

VICINITY MAP  
SECTION 20, W1/2 Section 21  
T40N, R118W, 8th P.M.  
Teton County, Wyoming  
SCALE 1" = 1000'



THIS SUBDIVISION WILL BE CONNECTED TO THE MELODY RANCH WATER SUPPLY SYSTEM  
THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON SEWAGE COLLECTION AND TREATMENT SYSTEM  
SELLER DOES NOT WARRANT TO PURCHASER THAT HE SHALL HAVE 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 BANK OF THE STREAM OR RIVER  
NO PUBLIC MAINTENANCE OF STREETS OR ROADS WITHIN THIS SUBDIVISION

Summary of uses:  
Zoning: RC-PLD  
Single-family 2.5 Lots  
Total Area = 10.25 acres  
Lot 1 = Open Pasture = 3.38 acres  
Lot 2 = Common Area = 2.28 acres  
Lot 3 = Residential and Common Area = 0.91 acres  
2.5 residential lots including 1.80 acres  
Average residential lot size = 0.98 acres

Owner and Subdivider:  
Teton County Housing Authority  
P.O. Box 1727  
Jackson, Wyoming 83001  
(307) 739-1730

Surveyor and Engineer:  
William Coppenberg  
P.O. Box 1589  
430 South Cooke St.  
Jackson, Wyoming 83001  
(307) 733-2087

- NOTE: annotation in italics (standardized 100.00) = PE & LS 2812 Plat record
- LEGEND
- = SET 5/8" DIA. STEEL REINFORCING BAR WITH CAP INSCRIBED "PE & LS 578"
  - = FOUND 5/8" DIA. STEEL REINFORCING BAR WITH CAP INSCRIBED "PE & LS 578"
  - ▲ = FOUND T-STAKE
  - = FOUND 5/8" DIA. STEEL REINFORCING BAR WITH CAP INSCRIBED "JOHN J. WARREN PLS 4530"
  - = PROPOSED LOT LINES
  - - - = PROPOSED UTILITY EASEMENT, 5' WIDTH EACH LOT TYPICAL
  - - - = EXISTING EASEMENT
  - - - = PARCEL BOUNDARY
  - - - = DEVELOPMENT/OPEN SPACE BOUNDARY per PLAT No. 854
  - - - = BUILDING SETBACK LINES

SAGE MEADOWS  
being a subdivision of Lot 8  
Melody Ranch Upper Ranch Master Plat  
located in the  
SE1/4NE1/4, Section 20  
T40N, R118W, 8th P.M.  
Teton County, Wyoming

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DATE	10/20	11/10	12/10	01/11	02/11
	REVISED	DRAWN	CHECKED	APPROVED	RECORDED
<b>NEILSON ENGINEERING, INC</b> P.O. BOX 1589, JACKSON WYOMING (307) 733-2087					
TETON COUNTY HOUSING AUTHORITY SAGE MEADOWS MELODY RANCH PARCEL LOT 8					
PLAT NO.	2 OF 2				
JOB NO.	98-018				

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

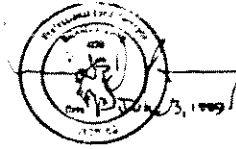
that by authority of the owners I have subdivided the lands shown hereon into lots to be known as Sage Meadows Subdivision;

that the land shown hereon is located in the SE1/4 NE1/4 of Section 20, T40N, R116W, 6th P.M., Teton County, Wyoming and is more particularly described as

Lot 8 of the Melody Ranch Upper Ranch Master Plat, Plat No. 858 of Record in the Office of the Teton County Clerk

containing 10.35 acres, more or less, and subject to easements, rights-of-way, reservations and restrictions, of right and/or of record;

that all points and corners will be monumented as shown hereon by September 1, 1999



Michael J. Quinn, Wyoming Professional Land Surveyor No. 4270

The foregoing instrument was acknowledged before me by Michael J. Quinn this 3rd day of June, 1999. Witness my hand and official seal.



James Kefauver  
Notary Public My commission expires 12/14/99

**CERTIFICATE OF ENGINEER**

State of Wyoming )  
County of Teton )

I, Frank J. Gimnes, hereby certify that I have designed the water distribution and sewer collection facilities serving this subdivision, and that said facilities will meet Town, County, State and Federal requirements and that said facilities will be adequate and safe if built as designed and maintained and operated correctly.



Frank J. Gimnes, Wyoming Professional Engineer and Land Surveyor No. 2882

The foregoing instrument was acknowledged before me by Frank J. Gimnes this 3rd day of June, 1999. Witness my hand and official seal.



James Kefauver  
Notary Public My commission expires 12/14/99

**CERTIFICATE OF OWNER**

State of Wyoming )  
County of Teton )

The undersigned owners hereby certify that the foregoing subdivision of 10.35 acres shown hereon and described in the Certificate of Surveyor hereon is with the 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 Sage Meadows Subdivision;

that said Sage Meadows Subdivision is subject to easements, reservations, and restrictions, of right and/or of record including but not limited to those shown hereon;

that the subdivision is subject to a Declaration of Covenants, Conditions, and Restrictions to be recorded concurrently with this plat;

that the subdivision is subject to Reservations and Restrictions as contained in instrument dated October 10, 1995, recorded October 11, 1995 in Book 310 of Plots, pages 1167-1171, records of Teton County, Wyoming;

that the development of this subdivision is in accordance with the Melody Ranch Planned Unit Development Final Development Plan recorded June 2, 1998 in Book 335 of Plots, pages 801-831 and Amendment recorded April 20, 1999 in Book 375 of Plots, pages 190-303, records of Teton County, Wyoming;

that this subdivision is subject to an easement as granted to Lower Valley Power and Light, Inc. to construct, operate and maintain electric distribution circuits and for incidental purposes as contained in instrument dated August 4, 1998, recorded September 23, 1998, in Book 381 of Plots, Page 1064, records of Teton County, Wyoming;

that the Common Areas, Lot 2 and Lot 3, are hereby granted to the Sage Meadows Subdivision Association for the use and benefit of the owners of lots within this subdivision;

that Lot 3 of this subdivision is hereby dedicated as a private roadway and shall be the perpetual maintenance responsibility of the owners of lots within the subdivision, acting through the Sage Meadows Subdivision Association;

that an easement across Lot 2 and Lot 3 of this subdivision is hereby granted to those utility companies and their successors and assigns serving this subdivision, and that the right to grant further easements across said Lots 2 and 3 of this subdivision is hereby reserved to the undersigned owner and its successors and assigns for the purpose of providing access and utility services to this subdivision;

that Lot 1 of this subdivision is hereby granted to Teton County and dedicated to such public uses as are permitted by the Melody Ranch Upper Ranch Master Plat and the conditions of approval and acceptance thereof;

that that portion of the road and utility easement through Lot 8 of the Melody Ranch Upper Ranch Master Plat, Plat No. 858 as recorded in the Office of Teton County Clerk, which passes through portions of Lots 1 and 4 of this subdivision is hereby vacated;

that the pathway easement along the easterly boundary of Lot 2 of this subdivision as shown hereon is hereby dedicated to the public for use as a non-motorized public pathway;

that the 5 foot wide utility easements as shown hereon along the boundaries of the lots of the subdivision are hereby dedicated to the use and benefit of the owners of lots within the subdivision for the installation, maintenance, and repair of underground utility facilities serving the lots of this subdivision;

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

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

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

Attest: TETON COUNTY HOUSING AUTHORITY

William Knight  
Director, Teton County Housing Authority

The foregoing instrument was acknowledged before me by William Knight this 3rd day of June, 1999. Witness my hand and official seal.



James Kefauver  
Notary Public My commission expires 12/14/99

**CERTIFICATE OF APPROVAL**

State of Wyoming )  
County of Teton )

Pursuant to Section 14-12-103 and Section 18-5-301 through 18-5-316, Wyoming Statutes, 1977, as amended, and the pertinent land development regulations of Teton County, Wyoming, the Board of County Commissioners has approved the foregoing subdivision, Sage Meadows Subdivision, was approved at the regular meeting of the Board of County Commissioners held on the 30th day of June, 1999.

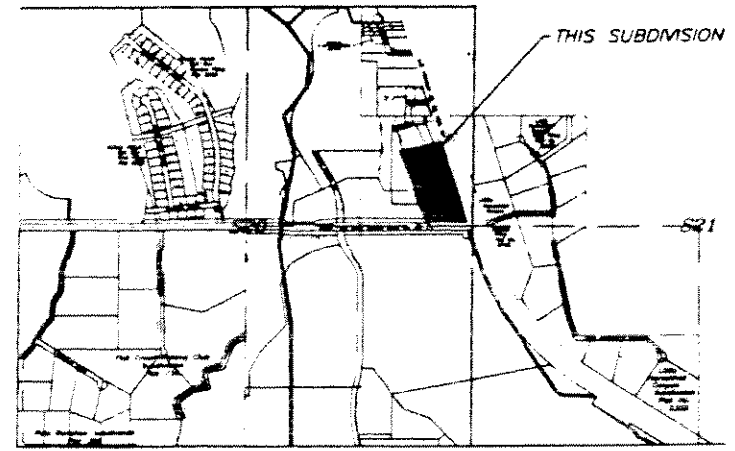
Attest: BOARD OF COUNTY COMMISSIONERS

Sherry Doyle  
(Mrs.) Sherry Doyle  
TETON COUNTY CLERK

Don W. Reynolds  
Chair, Teton County Board of Commissioners

**CERTIFICATE OF MORTGAGEE**

Certificate of Mortgagee by separate affidavit



VICINITY MAP  
SECTION 20, W1/2 Section 21  
T40N, R116W, 6th P.M.  
Teton County, Wyoming  
SCALE 1" = 1000'

THIS SUBDIVISION WILL BE CONNECTED TO THE MELODY RANCH WATER SUPPLY SYSTEM  
THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON SEWAGE COLLECTION AND TREATMENT SYSTEM  
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NO PUBLIC MAINTENANCE OF STREETS OR ROADS WITHIN THIS SUBDIVISION

Summary of lots:  
Zoning: NC-PLD  
Single-Family: 23 Lots  
Total Area = 10.35 acres  
Lot 1 = Open Space = 5.38 acres  
Lot 2 = Common Area = 2.26 acres  
Lot 3 = Road and Utility Area = 0.91 acres  
23 residential lots totaling 1.80 acres  
Average residential lot size 0.08 acres

Owner and Subdivider:  
Teton County Housing Authority  
P.O. Box 1727  
Jackson, Wyoming 83001  
(307) 738-1730

Surveyor and Engineer:  
Nelson Engineering  
P.O. Box 1588  
432 South Cache St.  
Jackson, Wyoming 83001  
(307) 733-2067

SAGE MEADOWS  
being a subdivision of Lot 8  
Melody Ranch Upper Ranch Master Plat  
located in the  
SE1/4NE1/4, Section 20  
T40N, R116W, 6th P.M.  
Teton County, Wyoming

SEALING: TETON COUNTY HOUSING AUTHORITY  
RECORDING: TETON COUNTY CLERK  
DATE RECORDED: JUN 20 1999 10:44 AM  
BY: MARY BECKLEY - CLERK

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DRAWING NO	1 OF 2
	JOB NO 98-018-1
JOB TITLE	TETON COUNTY HOUSING AUTHORITY SAGE MEADOWS SUBDIVISION MELODY RANCH PARCEL LOT 8
	FINAL PLAT
DRAWING TITLE	
DATE	
DESIGNED	
CHECKED	
APPROVED	
ENGINEER	
NELSON ENGINEERING, INC. P.O. BOX 1588, JACKSON WYOMING (307) 733-2067	