

**= CERTIFICATE OF OWNER =**  
STATE OF WYOMING) SS  
COUNTY OF TETON)

The undersigned owner and proprietor of The Lodges At Granite Ridge, (identical with the previously vacated Lot 39 of Granite Ridge, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 816) does hereby vacate The Lodges At Granite Ridge (a subdivision of record in said Office as Plat No. 970) in accordance with Section 34-12-106 through 34-12-110 Wyoming Statutes 1977, as amended, said vacation will allow for minor reconfigurations of certain of the lots of The Lodges At Granite Ridge;

that in accordance with said Section 34-12-110, said Clerk is respectfully requested to write on said Plat No. 970 the word "VACATED";

that said owner and proprietor certifies that the lands contained within the boundary of The Lodges At Granite Ridge are hereby resubdivided as shown on this plat;

that the name of the foregoing subdivision shall be THE LODGES AT GRANITE RIDGE AMENDED;

that the foregoing subdivision, as shown on this plat, and more particularly described in the Certificate of Survey on this plat, is with the free consent and in accordance with the desires of said undersigned owner and proprietor;

that the foregoing subdivision is in accordance with, and SUBJECT TO the terms and conditions of the Final Development Plan for said Lot 39 (DEV 99-0026), as amended, and Variances (VAR 99-0016) approved by the Board of County Commissioners on August 4, 1999 during the continuance of their August 3, 1999 meeting; that the lots of the foregoing subdivision have rights by virtue of the following instruments of record in said Office: that Access and Utility Easement in Book 294 of Photo, pages 469-476; that Drainage and Stormwater Facility Easement in Book 388 of Photo, page 775; and that Assignment of Skier Access Rights in Book 403 of Photo, pages 814-819;

that the lots of the foregoing subdivision shall be made SUBJECT TO that Declaration of Covenants, Conditions and Restrictions for The Lodges At Granite Ridge (of record in said Office in Book 391 of Photo, pages 132-145) by that Amendment of Declaration of Covenants, Conditions and Restrictions for The Lodges At Granite Ridge to be recorded concurrently with this plat;

that in accordance with said Declaration, the Common Area Lot of the foregoing subdivision (Lot 22) shall be owned, operated, and maintained by The Lodges at Granite Ridge Owners Association, and each owner of Lots 1 through 21 of the foregoing subdivision shall have rights of use of said Common Area for purposes including, but not limited to, ingress and egress, and utility services;

that Lower Valley Energy, Quest Corporation, and AT&T Broadband, and their heirs, successors, and assigns are hereby granted non-exclusive easements over, under, across and through said Lot 22, except under any garages that may be constructed within the reserved Limited Common Areas shown hereon; said easements are for the purposes of installation, operation, and maintenance of underground utilities serving the foregoing subdivision;

that Lots 8, 9, 11 and 14 of the foregoing subdivision are each hereby made subject to a Fire Safety Setback Easement as shown on the detail map on sheet 2 of this plat; no buildings or permanent structures shall be permitted within said easements, EXCEPT for walks, stairs, decks, porches, parking pads, driveways or similar improvements that would not result in a violation of applicable fire safety codes;

that the lots of the foregoing subdivision are SUBJECT TO the terms and conditions of the following instruments of record in said Office:

- that Scenic Easement in Book 255 of Photo, pages 1146-1148;
- that Order of the Teton Village Water and Sewer District in Book 283 of Photo, pages 1044-1048;
- that Easement to the Jackson Hole Ski Corporation for a ski trail and snowmaking waterline in Book 294 of Photo, pages 123-125;
- that Sewer Line Easement created by said Plat No. 816;
- that Easement for Skier & Pedestrian Access & Conditional Bicycle & Horse Access as shown on said Plat No. 816;
- that Skier Access Easement in Book 354 of Photo, pages 1145-1147;
- that Skier Access and Surface Lift Easement in Book 354 of Photo, pages 1148-1151;
- that Skier Access and Surface Lift Easement in Book 388 of Photo, pages 772-774;

that Washakie Road shall be built in accordance with the applicable standards, rules and regulations of Teton County, Wyoming, and that said road shall be private and the Board of County Commissioners of Teton County, Wyoming shall be under no obligation to construct, repair, or maintain said road;

that the undersigned owner and proprietor reserves unto itself, its heirs, successors, and assigns the right to grant non-exclusive easements to third parties for the use of said Washakie Road;

that purchasers of property within THE LODGES AT GRANITE RIDGE AMENDED are hereby notified that said subdivision is SUBJECT TO NOISE AND VIBRATION ASSOCIATED WITH AVALANCHE REDUCTION ACTIVITIES conducted by the Jackson Hole Ski Corporation and Bridger-Teton National Forest. IN PARTICULAR, AN AVALANCHE CONTROL ARTILLERY GUN (PRESENTLY A 106MM RECOILLESS RIFLE) IS LOCATED APPROXIMATELY 2400 FEET NORTH OF THE NORTH BOUNDARY OF THE FOREGOING SUBDIVISION. The firing of this gun results in a very high noise and vibration impulse wave. These reduction activities are seasonal in nature and will primarily occur during the ski season on days after snowfall or whenever avalanche reduction is required. The activities can occur at any time of the day; however, they generally take place at or before the first light of the morning, as early as 6:00 A.M., and last an average of 1 to 2 hours. Such activities may result in high-level impulse noises that can affect the livability of residences affected by them and result in damage to buildings. Meteorological conditions will greatly influence the level of impulse noise and vibration that reach the property. Under conditions such as inversions, the impulse wave may result in higher noise and vibration levels than those that occur normally;

that lots of THE LODGES AT GRANITE RIDGE AMENDED could be SUBJECT TO RELATIVELY STRONG EARTHQUAKE GROUND SHAKING; therefore, it is recommended that criteria for Uniform Building Code Seismic Zone 4 be used as a minimum standard for building design; and that at the time that preliminary building and site grading plans are prepared by the owners, the owner shall consult with a geotechnical or structural engineer to determine if further geotechnical studies are necessary for the site;

that all residential buildings constructed within THE LODGES AT GRANITE RIDGE AMENDED shall be required to have interior fire suppression sprinkler systems in accordance with all applicable NFPA residential standards;

that the residences of THE LODGES AT GRANITE RIDGE AMENDED are adjacent to a year round recreation resort that is operated and permitted on public lands under the authority of the U.S. Forest Service, Department of Agriculture. Said public lands are the subject of a master plan approved by the Forest Service, which master plan is amended from time to time and may be replaced as appropriate. All purchasers of lots of THE LODGES AT GRANITE RIDGE AMENDED are hereby on notice that said public lands will have uses as allowed for under of the terms and conditions of the permit and master plan, as it may be amended or replaced from time to time;

that THE LODGES AT GRANITE RIDGE AMENDED is located to the north of the proposed maintenance site for the Jackson Hole Mountain Resort; maintenance functions at said site are performed year round and occasionally can occur 24 hours a day;

that the foregoing subdivision is SUBJECT TO any other easements, rights-of-way, covenants conditions, restrictions, reservations, agreements, or encumbrances of slight and/or record.

GRANITE RIDGE TOWNHOUSES, INC.  
a Wyoming corporation

NO SEAL

BY: John L. Resor  
John L. Resor,  
President

On this 13<sup>th</sup> day of December, 2000 before me, the undersigned, a Notary Public in and for the State of Wyoming, personally appeared John L. Resor, to me personally known, who being duly sworn, did say that he is President of Granite Ridge Townhouses, Inc., a Wyoming corporation, and acknowledged that this instrument was signed on behalf of said corporation as its free act and deed.  
WITNESS my hand and official seal.



My commission expires:

Notary Public

**AFFIDAVIT OF ACCEPTANCE AND  
ACKNOWLEDGEMENT OF PLAT BY  
MORTGAGEE,  
THE JACKSON STATE BANK,  
RECORDED BY SEPARATE INSTRUMENT.**

**= CERTIFICATE OF SURVEYOR =**  
STATE OF WYOMING) SS  
COUNTY OF TETON)

I, Peter M. Jorgensen, do hereby certify this plat was made from data obtained during surveys performed by others under my supervision during 1999 and 2000;

that it correctly represents THE LODGES AT GRANITE RIDGE AMENDED, a subdivision; that the boundary of THE LODGES AT GRANITE RIDGE AMENDED is identical with that of the previously vacated Lot 39 of Granite Ridge (a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 816), and the boundary of THE LODGES AT GRANITE RIDGE (a subdivision of record in said Office as Plat No. 970), which is vacated by this plat;

that THE LODGES AT GRANITE RIDGE AMENDED is located within Tract Nos. 38 and 39 of Section 24, T42N, R117W, 6th P.M., Teton County, Wyoming;

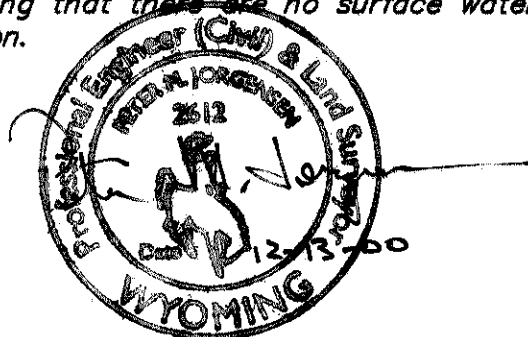
that THE LODGES AT GRANITE RIDGE AMENDED CONTAINS 4.43 acres, more or less;

that THE LODGES AT GRANITE RIDGE AMENDED shall be monumented as shown hereon by August 1, 2003;

that the BASE BEARING for the data provided on this plat is N00°03'00"E, along the east line of the Southeast One-Quarter of said Section 24, T42N, R117W;

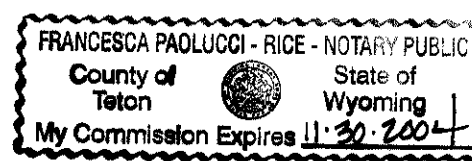
that THE LODGES AT GRANITE RIDGE AMENDED IS SUBJECT TO any easements, rights-of-way, covenants, conditions, restrictions, reservations, encumbrances, or agreements of sight and/or record including, but not limited to, those specifically called for in the Certificate of Owner on this plat;

and hereby certifying that there are no surface water rights appurtenant to the lots of the foregoing subdivision.



Peter M. Jorgensen  
Wyoming Professional Engineer and Land Surveyor No. 2612  
The foregoing instrument was acknowledged before me by Peter M. Jorgensen this 13<sup>th</sup> day of December, 2000.  
WITNESS my hand and official seal.

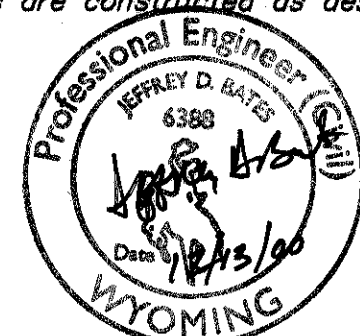
Francesca Padluci-Rice  
Notary Public



My commission expires:

**= CERTIFICATE OF ENGINEER =**  
STATE OF WYOMING) SS  
COUNTY OF TETON)

I, Jeffrey D. Bates, do hereby certify that I am a licensed Professional Engineer in the State of Wyoming, and affirm that the extensions of the Teton Village Water and Sewer Systems designed to serve THE LODGES AT GRANITE RIDGE AMENDED were designed to meet all applicable County and State of Wyoming Department of Environmental Quality Standards, and that said systems will be adequate for their intended use providing said extensions are constructed as designed and are operated correctly.



Jeffrey D. Bates  
Wyoming Professional Engineer No. 6388  
The foregoing instrument was acknowledged before me by Jeffrey D. Bates this 13<sup>th</sup> day of December, 2000.  
WITNESS my hand and official seal.

Francesca Padluci-Rice  
Notary Public



My commission expires:

**= CERTIFICATE OF APPROVAL =**  
STATE OF WYOMING) SS  
COUNTY OF TETON)

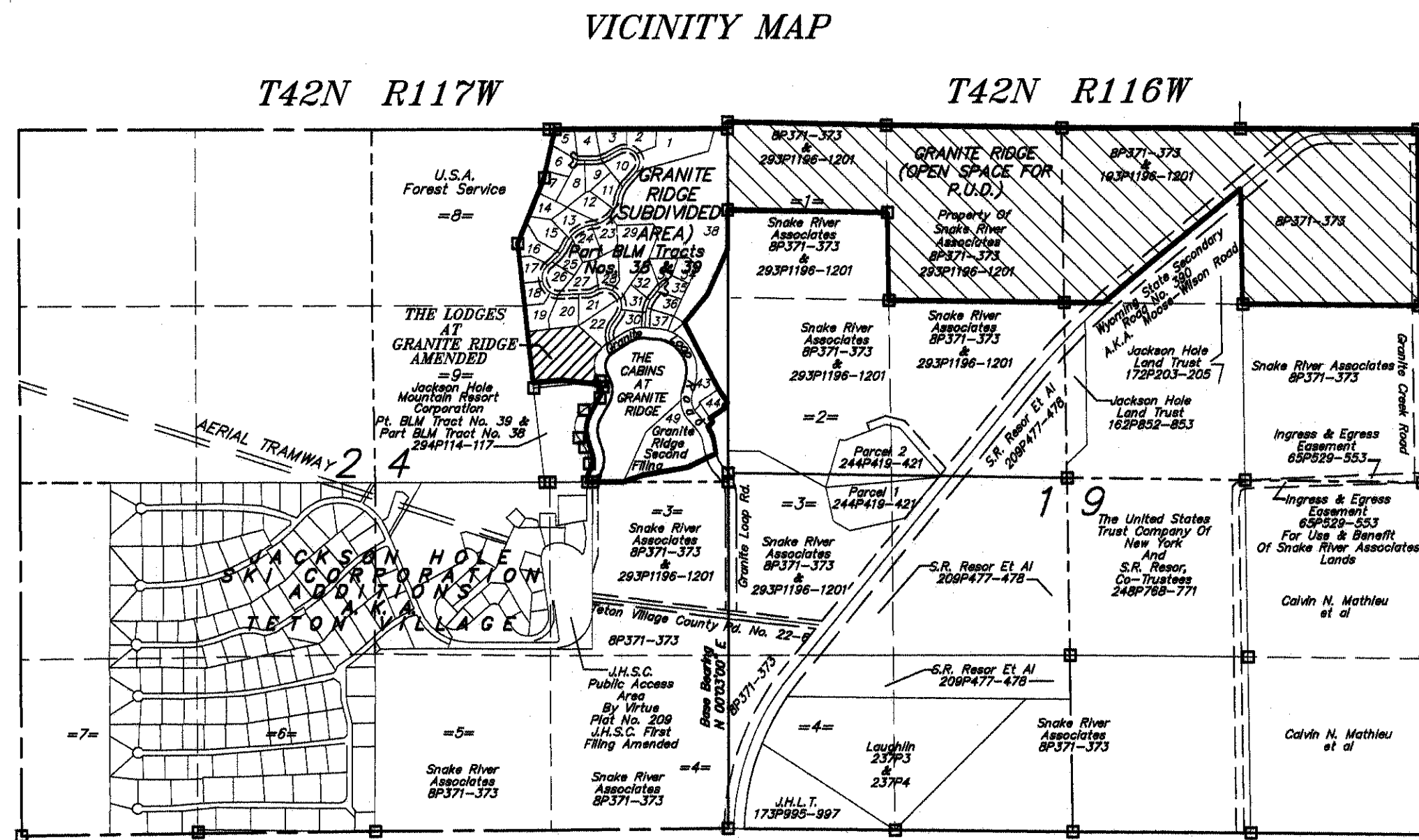
Pursuant to Section 34-12-103 and Section 18-5-301 through 18-5-315, Wyoming Statutes, 1977, as amended, and the pertinent land development regulations of Teton County, Wyoming, as amended, the foregoing subdivision, THE LODGES AT GRANITE RIDGE AMENDED, was approved at the regular meeting of the Board of County Commissioners held on the 13<sup>th</sup> day of December, 2000.

SUBJECT TO the condition that the foregoing subdivision is in conformity with, and in compliance with the provisions of the Final Development Plan for Granite Ridge Lot 39 (DEV 99-0026), as amended, and Variances (VAR 99-0016) approved by the Board of County Commissioners on August 4, 1999 during the continuance of their August 3, 1999 meeting.

ATTEST: BOARD OF COUNTY COMMISSIONERS  
COUNTY OF TETON

Sherry L. Daigle  
Clerk,  
Sherry L. Daigle

Bill Reddy  
Chair,



Scale: 1 inch = 1000 feet

THE LODGES AT GRANITE RIDGE AMENDED  
Granite Ridge Open Space.  
Boundary of the Granite Ridge Planned Unit Development  
Corner Record filed.

Courtesy of  
  
Jackson Hole Title & Escrow

**DEVELOPMENT STANDARDS  
AS MEMORIALIZED IN  
VARIANCE PERMIT - (VAR 99-0016)**

**MINIMUM BUILDING SETBACKS:**  
NORTH / NORTHEASTERLY BOUNDARY (ADJOINING GRANITE RIDGE SINGLE-FAMILY RESIDENTIAL LOTS): 20'  
GRANITE LOOP ROAD RIGHT-OF-WAY (EASTERLY BOUNDARY): 15'  
SOUTH BOUNDARY (ADJOINING JHSC MAINTENANCE AREA): 30'  
WEST BOUNDARY (ADJOINING JH SKI AREA - TEEMNOT SKI RUN): 10'

\* Variance Permit (VAR 99-0016) allows encroachments on these setbacks by two retaining walls and one sign; refer to said permit.

**MAXIMUM BUILDING HEIGHT:**  
48' (THIS RESTRICTION IS TO BE APPLIED IN ACCORDANCE WITH THE DEFINITION GIVEN FOR "HEIGHT, BUILDING OR STRUCTURE" IN ARTICLE VII, DEFINITIONS OF THE CURRENT TETON COUNTY LAND DEVELOPMENT REGULATIONS.)

**MAXIMUM IMPERVIOUS SURFACE: 47%**

POTABLE WATER AND WASTEWATER TREATMENT TO BE PROVIDED BY TETON VILLAGE WATER & SEWER DISTRICT; HOWEVER, MAINTENANCE OF WATER AND SEWER LINES WITHIN THE TOWNHOUSE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE LODGES AT GRANITE RIDGE HOMEOWNERS ASSOCIATION.

TETON VILLAGE IMPROVEMENT & SERVICE DISTRICT MAINTAINS GRANITE LOOP ROAD;  
NO PUBLIC MAINTENANCE OF WASHAKIE ROAD.

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISIONS.

**THE LODGES AT GRANITE RIDGE  
AMENDED**

A TOWNHOUSE SUBDIVISION  
Identical With Previously Vacated  
Lot 39 of Granite Ridge  
Located Within  
Tract Nos. 38 & 39  
Section 24, T42N, R117W, 6th P.M.  
TETON COUNTY, WYOMING

SHEET 1 OF 2  
Vicinity Map, Notes And Certificates  
SUBMITTAL DATE: NOVEMBER 8, 2000  
Last Revised: December 7, 2000  
Map Prepared: November 1, 2000  
Project No.: 98030.60.11

Grantor: GRANITE RIDGE TOWNHOUSES INC  
Grantee: THE PUBLIC PLAT #1008  
Doc 0532008 hb 2MAP pg 41-41 Filed at 08:19 on 12/20/00  
Sherry L. Daigle, Teton County Clerk fees: 50.00  
By HARRY D. ANTHOUS Deputy

1008

**NOTES**

ALL BUILDINGS CONSTRUCTED WITHIN THIS DEVELOPMENT SHALL BE REQUIRED TO HAVE INTERIOR FIRE SUPPRESSION SPRINKLER SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE NFPA RESIDENTIAL STANDARDS.

THIS DEVELOPMENT IS SUBJECT TO NOISE AND VIBRATION ASSOCIATED WITH AVALANCHE REDUCTION ACTIVITIES CONDUCTED BY THE JACKSON HOLE MOUNTAIN RESORT CORPORATION ON BRIDGER-TETON NATIONAL FOREST PROPERTY; SEE SHEET 1 OF THIS PLAT FOR ADDITIONAL INFORMATION.

THIS DEVELOPMENT COULD BE SUBJECTED TO RELATIVELY STRONG EARTHQUAKE GROUND SHAKING; SEE SHEET 1 OF THIS PLAT FOR ADDITIONAL INFORMATION.

SHORT-TERM RENTAL OF THE UNITS WITHIN THIS DEVELOPMENT IS PERMITTED.

THE BEARINGS OF THE BOUNDARIES OF EACH RESIDENTIAL LOT OR LIMITED COMMON AREA OF THE FOREGOING SUBDIVISION ARE PARALLEL WITH OR PERPENDICULAR TO THE REFERENCE BEARING GIVEN HEREON FOR THAT LOT OR LIMITED COMMON AREA.

BASE BEARING IS N00°03'00"E ALONG THE EAST LINE OF THE SE 1/4 SECTION 24, T42N, R117W.

TETON VILLAGE IMPROVEMENT & SERVICE DISTRICT MAINTAINS GRANITE LOOP ROAD; NO PUBLIC MAINTENANCE OF WASHAKIE ROAD.

POTABLE WATER AND WASTEWATER TREATMENT TO BE PROVIDED BY TETON VILLAGE WATER & SEWER DISTRICT; HOWEVER, MAINTENANCE OF WATER AND SEWER LINES WITHIN THE TOWNHOUSE DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE LODGES AT GRANITE RIDGE HOMEOWNERS ASSOCIATION.

ALL PURCHASERS OF LOTS OF THE FOREGOING SUBDIVISION ARE HEREBY ON NOTICE THAT THE PUBLIC LANDS ADJACENT TO SAID SUBDIVISION WILL HAVE USES AS ALLOWED FOR UNDER A SPECIAL USE PERMIT FOR A YEAR ROUND RECREATION RESORT. REFER TO THE CERTIFICATE OF OWNER ON SHEET 1 OF THIS PLAT FOR FURTHER DETAILS.

THE FOREGOING SUBDIVISION IS LOCATED TO THE NORTH OF THE PROPOSED MAINTENANCE SITE FOR THE JACKSON HOLE MOUNTAIN RESORT; MAINTENANCE FUNCTIONS AT SAID SITE ARE PERFORMED YEAR ROUND AND SOMETIMES OCCUR 24 HOURS A DAY.

**LEGEND**

- Indicates a Corner Record filed.
- Indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "P.M. JORGENSEN PE & LS 2612" found this survey.
- Indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JORGENSEN ENG & LS PE & LS 2612" to be set by August 1, 2003, EXCEPT where noted hereon as set in 1999.
- ⊕ Indicates a pk nail and washer inscribed "PE & LS 2612", to be set by August 1, 2003.
- =1= Indicates the number of a proposed Townhouse Lot.
- LCA 7 Indicates a Limited Common Area reserved for the use of the owner of the lot with a corresponding number for parking; REFER TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FOREGOING SUBDIVISION.
- LCA DEC 1 Indicates a Limited Common Area reserved for the use of Granite Ridge Townhouses, Inc. or its assigns. REFER TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE FOREGOING SUBDIVISION.
- Indicates the boundary of a Limited Common Area.
- Indicates a building setback line or building envelope.
- Indicates the boundary of THE LODGES AT GRANITE RIDGE AMENDED.
- Indicates the boundary of a proposed Townhouse Lot.
- Indicates an easement or right-of-way line. Refer to Certificate of Owner on Sheet 1 of this plat for explanation of limitations of use within the Fire Safety Setback Easements.
- Indicates the boundary of a lot adjacent to THE LODGES AT GRANITE RIDGE AMENDED.

Bearing and Distance	Tie From Lot Corner	To Subdivision Corner (As Indicated on Detail Map)
S65°48'33"E 57.30'	NE LOT 1	CORNER A
N36°50'42"W 95.14'	NE LOT 2	NE CORNER
N25°52'14"E 13.31'	NE LOT 3	NE CORNER
N69°20'09"E 74.52'	NE LOT 4	NE CORNER
N75°00'13"E 144.50'	N LOT 5	NE CORNER
S87°10'44"W 163.95'	N LOT 6	NW CORNER
N72°57'43"W 42.22'	NW LOT 7	NW CORNER
N18°54'16"W 135.51'	NW LOT 10	NW CORNER
S55°52'35"W 63.08'	SW LOT 15	SW CORNER
S61°10'52"W 190.28'	SW LOT 16	SW CORNER
S59°55'59"E 298.19'	SE LOT 17	SE CORNER
S56°44'37"E 308.06'	SE LOT 18	SE CORNER
S53°12'08"E 249.81'	S LOT 19	SE CORNER
S54°45'11"E 204.13'	S LOT 20	SE CORNER
S63°35'48"E 169.37'	S LOT 21	SE CORNER
N70°37'44"W 146.22'	NW LCA 7	NW CORNER
S64°34'42"W 156.83'	SW LCA 15	SW CORNER
N63°39'21"W 177.46'	NW LCA DEC 1	NW CORNER
N68°36'51"W 248.02'	NW LCA DEC 2	NW CORNER
N03°50'38"E 196.43'	NE LCA DEC 3	NE CORNER
N00°17'00"E 137.97'	N LCA DEC 4	NE CORNER
N68°36'03"E 99.75'	E LCA DEC 5	CORNER A



**THE LODGES AT GRANITE RIDGE AMENDED**  
 A TOWNHOUSE SUBDIVISION  
 Identical With Previously Vacated  
 Lot 39 Granite Ridge  
 Located Within  
 Tract Nos. 38 & 39  
 Section 24, T42N, R117W, 6th P.M.  
 TETON COUNTY, WYOMING

SHEET 2 OF 2  
 Detail Map

**1008**

