

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Teton)

I, Scott R. Pierson of Jackson, Wyoming hereby certify that this plat was made from notes taken during an actual survey performed under my direction during September and October, 1990, and July and August, 1991 and from information available in the Office of the Clerk of Teton County, Wyoming;

that the plat correctly represents REED SUBDIVISION, a subdivision of parts of the NW1/4, SW1/4 NE1/4, and N1/2 SW1/4 of Section 15, Lot 1 and the riparian lands appurtenant to Lot 1 of Section 16, T42N, R116W, of the 6th P.M., Teton County, Wyoming further described as follows:

All of the NW 1/4 of Section 15:

Part of the SW1/4 NE1/4 Section 15, described as follows: Beginning at the northwest corner of said SW1/4 NE1/4 which is marked by a brass cap on a 2" diameter steel pipe inscribed "CN 1/16" and other appropriate details, Thence N 89° 47' 03" E, 49.50 feet along the north line of said SW1/4 NE1/4; Thence S 01° 28' 06" E, 16.50 feet parallel with the west line of said SW1/4 NE1/4; Thence S 89° 47' 03" W, 49.50 feet, parallel with the north line of said SW1/4 NE1/4; Thence N 01° 28' 06" W, 16.50 feet along the west line of said SW1/4 NE1/4;

Part of the NE1/4 SW1/4 of Section 15, described as follows: Beginning at the NW corner of said NE1/4 SW1/4 which is marked by a brass cap on a 2" diameter steel pipe inscribed "CW 1/16" and other appropriate details, Thence N 89° 37' 17" E, 132.00 feet, along the north line of said NE1/4 SW1/4, to the NW corner of Sage Brush Flats Subdivision, recorded as plot number 373 in said Clerk's Office; Thence S 01° 25' 21" E, 329.75 feet along the west line of said Subdivision; Thence S 89° 36' 50" W, 131.92 feet along the north line of said Subdivision; Thence N 01° 26' 09" W, 329.77 feet along the west line of said NE1/4 SW1/4, to the Point of Beginning;

The NW1/4 SW1/4 of Section 15, EXCEPTING therefrom the following described tract: Beginning at the SE corner of said NW1/4 SW1/4 which is marked by a brass cap on a 2" diameter steel pipe inscribed "SW 1/16" and other appropriate details, Thence S 89° 31' 53" W, 660.00 feet along the south line of said NW1/4 SW1/4; Thence N 01° 24' 00" W, 66.00 feet, parallel with the east line of said NW1/4 SW1/4; Thence N 89° 31' 53" E, 660.00 feet, parallel with said south line, to the intersection with the east line of said NW1/4 SW1/4; Thence S 01° 26' 31" E, 66.00 feet along said east line, to the Point of Beginning;

The uplands of Lot 1 of Section 16:

Part of the riparian lands appurtenant to said Lot 1, which are bounded as follows: On the north by the Agreement to Establish Boundary Line recorded in Book 231 of Photo, page 1178, in said Clerk's Office; On the east by the left bank meander line of the Snake River; On the south by the Agreement to Establish Boundary Line recorded in Book 231 of Photo, page 1182; On the west by a line described as follows: Beginning at a point on said Boundary Agreement Line recorded in Book 231, page 1178, from which the Meander Corner between Sections 16 and 9 lies N 89° 45' 52" E, 581.52 feet, Thence S 29° 52' 38" W, 1540.10 feet to the intersection with said Boundary Agreement Line recorded in Book 231, page 1182.

Encompassing an area of 239.26 acres, more or less.

The base Bearing for this description is S 89° 51' 57" W between the N 1/4 corner and NW corner of said Section 15.

Together with and subject to Covenants, Conditions and Restrictions and any easements, rights-of-way, or encumbrances of sight or record, including, but not limited to those shown hereon.

All points and corners as shown hereon will be monumented by July 1, 1992.

I hereby certify that the adjudicated surface water rights attached to REED HOMESTEAD by virtue of Permit No. 10337, the DeLand Ditch shall be retained in accordance with Wyoming Statute.

Scott R. Pierson
Scott R. Pierson
Wyoming Professional Land Surveyor No. 3831

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by Scott R. Pierson this 27th day of September, 1991. Witness my hand and official seal.

Mary E. Hearn
Notary Public
My commission expires: 11-27-92

CERTIFICATE OF OWNERS

State of Wyoming)
County of Teton)

The undersigned owners hereby certify that the foregoing subdivision of parts of the NW1/4, SW1/4 NE1/4 and the N1/2 SW1/4 of Section 15, and Lot 1 and the riparian lands appurtenant to Lot 1 of Section 16, T42N, R116W, 6th P.M., Teton County, Wyoming as shown on this plat and more particularly described under the Certificate of Surveyor is with 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 REED HOMESTEAD:

that said subdivision is subject to a Declaration of Covenants, Conditions, and Restrictions for REED HOMESTEAD to be recorded in the Office of the Clerk of Teton County, Wyoming;

that the roads are private, constructed in accordance with the standards of Teton County, with a right-of-way granted to each lot owner, reserving unto the undersigned, his heirs, successors, and assigns, the right to grant in favor of third persons, a non-exclusive right-of-way in the roadways, private driveway easements and other easements; including that driveway/roadway easement along the north boundary of Lot 54;

that the private driveway easements are granted to those lot owners within this subdivision which retain said easements;

that utility easements are granted along the road rights-of-way for power, telephone and cable television and other services appurtenant to the subdivision;

that the subdivision is subject to any easements of sight or record including easements of record in said Office in Book 10 of Mixed Records page 97, and in Book 197 of Photo, pages 646-655;

that the right to access the Snake River levee system for maintenance and construction only, using Reed Drive and the private driveway easement in Lot 54 is granted to Teton County, Wyoming;

that a pedestrian right-of-way is granted to each lot owner along the easement through Lot 56;

that the seller does not warrant to the purchaser that he shall have any rights to the natural flow of any stream within or adjacent to the subdivision;

that Wyoming law does not recognize any riparian rights to the continued flow of any stream or river for persons living on the banks of the stream or river;

that the irrigation ditches shown hereon are subject to easements to allow for repair and maintenance of the ditches, said easements shall extend away from each side of each ditch a distance of 15' from the mean high water line;

that a fence suitable for restraining cattle will be constructed along the boundaries which adjoin ranchland;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released;

Roberta Porter Graze, Trustee
Robert Bruce Porter Trust

Jeanne Porter Gill, Trustee
Robert Bruce Porter Trust

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by on this 27th day of September, 1991. Witness my hand and official seal.

Scott R. Pierson
Notary Public
My commission expires: 9-28-99

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by on this 27th day of September, 1991. Witness my hand and official seal.

Scott R. Pierson
Notary Public
My commission expires: 9-28-99

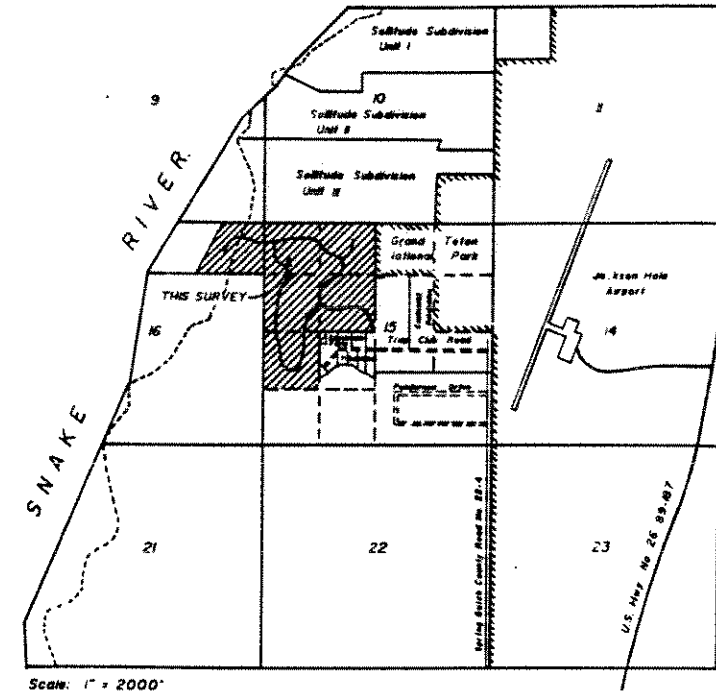
CERTIFICATE OF ACCEPTANCE

State of Wyoming)
County of Teton)

Pursuant to Section 34-12-103 and Sections 18-5-301 through 18-5-315, Wyoming Statutes, as amended, 1977, the foregoing REED SUBDIVISION was approved at the regular meeting of the Board of County Commissioners of Teton County, Wyoming held the 1st day of October, 1991. Subject to the Resolution for the Adoption of the Teton County Comprehensive Plan and Implementation Program dated December 6, 1977 and effective January 1, 1978, as amended.

Attest:
BOARD OF COUNTY COMMISSIONERS
COUNTY OF TETON
V. Jolynn Coance, Clerk
Steve Thomas, Chairman

LOCATION MAP
T42N R116W



OWNER & DEVELOPER
R. Bruce Porter Trust
PO Box 128
Jackson, WY 83001

SURVEYOR
Pierson Land Surveys, PC
125 East Pearl Avenue, Suite 23
PO Box 1143
Jackson, Wyoming 83001

ENGINEER
Jorgensen Engineering & Land Surveying, PC
265 E. Simpson Avenue
PO Box 1142
Jackson, WY 83001

FINAL PLAT SUBMITTAL DATE: July 24, 1991



FINAL PLAT

REED HOMESTEAD

LOCATED IN

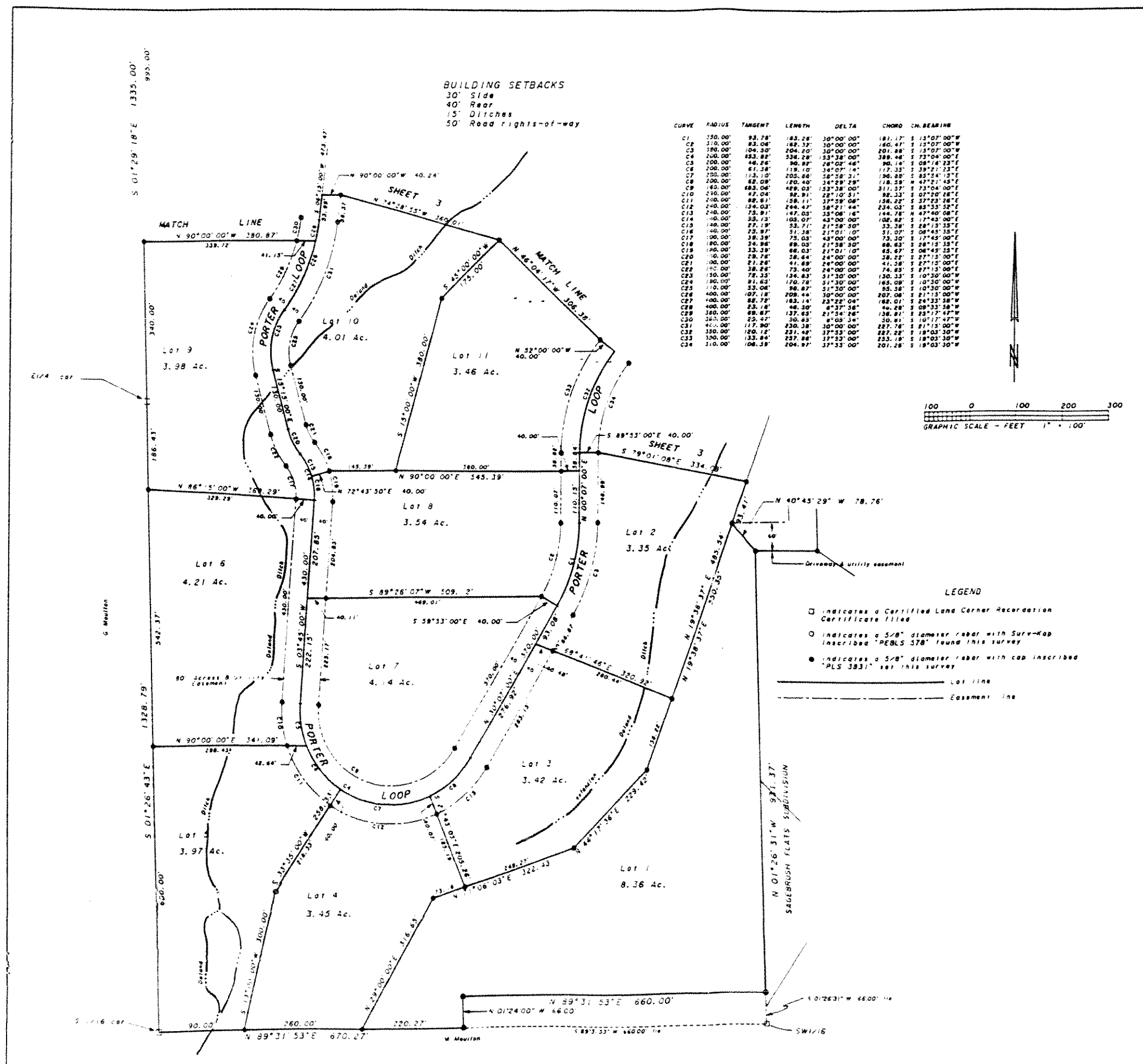
NW1/4 & SW1/4 NE1/4 & N1/2 SW1/4 SECTION 15

LOT 1 SECTION 16 T42N R116W 6th P.M.

TETON COUNTY, WYOMING

SHEET 1 OF 6

736



BUILDING SETBACKS
 30' Side
 40' Rear
 15' Ditches
 50' Road rights-of-way

CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C1	150.00'	93.28'	162.26'	30°00'00"	181.17'	S 15°07'00"W
C2	150.00'	83.08'	162.32'	30°00'00"	160.47'	S 15°07'00"W
C3	180.00'	104.30'	204.20'	30°00'00"	201.88'	S 15°07'00"W
C4	200.00'	123.82'	234.28'	33°38'00"	239.44'	S 73°04'00"E
C5	200.00'	46.26'	90.82'	28°02'46"	90.14'	S 08°14'23"E
C6	200.00'	61.38'	118.10'	34°07'14"	117.33'	S 38°21'33"E
C7	200.00'	113.10'	205.88'	38°58'31"	196.88'	S 35°54'33"E
C8	200.00'	62.09'	120.40'	34°28'28"	118.58'	S 47°21'45"E
C9	150.00'	683.06'	429.03'	53°38'00"	311.57'	S 73°04'00"E
C10	150.00'	47.04'	88.91'	22°10'51"	82.33'	S 07°20'28"E
C11	240.00'	82.81'	126.11'	37°29'08"	126.22'	S 37°29'28"E
C12	240.00'	134.03'	244.47'	58°21'44"	234.03'	S 83°35'32"E
C13	240.00'	75.91'	147.03'	33°08'16"	144.78'	S 47°40'08"E
C14	150.00'	33.13'	103.07'	43°00'00"	106.62'	S 17°43'00"E
C15	150.00'	22.19'	53.71'	21°28'50"	53.38'	S 28°13'35"E
C16	150.00'	22.97'	51.38'	21°01'10"	51.07'	S 08°45'35"E
C17	100.00'	18.39'	35.03'	43°00'00"	35.30'	S 17°43'00"E
C18	100.00'	34.86'	69.03'	21°28'50"	68.43'	S 28°13'35"E
C19	100.00'	33.39'	66.03'	21°01'10"	65.67'	S 08°45'35"E
C20	100.00'	28.74'	56.44'	24°00'00"	56.22'	S 27°13'00"E
C21	100.00'	21.28'	41.89'	24°00'00"	41.58'	S 27°13'00"E
C22	100.00'	38.28'	73.40'	24°00'00"	74.25'	S 27°13'00"E
C23	100.00'	72.35'	124.83'	31°30'00"	120.13'	S 10°30'00"W
C24	100.00'	81.63'	170.78'	31°30'00"	165.08'	S 10°30'00"W
C25	100.00'	33.08'	66.07'	31°30'00"	65.58'	S 10°30'00"W
C26	400.00'	107.18'	208.44'	30°00'00"	207.08'	S 21°15'00"W
C27	400.00'	88.72'	183.14'	23°22'04"	182.01'	S 24°33'38"W
C28	400.00'	23.18'	46.30'	4°37'38"	46.28'	S 08°33'38"W
C29	350.00'	89.87'	137.83'	21°34'24"	136.81'	S 25°17'27"W
C30	350.00'	25.47'	50.83'	8°08'34"	50.81'	S 10°17'47"W
C31	450.00'	117.90'	230.38'	30°00'00"	227.78'	S 21°15'00"W
C32	350.00'	126.12'	231.42'	37°33'00"	227.22'	S 19°03'30"W
C33	350.00'	133.84'	237.88'	37°33'00"	233.18'	S 19°03'30"W
C34	350.00'	108.39'	204.97'	37°33'00"	201.28'	S 19°03'30"W



LEGEND

- indicates a Certified Land Corner Recordation Certificate filed
- indicates a 5/8" diameter rebar with Surv-Kap inscribed "PEBLS 578" found this survey
- indicates a 5/8" diameter rebar with cap inscribed "PLS 3831" set this survey

— Lot line
 - - - - - Easement line

NO PROPOSED DOMESTIC WATER SYSTEM
 NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
 NO-PUBLIC MAINTENANCE OF STREETS OR ROADS
 ANY LOTS WITH GROUNDWATER LEVELS LESS THAN FIVE (5) FEET WILL REQUIRE ENGINEERED ELEVATED SEPTIC SYSTEMS.
 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 WITH REGARD TO THE NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER
 NOTE: THIS SUBDIVISION IS LOCATED WITHIN TWO MILES OF THE JACKSON HOLE AIRPORT. SEE LOCATION MAP.
 A FENCE SUITABLE FOR RESTRAINING CATTLE WILL BE CONSTRUCTED ALONG THE BOUNDARIES WITH ADJOINING RANCHLAND.

OWNER & DEVELOPER
 R. Bruce Porter Trust
 PO Box 128
 Jackson, WY 83001

SURVEYOR
 Pierson Land Surveys, PC
 125 East Pearl Avenue, Suite 23
 PO Box 1143
 Jackson, Wyoming 83001

ENGINEER
 Jorgensen Engineering & Land Surveying, PC
 265 E. Simpson Avenue
 PO Box 1142
 Jackson, WY 83001

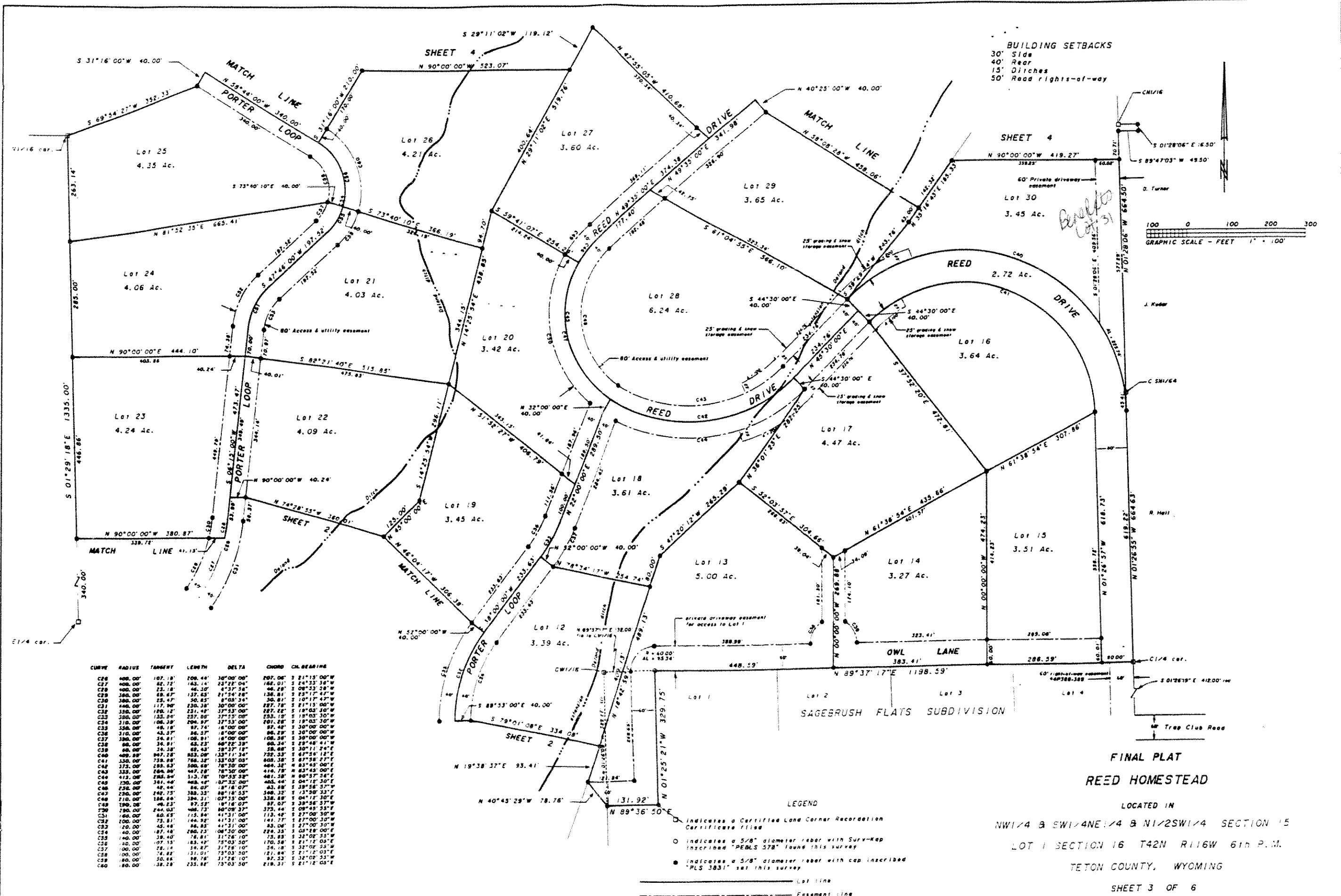
FINAL PLAT SUBMITTAL DATE: July 24, 1991

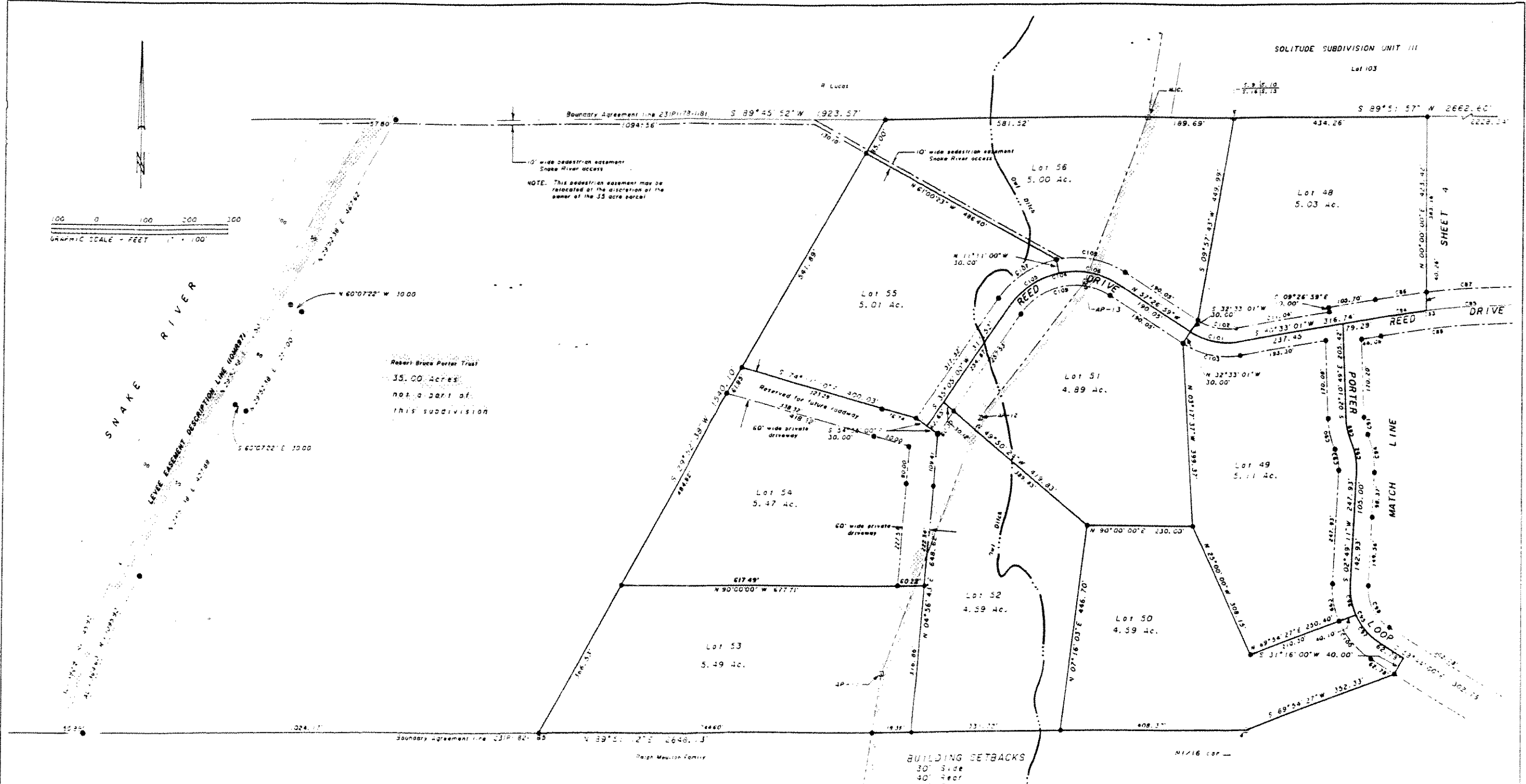
LAND USE DISTRICT
 Residential Agricultural RA-3

ENVIRONMENTAL PROTECTION DISTRICT
 Groundwater Protection District-
 Depth 3 - 5 Feet

NUMBER OF LOTS: 56 Lots
 TOTAL PROJECT ACREAGE: 239.2 Acres
 ACREAGE WITHIN SUBDIVISION: 239.2 Acres
 AVERAGE ACREAGE PER LOT: 4.2 Acres

FINAL PLAT
REED HOMESTEAD
 LOCATED IN
 NW1/4 & SW1/4-NE1/4 & N1/2SW1/4 SECTION 15
 LOT 1 SECTION 16 T42N R116W 6th P.M.
 TETON COUNTY, WYOMING
 SHEET 2 OF 6



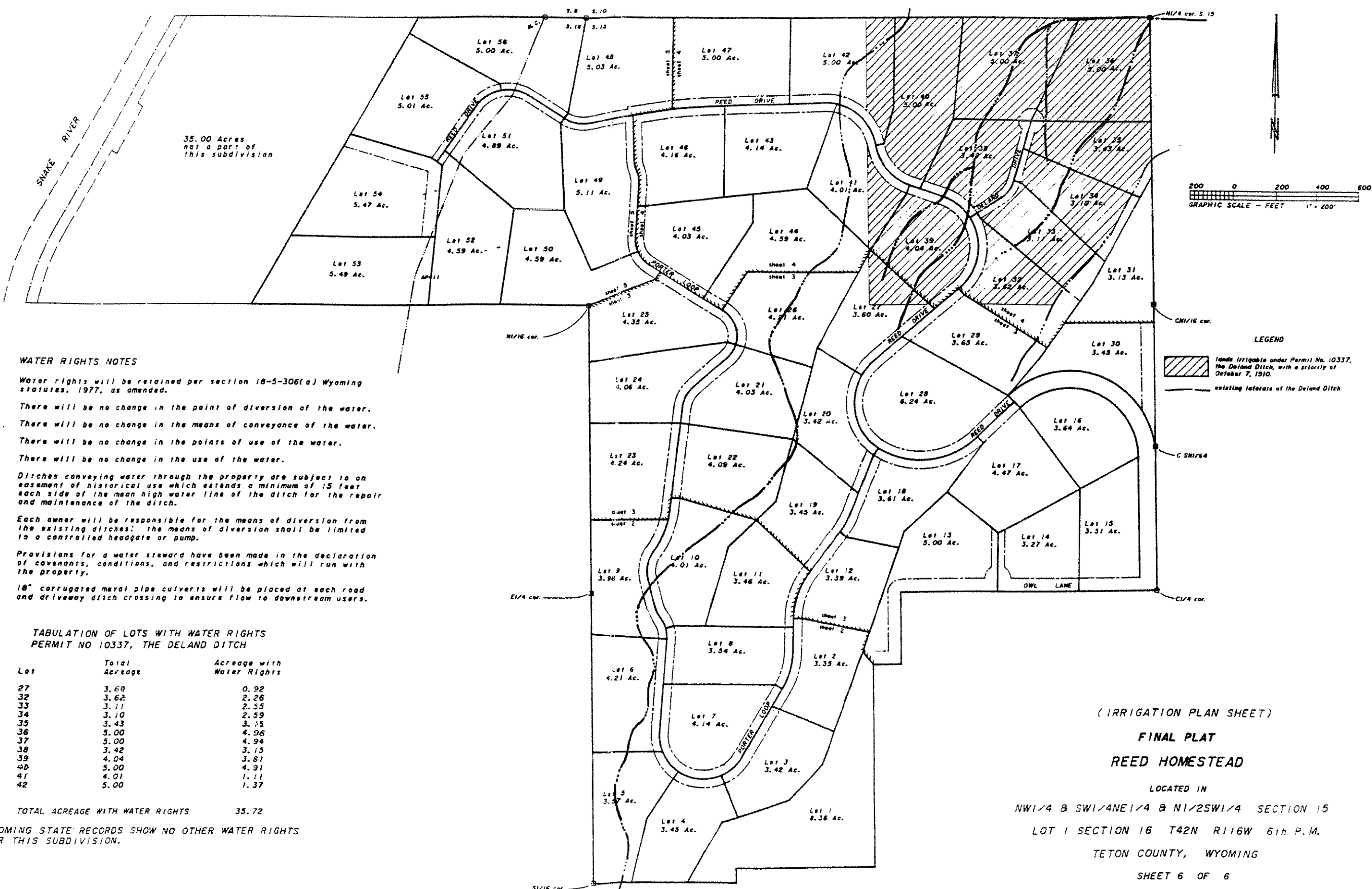


CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
C83	288.40'	150.00'	298.38'	7°33'39"	298.35'	N 84°20'00"E
C84	288.40'	150.00'	171.28'	27°49'08"	171.27'	N 81°37'34"E
C85	228.40'	94.04'	187.90'	4°44'35"	187.93'	N 89°44'13"E
C86	2308.40'	38.11'	118.20'	2°58'02"	118.19'	N 82°01'02"E
C87	2308.40'	93.27'	188.83'	9°37'38"	188.80'	N 83°48'01"E
C88	228.40'	47.33'	294.28'	7°33'59"	294.07'	N 84°50'00"E
C89	40.00'	27.21'	33.76'	22°00'00"	33.43'	S 137°10'49"E
C90	80.00'	34.93'	68.12'	22°00'00"	68.69'	S 137°10'49"E
C91	100.00'	18.44'	38.40'	22°00'00"	38.76'	S 137°10'49"E
C92	40.00'	33.81'	63.97'	27°00'00"	63.36'	S 107°40'49"E
C93	100.00'	24.01'	47.72'	27°00'00"	46.69'	S 107°40'49"E
C94	80.00'	43.21'	86.82'	27°00'00"	84.09'	S 107°40'49"E
C95	40.00'	34.38'	68.40'	61°33'11"	68.27'	S 29°57'24"E
C96	40.00'	34.38'	67.43'	77°35'30"	66.78'	S 10°58'43"E
C97	80.00'	42.74'	82.87'	33°57'22"	81.76'	S 81°45'19"E
C98	100.00'	38.56'	102.43'	4°13'31"	102.34'	S 21°52'24"E
C99	100.00'	42.47'	83.42'	26°33'16"	82.88'	S 10°27'27"E
C100	80.00'	38.73'	78.83'	34°59'35"	78.20'	S 81°14'02"E
C101	30.00'	37.18'	69.86'	42°00'00"	69.51'	S 28°28'59"E
C102	70.00'	46.04'	87.96'	42°00'00"	86.01'	S 28°28'59"E
C103	80.00'	48.10'	131.95'	42°00'00"	129.01'	S 28°28'59"E
C104	75.00'	47.43'	127.75'	47°28'01"	125.96'	N 28°48'00"E
C105	75.00'	70.23'	133.58'	43°44'01"	130.18'	N 28°57'00"E
C106	75.00'	70.23'	133.28'	43°44'01"	130.38'	N 29°18'59"E
C107	205.00'	82.71'	166.48'	43°44'01"	162.70'	N 38°53'00"E
C108	205.00'	82.71'	166.48'	43°44'01"	162.70'	N 38°53'00"E
C109	43.00'	18.73'	37.28'	87°28'01"	36.48'	N 78°49'00"E

- LEGEND
- Indicates a Certified Land Corner Recordation Certificate filed
 - Indicates a 5/8" diameter rebar with Survey-inscribed "PEBLS 578" found this survey
 - Indicates a 5/8" diameter rebar with cap inscribed "PLS 3831" set this survey
 - Lot line
 - - - Easement line
 - - - Meander line

BUILDING SETBACKS
30' Side
40' Rear
15' Ditches
50' Road Right-of-Way

FINAL PLAT
REED HOMESTEAD
LOCATED IN
NW1/4 & SW1/4E 1/4 & N1/2SW1/4 SECTION 5
LOT 1 SECTION 16 T42N R116W 610 P.M.
TETON COUNTY, WYOMING
SHEET 5 OF 6



WATER RIGHTS NOTES

Water rights will be retained per section 18-5-306(a) Wyoming statutes, 1977, as amended.

There will be no change in the point of diversion of the water.

There will be no change in the means of conveyance of the water.

There will be no change in the points of use of the water.

There will be no change in the use of the water.

Ditches conveying water through the property are subject to an easement of historical use which extends a minimum of 15 feet each side of the mean high water line of the ditch for the repair and maintenance of the ditch.

Each owner will be responsible for the means of diversion from the existing ditches; the means of diversion shall be limited to a controlled headgate or pump.

Provisions for a water steward have been made in the declaration of covenants, conditions, and restrictions which will run with the property.

18" corrugated metal pipe culverts will be placed at each road and driveway ditch crossing to ensure flow to downstream users.

**TABULATION OF LOTS WITH WATER RIGHTS
PERMIT NO 10337, THE DELAND DITCH**

Lot	Total Acreage	Acreage with Water Rights
27	3.60	0.92
32	3.62	2.26
33	3.11	2.55
34	3.10	2.59
35	3.43	3.15
36	5.00	4.96
37	5.00	4.94
38	3.42	3.15
39	4.04	3.81
40	5.00	4.91
41	4.01	1.11
42	5.00	1.37

TOTAL ACREAGE WITH WATER RIGHTS 35.72

WYOMING STATE RECORDS SHOW NO OTHER WATER RIGHTS FOR THIS SUBDIVISION.

(IRRIGATION PLAN SHEET)

**FINAL PLAT
REED HOMESTEAD**

LOCATED IN
NW1/4 & SW1/4NE1/4 & N1/2SW1/4 SECTION 15
LOT 1 SECTION 16 T42N R116W 6th P.M.
TETON COUNTY, WYOMING
SHEET 6 OF 6