

CERTIFICATE OF OWNER
State of Wyoming
County of Teton) ss
Town of Jackson)

The undersigned owner hereby certifies that the foregoing subdivision of that part of the NE1/4NW1/4 of Section 34, T41N, R116W, 6th P.M., Teton County, Wyoming, as shown on this plat and more particularly described under the Certificate of Survey is with free consent and in accordance with the desire of the undersigned owner and proprietor of the described lands;

that the name of the subdivision shall be MOUNTAIN SAGE TOWNHOUSES
SECOND FILING ADDITION TO THE TOWN OF JACKSON;

that the subdivision is subject to a Declaration of Covenants and Easements as recorded in said Office in Book 270 of Photo, pages 383-387;

that the subdivision is subject to the Declaration of Covenants and Easements as recorded in said Office in Book 270 of Photo, pages 383-387;

that the Town of Jackson is hereby granted a non-exclusive easement across the General Common Element and the Limited Common Elements within said subdivision for access by police and emergency vehicles;

that the Town of Jackson shall have access to all sewer cleanouts, water valves and meters and shut-off boxes, and the undersigned reserves the right to create easements across the subdivision as necessary to provide for said access;

that a non-exclusive easement in the General Common element and the Limited Common elements is hereby granted to Lower Valley Power and Light, Inc., a Wyoming corporation, for the use of its power lines and the installation of power, telephone, and cable television services appurtenant to the subdivision;

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

that access and utility easements are provided across Lot 1 of Sunrise Addition to the Town of Jackson, recorded as plat no. 770 and in accordance with the Declaration of Covenants and Easements recorded in Book 270 of Photo, pages 383-387;

that the sewer and water systems are part of the common elements of the subdivision. An easement is hereby granted for their repair and maintenance.

that Lots 13 and 14 of Mountain Sage Townhouses Addition to the Town of Jackson are hereby vacated, being reconfigured as Lots/Units 15 through 23 and Lot 24, the Teton County Clerk is requested to write "vacated" across Lots 13 and 14 of Mountain Sage Townhouses Addition to the Town of Jackson recorded as plat no. 794 in said Office.


Clark E. Brooks, President
Sunrise Townhouses, Ltd.

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by Clark E. Brooks on this 14th day of July, 1994.
Witness my hand and official seal.




Notary Public

My commission expires: 11-21-96

CERTIFICATE OF SURVEYOR
State of Wyoming
County of Teton) ss
Town of Jackson)

I, Scott R. Pierson of Jackson, Wyoming hereby certify that this plat was made from record data and from actual field surveys performed by myself and others under my direct supervision;

that it correctly represents MOUNTAIN SAGE TOWNHOUSES SECOND FILING ADDITION TO THE TOWN OF JACKSON, being Lots 13 & 14 of Mountain Sage Townhouses Addition to the Town of Jackson recorded as plat no. 794 in the Office of the Clerk of Teton County, Wyoming;

Enclosing on an area of 1.73 acres, more or less.

Subject to easements for access, utilities, and snow storage as shown hereon, and any other easements of right or record;

that this plat of MOUNTAIN SAGE TOWNHOUSES SECOND FILING ADDITION TO THE TOWN OF JACKSON, recorded as plat no. 794 in the Office of the Clerk of Teton County, Wyoming, conforms to the provisions of the Wyoming Municipal Code and all applicable State laws and that the towners of the outer boundary of this subdivision has an error of closure no greater than one in ten thousand;



Scott R. Pierson
Wyoming Professional Land Surveyor No. 3637

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by Scott R. Pierson this 29th day of June, 1994.
Witness my hand and official seal.




Notary Public

My commission expires: 11-21-96

CERTIFICATE OF MORTGAGE

State of Wyoming) ss
County of Teton)

The undersigned are mortgagee of the lands described under the Certificate of Survey and hereby consent to the foregoing subdivision and the dedication of the lands as contained in the Certificate of Owners, and agree that the mortgagee shall be subordinated to the dedication and easements contained therein and shall be deemed to have agreed to be bound by the terms and conditions and restrictions as referenced under the Certificate of Owners.

ATTEST:


JACKSON STATE BANK
a Wyoming Banking Corporation
Peter Lawton
Vice-President

The foregoing instrument was acknowledged before me by Peter Lawton on this 29th day of June, 1994.
Witness my hand and official seal.




Notary Public

My commission expires: 11-21-96


Roger Amundson, President
Unlink, Inc.

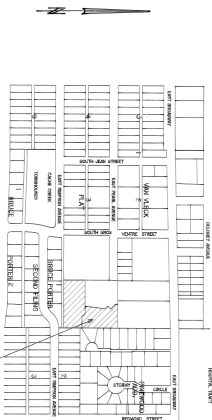
The foregoing instrument was acknowledged before me by Roger Amundson on this 14th day of July, 1994.
Witness my hand and official seal.




Notary Public

My commission expires: March 3, 1996

VICINITY MAP
showing part of NE1/4NW1/4 & NW1/4NE1/4
Section 34, T41N R116W



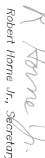
CERTIFICATE OF ACCEPTANCE

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

The foregoing subdivision, the MOUNTAIN SAGE TOWNHOUSES SECOND FILING ADDITION TO THE TOWN OF JACKSON was approved at the regular meeting of the Town Planning Commission on the 21st day of July, 1994 and of the Town Board on the 21st day of July, 1994 in accordance with Section 34-12-103, Wyoming Statutes, 1977 as amended.

ATTEST:

TOWN OF JACKSON PLANNING COMMISSION


Robert Horne Jr., Secretary

Member Mark O'Donoghue

ATTEST:


Terri Schupman, Deputy Clerk

Jeff Crabtree, Mayor


William Westbrook
Town Administrator


Stephen Buckstaff Jr.,
Town Engineer

MOUNTAIN SAGE TOWNHOUSES
SECOND FILING
ADDITION TO THE TOWN OF JACKSON

IDENTICAL WITH
LOT 13 & 14 of MOUNTAIN SAGE TOWNHOUSES
ADDITION TO THE TOWN OF JACKSON
LYING WITHIN

NE1/4NW1/4 SECTION 34
T41N R116W 6th P.M.
TOWN OF JACKSON
TETON COUNTY, WYOMING
SHEET 2 OF 2 SHEETS

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