

CERTIFICATE OF OWNERS

State of Wyoming ss
County of Teton

The undersigned hereby certify that the foregoing subdivision of the NE1/4SW1/4, the NW1/4SE1/4 and part of the NE1/4SE1/4 of Section 14, T41N, R117W, 6th P.M., Teton County, Wyoming, as shown on this plat and more particularly described in the Certificate of Surveyor on this plat is with the free consent and in accordance with the desires of the owners and proprietors of the described lands:

that the name of the foregoing subdivision shall be WILLOWBROOK; that the lots of WILLOWBROOK, EXCEPT FOR Lot 29, shall be subject to a Declaration of Covenants, Conditions, and Restrictions to be recorded in the Office of the Clerk of Teton County, Wyoming concurrently with this plat; that Willowbrook Lane is a private roadway with a right-of-way granted to each owner of a lot within WILLOWBROOK, EXCEPT FOR Lot 29, and reserving unto said subdivision owners, their heirs, successors, and assigns the right to grant in favor of third parties a non-exclusive right-of-way in the roadway and easement; in the event that lands adjoining WILLOWBROOK are subdivided as further filings of WILLOWBROOK, this reservation shall be exercised to grant the owners of said filings such a right-of-way in Willowbrook Lane; that at the time that the lands of the S1/2SW1/4 of said Section 14 are subdivided by any entity, said Willowbrook Lane shall serve as an emergency access route for the resulting subdivision; that Lot 29 of WILLOWBROOK shall access Wyoming State Secondary Road No. 390 by the Bar J Chuckwagon Road as shown on this plat, and shall have no other access to or from said State Road;

that a non-exclusive easement in the Willowbrook Lane right-of-way is hereby granted to Lower Valley Power and Light, Inc., to Mountain States Telephone and Telegraph Company, and to Cooke Cable Vision, Inc., their heirs, successors, and assigns for the underground installation and maintenance of power, telephone, and cable television services appurtenant to WILLOWBROOK; that a non-exclusive easement is hereby granted in Willowbrook Lane right-of-way to the Aspens Water and Sewer District and the Aspens II Water and Sewer District, their heirs, successors, and assigns for access to the Wastewater Treatment Plant to be constructed within Lot 2 of the Wright-Clark Ranch, a subdivision of record in the Office of the Clerk of Teton County as Plat No. 652;

that said Willowbrook Lane shall be built in accordance with the standards, rules, and regulations of the County of Teton; that WILLOWBROOK Lots 3, 4, 12, 13, 16, 18 and 19, 26 and 27 are each SUBJECT TO a (10') wide easement for the underground installation of utility lines to serve WILLOWBROOK; and Lots 1, 4 through 6, 15, and 23 through 27 are SUBJECT TO easements for landscape buffers as defined in said Declaration of Covenants; all as shown on this plat;

that Lots 28 and 29 of WILLOWBROOK are SUBJECT TO a right-of-way for Wyoming State Secondary Road No. 390 as shown on this plat and of record in said Office in Book 8 of Mixed Records on pages 157-158;

that Lot 29 of WILLOWBROOK is SUBJECT TO a sixty foot (60') wide roadway easement for the Bar J Chuckwagon, Inc. as shown on this plat; that the lots of WILLOWBROOK are subject to easements to allow for the proper operation and maintenance of the irrigation ditches shown on this plat, in accordance with Wyoming Statute; said easements shall extend away from each ditch, on each side of each ditch, for a minimum of fifteen feet (15') from the mean high water line of the ditch;

that there are no ground water rights attached to WILLOWBROOK; that there are surface water rights attached to WILLOWBROOK as specified in the Water Rights Notes on this plat, and that the undersigned shall retain said water rights and comply with Section 18-5-306 (a) (xiii), Wyoming Statutes, 1977, as amended, in accordance with statements made under said Water Rights Notes;

that no buildings shall be allowed on Lot 30 of WILLOWBROOK and the use of Lot 30 shall be restricted as follows: 1. to purposes related to the provision of utility services for WILLOWBROOK; 2. for pedestrian and vehicular access to Lot 2 of said Wright-Clark Ranch; said access through said Lot 30 is hereby granted to the Aspens Water and Sewer District and the Aspens II Water and Sewer District, their heirs, successors and assigns; 3. for possible future access to development of lands adjoining Willowbrook as specified on this plat and in said Declaration of Covenants;

that Lot 28 of WILLOWBROOK is Common Area as defined and restricted in use in said Declaration of Covenants;

that Lots 8 through 18, and those portions of Lots 7 and 9 located within said NE1/4SW1/4 of Section 14 are SUBJECT TO a reservation for oil, gas, hydrocarbons and minerals as stated in that deed of record in said Office in Book 134 of Photo on pages 874-875;

that WILLOWBROOK is SUBJECT TO any other easements, rights-of-way, covenants, conditions, restrictions, reservations, or encumbrances of right and/or record;

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

WILLOWBROOK ASSOCIATES LIMITED PARTNERSHIP,
a Wyoming Limited partnership

By: PC PROPERTIES, a Wyoming
General Partnership

Michael E. Potter,
General Partner

Thomas L. Clinton,
General Partner

EARL E. HARDEMAN FAMILY
LIMITED PARTNERSHIP, a Wyoming
Limited Partnership

Earl E. Hardeman,
General Partner

Patricia Hardeman,
General Partner

EARL EDWARD HARDEMAN TRUST

Signature by Separate Affidavit
Howard Hardeman, Trustee

Earl E. Hardeman,
Trustee

The foregoing instrument was acknowledged before me by Michael E. Potter, Thomas L. Clinton, Patricia Hardeman, and Earl E. Hardeman, husband and wife, this 1st day of September, 1989.

Francis J. Luceri,
Notary Public

My commission expires:

CERTIFICATE OF SURVEYOR

State of Wyoming ss
County of Teton

I, John J. Warren of Jackson, Wyoming, hereby certify that this plat was made from notes taken during a survey performed by me during May and June of 1989;

that it correctly represents WILLOWBROOK, a subdivision, which is the NE1/4SW1/4, the NW1/4SE1/4, and part of the NE1/4SE1/4 of Section 14, T41N, R117W, 6th P.M., Teton County, Wyoming and is more particularly described as follows:

BEGINNING at the northwest corner of said NE1/4SW1/4 of Section 14, which is also a corner of the Jackson Hole Racquet Club Resort, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 578; thence along the north line of said NE1/4SW1/4, coincident with a south line of said Jackson Hole Racquet Club Resort, S89°58'40"E, 1321.16 feet to the center one-quarter corner of said Section 14;

thence along the north line of said NW1/4SE1/4 of Section 14, coincident with a south line of said Jackson Hole Racquet Club Resort, N89°58'18"E, 1318.07 feet to the northeast corner of said NW1/4SE1/4, identical with the northwest corner of a tract of land leased to the Bar J Chuckwagon, Inc. in accordance with that instrument of record in said Office in Book 2 1/2 of Photo on pages 531-532 said leased tract being shown on that "MAP OF SURVEY BAR J CHUCKWAGON INC." filed in said Office as Map T-1148;

thence along the east line of said NW1/4SE1/4, coincident with the west line of said leased tract S00°04'23"E, 701.09 feet to the southwest corner of said leased tract, where is found a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "NELSON ENGR PEGLS 578";

thence along the south line of said leased tract N89°58'18"E, 1234.18 feet to the intersection with the westerly right-of-way line of Wyoming State Secondary Road No. 390, of record in said Office in Book 8 of Mixed Records on pages 157-158, where is found a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "NELSON ENGR PEGLS 578";

thence continuing along the south line of said leased tract, N89°58'18"E, 83.87 feet to the unmonumented intersection with the west line of said Section 14, identical with the southeast corner of said leased tract;

thence along said west line of Section 14, S00°02'42"E, 281.15 feet to the intersection with the easterly right-of-way line of said State Road, being a point on a curve concave to the northwest from which the radius point of said curve bears N88°02'38"N, 1029.93 feet; said point is identical with the north corner of that tract of record in said Office in Book 9 of Deeds on page 480;

thence along said right-of-way line coincident with the westerly line of said tract in Book 9 of Deeds, 180.88 feet along the arc of said curve which has a radius of 1029.93 feet through a central angle of 10°03'41" to a point, monumented by a 6"x6" Wyoming Highway Department Reference Marker with brass disc appropriately inscribed;

thence continuing along said right-of-way line and the westerly line of said tract S32°01'02"W, 229.79 feet to the intersection with the south line of said NE1/4SE1/4 of Section 14;

thence along the south line of said NE1/4SE1/4 of Section 589°58'30"W, 178.96 feet to the intersection with said westerly right-of-way line of said State Road;

thence continuing along said south line S89°58'30"W, 938.72 feet to the southwest corner of said NE1/4SE1/4 of Section 14;

thence along the south line of said NW1/4SE1/4 of Section 14, S89°58'30"W, 1320.03 feet to the southwest corner of said NW1/4SE1/4 of Section 14;

thence along the south line of said NE1/4SW1/4 of Section 14, S89°59'55"W, 1317.88 feet to the southwest corner of said NE1/4SW1/4 of Section 14, identical with a corner of said Jackson Hole Racquet Club Resort;

thence along the west line of said NE1/4SW1/4, coincident with an east line of said Jackson Hole Racquet Club Resort, N00°07'49"W, 1318.30 feet to the CORNER OF BEGINNING;

all points and intersections called for above, but not previously described herein, are monumented by a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "P.M. JORGENSEN PEGLS 2812";

all sectional subdivision corners called for above are monumented as described in Certified Land Corner Recordation Certificates filed in said Office;

the Base Bearing for this description being N89°58'18"E along the north line of the SE1/4 of said Section 14;

Enclosing an area of 97.71 acres, more or less; SUBJECT TO any easements, rights-of-way, covenants, conditions, restrictions, or reservations of right and/or record including, but not limited to, those specifically called for in the Certificate of Owners on this plat;

and hereby certifying that there are surface water rights attached to this subdivision as indicated in the Water Rights Notes on this plat; and further certifying that the irrigation ditch system plan shown on this plat is accurate and workable providing said system is constructed as designed and properly maintained, and that the modification of existing ditches within WILLOWBROOK to create said ditch system shall not alter or interfere with the historical flow of water to downstream users of the ditches shown on this plat;

and that the monuments shown on this plat are in place.

NOTE: CERTIFICATE OF ENGINEER AND CERTIFICATE OF ACCEPTANCE ON SHEET 3 OF 3 AFFIDAVIT OF MORTGAGEE RECORDED BY SEPARATE INSTRUMENT.

John J. Warren
Wyoming Professional Surveyor No. 4530

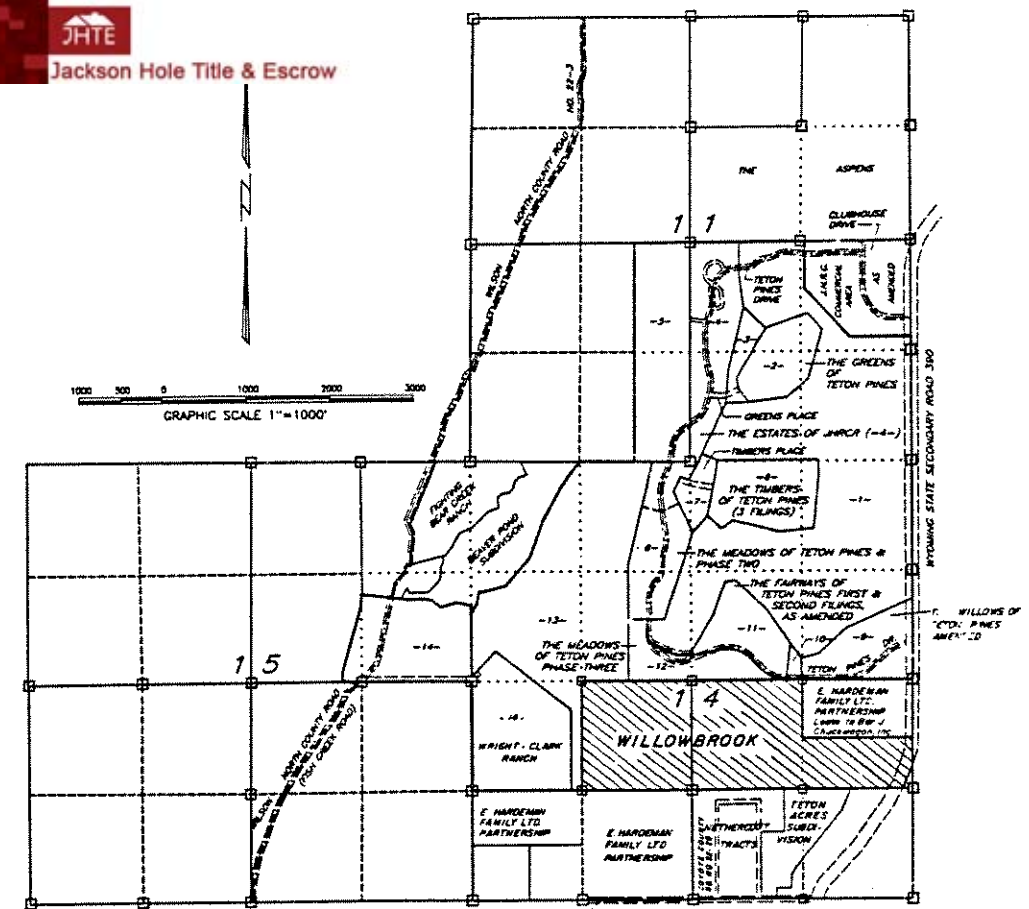
The foregoing instrument was acknowledged before me by John J. Warren this 1st day of September, 1989.
Witness my hand and official seal.

Francis J. Luceri-Rice
Notary Public

My commission expires: November 30, 1992

Courtesy of
JHTE
Jackson Hole Title & Escrow

T41N R117W



VICINITY MAP

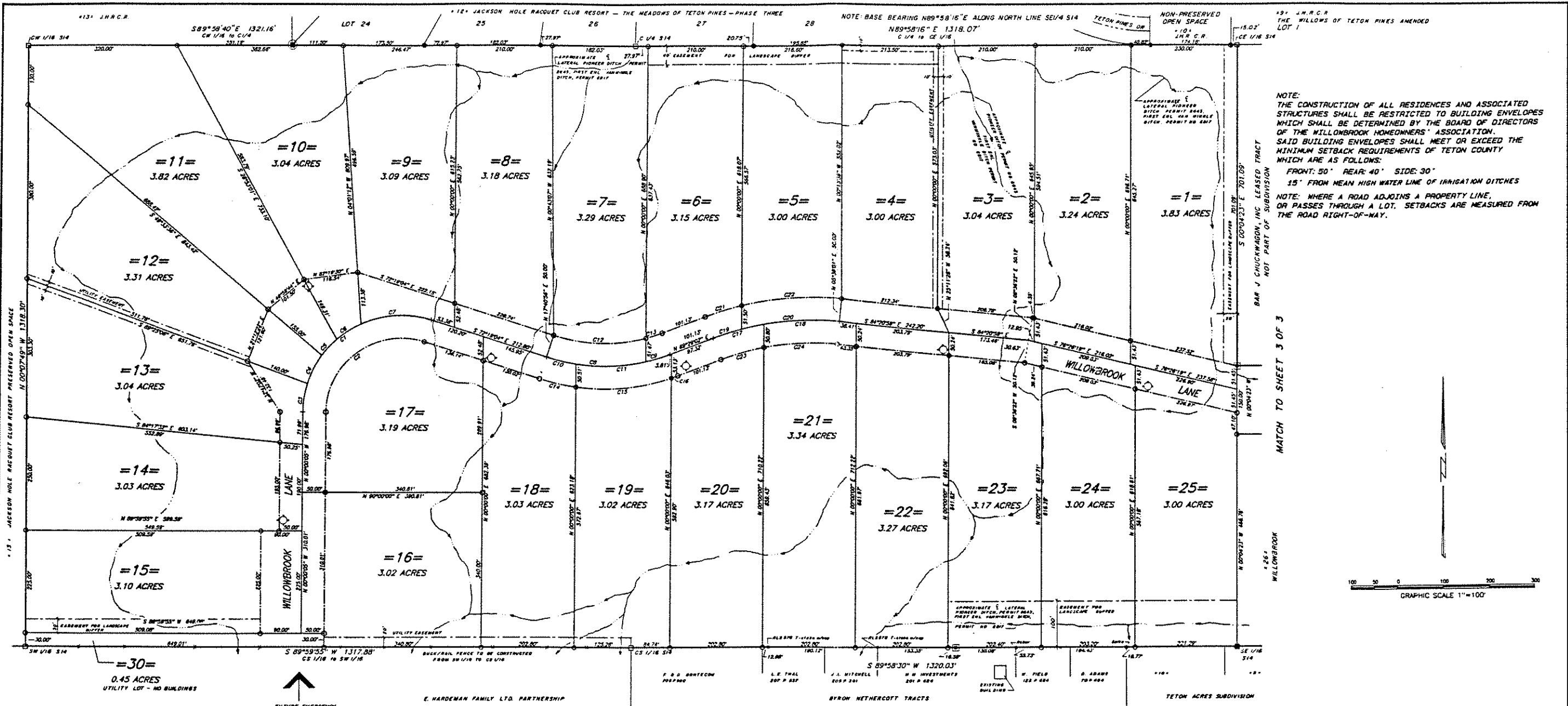
□ indicates a Certified Land Corner Recordation Certificate filed.
-4- indicates a lot within the Jackson Hole Racquet Club Resort.

OWNERS & SUBDIVIDERS: Willowbrook Associates Limited Partnership
P.O. Box 25200
Jackson, Wyoming 83001
Earl E. Hardeman Family Limited Partnership
P.O. Box 277
Wilson, Wyoming 83014
SURVEYOR & ENGINEER: Jorgensen Engineering & Land Surveying, P.C.
P.O. Box 1142
Jackson, Wyoming 83001
SUBMITTAL DATE: July 19, 1989

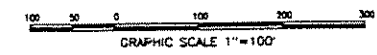
Land Use District: Residential-Agricultural RA-3
Environmental Protection District: Ground water Protection District -
Depth 3-5 Feet
Total Acreage: 97.71 Acres Average Residential Lot Size: 3.95 Acres
Number of Lots: 28 Single Family Residential Lots
1 Access and Caretaker's Residence Lot (Common Area)
1 Utility Lot

WILLOWBROOK
BEING THE
NE1/4SW1/4 AND NW1/4SE1/4 # 671
AND PART OF THE
NE1/4SE1/4
SECTION 14 T41N R117W 6th P.M.
TETON COUNTY, WYOMING

9-18-89
296637
V. G. Lyons County
Ann Rucker



NOTE: THE CONSTRUCTION OF ALL RESIDENCES AND ASSOCIATED STRUCTURES SHALL BE RESTRICTED TO BUILDING ENVELOPES WHICH SHALL BE DETERMINED BY THE BOARD OF DIRECTORS OF THE WILLOWBROOK HOMEOWNERS' ASSOCIATION. SAID BUILDING ENVELOPES SHALL MEET OR EXCEED THE MINIMUM SETBACK REQUIREMENTS OF TETON COUNTY WHICH ARE AS FOLLOWS:
 FRONT: 50' REAR: 40' SIDE: 30'
 15' FROM MEAN HIGH WATER LINE OF IRRIGATION DITCHES
 NOTE: WHERE A ROAD ADJOINS A PROPERTY LINE, OR PASSES THROUGH A LOT, SETBACKS ARE MEASURED FROM THE ROAD RIGHT-OF-WAY.



CURVE TABLE

NAME	ANGLE	RADIUS	ARC	CHORD	CHORD BEARING	TANGENT
C1	107°41'01"	211.92	398.30	342.21	N 33°50'25" E	290.00
C2	107°41'01"	161.92	304.33	261.47	N 53°50'25" E	221.58
C3	17°03'35"	211.92	63.10	62.67	N 08°31'42" E	31.79
C4	18°49'18"	211.92	69.61	69.30	N 26°28'08" E	35.12
C5	12°50'30"	211.92	47.50	47.40	N 42°18'01" E	23.85
C6	18°33'42"	211.92	61.38	61.17	N 37°01'07" E	30.91
C7	42°21'58"	211.92	156.70	153.16	N 66°29'56" E	82.13
C8	30°31'40"	412.98	220.04	217.45	S 87°34'54" E	112.70
C9	7°40'13"	412.98	55.29	55.23	N 73°19'09" E	27.68
C10	9°05'25"	412.98	65.52	65.45	S 76°51'47" E	32.83
C11	29°08'28"	412.98	209.81	207.56	N 84°02'16" E	107.22
C12	32°20'03"	362.98	204.85	202.14	S 88°29'06" E	105.23
C13	5°51'50"	362.98	37.15	37.13	N 72°24'57" E	18.59
C14	10°01'27"	462.98	81.00	80.90	N 65°36'46" E	40.60
C15	26°20'25"	462.98	212.85	210.98	N 84°29'16" E	108.34
C16	1°50'01"	462.98	14.82	14.82	N 70°24'03" E	7.41
C17	10°47'08"	615.32	115.83	115.66	N 74°52'36" E	58.09
C18	13°22'51"	615.32	165.18	164.69	N 87°57'36" E	83.09
C19	8°05'28"	615.32	65.41	65.38	N 72°31'46" E	32.74
C20	20°04'32"	615.32	215.60	214.50	N 85°36'46" E	108.92
C21	7°11'45"	665.32	83.56	83.50	N 73°04'55" E	41.83
C22	18°58'14"	665.32	220.29	219.28	N 86°09'54" E	111.16
C23	9°54'55"	665.32	97.83	97.71	N 74°26'30" E	49.04
C24	16°13'04"	665.32	160.34	159.81	N 87°31'30" E	80.71

- LEGEND**
- Indicates a Certified Land Corner Recordation Certificate filed and corner found this survey.
 - Indicates a Certified Land Corner Recordation Certificate filed and corner set this survey.
 - ⊙ Indicates a 2-1/2 inch diameter aluminum pipe with aluminum cap inscribed "PETER M. JORGENSEN PEGLS 2012" found this survey.
 - Indicates a 3/8 inch diameter steel reinforcing bar with aluminum cap inscribed "P.M. JORGENSEN PEGLS 2012" found this survey.
 - ⊕ Indicates a steel T-shaped stake 18 inches long with chromed cap inscribed "SURVEY POINT PETER M. JORGENSEN PEGLS 2012" found this survey.
 - Indicates a 3/8 inch diameter steel reinforcing bar with aluminum cap inscribed "P.M. JORGENSEN PEGLS 2012" set this survey.
 - ⊞ Indicates a 3/8 inch diameter steel reinforcing bar with aluminum cap inscribed "NELSON ENGR PEGLS 978" found this survey.
 - ⊕ Indicates a steel T-shaped stake with chromed cap inscribed by either Wyoming RLS 378 or Wyoming RLS 184 as indicated on the detail map; monument found this survey.
 - Indicates a spike or rebar, as indicated on the detail map, found this survey.
 - △ Indicates a 6" x 6" Wyoming Highway Department Reference Marker with brass disc appropriately inscribed found this survey.
 - ⊕ Indicates a calculated point, no monument found or set.
 - Indicates a fire hydrant.
 - Indicates the boundary of this subdivision.
 - Indicates a lot line of this subdivision.
 - Indicates a boundary line of property adjoining this subdivision.
 - Indicates an easement line.
 - Indicates the approximate centerline of an irrigation ditch.

SITE CONDITIONS WILL REQUIRE THE USE OF ELEVATED LEACH FIELDS UNTIL THE COMPLETION OF A COMMUNITY WASTEWATER COLLECTION AND TREATMENT FACILITY. HOOKUP TO SAID FACILITY SHALL BE MANDATORY. WATER WILL BE SUPPLIED BY MEANS OF A COMMUNITY WATER SYSTEM. NO PUBLIC MAINTENANCE OF STREETS OR ROADS EXCEPT WYOMING STATE SECONDARY ROAD NO. 390.

WILLOWBROOK
 BEING THE
 NE1/4SW1/4 AND NW1/4SE1/4
 AND PART OF THE
 NE1/4SE1/4
 SECTION 14 T41N R117W 6th P.M.
 TETON COUNTY, WYOMING

NOTE - FENCES WILL BE BUILT AND MAINTAINED ALONG THE SUBDIVISION BOUNDARY AS REQUIRED BY THE TETON COUNTY COMPREHENSIVE PLAN

CERTIFICATE OF ACCEPTANCE

State of Wyoming
County of Teton

Pursuant to Section 34-12-103 and Sections 18-5-301 through 18-5-315, Wyoming Statutes, as amended, 1977, the foregoing WILLOWBROOK was approved at the regular meeting of the Board of County Commissioners held on the 12th day of Sept., 1989.

Subject to the Resolution for the Adoption of the Teton County Comprehensive Plan and Implementation Program dated December 8, 1977 and effective January 1, 1978, as amended.

Attest:

BOARD OF COUNTY COMMISSIONERS
COUNTY OF TETON

[Signature]
Mrs. J. V. Jolynn Coonce, Clerk

[Signature]
Lewell H. Clark, Chairman

CERTIFICATE OF ENGINEER

State of Wyoming
County of Teton

I, Robert T. Ablondi of Jackson, Wyoming, hereby certify that I am a registered Wyoming Engineer and affirm that the community domestic water supply system and the community wastewater collection and treatment facility designed by Jorgensen Engineering and Land Surveying, P.C. for WILLOWBROOK, a subdivision, will meet County, State, and Federal requirements, and that said systems will be adequate and safe providing that said systems are constructed as designed and operated correctly.

Robert T. Ablondi
Professional Engineer
Wyoming Registration No. 3114



The foregoing instrument was acknowledged before me this 7th day of September, 1989 by Robert T. Ablondi.

Witness my hand and official seal.

[Signature]
Francesca Polucci Rice
Notary Public
My commission expires November 30, 1992

WATER RIGHTS NOTES:

Willowbrook subdivision has water rights for original supply by virtue of the Pioneer Ditch, Permit No. 8843 with priority of July 31, 1908, 97.71 acres irrigated and adjudicated, and supplemental supply by virtue of the First Enlargement of the Van Winkle Ditch, Permit No. 8817, with priority of December 12, 1988, 97.71 acres.

Irrigation water will be diverted and conveyed by means of the existing Pioneer Ditch System; within said subdivision new laterals will be constructed and existing laterals relocated to create the ditch system shown hereon which will best serve the needs of said subdivision lots without altering or interfering with the historical flow of water to downstream users.

- There will be no change in the use of the water.
- There will be no change in the place of use of the water.
- There will be no change in the point of diversion.
- There will be no change in the means of conveyance.

All irrigation ditches are subject to easements to allow for repair and maintenance of the ditches; said easements shall satisfy all historical rights, but shall extend away from each ditch on each side for a minimum of fifteen feet (15') from the mean high water line.

Each lot owner shall be responsible for the means of diversion from the ditch system shown hereon; the means of diversion being limited to a controlled headgate or pump.

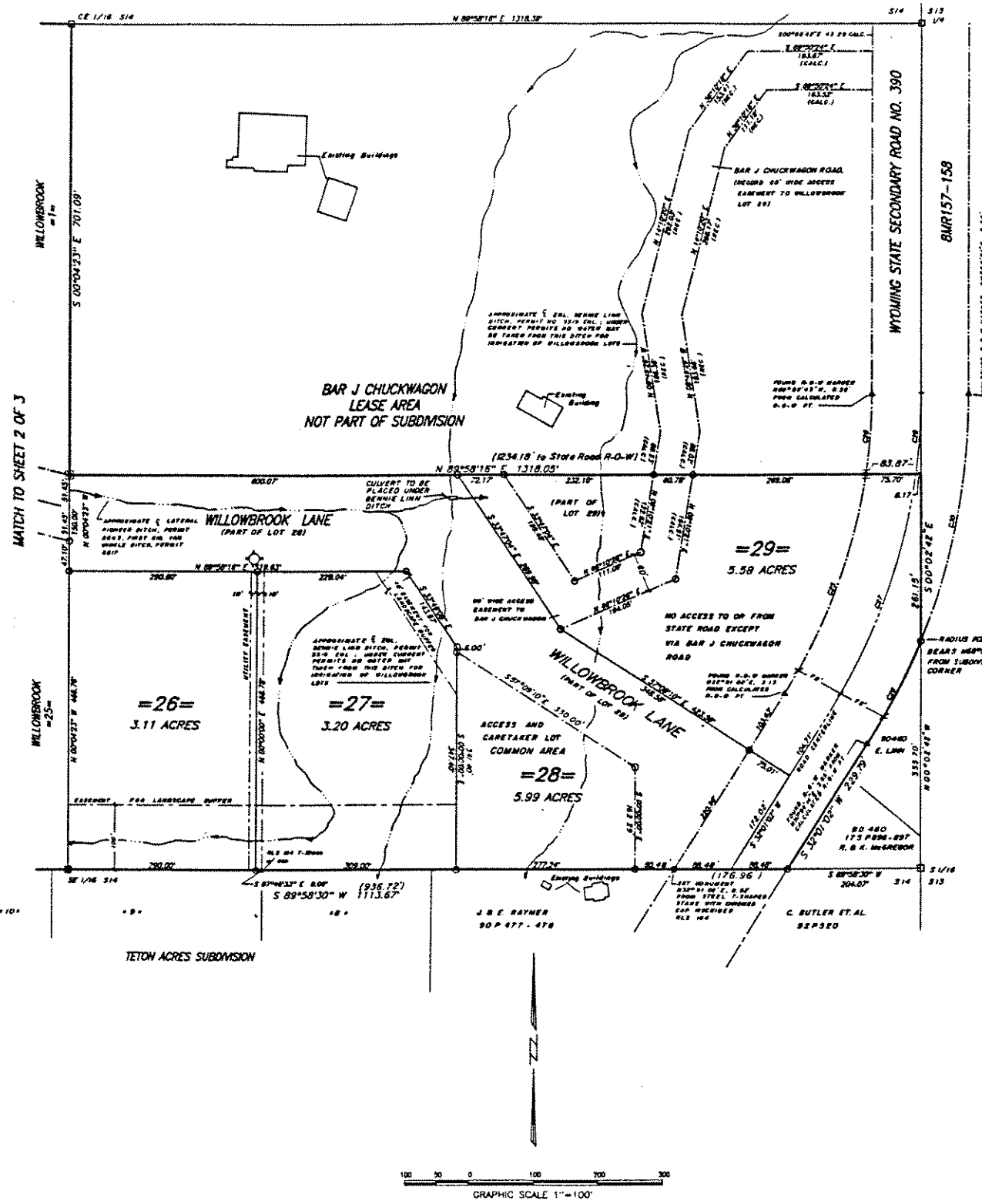
The number of irrigated acres in each lot is equal to the total acreage of each lot.

NOTE:
LEGEND AND SETBACK
REQUIREMENT NOTE
ON SHEET 2 OF 3.

ADDRESSES ON WILLOWBROOK LANE

LOT NO.	ADDRESS
1	4265 W
2	4315 W
3	4355 W
4	4395 W
5	4435 W
6	4475 W
7	4515 W
8	4555 W
9	4595 W
10	4635 W
11	4675 W
12	4715 W
13	4755 W
14	4795 W
15	4835 W
16	4875 W
17	4915 W
18	4955 W
19	4995 W
20	5035 W
21	5075 W
22	5115 W
23	5155 W
24	5195 W
25	5235 W
26	5275 W
27	5315 W
28	5355 W

ADDRESS OF LOT 29:
4050 W BAR J CHUCKWAGON ROAD



CURVE TABLE

DATA REFLECTS RIGHT-OF-WAY CALCULATED TO BEST FIT FOUND N.O.W. MARKERS

NAME	ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C25	23°55'03"	879.93	367.31	N 20°03'31" E	384.65	186.37
C26	8°08'42"	879.93	125.09	N 04°01'39" E	124.98	62.65
C27	24°33'35"	854.93	409.33	N 19°44'15" E	406.20	207.85
C28	7°30'10"	854.93	125.04	N 03°42'23" E	124.98	62.61
C29	10°03'40"	1029.93	180.86	N 26°59'12" E	180.82	90.86
C30	22°00'04"	1029.93	395.48	N 10°57'20" E	393.06	200.21

WILLOWBROOK
BEING THE
NE1/4SW1/4 AND NW1/4SE1/4
AND PART OF THE
NE1/4SE1/4
SECTION 14 T41N R117W 6th P.M.
TETON COUNTY, WYOMING