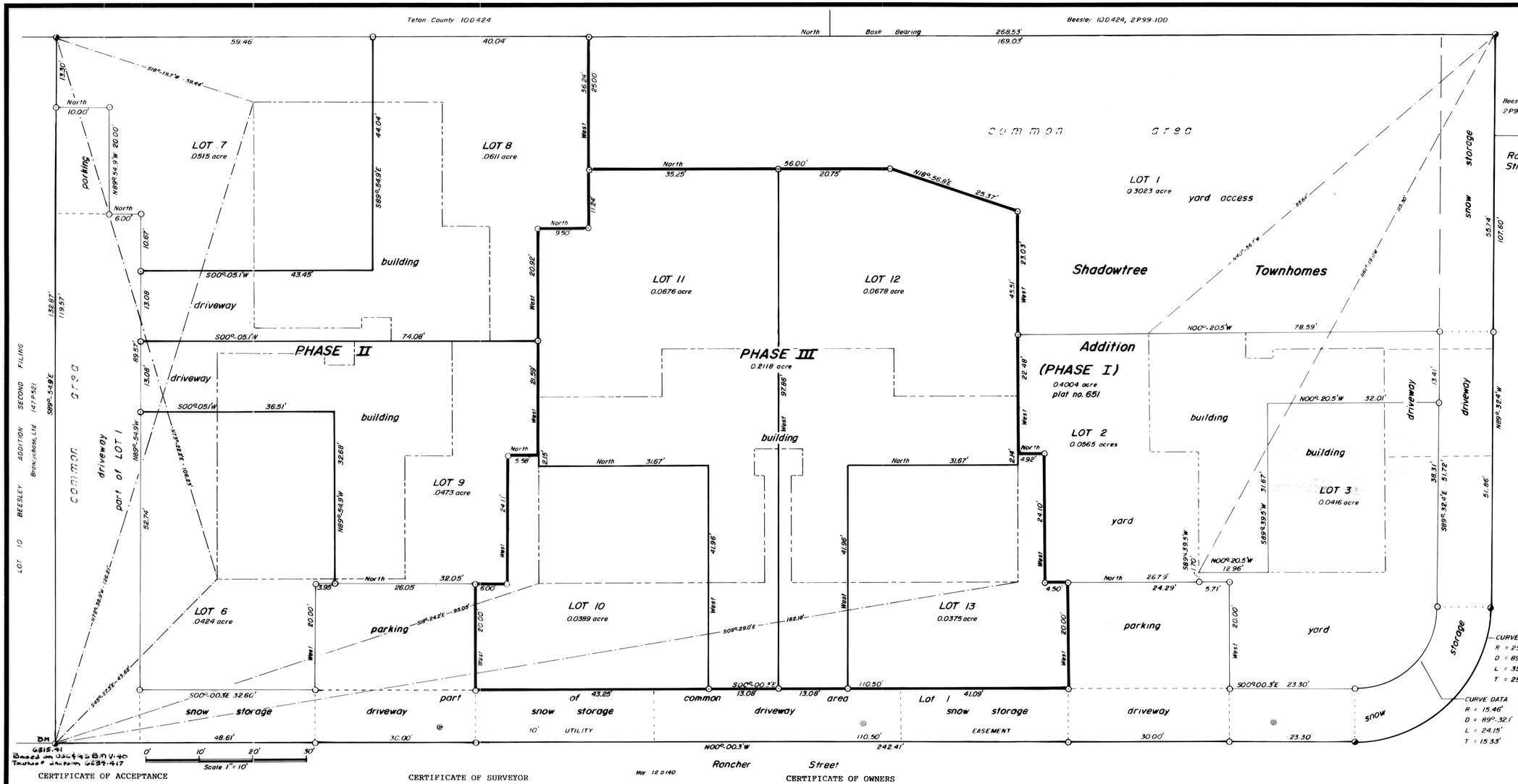


CERTIFICATE OF MORTGAGEE

State of Wyoming )
County of Teton )ss...

The Key Bank of Wyoming - Jackson Hole **hereby certifies that it is the holder of a mortgage upon thelands described under the** Certificate of Surveyor and hereby consents to the foregoing Addition and the dedication of the lands as contained in the Certificate of Owners hereon and agrees that the mortgage shall be subordinated to the dedications and easements contained therein and shown hereon and that the mortgage shall also be subordinated to all Declarations of Covenants, Conditions and Restrictions.

Attest: KEY BANK OF WYOMING - Jackson Hole

Joan M. Shipman Secretary Terry W. Rankin President

The foregoing instrument was acknowledged before me by Terry W. Rankin this 26th day of June, 1989
Witness my hand and official seal.

Joan M. Shipman
My Commission Expires: 6-4-91 Notary Public

PHASE III
Zoning Classification: MR-4
Land Use: Single Family Attached Residential
Private Lot designated use areas:
Building: 3,524 sq. ft. 38.2%
Yard: 5187 sq. ft. 56.2%
Driveway/Parking: 520 sq. ft. 5.6%

Number of Residential units:
Phase 1- 2
Phase 2- 4
Phase 3- 4
Total 10

Acreage:
Phase 1- 0.4004 acre
Phase 2- 0.2023 acre
Phase 3- 0.2118 acre
Total 0.8145 acre

CERTIFICATE OF ACCEPTANCE

State of Wyoming)
County of Teton ) ss...
Town of Jackson )

The foregoing SHADOWTREE TOWNHOMES PHASE III ADDITION to the Town of Jackson was approved at the regular meeting of the Town Planning Commission on the day of , 19 , and at the regular meeting of the Town Council on the 17 day of July, 1989 , in accordance with Section 34-12-102, 103, Wyoming Statutes, 1977 as amended.

Town Planning Commission
attest:
R Howe Jr. Secretary — Richard C. Sing Chairman

Town of Jackson
attest:
Town Clerk — Mayor
John M. Kvalsvig Town Administrator — Robert R. Morton Town Engineer

CERTIFICATE OF SURVEYOR

May 12 0140

State of Wyoming)
County of Teton ) ss...

I, Scott A. Scherbel, of Big Piney, Wyoming, do hereby certify that this plat was made from notes taken during an actual survey performed by Maurice J. Zardus, Jr., under my supervison during May 1989 and that it correctly represents the SHADOWTREE TOWNHOMES PHASE III ADDITION to the Town of Jackson withinthe SE¼NE¼ of Section 34, T41N, R116W, Teton County, Wyoming, described as follows:

Lot 4 of the Shadowtree Townhomes Addition to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 651;

Encompassing an area of 0.2118 acre, more or less;

that all the monuments shown hereon exist and are correctly located;
that this addition conforms to the Subdivision Code of the Town of Jackson and applicable State Laws;
that the error of closure of the traverse of the outer boundary of this addition is no greater than one part in ten thousand;

Scott A. Scherbel
Professional Land Surveyor -- Registration No. 3889
4/4/89

The foregoing instrument was acknowledged before me by Scott A. Scherbel this 19th day of June 1989.

Witness my hand and official seal.

Notary Public — My commission expires: 21 May 1993

CERTIFICATE OF OWNERS

State of Wyoming)
County of Teton ) ss...

The undersigned do hereby certify that the subdivision of Lot 4 of the Shadowtree Townhomes Addition to the Town of Jackson as shown on this plat and more particularly described in the Certificate of Surveyor 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 subdivision shall be the SHADOWTREE TOWNHOMES PHASE III ADDITION to the Town of Jackson;
that the subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for Shadowtree Townhomes of record in the Office of the Clerk of Teton County;
that each owner of a Lot within this subdivision is a member of the Shadowtree Homeowners Association, Inc., and has an interest in Lot 1 - common area of said Shadowtree Townhomes Addition;
that the right to use the said common area Lot 1 in accordance with the designated uses and the said Covenants, Conditions, and Restrictions is hereby granted to the owner of each Lot within this Addition;
that the subdivision is subject to any easements of sight or of record;
that the seller does not warrant to the purchaser that he has any rights to the natural flow of any stream within or adjacent to this subdivision;
that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river for persons living on the banks of a stream or river;

Grant Teton Investments, Inc.
a Wyoming Corporation
attest:
Donna Hazelton Shepherd Secretary — S M Shepherd President

On this 26th day of June, 1989, before me personally appeared Scott M. Shepherd, who, by me first duly sworn, did say that he is the President of Grand Teton Investments, Inc., and that the seal affixed to this instrument is the corporate seal of said corporation and this instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said officer acknowledged this instrument to be the free act and deed of said corporation.
Given under my hand and notarial seal this 26th day of June, 1989.

Joan M. Shipman
Notary Public — My Commission expires: Oct. 6, 1991

LEGEND

◑ indicates 5/8" reinforcing rod with aluminum cap inscribed: NELSON ENGR. PE&LS 578" of record.
⊙ indicates monument set to mark lot corner.
⌐ indicates lot corner marked by foundation wall.
driveway indicates designated use of common area.
——— indicates lot lines. – – – indicates building lines.
⊛ indicates a water valve. ——— indicates subdivision lines.

BUILDING SETBACKS - TOTAL SITE

20' Front - west
10' Back - east
10' Side - south
15' Side - north

Recorded 8-12-1989 9:30 A.M. In Book 1 of Maps Page 34 No. 236774 #5.00 mail. V. Nelson Cowee County Clerk Ann Richy Dep.

Revised: 21 July 1989

**Owners:** Grand Teton Investments, Inc.
Box 3393, Jackson, Wyoming

**Developer:** Grand Teton Investments, Inc.
Box 3393 Jackson, Wyoming 83001

**Surveyor:** Surveyor Scherbel, Ltd.
Jackson, Big Piney and Afton, Wyoming

**SHADOWTREE TOWNHOMES PHASE III ADDITION**

to the

**TOWN OF JACKSON**

identical with

Lot 4 of the
Shadowtree Townhomes Addition

within the #669

SE¼NE¼ SECTION 34 T41N, R116W

TETON COUNTY, WYOMING


Surveyor Scherbel, Ltd.
Box 4296 Big Piney — Marbleton, Wyo. — telephone 307-276-3347.
Box 7205 Jackson, Wyo. — telephone 307-733-5903 Box 725 Afton, Wyo. — telephone 307-886-9319
Drawn By _____ Date _____
Part _____ Map Category _____ Field Book _____