

**BUILDING SETBACKS**

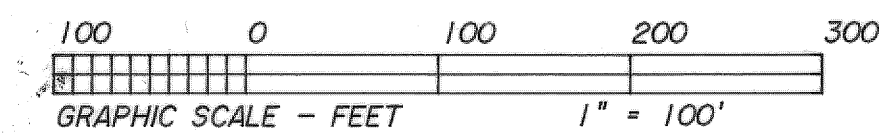
Front - 50'

Side - 30'

Rear - 40'

Ditches - 15' from mean high water line

Road rights-of-way - 50'



CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH.BEARING
C1	60.00'	60.02'	94.27'	90°01'20"	84.87'	S 45°00'40"W
C2	60.00'	59.98'	94.22'	89°58'40"	84.84'	S 44°59'20"E

\*PT VACATION OF PLAT  
0859.083 BLK 869 P&S 571-579

NO FLOOD IRRIGATION ALLOWED

NO PROPOSED DOMESTIC WATER SYSTEM

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM -  
LEACHFIELD SITES FOR LOTS 2, 3 & 4 HAVE BEEN DESIGNATED  
AND APPROVED BY THE TETON COUNTY SANITARIAN

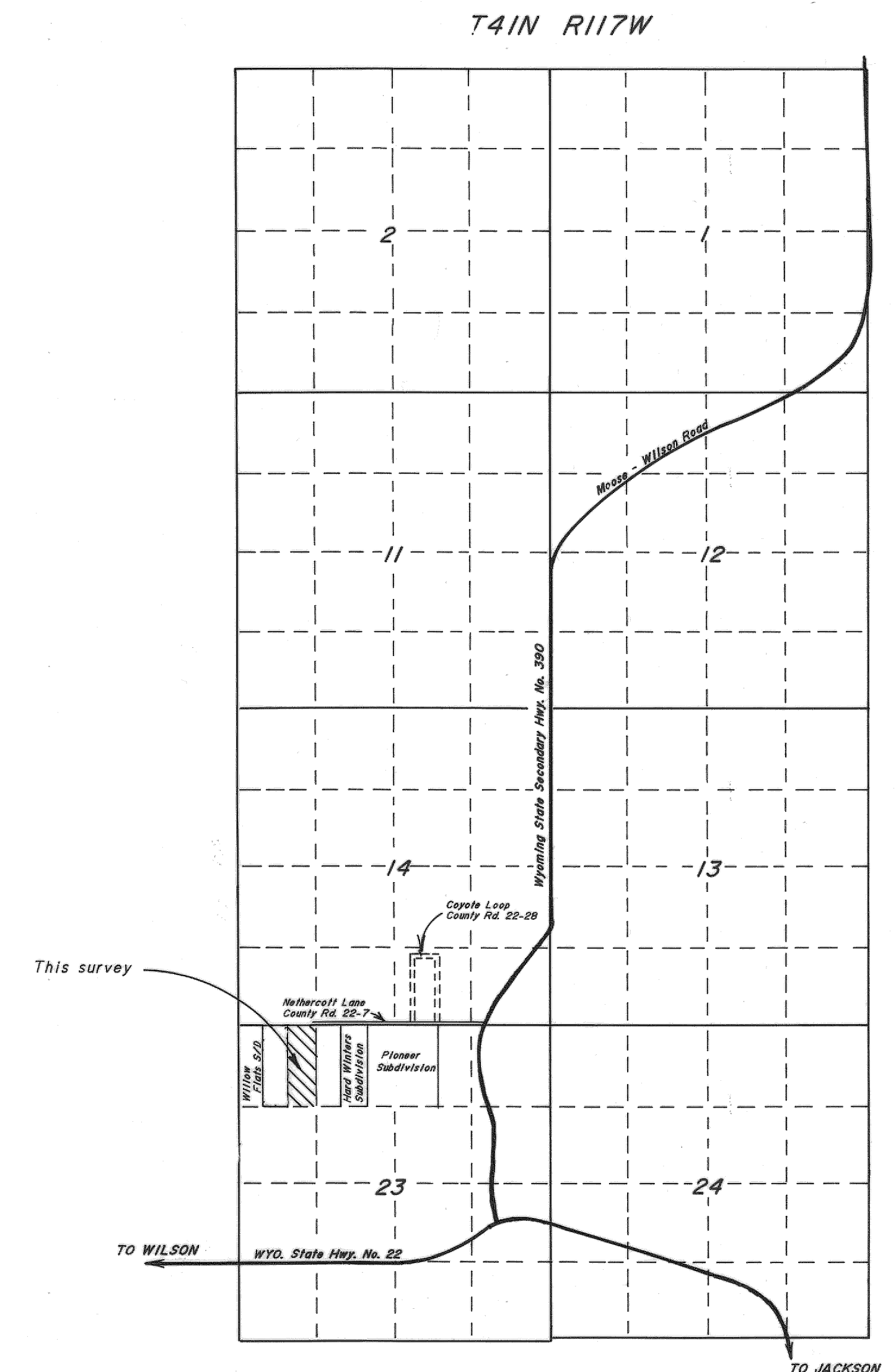
NO PUBLIC MAINTENANCE OF STREETS OR ROADS

SITE CONDITIONS MAY PREVENT THE USE OF  
CONVENTIONAL SEPTIC TANK 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  
WITH REGARD TO THE NATURAL FLOW OF A STREAM OR RIVER  
FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER

BOUNDARY FENCES AROUND THE EXTERIOR LOT LINE OF ANY LOT  
SHALL BE LIMITED TO THE FOLLOWING TYPES: BUCK AND RAIL,  
POST AND RAIL, AND UP TO FIVE STRAND BARBWIRE. PERIMETER  
FENCING ALONG THE SUBDIVISION BOUNDARY SHALL BE OF THE  
SAME TYPE AND SHALL BE BUILT AND MAINTAINED AS REQUIRED  
BY THE TETON COUNTY COMPREHENSIVE PLAN



**LOCATION MAP**

Scale: 1" = 2000'

**OWNER**

Gandalf S.A., a Corporation  
C/O Randell Mayers  
PO Box 367  
Teton Village, WY 83025

Randell S. Mayers  
PO Box 367  
Teton Village, WY 83025

**SURVEYOR**

Pierson Land Surveys, PC  
125 East Pearl Avenue, Suite 23  
PO Box 1143  
Jackson, Wyoming 83001

DATE: March 12, 1992

- LEGEND**
- Indicates a 2 1/2" diameter brass cap with C.L.C.R.C. filed
  - Indicates a 5/8" diameter rebar with Surv-Kap inscribed "PE&LS 578" found this survey
  - ▲ Indicates a steel spike with 1 1/2" aluminum disc inscribed "PLS 3831" found this survey
  - Indicates a 5/8" diameter rebar with cap inscribed "PLS 3831" found or set this survey
- Property line
- - - Easement line
- - - Irrigation ditch

\* South 250ft of Rivendell  
Drive Vacated by Doc# 0802216  
Bk# 790  
Pg# 904-905

**FINAL PLAT**

**RIVENDELL SUBDIVISION AMENDED**

BEING PART OF

NW1/4NW1/4 SECTION 23 T41N R117W

TETON COUNTY, WYOMING

SHEET 1 OF 2 SHEETS

Grantor: GANDALF S.A. ET AL  
Grantee: THE PUBLIC PLAT 753  
Doc: 330431 bk 2MAP pg 0005 Filed at 04:55 on 05/02/92  
V Jolynn Coonce, Teton County Clerk Fees: \$0.00  
By CLAIRE K. ABRAMS Deputy

753



CERTIFICATE OF OWNER

State of Wyoming)  
County of Teton) ss

The undersigned owner hereby certifies that the foregoing subdivision of part of the NW1/4NW1/4 of Section 23, T41N, R117W, 6th P.M., Teton County, Wyoming as shown on this plat and more particularly described under the Certificate of Surveyor is with free consent and in accordance with the desire of the undersigned owner and proprietor of the described lands;

that Rivendell Subdivision of record in the Office of the Clerk of Teton County as Plat No. 731 is hereby vacated for the purpose of amending said plat in accordance with Section 34-12-106 through Section 34-12-110 Wyoming Statutes, 1977, as amended;

that in accordance with said Section 34-12-110 said Clerk is respectfully requested to write across said plat the word "vacated";

that said Rivendell Subdivision is hereby caused to be amended and known as RIVENDELL SUBDIVISION AMENDED;

that Rivendell Drive as shown is a private road with right-of-way granted to each lot owner, and reserving unto the undersigned the right to grant in favor of third parties a non-exclusive right-of-way in the roadways;

that utility easements are granted along the road rights-of-way for power, telephone and cable television services appurtenant to said subdivision;

that Lots 3 and 4 are subject to easements for access, construction, and maintenance of leachfields as shown hereon;

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

that the seller does not warrant to the purchaser that he 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 to the continued natural flow of any stream within or adjacent 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 the subdivision is subject to a Declaration of Restrictive Covenants for Rivendell Subdivision as recorded in the Office of the Clerk of Teton County, Wyoming in Book 241 of Photo, pages 642-650.

*Randell S. Mayers*  
Randell S. Mayers, agent  
Gandalf S.A., a corporation

*Randell S. Mayers*  
Randell S. Mayers, individually

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by Randell Mayers on this 17th day of May, 1992.  
Witness my hand and official seal.

*Mary L. Glenn*  
Notary Public

My commission expires: 11-21-92

CERTIFICATE OF SURVEYOR

State of Wyoming)  
County of Teton) ss

I, Scott R. Pierson of Jackson, Wyoming hereby certify that this plat was made from record data shown on the plat of Rivendell Subdivision, plat no. 731, of record in the Office of the Clerk of Teton County, and from notes taken during an actual survey performed under my direction during March, 1992;

that the boundary of RIVENDELL SUBDIVISION AMENDED is identical with the boundary of Rivendell Subdivision, plat no. 731 recorded on September 3, 1991 in Book 1 of Maps, page 43, number 315957 in the Office of the Clerk of Teton County;

that said subdivision lies within the NW1/4NW1/4 Section 23, T41N, R117W, 6th P.M., Teton County, Wyoming;

that the surface water rights appurtenant to this property were abandoned in accordance with Wyoming State Statutes at the time of the platting of Rivendell Subdivision;

Subject to any easements, rights-of-way, encumbrances, conditions or restrictions of sight or record, including, but not limited to those shown hereon.

that all points and corners are monumented as shown hereon.

*Scott R. Pierson*  
Professional Land Surveyor  
No. 3831  
Wyoming  
My commission expires: 11-21-92

Scott R. Pierson  
Wyoming Professional Land Surveyor No. 3831

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me by Scott R. Pierson this 26th day of May, 1992.  
Witness my hand and official seal.

*Mary L. Glenn*  
Notary Public

My commission expires: 11-21-92

*Mary L. Glenn*  
Notary Public  
County of Teton  
State of Wyoming  
My Commission expires Nov. 21, 1992

CERTIFICATE OF MORTGAGEE

State of Wyoming)  
County of Teton) ss

The undersigned are mortgagees of the lands described under the Certificate of Surveyor and hereby consent to the foregoing subdivision and the dedication of the lands as contained in the Certificate of Owners, and agree that the mortgages shall be subordinated to the dedications and easements contained therein and shown hereon and further consent to the Declaration of Covenants as referenced under the Certificate of Owners.

ATTEST:

*Bruce E. Wolsey*  
Bruce E. Wolsey  
Vice President

THE BANK OF JACKSON HOLE  
a Wyoming banking corporation  
*Edwin L. Fisher*  
Edwin L. Fisher  
President

The foregoing instrument was acknowledged before me by Bruce E. Wolsey and Edwin L. Fisher on this 26th day of May, 1992.

*Mary L. Glenn*  
Notary Public

My commission expires: 11-21-92

*Mary L. Glenn*  
Notary Public  
County of Teton  
State of Wyoming  
My Commission expires Nov. 21, 1992

CERTIFICATE OF ACCEPTANCE

State of Wyoming)  
County of Teton) ss

Pursuant to Section 34-12-103 and Sections 18-5-301 through 18-5-315, Wyoming Statutes, as amended, 1977, the foregoing RIVENDELL SUBDIVISION AMENDED was approved at the regular meeting of the Board of County Commissioners of Teton County, Wyoming held the 2 day of June, 1992.  
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.

*V. Jolynn Coonce*  
Attest:

V. Jolynn Coonce, Clerk

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF TETON  
*Stephen Thomas*  
Stephen Thomas, Chairman

Land Use District:  
Residential Agricultural RA-3  
Environmental Protection District:  
Groundwater Depth 3 - 5 Feet  
Total Acreage: 13.32 Acres  
Number of Lots: 4  
Average Acreage per Lot: 3.33 Acre  
DATE: March 12, 1992

**FINAL PLAT**  
**RIVENDELL SUBDIVISION AMENDED**

BEING PART OF  
NW1/4NW1/4 SECTION 23 T41N R117W  
TETON COUNTY, WYOMING  
SHEET 2 OF 2 SHEETS