

Board of County Commissioners

Staff Report

Matters from Staff Agenda item #___

Meeting Date: December 20, 2016

Presenter: Melissa Shinkle

Submitting Dept: County Clerk

Subject: Petition to form Snake River Sporting Club ISD

Statement / Purpose:

SCRIPT:

The purpose of this item is for the BCC to open a Public Hearing to “hear the petition and determine if the area could be benefited by the formation of the District”, as published in the Jackson Hole News and Guide on November 30, and December 7, 2016, and posted in three public places to the effect that a Petition for the Organization of the SPSC Improvement and Service District has been filed with the County. This hearing is being held pursuant to Section 22-29-109 of the Wyoming Special District Elections Act of 1994. There shall be a record made of the proceedings and kept as part of the public records of the Board of County Commissioners.

The record will consist of a digital recording and minutes of the hearing. Does anyone object to this method of recording?

Is there anyone here not named in the petition who contends that they are a party or are requesting that they be made a party to this hearing?

The procedure will be as follows: First, the Petitioners or their Representative will be heard in full and questioned by the Board. Second, any persons proposing to be made a party will be heard and questioned by the Board. Third, all interested persons in attendance will be heard and questioned by the Board. Lastly, the Board will consider any written comments which it has received.

After the adjournment of this meeting, a 30-day period in which written protests may be submitted will begin. If the objections of the owners of at least 35% of the assessed valuation of property included in the proposed district are presented to the Board, the proposal and the district shall fail. If the Board of County Commissioners vote to approve this petition today, then the motion shall also include a provision that instructs the Chairman of the Board to sign an Order declaring the Board’s approval, but such Order shall not be signed by the Chair until 30 days have passed since the adjournment of today’s meeting, and the required amount of objections have not been made. The Order shall direct that the question of formation of the district and the election of the initial directors be submitted to the electors of the proposed district.

The Petitioners will now be heard.

Attachments:

1. Petition for Formation
2. Certification of Petition
3. Letter of Approval from the Department of Revenue
4. Letter of Approval from the County Assessor
5. Notice of hearing

Suggested Motion:

Move to approve the petition for formation of the Snake River Sporting Club Improvement based upon the finding that the area could be benefited by the formation of the district, and request and require the Chair to sign the Order for Formation after 30 days have elapsed from today's date, if the required amount of objections have not been made. I further move that said Order shall direct that the question of formation of the district and the election of the initial directors be submitted to the electors of the proposed district which shall be held at least 60 days after the signing of the order.

PETITION FOR FORMATION OF SNAKE RIVER SPORTING CLUB
IMPROVEMENT AND SERVICE DISTRICT

RECEIVED
OCT 12 2016
BY: JMM

Come now the undersigned Sponsors, acting pursuant to Wyoming Statute §§ 18-12-101 and 22-29-105 pertaining to the petition of formation for an improvement and service district, and represent as follows:

1. The signatures of not less than sixty percent (60%) of the persons owning land within the territory proposed to be included in the district, whose land in the proposed district has an assessed value of sixty percent (60%) or more of the assessed value of all of the land within the proposed district are attached to this petition of formation.
2. The proposed name of the district is Snake River Sporting Club Improvement and Service District.
3. The boundaries of the district and the land situated therein are described with particularity as set forth in Exhibit 1 hereto.
4. Attached is a map of the proposed district with its boundaries highlighted.
5. We hereby request that a district be formed under W.S. §§ 18-12-101 through 18-12-140, the "Improvement and Service District Act."
6. The general purpose of the proposed district is to construct, operate and maintain a bridge system over the Snake River that grants access to the district's landowners and residents and to construct, operate and maintain the sewer and water systems that serve the properties located within the district boundaries.
7. The initial services to be provided by the district are to operate and maintain the bridge and sewer and water systems that are in place and presently serving the property owners located within the district boundaries.
8. Describe what services and or equipment will be acquired, constructed or operated:

The district will maintain the existing bridge over the Snake River that grants access to the district's landowners and residents which is located at approximately milepost 129 on Highway 89 south of Hoback Junction. The district will also operate the sewer and water systems that have been constructed to serve the residents of the Snake River Sporting Club Community and related properties that are presently operated by the Snake River Sporting Club Owners Association, Inc. pursuant to the Snake River Sporting Club Community Amended and restated Master Declaration of Covenants, Conditions and Restrictions dated August 29, 2005 and will construct, operate and maintain additional sewer and water facilities, as needed, to serve other landowners within the district whose lands are not served by existing sewer and water systems.

**LEGAL DESCRIPTION
THE BOUNDARY
Of The
SNAKE RIVER SPORTING CLUB
IMPROVEMENT AND SERVICE DISTRICT
Within
Part of SE $\frac{1}{4}$ SE $\frac{1}{4}$, GLO LOTS 4&5, H.E.S. 57, SECTION 32, T39N, R116W, 6TH P.M.
AND
W $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, LOTS 1,2,3&4, SECTION 5,
W $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, LOTS 1,2,3&4, SECTION 8
H.E.S. 127, H.E.S. 187 within Unsurveyed SECTIONS 16&17,
Part of H.E.S. 185 within Unsurveyed SECTIONS 21,28&29
T38N, R116W, 6th P.M.
AND THE APPURTENANT RIPARIAN LANDS
TETON COUNTY, WYOMING**

The Snake River Sporting Club Improvement and Service District is located within; part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, GLO LOTS 4&5, H.E.S. 57, SECTION 32, T39N, R116W, 6TH P.M.; and the W $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, LOTS 1,2,3&4, SECTION 5, T38N, R116W, 6th P.M.; and the W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, GLO LOTS 1,2,3&4, SECTION 8, T38N, R116W, 6th P.M.; and H.E.S. 127, H.E.S. 187 within Unsurveyed SECTIONS 16&17, T38N, R116W, 6th P.M.; and part of H.E.S. 185 within Unsurveyed SECTIONS 21,28&29, T38N, R116W, 6th P.M.; and including all the APPURTENANT RIPARIAN LANDS, Teton County, Wyoming.

ALSO, the following subdivisions are located entirely within the Snake River Sporting Club Improvement and Service District; The River Homes, Snake River Canyon Ranch, Plat 1030, The Ranch Homes, Snake River Canyon Ranch, Plat 1031, The Canyon Homes, Snake River Canyon Ranch, Plat 1040, the Snake River Sporting Club, Plat 1165, The Snake River Sporting Club, 2nd Filing, Plat 1175, and The Snake River Sporting Club, 3rd Filing, Plat 1195, all of record in the Office of the Clerk, Teton County, Wyoming;

The boundary of said Snake River Sporting Club Improvement and Service District is more particularly described as follows;

BEGINNING at the East 1/16 corner of said Section 5 on the line between said Township 38 North and Township 39 North where is found a 2" diameter aluminum pipe with a 3-1/4" diameter BLM-type aluminum cap inscribed with appropriate details;

THENCE along the east line of said W $\frac{1}{2}$ NE $\frac{1}{4}$, S 00°02'37"W, 2633.84 feet to the C-E 1/16 corner of said Section 5 where is found a 2" diameter aluminum pipe with a 3-1/4" diameter BLM-type aluminum cap inscribed with appropriate details;;

THENCE along the east line of said W $\frac{1}{2}$ SE $\frac{1}{4}$, S 00°01'20"E, 2644.71 feet to the East 1/16 corner common to said Section 5 and Section 8 where is found a 2" diameter aluminum pipe with a 3-1/4" diameter BLM-type aluminum cap inscribed with appropriate details;

THENCE along the east line of GLO Lot 1, Section 8, S 00°03'26"E, 1322.01 feet to the east corner common to said Lot 1 and GLO Lot 2, Section 8, also being an easterly corner of the Snake River Sporting Club, Plat 1165;

THENCE following the easterly boundary of the Snake River Sporting Club, Plat 1165, through the following courses; along the east line of GLO Lot 2, Section 8, S 00°03'26"E, 1322.01 feet to the C-E 1/16 corner Section 8;

THENCE along the north line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, S 89°43'08"E, 660.65 feet to the C-E-E 1/64 corner Section 8;

THENCE along the east line of said W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, S 00°01'59"E, 1316.72 feet;

THENCE along the north line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, S 89°57'23"E, 660.40 feet to the S 1/16 corner Section 8;

THENCE along the east line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, S 00°02'03"E, 1316.62 feet to the south-east corner of said Section 8;

THENCE along the east line of H.E.S. 127, S 00°00'15"E, 658.05 feet to H.E.S. 127 Corner No. 2;

THENCE along the north line of H.E.S. 187, S 89°58'45"E, 321.38 feet to H.E.S. 187 Corner No.1;

THENCE along the easterly line of said H.E.S. 187, S 13°30'45"E, 3433.21 feet to H.E.S. 187 Corner No.2;

THENCE along the southerly line of H.E.S. 187, S 85°38'25"W, 1340.78 feet to H.E.S. 187 Corner No.3 and a Meander Corner of the Snake River Riparian lands;

THENCE continuing S 85°38'25"W, 356.21 feet to the thalweg of the Snake River;

THENCE upstream, following said thalweg through the following courses; N 08°30'41"W, 597.00 feet;

THENCE N 02°09'21"E, 474.53 feet;

THENCE N 03°55'02"W, 1254.93 feet;

THENCE N 16°49'32"W, 561.36 feet;

THENCE N 28°52'20"W, 276.35 feet;

THENCE N 45°54'37"W, 329.78 feet;
THENCE N 55°23'40"W, 1070.59 feet;
THENCE N 28°14'52"W, 719.59 feet;
THENCE N 40°28'46"W, 626.82 feet;
THENCE N 29°23'00"W, 459.32 feet;
THENCE N 29°23'00"W, 692.33 feet;
THENCE S 80°14'49"W, 67.43 feet;
THENCE N 30°45'52"W, 154.75 feet;
THENCE N 29°50'33"W, 125.91 feet;
THENCE N 22°22'51"W, 115.50 feet;
THENCE N 30°20'12"W, 220.10 feet;
THENCE N 39°57'19"W, 181.84 feet;
THENCE N 40°31'17"W, 117.83 feet;
THENCE N 46°24'36"W, 327.93 feet;
THENCE N 43°30'13"W, 225.30 feet;
THENCE N 41°03'54"W, 121.80 feet;
THENCE N 34°45'02"W, 120.54 feet;
THENCE N 14°08'40"W, 107.08 feet;
THENCE N 05°03'54"W, 127.44 feet;
THENCE N 12°55'28"W, 367.25 feet;
THENCE N 04°16'40"W, 228.36 feet;
THENCE N 18°54'05"W, 680.98 feet;
THENCE N 14°49'33"E, 706.40 feet;
THENCE N 03°34'33"E, 528.69 feet;
THENCE N 12°33'22"E, 289.20 feet;
THENCE N 01°16'11"W, 345.23 feet;
THENCE N 22°42'54"W, 237.55 feet;
THENCE N 18°37'20"W, 161.49 feet;
THENCE N 14°09'58"W, 397.59 feet;
THENCE N 09°22'22"W, 284.84 feet;
THENCE N 06°02'46"W, 246.66 feet;
THENCE N 01°54'29"W, 277.57 feet;
THENCE N 03°00'22"E, 309.49 feet;
THENCE N 27°11'24"E, 2024.70 feet;
THENCE N 39°11'49"E, 587.19 feet;
THENCE N 31°36'28"E, 622.22 feet;
THENCE N 39°18'23"E, 647.04 feet to the south-east corner of Snake River Canyon Ranch, The

River Homes, Plat No. 1030;

THENCE along the westerly and northerly boundary of said Plat 1030 following said thalweg upstream through the following courses; N 39°18'23"E, 165.92 feet;

THENCE N 39°18'53"E, 166.14 feet;
THENCE N 33°10'44"E, 611.08 feet;
THENCE N 37°08'15"E, 331.21 feet;
THENCE N 44°27'40"E, 368.40 feet;
THENCE N 46°38'42"E, 628.88 feet;
THENCE N 46°38'42"E, 159.20 feet;
THENCE N 63°26'56"E, 403.11 feet;
THENCE N 71°09'27"E, 140.10 feet;
THENCE S 79°07'58"E, 134.10 feet;
THENCE S 49°51'04"E, 228.30 feet;
THENCE S 32°04'48"E, 80.47 feet;
THENCE S 36°37'18"E, 339.79 feet;
THENCE S 52°03'55"E, 436.54 feet;

THENCE departing said thalweg, S 39°14'14"W, 127.52 feet to H.E.S. 57 Corner No. 5;

THENCE along a northerly line of said H.E.S. 57 also being the Snake River Canyon Ranch, the Canyon Homes, Plat 1040, S 69°57'33"E, 617.83 feet to H.E.S. 57 Corner No. 4;

THENCE along a northerly line of said H.E.S. 57 also being the Snake River Canyon Ranch, the Canyon Homes, Plat 1040 N 88°22'08"E, 1237.68 feet to H.E.S. 57 Corner No. 3;

THENCE along the easterly line of said H.E.S. 57, S 45°52'52"W, 606.34 feet to H.E.S. 57 Corner No. 2;

THENCE along the southerly line of said H.E.S. 57, S 89°53'26"W, 1376.06 feet to H.E.S. 57 Corner No. 1;

THENCE along the east line of GLO Lot 4 and the SE¼SE¼ Section 32, T39N, R116W, 6th P.M., S 00°35'45"E, 1739.15 feet;

THENCE along the south line of said SE¼SE¼ Section 32, N 89°50'13"W, 1321.58 feet to the POINT OF BEGINNING;

ENCOMPASSING AN AREA of 1109.9 ACRES more or less;

AND ALSO INCLUDING:

A parcel of land being part of Homestead Entry Survey (H.E.S.) No. 185 and any appurtenant riparian lands within un-surveyed Sections 20 and 21, T38N, R116W, 6th P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at H.E.S. 185 Corner No. 2 where is found a monument as described in a Wyoming Corner Record on file in the Office of the Clerk of Teton County, Wyoming;

THENCE along the east line of said H.E.S. 185, S 01°36'00"W, 2169.86 feet more or less to an intersection with the Teton County-Lincoln County line being the un-surveyed line between said Section 21 and said Section 28;

THENCE along said un-surveyed line, N 0°0'0"W, 1326.80 feet more or less to the thalweg of the Snake River;

THENCE following said thalweg upstream through the following courses;

N 21°06'48"E, 273.22 feet;

N 41°05'12"W, 501.98 feet;

N 20°17'54"W, 239.60 feet;

N 09°23'49"E, 628.87 feet;

N 13°15'05"E, 574.26 feet more or less to an intersection with a westerly extension of the north line of said H.E.S. 185;

THENCE along said extended north line, N 84°52'28"E, 820.23 feet to a meander corner and Corner No. 1 of said HES 185;

THENCE continuing along said north line, N 84°52'28"E, 150.00 feet to a witness corner marked by a 2 inch diameter galvanized pipe with a 3-1/4" diameter brass cap inscribed "PLS 6447" and appropriate details;

THENCE continuing along said north line, N 84°52'28"E, 503.34 feet to the **POINT OF BEGINNING**;

Said parcel **ENCOMPASSES AN AREA of 72.9 ACRES** more or less; the area will vary as the thalweg of the Snake River varies.

The total area of the entire **SNAKE RIVER SPORTING CLUB IMPROVEMENT AND SERVICE DISTRICT** encompasses **1,182.8 acres more or less**

Todd Cedarholm, PLS
On Sight Land Surveyors, Inc.
Jackson, WY
January 26, 2016

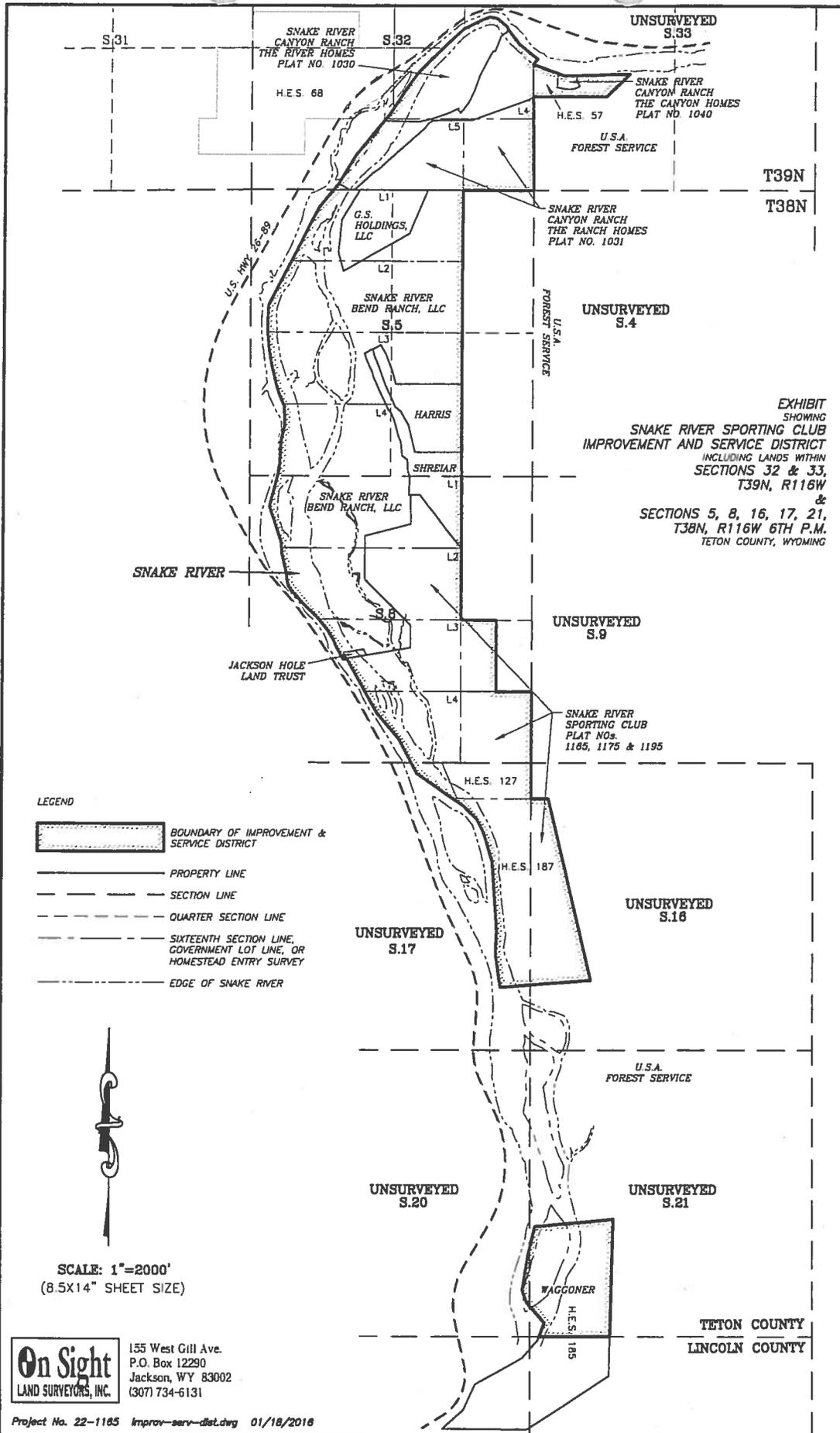


EXHIBIT
 SHOWING
 SNAKE RIVER SPORTING CLUB
 IMPROVEMENT AND SERVICE DISTRICT
 INCLUDING LANDS WITHIN
 SECTIONS 32 & 33,
 T39N, R116W
 &
 SECTIONS 5, 8, 16, 17, 21,
 T38N, R116W 6TH P.M.
 TETON COUNTY, WYOMING

LEGEND

-  BOUNDARY OF IMPROVEMENT & SERVICE DISTRICT
-  PROPERTY LINE
-  SECTION LINE
-  QUARTER SECTION LINE
-  SIXTEENTH SECTION LINE, GOVERNMENT LOT LINE, OR HOMESTEAD ENTRY SURVEY
-  EDGE OF SNAKE RIVER



SCALE: 1"=2000'
 (8.5X14" SHEET SIZE)

On Sight
 LAND SURVEYORS, INC.

155 West Gill Ave.
 P.O. Box 12290
 Jackson, WY 83002
 (307) 734-6131

TETON COUNTY
 LINCOLN COUNTY

9. The district does not plan to construct any improvements during the first year of operation. Prior to formation of the district, the services the district proposes to provide have been provided by the Snake River Sporting Club Owners Association, Inc. (the "SRSC HOA"). The SRSC HOA has assessed property owners to fund the costs of such operations. Upon formation of the district, the SRSC HOA will no longer provide such services. Consequently, the SRSC HOA will remit to the district the unused portion of assessments it has collected for providing such services. The district will submit a budget for approval by Teton County for assessments to cover the cost of services the district will provide that the funds remitted by the SRSC HOA do not cover, if any. The Sponsors anticipate that the funds the SRSC HOA will remit will be sufficient to fund the cost of the district providing services during the first year of operation.

10. The district shall have an initial board of directors consisting of three (3) directors, whose names are set forth below:

Christopher Swann, 14885 Sporting Club Rd., Jackson, WY 83001
P. Thomas Hirsch, PO Box 10997, Jackson, WY 83001
Michael Macuga, 15061 w 197th Ave Lowell In 46356

11. The Sponsors acknowledge that they are responsible for the costs associated with formation of the district and to pay the election expenses but may apply for assistance from Teton County pursuant to Wyo. Stat. § 22-29-113(c).

The signatures of the Sponsors are set forth below and the signatures of the landowners of the proposed district that seek to form the Snake River Sporting Club Improvement and Service District are attached hereto, together with the date they signed the Petition and a description of the lands such persons own within the proposed district boundaries.

Owners consent:

Cygnus Capital, Inc.***

3060 Peachtree Road NW, Suite 1080

Atlanta, GA 30305

Number of Lots: 13

Signature: _____

Printed Name: _____

Date signed: _____

*** NOTE: For trusts and entities, please sign the attached authorization

SNAKE RIVER SPORTING CLUB IMPROVEMENT AND SERVICE DISTRICT

PETITION CERTIFICATION

Date received: October 12, 2016

Date Certified: October 17, 2016

Based upon the below described calculations, we, the undersigned duly appointed Teton County Deputy Clerks, do hereby certify the petition to form the Snake River Sporting Club Improvement and Service District has been verified per W.S. §18-12-106, which states: "A petition to form a district shall be signed by not less than sixty percent of the persons owning land within the territory proposed to be included in the district, whose land in the proposed district has an assessed value of sixty percent or more of the assessed value of all of the land within the proposed district."

Total number of owners:	43
	x 60% = 26 needed
Received signatures:	26
Total proposed district assessed values:	\$9,773,270.00
	x 60% = \$5,863,962.00 value needed
Assessed value of qualifying lots:	\$7,120,566.00

Dated this 17 day of October, 2016.



Melissa K. Shinkle, Chief Deputy



Kellie Antrobus, Deputy Clerk



www.tetonwyo.org

Andy Cavallaro
*Teton County Assessor
State of Wyoming*

PO Box 583
200 South Willow Street
Jackson, Wyoming 83001

ph: 307.733.4960
fax: 307.732.8444

November 18, 2016
Snake River Sporting Club Improvement and Service
14885 Sporting Club Rd
Jackson, WY 83001

To Whom It May Concern:

The Teton County Assessor's Office have reviewed the map boundaries for the Snake River Sporting Club Improvement and Service District pursuant to W.S. 22-29-109(a). The Assessor's office finds no conflicts, gaps, overlaps or other boundary issues for the petitioned district based on the documents submitted October 2016.

If you have any questions, please do not hesitate to contact the Assessor's office.

Sincerely,

Andy Cavallaro
Teton County Assessor
(307)733-4960
P.O. Box 583
Jackson, WY 83001

CC: Teton County Clerk

The State



of Wyoming

DEPARTMENT OF REVENUE

Herschler Building
2nd Floor West
122 West 25th Street
Cheyenne, Wyoming 82002-0110
E-Mail: directorofrevenue@wyo.gov
Web: <http://revenue.wyo.gov>

MATTHEW H. MEAD, *Governor*
DANIEL W. NOBLE, *Director*

Telephone (307) 777-7961
DOR Main FAX (307) 777-7722
Property Tax FAX (307) 777-7527
Excise FAX (307) 777-3632
Mineral FAX (307) 777-7849
Liquor FAX (307) 777-6255

November 15, 2016

Snake River Sporting Club Improvement and Service
14885 Sporting Club Rd
Jackson, Wyoming 83001

Dear Jeff Heilbrun:

The Wyoming Department of Revenue has reviewed the petition for formation submitted for this district, pursuant to W.S. 22-29-109(a) and W.S. 22-29-301. During the review, the Department mapped and compared the proposed boundaries of your district to other taxing authorities that are currently formed and operating in the county.

The Department approves the petition for formation. The petitioned area does not create any gaps or overlaps, nor does it conflict with a district of like services.

Per Wyoming Statute 22-29-103(e)(i), all special districts shall file a copy of the documents authorizing formation, a map and legal description, to the Department of Revenue within ten (10) days after the effective date of formation. All documents provided to the Department must meet the requirements established in Chapter 21, Section 5 of our agency rules. You can find this document on the Department's website at <http://revenue.wyo.gov>. If you do not have Internet access, we can mail a copy for your review.

If you have any questions or concerns regarding this matter, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Shadakofsky".

Dan Shadakofsky
Senior Business Applications Analyst
(307) 777-5432
dan.shadakofsky@wyo.gov

cc: Teton County Assessor
Teton County Clerk
Teton County Commissioners

PUBLIC NOTICE OF HEARING

Regarding the Petition for Formation of the Snake River Sporting Club Improvement and Service District

HEARING TIME & DATE: 9:00 a.m. December 20, 2016
HEARING LOCATION: County Commissioner Chambers in the Teton County Administration Building, 200 S. Willow Street, Jackson, Wyoming 83001

The owners of certain property located in Teton County, Wyoming seek to form an improvement and service district for the purposes of covering (1) the capital, operating and maintenance costs of the Snake River Bridge at Astoria, (2) the capital, operating and maintenance costs of the community water system, and (3) the capital operating and maintenance costs of the community waste water system. The name of the proposed district is "Snake River Sporting Club Improvement and Service District" (SRS ISD).

The Snake River Sporting Club Improvement and Service District is located within; part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, GLO LOTS 4&5, H.E.S. 57, SECTION 32, T39N, R116W, 6TH P.M.; and the W $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, LOTS 1,2,3&4, SECTION 5, T38N, R116W, 6TH P.M.; and the W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, GLO LOTS 1,2,3&4, SECTION 8, T38N, R116W, 6TH P.M.; and H.E.S. 127, H.E.S. 187 within Unsurveyed SECTIONS 16&17, T38N, R116W, 6TH P.M.; and part of H.E.S. 185 within Unsurveyed SECTIONS 21,28&29, T38N, R116W, 6TH P.M.; and including all the APPURTENANT RIPARIAN LANDS, Teton County, Wyoming.

ALSO, the following subdivisions are located entirely within the Snake River Sporting Club Improvement and Service District; The River Homes, Snake River Canyon Ranch, Plat 1030, The Ranch Homes, Snake River Canyon Ranch, Plat 1031, The Canyon Homes, Snake River Canyon Ranch, Plat 1040, the Snake River Sporting Club, Plat 1165, The Snake River Sporting Club, 2nd Filing, Plat 1175, and The Snake River Sporting Club, 3rd Filing, Plat 1195, all of record in the Office of the Clerk, Teton County, Wyoming;

The boundary of said Snake River Sporting Club Improvement and Service District is more particularly described as follows;

BEGINNING at the East 1/16 corner of said Section 5 on the line between said Township 38 North and Township 39 North where is found a 2" diameter aluminum pipe with a 3-1/4" diameter BLM- type aluminum cap inscribed with appropriate details;

THENCE along the east line of said W $\frac{1}{2}$ NE $\frac{1}{4}$, S 00°02'37"W, 2633.84 feet to the C-E 1/16 corner of said Section 5 where is found a 2" diameter aluminum pipe with a 3-1/4" diameter BLM-type aluminum cap inscribed with appropriate details;;

THENCE along the east line of said W $\frac{1}{2}$ SE $\frac{1}{4}$, S 00°01'20"E, 2644.71 feet to the East 1/16 corner common to said Section 5 and Section 8 where is found a 2" diameter aluminum pipe with a 3-1/4" diameter BLM-type aluminum cap inscribed with appropriate details;

THENCE along the east line of GLO Lot 1, Section 8, S 00°03'26"E, 1322.01 feet to the east corner common to said Lot 1 and GLO Lot 2, Section 8, also being an easterly corner of the Snake River Sporting Club, Plat 1165;

THENCE following the easterly boundary of the Snake River Sporting Club, Plat 1165, through the following courses; along the east line of GLO Lot 2, Section 8, S 00°03'26"E, 1322.01 feet to the C-E 1/16 corner Section 8;

THENCE along the north line of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, S 89°43'08"E, 660.65 feet to the C-E-E 1/64 corner Section 8;

THENCE along the east line of said W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, S 00°01'59"E, 1316.72 feet;

THENCE along the north line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, S 89°57'23"E, 660.40 feet to the S 1/16 corner Section 8;

THENCE along the east line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 8, S 00°02'03"E, 1316.62 feet to the south-east corner of said Section 8;

THENCE along the east line of H.E.S. 127, S 00°00'15"E, 658.05 feet to H.E.S. 127 Corner No. 2;

THENCE along the north line of H.E.S. 187, S 89°58'45"E, 321.38 feet to H.E.S. 187 Corner No.1;

THENCE along the easterly line of said H.E.S. 187, S 13°30'45"E, 3433.21 feet to H.E.S. 187 Corner No.2;

THENCE along the southerly line of H.E.S. 187, S 85°38'25"W, 1340.78 feet to H.E.S. 187 Corner No.3 and a Meander Corner of the Snake River Riparian lands;

THENCE continuing S 85°38'25"W, 356.21 feet to the thalweg of the Snake River;

THENCE upstream, following said thalweg through the following courses; N 08°30'41"W, 597.00 feet;

THENCE N 02°09'21"E, 474.53 feet;

THENCE N 03°55'02"W, 1254.93 feet;

THENCE N 16°49'32"W, 561.36 feet;

THENCE N 28°52'20"W, 276.35 feet;

THENCE N 45°54'37"W, 329.78 feet;
THENCE N 55°23'40"W, 1070.59 feet;
THENCE N 28°14'52"W, 719.59 feet;
THENCE N 40°28'46"W, 626.82 feet;
THENCE N 29°23'00"W, 459.32 feet;
THENCE N 29°23'00"W, 692.33 feet;
THENCE S 80°14'49"W, 67.43 feet;
THENCE N 30°45'52"W, 154.75 feet;
THENCE N 29°50'33"W, 125.91 feet;
THENCE N 22°22'51"W, 115.50 feet;
THENCE N 30°20'12"W, 220.10 feet;
THENCE N 39°57'19"W, 181.84 feet;
THENCE N 40°31'17"W, 117.83 feet;
THENCE N 46°24'36"W, 327.93 feet;
THENCE N 43°30'13"W, 225.30 feet;
THENCE N 41°03'54"W, 121.80 feet;
THENCE N 34°45'02"W, 120.54 feet;
THENCE N 14°08'40"W, 107.08 feet;
THENCE N 05°03'54"W, 127.44 feet;
THENCE N 12°55'28"W, 367.25 feet;
THENCE N 04°16'40"W, 228.36 feet;
THENCE N 18°54'05"W, 680.98 feet;
THENCE N 14°49'33"E, 706.40 feet;
THENCE N 03°34'33"E, 528.69 feet;
THENCE N 12°33'22"E, 289.20 feet;
THENCE N 01°16'11"W, 345.23 feet;
THENCE N 22°42'54"W, 237.55 feet;
THENCE N 18°37'20"W, 161.49 feet;
THENCE N 14°09'58"W, 397.59 feet;
THENCE N 09°22'22"W, 284.84 feet;
THENCE N 06°02'46"W, 246.66 feet;
THENCE N 01°54'29"W, 277.57 feet;
THENCE N 03°00'22"E, 309.49 feet;
THENCE N 27°11'24"E, 2024.70 feet;
THENCE N 39°11'49"E, 587.19 feet;
THENCE N 31°36'28"E, 622.22 feet;
THENCE N 39°18'23"E, 647.04 feet to the south-east corner of Snake River Canyon Ranch, The River Homes, Plat No. 1030;
THENCE along the westerly and northerly boundary of said Plat 1030 following said thalweg upstream through the following courses; N 39°18'23"E, 165.92 feet;
THENCE N 39°18'53"E, 166.14 feet;
THENCE N 33°10'44"E, 611.08 feet;
THENCE N 37°08'15"E, 331.21 feet;
THENCE N 44°27'40"E, 368.40 feet;
THENCE N 46°38'42"E, 628.88 feet;
THENCE N 46°38'42"E, 159.20 feet;
THENCE N 63°26'56"E, 403.11 feet;
THENCE N 71°09'27"E, 140.10 feet;
THENCE S 79°07'58"E, 134.10 feet;
THENCE S 49°51'04"E, 228.30 feet;
THENCE S 32°04'48"E, 80.47 feet;
THENCE S 36°37'18"E, 339.79 feet;
THENCE S 52°03'55"E, 436.54 feet;
THENCE departing said thalweg, S 39°14'14"W, 127.52 feet to H.E.S. 57 Corner No. 5;
THENCE along a northerly line of said H.E.S. 57 also being the Snake River Canyon Ranch, the Canyon Homes, Plat 1040, S 69°57'33"E, 617.83 feet to H.E.S. 57 Corner No. 4;
THENCE along a northerly line of said H.E.S. 57 also being the Snake River Canyon Ranch, the Canyon Homes, Plat 1040 N 88°22'08"E, 1237.68 feet to H.E.S. 57 Corner No. 3;
THENCE along the easterly line of said H.E.S. 57, S 45°52'52"W, 606.34 feet to H.E.S. 57 Corner No. 2;
THENCE along the southerly line of said H.E.S. 57, S 89°53'26"W, 1376.06 feet to H.E.S. 57 Corner No. 1;
THENCE along the east line of GLO Lot 4 and the SE¼SE¼ Section 32, T39N, R116W, 6th P.M., S 00°35'45"E, 1739.15 feet;
THENCE along the south line of said SE¼SE¼ Section 32, N 89°50'13"W, 1321.58 feet to the **POINT OF BEGINNING;**
ENCOMPASSING AN AREA of 1109.9 ACRES more or less;

AND ALSO INCLUDING:

A parcel of land being part of Homestead Entry Survey (H.E.S.) No. 185 and any appurtenant riparian lands within un-surveyed Sections 20 and 21, T38N, R116W, 6th P.M., Teton County, Wyoming, being more particularly described as follows;

BEGINNING at H.E.S. 185 Corner No. 2 where is found a monument as described in a Wyoming Corner Record on file in the Office of the Clerk of Teton County, Wyoming;

THENCE along the east line of said H.E.S. 185, S 01°36'00"W, 2169.86 feet more or less to an intersection with the Teton County-Lincoln County line being the un-surveyed line between said Section 21 and said Section 28;

THENCE along said un-surveyed line, N 0°0'0"W, 1326.80 feet more or less to the thalweg of the Snake River;

THENCE following said thalweg upstream through the following courses; N

21°06'48"E, 273.22 feet;

N 41°05'12"W, 501.98 feet; N

20°17'54"W, 239.60 feet; N

09°23'49"E, 628.87 feet;

N 13°15'05"E, 574.26 feet more or less to an intersection with a westerly extension of the north line of said H.E.S. 185;

THENCE along said extended north line, N 84°52'28"E, 820.23 feet to a meander corner and Corner No. 1 of said HES 185;

THENCE continuing along said north line, N 84°52'28"E, 150.00 feet to a witness corner marked by a 2 inch diameter galvanized pipe with a 3-1/4" diameter brass cap inscribed "PLS 6447" and appropriate details;

THENCE continuing along said north line, N 84°52'28"E, 503.34 feet to the **POINT OF**

BEGINNING;

Said parcel **ENCOMPASSES AN AREA of 72.9 ACRES** more or less; the area will vary as the thalweg of the Snake River varies.

The total area of the entire **SNAKE RIVER SPORTING CLUB IMPROVEMENT AND SERVICE DISTRICT** encompasses **1,182.8 acres more or less**

Notice issued this 18 day of November, 2016

Sherry L. Daigle

Teton County Clerk

PUBLISH: NOVEMBER 30, DECEMBER 7