

CERTIFICATE OF SURVEYOR

I, FRANK J. GRIMES, a duly licensed surveyor as prescribed by Wyoming State Statutes, do hereby certify: THAT by authorization of the Owner, I have subdivided the tract of land shown on this Plat into lots and streets to be known as THE RIDGE ADDITION TO THE TOWN OF JACKSON; THAT said subdivision is a part of the NE1/4SE1/4, Section 34, T41N, R116W, 6th P.M., Town of Jackson, County of Teton, Wyoming, also being a part of Lot 23 of the Ferrin Addition to the Town of Jackson as recorded on Plat No. 401 in the Office of the Teton County Clerk, and being more particularly described as follows: BEGINNING at the Southwest corner of said NE1/4SE1/4; THENCE N 89°-14'-30" E, 775.62 feet along the south line of said NE1/4SE1/4, to the southwest corner of Lot 30 of said Ferrin Addition; THENCE N 00°-12'-14" W, 449.66 feet along the west line of said Lot 30; THENCE N 55°-22'-51" W, 235.90 feet along the south line of Lot 28 of said Ferrin Addition; THENCE N 69°-30'-38" W, 106.55 feet along the south line of Lot 26 of said Ferrin Addition; THENCE N 21°-12'-45" E, 197.35 feet along the west line of said Lot 26; THENCE N 45°-52'-56" W, 112.10 feet along the south line of Lot 24 of said Ferrin Addition; THENCE N 40°-58'-24" E, 63.96 feet along the west of said Lot 24 to the southeast corner of a mobile home park; THENCE N 62°-50'-56" W, 467.88 feet along the south line of said mobile home park to a point on the east line of that record parcel in Book 127 of Photos, Pages 634-637; THENCE S 00°-03'-45" W, 381.11 feet along said east line; THENCE N 89°-17'-30" W, 72.45 feet to a point on the west line of said NE1/4SE1/4; THENCE S 01°-45'-11" W, 774.36 feet to the Point of Beginning. SAID tract contains 14.70 Acres, more or less, is well and accurately staked as shown hereon, is subject to any easements, rights of way, mining or mineral reservations that have been legally acquired.

FRANK J. GRIMES Wyoming PE & LS 2892

State of Wyoming ) ss County of Teton )

The foregoing instrument was acknowledged before me Frank J. Grimes this 12th day of November, 1983. Witness my hand and official seal.

11-24-86 My Commission Expires

Notary Public seal

CERTIFICATE OF ENGINEER

I, FRANK J. GRIMES, a duly licensed engineer in the State of Wyoming, do hereby certify that the extensions of the Town of Jackson Sewer and Water Systems designed to serve THE RIDGE ADDITION TO THE TOWN OF JACKSON will meet County, State and Federal requirements, and that said extensions will be adequate and safe provided said extension is constructed as designed and operated and maintained correctly.

FRANK J. GRIMES Wyoming PE & LS 2892

State of Wyoming ) ss County of Teton )

The foregoing instrument was acknowledged before me by Frank J. Grimes this 12th day of November, 1983. Witness my hand and official seal.

11-24-86 My Commission Expires

Notary Public seal

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT the foregoing subdivision, being a portion of Lot 23 of the Ferrin Addition to the Town of Jackson, of record in the Office of the Teton County Clerk as Plat No. 401, located in portions of the NE1/4SE1/4, Section 34, T41N, R116W, 6th P.M., Town of Jackson, County of Teton, Wyoming, as appears on this Plat, and as more particularly described in the Certificate of Surveyor, is with the free consent and in accordance with the desires of the undersigned owners; THAT the name of the subdivision shall be THE RIDGE ADDITION TO THE TOWN OF JACKSON; THAT all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released; THAT said subdivision is subject to a Declaration of Covenants, Conditions and Restrictions; THAT Enoch Ferrin Circle and that portion of Upper Cache Creek Drive contained within said subdivision are Private roads for the use and enjoyment of owners of property within said subdivision, their heirs and assigns. Said private roads are hereby dedicated to "The Ridge-Land and Homeowners Association", their successors and assigns; THAT each owner of a Lot within said subdivision shall have a ten (10) percent undivided interest in the General Common Elements in said subdivision; THAT the General Common Elements shall include a Water Booster Pump Station, Upper Cache Creek Drive and Enoch Ferrin Circle; THAT the Town of Jackson shall be under no obligation to maintain or repair said Water Booster Pump Station or said Private Roads; THAT the undersigned grants to the Town of Jackson and their assigns a right of access across said subdivision and private roads for purposes of access to utility meters, valves, and underground and overhead utility lines and installations; and for emergency vehicle access; THAT said subdivision is subject to an easement granted to Lower Valley Power and Light, Inc., for purposes of an electrical power line, of Record in said Office in Book III of Photos, Page 136; THAT said subdivision is subject to an easement granted to Jackson Hole Telecommunications, Inc., for purposes of operation and maintenance of television cable, of Record in said Office in Book 47 of Photos, Pages 144-146; THAT said subdivision is subject to a private roadway easement granted to Phillip S. and Susan F. Nethercott, of Record in said Office in Book 85 of Photos, Pages 411-412; THAT there are no water rights appurtenant to this subdivision; THAT said subdivision is subject to any easements, rights of way, mining or mineral reservations that have been legally acquired. THAT said subdivision is subject to a right of way easement granted to The Mountain States Telephone and Telegraph Co., of Record in said Office in Book 10 of Mixed Records, Page 283.

BY: Cache Creek Associates RICHARD P. TIMMERMEYER Partner STEVEN WARD ROGERS Partner BY: Richard P. Timmermeyer Attorney-in-Fact

BY: PIERRE WANNER CHRISTIANE MARIE AUGUSTA MARECHAL BY: Pierre Wanner Attorney-in-Fact

BY: MARTINE WANNER

State of Wyoming ) ss County of Teton ) The foregoing instrument was acknowledged before me by Richard P. Timmermeyer this 12th day of November, 1983. Witness my hand and official seal.

11-24-86 My Commission Expires Notary Public seal

State of Wyoming ) ss County of Teton ) The foregoing instrument was acknowledged before me by Martine Wanner and Pierre Wanner this 11th day of November, 1983. Witness my hand and official seal.

11-24-86 My Commission Expires Notary Public seal

CERTIFICATE OF MORTGAGEE

The undersigned hereby certify that they consent to the foregoing subdivision and are holders of a mortgage described under the Certificate of Surveyor and do hereby consent and join in to the dedication of the land described in the Certificate of Owners by the Owners thereof and agree that the mortgage shall be subordinate to the dedication shown hereon.

SIGNATURES BY SEPARATE AFFADAVIT BURNS P. FERRIN ANNA A. FERRIN

State of Wyoming ) ss County of Teton )

The foregoing instrument was acknowledged before me by Burns P. Ferrin and Anna A. Ferrin this 12th day of November, 1983. Witness my hand and official seal.

My Commission Expires Notary Public

CERTIFICATE OF PLANNING COMMISSION

The foregoing subdivision, THE RIDGE ADDITION TO THE TOWN OF JACKSON, was approved by the Town of Jackson Planning Commission this 9th day of November, 1983.

Attest: TOWN OF JACKSON PLANNING COMMISSION Robert Spertl, Chairman

CERTIFICATE OF APPROVAL

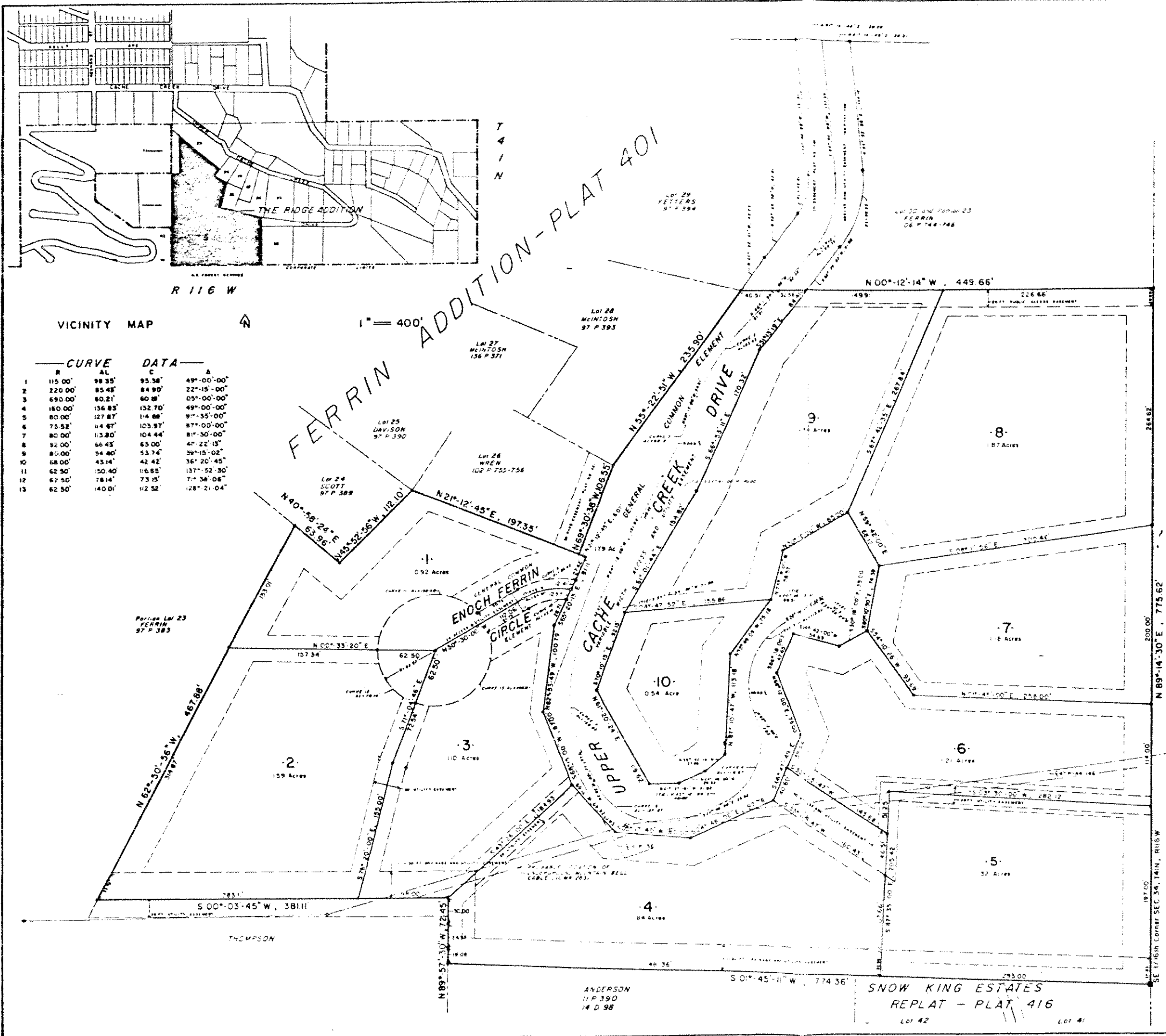
The foregoing subdivision, THE RIDGE ADDITION TO THE TOWN OF JACKSON, was approved at the regular meeting of the Jackson Town Council on the 12th day of November, 1983, in accordance with Section 15-1-516, Wyoming Statutes, 1977, as amended.

Attest: TOWN OF JACKSON TOWN COUNCIL Robert L. Shervin, Mayor

Melvin Webb, PE & LS 405 Town Engineer

THE RIDGE ADDITION TO THE TOWN OF JACKSON

BEING A PORTION OF LOT 23-FERRIN ADDITION TO THE TOWN OF JACKSON-PLAT NO. 401 LOCATED IN NE 1/4 SE 1/4 SEC. 34, T41N, R116W, TOWN OF JACKSON COUNTY OF TETON, WYOMING PREPARED OCTOBER 1983



- LEGEND**
- Boundary of THE RIDGE ADDITION
  - Lot Lines
  - - - Setback Lines
  - - - Easement Lines
  - 5/8 inch diameter by 16 inch long steel reinforcing bar with aluminum survey cap inscribed NELSON ENGR PE & LS 578
  - BLM-Type Brass Cap set and inscribed by PE & LS 578
  - BLM-Type Brass Cap set and inscribed by RLS 164
  - No Monument Found or Set
  - Power Pole

**TOTAL LOTS**  
10

**TOTAL ACRES**  
14.70 Acres

**DENSITY**  
1 Unit per 1.47 Acres

**ZONING**  
LR-1 Large Single Family Residential

**SETBACKS**  
Front 30'  
Rear 30'  
Side 15'

**LAND USE**  
Residential

**SUBJECT TO COVENANTS & CONDITIONS**

**TOWN OF JACKSON SEWER & WATER**

**UPPER CACHE CREEK DRIVE & ENOCH FERRIN CIRCLE ARE PRIVATE DRIVES - NOT MAINTAINED BY THE TOWN OF JACKSON**

Scale: 1" = 50'

**OWNERS:**  
RICHARD P. TIMMERMEYER & STEVE W. ROGERS d/b/a Cache Creek Associates, PIERRE WANNER, PIERRE MARECHAL  
c/o PO Box 465  
Jackson, Wyoming 83001

**DEVELOPER:**  
RICHARD P. TIMMERMEYER & STEVE W. ROGERS d/b/a Cache Creek Associates  
PO Box 465  
Jackson, Wyoming 83001

**PLANNER/ENGINEER/SURVEYOR:**  
NELSON ENGINEERING, INC  
PO Box 1599  
Jackson, Wyoming 83001

*Ben Miller*  
Ben Miller  
County Clerk

**THE RIDGE ADDITION TO THE TOWN OF JACKSON**

BEING A PORTION OF LOT 23-FERRIN ADDITION TO THE TOWN OF JACKSON-PLAT NO. 401  
LOCATED IN NE 1/4 SE 1/4 SEC 34, T41N, R116W, TOWN OF JACKSON #562  
COUNTY OF TETON, WYOMING  
PREPARED OCTOBER 1983