6TH P.M., TOWN OF JACKSON TETON COUNTY, WYOMING

Table with columns: DRAWING NO, JOB NO, DRAWING TITLE, JOB TITLE, JOB NO, DRAWING TITLE, JOB NO. Includes 'Karns Hillside Subdivision' and 'Final Plat Sheet 1'.

(MATCHLINE - SEE SHEET 3)



VICINITY MAP
(Pt.) Sec. 33, T41N, R116W
SCALE: 1" = 500'

THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE FILED CONCURRENTLY WITH THIS PLAT.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY SYSTEM AND TREATMENT SYSTEM.

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BUILDING SETBACKS - AS APPROVED IN THE FINAL DEVELOPMENT PLAN:
FRONT (STREET) YARD: 25 FEET
REAR YARD: 30 FEET
SIDE YARD: 10 FEET PLUS AN ADDITIONAL 10 FEET ON ONE SIDE ONLY OF EACH BUILDING ENVELOPE EXCEPT WHERE A LOT HAS ONLY ONE SIDE YARD, IN WHICH CASE NO ADDITIONAL SETBACK WILL BE REQUIRED.

Summary of uses:
Zoning - Planned Residential Subdivision
Single-family - 49 Lots
Total Area = 36.19 acres
Open Space (Lots 51 and 52) = 9.28 acres
Multi-family Lot 49 = 2.62 acres
Road = 4.49 acres
49 residential lots totaling 19.80 acres
Average residential lot size = 0.40 acres

OWNER and SUBDIVIDER:
Clifford A. Martin and Donna K. Martin
BOX 1044
Jackson, Wyoming 83001
(307) 733-2736
HILLSIDE L.L.C.
BOX 10
Jackson, Wyoming 83001
(307) 733-6060
Peter V. and Jeanine D. Karns
BOX 10
Jackson, Wyoming 83001
(307) 733-6060
HOMESTEAD PARTNERSHIP
BOX 10
Jackson, Wyoming 83001
(307) 733-6060

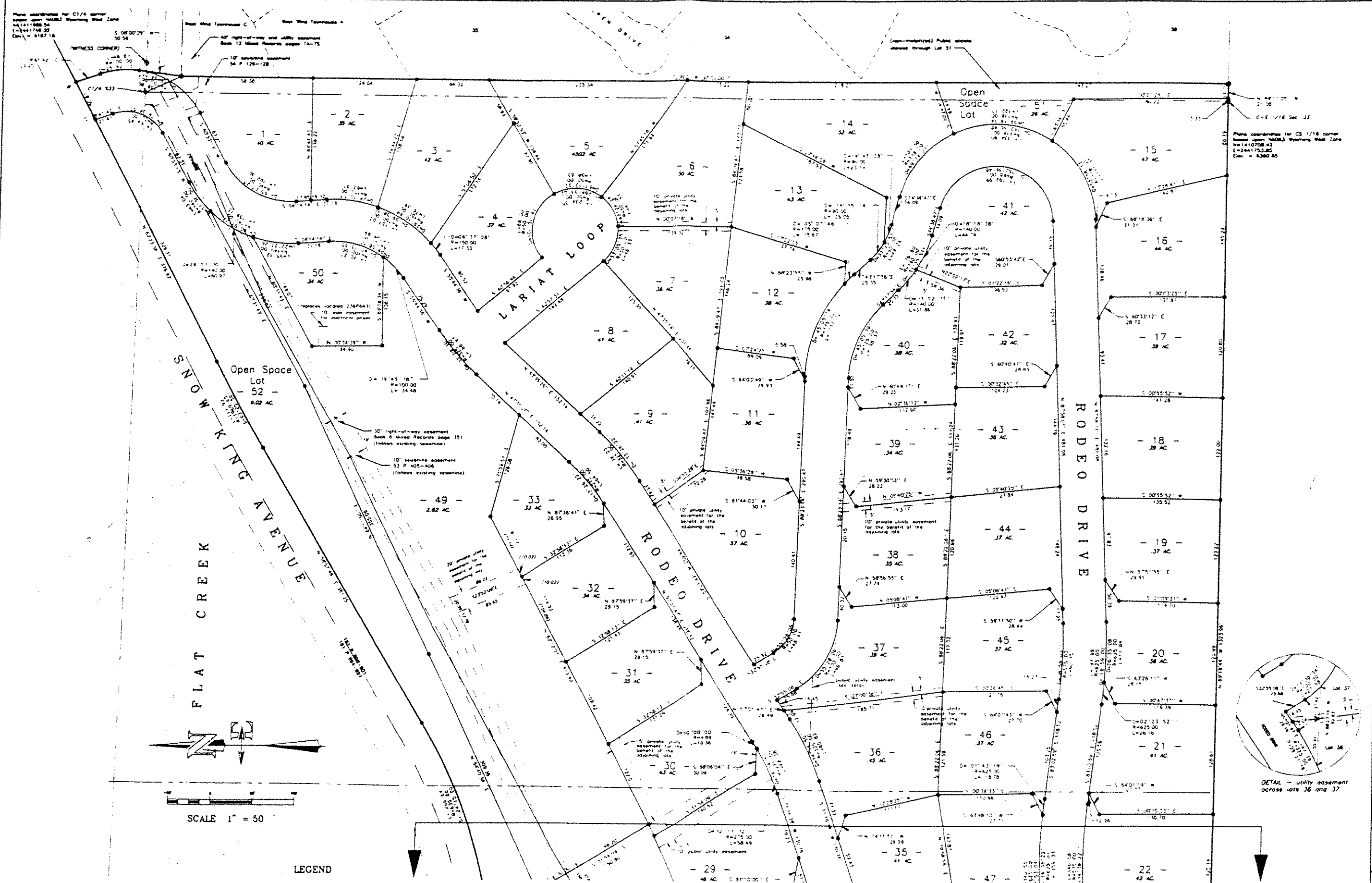
- LEGEND
- BOUNDARY, THIS SUBDIVISION
 - - - LOT LINE, THIS SUBDIVISION
 - - - EASEMENT LINE
 - - - SECTION OR ALLOTMENT PART LINE
 - - - ADJOINING PROPERTY LINE
 - AVALANCHE HAZARD AREA
 - SET REBAR W/CAP INSCRIBED "NELSON ENGR. PE & LS 578"
 - ⊕ FOUND T-STAKE INSCRIBED "PAUL N. SCHERBEL PLS 165"
 - ⊙ FOUND BRASS CAP
 - FOUND SPIKE
 - △ FOUND REBAR W/CAP INSCRIBED "NELSON ENGR. PE & LS 578"
 - ◆ FOUND BRASS CAP INSCRIBED "PAUL N. SCHERBEL PLS 164"
- NOTE that for all curve annotation, "D" refers to the included (delta) angle of the curve and NOT the degree of curve.

FINAL PLAT
KARNS HILLSIDE ADDITION
to the Town of Jackson
located in the
NE1/4SW1/4, NW1/4 SW1/4 SECTION 33,
T41N, R116W, 6TH P.M., TOWN OF JACKSON
TETON COUNTY, WYOMING

961

Plane coordinates for SW subdivision corner based upon NAD83 Wyoming West Zone
N=1410145.64
E=2439914.36
Z=6253.67

DATE	4/29/99	REV.	
	SUBMITTED	BY	
DRAWN	SK	DATE	
CHECKED	MLQ	DATE	
APPROVED	MLQ	DATE	
<p>NELSON ENGINEERING, INC P.O. BOX 1599, JACKSON WYOMING (307) 733-2087</p>			
DRAWING TITLE	Final Plat Sheet 2		
JOB TITLE	Karns Hillside Subdivision		
DRAWING NO	2 of 3	JOB NO	98-257



Plane coordinates for C1/4 corner based upon NAD83 Wyoming State Zone
 NAD83 Zone 12
 E=1441768.25
 Y=1181198.24
 Elev. = 8187.18

Plane coordinates for CS 1/4 corner based upon NAD83 Wyoming State Zone
 NAD83 Zone 12
 E=1441733.85
 Y=1181198.24
 Elev. = 8360.85

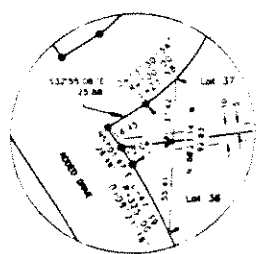


SCALE 1" = 50'

LEGEND

- BOUNDARY, THIS SUBDIVISION
 - - - LOT LINE, THIS SUBDIVISION
 - - - EASEMENT LINE
 - - - SECTION OR ALIQUOT PART LINE
 - - - ADJOINING PROPERTY LINE
 - - AVALANCHE HAZARD AREA
 - - SET REBAR W/CAP INSCRIBED "NELSON ENGR PE # LS 578"
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- NOTE: For all curve annotations, "D" refers to the included (delta) angle of the curve and NOT the degree of curve.

(MATCHLINE - SEE SHEET 2)



DETAIL - utility easement across lots 36 and 37

961

FINAL PLAT
 KARNS HILLSIDE ADDITION
 to the Town of Jackson
 located in the
 NE1/4SW1/4, NW1/4 SW1/4 SECTION 33,
 T41N, R118W, 8TH P.M., TOWN OF JACKSON
 TETON COUNTY, WYOMING

DRAWING NO	3 OF 3	JOB NO	98-257	JOB TITLE	Karns Hillside Subdivision	DRAWING TITLE	Final Plat Sheet 3			
							DATE	SUBMITTED	DRAWN	CHECKED
DATE	6/20/08	RE	SE	MU	DATE	6/20/08	REV	RE	SE	MU

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