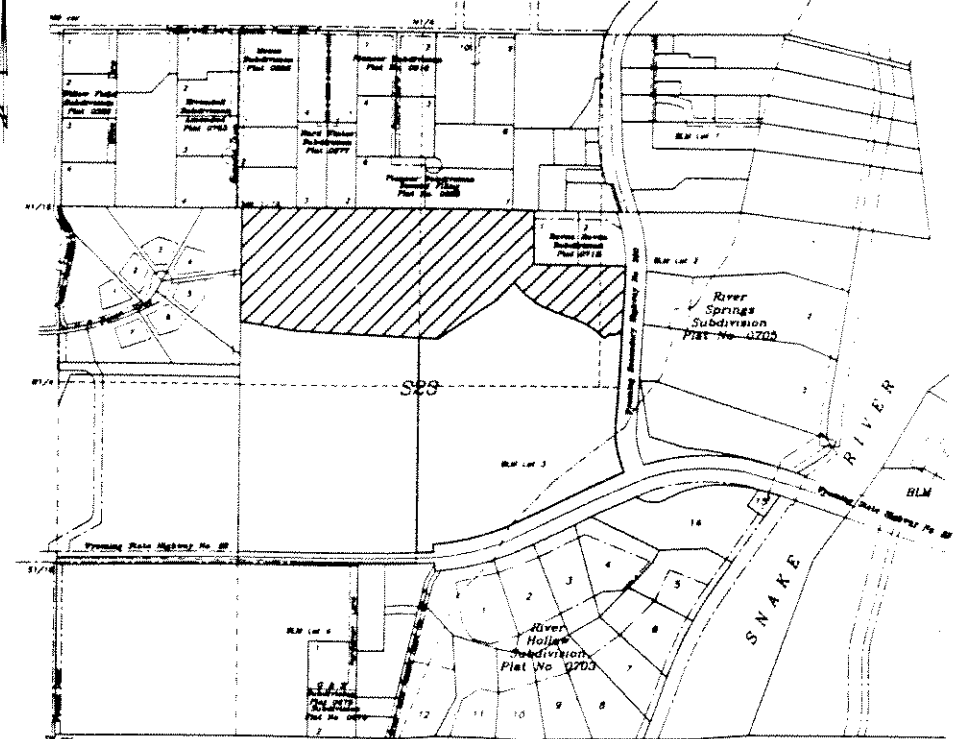


SECTION 23 T41N R117W



LOCATION MAP

**OWNER & SUBDIVIDER**  
 JHSC Properties, Inc.  
 a Wyoming corporation  
 PO Box 290  
 Teton Village, WY 83025

**PLANNER**  
 Design Workshop, Inc.  
 PO Box 10100  
 Jackson, WY 83002

**ENGINEER**  
 Nelson Engineering, Inc.  
 PO Box 1599  
 Jackson, WY 83001

**SURVEYOR**  
 Pierson Land Surveys, PC  
 180 South Willow Street  
 PO Box 1143  
 Jackson, WY 83001

**ZONING DISTRICT**  
 R Rural

**OVERLAYS**  
 Natural Resource Overlay  
 Scenic Resource Overlay

**NUMBER OF LOTS:** 28 Lots  
**AVERAGE ACREAGE PER LOT:** 1.76 Acres  
**TOTAL PROJECT ACREAGE:** 49.34 Acres  
**SUBMITAL DATE:** May 5, 1997

**FINAL PLAT**  
**STILSON RANCH SUBDIVISION**

BEING LOCATED WITHIN  
 SE1/4NW1/4, SW1/4NE1/4 & LOT 2  
 SECTION 23, T41N R117W  
 TETON COUNTY, WYOMING  
 SHEET 1 OF 2 SHEETS

912

CERTIFICATE OF OWNERS

State of Wyoming) 28  
 County of Teton)

The undersigned owners hereby certify that the foregoing subdivision of those lands being part of the SE1/4NW1/4, the SW1/4NE1/4, and Lot 2 of Section 23, T41N, R117W, 6th P.M., Teton County, Wyoming, as shown on this map and more particularly described in the Certificate of Survey on this plat, is with free consent and in accordance with their intent:

that the name of the subdivision shall be STILSON RANCH SUBDIVISION;

that this subdivision is subject to that right of way easement to Mountain States Telephone and Telegraph appearing of record in the Office of the Clerk of Teton County, Wyoming in Book 3 of Mixed Records, page 181;

that this subdivision is subject to that right of way easement to the State of Wyoming appearing of record in said Office in Book 8 of Mixed Records, page 168;

that this subdivision is subject to that right of way easement to the State of Wyoming appearing of record in said Office in Book 10 of Mixed Records, page 9;

that this subdivision is subject to that right of way easement to the State of Wyoming appearing of record in said Office in Book 10 of Mixed Records, page 94;

that this subdivision is subject to that utility easement to Lower Valley Power and Light, Inc. to construct, operate and maintain electric distribution circuits appearing of record in said Office in Book 11 of Mixed Records, page 461;

that this subdivision is subject to that utility easement to Lower Valley Power and Light, Inc. to construct, operate and maintain electric distribution circuits appearing of record in said Office in Book 49 of Photo, page 577;

that this subdivision is subject to that right-of-way easement to Mountain States Telephone and Telegraph Company to construct, operate and maintain communications facilities appearing of record in said Office in Book 88 of Photo, pages 544 to 545;

that this subdivision is subject to that utility easement to Lower Valley Power and Light, Inc. to construct, operate and maintain electric distribution circuits appearing of record in said Office in Book 226 of Photo, page 327;

that this subdivision is subject to that utility easement to Lower Valley Power and Light, Inc. to construct, operate and maintain electric distribution circuits appearing in said Office in Book 230 of Photo, page 860;

that access to this subdivision is provided across that portion of Parkley Park Way as shown in Stilson Park Subdivision recorded in said Office as plat no. 411;

that this subdivision is subject to a Declaration of Covenants, Conditions and Restrictions for Stilson Ranch Subdivision to be recorded in said Office concurrently with the recording of this plat;

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

that the roads are private with a right-of-way granted to each lot owner reserving to the undersigned, his heirs, successors, and assigns, the right to grant in favor of third parties a non-exclusive right-of-way in the roadways and easements;

that non-exclusive easements within the road right-of-way of the foregoing subdivision are hereby granted to Lower Valley Power and Light, Inc., and U.S. West Communications, Inc. and TCI Cablevision, Inc. for the underground installation and maintenance of power, telephone and cable television services appurtenant to said subdivision;

that the owner reserves the right to grant easements within the road right-of-way and the southerly extensions of said road right-of-way to third parties for access, including pathway and trail easements, and utilities for possible future residential uses on that property within the SE1/4NW1/4 and the NE1/4SW1/4 of Section 23, T41N, R117W;

that the undersigned owner reserves the right to grant a 30 foot wide easement on Lot 1 for the realignment of the Prosperity Ditch in accordance with the approved development plan, as may be amended (No. DEV 96-0047);

that the portion of the non-exclusive trail easement for pedestrian and equestrian uses, also known as the Wilson Centennial Trail, as shown hereon, is hereby dedicated to Teton County for the construction, maintenance and use of pathways for bicycle, pedestrian, equestrian, skiing and similar activities and uses by the public;

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 natural flow of any stream within or adjacent to the subdivision;

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

JHSC PROPERTIES, INC.  
 a Wyoming corporation  
 Jerry Blann, President

**ACKNOWLEDGMENT**  
 The foregoing instrument was acknowledged before me by Jerry Blann on this 11th day of August, 1997.  
 Witness my hand and official seal.

Chris Sutherland  
 Notary Public  
 My commission expires Feb 6, 2000



CERTIFICATE OF ENGINEER

State of Wyoming) 28  
 County of Teton)

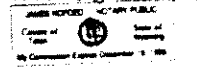
Robert R. Norton hereby certify that the sewer collection facilities for the foregoing STILSON RANCH SUBDIVISION are adequate and safe and will meet County, State and Aspen Water & Sewer District requirements if built as designed and properly maintained.

Robert R. Norton  
 Wyoming Professional Engineer and Land Surveyor No. 2910

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me by Robert R. Norton on this 11th day of August, 1997.  
 Witness my hand and official seal.

Notary Public  
 My commission expires 9/24/98



CERTIFICATE OF SURVEYOR

State of Wyoming) 28  
 County of Teton)

I, Scott R. Pierson of Jackson, Wyoming hereby certify that this plat was made from a field survey performed by others under my supervision during November, 1994, April, November and December, 1995, January and February, 1996 and May, 1997 and from record data as shown on that map recorded as T-146H of record in the Office of the Clerk of Teton County, Wyoming;

that the plat correctly represents STILSON RANCH SUBDIVISION, which is located in the SE1/4NW1/4, the SW1/4NE1/4 and Lot 2 of Section 23, T41N, R117W, Teton County, Wyoming and is more particularly described as follows:

Beginning at the northwest corner of the SE1/4NW1/4 which is the NW1/16 corner, thence N 89°58'47"E, 1319.26 feet to the northeast corner of said SE1/4NW1/4 which is the CN 1/16th corner of said Section; thence N 89°57'31"E, 831.73 feet along the north line of the SW1/4NE1/4 to the northwest corner of Raven Haven Subdivision as recorded in the Office of the Clerk of Teton County, Wyoming;

thence S 00°02'37"E, 405.82 feet to the southwest corner of said Raven Haven Subdivision;

thence N 89°58'22"E, 869.13 feet to the southeast corner of said Raven Haven Subdivision, on the west right-of-way line of Wyoming State Highway 390 in a curve;

thence along the arc of the curve to the right 101.78 feet, with the curve having a radius of 1357.39 feet, a central angle of 4°17'24", a chord bearing and length of S 00°49'32"W, 101.61 feet to a point of tangent of the right-of-way line;

thence S 02°58'09"W, 412.63 feet along said right-of-way line;

thence leaving said right-of-way line along the arc of a curve to the left 67.73 feet, with the curve having a radius of 157.79 feet, a central angle of 24°35'46", a chord bearing and length of S 69°48'06"W, 67.22 feet to a point;

thence N 45°27'24"W, 25.93 feet to a point;

thence S 46°32'36"W, 80.00 feet to a point;

thence along the arc of a curve to the left 245.69 feet, with the curve having a radius of 552.09 feet, a central angle of 25°29'51", a chord bearing and length of N 56°12'20"W, 243.67 feet to a point;

thence N 68°57'15"W, 202.64 feet to a point;

thence along the arc of a curve to the right 309.87 feet, with the curve having a radius of 563.63 feet, a central angle of 31°30'00", a chord bearing and length of N 53°12'15"W, 305.98 feet to a point;

thence N 37°27'15"W, 32.58 feet to a point;

thence S 43°34'50"W, 184.65 feet to a point;

thence S 56°03'32"W, 515.36 feet to a point;

thence N 86°59'35"W, 1067.89 feet to a 5/8" diameter rebar with cap inscribed "PLS 3831";

thence N 80°00'00"W, 400.00 feet to a 3/8" diameter rebar with cap inscribed "PLS 3831" at the intersection with the west line of said SE1/4NW1/4;

thence N 00°03'31"W, 845.94 feet along said west line to the Point of Beginning.

Said property contains 49.34 acres more or less.

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

All points and corners will be monumented by December 1, 1997 as shown hereon.

Scott R. Pierson  
 Wyoming Professional Land Surveyor No. 3831



**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me by Scott R. Pierson on this 11th day of August, 1997.  
 Witness my hand and official seal.

Mary J. Glenn  
 Notary Public  
 My commission expires 2-20-2000

**CERTIFICATE OF ACCEPTANCE**

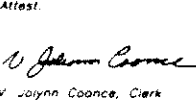
State of Wyoming) 28  
 County of Teton)

Pursuant to Section 34-12-103 and Sections 18-5-301 through 18-5-315, Wyoming Statutes, 1977, as amended, the foregoing STILSON RANCH SUBDIVISION was approved at the regular meeting of the Board of County Commissioners of Teton County, Wyoming held the 11th day of August, 1997.

Subject to the Resolution for the Adoption of the Teton County Comprehensive Plan and Land Development Regulations dated May 9, 1994 and effective May 24, 1994, as amended.

Attest:  
 BOARD OF COUNTY COMMISSIONERS  
 COUNTY OF TETON

V. Joynn Coance, Clerk  
 Mike Gerou, Chair



**CERTIFICATE OF MORTGAGEE**

State of Wyoming) 28  
 County of Teton)

The undersigned are mortgagees of the lands described under the Certificate of Survey and hereby consent to the foregoing subdivision and the dedication of the lands as contained in the Certificate of Owners, and agree that the mortgage shall be subordinated to the dedications and easements contained therein and shown hereon and further consent to the Declaration of Covenants, Conditions and Restrictions as referenced under the Certificate of Owners.

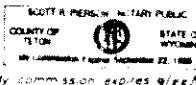
Kemmerer Properties,  
 a New York Partnership

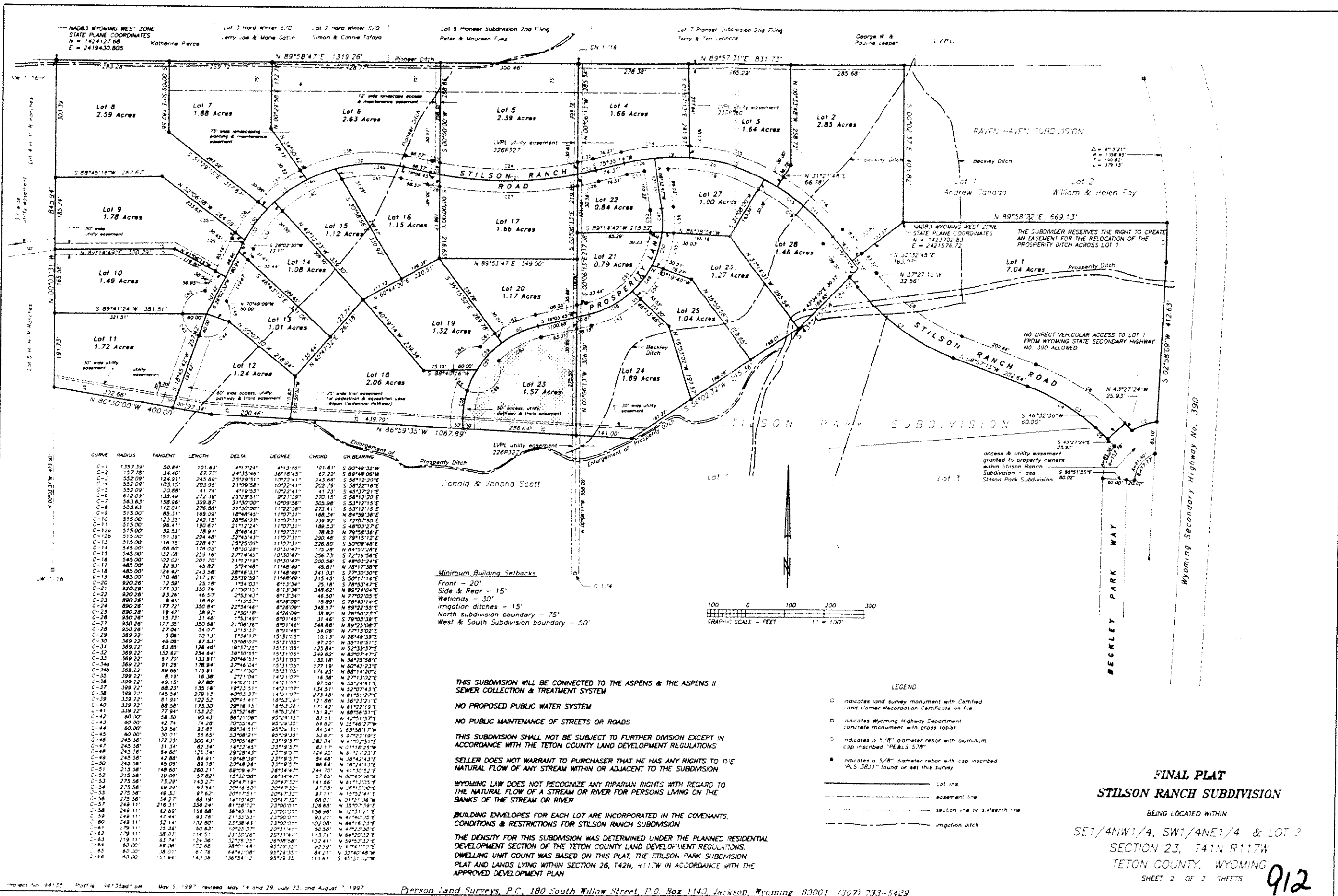
John L. Kemmerer  
 John L. Kemmerer, III, general partner  
 signature by separate affidavit  
 The Jackson State Bank

**ACKNOWLEDGMENT**

The foregoing instrument was acknowledged before me by John L. Kemmerer, III on this 11th day of August, 1997.  
 Witness my hand and official seal.

Scott R. Pierson  
 Notary Public  
 My commission expires 9/24/98





NAD83 WYOMING WEST ZONE  
STATE PLANE COORDINATES  
N = 142477.58  
E = 2419430.805

Lot 3 Hard Winter S/D  
Lerry Joe & Marie Gatin  
Katherine Pierce

Lot 2 Hard Winter S/D  
Simon & Connie Talaya

Lot 7 Pioneer Subdivision 2nd Filing  
Terry & Ten Leonard

George W. & Pauline Leeper  
LVPL

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH BEARING
C-1	1357.39'	50.84'	101.63'	4°17'24"	4°13'16"	101.61'	S 00°49'32"W
C-2	157.78'	36.40'	67.73'	24°35'46"	36°18'45"	67.22'	S 69°48'06"W
C-3	552.09'	124.91'	245.89'	25°29'51"	10°22'41"	243.66'	S 58°12'20"E
C-4	352.09'	103.15'	203.95'	21°09'58"	10°22'41"	202.79'	S 58°25'16"E
C-5	352.09'	20.88'	41.74'	4°19'53"	10°22'41"	41.73'	S 45°37'21"E
C-6	612.09'	138.49'	272.39'	25°29'51"	9°21'38"	270.15'	S 58°12'20"E
C-7	583.61'	158.86'	309.87'	21°50'00"	10°09'58"	305.98'	S 53°12'13"E
C-8	503.61'	142.04'	276.88'	21°09'58"	11°02'36"	273.41'	S 53°21'51"E
C-9	515.00'	85.31'	169.09'	18°48'45"	11°07'31"	168.34'	N 84°59'36"E
C-10	515.00'	123.25'	242.15'	26°56'23"	11°07'31"	239.92'	S 72°07'50"E
C-11	515.00'	88.41'	190.61'	21°12'24"	11°07'31"	189.55'	S 68°02'32"E
C-12a	515.00'	39.53'	78.91'	8°46'43"	11°07'31"	78.83'	N 79°58'36"E
C-12b	515.00'	151.39'	294.48'	32°43'43"	11°07'31"	290.48'	S 78°15'12"E
C-13	515.00'	118.13'	228.47'	25°25'05"	11°07'31"	226.60'	S 50°09'48"E
C-14	545.00'	88.80'	176.05'	16°03'28"	10°05'04"	175.28'	N 64°50'28"E
C-15	545.00'	132.08'	259.16'	27°14'45"	10°30'47"	256.23'	S 72°16'56"E
C-16	545.00'	102.02'	201.70'	21°12'19"	10°30'47"	200.58'	S 48°03'24"E
C-17	485.00'	42.83'	85.62'	5°24'48"	11°48'49"	85.61'	N 78°17'58"E
C-18	485.00'	124.42'	243.58'	26°46'53"	11°48'49"	241.03'	S 77°30'30"E
C-19	485.00'	110.48'	212.26'	25°39'59"	11°48'49"	215.45'	S 50°17'14"E
C-20	920.28'	12.59'	25.18'	1°34'03"	6°13'34"	25.18'	S 78°53'47"E
C-21	920.28'	177.53'	350.74'	21°50'15"	6°13'34"	348.62'	N 80°24'04"E
C-22	920.28'	23.26'	46.50'	2°53'43"	6°13'34"	46.50'	N 77°02'05"E
C-23	890.28'	8.45'	18.89'	1°12'57"	6°26'09"	18.89'	S 78°43'14"E
C-24	890.28'	177.72'	350.84'	22°24'48"	6°26'09"	348.57'	N 82°25'55"E
C-25	890.28'	19.47'	38.92'	2°30'18"	6°26'09"	38.92'	N 78°50'23"E
C-26	850.28'	15.73'	31.46'	1°53'49"	6°01'48"	31.46'	S 79°03'39"E
C-27	850.28'	177.53'	350.84'	21°50'15"	6°01'48"	348.68'	N 82°25'08"E
C-28	850.28'	17.04'	34.07'	1°15'13"	6°01'48"	34.06'	N 79°13'02"E
C-29	369.22'	5.08'	10.15'	1°34'17"	15°31'05"	10.15'	N 26°49'39"E
C-30	369.22'	49.09'	97.53'	15°08'07"	15°31'05"	97.25'	N 35°10'51"E
C-31	369.22'	63.85'	128.46'	19°33'25"	15°31'05"	125.84'	N 52°33'37"E
C-32	369.22'	132.62'	254.84'	38°30'55"	15°31'05"	249.62'	N 60°07'47"E
C-33	369.22'	67.70'	133.91'	20°46'51"	15°31'05"	133.18'	N 38°25'56"E
C-34a	369.22'	91.28'	178.94'	27°46'04"	15°31'05"	177.19'	N 60°42'23"E
C-34b	369.22'	89.66'	175.81'	27°11'50"	15°31'05"	174.25'	N 88°14'20"E
C-35	399.22'	8.19'	16.38'	2°21'04"	14°21'07"	16.38'	N 27°13'02"E
C-36	399.22'	49.15'	97.80'	14°02'13"	14°21'07"	97.56'	N 35°24'41"E
C-37	399.22'	68.23'	135.18'	19°23'51"	14°21'07"	134.51'	N 52°07'43"E
C-38	399.22'	145.54'	279.13'	40°03'37"	14°21'07"	273.48'	N 81°10'27"E
C-39	339.22'	81.94'	162.52'	20°41'41"	16°52'26"	162.16'	N 56°23'21"E
C-40	339.22'	88.58'	173.30'	20°16'13"	16°52'26"	171.42'	N 61°22'19"E
C-41	339.22'	71.94'	143.22'	18°52'48"	16°52'26"	142.52'	N 88°55'59"E
C-42	60.00'	56.30'	90.43'	86°21'06"	85°28'15"	82.11'	N 42°51'37"E
C-43	60.00'	42.74'	74.28'	70°55'42"	85°28'15"	69.62'	N 35°46'27"W
C-44	60.00'	59.56'	93.81'	89°34'51"	85°28'15"	84.54'	N 61°12'43"E
C-45	60.00'	30.11'	55.45'	53°58'21"	85°28'15"	51.67'	S 0°22'19"E
C-46	245.56'	172.25'	300.43'	70°05'48"	23°19'57"	282.04'	N 41°02'51"E
C-47	245.56'	31.54'	62.34'	14°32'45"	23°19'57"	62.17'	N 01°16'25"W
C-48	245.56'	64.60'	124.68'	28°65'45"	23°19'57"	124.35'	N 61°12'43"E
C-49	245.56'	42.88'	84.91'	19°48'39"	23°19'57"	84.48'	N 34°44'31"E
C-50	245.56'	45.09'	89.18'	20°46'28"	23°19'57"	88.69'	N 16°24'10"E
C-51	215.56'	148.60'	260.21'	69°09'47"	26°34'47"	244.70'	N 41°30'52"E
C-52	215.56'	29.09'	57.82'	13°22'38"	26°34'47"	57.65'	N 20°45'58"W
C-53	275.56'	73.29'	143.77'	29°47'19"	20°47'32"	141.66'	N 61°12'05"E
C-54	275.56'	49.29'	97.54'	20°18'30"	20°47'32"	97.03'	N 36°19'00"E
C-55	275.56'	49.33'	97.62'	20°11'51"	20°47'32"	97.11'	N 35°52'41"E
C-56	275.56'	14.27'	28.19'	4°10'40"	20°47'32"	28.04'	N 51°12'16"E
C-57	249.11'	216.31'	358.24'	81°58'12"	23°00'01"	328.65'	N 35°07'39"E
C-58	249.11'	82.69'	159.68'	36°43'36"	23°00'01"	156.96'	N 12°21'21"E
C-59	249.11'	44.44'	83.59'	21°53'53"	23°00'01"	83.21'	N 41°40'58"E
C-60	249.11'	52.14'	102.80'	23°38'43"	23°00'01"	102.80'	N 64°16'22"E
C-61	279.11'	23.39'	50.63'	10°23'37"	20°31'41"	50.58'	N 4°23'30"E
C-62	279.11'	36.07'	71.51'	23°30'28"	20°31'41"	71.21'	N 64°20'32"E
C-63	279.11'	83.74'	154.96'	52°08'25"	20°31'41"	154.41'	N 59°52'32"E
C-64	60.00'	69.04'	102.66'	58°01'48"	25°29'35"	90.59'	N 47°41'10"E
C-65	60.00'	38.01'	67.78'	44°42'08"	25°29'35"	64.21'	N 33°40'48"W
C-66	60.00'	151.94'	235.92'	56°54'12"	25°29'35"	231.61'	N 45°31'02"W

**Minimum Building Setbacks**  
 Front - 30'  
 Side & Rear - 15'  
 Wetlands - 30'  
 Irrigation ditches - 15'  
 North subdivision boundary - 75'  
 West & South Subdivision boundary - 50'

**THIS SUBDIVISION WILL BE CONNECTED TO THE ASPENS & THE ASPENS II SEWER COLLECTION & TREATMENT SYSTEM**

**NO PROPOSED PUBLIC WATER SYSTEM**

**NO PUBLIC MAINTENANCE OF STREETS OR ROADS**

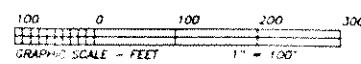
**THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION EXCEPT IN ACCORDANCE WITH THE TETON COUNTY LAND DEVELOPMENT REGULATIONS**

**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**

**BUILDING ENVELOPES FOR EACH LOT ARE INCORPORATED IN THE COVENANTS, CONDITIONS & RESTRICTIONS FOR STILSON RANCH SUBDIVISION**

**THE DENSITY FOR THIS SUBDIVISION WAS DETERMINED UNDER THE PLANNED RESIDENTIAL DEVELOPMENT SECTION OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. DWELLING UNIT COUNT WAS BASED ON THIS PLAT, THE STILSON PARK SUBDIVISION PLAT AND LANDS LYING WITHIN SECTION 26, T42N, R117W IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN**



**LEGEND**

- indicates land survey monument with Certified Land Owner Recordation Certificate on file
  - indicates Wyoming Highway Department concrete monument with brass topset
  - indicates a 5/8" diameter rebar with aluminum cap inscribed "PE&S 5/8"
  - indicates a 5/8" diameter rebar with cap inscribed "PLS 3811" found or set this survey
- Lot line  
 - - - - - easement line  
 - - - - - section line or sixteenth line  
 --- irrigation ditch

**FINAL PLAT**  
**STILSON RANCH SUBDIVISION**  
 BEING LOCATED WITHIN  
 SE1/4NW1/4, SW1/4NE1/4 & LOT 2  
 SECTION 23, T41N R117W  
 TETON COUNTY, WYOMING  
 SHEET 2 OF 2 SHEETS

912