

CERTIFICATE OF SURVEYOR

State of Wyoming )
County of Teton ) ss.

I, Michael J. Quinn, a Professional Land Surveyor of Wilson, Wyoming, hereby certify, to the best of my knowledge, information, and belief:

That by authority of the owners I have subdivided the lands shown on this plat that may be known as DAISY BUSH SECOND ADDITION TO THE TOWN OF JACKSON;

that this plat was made from the notes of surveys made by me or under my direction, and from records in the Office of the Teton County Clerk;

that this subdivision is identical with and described as Lot 1, Lot 2, and Lot 4 through Lot 14 of Daisy Bush Addition to the Town of Jackson, a subdivision of record in the Office of the Teton County Clerk as Plat no. 1244 and located in the NE1/4 NE1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming.

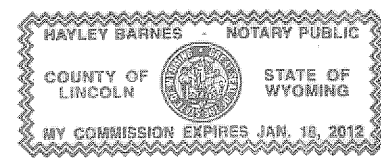
that all dimensions and areas are correctly shown;

that all corners are monumented as shown hereon.

Professional Land Surveyor
MICHAEL J. QUINN
4270
WYOMING
7 May 2009

Michael J. Quinn, Wyoming Professional Land Surveyor 4270

The foregoing instrument was acknowledged before me by Michael J. Quinn this 7th day of MAY, 2009. Witness my hand and official seal.



Signature of Hayley Barnes

Notary Public

My commission expires: Jan. 18, 2012

CERTIFICATE OF ACCEPTANCE

State of Wyoming )
County of Teton ) ss
City of Jackson )

The foregoing Subdivision, DAISY BUSH SECOND ADDITION TO THE TOWN OF JACKSON, was approved at the regular meeting of the Jackson Town Council on the 2nd day of March, 2009 in accordance with Section 15-1-415 Wyoming Statutes, as amended.



Town of Jackson

Mayor

Jackson Town Engineer

CERTIFICATE(S) OF MORTGAGEE

Wells Fargo Bank N.A. successor to the Jackson State Bank and Trust SIGNATURES BY SEPARATE AFFIDAVIT

Prugh Partners, a Wyoming General Partnership SIGNATURES BY SEPARATE AFFIDAVIT

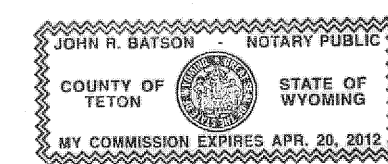
CERTIFICATE OF ENGINEER

State of Wyoming )
County of Teton ) ss

I, Matt R. Bowers, hereby certify that the water distribution and sewer collection facilities designed for the foregoing subdivision are adequate and safe, and meet Federal, State, and Town of Jackson requirements if built as designed and operated correctly. Matt R. Bowers, Wyoming Professional Engineer 10229

Professional Engineer (Civil)
MATT R. BOWERS
10229
WYOMING

The foregoing instrument was acknowledged before me by Matt R. Bowers this 8th day of MAY, 2009. Witness my hand and official seal.



Notary Public

My commission expires:

CERTIFICATE OF OWNER

State of Wyoming )
County of Teton ) ss

The undersigned owners and proprietors of the lands described in the Certificate of Surveyor and shown hereon hereby certify;

that the foregoing subdivision and the survey and measure of the land into lots as shown hereon is with the free consent and in accordance with the desires of the undersigned owners and proprietors;

that the name of the subdivision shall be DAISY BUSH SECOND ADDITION TO THE TOWN OF JACKSON;

that access to this subdivision is from Rancher Street and Nelson Drive;

that this subdivision is subject to that Declaration of Covenants, Conditions, and Restrictions appearing in Book 706, pages 189-226, as recorded in the Office of the Clerk of Teton County and to that First Amendment to Declaration of Covenants, Conditions and Restrictions to be filed concurrently with this plat;

that this subdivision is subject to the conditions of the Final Development Plan approved by the Jackson Town Council on March 3, 2008 and subsequent amendments thereto;

that this subdivision is subject to that Subdivision Improvement Agreement appearing in Book 706, pages 163-188 and to that First Amendment to Subdivision Improvement Agreement to be filed concurrently with this plat;

that any Floor area in excess of that approved in Said Final Development Plan remaining after the construction of Lots 24 and 26 shall be allocated to Lot 19;

that the proposed building on Lot 19, approved for subdivision into four residential units, shall require Final (Minor) Development Plan Review;

that the driveways on the lots of this subdivision are subject to specific construction standards including the use of pervious pavers per said Final Development Plan and as more specifically outlined in said Declaration;

that all lots of this subdivision are subject to specific limitations on floor areas per the approved Final Development Plan;

that this subdivision is subject to that unlocatable waterline easement granted to the Town of Jackson as described in Book 6 of Deeds, page 15, records of Teton County;

that this subdivision is subject to that unlocatable waterline easement granted to the United States of America as described in Book 6 of Deeds, page 30, records of Teton County;

that this subdivision is subject to that 15 foot wide Natural Gas Pipeline easement to Lower Valley Power & Light, Inc. as described in Book 341 of Photo, pages 532-535, records of Teton County;

that that portion of Nelson Drive within this subdivision is subject to that Roadway and Utility Easement granted to the Town of Jackson in Book 543 of Photo, pages 329-333, records of Teton County. Said portion of Nelson Drive is hereby rededicated as a public street and utility easement;

that Lots 16 and 27 of this subdivision are subject to that 15 foot wide ditch easement as shown hereon;

that those roadway and utility easements shown hereon as Dylan Drive and Wheatleigh Way are hereby dedicated as Private roadway and utility easements for the use of the owners of lots within this subdivision, their heirs, successors, and assigns, and shall be the perpetual maintenance responsibility of the owners of lots within this subdivision. Said easements are further dedicated as public right-of-way for uninhibited non-motorized access;

that those roadway and utility easements shown hereon as Dylan Drive and Wheatleigh Way, and including that access and utility easement connecting Dylan Drive and Wheatleigh Way, are hereby dedicated to the Town of Jackson for use as Public utility easements, public water, storm water, and sanitary sewer facilities located within said public utility areas are hereby granted to the Town of Jackson.

that a non-exclusive easement across said Dylan Drive and Wheatleigh Way is hereby granted to Lower Valley Energy, Qwest Corporation, Bresnan Communications, and their heirs, successors, and assigns, for the construction, operation, maintenance and repair of utility facilities, including underground and reasonable associated above-ground appurtenances, serving this subdivision;

that that access and utility easement connecting Dylan Drive and Wheatleigh Way is hereby dedicated as a public right-of-way for uninhibited non-motorized access and for emergency vehicles only. Said easement shall be the perpetual maintenance responsibility of the owners of lots within this subdivision;

that the easements shown hereon, including that access and utility easement connecting Dylan Drive and Wheatleigh Way are hereby dedicated to Lower Valley Energy, Qwest Corporation, Bresnan Communications, and their heirs, successors, and assigns for the construction, operation, maintenance and repair of utility facilities, including underground and reasonable associated above-ground appurtenances, serving this subdivision;

that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson;

that Lot 1, Lot 2 and Lot 4 thru 14 of Daisy Bush Addition to the Town of Jackson, Plat no. 1244, as recorded in the Office of the Teton County Clerk, are hereby vacated in accordance with the Town of Jackson Land Development Regulations, Article VI, Division 6200 and Sections 34-12-106 through 110, Wyoming Statutes, and the Clerk of Teton County is hereby respectfully requested to write "vacated" across said Lots, they being replatted as shown hereon;

that the seller does not warrant to purchaser that he shall have any rights to the continued natural flow of any stream or river within or adjacent to the subdivision;

that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the bank of the stream or river;

that all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released;

that this subdivision is subject to rights-of-way, easements, restrictions, reservations, and conditions, of sight or of record, including but not limited to those shown hereon.

Dos Diablos, LLC, a Wyoming Limited Liability Company

BY SEPARATE AFFIDAVIT

Gregory E. Prugh, Jr. as Manager

BY SEPARATE AFFIDAVIT

Gregory E. Prugh, Sr. as Manager

DikDik, LLC, a Wyoming Limited Liability Company

BY SEPARATE AFFIDAVIT

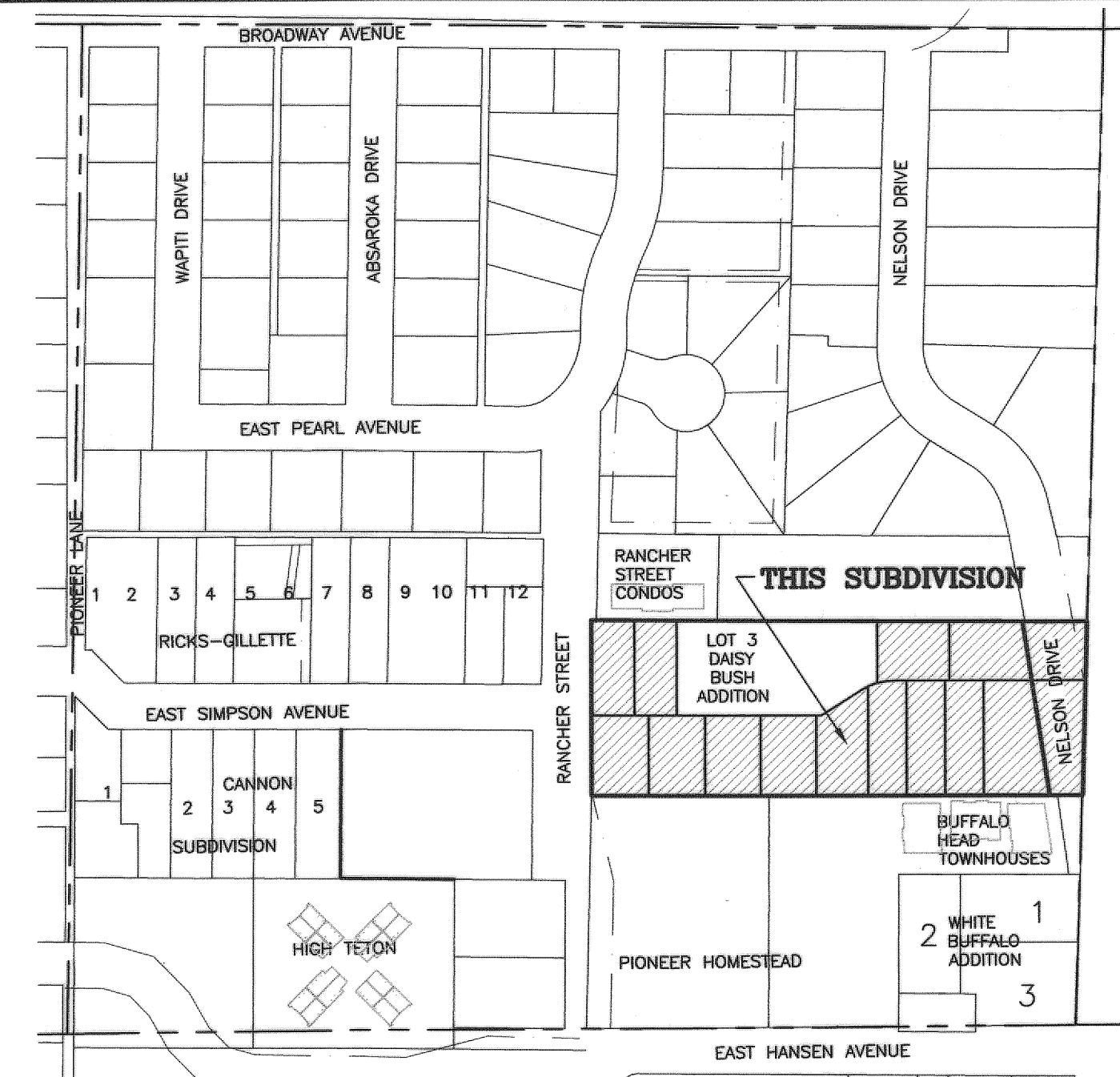
Dos Diablos LLC, a Wyoming Limited Liability Company as Member/Manager

Owner and Subdivider:
Dos Diablos, LLC
a Wyoming Limited Liability Company
Box 3274
Jackson, WY 83001
(307) 413-2468

DikDik, LLC
a Wyoming Limited Liability Company
Box 3274
Jackson, WY 83001
(307) 413-2468

Surveyor and Engineer:

Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087



VICINITY MAP
NE1/4 NE1/4 SECTION 34
T 41 N, R 116 W,
TOWN OF JACKSON
TETON COUNTY, WYOMING
SCALE: 1" = 200'

Zoning District: (AR, SR) AUTO-URBAN, SUBURBAN RESIDENTIAL
Number of Lots: 13

- 6 Duplex Lots: Lot 17 - 0.17 ac., Lot 18 - 0.18 ac., Lot 23 - 0.19 ac., Lot 24 - 0.17 ac., Lot 25 - 0.17 ac., Lot 26 - 0.18 ac.
1 Townhouse Lot: Lot 19 - 0.25 ac. Approved for Subdivision into 4 Single Family attached units.
Nelson Drive: 0.33 ac.
Total Project Acreage: 2.65 acres
Plat Prepared: 11/19/08

Setbacks Restrictions All Lots:
Rear: 10'
Front: 25' (from Dylan Drive and Wheatleigh Way Centerline)
Side: 5' (including Nelson Drive and Rancher Street)

THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN BOOK 706, PAGES 189-226, RECORDS OF TETON COUNTY.

ALL LOTS ARE SUBJECT TO FURTHER SUBDIVISION EXCEPT LOT 15, LOT 16, LOT 20, LOT 21, LOT 22, AND LOT 27.

ALL DUPLEX LOTS APPROVED FOR SUBDIVISION INTO TWO (ATTACHED) RESIDENTIAL UNITS.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS.

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS 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 CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

A PETITION FOR VOLUNTARY ABANDONMENT OF THE EXISTING SURFACE WATER RIGHTS IS BEING SUBMITTED TO THE STATE BOARD OF CONTROL.

ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. THE TOWN OF JACKSON HAS NO OBLIGATION TO REPAIR OR MAINTAIN SAID ROADWAYS.

DAISY BUSH SECOND ADDITION to the Town of Jackson

a subdivision of Lot 1, Lot 2 and Lots 4 through 14 of Daisy Bush Addition to the Town of Jackson Plat no. 1244

and located within the NE1/4NE1/4 of Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

GRANTOR: DOS DIABLOS LLC ET AL
GRANTEE: THE PUBLIC PLAT #1244
Doc #752398 dk 2842 pg 38-39 filed At 15:43 ON 05/26/09
Sherry L. Daigle Teton County Clerk Fees: 50.00
By Mary Smith Deputy

Table with columns: DRAWING NO, JOB TITLE, DRAWING TITLE, DATE, SURVEYED, ENGINEERED, DRAWN, CHECKED, APPROVED, REV. (1/10/09, 2/06/09), and M.I.Q.

Final Plat

Daisy Bush Second Addition to the Town of Jackson

1 OF 2
07-052-02

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

Zoning District: (AR, SR) AUTO-URBAN, SUBURBAN RESIDENTIAL  
 Number of Lots: 13

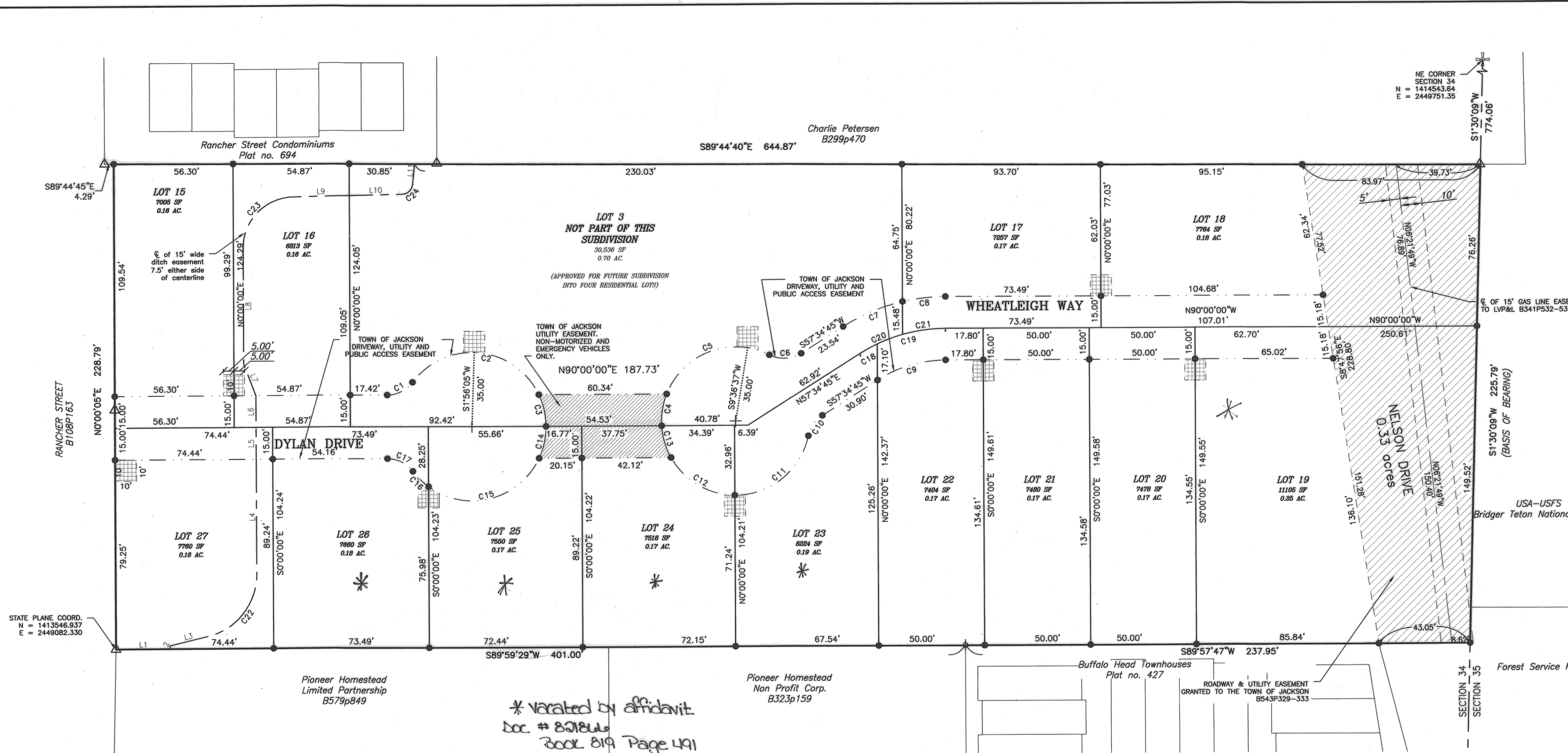
6 Duplex Lots:  
 Lot 17 - 0.17 ac.  
 Lot 18 - 0.18 ac.  
 Lot 23 - 0.19 ac.  
 Lot 24 - 0.17 ac.  
 Lot 25 - 0.17 ac.  
 Lot 26 - 0.18 ac.

1 Townhouse Lot:  
 Lot 19 - 0.25 ac.  
 Approved for Subdivision into 4 Single Family attached units

Nelson Drive: 0.33 ac.  
 Total Project Acreage: 2.65 acres  
 Plat Prepared: 11/19/09

Setbacks Restrictions All Lots:  
 Rear: 10'  
 Front: 25' (from Dylan Drive and Wheatleigh Way Centerline)  
 Side: 5' (including Nelson Drive and Rancher Street)

*Vacated by Plat # 1350*



*\* Vacated by affidavit Doc # 821864 Book 819 Page 491*

LINE TABLE FOR RIGHT OF WAY EASEMENT

NUMBER	Delta Angle	Chord Brg	Radius	Curve Length	Chrd Length
C1	53°07'45"	N63°26'04"E	15.00	13.91	13.42
C2	117°45'11"	S84°15'13"E	35.00	71.93	59.92
C3	25°22'37"	S12°41'18"E	35.00	15.50	15.38
C4	25°04'31"	N09°12'18"E	35.00	15.32	15.20
C5	95°38'17"	N89°33'42"E	35.00	58.42	51.87
C6	59°47'59"	S87°28'51"W	15.00	15.66	14.95
C7	19°27'13"	S67°18'20"W	90.07	30.58	30.43
C8	12°58'03"	S83°30'58"W	90.07	20.38	20.34
C9	32°25'16"	N73°47'22"E	60.07	33.99	33.54
C10	45°48'47"	N34°40'22"E	15.00	11.99	11.68
C11	79°07'53"	N51°19'55"E	35.00	48.34	44.59
C12	59°58'41"	S59°08'48"E	35.00	36.64	34.99
C13	25°47'30"	N16°13'42"W	35.00	15.76	15.62
C14	25°22'37"	S12°41'18"W	35.00	15.50	15.38
C15	100°48'20"	S75°46'47"W	35.00	61.58	53.94
C16	16°56'51"	N45°20'37"W	35.00	10.35	10.31
C17	53°07'48"	N63°26'06"W	15.00	13.91	13.42
C18	07°01'02"	N81°05'15"E	75.07	9.19	9.19
C19	25°24'14"	N77°17'53"E	75.07	33.28	33.01
C20	16°48'07"	N65°58'47"E	75.07	22.01	21.93
C21	15°37'09"	N82°11'26"E	75.07	20.46	20.40

LINE TABLE FOR DITCH EASEMENT

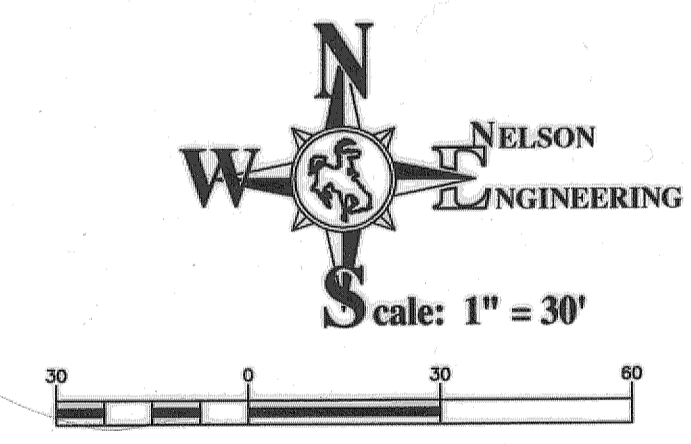
NUMBER	Bearing	Distance
L1	N89°59'29"E	25.21
L2	N18°59'37"E	1.66
L3	N78°27'35"E	18.43
L4	N00°00'00"E	54.20
L5	N00°00'00"E	15.00
L6	N00°00'00"E	15.00
L7	N20°50'57"W	16.05
L8	N00°00'00"E	54.56
L9	N88°43'40"E	26.79
L10	N88°43'40"E	25.04
L12	S89°44'04"E	27.75

CURVE TABLE OF DITCH EASEMENT

NUMBER	Delta Angle	Chord Brg	Radius	Curve Length	Chrd Length
C22	76°27'35"	N38°13'47"E	30.00	40.03	37.13
C23	88°43'40"	N44°21'50"E	24.00	37.17	33.56
C24	83°08'48"	N47°09'16"E	5.00	7.26	6.64

LEGEND

- LOT LINE, THIS SUBDIVISION
- ADJACENT PROPERTY LINE
- - - ALIQUOT PART LINE
- - - EASEMENT LINE
- - - CENTERLINE OF EASEMENT
- - - DRIVEWAY AND UTILITY EASEMENT
- NELSON DRIVE DEDICATED TO THE TOWN OF JACKSON THIS PLAT
- 10'x10' UTILITY EASEMENT, 5' EACH SIDE OF PROPERTY LINE AND 10' DEEP EXTENDING FROM RIGHT-OF-WAY/SIDELINE LENGTHENED OR SHORTENED TO TERMINATE ON RIGHT-OF-WAY LINE.
- SET 5/8" REINFORCING BAR W/CAP INSCRIBED: PLS 4270
- △ FOUND, 5/8" REINFORCING BAR W/CAP INSCRIBED: NELSON ENGR PE & LS 578



INDIVIDUAL LOT CALCULATIONS ALLOWED PER APPROVED FINAL DEVELOPMENT PLAN (in square feet)

LOT NO.	BUILDING FOOTPRINT	DRIVEWAY AREA	IMPERVIOUS SURFACE	ALLOWED FLOOR AREA
15	1,000	400	1,400	1,700
16	1,000	400	1,400	1,700
17	1,800	440	2,240	2,400
18	1,800	440	2,240	2,400
19	3,200	2,218	5,418	4,466
20	1,000	400	1,400	1,700
21	1,000	400	1,400	1,700
22	1,000	495	1,495	1,700
23	1,800	730	2,530	2,400
24	1,800	741	2,541	1,700
25	1,800	503	2,303	2,400
26	1,800	511	2,311	1,700
27	1,000	400	1,400	1,700
TOTAL	20,000	8,078	28,078	27,666

Owner and Subdivider:  
 Dos Diablos, LLC  
 a Wyoming Limited Liability Company  
 Box 3274  
 Jackson, WY 83001  
 (307) 413-2468

Surveyor and Engineer:  
 Nelson Engineering  
 Box 1599  
 Jackson, Wyoming 83001  
 (307) 733-2087

*1265*

DAISY BUSH SECOND ADDITION to the Town of Jackson

a subdivision of Lot 1, Lot 2 and Lots 4 through 14 of Daisy Bush Addition to the Town of Jackson Plat no. 1244

and located within the NE1/4NE1/4 of Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

REV. 11/19/09  
 1-10-09 SURVEY REGISTER  
 2/09/09 TITLE REGISTER

DATE SURVEYED ENGINEERED DRAWN CHECKED APPROVED

DRAWING TITLE Final Plat

JOB TITLE Daisy Bush Second Addition to the Town of Jackson

DRAWING NO 2 OF 2  
 JOB NO 07-052-02

NELSON ENGINEERING  
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087