

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Teton)

I, Michael J. Quinn of Teton, Wyoming, hereby certify, to the best of my knowledge, information, and belief:

That by authority of the owners I have subdivided the lands shown on this plat for lotwise ownership to be known as METRO PLATEAU ADDITION TO THE TOWN OF JACKSON;

that this plat was made from the notes of surveys made by me or under my direction, and from records in the Office of the Teton County Clerk;

that the lands shown hereon are described as:

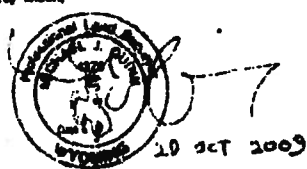
A Parcel of Land located in the S1/2 NE1/4 of Section 32, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being that parcel described and surveyed in that Warranty Deed recorded in Book 382 page 834, records of Teton County, and being more particularly described as follows:

Beginning at the Southeast Corner of Said Parcel described in Said Book 382, the Northwest corner of that parcel described in Book 487 page 858-859, records of Teton County, which corner lies N89°28'48"W, 51.47 feet from the Southeast corner of Said Parcel in Said Book 387, a point on the northerly right-of-way of State Highway 26, 88, 187, 188;

- thence along the boundary lines of Said Parcel in Book 387 through the following courses and distances:
N02°10'00"E, 194.48 feet;
S89°58'14"E, 384.34 feet;
S00°02'28"W, 158.78 feet;
N79°02'01"W, 83.77 feet;
S79°42'18"W, 307.75 feet to the Corner of Beginning.

Containing 1.47 acres, more or less, and subject to easements, rights-of-way, reservations, and restrictions, of right and/or of record.

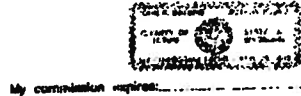
that all dimensions and areas are correctly shown;



Michael J. Quinn, Wyoming Professional Land Surveyor 4270

The foregoing instrument was acknowledged before me by Michael J. Quinn this 23rd day of October, 2008. Witness my hand and official seal.

Notary Public signature and seal.

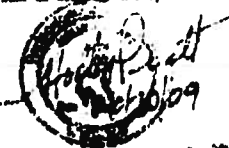


CERTIFICATE OF ENGINEER

State of Wyoming)
County of Teton)

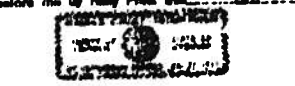
I, Holly Pratt, hereby certify that the water distribution and sewer collection facilities designed sewer collection facilities designed for the foregoing subdivision are adequate and safe, and meet Federal, State, and Town of Jackson requirements if built as designed and operated correctly.

Holly Pratt, Wyoming Professional Engineer 8178



The foregoing instrument was acknowledged before me by Holly Pratt this 23rd day of October, 2008. Witness my hand and official seal.

Notary Public signature and seal.



My commission expires 10-27-2013

CERTIFICATE OF OWNER

State of Wyoming)
County of Teton)

The undersigned owner and proprietor of the lands described in the Certificate of Surveyor and shown hereon hereby certifies:
that the foregoing subdivision and the survey and measure of the lands and common areas as shown hereon is with the free consent and in accordance with the desires of the undersigned owner and proprietor;

that the name of the subdivision shall be METRO PLATEAU ADDITION TO THE TOWN OF JACKSON;
that this subdivision is subject to that Declaration of Covenants, Conditions, and Restrictions for Metro Plateau Addition to the Town of Jackson, to be recorded concurrently with this plat;

that this subdivision is subject to the terms and conditions of the Final Development Plat Amendment, Item P08-081, approved by the Jackson Town Council on 8 October 2008 and subsequent amendments thereto;

that Lot 9 of this subdivision is subject to further subdivision in accordance with the Land Development regulations of the Town of Jackson;

that that 30 foot wide utility easement as recorded in Book 403 of Photo, page 989 to 973, records of Teton County is appurtenant to this subdivision;

that the Common Area, Lot 10, being that portion of this subdivision lying outside of lots 1 through 9 as shown hereon is hereby dedicated to the use and enjoyment of the owners of lots within this subdivision;

that that portion of the Common Area designated as a driveway is hereby dedicated as an access and utility easement for the use of the owners of lots within this subdivision, their heirs, successors, and assigns. No parking is allowed on any portion of the driveway as shown hereon;

that an easement across Lot 10, the Common Area of this subdivision, is hereby granted to Lower Valley Energy, Great Corporation, Brecken Communications, and their heirs, assigns and successors for the installation, operation, maintenance and repair of underground utilities and reasonable above ground appurtenances thereto and that the right to grant further easements across said Common Area is hereby reserved to the undersigned owner, his successors and assigns, for the purpose of providing access and utility services to this subdivision;

that the right of ingress and egress across the Common Area for construction and other purposes relating to this subdivision is hereby reserved to the undersigned owner and his heirs, successors and assigns;

that access to this subdivision is from Wyoming State Highway No. 22 and that 30 foot wide access easement as recorded in Book 734 of Photo, page 715-724, records of Teton County which voids that access easement recorded in Book 403 of Photo, pages 974-980;

that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson;

that access across the driveway located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles;

that the seller does not warrant to purchaser that he shall have any rights to the continued 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 all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released;

that this subdivision is subject to rights-of-way, easements, restrictions, reservations, and conditions, of right and/or of record, including but not limited to those shown hereon.

KOJAK, LLC,
a Wyoming limited liability company

BY SEPARATE AFFIDAVIT
By: Stephen Dyrks as Manager

The foregoing instrument was acknowledged before me by Stephen Dyrks, as Manager of Kojak, LLC, a Wyoming limited liability company this 23rd day of October, 2008. Witness my hand and official seal.

Notary Public
My commission expires:

CERTIFICATE OF ACCEPTANCE

State of Wyoming)
County of Teton)
City of Jackson)

In accordance with Section 15-1-416, Wyoming Statutes, and the Land Development Regulations of the Town of Jackson, the foregoing Subdivision, METRO PLATEAU ADDITION TO THE TOWN OF JACKSON, was approved at the regular meeting of the Jackson Town Council on the 23rd day of October, 2008.

Town of Jackson
Mayor
Jackson Town Engineer

CERTIFICATE OF MORTGAGE

Bank of Jackson Note
BY SEPARATE AFFIDAVIT

THIS SUBDIVISION

ACCESS EASEMENT
BK 734 PG 715-724

32

VICINITY MAP
NE1/4, SECTION 32
T41N, R116W, 6th P.M.
Teton County, WY
Scale: 1" = 400'

Owner and Subdivider:
Kojak, LLC
a Wyoming Limited Liability Company
P.O. Box 4328
Jackson, WY 83001
(307) 734-3788
Surveyor:
Nelson Engineering
Box 1588
Jackson, Wyoming 83001
(307) 734-2087

ZONING DISTRICT: AC
TOTAL ACRES: 1.47 ACRES
NUMBER OF LOTS: 76 NO. 25.
AVERAGE LOT SIZE: .15 AC.
LOT 10 (COMMON AREA): 1.15 AC.
SUBMITTAL DATE: 7/18/08
FINAL SUBMITTAL REVISION: 10/30/08

LOT 9 OF THIS SUBDIVISION IS SUBJECT TO FURTHER DIVISION.
THIS SUBDIVISION IS CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWERAGE COLLECTION AND TREATMENT SYSTEMS. ON-SITE WATER AND SEWER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
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 TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

METRO PLATEAU
addition
to the Town of Jackson

located within
a portion of the
S1/2NE1/4 of Section 32,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

1279

CHARTER: 2008 LLC
PLATTED: THE PUBLIC PLAT 01279
ON 07/18/08 BY 7087 PG 12-31 PLATD AT 11:13 AM 11/14/08
Sherry L. Beagle Teton County Clerk Term: 2008-2010
By: Elizabeth Reichert Deputy

DATE: 10/23/08
DRAWING TITLE: METRO PLATEAU
FINAL PLAT
SHEET NO: 1 OF 2

DATE	REVISED	BY	SCALE

NELSON ENGINEERING

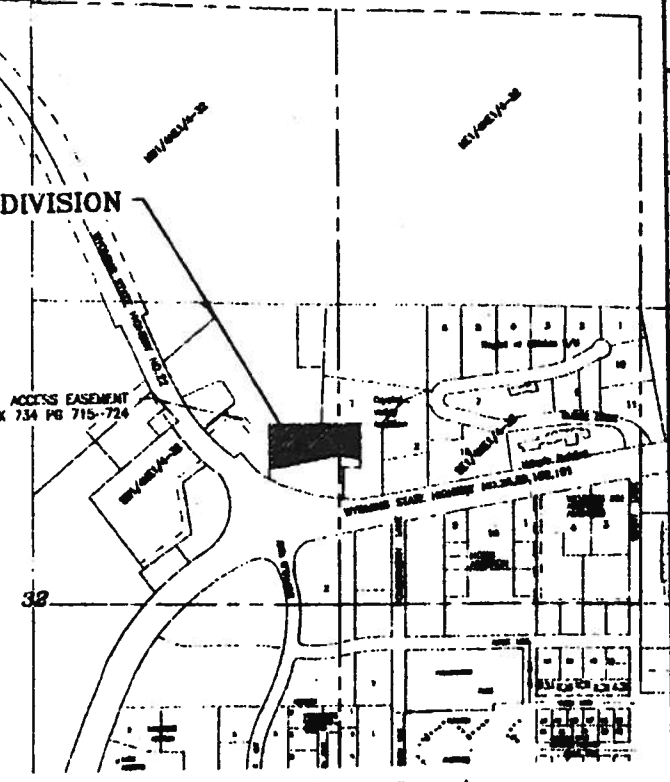
DRAWING TITLE
METRO PLATEAU

JOB TITLE
METRO PLATEAU

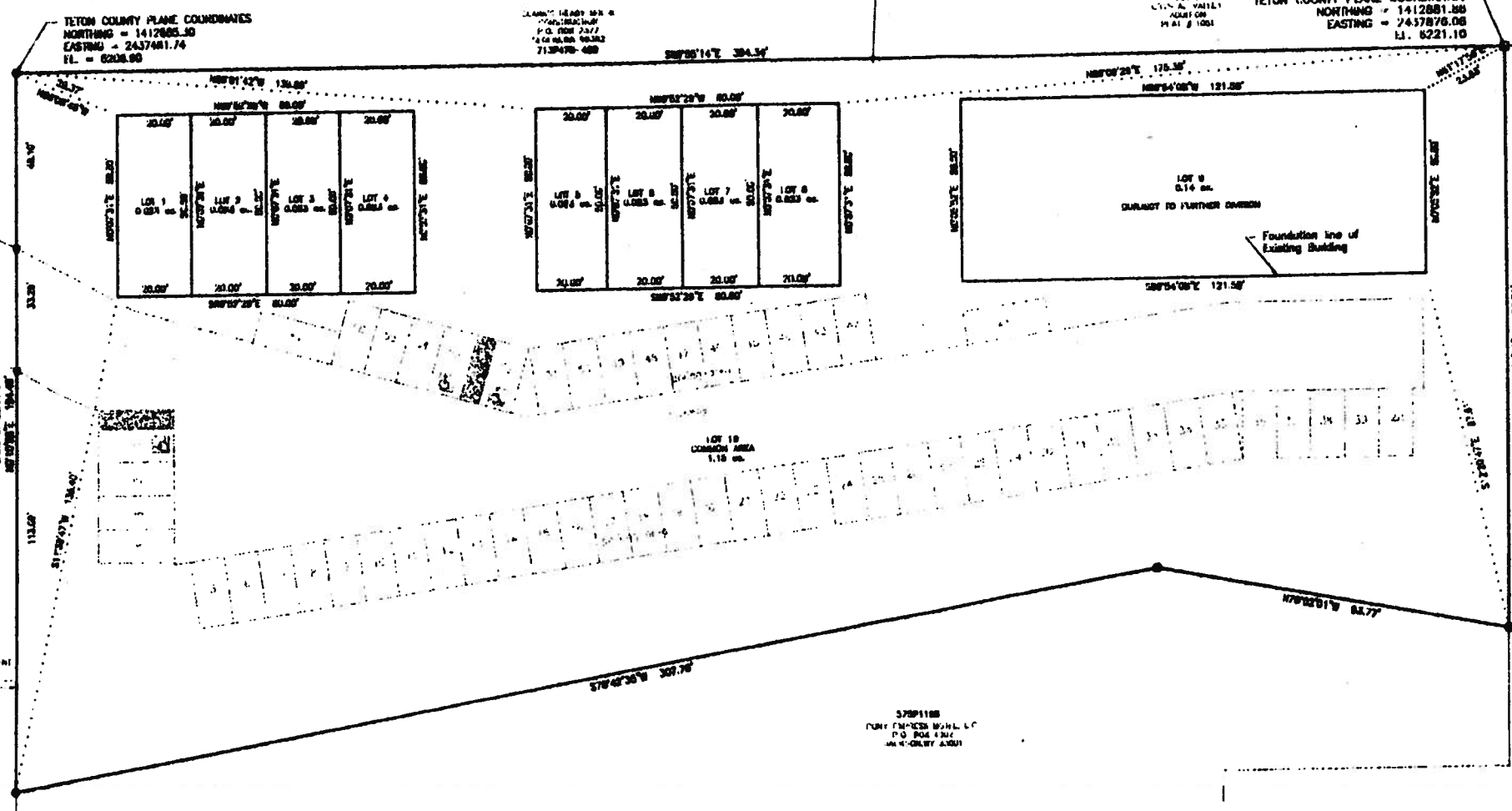
DRAWING NO
2 OF 2

THIS SUBDIVISION

ACCESS EASEMENT
BK 734 PG 715-724



VICINITY MAP
NE1/4, SECTION 32
T41N, R116W, 6th P.M.
Teton County, WY
Scale: 1" = 400'



TETON COUNTY PLANE COORDINATES
NORTHING = 1417665.80
EASTING = 2437481.74
E.L. = 8208.80

LANDING 14.80' x 10.0'
FOUNDATION
P.O. BOX 2277
1416 W. 8th St.
7130470-488

1211
CLYDE W. HALEY
REGISTERED
PLAT # 1081
TETON COUNTY PLANE COORDINATES
NORTHING = 1412881.88
EASTING = 2437876.08
E.L. 8221.10

LANDAU & MULLIGAN, INC.
775 N. PARKS
GRAND FERRY, WY 83001
(307) 733-287

Owner and Subdivider:
Kojak, LLC
a Wyoming Limited
Liability company
P.O. Box 4388
Jackson, WY 83001
(307) 733-3708

ZONING DISTRICT: AC
TOTAL ACRES: 1.47 ACRES
NUMBER OF LOTS: 10
AVERAGE LOT SIZE: .15 AC.
LOT 10 (COMMON AREA): 1.15 AC.

Surveyor:
Nelson Engineering
Box 1188
Jackson, Wyoming 83001
(307) 733-2087

SUBMITTAL DATE: //18/08
FINAL SUBMITTAL REVISION: 10/30/08

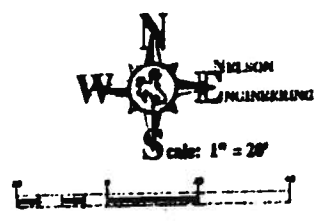
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- LEGEND**
- BOUNDARY LINE
 - - - LOT LINE
 - - - EASEMENT LINE
 - - - ADJACENT LOT LINE
 - - - DE LINE
 - FOUND BRICKS CAP IN CONCRETE
 - FOUND REBAR
 - FOUND REBAR AND CAP "PLS 3431"
 - TO BE SET REBAR AND CAP DESCRIBED "THE LENGTH PLS 4270"



1279

METRO PLATEAU
addition
to the Town of Jackson

located within
a portion of the
S1/2NE1/4 of Section 32,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming