On Sight
LAND SURVEYORS, INC.
Todd Cedarholm, PLS

January 19, 2015

Lindsay Kissel/Tyler Sinclair
Town of Jackson Planning Department
By Hand Delivery

RE: Final Plat -- Genzer Replat of Lots 17 & 20 Snow King Estates

Dear Lindsay & Tyler:

Attached are the following items for the replatting of Lot 17 and Lot 20 of the Replat of Snow King Estates, Plat No. 416, as Lots 51-52 of Snow King Estates Second Filing:

- $1200 Application Fee ($1000 plus two lots at $100 each)
- Application Form
- Letter of Authorization
- Current deeds
- Title Report
- Proof of Publication
- Stamped Lot Closures
- Final Plat (12 copies)
- Digital copies of the above items have been emailed to Lindsay Kissel

The following items are not included with the Final Plat submittal for the following reasons:

- Subdivision Improvement Agreement Contract – Not applicable to this Final Plat, since no development on either lot is planned in the foreseeable future.
- Proposed Covenants, Conditions and Restrictions – These lots are subject to the existing covenants for Snow King Estates as stated in the Certificate of Owners on the Final Plat. No additional CC&Rs are necessary for these two lots.
- Calculation of School and Park exactions – Not application to this Final Plat. No additional parcels are being created by this project that would be subject to exactions.

Sincerely,

Jennifer Ziegler

attachments

155 West Gill Ave. PO Box 12290 Jackson, Wyoming 83002
Phone (307) 734-6131 fax (307) 734-1264 cellular (307) 413-1219 todd@onsightsurvey.com

LETTER OF AUTHORIZATION

James L. Genzer and Laurie M. Genzer ,"Owner" whose address is: _____

760 Snow King Drive, Jackson, Wyoming 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

James L. Genzer and Laurie M. Genzer, as the owner of property more specifically legally described as: Lot 17 and Lot 20 Replat of Snow King Estates

(If too lengthy, attach description)

HEREBY AUTHORIZES ON SIGHT LAND SURVEYORS, INC. **as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.**

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER: _____ Laurie M. Genzer

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title OWNERS

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF WYOMING)
)SS.
COUNTY OF Teton) JAMES L GENZER

The foregoing instrument was acknowledged before me by LAURIE M GENZER this 3RD day of NOVEMBER, 2014.

WITNESS my hand and official seal.

Carol L Saez

(Notary Public)

My commission expires: 9-22-16

(Seal) CAROL L. SAEZ - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires Sept. 22, 2016

WTE

WYOMING TITLE & ESCROW
A MOTHER LODE COMPANY

Ownership and Encumbrance Report

Issued To:

ON SIGHT LAND SURVEYORS INC
PO BOX 12290
JACKSON, WY 83002

Report No.: 12101-5024
Effective Date: June 16, 2014 at 7:30 a.m.
Current Date: July 01, 2014
Cost: $350.00

Project Reference: GENZER

Property Address: 860 AND 870 SNOW KING DRIVE , JACKSON, WY 83001

County: TETON

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

   JAMES L. GENZER AND LAURIE M. GENZER , HUSBAND AND WIFE

2. The land referred to in this Report is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Issued By:

WYOMING TITLE & ESCROW, INC.
Liz Jorgenson/Christina Feuz, Co-Managers
Phone: (307) 732-2983

This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF WYOMING, COUNTY OF TETON, CITY OF JACKSON, AND IS DESCRIBED AS FOLLOWS:

LOTS 17 AND 20 OF RE-PLAT OF SNOW KING ESTATES, TETON COUNTY, WYOMING, ACCORDING TO THAT PLAT RECORDED AUGUST 21, 1980 AS PLAT NO. 416.

PIDN'S 22-41-16-34-4-04-025 AND 22-41-16-34-4-04-026

ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO) THE FOLLOWING:

1. GENERAL TAXES FOR THE YEAR 2014, A LIEN IN THE PROCESS OF ASSESSMENT, NOT YET DUE OR PAYABLE.

2. ASSESSMENTS FOR THE SNOW KING ESTATES HOMEOWNERS ASSOCIATION, IF ANY, WHICH ARE EXCEPTED FROM THE COVERAGE AFFORDED HEREBY.

3. ALL RIGHTS, TITLES OR INTERESTS IN MINERALS OF ANY KIND, OIL, GAS, COAL OR OTHER HYDROCARBONS AND THE CONSEQUENCES OF THE RIGHT TO MINE OR REMOVE SUCH SUBSTANCES INCLUDING, BUT NOT LIMITED TO EXPRESS OR IMPLIED EASEMENTS AND RIGHTS TO ENTER UPON AND USE THE SURFACE OF THE LAND FOR EXPLORATION, DRILLING OR EXTRACTION RELATED PURPOSES.

   (THIS COMMITMENT/POLICY DOES NOT PURPORT TO DISCLOSE DOCUMENTS OF RECORD PERTAINING TO THE ABOVE REFERENCED RIGHTS.)

4. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS CLAIMS OR TITLE TO WATER, (D) ANY RIGHT TITLE OR INTEREST IN ANY SAND AND GRAVEL AND/OR MINERALS INCLUDING ACCESS TO AND FROM TO EXTRACT MINERALS, MINERAL RIGHTS, OR RELATED MATTERS, INCLUDING, BUT NOT LIMITED TO OIL, GAS, COAL AND OTHER HYDROCARBONS, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), (C) OR (D) ARE SHOWN BY THE PUBLIC RECORDS.

5. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION FOR SNOW KING ESTATES, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, IN DOCUMENT, RECORDED AUGUST 09, 1965, BOOK 12, PAGE 290, OFFICIAL RECORDS.

6. ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF "SNOW KING ESTATES", ON FILE AND OF RECORD WITH THE TETON COUNTY CLERK AND RECORDER, TETON COUNTY, WYOMING, PLAT NO. 168.

   SAID PLAT, RECORDED , BOOK 168, PAGE 0, OFFICIAL RECORDS.

   A RESOLUTION ESTABLISHING STREET NAMES FOR ALL PUBLIC AND PRIVATE STREETS WITHIN THE TOWN OF JACKSON, SNOW KING DRIVE (AS ORIGINALLY FOUND ON THE PLAT OF SNOW KING ESTATES, OTHERWISE KNOWN AS PLAT NO. 168, AS RECORDED IN THE OFFICE OF THE TETON COUNTY CLERK) IS REPLACED BY SNOW KING ESTATES DRIVE, RECORDED OCTOBER 08, 1998, BOOK 362, PAGE 1054, OFFICIAL RECORDS.

ENCUMBRANCES (continued)

7. ALL MATTERS AS DELINEATED ON THE OFFICIAL PLAT OF "REPLAT OF SNOW KING ESTATES", ON FILE AND OF RECORD WITH THE TETON COUNTY CLERK AND RECORDER, TETON COUNTY, WYOMING, PLAT NO. 416.

   SAID PLAT, RECORDED , BOOK 416, PAGE 0, OFFICIAL RECORDS.

8. RIGHTS OF THE PUBLIC AS TO THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN SNOW KING DRIVE.

9. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION FOR THE REPLAT OF SNOW KING ESTATES SUBDIVISION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, IN DOCUMENT, RECORDED OCTOBER 02, 1980, BOOK 104, PAGE 26, OFFICIAL RECORDS.

   CONSENT AND ADOPTION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED JUNE 02, 1981, BOOK 112, PAGE 128, OFFICIAL RECORDS.

10. TERMS AND CONDITIONS OF AN AFFIDAVIT CONCERNING UTILITIES AND ROADS, RECORDED NOVEMBER 13, 1978, BOOK 78, PAGE 454, OFFICIAL RECORDS.

    AND, RECORDED NOVEMBER 13, 1978, BOOK 78, PAGE 456, OFFICIAL RECORDS.

    AND, RECORDED NOVEMBER 16, 1978, BOOK 78, PAGE 458, OFFICIAL RECORDS.

11. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN AGREEMENT FOR TRANSFER OF SUBDIVISION IMPROVEMENTS, RECORDED DECEMBER 03, 1982, BOOK 132, PAGE 277, OFFICIAL RECORDS.

12. AN EASEMENT OVER SAID LAND FOR CABLE EXTENSION AND INCIDENTAL PURPOSES, AS GRANTED TO JACKSON CABLE CORPORATION, RECORDED SEPTEMBER 19, 1983, AS BOOK 145, PAGE 11, OFFICIAL RECORDS.

********** END OF ENCUMBRANCES **********

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that RICHARD P. DALE and BARBARA N. DALE, husband and wife, Grantors, of 5601 Bridge St., Fort Worth, Texas 76112, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, REMISE, RELEASE AND FOREVER QUITCLAIM unto JAMES L. GENZER and LAURIE M. GENZER, husband and wife, Grantees, of P.O. Box 181, Jackson, WY 83001, all right, title, interest, claim and demand that they have or ought to have in and to all of the following-described property, to-wit:

> Lots 17 and 20 of Replat of Snow King Estates, Teton County, Wyoming, according to that plat recorded August 21, 1980 as Plat No. 416.
>
> Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes; reservations, encumbrances, covenants, conditions, restrictions, rights-of-way and easements of sight and record, if any.

hereby waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

WITNESS our hands this 28th day of Aug, 1989.

Richard P. Dale
RICHARD P. DALE

Barbara N. Dale
BARBARA N. DALE

Recorded 9-8 19 89 at 9:55 A M
In Book 215 of Photo Page 195
No. 290412 $4.00 pd
V. Jolynn Coonce County Clerk
By Ann Ricks Dep

RELEASED	
INDEXED	✓
ABSTRACTED	✓

STATE OF TEXAS)
) ss.
COUNTY OF Tarrant)

The foregoing Quitclaim Deed was acknowledged before me by Richard P. Dale and Barbara N. Dale this 28 day of August, 1989.

WITNESS my hand and official seal.

(Seal)

Leavenne Zimmerman
Notary Public

My commission expires:

LEAVENNE ZIMMERMAN, Notary Public
In and For the State of Texas
My Commission Expires 12 21-91

RF43/33

Process No Adjust Results Mon Nov 03 11:19:03 2014

Coordinate File: O:/22/S/400/22-416-17-20/Carlson/22-416-17-20_fp.crd

LOT 51 SNOW KING ESTATES 2ND FILING

Closure Results
Starting Point 700: N 5396.008 E 5246.598 Z 0.000
Ending Point 700: N 5396.008 E 5246.598 Z 0.000
Azimuth Of Error: 128°31'23"
North Error : -0.00016
East Error : 0.00021
Vertical Error : -0.00000
Hz Dist Error : 0.00026
Sl Dist Error : 0.00026
Traverse Lines : 7
SideShots : 0
Store Points : 1
Horiz Dist Traversed: 629.640
Slope Dist Traversed: 629.640

Professional Land Surveyor
TODD CERAPHOLM
5447
Date 11/4/2014
WYOMING

Closure Precision: 1 in 2377114

Starting Point 700: N 5396.008 E 5246.598 Z 0.000

Point No.	Horizontal Angle	Vertical Angle	Slope Dist	Northing	Easting	Elev	Description
701	S53.1935E	0.0000	50.000	5366.146	5286.701	0.000	CALC COR
702	S36.4813W	0.0000	139.465	5254.477	5203.151	0.000	CALC COR
703	N50.1918W	0.0000	193.589	5378.079	5054.157	0.000	CALC COR
704	N38.5712E	0.0000	88.277	5446.728	5109.656	0.000	CALC COR
705	S67.3053E	0.0000	56.158	5425.251	5161.544	0.000	CALC COR
706	S81.2033E	0.0000	85.826	5412.332	5246.392	0.000	CALC COR
700	S0.4324E	0.0000	16.325	5396.008	5246.598	0.000	CALC COR

Sideshots

Process No Adjust Results Mon Nov 03 11:20:56 2014

Coordinate File: O:/22/S/400/22-416-17-20/Carlson/22-416-17-20_fp.crd

LOT 52 SNOW KING ESTATES 2ND FILING

Closure Results
Starting Point 701: N 5366.146 E 5286.701 Z 0.000
Ending Point 701: N 5366.146 E 5286.700 Z 0.000
Azimuth Of Error: 310°01'37"
North Error : 0.00039
East Error : -0.00047
Vertical Error : -0.00000
Hz Dist Error : 0.00061
Sl Dist Error : 0.00061
Traverse Lines : 4
SideShots : 0
Store Points : 1
Horiz Dist Traversed: 556.168
Slope Dist Traversed: 556.168

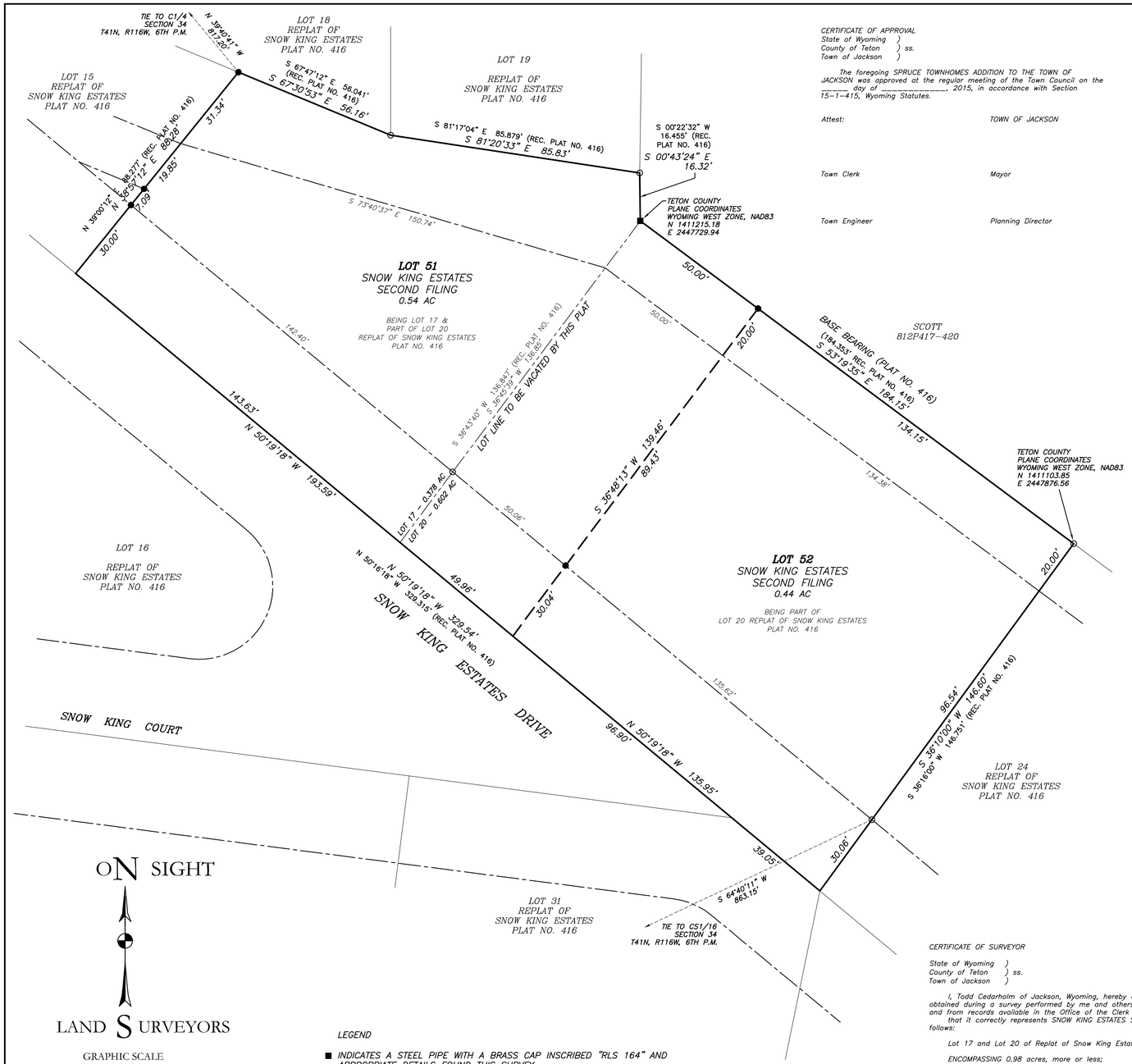
Closure Precision: 1 in 911537

Starting Point 701: N 5366.146 E 5286.701 Z 0.000

Point No.	Horizontal Angle	Vertical Angle	Slope Dist	Northing	Easting	Elev	Description
707	S53.1935E	0.0000	134.153	5286.022	5394.298	0.000	CALC COR
708	S36.1000W	0.0000	146.597	5167.674	5307.786	0.000	CALC COR
702	N50.1918W	0.0000	135.954	5254.477	5203.151	0.000	CALC COR
701	N36.4813E	0.0000	139.465	5366.146	5286.700	0.000	CALC COR

Sideshots

Professional and Surveyor
TODD CEDARHOLM
6447
Date 11/4/2014
WYOMING



ON SIGHT LAND SURVEYORS

GRAPHIC SCALE

0 FEET 20 FEET 40 FEET 60 FEET

1 INCH = 20 FEET

LEGEND

- ■ INDICATES A STEEL PIPE WITH A BRASS CAP INSCRIBED "RLS 164" AND APPROPRIATE DETAILS FOUND THIS SURVEY
- ○ INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED "RLS 522" FOUND THIS SURVEY
- ● INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 6447" SET THIS SURVEY
- SUBJECT LOT LINE
- LOT LINE TO BE VACATED BY THIS PLAT
- NEW LOT LINE – THIS PLAT
- ADJACENT LOT LINE
- EASEMENT

On Sight LAND SURVEYORS, INC.
155 West Gill Ave.
P.O. Box 12290
Jackson, WY 83002
(307) 734-6131

Project No. 22-416-17-20 22-416-17-20_fp.dwg 10/28/2014

CERTIFICATE OF APPROVAL

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

The foregoing SPRUCE TOWNHOMES ADDITION TO THE TOWN OF JACKSON was approved at the regular meeting of the Town Council on the _____ day of _____, 2015, in accordance with Section 15-1-415, Wyoming Statutes.

Attest: TOWN OF JACKSON

Town Clerk Mayor

Town Engineer Planning Director

CERTIFICATE OF OWNER

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

The undersigned owners hereby certify that the foregoing subdivision of Lot 17 and Lot 20 of the Replat of Snow King Estates, a subdivision of record in the Office of the Clerk of Teton County, Wyoming, as Plat No. 416, and located within the NW1/4SE1/4 Section 34, T41N, R116W, 6th P.M., as shown on this plat and more particularly described under the Certificate of Surveyor is with free consent and in accordance with the desires of the undersigned owners and proprietors of the described lands;

that the name of the subdivision shall be SNOW KING ESTATES SECOND FILING;

that this subdivision is subject to any covenants, conditions, restrictions, easements, ditches, roadways, rights-of-way, common areas, reservations and building requirements as delineated on the plat of Snow King Estates recorded as Plat No. 168, on file in the Office of the Clerk of Teton County, Wyoming;

that this subdivision is subject to any covenants, conditions, restrictions, easements, ditches, roadways, rights-of-way, common areas, reservations and building requirements as delineated on the Replat of Snow King Estates recorded as Plat No. 416, on file in the Office of the Clerk of Teton County, Wyoming;

that this subdivision is subject to those Restrictive Covenants for Snow King Estates of record in Book 12 of Mixed Record, Pages 290–292, records of Teton County, Wyoming;

that this subdivision is subject to that Declaration of Covenants, Conditions and Restrictions of a Portion of the Replat of Snow King Estates Subdivision of record in Book 104 of Photo, Pages 26–32, records of Teton County, Wyoming;

that this subdivision is subject to that Consent and Adoption of Declaration of Covenants, Conditions and Restrictions of record in Book 112 of Photo, Pages 128–130, records of Teton County, Wyoming;

that this subdivision is subject to that Affidavit of record in Book 78 of Photo, Pages 454–455, records of Teton County, Wyoming;

that this subdivision is subject to that Affidavit of record in Book 78 of Photo, Pages 456–457, records of Teton County, Wyoming;

that this subdivision is subject to that Affidavit of Use of record in Book 78 of Photo, Page 458, records of Teton County, Wyoming;

that this subdivision is subject to that Resolution Establishing Street Names of record in Book 362 of Photo, Pages 1054–1055, records of Teton County, Wyoming;

that this subdivision is subject to that Agreement for Transfer of Subdivision Improvements of record in Book 132 of Photo, Pages 277–280, records of Teton County, Wyoming;

that this subdivision is subject to that Easement Agreement for Cable Extension of record in Book 145 of Photo, Pages 11–15, records of Teton County, Wyoming;

that access to this subdivision is from Snow King Estates Drive, a public road serving this subdivision;

that access across this subdivision is hereby granted to emergency vehicles, including ambulances, fire-fighting vehicles, and police vehicles;

that access is hereby granted to the public across those portions of this subdivision lying within Snow King Estates Drive;

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

that Wyoming law does not recognize any riparian rights with regard to the natural flow of a stream or river for persons living on the banks of the stream or river;

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

that Lot 17 and Lot 20 of the Replat of Snow King Estates are hereby vacated, being reconfigured as SNOW KING ESTATES SECOND FILING;

that in accordance with said Section 34-12-110, Wyoming Statutes, the Teton County Clerk is respectfully requested to write "vacated" across Lot 17 and Lot 20 of the Replat of Snow King Estates recorded in said Office as Plat No. 416.

_____ _____
James L. Genzer, husband Laurie M. Genzer, wife

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by James L. Genzer and Laurie M. Genzer, husband and wife, this _____ day of _____, 2015.

Witness my hand and official seal.

Notary Public My commission expires:

CERTIFICATE OF SURVEYOR

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

I, Todd Cedarholm of Jackson, Wyoming, hereby certify that this plat was prepared from data obtained during a survey performed by me and others under my supervision during October, 2014, and from records available in the Office of the Clerk of Teton County;

that it correctly represents SNOW KING ESTATES SECOND FILING being further described as follows:

Lot 17 and Lot 20 of Replat of Snow King Estates, Plat No. 416;

ENCOMPASSING 0.98 acres, more or less;

that a search of the records of the Wyoming State Engineer's Office indicates that there are no surface water rights or ground water rights appurtenant to the lands included in this subdivision;

that the BASE BEARING is S 53°19'35" E along the northerly line of the subject property in accordance with said Plat No. 416;

that all corners will be monumented as shown hereon by June 30, 2015.

Todd Cedarholm
Wyoming Professional Land Surveyor No. 6447

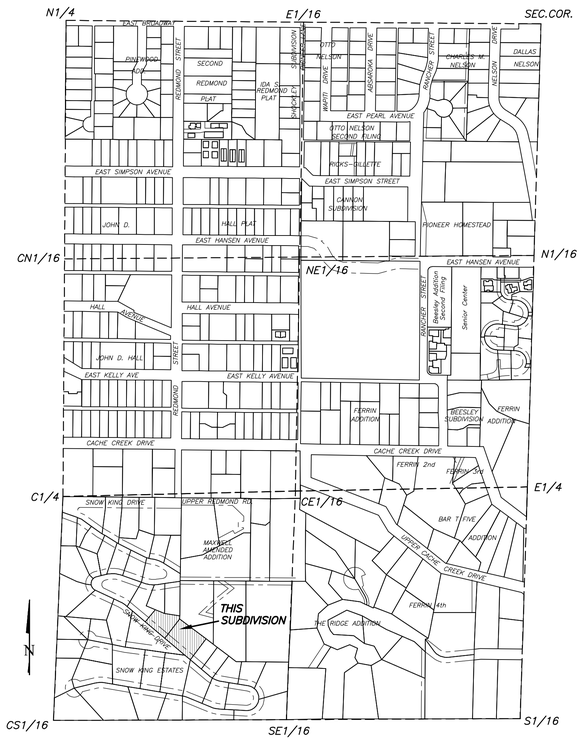
The foregoing instrument was acknowledged before me by Todd Cedarholm this _____ day of _____, 2015.

Witness my hand and official seal.

Notary Public My commission expires:

VICINITY MAP

SHOWING PART OF
E1/2 SECTION 34
T41N, R116W, 6TH P.M.
TOWN OF JACKSON
TETON COUNTY, WYOMING



SCALE: 1" = 400'

OWNER & DEVELOPER
James & Laurie Genzer
P.O. Box 181
Jackson, WY 83001
(307) 690-0424

SURVEYOR
On Sight Land Surveyors, Inc.
155 W. Gill Ave.
P.O. Box 12290
Jackson, WY 83002
(307) 734-6131

TOTAL PROJECT ACREAGE: 0.98 Acres

ZONING DISTRICT: Suburban Residential (SR)

NUMBER OF LOTS: 2

PREPARATION DATE: November 1, 2014

FINAL REVISION DATE:

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISIONS, EXCEPT AS PERMITTED BY THE TOWN OF JACKSON

SNOW KING ESTATES DRIVE AND SNOW KING COURT ARE PUBLIC ROADS

PUBLIC MAINTENANCE OF SNOW KING ESTATES DRIVE AND SNOW KING COURT

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY SYSTEM

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON SEWER COLLECTION AND TREATMENT SYSTEM

SELLER DOES NOT WARRANT TO THE PURCHASER THAT HE OR SHE SHALL HAVE 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 ANY STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

FINAL PLAT

SNOW KING ESTATES SECOND FILING ADDITION TO THE TOWN OF JACKSON

BEING IDENTICAL WITH
LOT 17 & LOT 20 REPLAT OF SNOW KING ESTATES
PLAT NO. 416
LOCATED WITHIN
NW1/4SE1/4 SECTION 34
T41N, R116W, 6TH P.M.
TOWN OF JACKSON
TETON COUNTY, WYOMING