



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 NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER

THIS SUBDIVISION IS LOCATED WITHIN THE JACKSON HOLE AIRPORT OVERLAY ZONE AND IS LOCATED ADJACENT TO THE JACKSON HOLE TRAP CLUB

LOTS 1 THROUGH 8 WITH A "SHARED ACCESS EASEMENT" AS SHOWN ARE REQUIRED TO USE THIS EASEMENT FOR ACCESS TO TRAP CLUB ROAD. USE OF THIS EASEMENT, AND COSTS FOR DRIVEWAY CONSTRUCTION AND MAINTENANCE ON THIS EASEMENT, WILL BE SHARED WITH THE OWNER OF THE ADJOINING LOT PER THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FILED WITH THIS PLAT.

NO PROPOSED DOMESTIC WATER SOURCE  
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM  
NO PUBLIC MAINTENANCE OF STREETS OR ROADS

**BUILDING SETBACKS:**  
100 FEET from the front lot line, the south line of Trap Club Road as it appears on this plat  
50 FEET from the rear lot line, the southerly line of this subdivision  
50 FEET from the side lines of any lot  
50 FEET from the shared access easements as shown hereon  
15 FEET from the mean high water line of any irrigation ditches

LAND USE DISTRICT: RESIDENTIAL-AGRICULTURAL RA-3  
ENVIRONMENTAL PROTECTION DISTRICT: NONE  
TOTAL ACREAGE: 26.95 acres  
NUMBER OF LOTS: 9  
AVERAGE ACRES PER LOT: 3.22

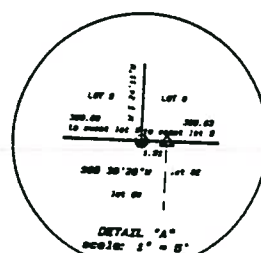
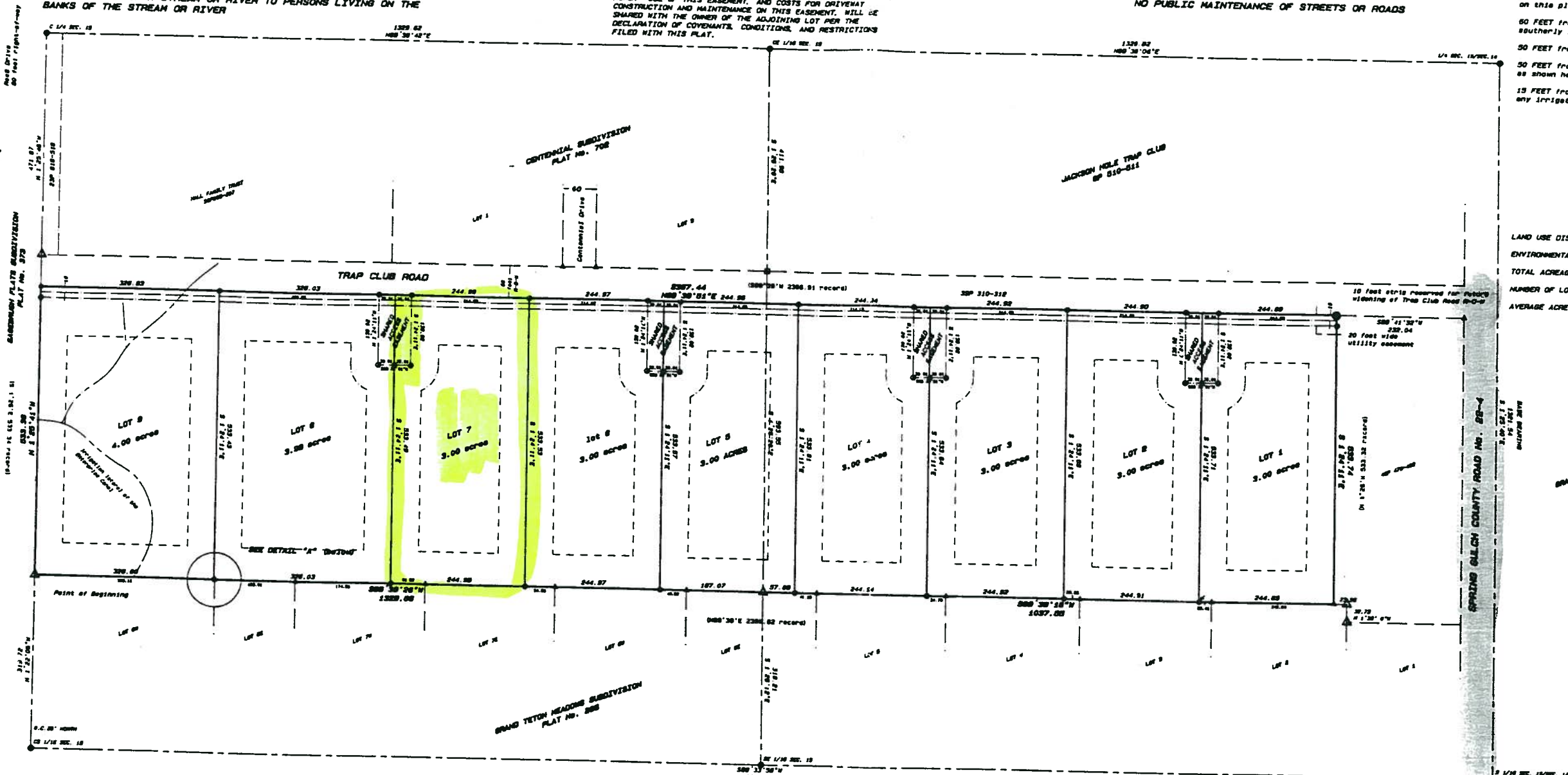
JACKSON, WYOMING

**NELSON ENGINEERING**

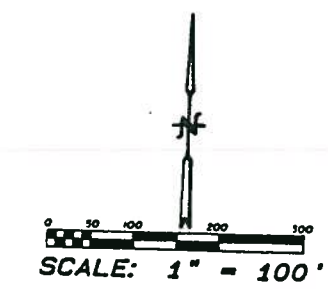
DRAWING TITLE  
FINAL PLAT

JOB TITLE  
SUBDIVISION, MOUNTAIN PROPERTY FOR TRAP CLUB ESTATES

DRAWING NO  
2 OF 2  
JOB NO  
91-136-1



- LEGEND**
- - CORNER FOUND, CERTIFIED LAND CORNER RECORDATION CERTIFICATE ON FILE WITH TETON COUNTY CLERK
  - - FOUND BRASS CAP ON IRON PIPE, PLS 3831
  - △ - FOUND BRASS CAP ON IRON PIPE, PLS 184
  - ▲ - FOUND STEEL T-STAKE MARKED "RLS 184"
  - - FOUND 5/8" DIA. STEEL REINFORCING BAR WITH CAP MARKED "NELSON ENGR PE 6 LS 578"
  - ⊙ - SET, 5/8" DIA. STEEL REINFORCING BAR WITH CAP MARKED "NELSON ENGR PE 6 LS 578"
  - - FOUND, STEEL PIPE
  - - BOUNDARY, THIS SUBDIVISION
  - - - SECTION OR ALIQUOT PART DIVISION LINE
  - - LOT LINE, THIS SUBDIVISION
  - - - BOUNDARY LINE, ADJOINING PROPERTY
  - - - EASEMENT OR RESERVATION LINE
  - - - DITCH LINES
  - - - BUILDING SETBACK LINES



**TRAP CLUB ESTATES**  
a subdivision of part of the  
N1/2 SE1/4  
SECTION 15  
T42N, R116W, 6th P.M.,  
TETON COUNTY, WYOMING

OWNERS AND SUBDIVIDERS:  
TRAP CLUB ESTATES, A WYOMING JOINT VENTURE  
BOX 1213  
JACKSON WYOMING 83001  
(307) 733 4208

SURVEYOR AND ENGINEER:  
NELSON ENGINEERING  
BOX 1589  
JACKSON, WYOMING 83001  
(307) 733 2087

final plat prepared  
March, 1982