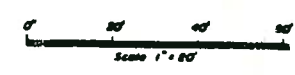
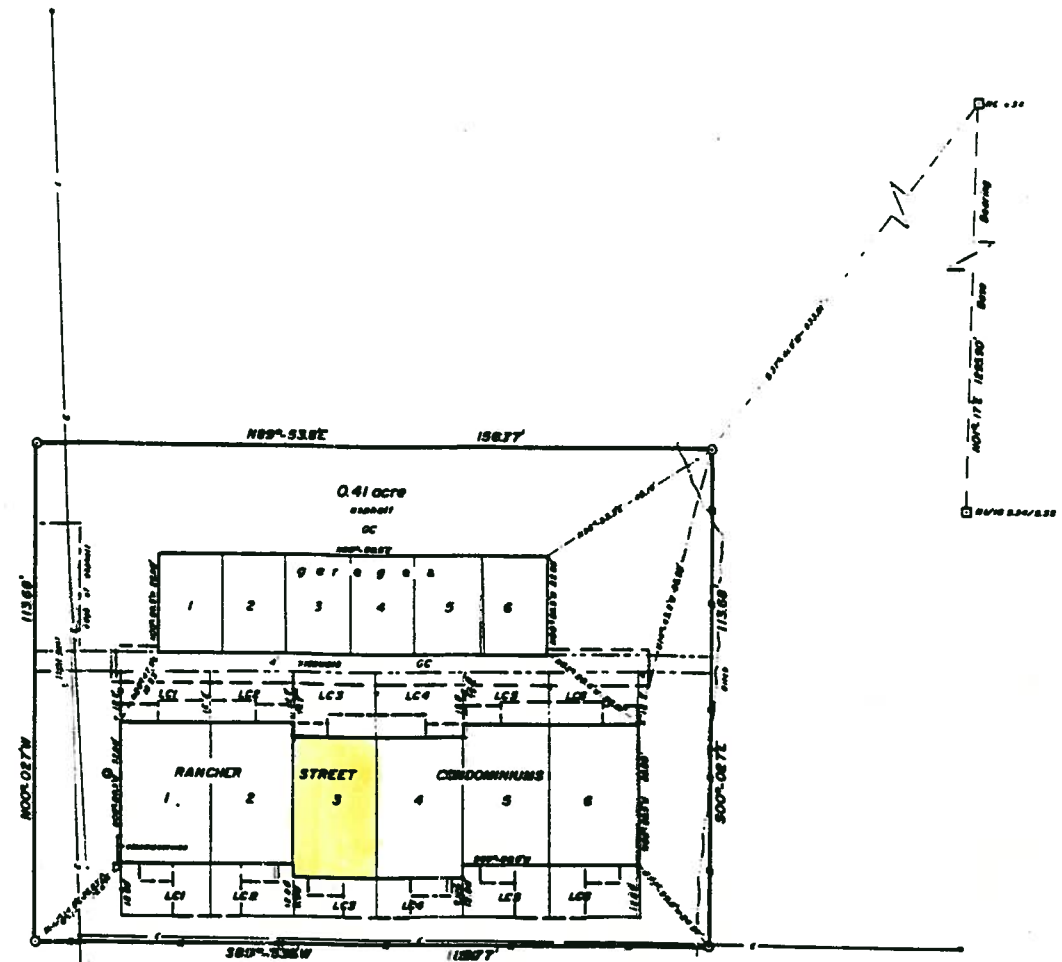


RANCHER STREET
RANCHER



ELEVATION IS BASED UPON USCGS BENCH MARK V-40
1934 = 6234.42'

Survey Station List
Sta 4290 Big Piney - Meridian, Wyo. - monument 207-276-3347
Sta 7203 Jackson, Wyo. - monument 207-733-2803 Sta 725 Afton, Wyo. - monument 207-682-6282
Drawn by: Date: Field Book:

CERTIFICATE OF OWNERS

State of Wyoming)
County of Lincoln) ss...

J & W INVESTMENTS, INC., a Wyoming corporation, acting through its President Ted R. Jorgensen, attested by its secretary, Phillip Jorgensen, does hereby certify that the subdivision of a part of the NE1/4 of Section 34, T41N, R116W, within the incorporated limits of the Town of Jackson, Teton County, Wyoming as shown upon this plat and more particularly described as:

A portion of the NE1/4 of Section 34, T41N, R116W, described by notes and bounds as follows:

BEGINNING at Corner No. 1 (which is 440 feet north and 667 feet west of the southeast corner of said NE1/4 of said Section 34); thence west 60 feet to Corner No. 2; thence north 220 feet to Corner No. 3; thence east 217 feet to Corner No. 4; thence south 114 feet to Corner No. 5; thence west 159 feet to Corner No. 6; thence south 105 feet to Corner No. 1, the place to BEGINNING, EXCEPTING THEREFROM the west 40 feet thereof as conveyed to the Town of Jackson by instrument recorded in Book 92 of Photo, page 89.

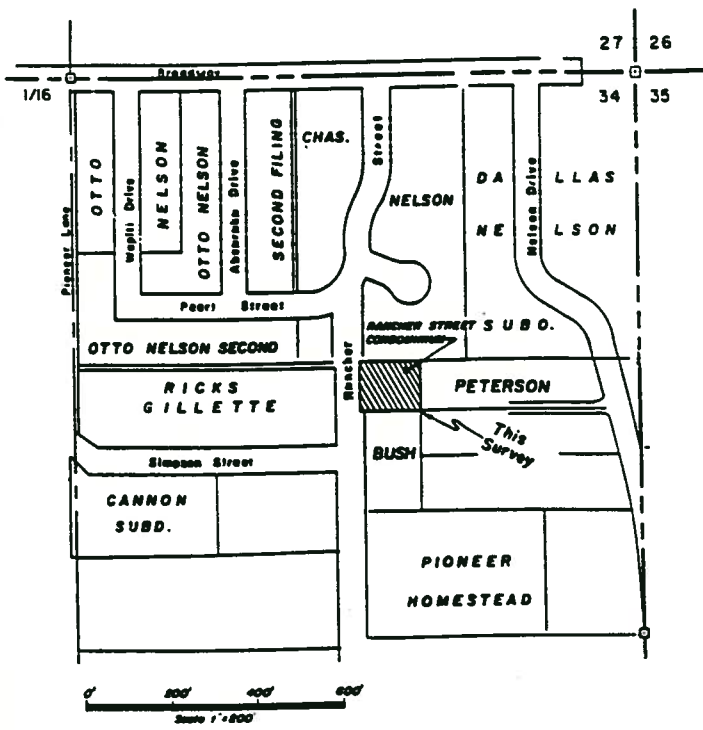
Together with and including all improvements thereon and all easements and encumbrances thereunto impinging. Subject to all covenants, conditions, restrictions, easements, reservations, encumbrances, rights and rights-of-way of right and/or of record in the Office of the Clerk of Teton County in Book 210 of Photo on page 211; SUBJECT to those easements of record in the said Office in Book 6 of Deeds on page 11; Book 6 of Deeds on page 10; and Book 3 of Photo on page 483-490;

that the name of the subdivision shall be the RANCHER STREET CONDOMINIUM Addition to the Town of Jackson;

that it does hereby dedicate this Condominium project as provided for under Wyoming Statutes, 1977 as amended, Sections 34-20-101 through 34-20-104;

that said owner certifies that the survey and measure of the building and common area as they appear on this plat are with the free consent and according to the desire of the said owner and is correct as shown and that the courses and dimensions of the building, general common elements, limited common elements and individual units are correctly shown hereon;

LOCATION MAP...
TOWN OF JACKSON
T41N R116W SECTION 34 NE1/4NE1/4



that each unit consists of the unit together with the garage, the appurtenant limited common area, and a 16.67% undivided interest in the common area;

that the common area is subject to a blanket easement for utility and drainage purposes except under the building as shown hereon;

that an emergency vehicle access and a sewer cleanout and water meter and valve access are hereby granted to the Town of Jackson across the common area shown hereon;

that it is subject to the "Declaration of Condominium for Rancher Street Townhouses" dated and recorded simultaneously with this plat.

J & W INVESTMENTS, INC.
a Wyoming corporation

Attest:
Phillip R. Jorgensen Secretary
Ted R. Jorgensen President

On this 17th day of July, 1990, before me personally appeared Ted R. Jorgensen, to me personally known, who, being by me duly sworn, did say that he is the President of the J & W INVESTMENTS, INC., a Wyoming corporation and that the seal affixed to this instrument is the corporate seal of the said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and Ted R. Jorgensen acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 17th day of July, 1990.
Marlene A. Schabel
Notary Public
My commission expires: 23 April 1994

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Lincoln) ss...

I, Marlene A. Scherbel of Afton, County of Lincoln, State of Wyoming hereby state to the best of my knowledge and belief that this plat of the RANCHER STREET CONDOMINIUM Addition to the Town of Jackson was made from notes taken during an actual survey made under my supervision by Maurice J. Jardue, Jr., from records in the Office of the Clerk of Teton County, and from a plat, not filed for public record, titled: "LOT SPLIT MAP 162 Ph 826 & 827 NE1/4 S-34, T41N, R116W Town of Jackson, Wyoming" with "SURVEYOR'S CERTIFICATE", signed by Frank J. Grimes, Wyo PE & LS 2892 and dated 27 June 1985 and that it correctly represents the said Condominium Addition;

that he has accurately surveyed the Addition, and that the parts thereof are accurately staked off and marked with an appropriate metal monument including magnetic iron inscribed at least with the registration number of the land surveyor to provide source identification, at all lot corners and survey control points of the Addition;

that said Addition conforms to the municipal code of the Town of Jackson and all applicable state statutes and that the traverse of the outer boundary has an error of closure of not greater than one part in ten thousand; and

that this parcel of land may be described as follows:
that part of the NE1/4 of Section 34, T41N, R116W, within the incorporated limits of the Town of Jackson, Teton County, Wyoming described as follows:

BEGINNING at a point S37°-41.9'W, 833.61 feet from the northeast corner of said NE1/4, found as described in that Certified Land Corner Recordation Certificate filed in the Office of the Clerk of Teton County;

thence S00°-02.7'E, 113.68 feet to a point;
thence S89°-53.8'W, 156.77 feet to a point;
thence N00°-02.7'W, 113.68 feet to a point;
thence N89°-53.8'E, 156.77 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.41 acres, more or less;

each point being a 5/8"x18" steel reinforcing rod with aluminum cap marked "NELSON ENGR; PE & LS 378"; the base bearing being the east line of said NE1/4 as N01°-17'E;

that the foregoing description more fully describes the area actually owned and occupied than the description under the Condominium Owners of record in said Book 210 of Photo, and that the same is free of basic errors in the record description.

Marlene A. Schabel
Professional Land Surveyor - Registration No. 5368



The foregoing instrument was acknowledged before me by Marlene A. Scherbel this 17th day of July, 1990.
Witness my hand and official seal.

Agnes Thompson
Notary Public



OWNER/DEVELOPER: J & W INVESTMENTS, INC., AFTON, WYOMING 83110
SURVEYOR: SURVEYOR SCHERBEL, LTD., AFTON, JACKSON AND BIG PINEY, WYOMING
DATE: MAY 1990

RANCHER STREET CONDOMINIUM

ADDITION TO THE TOWN OF JACKSON

being a part of the

NE1/4 SECTION 34

T41N R116W

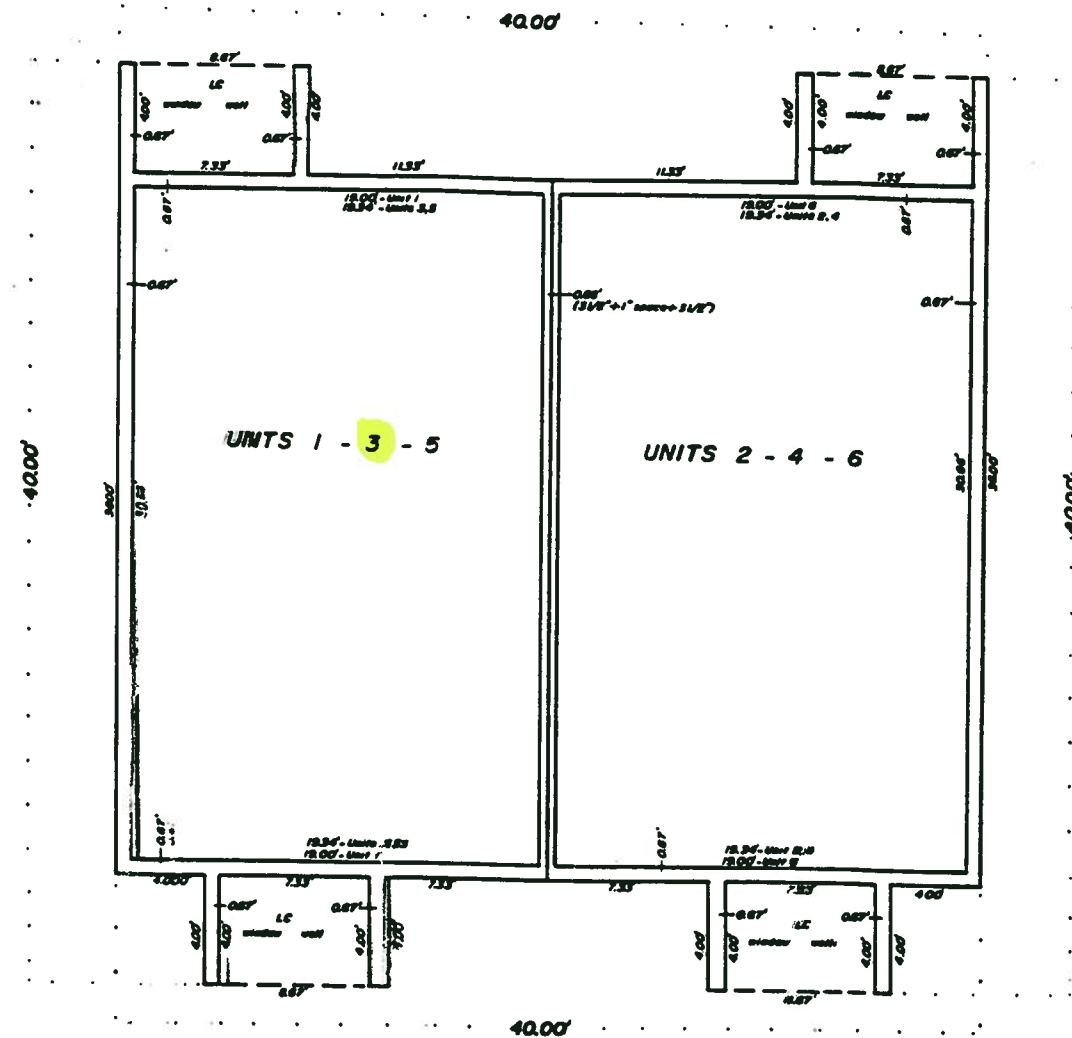
TETON COUNTY, WYOMING

Sheet 1 of 3

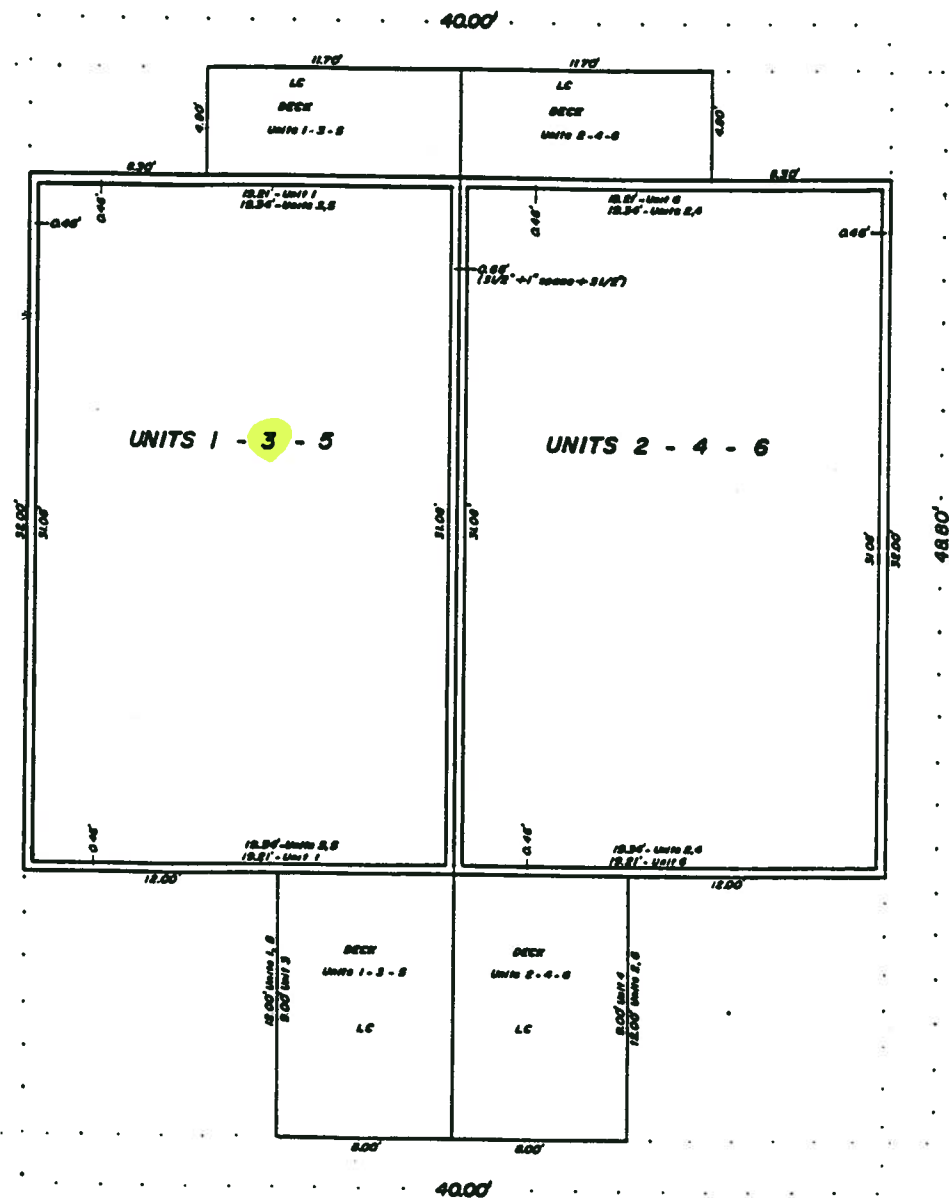
Marlene A. Schabel
Professional Land Surveyor
830 336 map \$50.00
84 - Police Dept. & Afton

694

BASEMENT



MAIN FLOOR and UPPER FLOOR



- LEGEND**
- indicates a recorded Land Corner Record/Certificate filed.
 - indicates a PER nail found this survey.
 - indicates a 2" diameter concrete found this survey.
 - indicates a 2 1/2" aluminum pipe with aluminum cap inscribed "PETER H JORGENSEN PML 12/12/77" and appropriate details, found this survey.
 - indicates a 3/8" x 18" steel reinforcing rod with aluminum cap inscribed "NELSON KING 9/21/78 LS 578", found this survey.
 - indicates a 5/8" steel reinforcing rod.
 - indicates an existing fence.
 - △ indicates a water valve.
 - indicates a sewer clean out.
 - indicates a power pole.
 - indicates an overhead electric line.
 - LC indicates Limited Common Elements for exclusive use by the owner of the noted unit, including decks, window wells and fenced yards.
 - GC indicates General Common Element.

CERTIFICATE OF ACCEPTANCE

State of Wyoming }
 County of Teton }
 Town of Jackson }

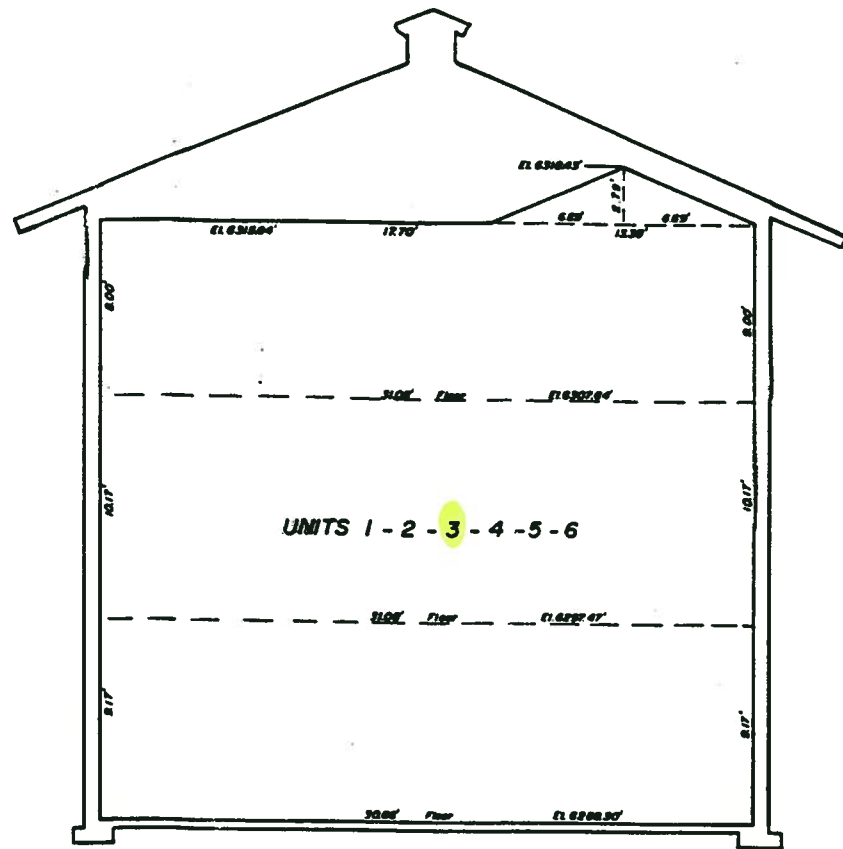
The Zoned and RANCHER STREET CONDOMINIUM Addition to the Town of Jackson was approved at the regular meeting of the Town Council on the 29th day of June 1990 in accordance with Section 15-1-413, Wyoming Statutes, 1977, as amended. The said Addition was approved at the regular meeting of the Planning Commission on the 29th day of June, 1990.

TOWN OF JACKSON
 Mayor: Sam Clark
 Administrator: Robert W. Malouin
 Engineer: Robert R. Nott
 Secretary: R. Home Jr.
 Chairman: Richard Greig

RANCHER STREET CONDOMINIUM
 ADDITION TO THE TOWN OF JACKSON
 being a part of the
 NE 1/4 SECTION 34
 T41N R116W
 TETON COUNTY, WYOMING
 Sheet 2 of 3

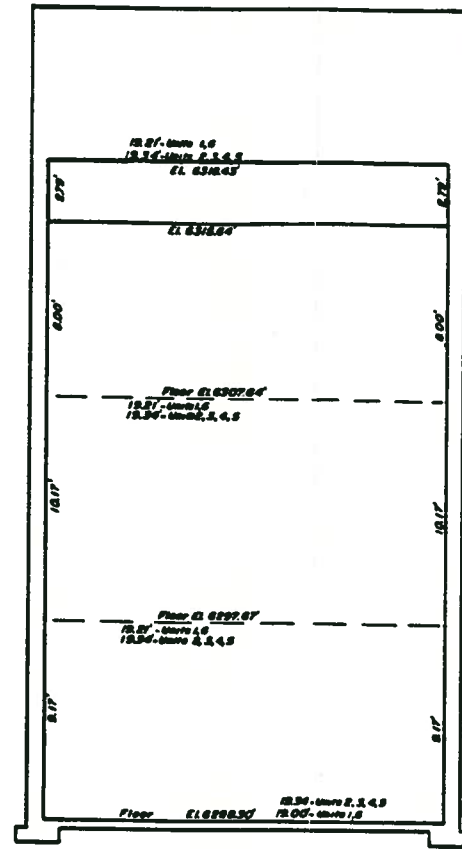
Survey Station Ltd.
 401 W. 10th St. - Cheyenne, Wyo. - Telephone 337-1100, 337-1101
 201 W. 10th St. - Cheyenne, Wyo. - Telephone 337-1100, 337-1101
 201 W. 10th St. - Cheyenne, Wyo. - Telephone 337-1100, 337-1101
 201 W. 10th St. - Cheyenne, Wyo. - Telephone 337-1100, 337-1101

TYPICAL SECTION
LOOKING WEST TO EAST



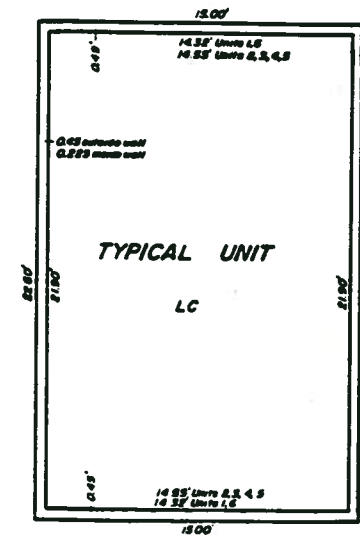
Scale 1" = 4'

TYPICAL SECTION
LOOKING SOUTH TO NORTH



Scale 1" = 4'

GARAGE

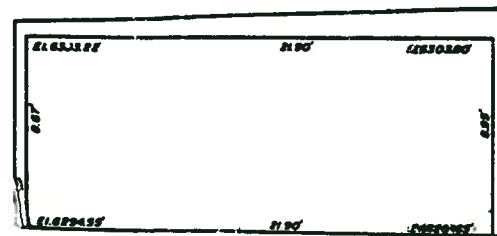


Scale 1" = 4'

NOTE: A typical unit consists of the Unit, the detached garage of the same Unit No., the limited common elements appurtenant to the unit and a 16.67% undivided interest in the general common area.

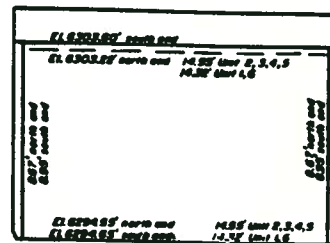
GARAGE
TYPICAL SECTION

LOOKING WEST TO EAST



Scale 1" = 4'

LOOKING SOUTH TO NORTH



RANCHER STREET CONDOMINIUM
ADDITION TO THE TOWN OF JACKSON
being a part of the
NE $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 34
T41N R116W
TETON COUNTY, WYOMING
Sheet 3 of 3