

= CERTIFICATE OF OWNERS =

The undersigned owners and proprietors hereby certify that ELK DANCE ESTATES THIRD FILING, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 744 is hereby vacated for the purpose of amending said plat in accordance with Section 34-12-106 through 34-12-110 Wyoming Statutes, 1977, as amended;

GRANTEES: Catherine Christie Busch, James Christie Busch, & J. Michael Busch, as Trustees, or their successors in trust, of the Shane Burke Busch Living Trust dated January 28, 1988, as amended 4350 Greens Place 0-7 Jackson, Wyoming 83001 LOT 24

Providence Trust Company, a Texas corporation, TTEE FBO#11561A 10200 Supelveda Blvd., Suite 180 Mission Hills, California 91345-2649 LOT 25

Paul T. Frantz and Marie E. Frantz, husband and wife, as tenants by the entireties 5048 Crossbow Circle Roanoke, Virginia 24014 LOT 26

Parker C. Folsie, III and Carol A. Folsie, husband and wife, as tenants by the entireties 5317 Cherokee Houston, Texas 77005 LOT 27

Stephen F. Price and Lisa Lord Price, husband and wife, as tenants by the entireties P.O. Box 3154 Jackson, Wyoming 83001 LOT 28

Gerald F. Valenta and Kathleen J. Valenta, husband and wife, as tenants by the entireties 308 Sicomac Avenue Wyckoff, New Jersey 07481 LOT 29

Henry G. Stifel and Charlotte S. Stifel, husband and wife, as tenants by the entireties 84 Farley Road Short Hills, New Jersey 07078 LOT 30

Spring Creek Ranch Company, a California Limited Partnership P.O. Box 3154 Jackson, Wyoming 83001 LOTS 31,32,33

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released; that said subdivision is SUBJECT TO the Restated Declaration of Covenants, Conditions and Restrictions of Spring Creek Ranch of record in said Office in Book 143 of Photo on pages 1-85; to the First Amendment to Restated Declaration of Covenants, Conditions and Restrictions of Spring Creek Ranch of record in said Office in Book 170 of Photo on pages 343-366; and in Book 170 of Photo on pages 679-702; to the Supplement to Restated Declaration of Covenants, Conditions, and Restrictions of record in said Office in Book 187 of Photo on pages 306-316; and to the Supplemental Declaration of Covenants, Conditions and Restrictions for Lot 32 Elk Dance Estates, Third Filing Amended to be recorded concurrently with this plat; that the roads of the foregoing subdivision shall be built in accordance with the standards, rules, and regulations of Teton County, and that the Board of County Commissioners of Teton County shall be under no obligation to construct, repair or maintain said roads;

CERTIFICATE OF OWNERS CONTINUED FROM LAST COLUMN

b. As to any extension of a common driveway which extends beyond the point of use by multiple lots, and is utilized by only one lot, the owner of such lot shall be solely responsible for the construction, maintenance and snow removal from such extension of the common driveway. c. The obligation of any lot owner to contribute to the costs of construction, maintenance and snow removal set forth above shall apply only if such owner in fact uses the common driveway, and commences on the date such lot owner has commenced construction of the residential dwelling on such lot owner's lot, and such lot owner shall have no obligation to pay any portion of the construction, maintenance and snow removal costs prior to such date. d. If any lot owner utilizing a common driveway fails to contribute such lot owner's share of the construction, maintenance and snow removal costs as set forth above, such owner shall be required to pay all costs of collection thereof incurred by any other lot owner utilizing any portion of the common driveway, including reasonable attorney's fees, which the defaulting lot owner hereby agrees to pay.

SPRING CREEK RANCH COMPANY, a California limited partnership By: its General Partner: Somerset Wyoming Properties Limited Partnership, a Wyoming limited partnership By: its General Partners:

Michael Hammer, Wycap Corporation, a Delaware Corporation Michael Hammer, President

ALL OF THE FOLLOWING SIGNATURES BY SEPARATE AFFIDAVIT: Catherine Christie Busch, Trustee Providence Trust Company Paul T. Frantz and Marie E. Frantz Parker C. Folsie, III and Carol A. Folsie Stephen F. Price and Lisa Lord Price Gerald F. Valenta and Kathleen J. Valenta Henry G. Stifel and Charlotte S. Stifel

State of Wyoming) SS County of Teton)

The foregoing instrument was acknowledged before me by Michael Hammer and Michael Hammer, President of Wycap Corporation, this 27th day of July, 1994. Witness my hand and official seal. Notary Public

= CERTIFICATE OF ENGINEER =

State of Wyoming) SS County of Teton)

I, Sean E. O'Malley, of Jackson, Wyoming, hereby certify that I am a registered Wyoming Engineer and affirm that the extensions of the Spring Creek Water System and the Town of Jackson Sewer System designed to serve ELK DANCE ESTATES THIRD FILING AMENDED 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.

Sean E. O'Malley Professional Engineer, Wyoming Registration No. 6520 The foregoing instrument was acknowledged before me by Sean O'Malley this 27th day of July, 1994. Witness my hand and official seal. Notary Public

= CERTIFICATE OF SURVEYOR =

State of Wyoming) SS County of Teton)

I, John J. Warren, Wyoming, hereby certify that this plat was made from notes taken during a survey performed under my supervision in 1991, 1993, and 1994; that to the best of my belief and knowledge, it correctly represents ELK DANCE ESTATES THIRD FILING AMENDED; that ELK DANCE ESTATES THIRD FILING AMENDED is a parcel of land being part of Lot 3 of Spring Creek Ranch, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 501; said parcel is located in the SE1/4 of Section 16 and the NE1/4 of Section 21, T41N, R116W, 6th P.M., Teton County, Wyoming, and is more particularly described as follows: BEGINNING at a point on the east boundary of said Lot 3, coincident with a corner of that Parcel 1 described in that instrument of record in said Office in Book 270 of Photo on pages 695-716, and from which the northeast corner of said Section 21 bears S61°45'17"E, 414.90 feet; thence along the east boundary of said Lot 3 as follows: proceeding S15°20'55"W, 160.89 feet; thence S05°34'20"W, 361.84 feet; thence S25°20'00"W, 409.31 feet; thence S15°28'03"W, 353.79 feet to a corner on the boundary of said Parcel 1; thence departing the boundary of said Lot 3 and proceeding along the boundary of said Parcel 1 as follows: proceeding N74°31'57"W, 254.25 feet; thence N24°46'31"E, 212.89 feet; thence S85°04'27"W, 447.96 feet; thence S41°34'38"W, 58.85 feet; thence N42°47'28"W, 392.00 feet; thence departing said boundary of Parcel 1 and proceeding N44°32'30"E, 556.95 feet; thence N66°06'29"E, 891.57 feet to an intersection with said boundary of Parcel 1; thence along said boundary N87°47'35"E, 48.90 feet to the POINT OF BEGINNING; ENCOMPASSING an area of 18.06 acres, more or less; the BASE BEARING for this description being N00°02'00"W along the east line of the SE1/4 of said Section 21; ELK DANCE ESTATES THIRD FILING AMENDED being monumented as shown on the detail maps on this plat; ELK DANCE ESTATES THIRD FILING AMENDED being SUBJECT TO and/or having the use and benefit of easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements, and encumbrances as called for in the Certificate of Owners and/or shown on the detail maps on this plat; and hereby certifying that there are no surface water rights for irrigation purposes appurtenant to the foregoing subdivision.

John J. Warren Wyoming Professional Land Surveyor No. 4530 The foregoing instrument was acknowledged before me by John J. Warren this 27th day of July, 1994. Witness my hand and official seal.

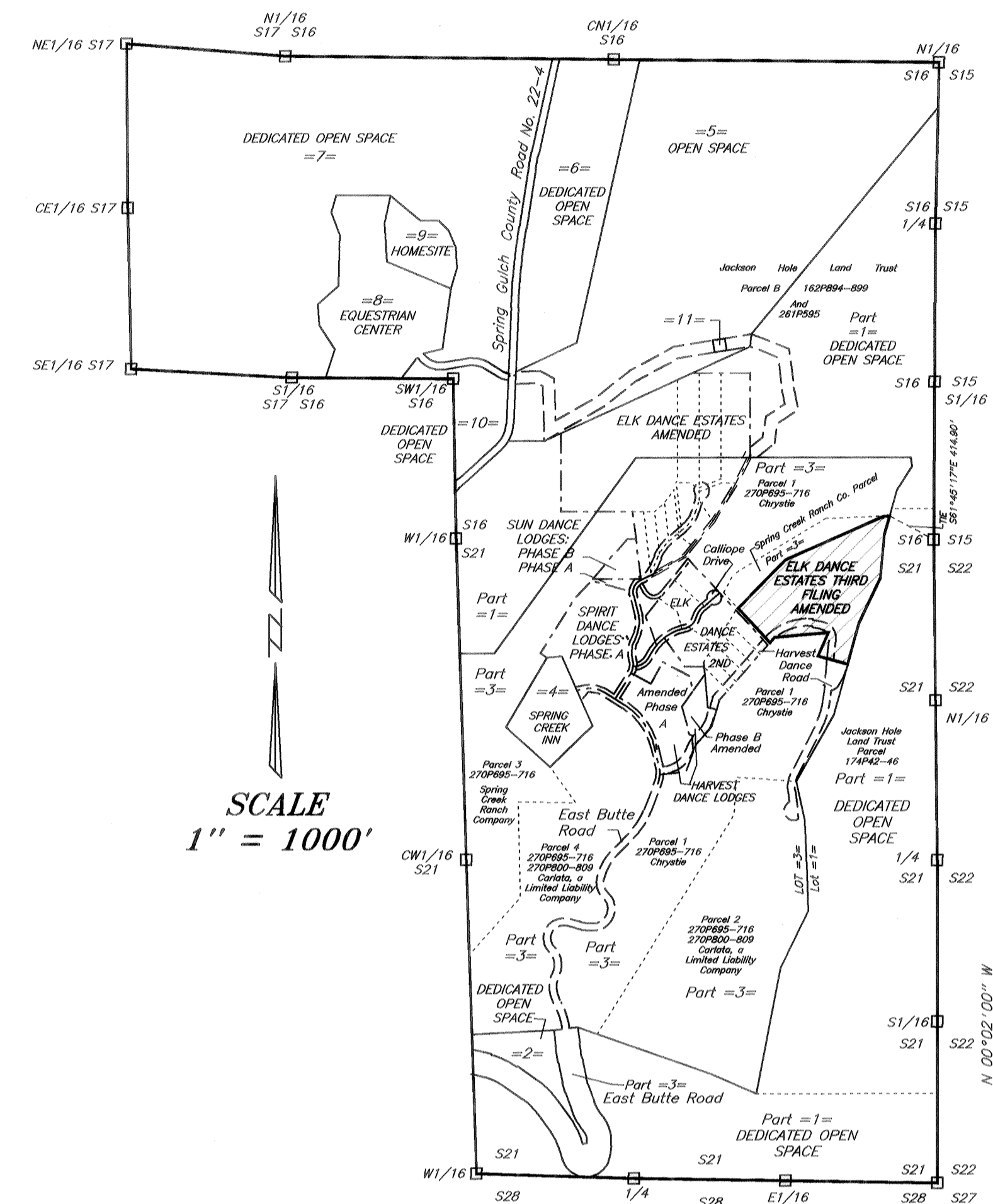
Notary Public My commission expires: November 30, 1996

= CERTIFICATE OF APPROVAL =

State of Wyoming) SS County of Teton)

The foregoing subdivision, ELK DANCE ESTATES THIRD FILING AMENDED was approved at the regular meeting of the Town Council on the 15th day of August, 1994 in accordance with the regulations of Teton County and Section 34-12-103 Wyoming Statutes 1977, as amended.

ATTEST: TOWN OF JACKSON Roxanne DeVries, Deputy Town Clerk Jeff Crabtree, Mayor Sinclair Buckstaff, Town Engineer



VICINITY MAP

Showing SPRING CREEK RANCH A Subdivision Of Parts Of Sections 16, 17, and 21, T41N, R116W

Legend: =2= indicates a lot number and lot boundary of Spring Creek Ranch. --- indicates a boundary line of a subsequent subdivision of Spring Creek Ranch. - - - indicates a boundary line of a lot of a subsequent subdivision of Spring Creek Ranch, or of a parcel created within a lot of Spring Creek Ranch. □ indicates a Certified Land Corner Recordation Certificate filed.

= CERTIFICATE OF APPROVAL =

State of Wyoming) SS 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 subdivision, ELK DANCE ESTATES THIRD FILING AMENDED, was approved at the regular meeting of the Board of County Commissioners held on the 18th day of August, 1994; Subject to the Resolution for the Adoption of the Teton County Comprehensive Plan and Implementation Program dated December 6, 1977 and effective January 1, 1978, as amended, but with grants for variances exempting said subdivision from complying with the requirements of the following portions of said Comprehensive Plan and Implementation program:

- 1. Land use and Development Regulations, Chapter V, Section 11.c. - minimum separation distances between residential buildings in a planned unit development to allow for a minimum separation of 20 feet between the buildings within Lots 32A, B and E-G of the foregoing subdivision. 2. Subdivision Regulations Resolution, Chapter III, Section 3.g. - minimum lot frontage on a road or cul-de-sac to allow for a minimum 60 foot road frontage for Lot 29 of the foregoing subdivision.

The requirements of said Land Use and Development Regulations, Chapter XI, Section 9 regarding the commencement and diligent pursuance of the completion of development pertinent to said variances being satisfied by the recordation of this plat.

ATTEST: BOARD OF COUNTY COMMISSIONERS (Mrs.) V. Jolynn Coonce, Clerk Chair B. Jolynn Coonce David E. Barbour

ELK DANCE ESTATES THIRD FILING AMENDED

BEING A PORTION OF LOT 3 SPRING CREEK RANCH AND BEING LOCATED IN THE SE1/4 SECTION 16 & NE1/4 SECTION 21 T41N R116W 6TH P.M. TETON COUNTY, WYOMING

Grantor: SPRING CREEK RANCH CO ET AL Grantee: THE PUBLIC PLAT 815 Doc. 301221 bk 2949 pg 0011 Filed at 04:46 on 08/18/94 by Jolynn Coonce, Teton County Clerk fees: 50.00 by CLAIRE K ABRAMS Deputy

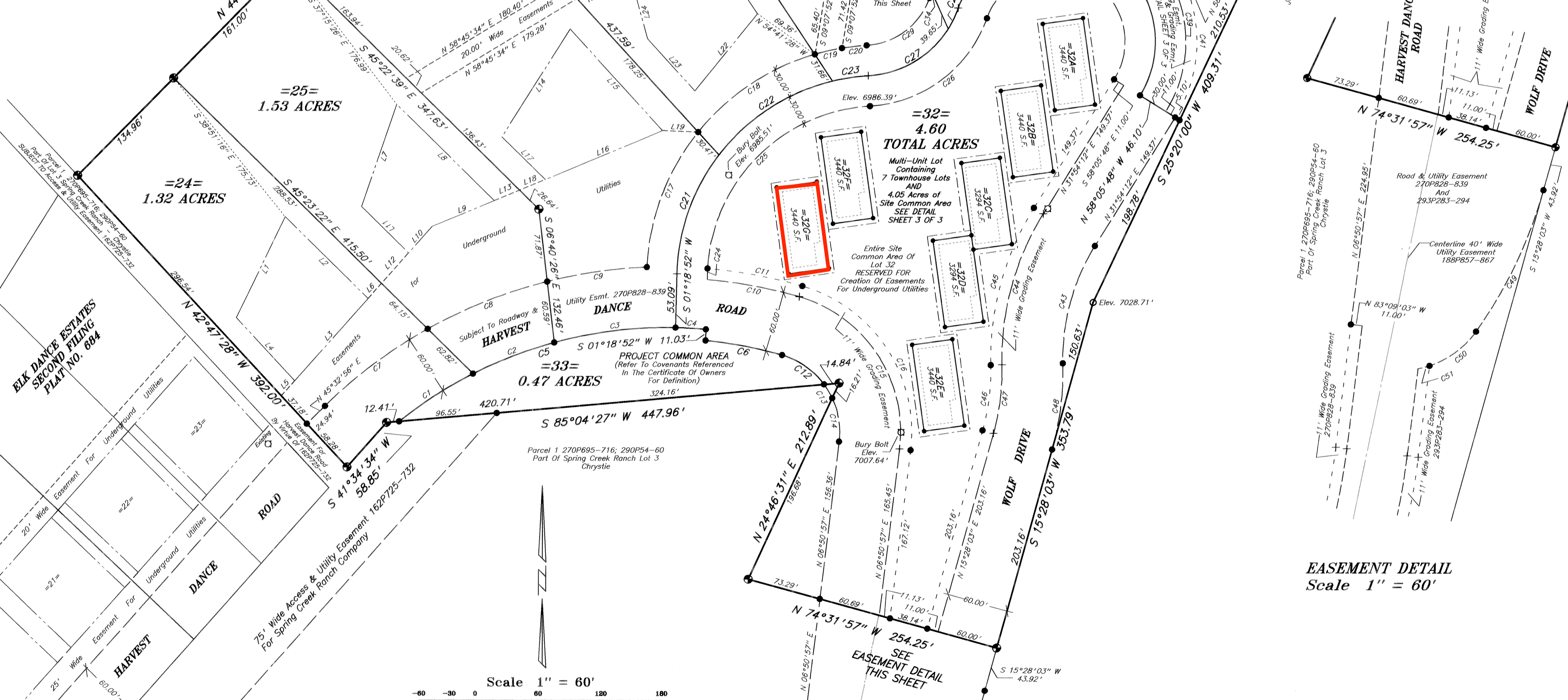
**LEGEND**

- + indicates a calculated point; no monument found or set; symbol used solely where needed for drawing clarity.
- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "PE & LS 578"; monument found this survey.
- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "P.M. JORGENSEN PE & LS 2612" set this survey prior to 1994; monument recovered in 1994.
- or ● indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "P.M. JORGENSEN PE & LS 2612"; monument set this survey in 1994.
- indicates the proposed location of a fire hydrant, EXCEPT where otherwise noted as existing.
- indicates the boundary of a Building Envelope.
- - - indicates a tie line.
- OR --- indicates an easement line.
- indicates the approximate location of a foundation of the proposed building within a Townhouse Lot.; SEE SHEET 3 OF THIS PLAT FOR ADDITIONAL INFORMATION.
- indicates the boundary of a Townhouse Lot Limited Common Area; SEE SHEET 3 OF THIS PLAT FOR ADDITIONAL INFORMATION.
- indicates a boundary of a property adjoining this subdivision.
- indicates a lot line within this subdivision.
- indicates the boundary of this subdivision.

**NOTES**

SPRING CREEK RANCH WATER SYSTEM.  
TOWN OF JACKSON SEWER SYSTEM.  
NO PUBLIC MAINTENANCE OF PRIVATE SUBDIVISION STREETS OR ROADS.  
This subdivision is not within a Flood Zone.  
There is no ranching or agricultural use of adjacent lands.  
All buildings and structures on Lots 24-31 shall be located within the Building Envelopes shown hereon which meet the Teton County Minimum Building Setback Requirements which are: Front, Or From a Road Or Driveway Right-Of-Way - 25'; Rear - 25'; Side - 10'.  
LOTS 28-32 ARE SUBJECT TO BUILDING HEIGHT RESTRICTIONS; THE MAXIMUM HEIGHTS ALLOWED FOR STRUCTURES WITHIN THESE LOTS ARE AS STATED ON THIS PLAT BY SEPARATE NOTES, BUT IN NO CASE SHALL ANY BUILDING OR STRUCTURE WITHIN THIS SUBDIVISION EXCEED THE MAXIMUM HEIGHT ALLOWED BY CURRENT TETON COUNTY REGULATION WHICH IS THIRTY FEET (30') ABOVE EXISTING GRADE.

Land Use District: Planned Unit Development  
Environmental Protection Districts: Hillside Protection Districts: Steep or Naturally Unstable Moderately Steep or Potentially Unstable  
Total Acreage: 18.06 Acres  
Number of Lots: 8 Single-Family Residential Average Lot Size: 1.62 Acres  
1 Multi-Unit Lot (4.60 Acres) Containing 7 Townhouse Lots Average Density: 1.52 Lots/Acre  
1 Project Common Area Lot (0.47 Acres)



**CURVE DATA**

Name	Delta	Radius	Arc Length	Chord Bearing	Chord Length	Tangent
C1	11°50'03"	420.00	86.75	N 57°09'27" E	86.80	43.53
C2	11°42'31"	420.00	85.83	N 68°55'44" E	85.88	43.06
C3	16°31'51"	420.00	121.18	N 83°02'06" E	120.76	61.01
C4	4°25'46"	420.00	30.03	S 86°38'16" E	30.02	15.02
C5	44°10'12"	420.00	323.78	N 73°19'31" E	315.82	170.42
C6	10°47'02"	409.00	76.98	S 79°05'15" E	76.87	38.60
C7	15°09'00"	480.00	126.92	N 53°07'26" E	126.55	63.83
C8	15°09'31"	480.00	126.99	N 68°16'42" E	126.62	63.87
C9	11°52'57"	480.00	99.55	N 81°47'56" E	99.37	49.95
C10	11°18'49"	469.00	92.61	S 79°21'09" E	92.46	46.46
C11	11°23'46"	480.00	95.46	S 79°33'34" E	95.02	47.89
C12	37°16'24"	79.00	51.39	S 55°03'32" E	50.49	26.64
C13	11°21'38"	79.00	15.66	S 30°44'31" E	15.64	7.86
C14	31°54'39"	79.00	44.00	S 09°06'22" E	43.43	22.59
C15	80°32'41"	139.00	195.40	S 33°25'23" E	179.71	117.77
C16	80°32'41"	150.00	210.87	S 33°25'23" E	193.93	127.08
C17	36°01'53"	230.00	144.64	N 20°49'09" E	142.27	74.00
C18	34°58'59"	230.00	140.30	N 59°18'35" E	139.13	72.41
C19	6°48'56"	230.00	27.36	N 77°11'32" E	27.34	13.70
C20	6°05'29"	230.00	24.45	N 83°38'45" E	24.44	12.24
C21	36°10'59"	200.00	126.30	N 19°24'21" E	124.21	65.34
C22	38°59'35"	200.00	136.11	N 56°59'38" E	133.50	70.81
C23	10°12'03"	200.00	35.61	N 81°35'27" E	35.56	17.85
C24	3°42'54"	170.00	11.02	N 01°28'05" E	11.02	5.51
C25	45°19'18"	130.00	79.10	N 45°00'30" E	78.75	41.75
C26	67°21'24"	130.00	152.83	N 53°00'47" E	144.18	86.63
C27	54°21'36"	100.00	94.88	N 59°30'41" E	91.36	51.35
C28	12°59'49"	100.00	22.68	N 25°49'59" E	22.64	11.39
C29	67°21'24"	70.00	62.29	N 53°00'47" E	77.63	46.65
C30	192°34'08"	70.00	235.27	S 64°22'52" E	139.16	635.65
C31	29°07'28"	100.00	50.83	N 33°53'49" E	50.29	25.98
C32	45°19'18"	100.00	79.10	N 45°00'30" E	78.75	41.75
C33	118°07'21"	100.00	206.16	S 27°09'28" E	171.94	186.63
C34	2°46'13"	130.00	6.29	N 20°43'11" E	6.28	3.14
C35	30°27'15"	130.00	69.10	N 37°19'55" E	68.29	35.39
C36	44°11'38"	130.00	100.27	N 74°39'21" E	97.81	52.78
C37	115°09'02"	130.00	261.27	S 25°40'19" E	219.47	204.65
C38	12°52'18"	130.00	29.21	S 37°59'55" E	29.14	14.86
C39	83°22'58"	130.00	144.00	N 01°10'13" W	136.75	80.39
C40	20°46'48"	141.00	51.14	S 34°02'40" E	50.86	25.85
C41	55°33'28"	141.00	136.72	S 04°07'28" W	131.43	74.27
C42	45°33'33"	155.00	123.34	S 49°35'44" E	120.11	85.14
C43	33°21'18"	209.00	121.67	S 15°13'33" W	119.96	62.61
C44	33°21'18"	269.00	156.60	S 15°13'33" W	154.40	80.59
C45	33°21'18"	280.00	163.00	S 15°13'33" W	160.71	83.08
C46	16°55'08"	231.00	64.96	S 07°00'29" E	64.73	32.72
C47	16°55'08"	231.00	68.21	S 07°00'29" E	67.96	34.36
C48	16°55'08"	291.00	85.93	S 07°00'29" E	85.62	43.28
C49	19°42'18"	451.03	155.12	S 25°19'12" W	154.35	78.33
C50	36°31'15"	91.00	58.00	S 33°25'58" W	57.03	30.03
C51	7°26'44"	91.00	11.83	S 75°24'58" W	11.82	5.92

**EASEMENT NOTE:**  
Easement 1 within Lot 28 shall serve as a drainage and underground utility easement for the use and benefit of all Lots within Spring Creek Ranch, and also as a driveway and grading easement for the use and benefit of Lot 29.  
Easement 2 within Lot 29 shall serve as a drainage and underground utility easement for the use and benefit of all Lots within Spring Creek Ranch, and also as a driveway and grading easement for the use and benefit of Lot 28.  
SEE DETAIL SHEET 3 OF 3

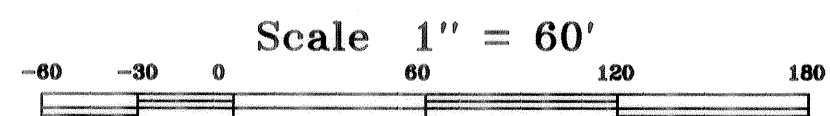
**LINE TABLE**

Name	Angle	Distance
L1	N 25°40'52" E	110.45
L2	S 45°23'22" E	115.00
L3	S 41°34'34" W	108.48
L4	N 42°47'28" W	85.00
L5	N 41°34'34" E	20.10
L6	N 41°34'34" E	20.03
L7	N 18°59'40" E	106.48
L8	S 45°22'39" E	135.25
L9	S 67°21'27" W	66.22
L10	S 41°34'34" W	34.96
L11	N 45°23'22" E	65.24
L12	N 41°34'34" E	40.06
L13	N 67°21'27" E	27.13
L14	N 32°15'20" E	125.88
L15	S 42°20'11" E	135.89
L16	S 67°21'27" W	125.59
L17	N 45°22'39" E	60.00
L18	N 67°21'27" E	27.13
L19	S 87°34'23" E	35.21
L20	N 45°33'11" E	90.00
L21	S 33°33'52" E	104.45
L22	S 39°03'41" E	97.82
L23	N 42°20'11" W	70.00
L24	N 15°19'16" W	50.00
L25	N 79°42'08" E	45.00
L26	S 07°20'23" W	147.71
L27	S 74°26'21" W	75.79
L28	N 08°28'58" E	87.44
L29	N 27°41'25" E	81.21
L30	S 62°12'47" E	110.00
L31	S 27°47'13" W	150.00
L32	N 62°12'47" W	48.40
L33	N 05°27'41" E	162.15
L34	N 82°25'17" E	52.00
L35	S 15°20'52" W	55.00
L36	S 05°34'20" E	125.00
L37	N 78°13'34" W	105.61
L38	N 27°47'13" E	168.47
L39	N 88°27'04" W	103.26
L40	N 05°34'20" E	103.71
L41	N 25°20'00" E	62.74
L42	S 16°30'53" W	88.52
L43	S 52°29'19" W	35.26

**EASEMENT DETAIL**  
Scale 1" = 60'

**ELK DANCE ESTATES  
THIRD FILING AMENDED**

BEING A PORTION OF  
LOT 3  
SPRING CREEK RANCH  
AND BEING LOCATED IN THE  
SE1/4 SECTION 16 & NE1/4 SECTION 21  
T41N R116W 6TH P.M.  
TETON COUNTY, WYOMING



**NOTES**

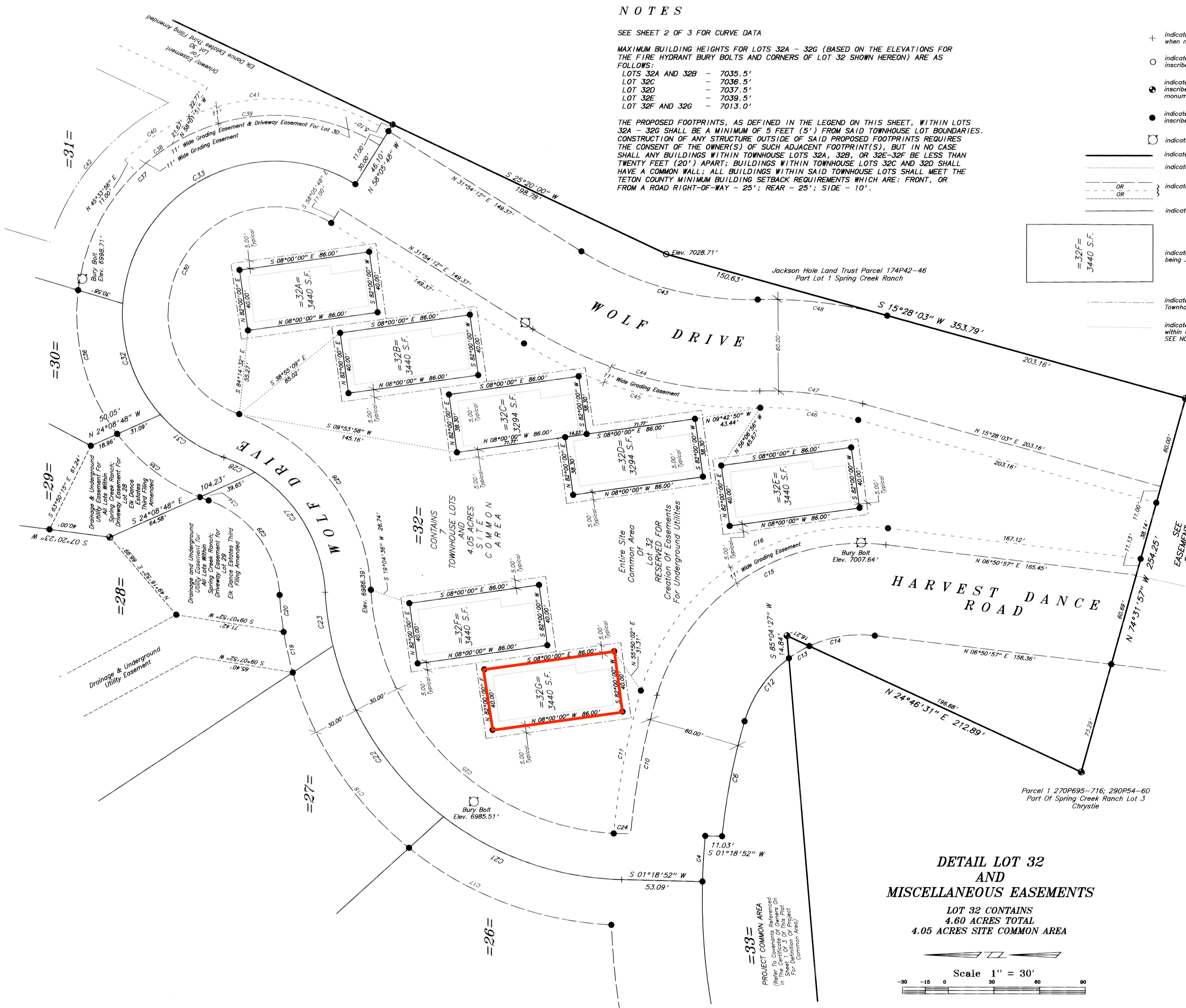
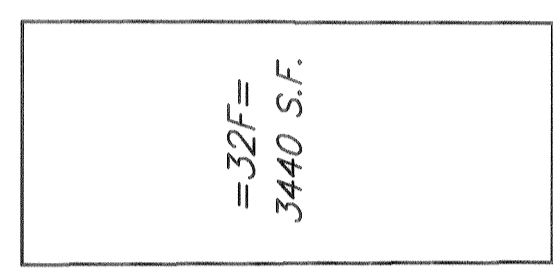
SEE SHEET 2 OF 3 FOR CURVE DATA

MAXIMUM BUILDING HEIGHTS FOR LOTS 32A - 32G (BASED ON THE ELEVATIONS FOR THE FIRE HYDRANT BURY BOLTS AND CORNERS OF LOT 32 SHOWN HEREON) ARE AS FOLLOWS:  
 LOTS 32A AND 32B - 7035.5'  
 LOT 32C - 7036.5'  
 LOT 32D - 7037.5'  
 LOT 32E - 7039.5'  
 LOT 32F AND 32G - 7013.0'

THE PROPOSED FOOTPRINTS, AS DEFINED IN THE LEGEND ON THIS SHEET, WITHIN LOTS 32A - 32G SHALL BE A MINIMUM OF 5 FEET (5') FROM SAID TOWNHOUSE LOT BOUNDARIES. CONSTRUCTION OF ANY STRUCTURE OUTSIDE OF SAID PROPOSED FOOTPRINTS REQUIRES THE CONSENT OF THE OWNER(S) OF SUCH ADJACENT FOOTPRINT(S), BUT IN NO CASE SHALL ANY BUILDINGS WITHIN TOWNHOUSE LOTS 32A, 32B, OR 32E-32F BE LESS THAN TWENTY FEET (20') APART; BUILDINGS WITHIN TOWNHOUSE LOTS 32C AND 32D SHALL HAVE A COMMON WALL; ALL BUILDINGS WITHIN SAID TOWNHOUSE LOTS SHALL MEET THE TETON COUNTY MINIMUM BUILDING SETBACK REQUIREMENTS WHICH ARE: FRONT, OR FROM A ROAD RIGHT-OF-WAY - 25'; REAR - 25'; SIDE - 10'.

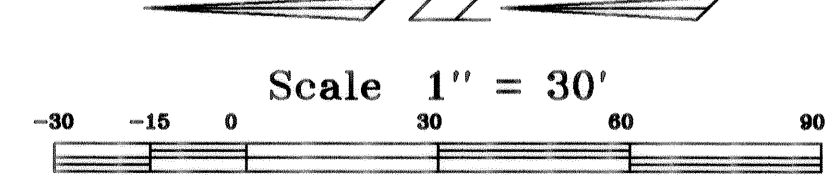
**LEGEND**

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- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "PE & LS 578"; monument found this survey.
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- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "P.M. JORGENSEN PE & LS 2612"; monument set this survey in 1994.
- indicates the proposed location of a fire Hydrant.
- indicates the boundary of this subdivision.
- indicates a tie line.
- OR — indicates an easement line.
- indicates a lot line within this subdivision.
- indicates the limits of a Townhouse Lot within Lot 32 numbered 32F and being 3440 square feet in size.
- indicates the boundary of Limited Common Area associated with a particular Townhouse Lot.
- indicates the approximate location of the foundation of a proposed building within a Townhouse Lot, hereinafter referred to as a proposed footprint; SEE NOTES THIS SHEET FOR ADDITIONAL INFORMATION.



**DETAIL LOT 32 AND MISCELLANEOUS EASEMENTS**

LOT 32 CONTAINS 4.60 ACRES TOTAL 4.05 ACRES SITE COMMON AREA



**ELK DANCE ESTATES THIRD FILING AMENDED**

BEING A PORTION OF LOT 3 SPRING CREEK RANCH AND BEING LOCATED IN THE SE1/4 SECTION 16 & NE1/4 SECTION 21 T41N R116W 6TH P.M. TETON COUNTY, WYOMING