

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Teton)

I, Michael J. Quinn of Wilson, Wyoming, hereby certify, to the best of my knowledge and belief, that by authority of the owners I have subdivided the lands shown on this plat for condominium ownership to be known as PEARL AT JACKSON CONDOMINIUMS ADDITION TO THE TOWN OF JACKSON.

that this subdivision is described as a subdivision of Lot 6 and the westerly 40 feet of Lot 5 of Block 3, Second Wort Addition to the Town of Jackson, a subdivision of record in the Office of the Teton County Clerk as Plat No. 129 and located within the NE 1/4 NE 1/4, Section 33, Township 41North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming.

that this plat was made from the notes of surveys made by me or under my direction, from architectural drawings, and from records in the Office of the Teton County Clerk, construction of the buildings depicted on this plat was ongoing at the time of plotting, and the dimensions of parts of the individual units and common elements are derived from architectural plans;

that all dimensions and areas are correctly shown according to the measured location of the building foundations and architectural plans;

Michael J. Quinn, Wyoming Professional Land Surveyor 4270



The foregoing instrument was acknowledged before me by Michael J. Quinn this day of December, 2009. Witness my hand and official seal.

Notary Public

My commission expires: 7/16/12

CERTIFICATE OF MORTGAGEE

Bank of Jackson Hole (BY SEPARATE AFFIDAVIT)

CERTIFICATE OF ACCEPTANCE

State of Wyoming)
County of Teton)

The foregoing Subdivision, PEARL AT JACKSON CONDOMINIUMS ADDITION TO THE TOWN OF JACKSON, was approved at the regular meeting of the Jackson Town Council on the day of August, 2009 in accordance with Sections 15-1-413 Wyoming Statutes.

The foregoing Subdivision has the benefit of the uses approved by and is subject to the terms and conditions of that Final Development Plan approved by the Jackson Town Council on 8/11/09 and 8/27/09.

Town of Jackson

Notary Public

CERTIFICATE OF ENGINEER

State of Wyoming)
County of Teton)

I, Holly Pratt, hereby certify that the water distribution and 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 8176



The foregoing instrument was acknowledged before me by Holly Pratt this day of December, 2009. Witness my hand and official seal.

Notary Public

CERTIFICATE OF OWNER

State of Wyoming)
County of Teton)

The undersigned owners and proprietors of the lands described in the Certificate of Surveyor and shown hereon hereby certify, that the foregoing subdivision and the survey and measure of the lands, buildings, and common areas, as shown hereon is with the free consent and in accordance with the desires of the undersigned owners and proprietors.

that the name of the subdivision shall be PEARL AT JACKSON CONDOMINIUMS ADDITION TO THE TOWN OF JACKSON;

that this subdivision is subject to that Declaration of Condominium for Pearl at Jackson Condominiums Addition to the Town of Jackson, to be recorded concurrently with this plat and subsequent amendments thereto;

that this subdivision is subject to that three dimensional Electric Distribution Easement from Pearl at Jackson, Inc. to Lower Valley Energy appearing of record in Book 738, pages 1109-1111, records of Teton County;

that this subdivision is subject to that Ramp Access Easement Agreement from Pearl at Jackson, Inc. to Pearl Street Properties, LLC appearing in Book 714 of Photo, pages 174-187, records of Teton County;

that this subdivision is subject to that Affidavit and Agreement between the Town of Jackson, Teton County, Wyoming and the Undersigned Applicants relating to a Planned Mixed Use Development Master Plan Pursuant to Ordinance No. 880, Section 2.525 of the Town of Jackson Land Development Regulations appearing of record in Book 660 of Photo, pages 1176-1204, records of Teton County;

that ownership of a Condominium Unit of this subdivision shall consist of a fee simple estate in an individual air space unit of this subdivision together with an undivided fee simple interest in the common elements of this subdivision. The percentage of undivided interest in said common elements shall be that computed for each Unit and listed in Said Declaration of Condominium and shall be amended from time to time;

That the usage of the Limited Common Elements as delineated hereon is specifically defined in Said Declaration as the same may be amended and supplemented from time to time;

That the common area, being that portion of this subdivision lying outside of the building footprint but within the lot boundaries as shown hereon and being a portion of the general common elements of this subdivision is hereby dedicated to the use and enjoyment of the owners of units within this subdivision;

that the Limited Common Elements of this subdivision, denoted by "LCE-" and followed by the number of the appurtenant unit, are portions of the General Common Elements of this subdivision and are hereby dedicated to the exclusive use and enjoyment of the owner of the appurtenant unit, subject to the easements granted herein and subject to the right of the Pearl at Jackson Condominiums Association and its authorized representatives to enter upon said limited common elements for the purpose of installing, maintaining, inspecting, or repairing, utility features, structures, and common elements of this subdivision;

that the General and Limited Common Elements may contain certain facilities, including structural elements of the building, mechanical, electrical, sanitary, water, and telecommunication features, serving all of the units of this building or adjoining buildings. The presence of and access to these facilities is expressly permitted and may not be restricted by the owner(s) of the General and Limited Common Elements or by the owner(s) of the Unit to which said General or Limited Common Elements are appurtenant;

that an easement across the common area(s) of this subdivision is hereby granted to those utility companies, their successors and assigns, serving this subdivision for the construction, maintenance and repair of utility services for this subdivision, and that the right to grant further easements across said common area(s) is hereby reserved to the undersigned owner, its successors and assigns, for the purpose of providing access and utility services to this subdivision;

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 roads and driveways located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles;

that Lot 6 and the westerly 40 feet of Lot 5, Block 3 of Second Wort Addition to the Town of Jackson, Plat No. 129, as recorded in the Office of the Teton County Clerk, are hereby vacated in accordance with Sections 34-12-106 through 110, Wyoming Statutes, and the Clerk of Teton County is hereby respectfully requested to write "vacated" across said Lots, they being reconfigured as shown hereon;

that the right to ingress and egress across the common area(s) of this subdivision for construction and other purpose relating to this subdivision is hereby reserved to the undersigned owner and its heirs, successors, and assigns;

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;

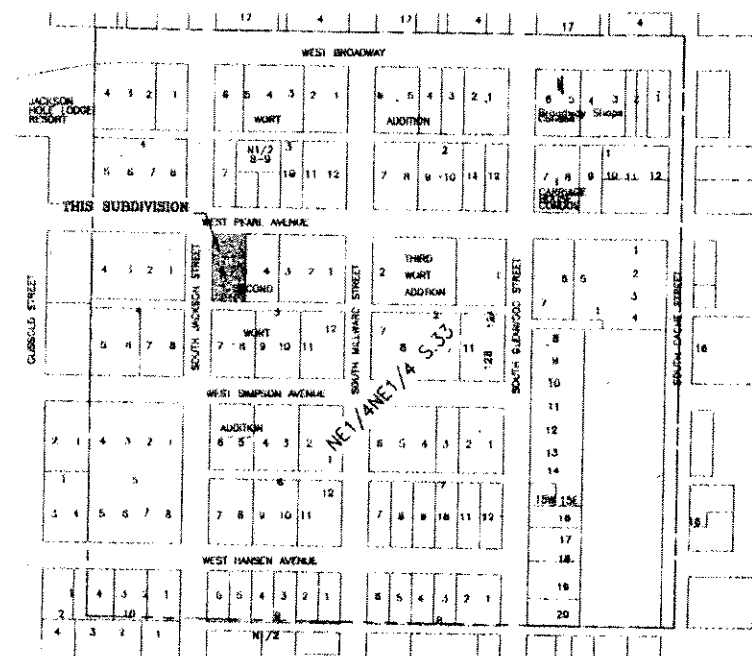
that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the bank of the stream or river;

that all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby released;

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

Pearl at Jackson, Inc., a Wyoming close corporation

SIGNATURE BY SEPARATE AFFIDAVIT



DEFINITIONS FOR CONDOMINIUM UNITS LOCATED WITHIN THIS SUBDIVISION

(a) "UNIT" or "CONDOMINIUM UNIT" means those certain individual air spaces as designated and delineated on the Plat. Each Unit shall consist of that part of the Building as bounded by the interior surfaces of the perimeter walls, floors, ceilings, windows and window frames, doors and door frames, and trim, as shown and numbered on the Condominium Plat. The Unit shall include all bath, furring, wallboard, plasterboard, plaster, paneling, tile, wallpaper, paint, finished flooring and any other materials constituting any part of its finished surfaces. All other portions of the walls, floors or ceilings (including common walls to separate Units) shall be a part of the Common Elements. In addition, each Unit shall include the following: (u) all spaces, nonbearing interior partitions, windows, window frames, exterior doors, door frames and all other fixtures and improvements within the boundaries of the Unit; (b) all outlets, lines and ducts of utility service lines, including but not limited to power, light, gas, hot and cold water, heating and waste disposal, within the boundaries of the Unit; and (c) all heating, hot water and air conditioning apparatus exclusively serving the Unit. The interior surfaces of a perimeter window or door means such surfaces at the points at which they are located when such windows or doors are closed; the physical perimeter windows and doors themselves are part of the Common Elements as herein defined.

(b) "COMMON ELEMENTS" shall mean the General Common Elements, Limited Common Elements, Limited Common Elements - Second Floor, Limited Common Elements - Third Floor, Limited Common Elements - Commercial, Limited Common Elements - Storage, Limited Common Elements - Parking, Limited Common Elements laundry, Limited Common Elements - Stairs, and Limited Common Elements - Deck in the aggregate, or a portion thereof, as the context requires. Common Elements may also be referred to herein as "Common Elements". Each Owner shall own an undivided interest in the Common Elements as a tenant in common with all the other Owners in the proportion provided in Exhibit "A" attached hereto and incorporated herein, and, except as otherwise limited in this Declaration, shall have the right to use the Common Elements for all purposes incident to the use and occupancy of his Unit, which right shall be appurtenant to the Unit.

(c) "GENERAL COMMON ELEMENTS" means the entire Project excepting all Flex Space Units, the Office Space Unit, Affordable Housing Units, Employee Housing Units, Luxury Units, Penthouse Units and the Limited Common Elements. Without limiting the generality of the foregoing, the General Common Elements shall include (i) the driveway, parking areas, the land, the courtyards, the lobbies and corridors not designated as LCE; (ii) all appurtenances; (iii) all pipes, ducts, flues, chutes, conduits, wires and other utility installations to (but not of) the outlets; and (iv) such component parts of walls, floors, ceilings, columns, roofs and other structures and installations that are outside of the Unit boundaries as delineated or described on the Condominium Plat. General Common Elements may be referred to herein and on the Condominium Plat as "General Common Element" or "GCE".

(d) "LIMITED COMMON ELEMENTS" means those portions of the Common Elements as described by Wyoming Statute 34-20-113 as designated on the Plat or in the Declaration or in any amendment or supplement thereto, for the exclusive use of one or more but fewer than all of the Units. Limited Common Elements may be referred to herein or on the Condominium Plat as "Limited Common Element" or "LCE". Refer to the Declaration for definitions of more specific Limited Common Elements which are labeled as "LCE-Parking", "LCE-Deck", "LCE-Second Floor", "LCE-Third Floor", "LCE-Commercial" and "LCE-Storage".

Vicinity Map

NE 1/4 NE 1/4, Section 33, T41N, R116W, Scale: 1" = 200'

ZONING DISTRICT: Urban Commercial

TOTAL ACREAGE: 0.310 ACRES
AREA OUTSIDE BUILDING FOOTPRINT: 0.018 ACRES
AREA WITHIN BUILDING FOOTPRINT: 0.292 ACRES

NUMBER OF CONDOMINIUM UNITS: 24

SQUARE FOOTAGE OF CONDOMINIUM UNITS:

Table listing square footage for various units: COMMERCIAL UNIT 101: 1436 sq. ft., RESIDENTIAL UNIT 202: 1197 sq. ft., etc.

SUBMITTAL DATE: JUNE 03, 2009

FINAL SUBMITTAL REVISION: DEC. 14, 2009

Owner and Subdivider: Pearl at Jackson, Inc. 370 West Broadway - PMB 410 Jackson, Wyoming 83001 (307) 733-8017

Engineer and Surveyor: Nelson Engineering Box 1599 Jackson, Wyoming 83001 (307) 733-2087

Pearl at Jackson Condominiums Addition to the Town of Jackson

a subdivision of Lot 6 and the westerly 40 feet of Lot 5 Block 3 of Second Wort Addition to the Town of Jackson Plat no. 129 located within the NE 1/4 NE 1/4, Section 33, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

Handwritten signature/initials.

Vertical sidebar containing Nelson Engineering logo, drawing title 'PEARL AT JACKSON CONDOMINIUMS ADDITION TO THE TOWN OF JACKSON', and job title '1 OF 5'.

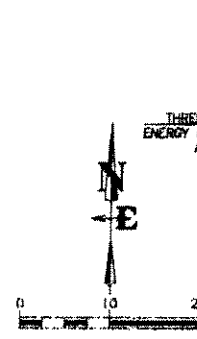
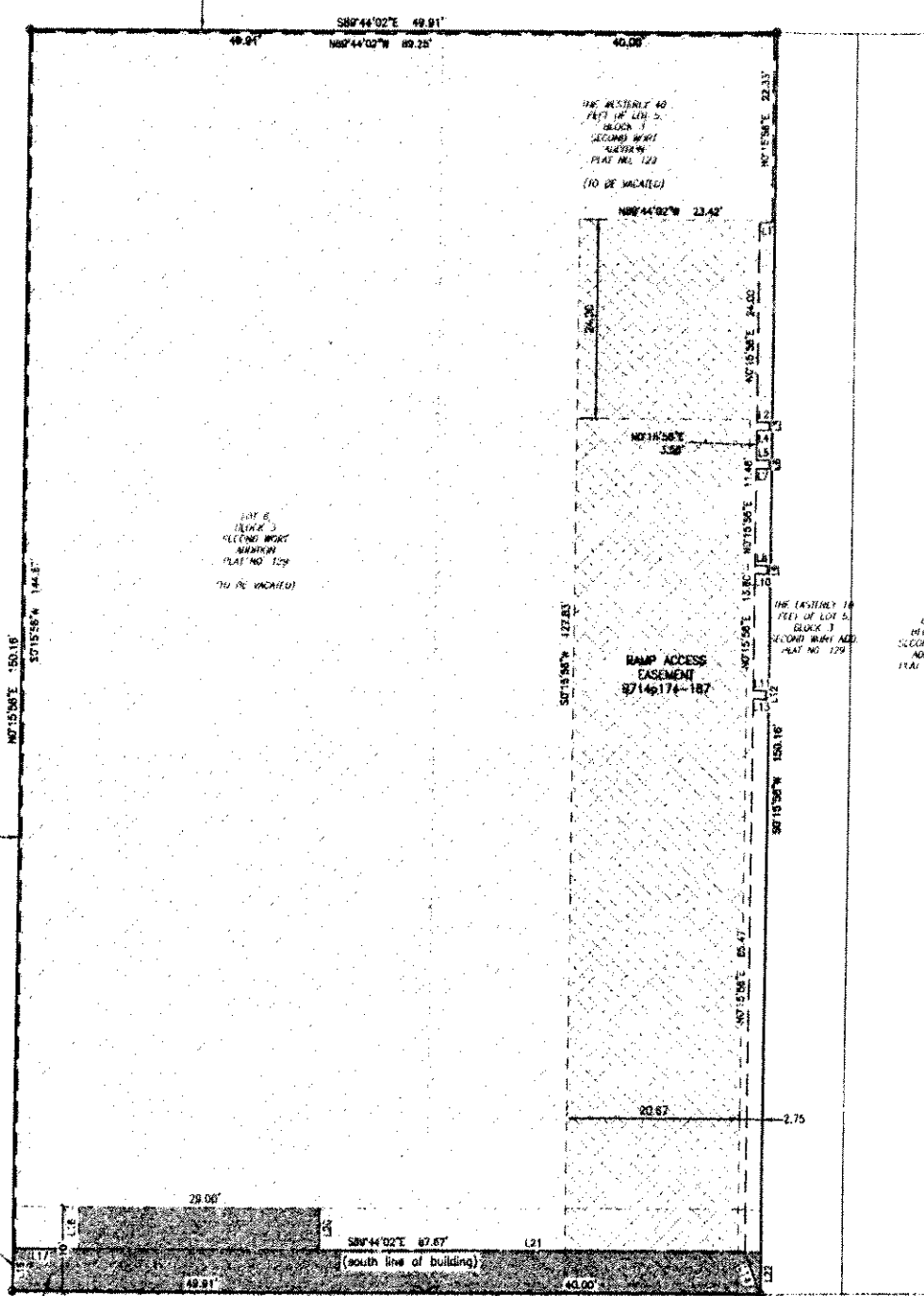
BASIS OF ELEVATION 6217.00

Line #	Length	Direction
L1	1.58	N89°44'02"W
L2	1.58	N89°44'02"W
L3	1.00	N01°15'58"E
L4	1.58	S89°44'02"E
L5	1.58	N89°44'02"W
L6	1.00	N01°15'58"E
L7	1.58	N89°44'02"W
L8	1.58	N89°44'02"W
L9	1.00	N01°15'58"E
L10	1.58	N89°44'02"W
L11	1.58	N89°44'02"W
L12	1.00	N01°15'58"E
L13	1.58	N89°44'02"W
L14	5.51	S20°03'11"E
L15	9.17	S5°50'14"W

SOUTH JACKSON STREET

Lower Valley Easement

Line #	Length	Direction
L16	5.16	S71°15'58"W
L17	5.00	N89°44'02"W
L18	5.01	N01°15'58"E
L19	5.01	S07°15'58"W
L20	5.01	S07°15'58"W
L21	2.91	S89°44'02"E
L22	5.16	S71°15'58"W



- LOT LINE
 - - - ADJACENT PROPERTY LINE
 - - - EASEMENT LINE
 - - - LOT LINE BETWEEN LOT 5 AND LOT 6
 - - - BUILDING FOUNDATION/FOOTPRINT LINE
 - - - RAMP ACCESS EASEMENT
 - - - THREE DIMENSIONAL LOWER VALLEY ENERGY EASEMENT
- = TO BE SET REBAR WITH CAP ENGRAVED "THE ENGR PLUS 4270"
- ✦ = FOUND T-STAKE (BASIS OF ELEVATION) 6217.00

NOTE THAT: Bearings of the building footprint lines are parallel or perpendicular to the primary (annotated) lines. That is, all of the building footprint corners are right angles EXCEPT WHERE SHOWN OTHERWISE. The Basis of Elevations for this plot is NAVD29, the primary local bench mark is USGS V-40 at the Jackson Town Square with an elevation of 6234.02.

ZONING DISTRICT: Urban Commercial

TOTAL ACREAGE: 0.310 ACRES
 AREA OUTSIDE BUILDING FOOTPRINT: 0.018 ACRES
 AREA WITHIN BUILDING FOOTPRINT: 0.292 ACRES

NUMBER OF CONDOMINIUM UNITS: 24

SQUARE FOOTAGE OF CONDOMINIUM UNITS:

COMMERCIAL UNIT 101: 1436 sq. ft.	RESIDENTIAL UNIT 202: 1197 sq. ft.
COMMERCIAL UNIT 102: 1221 sq. ft.	RESIDENTIAL UNIT 203: 1307 sq. ft.
COMMERCIAL UNIT 103: 1139 sq. ft.	RESIDENTIAL UNIT 204: 1116 sq. ft.
COMMERCIAL UNIT 104: 671 sq. ft.	RESIDENTIAL UNIT 205: 1305 sq. ft.
COMMERCIAL UNIT 105: 574 sq. ft.	RESIDENTIAL UNIT 206: 1308 sq. ft.
RESIDENTIAL UNIT 107: 600 sq. ft.	RESIDENTIAL UNIT 207: 684 sq. ft.
RESIDENTIAL UNIT 108: 562 sq. ft.	RESIDENTIAL UNIT 208: 1133 sq. ft.
RESIDENTIAL UNIT 109: 396 sq. ft.	COMMERCIAL UNIT 209: 164 sq. ft.
RESIDENTIAL UNIT 301: 1723 sq. ft.	COMMERCIAL UNIT 210: 135 sq. ft.
RESIDENTIAL UNIT 302: 1859 sq. ft.	COMMERCIAL UNIT 211: 123 sq. ft.
RESIDENTIAL UNIT 303: 1648 sq. ft.	COMMERCIAL UNIT 212: 136 sq. ft.
RESIDENTIAL UNIT 304: 1268 sq. ft.	
RESIDENTIAL UNIT 305: 1736 sq. ft.	

SUBMITTAL DATE: JUNE 03, 2009
 FINAL SUBMITTAL REVISION: DEC. 14, 2009

Owner and Subdivider: Pearl at Jackson, Inc.
 370 West Broadway PMB 410
 Jackson, Wyoming 83001
 (307) 730-8017

Engineer and Surveyor: Nelson Engineering
 Box 1598
 Jackson, Wyoming 83001
 (307) 733-2087

1281

Pearl at Jackson Condominiums Addition to the Town of Jackson

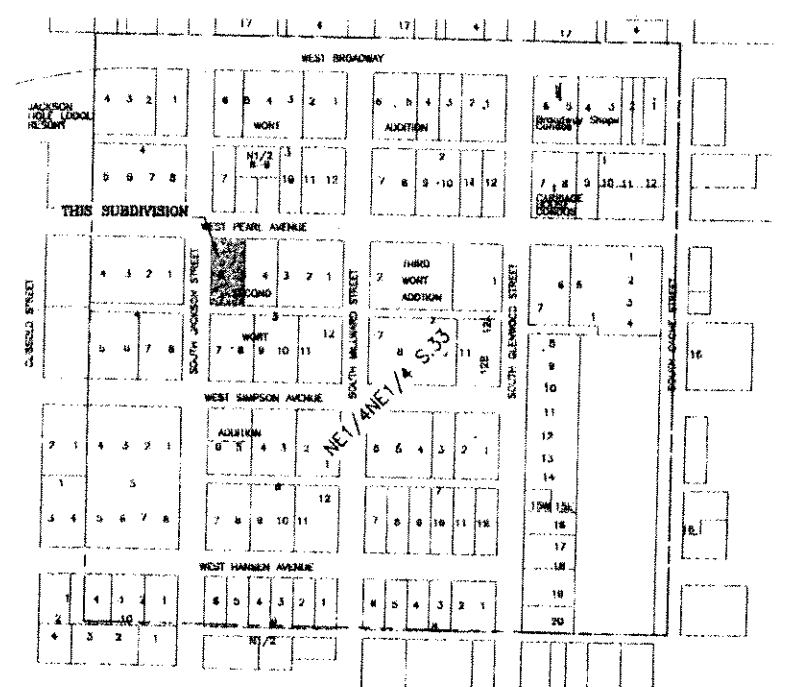
THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF CONDOMINIUM TO FILED WITH THIS PLAT.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS.

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER 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.

a subdivision of Lot 6 and the westerly 40 feet of Lot 5, Block 3 of Second Wort Addition to the Town of Jackson Plat no. 129 located within the NE 1/4 NE 1/4, Section 33, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming



Vicinity Map
 NE 1/4 NE 1/4,
 Section 33, T41N, R116W
 scale: 1" = 200'

NELSON ENGINEERING
 P.O. BOX 1598, JACKSON WYOMING (307) 733-2087

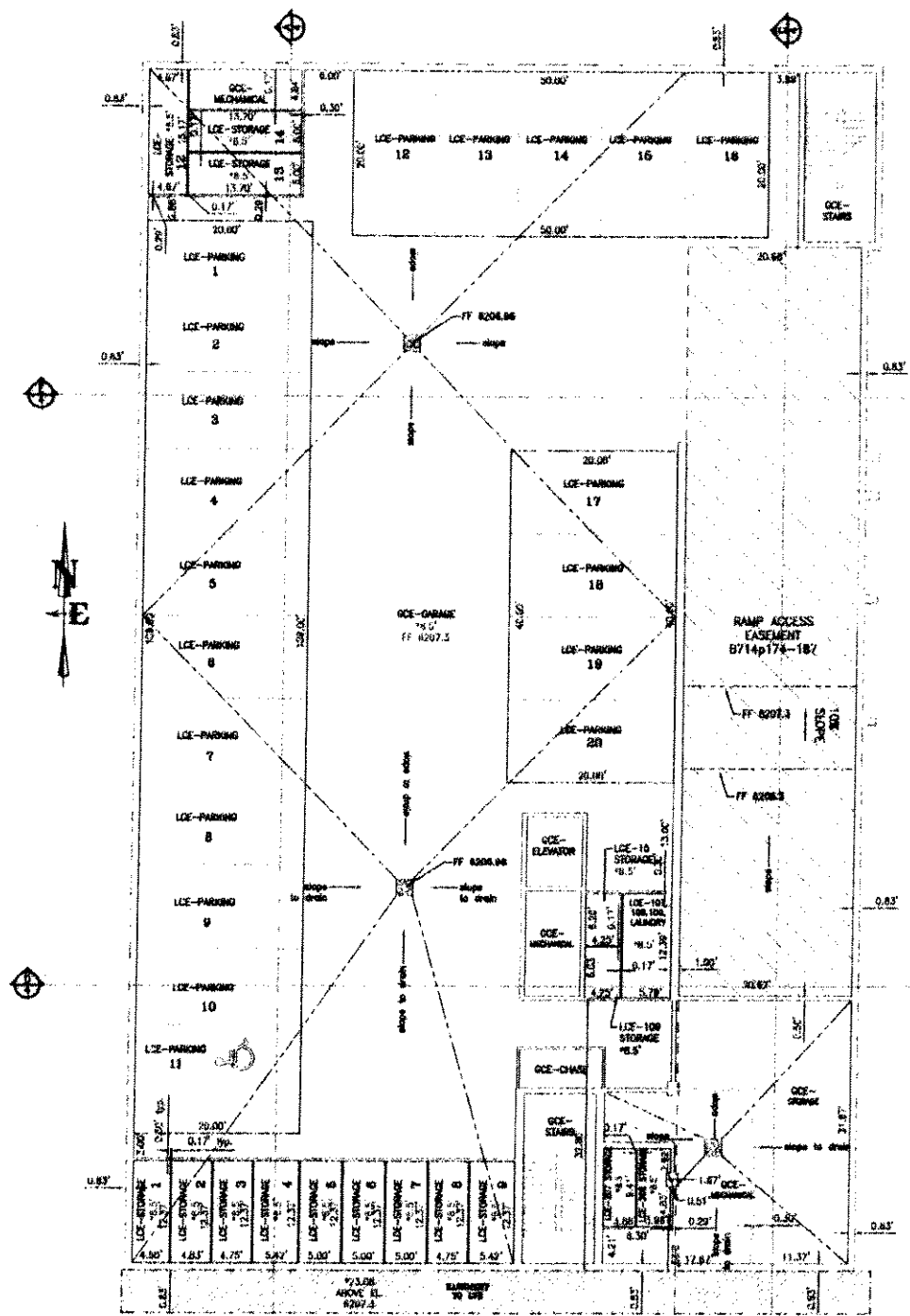
DRAWING TITLE
**PEARL AT JACKSON CONDOMINIUMS
 ADDITION TO THE TOWN OF JACKSON**

JOB TITLE
**PEARL AT JACKSON CONDOMINIUMS
 ADDITION TO THE TOWN OF JACKSON**

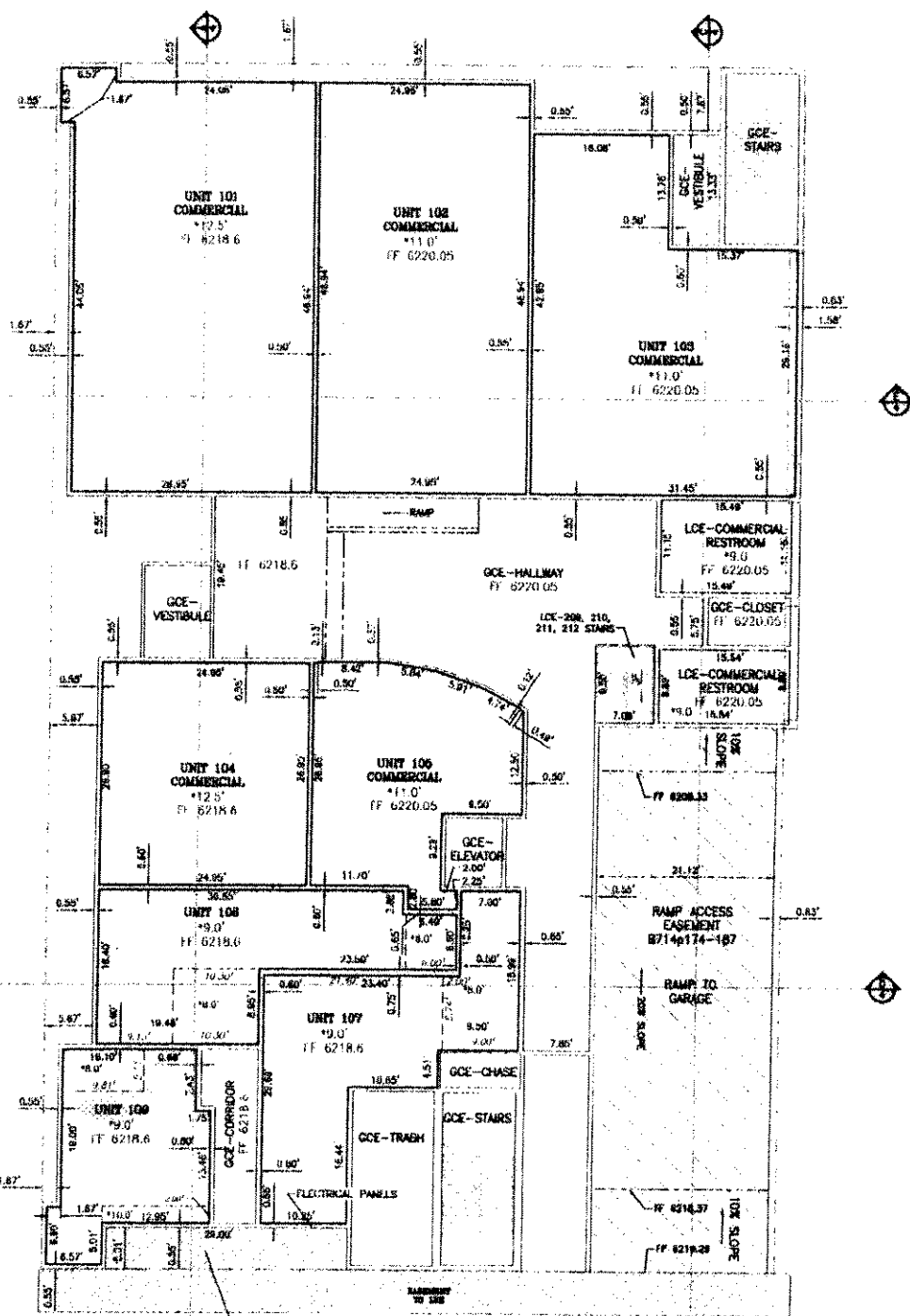
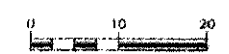
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2 OF 6

JOB NO
06-492-02

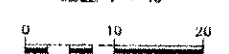
DATE	BY
SURVEYED	9/28/09
DRAWN	ME
CHECKED	ME
APPROVED	ME



GARAGE FLOOR PLAN
SCALE: 1" = 10'



FIRST FLOOR PLAN
SCALE: 1" = 10'



- LEGEND**
- NOTE: The following terminology is in accordance with the Condominium 1st Ownership Act, Wyoming Statute, Section 34-20-101 through 34-20-104 and the definitions contained within the Declaration of Condominium recorded concurrently with this plat.
- Unit Boundary/Wall Line
 - - - Change in Ceiling height
 - - - Change in Floor Elevation
 - General Common Element wall
 - - - Building footprint/foundation line as shown on Sheet 2 of this plat
 - *8.5' = Ceiling height above floor elevation
 - FF 6219 = Floor elevation
 - GCE = General Common Element
 - LCE = Limited Common Element
 - LCE-PARKING = LCE Parking Areas numbered to facilitate assigning of spaces per Declaration
 - LCE-STORAGE = Limited Common Element Storage
 - LCE-DECK = Limited Common Element Deck
 - LCE-STAIRS = Limited Common Element Stairs
 - LCE-LAUNDRY = Limited Common Element laundry
 - LCE-SECOND FLOOR/ LCE-THIRD FLOOR = Limited Common Element and associated floor

NOTES:

- The plan views and sections were prepared from architectural plans and from actual measurements.
- Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances. In the event of discrepancy between measurements and the constructed building, the physical location of the walls, ceilings, and floors comprise the unit boundaries.

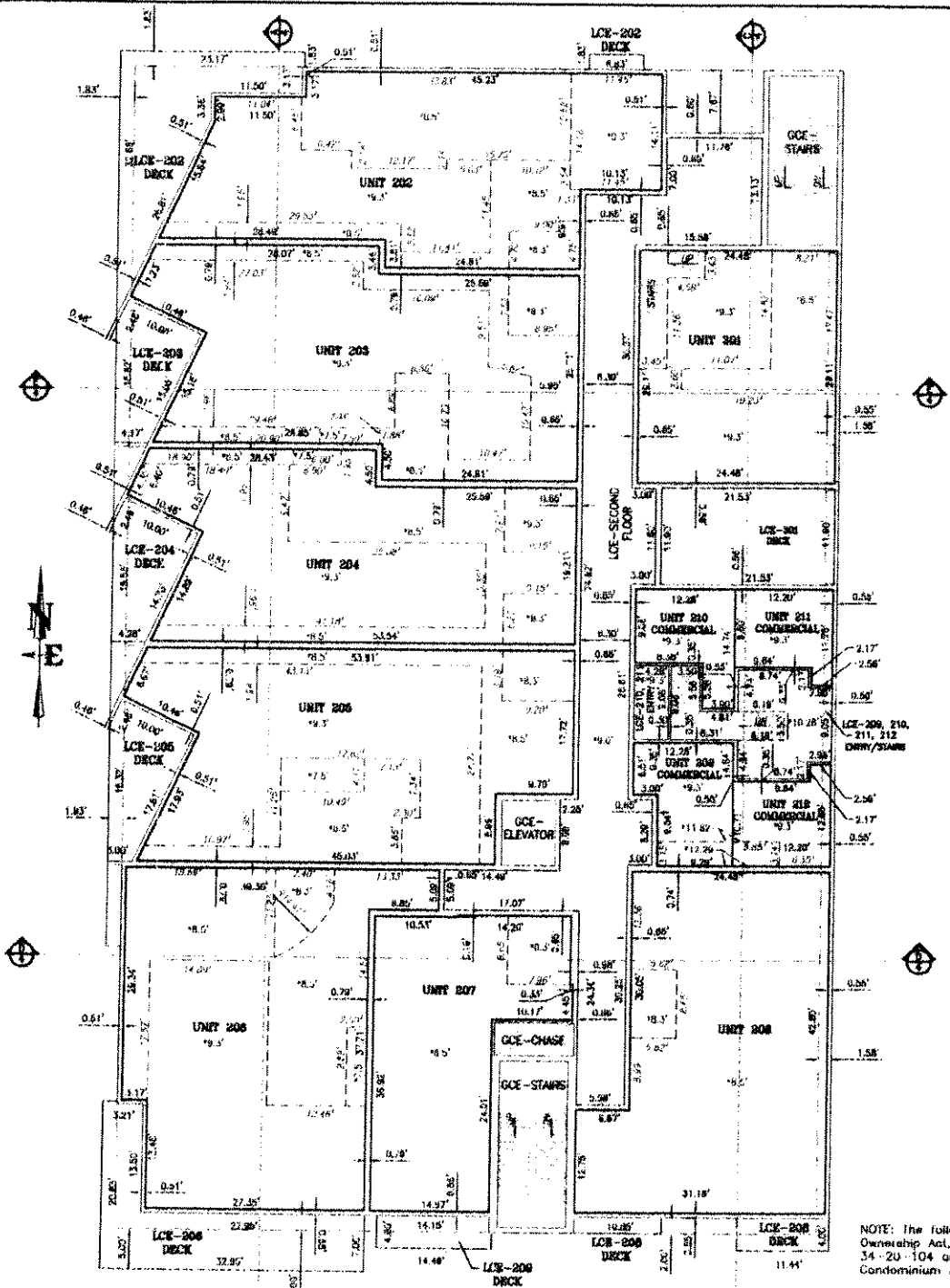
- - - Ramp Easement Book 714 pages 174-187
- - - Lower Valley Energy Easement

1281

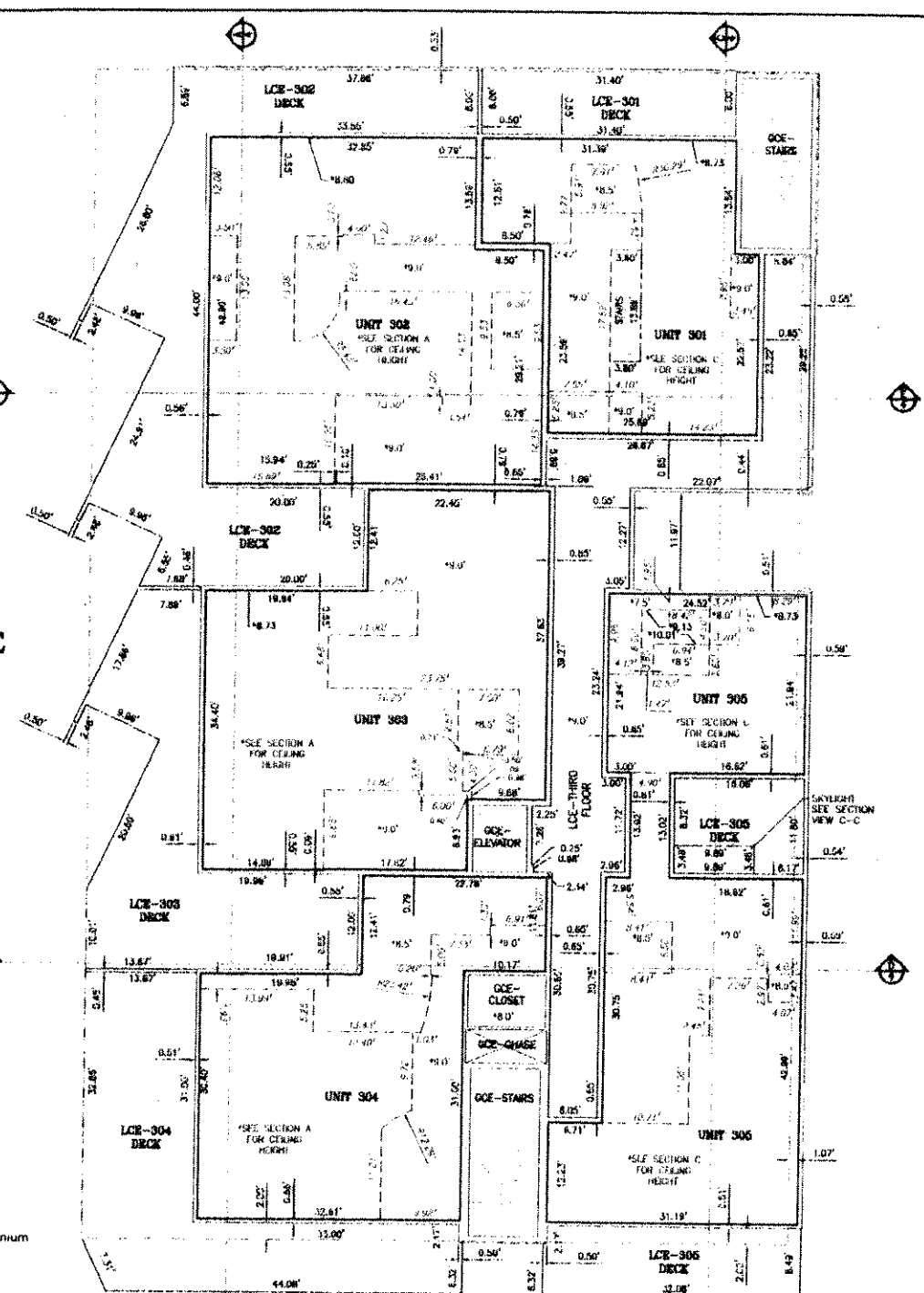
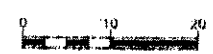
Pearl at Jackson Condominiums Addition to the Town of Jackson

a subdivision of Lot 6 and the westerly 40 feet of Lot 5 Block 3 of Second Ward Addition to the Town of Jackson Plat no. 129 located within the NE 1/4 NE 1/4, Section 33, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

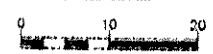
DATE	2/10/08	REV.	0/00/00
	SUBMITTED	ENGINEERED	DRAWN
	CHECKED	APPROVED	
NELSON ENGINEERING			
P.O. BOX 1599, JACKSON WYOMING (307) 733-9087			
DRAWING TITLE			
FINAL PLAT GARAGE FLOOR PLAN AND FIRST FLOOR PLAN			
JOB TITLE			
PEARL AT JACKSON CONDOMINIUMS ADDITION TO THE TOWN OF JACKSON			
DRAWING NO.	3 of 5	JOB NO.	06-469-02



SECOND FLOOR PLAN
SCALE: 1" = 10'
FF EL. 6233.0



THIRD FLOOR PLAN
SCALE: 1" = 10'
FF EL. 6244.5



LEGEND

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 - - - General Common Element wall
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 - FF 6218 = Floor elevation
 - GCE = General Common Element
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 - LCE-PARKING = LCE Parking Areas numbered to facilitate assigning of spaces per Declaration
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 - - - Ramp Easement Book 714 pages 174-187
 - - - Lower Valley Energy Easement

NOTES:
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DATE	REV.
1/17/98	1/97/98
DESIGNED	ENGINEERED
DRAWN	CHK
CHECKED	MR
APPROVED	0/15/98

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

DRAWING TITLE
FINAL PLAT
SECOND FLOOR PLAN AND
THIRD FLOOR PLAN

JOB TITLE
PEARL AT JACKSON CONDOMINIUMS
ADDITION TO THE TOWN OF JACKSON

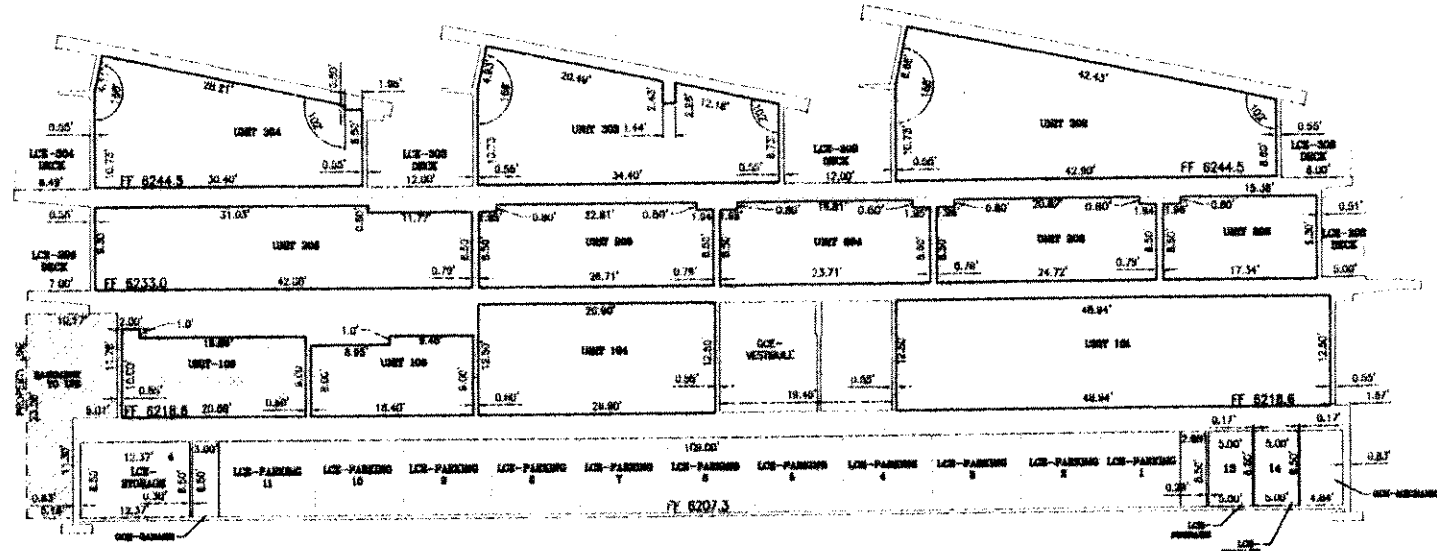
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4 of 6

JOB NO
06-469-02

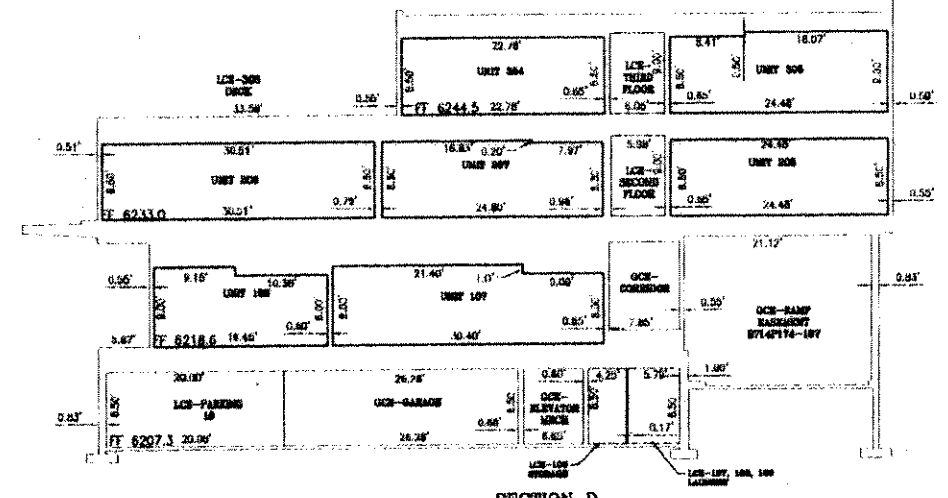
**Pearl at Jackson Condominiums
Addition
to the Town of Jackson**

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Block 3 of Second Wort Addition to the Town of Jackson
Plat no. 129
located within the
NE 1/4 NE 1/4, Section 33,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

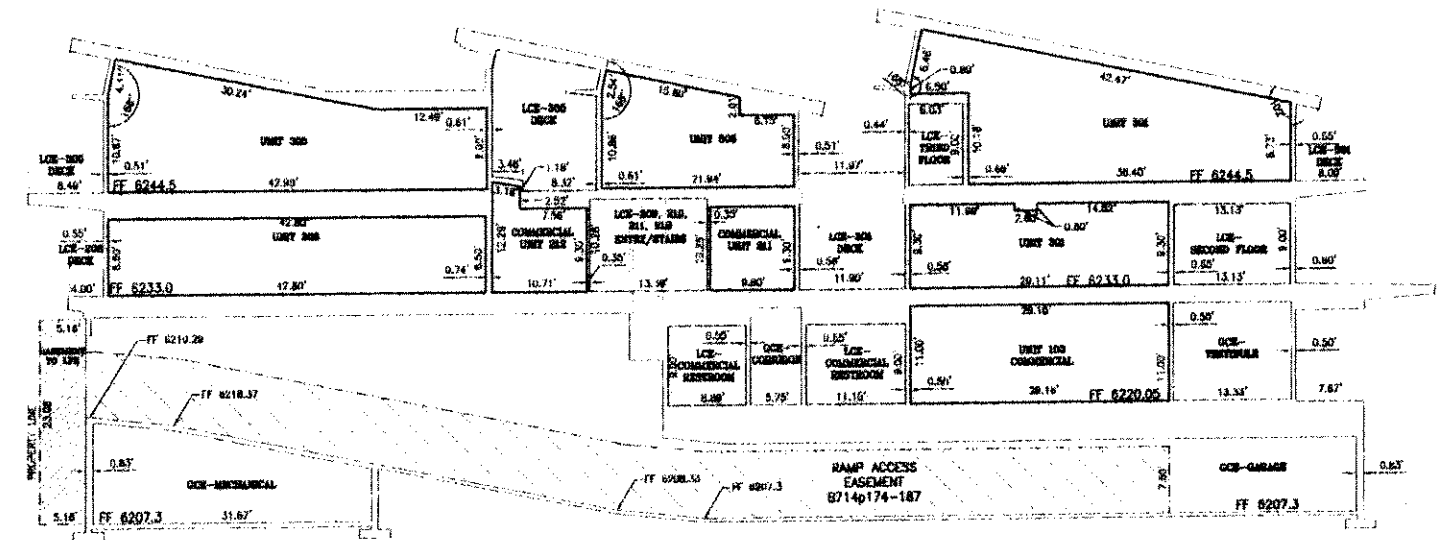
1281



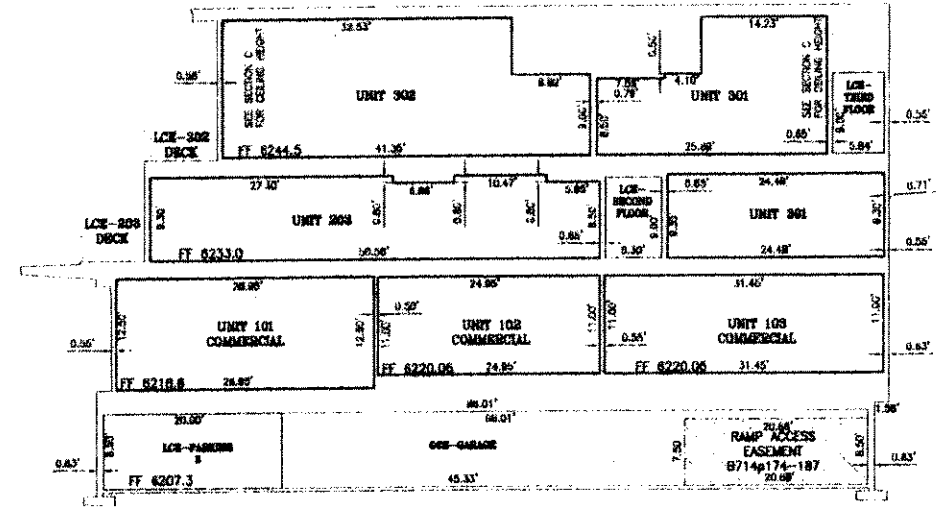
SECTION A
SCALE: 1" = 10'



SECTION D
SCALE: 1" = 10'



SECTION C
SCALE: 1" = 10'



SECTION E
SCALE: 1" = 10'

LEGEND

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NOTES:

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DATE	8/10/08	REV.	0/0/08
SUBMITTED BY	ME	ENGINEERED BY	ME
DRAWN BY	ME	CHECKED BY	ME
APPROVED BY			

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (907) 733-2087

DRAWING TITLE
PEARL AT JACKSON CONDOMINIUMS
FINAL PLAT
SECTIONS

JOB TITLE
PEARL AT JACKSON CONDOMINIUMS
ADDITION TO THE TOWN OF JACKSON

DRAWING NO
6 of 5
JOB NO
06-469-02

Pearl at Jackson Condominiums Addition to the Town of Jackson

a subdivision of Lot 6 and the westerly 40 feet of Lot 5 Block 3 of Second Wort Addition to the Town of Jackson Plat no. 129 located within the NE 1/4 NE 1/4, Section 33, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

1281