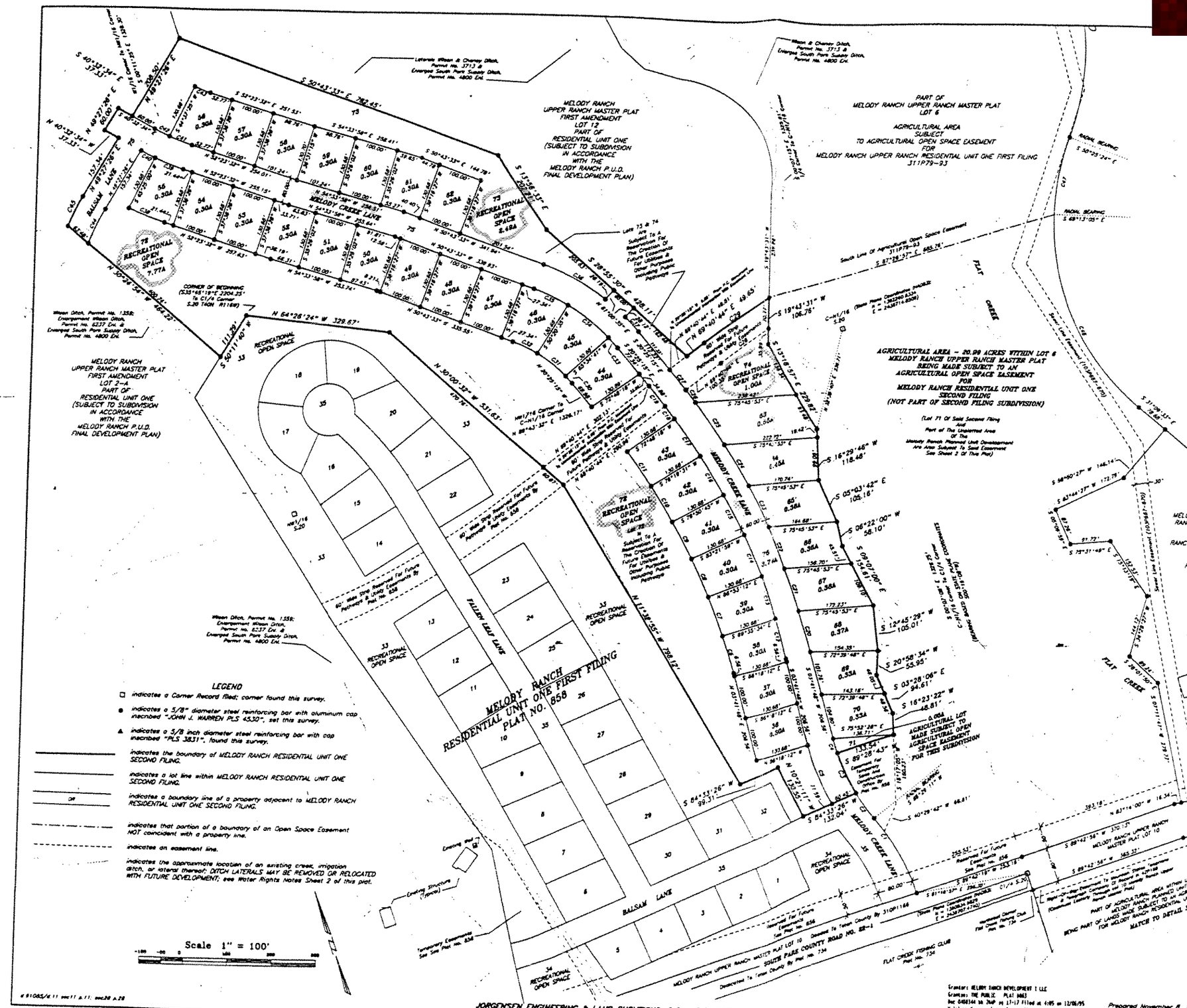
JHTE
Jackson Hole Title & Escrow



CURVE TABLE

Name	Delta	Radius	Arc Length	Chord Bearing	Chord Length	Tangent Length
C1	0 = 21°13'08"	530.00	196.28	N 10°54'15" W	195.18	99.28
C2	0 = 8°38'42"	470.00	70.84	N 17°12'26" W	70.56	35.39
C3	0 = 12°22'49"	470.00	101.38	N 08°42'42" W	101.38	50.98
C4	0 = 4°13'05"	470.00	34.60	N 01°35'15" E	34.59	17.31
C5	0 = 15°45'00"	530.00	145.69	N 04°10'45" W	145.23	73.31
C6	0 = 3°17'22"	1562.41	89.70	N 02°03'07" E	89.69	44.86
C7	0 = 3°31'14"	1562.41	96.00	N 01°21'11" W	95.99	48.02
C8	0 = 3°31'14"	1562.41	96.00	N 04°52'24" W	95.99	48.02
C9	0 = 3°31'14"	1562.41	96.00	N 08°23'38" W	95.98	48.02
C10	0 = 3°31'14"	1562.41	96.00	N 11°54'52" W	95.98	48.02
C11	0 = 3°31'14"	1562.41	96.00	N 15°26'06" W	95.99	48.02
C12	0 = 3°17'22"	1693.09	97.20	N 02°03'07" E	97.19	48.61
C13	0 = 3°31'14"	1693.09	104.03	N 01°21'11" W	104.01	52.03
C14	0 = 3°31'14"	1693.09	104.03	N 04°52'24" W	104.01	52.03
C15	0 = 3°31'14"	1693.09	104.03	N 08°23'38" W	104.01	52.03
C16	0 = 3°31'14"	1693.09	104.03	N 11°54'52" W	104.01	52.03
C17	0 = 3°31'14"	1693.09	104.03	N 15°26'06" W	104.01	52.03
C18	0 = 1°13'42"	1693.09	36.30	N 17°48'34" W	36.30	18.15
C19	0 = 1°58'50"	1693.09	59.02	S 19°25'20" E	59.02	29.51
C20	0 = 3°13'50"	1753.09	98.85	N 02°04'32" E	98.84	49.44
C21	0 = 3°23'48"	1753.09	103.94	N 01°13'37" W	103.92	51.98
C22	0 = 3°26'56"	1753.09	105.04	N 04°38'48" W	104.98	52.52
C23	0 = 3°30'29"	1753.09	107.33	N 08°07'00" W	107.32	53.68
C24	0 = 3°33'49"	1753.09	110.08	N 11°40'09" W	110.04	55.05
C25	0 = 3°50'47"	1753.09	117.69	N 15°23'27" W	117.67	58.87
C26	0 = 1°10'26"	1753.09	35.93	N 17°34'05" W	35.93	17.97
C27	0 = 1°55'58"	1753.09	59.12	S 19°22'17" E	59.12	29.56
C28	0 = 7°02'41"	1094.81	134.61	N 73°12'04" E	134.52	67.39
C29	0 = 8°57'27"	1154.81	180.54	N 74°08'28" E	180.36	90.48
C30	0 = 4°00'04"	311.65	21.78	N 22°25'17" W	21.77	10.89
C31	0 = 15°14'08"	311.65	82.92	N 32°02'22" W	82.68	41.71
C32	0 = 11°04'08"	311.65	60.25	N 43°11'29" W	60.15	30.22
C33	0 = 4°00'04"	442.53	30.90	N 22°25'17" W	30.90	15.46
C34	0 = 15°14'08"	442.53	117.67	N 32°02'22" W	117.32	59.18
C35	0 = 11°04'08"	442.53	85.49	N 43°11'29" W	85.38	42.88
C36	0 = 18°18'46"	502.53	160.62	N 41°34'09" W	159.94	81.00
C37	0 = 5°08'48"	502.53	45.14	S 22°59'39" E	45.13	22.59
C38	0 = 7°46'32"	642.49	87.57	N 46°29'16" W	87.50	43.85
C39	0 = 7°46'32"	511.81	69.76	S 46°29'16" E	69.70	34.93
C40	0 = 4°02'23"	511.81	36.09	N 42°33'47" W	36.08	18.05
C41	0 = 7°00'57"	451.81	55.33	N 46°53'03" W	55.29	27.70
C42	0 = 4°50'00"	451.81	38.11	N 42°57'35" W	38.10	19.07
C43	0 = 7°00'57"	321.13	39.32	N 46°53'03" W	39.30	19.68
C44	0 = 10°05'38"	498.85	87.86	N 44°24'38" E	87.78	44.05
C45	0 = 7°50'35"	558.85	76.50	N 45°32'08" E	76.44	38.31
C46	0 = 51°58'28"	555.00	503.13	N 05°11'18" W	486.08	270.34
C47	0 = 18°47'41"	555.00	182.08	N 30°10'48" E	181.24	91.85

NOTES

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISIONS.

IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE COVENANTS FOR THE FOREGOING SUBDIVISION, EACH LOT OF THE FOREGOING SUBDIVISION IS HEREBY MADE SUBJECT TO A RESERVATION FOR AN EASEMENT WHICH IS FIVE FEET (5.00') IN WIDTH, PARALLEL WITH AND ADJOINING ITS LOT BOUNDARIES FOR UTILITY AND LANDSCAPING PURPOSES, WHICH ARE MORE PARTICULARLY DESCRIBED IN SAID DECLARATION.

ALL RESIDENTIAL LOTS SHALL BE SUBJECT TO BUILDING ENVELOPES. REFER TO DECLARATION OF PROTECTIVE COVENANTS FOR THE FOREGOING SUBDIVISION.

MELODY RANCH RESIDENTIAL UNIT ONE SECOND FILING

Being Identical With
Lot 11
MELODY RANCH UPPER RANCH MASTER PLAT FIRST AMENDMENT
And Located Within The
N1/2NW1/4 And The SE1/4NW1/4
SECTION 20 T40N R116W 6th P.M.
TETON COUNTY, WYOMING

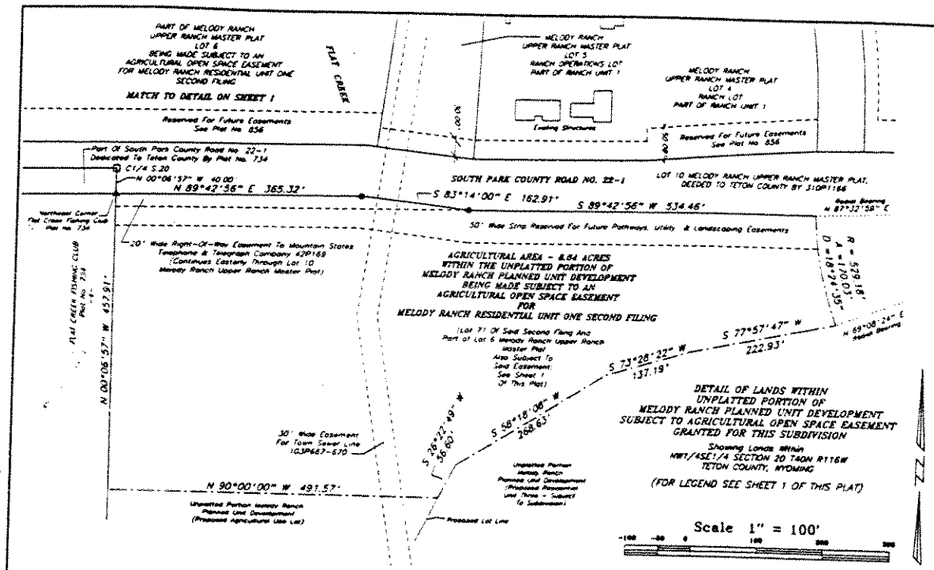
SHEET 1 OF 2
Subdivision & Open Space Detail

Grantor: MELODY RANCH DEVELOPMENT I LLC
Grantee: THE PUBLIC PLAT 1663
Doc 0468344 bk 266P pg 17-17 Filed at 4:05 on 12/06/95
Y Johnson Connce, Teton County Clerk fees: 58.00
By JULIE HODGES Deputy

Prepared November 8, 1995
By F. Paolucci-Rice.
Last Revision December 1, 1995

Project No. 91085.11

863



WATER RIGHTS NOTES

The following is a summary of the surface irrigation water rights appurtenant to the lands within the Melody Ranch Residential Unit One First Filing:

Lots 36-53, 56-71 and 74, and portions of Lots 54, 55, 72, 73, and 75: Original supply under the Wilson & Cheney Ditch, Permit No. 3713, Solar Cheney Appropriation, with priority of January 10, 1902 and supplemental supply under the Enlarged South Park Supply Ditch, Permit No. 4800 Enl., J. Fleming Cheney Appropriation, with priority of January 22, 1932.

Portions of Lots 54, 55, 72, 73, and 75: Original supply under the Wilson Ditch, Permit No. 1359, Solar Cheney Appropriation, with priority of November 9, 1896 and supplemental supply under the Enlarged South Park Supply Ditch, Permit No. 4800 Enl., J. Fleming Cheney Appropriation, with priority of January 22, 1932.

The number of irrigated acres in each lot is equal to the total acreage of each lot; 28.35 acres irrigated and adjudicated at the time of the platting of the foregoing subdivision; reference the records of the State Engineer's Office for current status of water rights on each lot.

Said rights will be retained on all Lots except the Private Road Lot, Lot 75; the rights on said Lot 75 shall be abandoned by Petition to the State Board of Control.

Water rights will be administered by a Melody Ranch Homeowners' Association or the Melody Ranch Improvement and Service District; refer to the Declaration of Protective Covenants for this subdivision.

Irrigation water will be distributed by means of the existing ditch network shown on this plat together with an irrigation pipeline system supplied by pumps placed in the ditches or laterals of said network; LATERALS OF SAID NETWORK (none of which carry water to users outside of Melody Ranch Planned Unit Development) MAY BE REMOVED OR RELOCATED WITH FUTURE DEVELOPMENT.

There will be no interference with the historical flow of irrigation water to downstream users.

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 points of diversion.

There will be no change in the means of conveyance.

All irrigation ditches and laterals thereof shall have the benefit of easements to place for their repair and maintenance; said easements shall satisfy all historical rights, and except where historical use shall dictate a greater width, shall extend away from each ditch on each side for fifteen feet (15') from the edges of each ditch, said easements shall revert with any said future removal or relocation of laterals.

SELLER DOES NOT WARRANT TO PURCHASER THAT HE SHALL HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

= AFFIDAVIT OF ACKNOWLEDGEMENT AND ACCEPTANCE OF PLAT BY MORTGAGEE RECORDED AS SEPARATE INSTRUMENT =

LAND USE SUMMARY

TOTAL NUMBER OF LOTS: 40 Lots	
35 Single-Family Residential Lots (Lots 36-70)	
Average Lot Size 0.32 Acres	
Total Acreage In Residential Lots	11.25 Acres
3 Recreational Open Space Lots (Lots 72-74)	
Total Acreage In Recreational Open Space	11.26 Acres
1 Agricultural Use Lot To Be Made Subject To An Agricultural Open Space Easement (Lot 71)	0.05 Acres
1 Private Road Lot (Lot 75)	3.79 Acres
TOTAL ACREAGE MELODY RANCH RESIDENTIAL UNIT ONE SECOND FILING:	26.35 Acres
AREAS OVER WHICH AGRICULTURAL OPEN SPACE EASEMENT GRANTED AS A CONDITION OF APPROVAL FOR THIS SUBDIVISION	
Lot 71 Of This Subdivision	0.05 Acres
Part Of Lot 6 Melody Ranch Upper Ranch Master Plat (Not Part Of This Subdivision)	20.99 Acres
Part Of Unplatted Portion Of Melody Ranch Planned Unit Development (Not Part Of This Subdivision)	8.64 Acres
TOTAL ACREAGE OPEN SPACE EASEMENT FOR THIS SUBDIVISION	29.68 Acres

CERTIFICATE OF ENGINEER

State of Wyoming)
SS
County of Teton)

I, Robert T. Abbondi, of Jackson, Wyoming, hereby certify that I am a registered Wyoming Engineer and affirm that the water system and the extension of the Town of Jackson sewer system designed to serve the foregoing subdivision will meet County, State and Federal requirements, and that said systems will be adequate and safe, providing that said systems are constructed as designed and operated correctly.

Robert T. Abbondi
Wyoming Professional Engineer, Registration No. 3114

The foregoing instrument was acknowledged before me by Robert T. Abbondi this 5th day of December, 1995.
Witness my hand and official seal.

Francesca Palucci-Rice
Notary Public

My commission expires: November 30, 1996

CERTIFICATE OF OWNER

State of Wyoming)
SS
County of Teton)

The undersigned owner and proprietor of Lot 11 of Melody Ranch Upper Ranch Master Plat First Amendment (a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No.), more particularly described in the Certificate of Surveyor on this plat, does hereby certify that the foregoing subdivision of said lands, as shown on this plat, is with its free consent and in accordance with its desires;

that the name of the foregoing subdivision shall be MELODY RANCH RESIDENTIAL UNIT ONE SECOND FILING;

that the foregoing subdivision is in accordance with and SUBJECT TO the terms and conditions of the Melody Ranch Planned Unit Development Final Development Plan approved by the Board of County Commissioners of Teton County on the 3rd day of October 1995 and to be recorded in said Office;

that the foregoing subdivision is SUBJECT TO that Amended and Restated Declaration of Protective Covenants for Melody Ranch Residential Unit One - First Filing recorded in said Office in Book 312 of Photo, pages 1146-1175 as provided for in that Adoption of Declaration of Protective Covenants for Melody Ranch Residential Unit One - Second Filing to be recorded in said Office concurrently with this plat;

that two sixty feet (60.00') wide strips of land, one each within Lot 72 and 74 of the foregoing subdivision, as shown on the detail map on this plat, are reserved for the creation of future Pathways and Utility Easements in accordance with said Final Development Plan;

that Lots 72, 73 and 74 of the foregoing subdivision are hereby made SUBJECT TO A RESERVATION for future easements for recreational purposes, including public pathways;

that the roads of the foregoing subdivision shall be built in accordance with the applicable standards, rules and regulations of Teton County;

that the roads of the foregoing subdivision are private and that the Board of County Commissioners of Teton County shall be under no obligation to construct, repair or maintain said roads;

that a non-exclusive easement in the rights-of-way of said roads (identical with Lot 75 of the foregoing subdivision) is hereby granted to each owner of a lot within said subdivision, to each owner of a lot within Melody Ranch Upper Ranch Master Plat, Plat No. 856, to each owner of a lot within said First Amendment thereto and to each owner of a lot within any subsequent amendments or subdivisions thereof, and to their heirs, successors, and assigns for the purposes of access to and from their lot and for underground utilities serving their lot;

that the undersigned owners reserve unto themselves, their heirs, successors, and assigns the right to grant unto other parties non-exclusive easements in the rights-of-way of the roadways and easements of the foregoing subdivision;

that there are water rights appurtenant to the foregoing subdivision as more specifically described in the water rights notes on this plat, and that said rights shall be dealt with in accordance with Section 18-5-306, Wyoming Statutes, 1977, as amended, as more specifically outlined in said notes;

that the Lots of the foregoing subdivision are SUBJECT TO easements for the repair and maintenance of the irrigation ditches and the laterals thereof shown on the detail map on this plat; said easements shall satisfy all historical rights, but shall extend away from each ditch, on each side of each ditch for a minimum of fifteen feet (15') from the edges of each ditch; the laterals of said ditches (none of which carry water to users outside of Melody Ranch Planned Unit Development) MAY BE REMOVED OR RELOCATED WITH FUTURE DEVELOPMENT; said easements shall revert with any such removal or relocation;

that it is contemplated that Lots 71 through 74 of the foregoing subdivision, the Recreational Open Space Lots, will be owned by the Melody Ranch Improvement and Service District; the owner or owners of said Lots shall have the right to create easements as necessary over, under, across and through said Lots for utility purposes including, but not limited to, the distribution of irrigation water to Lots within the foregoing subdivision, and to any lots created within the Melody Ranch Planned Unit Development;

that each lot of the foregoing subdivision is hereby made SUBJECT TO A RESERVATION for an easement five feet (5.00') in width parallel with and adjoining its lot boundary lines for utility and landscaping purposes, which are more particularly described in said Declaration of Protective Covenants;

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

MELODY RANCH DEVELOPMENT I LLC,
a Wyoming limited liability company

By: Melody Ranch Development, Inc., a Wyoming Corporation, Manager and Member

By: Paul von Gontard, President

By: Eugene Gentz, Vice President

Attest: No SEAL

By: Eugene Gentz, Secretary-Treasurer

By: Cheney Homestead, Inc., a Wyoming Corporation, Member

By: Dean K. Bare, President

By: Paul von Gontard, Member

On the 4th day of December, 1995, the foregoing instrument was acknowledged before me by Paul von Gontard as President of Melody Ranch Development, Inc., and individually as a Member of Melody Ranch Development I LLC, by Dean K. Bare as President of Cheney Homestead, Inc., and Eugene Gentz as Vice President of Melody Ranch Development, Inc., and as Secretary-Treasurer of Cheney Homestead, Inc.
Witness my hand and offices seal.

Francesca Palucci-Rice
Notary Public

My commission expires: November 30, 1996

CERTIFICATE OF SURVEYOR

State of Wyoming)
SS
County of Teton)

I, John J. Warren of Jackson, Wyoming hereby certify that this plat was made from notes taken during a survey performed by others under my supervision during 1994 and 1995;

that it correctly represents MELODY RANCH RESIDENTIAL UNIT ONE SECOND FILING being identical with Lot 11 of Melody Ranch Upper Ranch Master Plat First Amendment, a subdivision of record in the Office of the Clerk of Teton County, Wyoming, as Plat No. and located within the N1/2NW1/4 and the SE1/4NW1/4 of Section 20, T40N, R116W, 6th P.M., Teton County, Wyoming;

said MELODY RANCH RESIDENTIAL UNIT ONE SECOND FILING being secondarily described as follows:

BEGINNING at the most northerly corner of Melody Ranch Residential Unit One First Filing, a subdivision of record in said Office as Plat No. 856; the center one-quarter corner of said Section 20 bearing S35°45'19"E, 2204.25 feet from said corner;

thence along the boundary of said First Filing, S50°53'40"W, 111.29 feet;
thence N30°14'54"W, 464.22 feet to the intersection with a non-tangent circular curve, from which the radius point of said curve bears S48°23'09"E, 558.85 feet;
thence northeasterly along the arc of said curve, 76.50 feet through a central angle of 7°50'35" to the end of said curve;
thence N68°27'26"E, 157.34 feet;
thence N40°32'34"W, 37.33 feet;
thence N49°27'26"E, 60.00 feet;
thence S40°32'34"E, 37.33 feet;
thence N49°27'26"E, 208.50 feet;
thence S30°43'33"E, 782.45 feet;
thence S13°56'33"E, 202.21 feet;
thence S28°55'30"E, 428.11 feet;
thence N69°40'44"E, 49.65 feet to the beginning of a circular curve, concave to the southeast, having a radius of 1154.01 feet;
thence northeasterly along the arc of said curve, 180.34 feet, through a central angle of 8°57'27", to the intersection with the east boundary of Lot 6 of Melody Ranch Upper Ranch Master Plat, a subdivision of record in said Office as Plat No. 856;
thence along said east boundary of Lot 6 as follows:
proceeding on a non-tangent bearing S19°43'31"W, 106.76 feet;
thence S13°18'57"E, 229.82 feet;
thence S16°29'48"W, 118.48 feet;
thence S05°03'42"E, 105.16 feet;
thence S06°22'00"W, 58.10 feet;
thence S09°07'00"E, 154.61 feet;
thence S12°45'29"W, 125.01 feet;
thence S20°58'34"W, 55.95 feet;
thence S03°28'06"E, 94.61 feet;
thence S16°23'22"W, 48.61 feet;
thence S89°28'43"W, 1.33 feet to the intersection with a non-tangent circular curve, from which the radius point of said curve bears N89°28'43"E, 470.00 feet;
thence southerly along the arc of said curve, 101.56 feet, through a central angle of 12°23'49" to a corner on the east boundary of said First Filing;
thence departing the east boundary of said Lot 6 and proceeding along the east boundary of said First Filing as follows:
proceeding on a non-tangent bearing S84°33'26"W, 132.04 feet;
thence N10°21'11"W, 130.55 feet;
thence S84°33'26"W, 98.31 feet;
thence N11°32'55"W, 798.12 feet;
thence N30°00'32"E, 531.63 feet;
thence N64°26'24"W, 328.67 feet to the CORNER OF BEGINNING; ENCOMPASSING an area of 26.35 acres, more or less;
the BASE BEARING for this description is N00°15'20"W along the west line of the NW1/4 of said Section 20;
said MELODY RANCH RESIDENTIAL UNIT ONE SECOND FILING shall be monumented as shown on the plat by August 1996;
said MELODY RANCH RESIDENTIAL UNIT ONE SECOND FILING being SUBJECT TO any easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements, or encumbrances of sight and/or record including, but not limited to, those shown on this plat and/or specifically called for in the Certificate of Owner on this plat;
and hereby certifying that there are water rights appurtenant to the lands of the foregoing subdivision as more specifically described in the Water Rights Notes on this plat.

John J. Warren
Wyoming Professional Land Surveyor No. 4530

The foregoing instrument was acknowledged before me by John J. Warren this 5th day of December, 1995.
Witness my hand and official seal.

Francesca Palucci-Rice
Notary Public

My commission expires: November 30, 1996

CERTIFICATE OF APPROVAL

State of Wyoming)
SS
County of Teton)

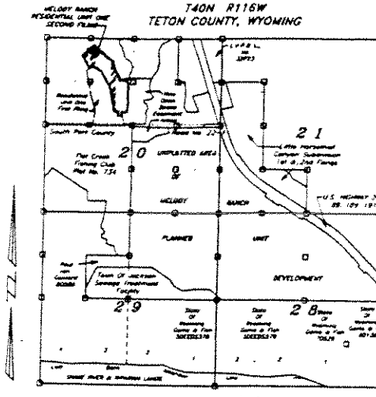
Pursuant to Section 34-12-103 and Section 18-5-301 through 18-5-315 Wyoming Statutes, 1977, as amended, and the pertinent and development requations of Teton County, Wyoming, as amended, the foregoing subdivision MELODY RANCH RESIDENTIAL UNIT ONE SECOND FILING, was approved at the regular meeting of the Board of County Commissioners held on the 5th day of December, 1995.
SUBJECT TO the condition that the foregoing subdivision be in conformity with and in compliance with the provisions of the Melody Ranch Planned Unit Development Final Development Plan approved by the Board of County Commissioners on October 3, 1995 and to be recorded in the Office of the Clerk of Teton County, Wyoming.

ATTEST:
(Mrs.) V. Jolynn Counce,
Clerk

BOARD OF COUNTY COMMISSIONERS
Sandy Shupe
Chair

LOCATION MAP

T40N R116W
TETON COUNTY, WYOMING



- indicates a Corner Record filed.
- indicates lands within Melody Ranch Upper Ranch Master Plat.
- indicates areas subject to an Agricultural Open Space Easement required for approval of this subdivision; see details of said areas on this plat.
- indicates that part of Lot 6 of Melody Ranch Upper Ranch Master Plat made subject to an Agricultural Open Space Easement for Melody Ranch Residential Unit One First Filing 311P79-93.

Scale 1" = 2000'
-2000 -1000 0 2000 4000 6000

ZONING AND OVERLAY DISTRICTS:
Melody Ranch Planned Unit Development Final Development Plan

SETBACK REQUIREMENTS:
In Accordance With The Melody Ranch Planned Unit Development Final Development Plan And The Declaration Of Protective Covenants For This Subdivision; Both Documents To Be Recorded In The Office Of The Clerk Of Teton County, Wyoming

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

TOWN OF JACKSON SEWER SYSTEM.

COMMUNITY WATER SYSTEM.

OWNERS & DEVELOPERS
Melody Ranch Development I LLC
P.O. Box V Jackson, Wyoming 83001

ENGINEERING CONSULTANTS
Jorgensen Engineering & Land Surveying, P.C.
P.O. 1142 / 268 East Simpson Street
Jackson, Wyoming 83001

DEVELOPMENT CONSULTANT
The Geritz Group
1604 South Park Road
Jackson, Wyoming 83001

SUBMITTAL DATE: November 15, 1995

MELODY RANCH RESIDENTIAL UNIT ONE SECOND FILING

Being Identical With
LOT 11
MELODY RANCH UPPER RANCH MASTER PLAT FIRST AMENDMENT
And Located Within The
N1/2NW1/4 And The SE1/4NW1/4
SECTION 20 T40N R116W 6th P.M.
TETON COUNTY, WYOMING

SHEET 2 OF 2
Certificates & Notes & Additional Open Space Detail

863
Project No. 91085.11

Prepared November 8, 1995
By F. Palucci-Rice,
Last Revision December 1, 1995