

**CERTIFICATE OF OWNERS**

The undersigned for and on behalf of the owners and proprietors of those parts of the S1/2NE1/4 and the N1/2SE1/4 of Section 22, T41N, R117W, 6th P.M., Teton County, Wyoming more particularly described in the Certificate of Surveyor on this plat, do hereby certify that the foregoing subdivision of said lands, as shown on this plat, is with the free consent and in accordance with the desires of said owners; that the name of the foregoing subdivision shall be WILSON MEADOWS;

that the foregoing subdivision is in accordance with and SUBJECT TO the terms and conditions of the Wilson Meadows Final Development Plan approved by the Teton County Board of County Commissioners on October 23, 1997 at the continuation of their October 21, 1997 meeting;

that the roads of the foregoing subdivision have been or shall be built in accordance with the applicable standards, rules and regulations of Teton County, Wyoming, or in accordance with approved variances from those standards;

that within said subdivision the following roads shall be private roads: Fallen Pine Drive, Broken Wheel Lane, Third Street, Second Street, Pierson Lane and that part of H-N-R Ranch Road from its intersection with Main Street north; the Board of County Commissioners of Teton County, Wyoming shall be under no obligation to construct, repair, or maintain said roads;

that an easement to the public is hereby granted for that part of the Main Street right-of-way that lies within the subdivision; and for that portion of the H-N-R Ranch Road right-of-way from its intersection with an easterly prolongation of the north right-of-way line of Main Street, south to its intersection with the north right-of-way line of Wyoming State Highway No. 22;

that each owner of a Lot of the foregoing subdivision, together with their heirs, successors, assigns and invitees are hereby granted a non-exclusive easement in the rights-of-way of the roads of the foregoing subdivision for the purpose of access to and from their Lot and for underground utilities serving said Lot;

that Lower Valley Power & Light, Inc., U.S. West Communications, and TCI Cablevision of Wyoming, Inc., their heirs, successors and assigns are hereby granted non-exclusive easements in the rights-of-way of the roads and utility easements of the foregoing subdivision, as shown on this plat, for the installation and maintenance of underground utilities serving the lots of the foregoing subdivision;

that the Fish Creek Improvement and Service District is hereby granted non-exclusive easements in the rights-of-way of the roads, utility easements, drainage easements, retention pond easements and snow storage easements of the foregoing subdivision, as shown on this plat, for the installation and maintenance of the roads and utilities serving the lots of the foregoing subdivision; and that said Fish Creek Improvement and Service District shall have the right to construct, access, and maintain buildings necessary to house the infrastructure of said District's water and wastewater treatment systems within certain driveway and utility easements located in Lots 21, 24 and 25 of the foregoing subdivision; said easements are shown and noted as being for said purposes on the overview and detail maps of this plat;

that said undersigned owners hereby reserve unto themselves, their heirs, successors and assigns the right to grant in favor of other parties non-exclusive easements in the driveway and utility easements shown hereon within Lots 75 and 76; said easements may be used as a right-of-way for a subdivision road if Lot 76 of the foregoing subdivision is further subdivided;

that said undersigned owners hereby reserve unto themselves, their heirs, successors and assigns the right to grant, at their sole discretion, non-exclusive easements in the road and utility rights-of-way of the foregoing subdivision for the benefit of property outside of said subdivision; this right includes, but is not limited to, the right to grant access via Broken Wheel Lane to and from those parcels adjoining the foregoing subdivision;

that said undersigned owners hereby reserve unto themselves, their heirs, successors and assigns the right to grant temporary construction easements, wherever necessary within the foregoing subdivision, for the initial installation of roads and utilities to serve the foregoing subdivision;

that lands within the foregoing subdivision are SUBJECT TO the following easements of record in said Office: any rights as granted to Mountain States Telephone and Telegraph Company by that instrument in Book 3 of Record, Page 181; that right-of-way easement to Mountain States Telephone and Telegraph Company in Book 68 of Photo, page 546-547; and that right-of-way easement for the Wilson-North County Road No. 22-3 in Book 133 of Photo, pages 35-37;

that Lot 27 of the foregoing subdivision is hereby made SUBJECT TO easements as shown on the plat for Wyoming State Highway No. 22; that the lands of the foregoing subdivision are SUBJECT TO that Declaration of Special Development and Use Restrictions For Wilson Area Lands in Jackson Hole, Wyoming of record in said Office as Document Number 0448679 in Book 340 of Photo, pages 1185-1172; of that the following documents affecting lots of the foregoing subdivision are to be recorded in said Office concurrently with this plat: that Declaration of Covenants, Conditions and Restrictions for Wilson Meadows (Residential Lots); that Declaration of Covenants, Conditions and Restrictions for Wilson Meadows (Office Professional Lots); that Special Restrictions for Wilson Meadows Subdivision (Attainable Housing Lots); and that Open Space Easement (Wilson Meadows Open Space);

that the undersigned owners have prepared and submitted the necessary documents to the State Engineer to effect the abandonment or elimination of all surface water rights appurtenant to the lands of the foregoing subdivision, unless permits are obtained from the State Engineer in the future, the owners of the lots of the foregoing subdivision will have no rights to use any of the water flowing in Fish Creek, or in the ditches within the foregoing subdivision; HOWEVER, the lots of the foregoing subdivision are SUBJECT TO easements to allow for the operation and maintenance of the ditches shown hereon; said easements shall be in accordance with the provisions of the Wyoming Statutes, and shall extend away from each ditch, on each side of each ditch, for a minimum of fifteen feet (15') from the edges of the ditch; certain of said ditches and ditch easements are subject to relocation as indicated on the overview and detail maps of this plat; further, said undersigned owners reserve unto themselves, their heirs, successors, and assigns the right to grant unto other parties use of the ditch easements described herein for the operation and maintenance of ditches for purposes deemed fit by said undersigned;

that the undersigned owners hereby grant and dedicate to Teton County, Wyoming permanent, non-exclusive pathway easements and rights over and on the portions of the foregoing subdivision shown on this plat as "pathway easements"; the purpose of said pathway easements shall be solely for the construction and maintenance of pathways for pedestrians, bikers, bicycle and/or equestrian passage and passage by the public; as noted on the overview and detail maps of this plat, equestrian and bicycle uses are prohibited within certain said pathway easements;

that the location of driveways to Lots 17, 20 and 21 of the foregoing subdivision shall be SUBJECT TO the approval of the Wilson Meadows Owners Association;

CONTINUED IN NEXT COLUMN

**CERTIFICATE OF OWNERS CONTINUED FROM LAST COLUMN:**

that the foregoing subdivision is hereby made SUBJECT TO any other easements not specifically called for in this Certificate, but shown on the detail and overview maps of this plat; and that the undersigned owners, their heirs, successors and assigns hereby reserve the right to grant unto other parties the non-exclusive right to use the areas shown on this plat as being reserved for easements; the use of said areas shall be in conformance with the purposes noted on this plat;

that the foregoing subdivision is SUBJECT TO any other easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements, 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.

THE LAZY J A LIMITED LIABILITY COMPANY,  
a Wyoming limited liability company

By: Helen Hardeman Robertson, Manager  
By: Warren M. Robertson, Manager

HOWARD G. HARDEMAN LIMITED LIABILITY COMPANY,  
a Wyoming limited liability company

By: Howard G. Hardeman, Manager  
By: Elizabeth J. Hardeman, Manager

WARREN M. ROBERTSON AND HELEN HARDEMAN ROBERTSON,  
Trustees of the Warren M. Robertson Living Trust  
4/4/a/ November 22, 1996

HELEN HARDEMAN ROBERTSON AND WARREN M. ROBERTSON,  
Trustees of the Helen Hardeman Robertson Living Trust  
4/4/a/ November 22, 1996

HOWARD G. HARDEMAN, individually and  
ELIZABETH J. HARDEMAN, Spouse of Howard G. Hardeman,  
Joining in solely to waive any Homestead Rights

HOWARD G. HARDEMAN,  
Trustee of the Lois L. Hardeman Sheltered Trust  
Under the Will of Lois L. Hardeman dated June 8, 1982

HOWARD G. HARDEMAN,  
Trustee of the Lois L. Hardeman G-Tip Trust  
Under the Will of Lois L. Hardeman dated June 8, 1982

ALL SIGNATURES BY SEPARATE AFFIDAVITS.

**CERTIFICATE OF ENGINEER**

STATE OF WYOMING } S.S.  
COUNTY OF TETON }

I, Robert T. Abland, of Jackson, Wyoming, hereby certify that I am a registered Wyoming Engineer and affirm that the water system designed to serve Lots 24 through 76 of the foregoing subdivision, and the community wastewater collection system designed to serve all of the lots of the foregoing subdivision will be adequate and safe providing that said systems are constructed as designed and operated correctly.



Robert T. Abland  
Professional Engineer  
Wyoming Registration No. 3114

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 1997 by Robert T. Abland.

Witness my hand and official seal.  
Notary Public

**CERTIFICATE OF APPROVAL**

STATE OF WYOMING } S.S.  
COUNTY OF TETON }

Pursuant to Section 34-12-103 and Section 18-5-301 through 18-5-315, Wyoming Statutes, 1977, as amended, and the pertinent land development regulations of Teton County, Wyoming, as amended, the foregoing subdivision, WILSON MEADOWS, was approved of the regular meeting of the Board of County Commissioners held on the 3<sup>rd</sup> day of December, 1997.

SUBJECT TO the condition that the foregoing subdivision be in conformity with and in compliance with the provisions of the WILSON MEADOWS Final Development Plan approved by the Board of County Commissioners on October 23, 1997 at the continuation of their October 21, 1997 meeting.

ATTEST: BOARD OF COUNTY COMMISSIONERS  
COUNTY OF TETON

(Mrs.) V. JoAnn Cooney  
TETON COUNTY CLERK

JORGENSEN ENGINEERING & LAND SURVEYING, P.C. P.O. BOX 9550 JACKSON, WYOMING 83002 307-733-5150

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING } S.S.  
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 others under my supervision during 1994, 1996 and 1997;

that a currently represents WILSON MEADOWS, a subdivision located within parts of the S1/2NE1/4 and the N1/2SE1/4 of Section 22, T41N, R117W, 6th P.M., Teton County, Wyoming;

that said WILSON MEADOWS is identical with the following parcels of land of record in the Office of the Clerk of Teton County, Wyoming: that Hardeman Adjusted Parcel A described in Book 326 of Photo, pages 78-84 (PIN Number 22-41-17-22-1-00-018); that Robertson Adjusted Parcel A described in Book 326 of Photo, pages 68-75 (PIN Number 22-41-17-22-4-00-015); that parcel owned to the Howard G. Hardeman Limited Liability Company, a Wyoming limited liability company, by that instrument in Book 343 of Photo, pages 682-683 (PIN Number 22-41-17-22-1-00-003); and that Robertson Parcel B, which is part of that tract in Book 36 of Photo, page 25, (PIN Number 22-41-17-22-4-00-013) as shown on that "MAP TO ACCOMPANY PARCEL DIVISION APPLICATION - WARREN & HELEN ROBERTSON" filed as Map No. T-144;

that said WILSON MEADOWS is more particularly described as follows:

BEGINNING at the northwest corner of said Hardeman Adjusted Parcel A; said corner lies on the north-south centerline of said Section 22, coincident with the centerline of the Wilson-North County Road No. 22-3; the southeast corner of the N1/2NE1/4 of Section 22 (identical with the CN 1/16 corner of said Section 22) bears N00°01'13"E, 135.27 feet from said corner;

thence along the boundary of said Hardeman Adjusted Parcel A through the following courses and distances:

proceeding N89°54'25"E, 829.30 feet;

thence S78°58'13"E, 58.04 feet;

thence S20°00'00"E, 124.50 feet to the southeast corner of said Robertson Adjusted Parcel A, which lies on the north boundary of said Robertson Adjusted Parcel A;

thence departing the boundary of said Hardeman Adjusted Parcel A, and proceeding along the boundary of said Robertson Adjusted Parcel A through the following courses and distances:

proceeding N89°57'58"E, 362.50 feet;

thence S00°00'34"W, 674.40 feet;

thence continuing S20°00'34"W, 844.28 feet;

thence S89°58'04"W, 438.24 feet;

thence N00°02'21"W, 40.07 feet;

thence S89°32'23"W, 405.61 feet;

thence N00°30'34"W, 497.55 feet;

thence S89°29'49"W, 166.79 feet;

thence continuing along the boundary of said Robertson Adjusted Parcel A, and the south boundary of said Robertson Parcel B, N73°16'41"W, 405.77 feet to the southwest corner of said Robertson Parcel B; said corner being at the center of Fish Creek;

thence along the west boundary of said Robertson Parcel B as follows:

proceeding along the center of Fish Creek, N26°00'58"E, 129.45 feet;

thence continuing along the center of Fish Creek, N15°21'57"W, 78.82 feet;

thence continuing along the center of Fish Creek to the southwest corner of that tract of record in said Office in Book 317 of Photo, pages 739-741, N68°14'04"W, 123.00 feet;

thence continuing along the boundary of said Robertson Parcel B, and the west boundary of said Robertson Adjusted Parcel A, N00°00'56"E, 427.42 feet to the northwest corner of said Robertson Adjusted Parcel A, which lies on the boundary of said Hardeman Adjusted Parcel A;

thence along the boundary of said Hardeman Adjusted Parcel A through the following courses and distances:

proceeding S89°49'39"W, 40.87 feet;

thence N00°01'08"E, 649.82 feet;

thence S89°57'03"W, 230.19 feet;

thence N00°01'13"E, 532.58 feet to the CORNER OF BEGINNING;

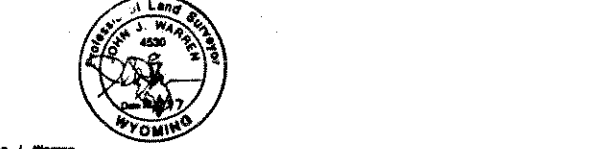
ENCLOSING an area of 63.95 acres, more or less;

the corners of said WILSON MEADOWS are currently monumented, or shall be monumented by October, 1998, as shown on the overview and detail maps of this plat;

the BASE BEARING for this description is N00°01'13"E along the west line of the S1/2NE1/4 of said Section 22;

the foregoing subdivision is SUBJECT TO any easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements, or encumbrances of right and/or record including, but not limited to, those shown on this plat and/or specifically called for in the Certificate of Owners on this plat;

and hereby certifying that all of the existing surface water rights on the lands of the foregoing subdivision shall be removed; unadjudicated rights shall be eliminated by request to the State Engineer; adjudicated rights shall be voluntarily abandoned by petition to the State Board of Control.

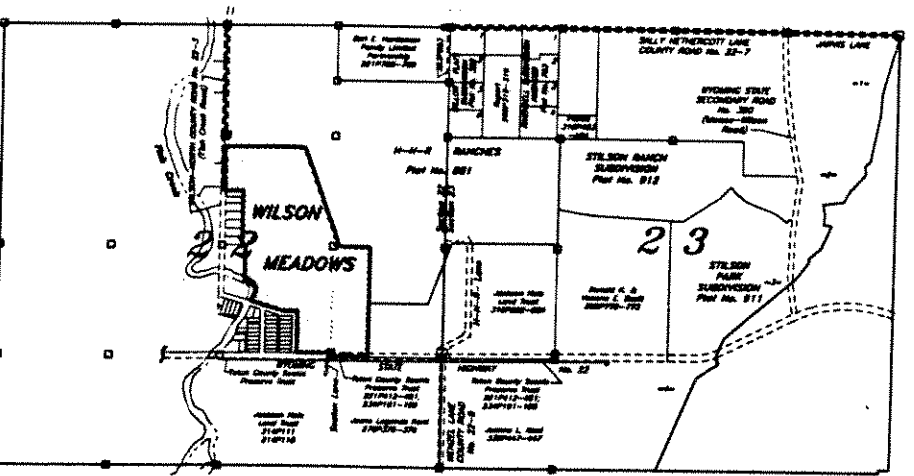


John J. Warren  
Wyoming Professional Land Surveyor No. 4530

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of December, 1997 by John J. Warren.

Witness my hand and official seal.  
Notary Public

T41N R117W



**VICINITY MAP**

□ indicates a Corner Record Red.

NOTE:  
See Subdivision Overview Map For Adjacent Property Owners Not Shown Hereon.  
This is Not a Representation Of All Ownerships Within Each Section.

Scale 1" = 1000'

AS OF THE DATE OF RECORDATION OF THIS PLAT, THERE ARE NO MORTGAGES ON THE LANDS BEING SUBDIVIDED BY THIS PLAT

**OWNERS & DEVELOPERS**  
The Lazy J A Limited Liability Company  
and  
Helen Hardeman Robertson and Warren M. Robertson, Trustees  
P.O. Box 55  
Wilson, Wyoming 83014  
(307) 734-8588

Howard G. Hardeman Limited Liability Company,  
Howard G. Hardeman, Trustee  
and  
Howard G. Hardeman, Individually  
2682 Meridian Road Victor, Montana 59875  
(406) 644-3534

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3	Detail Of Lots 1-17
4	Detail Of Lots 18-31 & 33-41
5	Detail Of Lots 32 & 42-78

**ENGINEER & SURVEYOR**  
Jorgensen Engineering & Land Surveying, P.C.  
800 East Simpson Street  
P.O. Box 9550  
Jackson, Wyoming 83002  
(307) 733-5150

**PLANNING CONSULTANT**  
Wirth Design Associates  
800 East Simpson Street  
P.O. Box 8484  
Jackson, Wyoming 83002  
(307) 739-3688



SUBMITTAL DATE: October 31, 1997

**WILSON MEADOWS**  
A PLANNED RESIDENTIAL DEVELOPMENT  
LOCATED WITHIN PARTS OF THE  
S1/2NE1/4 AND N1/2SE1/4 OF SECTION 22  
T41N, R117W, 6th P.M.  
TETON COUNTY, WYOMING

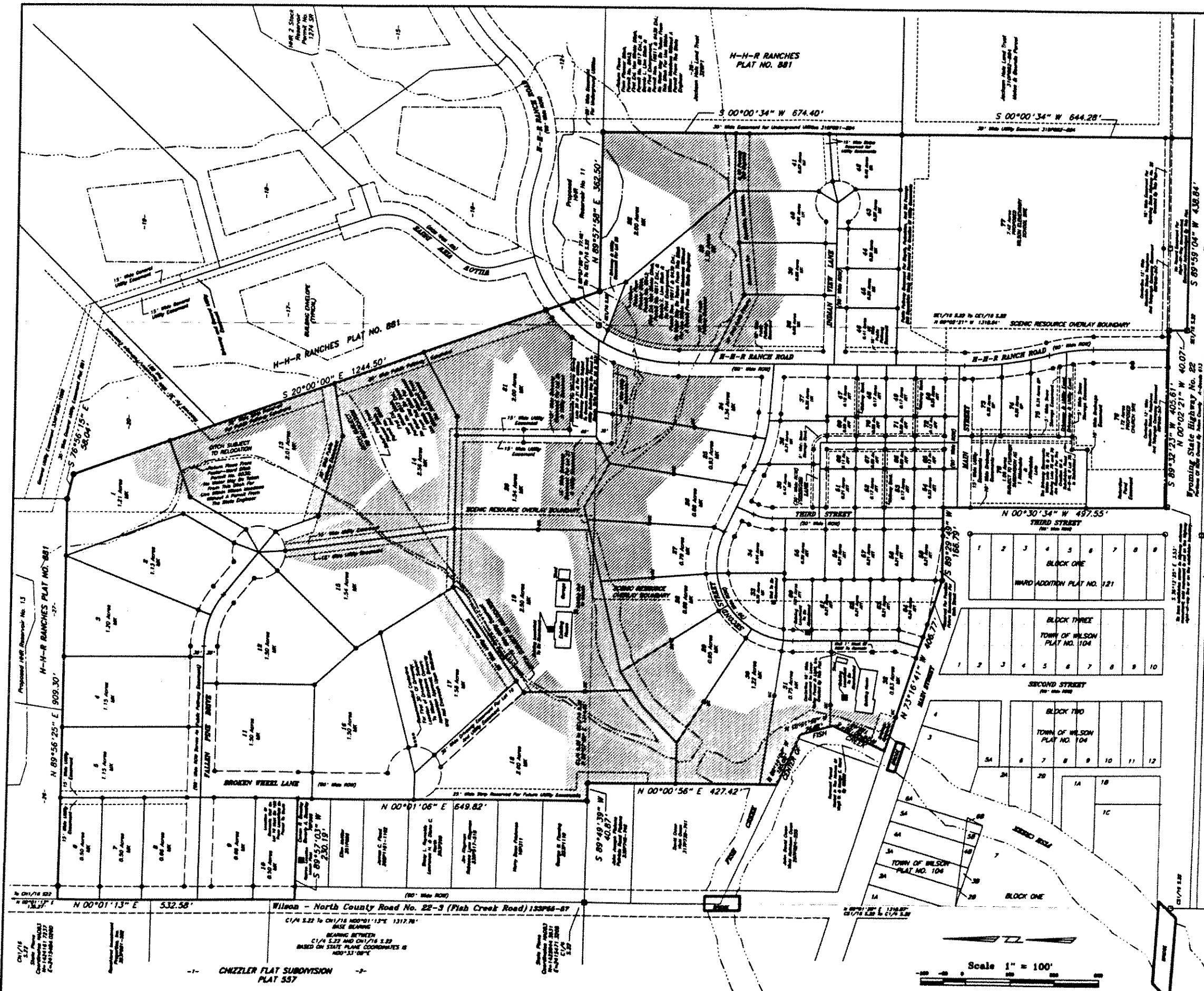
916

Drawn: LAZY J A LIMITED LIABILITY COMPANY THE PUBLIC PLAT 9566  
Recorded: THE PUBLIC PLAT 9566  
For RECORD IN BOOK BY 24-24 Filed at 2:34 on 12/16/97  
J. JoAnn Cooney, Teton County Clerk, Room 3000  
By JHEE BUNNIS, Deputy

Prepared October, 1997  
Revised November 21, 1997

SHEET 1 OF 5  
Certificate and Vicinity Map

Project No. 98001.00



- =LEGEND=**
- + Indicates a substituted point, no measurement found or set; symbol used only where necessary for drawing clarity.
  - Indicates a Corner Record Book; measurement found this survey.
  - Indicates a Highway Department brass tablet on 6 inch x 6 inch concrete post found this survey.
  - Indicates an existing domestic well.
  - ▲ Indicates a steel T-shaped stake found this survey.
  - Indicates a 5/8 inch diameter steel reinforcing bar with cap inscribed "PLS 3631" found this survey.
  - Indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JON J. WARREN PLS 4530" previously set in 1987.
  - Indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JON J. WARREN PLS 4530" to be set this survey.
  - Indicates monument set as a Witness Corner.
  - MC, AT, AP, or DP Indicates the use proposed for the lot:
    - MC Indicates a Market Rate lot (Lots 1-48)
    - AT Indicates an owner restricted affordable lot (Lots 47-64)
    - AP Indicates a County restricted affordable lot (Lots 65-72)
    - DP Indicates a Office Professional lot (Lots 73-78)
  - Indicates the boundary of Wilson Meadows.
  - Indicates the boundary of a lot within Wilson Meadows.
  - Indicates the boundary of a property adjacent to Wilson Meadows.
  - - - Indicates an easement line.
  - - - Indicates a sectional subdivision line.
  - ~ ~ ~ Indicates the approximate location of the edge of an existing or proposed pond (reservoir) as so indicated hereon; said ponds are subject to relocation or reconfiguration.
  - ~ ~ ~ Indicates the approximate location of an existing ditch; as indicated on the detail map certain of the ditches are subject to relocation.
  - ▨ Indicates areas subject to an Open Space Easement to be recorded concurrently with this plat.

**=NOTES=**

LOTS 1-23 - NO PROPOSED DOMESTIC WATER SOURCE  
 LOTS 24-78 - COMMUNITY WATER SYSTEM  
 ALL LOTS TO BE SERVED BY A COMMUNITY COLLECTION AND WASTEWATER TREATMENT FACILITY.

AT THE TIME OF PLAT RECORDECTION, WITHIN WILSON MEADOWS, NO PUBLIC MAINTENANCE OF STREETS OR ROADS, EXCEPT FOR WYOMING STATE HIGHWAY NO. 22: MAIN STREET AND H-H-R RANCH ROAD, FROM ITS INTERSECTION WITH MAIN STREET SOUTH, MAY BECOME COUNTY ROADS IN THE FUTURE.

FOR LOT SETBACK REQUIREMENTS ON ALL LOTS, REFER TO TABLE #1 OF THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WILSON MEADOWS (RESIDENTIAL LOTS) TO BE RECORDED CONCURRENTLY WITH THIS PLAT.

MAXIMUM HEIGHT RESTRICTIONS FOR STRUCTURES SHALL BE AS FOLLOWS:  
 Lots 1-32: 26'  
 Lots 33-75 And Lot 76: 28'

EXCEPT FOR LOT 76, THE LOTS OF THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION.

There are surface water rights on the lands proposed for subdivision as WILSON MEADOWS; unperfected rights shall be determined by request to the State Engineer; perfected rights shall be voluntarily abandoned by partition to the State Board of Control when the mentioned restrictions and easements are accomplished; no owner of a lot of Wilson Meadows will have a permitted right to use any of the water flowing in Fish Creek or in the ditches that pass through the foregoing subdivisions.

Seller does not warrant to a purchaser that he shall have any rights in the natural flow of any stream within or adjacent to the subdivision; Buyer in does not recognize any riparian rights to the enhanced natural flow of a stream or river for persons living on the basis of the stream or river.

**LAND USE SUMMARY**

ZONE DISTRICTS: SUBURBAN - ALL LOTS EXCEPT 73-75  
 OFFICE PROFESSIONAL - LOTS 73-75

ZONING DISTRICT OVERLAY:  
 SCENIC RESOURCE OVERLAY - Lots 1-48  
 Lands East of Boundary Shown On The Overview Map

TOTAL AREA:	63.85 Acres
BASE SITE AREA:	54.33 Acres
(Includes Fish Creek, Hwy. 22, Wilson North County Road, School, and Commercial Lots)	
OPEN SPACE AREA:	15.77 Acres
IN OPEN SPACE:	288

NUMBER OF LOTS:

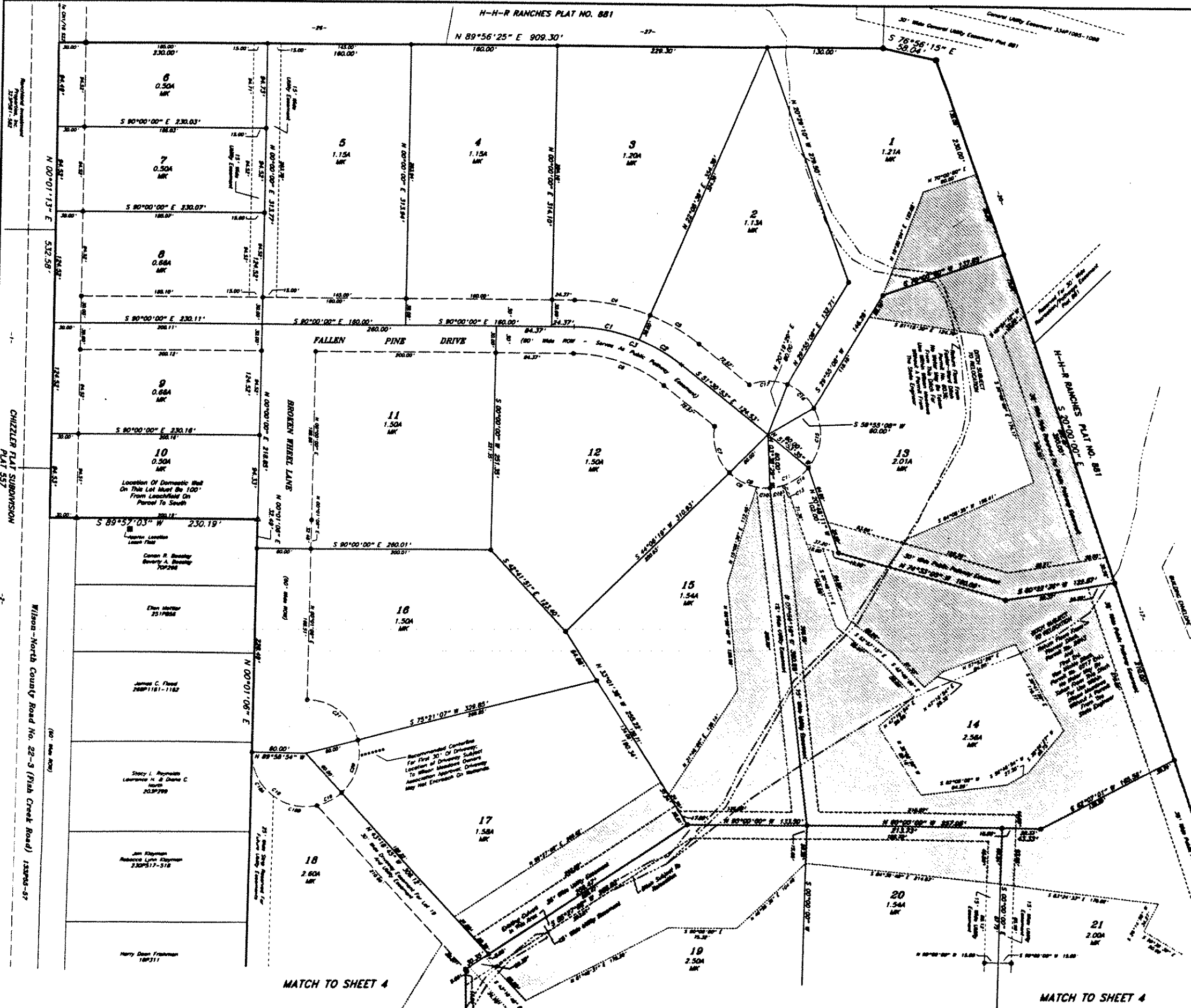
School Site:	1
Church Site:	1
Office Professional:	6
Existing Residential:	2
New Residential:	
Restricted Affordable:	(61)
Affordable Dated Restricted:	(18)
Single-Family Market:	(40)
Subject To Further Subdivision:	(4)
As I Affordable & 2 Affordable:	(1)
Total New Residential:	71
<b>TOTAL LOTS:</b>	<b>78</b>

**WILSON MEADOWS**  
 A PLANNED RESIDENTIAL DEVELOPMENT  
 LOCATED WITHIN PARTS OF THE  
 S1/2NE1/4 AND N1/2SE1/4 OF SECTION 22  
 T41N, R117W, 6th P.M.  
 TETON COUNTY, WYOMING

SHEET 2 OF 5  
 Subdivision Overview and Notes  
 Product No. 98281.00

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H-H-R RANCHES PLAT NO. 881



CURVE TABLE

Name	Delta	Radius	Arc Length	Chord Bearing	Chord Length	Tangent Length
C1	D=82°03'38"	180.00	73.14	S 78°58'17" E	72.88	37.03
C2	D=18°25'40"	180.00	54.48	S 88°43'44" E	54.28	27.43
C3	D=38°28'07"	180.00	127.88	S 70°45'27" E	123.24	68.30
C4	D=28°04'08"	280.00	83.79	S 78°57'28" E	84.22	42.80
C5	D=18°24'58"	280.00	83.03	S 88°43'28" E	82.88	31.73
C6	D=38°28'07"	180.00	107.47	S 70°45'27" E	103.48	55.85
C7	D=28°04'08"	80.00	26.85	S 18°48'17" E	26.83	13.41
C8	D=18°24'58"	80.00	24.05	S 88°48'05" E	24.07	12.03
C9	D=38°28'07"	80.00	24.05	S 88°48'13" E	24.17	12.08
C10	D=14°38'44"	80.00	13.35	S 88°18'28" E	13.31	6.65
C11	D=48°15'08"	80.00	20.53	N 88°13'28" E	20.50	10.25
C12	D=14°38'44"	80.00	13.35	N 78°10'07" E	13.08	6.57
C13	D=3°43'13"	80.00	3.80	N 70°07'08" E	3.80	1.90
C14	D=30°08'04"	80.00	21.37	N 53°10'37" E	21.21	10.60
C15	D=8°11'17"	80.00	71.41	N 04°00'48" E	67.87	40.81
C16	D=30°08'04"	80.00	21.37	N 48°32'48" E	20.84	10.42
C17	D=41°50'33"	80.00	21.37	S 88°24'18" E	20.84	10.42
C18	D=103°18'13"	80.00	108.81	S 51°38'50" E	84.13	75.88
C18A	D=54°18'53"	80.00	58.88	S 27°08'20" E	54.77	30.78
C18B	D=48°00'58"	80.00	51.33	S 78°48'18" E	48.78	27.38
C19	D=30°00'00"	80.00	31.42	N 81°41'15" E	31.08	15.54
C20	D=81°20'08"	80.00	84.83	N 18°01'11" E	81.81	35.58
C21	D=78°20'01"	80.00	78.88	N 58°18'54" E	73.33	48.32
C22	D=31°24'48"	350.33	188.07	S 13°48'55" E	188.07	88.51
C23	D=17°44'08"	350.33	108.43	S 40°17'17" E	108.00	54.85
C24	D=28°28'50"	350.33	188.07	S 14°45'18" E	178.34	88.21
C25	D=18°38'14"	350.33	188.07	S 38°48'30" E	188.07	88.21
C26	D=81°18'08"	350.33	140.73	N 10°38'20" E	138.83	71.18
C26A	D=1°37'32"	350.33	10.78	N 22°01'38" E	10.78	5.40
C27	D=8°51'53"	350.33	38.88	S 25°45'55" E	38.88	19.48
C28	D=10°58'45"	350.33	72.88	S 34°10'04" E	70.55	38.44
C29	D=8°08'48"	350.33	53.88	N 43°41'51" E	53.81	26.97
C30	D=1°24'03"	350.33	8.30	N 48°27'17" E	8.30	4.85
C31	D=30°27'07"	350.33	170.25	N 13°14'07" E	168.88	87.18
C32	D=18°41'38"	350.33	310.33	N 38°48'30" E	310.05	154.73
C33	D=30°48'50"	350.33	188.07	N 13°54'58" E	184.88	85.88
C34	D=17°37'37"	350.33	110.33	N 38°38'13" E	85.10	48.18
C35	D=2°01'58"	350.00	11.35	N 20°10'18" E	11.35	5.67
C36	D=3°41'48"	350.00	22.58	N 31°00'13" E	22.58	11.28
C37	D=8°00'04"	50.00	78.54	N 75°00'38" E	70.71	30.00
C38	D=2°38'13"	50.00	24.13	S 48°08'48" E	23.80	12.31
C39	D=18°10'58"	50.00	15.87	S 23°14'40" E	15.80	8.00
C40	D=17°15'17"	50.00	15.80	S 05°31'32" E	15.00	7.58
C41	D=48°25'51"	50.00	49.40	S 27°23'52" E	41.14	22.57
C42	D=88°18'28"	50.00	85.80	N 78°08'54" E	75.85	37.84
C43	D=8°08'21"	375.00	58.18	S 88°08'53" E	58.10	29.84
C44	D=11°50'47"	375.00	77.53	S 71°42'48" E	77.40	38.81
C45	D=4°41'25"	375.00	17.81	S 85°18'51" E	17.81	8.91
C46	D=15°38'00"	375.00	102.44	S 78°08'38" E	102.18	51.94
C47	D=2°38'38"	375.00	18.85	S 87°03'45" E	18.85	9.43
C48	D=8°17'44"	350.00	58.78	S 88°01'48" E	58.72	28.45
C49	D=11°53'25"	350.00	70.80	S 71°35'08" E	70.80	35.52
C50	D=8°01'28"	400.00	15.88	S 85°32'08" E	15.88	7.88
C51	D=14°38'31"	400.00	101.88	S 77°08'27" E	101.71	51.27
C52	D=3°58'48"	400.00	27.80	S 87°47'18" E	27.80	13.85
C53	D=21°38'38"	175.00	88.55	N 81°33'45" E	85.33	48.54
C54	D=25°28'57"	175.00	77.83	S 88°51'27" E	77.18	38.57
C55	D=25°12'37"	175.00	77.00	S 44°30'40" E	76.38	38.15
C56	D=25°08'17"	175.00	78.78	S 18°20'14" E	78.17	39.02
C57	D=7°18'40"	175.00	22.83	S 03°07'45" E	22.81	11.13
C58	D=75°48'51"	175.00	231.81	S 44°41'01" E	215.07	138.31
C59	D=31°14'48"	200.00	108.07	N 81°26'20" E	107.78	53.83
C60	D=25°10'48"	200.00	80.88	S 70°02'28" E	88.48	43.88
C61	D=25°13'37"	200.00	85.00	S 44°30'40" E	87.29	44.78
C62	D=25°10'58"	200.00	87.32	S 18°23'53" E	86.83	44.37
C63	D=7°23'58"	200.00	25.83	S 03°11'24" E	25.81	12.83
C64	D=32°45'28"	150.00	85.78	N 82°10'25" E	84.88	44.10
C65	D=73°27'14"	150.00	182.30	S 44°48'28" E	178.40	111.88
C66	D=8°28'58"	150.00	22.85	S 03°44'24" E	22.83	11.13
C67	D=24°43'08"	100.00	43.14	S 11°51'00" E	42.81	21.81
C68	D=24°43'08"	125.00	53.83	S 11°51'00" E	53.31	27.38
C69	D=80°45'08"	75.00	38.38	S 11°51'00" E	32.11	18.43
C70	D=80°10'43"	50.00	47.13	S 45°30'23" E	42.43	30.00
C71	D=15°45'48"	888.84	181.54	S 07°58'18" E	180.84	88.30
C72	D=3°29'20"	888.84	43.40	S 14°02'18" E	42.38	21.20
C73	D=5°25'07"	888.84	85.84	S 08°53'18" E	85.88	32.85
C74	D=8°51'18"	888.84	83.30	S 03°25'08" E	83.25	41.70
C75	D=3°58'53"	798.84	50.48	S 13°45'48" E	50.45	25.24
C76	D=5°11'21"	798.84	85.77	S 08°10'38" E	85.75	32.81
C77	D=3°08'22"	798.84	85.14	S 04°00'47" E	85.12	32.58
C78	D=1°27'18"	798.84	18.41	S 00°43'01" E	18.41	9.21
C79	D=12°45'48"	688.84	183.29	S 07°52'18" E	182.71	82.33
C80	D=8°03'37"	375.00	38.70	S 18°43'14" E	38.68	19.87
C81	D=8°13'38"	375.00	38.70	S 05°04'38" E	38.33	19.88
C82	D=2°43'08"	345.00	18.37	S 14°23'38" E	18.37	9.18
C83	D=2°32'25"	345.00	15.30	S 11°45'31" E	15.28	7.65
C84	D=2°31'14"	345.00	15.18	S 08°16'08" E	15.18	7.58
C85	D=7°30'48"	345.00	45.24	S 04°13'01" E	45.21	22.85
C86	D=15°17'35"	405.00	108.10	S 08°08'24" E	107.78	54.37

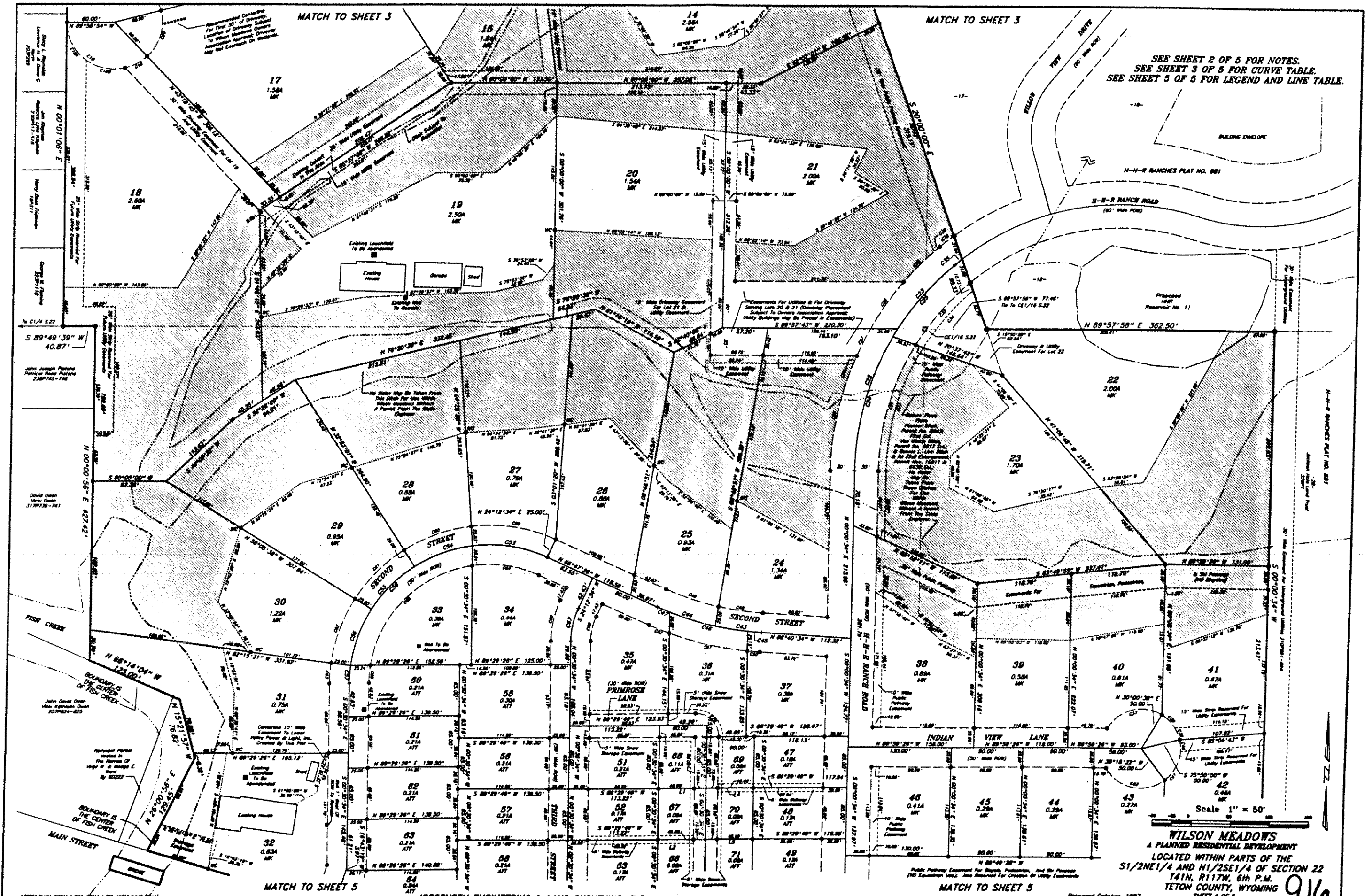
SEE SHEET 2 OF 5 FOR NOTES.  
SEE SHEET 5 OF 5 FOR LEGEND.

Scale 1" = 50'

**WILSON MEADOWS**  
A PLANNED RESIDENTIAL DEVELOPMENT  
LOCATED WITHIN PARTS OF THE  
S1/2NE1/4 AND N1/2SE1/4 OF SECTION 22  
T41N, R117W, 6th P.M.  
TETON COUNTY, WYOMING

SHEET 3 OF 5  
Detail Of Lots 1-17

916

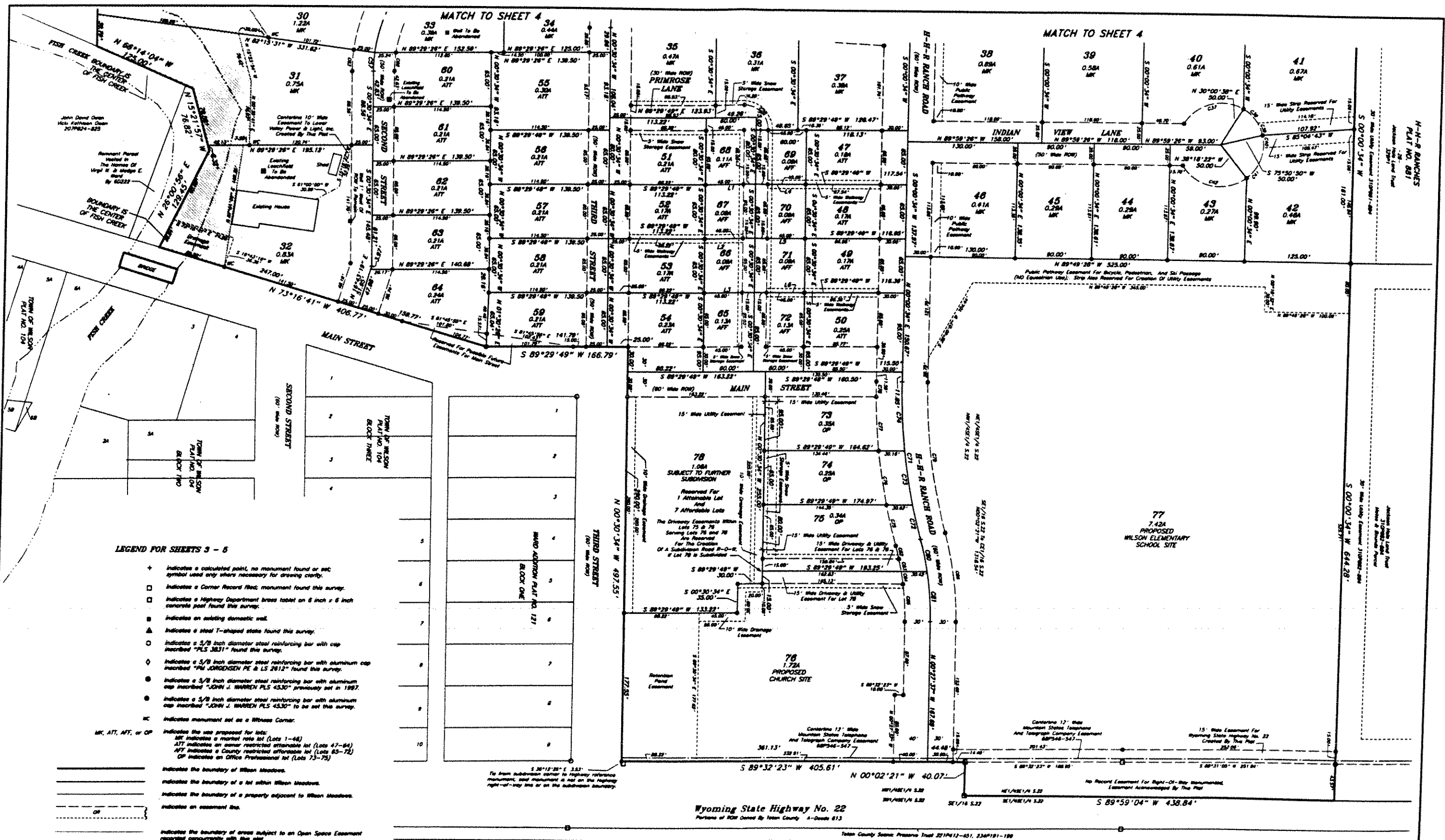


SEE SHEET 2 OF 5 FOR NOTES.  
 SEE SHEET 3 OF 5 FOR CURVE TABLE.  
 SEE SHEET 5 OF 5 FOR LEGEND AND LINE TABLE.

Scale 1" = 50'

**WILSON MEADOWS**  
 A PLANNED RESIDENTIAL DEVELOPMENT  
 LOCATED WITHIN PARTS OF THE  
 S1/2NE1/4 AND N1/2SE1/4 OF SECTION 22  
 T41N, R117W, 6th P.M.  
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916

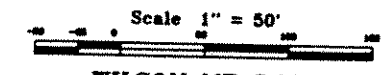


- LEGEND FOR SHEETS 3 - 5**
- + Indicates a calculated point, no monument found or set; symbol used only where necessary for drawing clarity.
  - Indicates a Corner Record filed; monument found this survey.
  - Indicates a Highway Department brass tablet on a 6 inch x 6 inch concrete pad found this survey.
  - Indicates an existing domestic well.
  - ▲ Indicates a steel T-shaped stake found this survey.
  - Indicates a 5/8 inch diameter steel reinforcing bar with cap inscribed "PLS 3831" found this survey.
  - ◇ Indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "PM JORGENSEN PE & LS 2612" found this survey.
  - Indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JOHN J. WARREN PLS 4530" previously set in 1997.
  - Indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "JOHN J. WARREN PLS 4530" to be set this survey.
  - MC Indicates monument set as a Witness Corner.
  - MK, ATT, APT, or OP Indicates the use proposed for lots:
    - MK indicates a restricted area lot (Lots 1-44)
    - ATT indicates an owner restricted affordable lot (Lots 47-64)
    - APT indicates a County restricted affordable lot (Lots 65-72)
    - OP indicates an Office Professional lot (Lots 73-75)
  - Indicates the boundary of Wilson Meadows.
  - Indicates the boundary of a lot within Wilson Meadows.
  - Indicates the boundary of a property adjacent to Wilson Meadows.
  - - - - - Indicates an easement line.
  - Indicates the boundary of areas subject to an Open Space Easement recorded concurrently with this plat.
  - Indicates a sectional subdivision line.
  - Indicates the approximate location of the edge of an existing or proposed pond (reservoir) as so indicated herein, said ponds are subject to relocation or reconfiguration.
  - Indicates the approximate location of an existing ditch; as indicated on the dated map portion of the ditches are subject to relocation.
  - Indicates areas subject to an Open Space Easement to be recorded concurrently with this plat.

**Wyoming State Highway No. 22**  
 Portions of ROW Owned by Teton County A-Deeds 813

**LINE TABLE**

Name	Bearing	Distance
L1	N 89°29'48" E	80.00
L2	N 89°29'48" E	80.00
L3	N 89°29'48" E	80.00
L4	N 89°29'48" E	80.00
L5	N 89°29'48" E	80.00
L6	N 89°29'48" E	80.00



**WILSON MEADOWS**  
 A PLANNED RESIDENTIAL DEVELOPMENT  
 LOCATED WITHIN PARTS OF THE  
 S1/2NE1/4 AND N1/2SE1/4 OF SECTION 22  
 T41N, R117W, 6th P.M.  
 TETON COUNTY, WYOMING

SEE SHEET 2 OF 5 FOR NOTES.  
 SEE SHEET 3 OF 5 FOR CURVE TABLE.

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