

Board of County Commissioners

Staff Report

Matters from Planning and Development item #4: S/D2016-0008

Meeting Date: November 1, 2016

Presenter: Kristi Malone

Submitting Dept: Planning

Subject: Re-plat of Lot 24 in Altamont Subdivision to amend a platted building envelope.

Applicant/Property Owner: Byron Hurst

REQUESTED ACTION

Subdivision Plat Amendment pursuant to Section 8.5.3, Subdivision Plat, of the Teton County Land Development Regulations, to reconfigure the platted building envelope on Lot 24 in Altamont Subdivision.

APPLICABLE REGULATIONS (see Attachment 1)

8.2.13 Amendment of Permits or Approvals (complies)

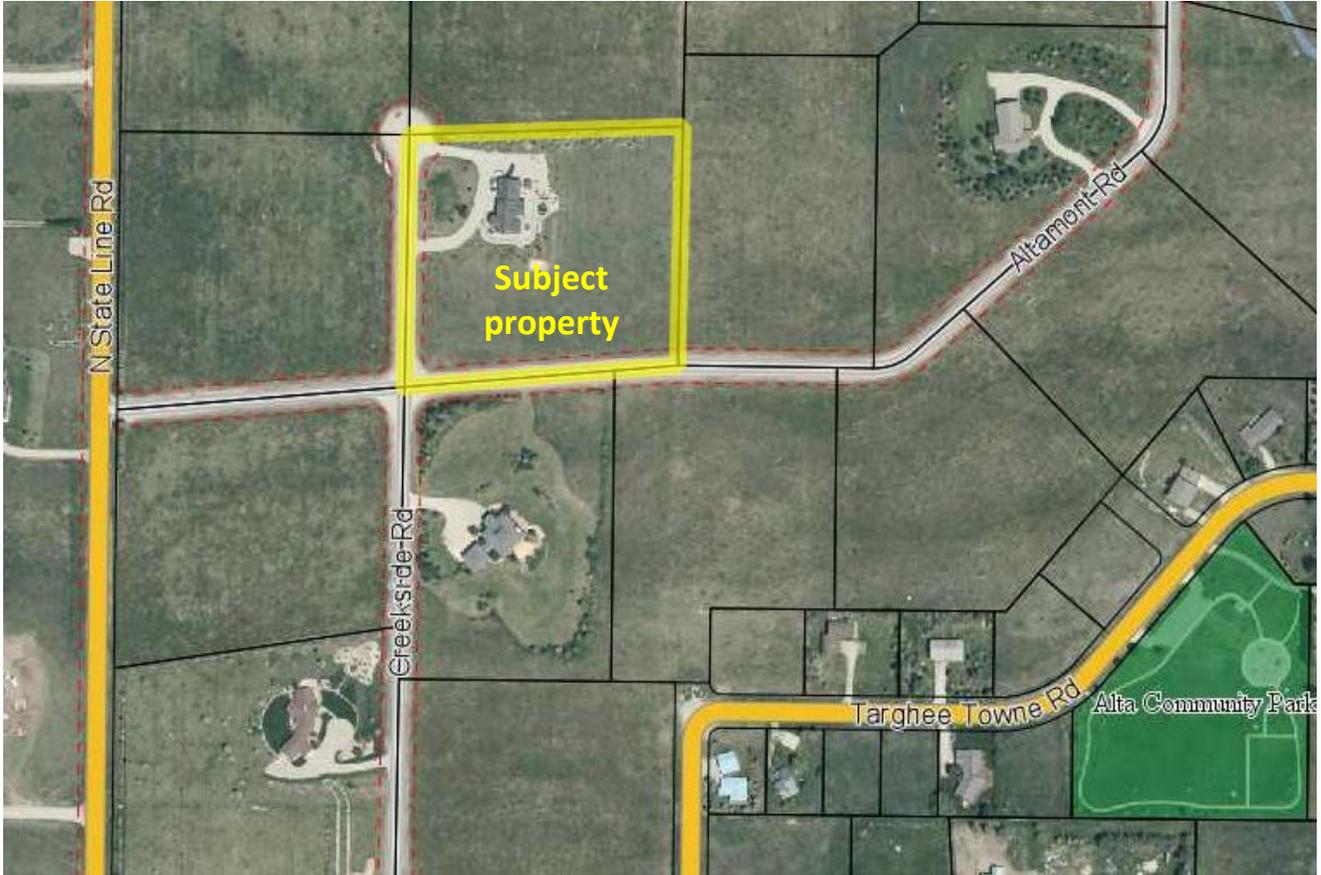
PROJECT DESCRIPTION

The applicant is proposing to re-plat a single lot in Altamont Subdivision (Lot 24) in order to reconfigure the building envelope represented on the recorded Final Plat for Altamont Subdivision (Plat #852). The applicant’s reason for reconfiguring the platted building envelope is to allow future development of a detached garage in a location adjacent to an existing parking and storage area.

SITE DESCRIPTION

- Property Location:** 190 Creekside Road in Alta (S19, T44N, R118W)
- Legal Description:** Lot 24, Altamont Subdivision
- PIDN:** 22-44-18-19-1-01-008
- Property Size:** 4.69 acres
- Character District:** District 14: Alta
- Subarea:** 14.2 Alta Core
- Zoning:** Rural
- Overlay(s):** None

Vicinity Map:



BACKGROUND

The initial proposal for Altamont Subdivision in 1992 (PUD1992-0002) requested a division of 123.72 acres into 64 lots for future construction of clustered townhomes. Open space was designated in exchange for a density bonus resulting in an overall development density of one residential unit to 1.93 acres. Application materials specified that the open space would be preserved in perpetuity in a dedicated conservation easement and would be maintained by the Homeowners' Association for continued agricultural use with creation of a park and bike paths. Based on materials and minutes on file for review of this Concept Master Plan, the requested density bonus was for 22 units—indicating that a density of 42 units was allowed by standards effective at the time without the dedication of open space. The Board of County Commissioners granted approval of the Concept Master Plan for a lesser density of 54 units with fifteen conditions of approval.

By the time the Sketch Plan, Final Development Plan, and Plat were submitted and reviewed in 1995, the project proposal had been reduced by the applicant to a 27-lot subdivision intended for construction of detached single-family residential units. Although new Land Development Regulations became effective in 1994, the Sketch Plan, Final Development Plan, and Plat were reviewed under the old (pre-1994) regulations since the Concept Master Plan review was initiated in 1992. Records indicate that the reduced density requested in the final proposal did not require dedication of open space, but the applicant's submission included 83.25 acres of open space preserved by the inclusion of building envelopes on each lot and the written designation of the area outside these building envelopes as "open space" on the plat.

STAFF ANALYSIS:

Process: Typically, when a request is made to amend a platted building envelope, Planning Staff prioritizes the process of partially vacating the plat by eliminating any represented building envelopes (LDR Sec. 8.2.13.C.5). This method does not require a new plat to be recorded and achieves the Subdivision Plat objective of proper recordation of land records isolated from standards under the Land Development Regulations that are subject to change at the legislative discretion of the Board of County Commissioners. However, in this case, the Open Space on the original Altamont Subdivision Plat (plat #852) is not recorded in a separate conservation easement and its size and configuration is only held by the boundaries of the lot-specific building envelopes recorded on the plat. A partial vacation of the building envelope on Lot 24 would effectively eliminate the recorded relationship between open space and buildable area on this lot. Alternatively, vacation of all building envelopes in Altamont Subdivision and abandonment of the open space or proper recordation of the open space as a conservation easement would require consent and signature of all property owners in the subdivision, which the applicant could not obtain at this time. As a result, the only option for the applicant to pursue a building envelope revision is to vacate Lot 24 of the Altamont Subdivision represented in Plat #852 and record a second filing of this lot with an amended building envelope and a new lot number.

HOA: Since the re-plat is only for a single lot within the Altamont Subdivision, the certificate of owners on the proposed plat includes only the current owners of the subject lot. However, the original Altamont Subdivision plat and this proposed plat include the following language:

...that a farming and irrigation easement identical with the open space areas and side yard setback areas shown hereon in hereby granted to the Homeowners Association for the benefit of this subdivision in accordance with said Declaration of Covenants, Conditions, and Restrictions.

Since the building envelope amendment impacts the boundaries of the open space, the Altamont Homeowners Association provided an affidavit of consent and approval of the proposed amendment (see affidavit in application materials below).

SECTION 8.5.3, FINDINGS FOR APPROVAL OF A SUBDIVISION PLAT

1. *Is in substantial conformance with an approved development plan or development option plan*

Complies. The proposed re-plat is in conformance with the approval of PUD1992-0002. Although it appears that no open space dedication was required for the density approved for this subdivision, open space was represented on the plat through designation of building envelopes and this factor may have influenced the Board of County Commissioners' decision for approval. This proposed reconfiguration of the building envelope on Lot 24 maintains the same amount of open space represented on Plat #852 by eliminating 0.47 acres of building envelope from the southeastern quadrant of Lot 24 and adding 0.46 acres of building envelope to the northeastern quadrant of Lot 24.

2. *Complies with the standards of this Section*

Complies. The proposed plat meets the content standards outlined in Subsection D of this Section and was sufficiently reviewed as indicated in the LDRs. Setbacks are represented on the proposed plat to maintain consistency with the original plat for Altamont Subdivision and to avoid abridging any setback rights expected from neighboring property owners. A Subdivision Improvements Agreement is not required because the purpose of this re-plat is to properly record a change to a platted building envelope and is not associated with any developer obligation to provide installation of infrastructure or improvements.

3. *Complies with the subdivision standards of Div. 7.2*

Not applicable. No new subdivision of land is proposed in this application.

4. Complies with all other relevant standards of these LDRs and other County Resolutions.

Complies. The resulting continuity of the open space represented on the plat is slightly fragmented due to the proposed building envelope reconfiguration, but the Conservation Area Standards of LDR Division 7.3 do not apply since the open space was not required in exchange for a density bonus in final approval of PUD1992-0002 and Plat #852.

TECHNICAL REVIEW COMMITTEE REVIEWS

- County Clerk’s Office, Mary Smith
- County Surveyor, Michael Quinn
- Altamont Homeowners Association, Steve McDonald (President)

LEGAL REVIEW

Weisman

PUBLIC COMMENTS

Neighbor notifications were mailed on September 30, 2016 to all property owners within 800 feet of the subject property. As of the writing of this staff report, three neighbors contacted the Planning Department inquiring about the proposed configuration of the building envelope, but expressed no opposition.

STATEMENT OF STRATEGIC INTENT

Review of this proposal supports the strategic goal of Vibrant Community by fostering a well-planned and livable community.

ATTACHMENTS

1. Applicable Regulations
2. Technical Review Comments & Response/Final Plat
3. Neighbor Notice and Public Comment
4. Application Materials

RECOMMENDATION

The Planning Director recommends **APPROVAL** of Subdivision Plat Amendment **S/D2016-0008** based upon finding that the application meets all applicable standards set forth in the Teton County Land Development Regulations with no conditions.

SUGGESTED MOTION

Move to **APPROVE** the Altamont 2nd Filing Subdivision (S/D2016-0008) to reconfigure the platted building envelope and open space on Lot 24, and rename Lot 24 to Lot 29, based upon the finding that the application meets all applicable standards set forth in the Teton County Land Development Regulations with no conditions.

ATTACHMENT 1: APPLICABLE REGULATIONS

8.2.13. Amendment of Permits or Approvals

C. Subdivision Plat Amendment

1. **Applicability.** A recorded plat may be amended through the vacation process as authorized by state statute. Any vacation or amendment to a recorded plat shall be subject to the standards of this Subsection.

Complies. The requested amendment to the recorded plat is subject to the standards of this Subsection.

2. **Exemptions.** The following plat amendments shall be exempt from the standards of this section.

- a. **Boundary Adjustments.** A partial vacation of a plat to achieve a boundary adjustment as defined in Sec. 8.5.5 shall be subject to the standards of Sec. 8.5.5.
- b. **Minor Typographical Errors or Omissions.** In cases of minor typographical errors or omissions on a plat such as a distance or bearing or a necessary signature, the professional land surveyor shall file an affidavit stating the corrections to be made, or reference an additional affidavit to be filed by the person where a signature was omitted. The County Clerk shall mark the changes or corrections, or reference the filed affidavit(s) on the original plat in reproducible pencil. If the corrections or changes required are greater than 5 in number, an amended plat shall be filed and approved in accordance with this Section.

Not applicable. The proposed building envelope amendment does not qualify as an exemption.

3. **Complete Vacation.** Complete vacation of a recorded plat shall be accomplished by the filing of an affidavit with the County Clerk signed by all the owners of land to be vacated from the plat. The effect of filing such an affidavit shall be to rescind the original plat and merge the lots, thereby reverting the land to its configuration as it existed prior to subdivision.

Not applicable. The request is for amendment of a platted building envelope, and not for complete vacation of the plat.

4. **Plat Amendment.** A plat amendment is authorized by state statute as a vacation for the purpose of re-subdivision and shall meet the following standards.

- a. An application for a new plat shall be submitted and reviewed pursuant to the standards of Sec. 8.5.3.

Complies. See Section 8.5.3, Findings for Approval of a Subdivision Plat above.

- b. The Planning Director may require a new or amended development plan be approved prior to further processing of the application for a new plat if the Planning Director determines that the new plat does not conform to an approved development plan.

Not applicable. The Planning Director has determined that the new plat conforms to approved PUD 1992-0002 since the only change is to the building envelope on a single lot and the same amount of open space recorded in the original plat is being maintained.

- c. The new plat shall carry the name of the original subdivision, followed by "Amended" or "Second Amended", etc.

Complies. Since the amendment only applies to a single lot within Altamont Subdivision, the proposed plat is titled as a “Second Filing” of the Altamont Subdivision to avoid the implication that amendment applies to multiple lots or Altamont Subdivision in its entirety.

d. The certificate of owners on the new plat shall have a clause vacating the original plat, signed by all owners of land contained within the plat; and

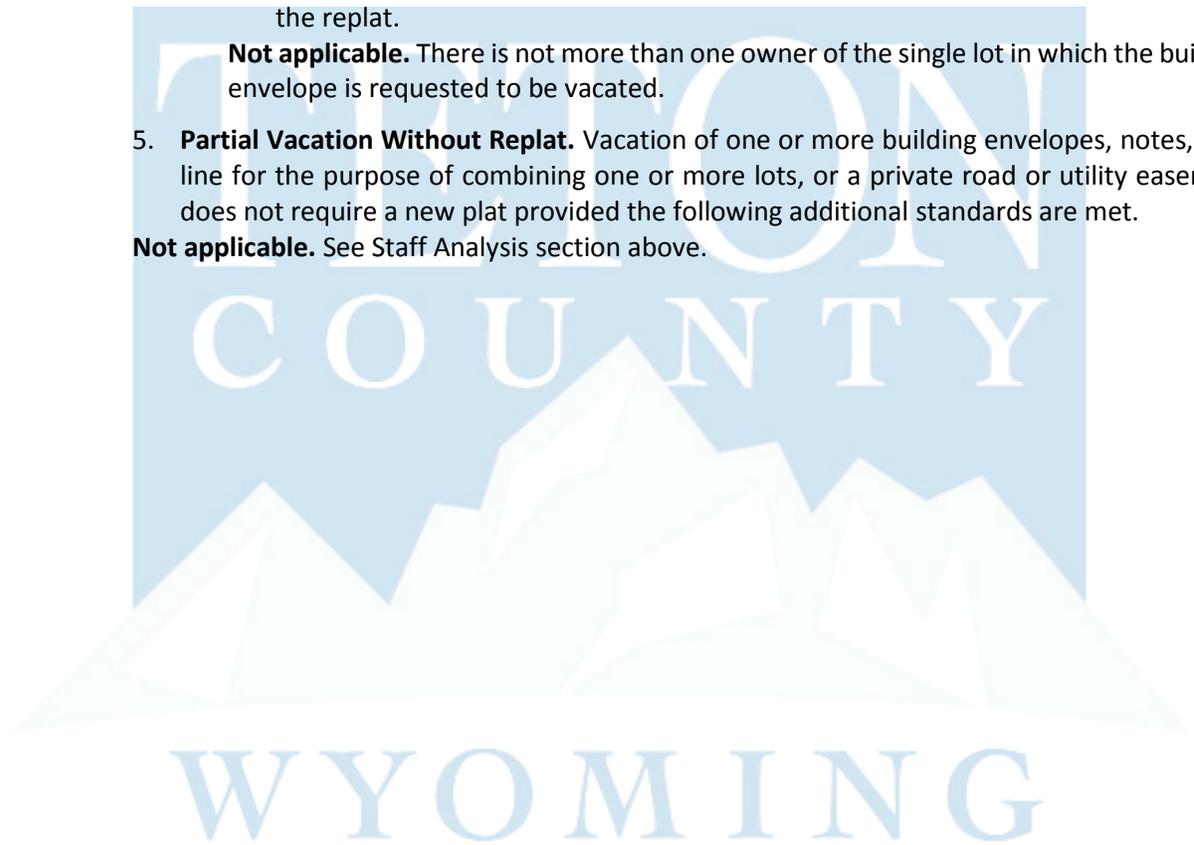
Complies. The proposed plat contains the following under the certificate of owners: *...that the undersigned do hereby vacate said Lot 24 in accordance with Wyoming Statutes, 2016, as amended, Section 34-12-101 and respectfully request the County Clerk to so mark said Altamont Subdivision plat in accordance with Section 34-12-110;*

e. If there is more than one owner of the vacated plat, instruments shall be recorded conveying ownership of the newly created individual lots of record resulting from the replat.

Not applicable. There is not more than one owner of the single lot in which the building envelope is requested to be vacated.

5. **Partial Vacation Without Replat.** Vacation of one or more building envelopes, notes, a lot line for the purpose of combining one or more lots, or a private road or utility easement does not require a new plat provided the following additional standards are met.

Not applicable. See Staff Analysis section above.



ATTACHMENT 2: TECHNICAL REVIEW COMMENTS AND RESPONSE/FINAL PLAT



Kristi Malone

From: Scott Scherbel <scottscherbel@gmail.com>
Sent: Thursday, October 20, 2016 10:23 AM
To: Kristi Malone
Cc: bnhurst@gmail.com
Subject: Re: FW: Byron Hurst - Altamont 2nd Filing

Kristi,

Thank you. Presuming that Byron is comfortable in moving ahead without further assurances from the HOA, what is our next step and timetable.

Scott A. Scherbel
Surveyor Scherbel, Ltd.
P.O. Box 96
Big Piney, Wyoming 83113
Tel. 307-276-3347
Email: scottscherbel@gmail.com

On Thu, Oct 20, 2016 at 9:33 AM, Kristi Malone <kmalone@tetonwyo.org> wrote:

Byron and Scott,

County Attorney Erin Weisman's comments in response to the revised plat submission are below.

Thanks,

Kristi Malone

Associate Planner

Teton County Planning and Development

PO Box 1727

200 South Willow Street

Jackson, WY 83001

(Ph)307-733-3959

(Fax)307-733-4451

From: Erin Weisman [mailto:eweisman@wyoming.com]
Sent: Thursday, October 20, 2016 9:25 AM
To: Kristi Malone <kmalone@tetonwyo.org>
Subject: Re: Byron Hurst - Altamont 2nd Filing

Kristi - Thanks for providing me with Mr. Scherbel's comments in response. It seems he has addressed my concerns and questions with changes to the draft plat. I have no further changes requested, other than to point out to Mr. Scherbel and the applicants that the applicants or their agent may need to do more to satisfy the BCC and the statutory requirements of the "free consent and in accordance with the desires of the undersigned owners and proprietors" and that re-plat for the new Lot 29 and the vacation of Lot 24 all for the purpose of exchanging open space may need to also include language on the plat or by affidavit of BCC that has language of W.S. §34-12-108, to ensure that "such vacating does not abridge or destroy any of the rights and privileges of other proprietors in said plat."

Also, recognizing we have the HOA's affidavit that states they have knowledge of the vacation and re-plat of this one lot - my advice would be that may be enough, but really is the comfort of the applicant and the approval of BCC - should BCC want the HOA's signature on the plat rather than in the separate affidavit. The HOA affidavit does not have language as contained in W.S. §34-12-108, which would strengthen the reliance on that affidavit.

Feel free to pass my comments on directly if you'd like to.

Thanks, Erin

Erin E. Weisman
Deputy County Attorney
Teton County and Prosecuting Attorney's Office
Teton County, Wyoming

eweisman@wyoming.com
[\(307\) 732-8602](tel:3077328602)

On Oct 19, 2016, at 1:35 PM, Kristi Malone <kmalone@tetonwyo.org> wrote:

Scott Scherbel's response to your review and recommendations for this plat...let me know what you think and if he still needs to make changes to the revised plat.

Thanks!

From: Scott Scherbel [<mailto:scottscherbel@gmail.com>]
Sent: Monday, October 10, 2016 3:00 PM
To: Kristi Malone <kmalone@tetonwyo.org>
Cc: Byron Hurst <bnhurst@gmail.com>
Subject: Byron Hurst - Altamont 2nd Filing

Referencing the comments received by the review committee I offer the following:

Mary Smith review: I corrected the date from 1981 to 2001.

Mike Quinn: I added distances to the building envelope lines and eliminated the random 50' references. I hatched the new building envelope and added the hatching to the legend. I added the recorded Plat No. 852 to the Certificate of Surveyor. I added the mineral estate statement to the plat warnings.

Eric Weisman:

The title of the map is the standard title for such a change. However, I am sure that Byron is happy to change the title to whatever you desire. Just let me know what the county would like it to be.

Eric would like the date of the sufficiency added to the Certificate of Acceptance. Please provide me with that date.

I have added the reference to Plat No. 852 into the Certificate of Surveyor.

Eric suggests notary blocks for each signature. However, as noted on the plat, the signatures will be by separate certificate which will have the notary blocks. I see no reason to have un-used notary statements on the plat. Please advise.

Byron Hurst says that there is no mortgage on the property.

I don't understand Eric's request "to see on the illustrative map the clear envelope as it exists in prior plat and how it is modified with this one, with crosshatching or something, as well as those same depictions for the change in open space - where it used to exist and where it will now exist". There are already statements on the plat including the change in acreage for both of those areas that are changed. Per Mike Quinn's comments I have crosshatched the new building envelope. What more would you like me to show in response to this request of Eric?

He wonders why the references are to Lot 29. I see only references to Lot 24 except for the renumbering of the Lot to Lot 29 to insure that any future reference to the lot will be to the replatted lot and not the original lot. Am I missing something?

Eric asks if the zone should be called out under the area where map and acreage are listed. What zone is he asking about and do you want something shown there. I presume that he is referring to the data just above the map title?

Eric asks about a the HOA signing the plat. I presume that the answer is no since you received an affidavit from the HOA.

Eric asks that the plat state that the subdivision is subject to CCRs. It is already stated in the Certificate of Owners. Does he want something more?

Attached is the plat with revisions made as noted above. I will make the additional revisions when I receive the needed information as requested above.

Thank you.

Scott A. Scherbel

Surveyor Scherbel, Ltd.

P.O. Box 96

Big Piney, Wyoming 83113

Tel. 307-276-3347

Email: scottscherbel@gmail.com

<Altamont 2nd filing FP rev 10.10.16.pdf>

Kristi Malone

From: Mary Smith
Sent: Tuesday, September 13, 2016 2:32 PM
To: Kristi Malone
Subject: RE: Request for Review: re-plat

Hi Kristi,

I only have one comment to make.

1. Right hand side of my under owner it says Byron N Hurst and Karen K Hurst, Trustees Byron N and Karen K Hurst Joint Revocable Trust Dated November 30, 1981. The last deed of record shows the Trust Dated November 30, 2001. That will need to be changed.

Thank You

Mary Smith
Teton County
PO Box 1727
200 S Willow St Ste 9
Jackson, WY 83001
307.732.8422

From: Kristi Malone
Sent: Monday, August 22, 2016 12:04 PM
To: Erin Weisman <eweisman@wyoming.com>; Mary Smith <msmith@tetonwyo.org>; Mike Quinn <mquinn@nelsonengineering.net>
Subject: Request for Review: re-plat

Hello,

I have been assigned review of a re-plat for Lot 24 of Altamont subdivision. The applicant is requesting a re-plat of a single lot in order to modify the existing building envelope while maintaining surrounding open space that was required for development of the subdivision but is not formally recorded in a conservation easement. Please provide me with any comments or recommended revisions you have that pertain to the proposed plat by September 19, 2016.

The Plat document is attached and the full application can be accessed at [this link](#).

Thank you and let me know if I can be of any assistance in your review. Mary—I will drop off a hard copy for you today.

Kristi Malone

Associate Planner
Teton County Planning and Development
PO Box 1727
200 South Willow Street
Jackson, WY 83001
(Ph)307-733-3959

Kristi Malone

From: Erin Weisman <eweisman@wyoming.com>
Sent: Monday, September 12, 2016 4:56 PM
To: Kristi Malone
Subject: Re: Request for Review: re-plat

Kristi - Thank you for the opportunity to review this plat. I have several concerns which I'll do my best to be specific on:

Title of Plat Map: I think it should read something other than "Altamont 2nd Filing Subdivision" - as it's not a completely new plat map for the whole subdivision which I think the title incorrectly implies. Rather, it's only for one lot. I would prefer the map title is specific to that one lot being modified and re-platted. Maybe should read - "Altamont 2nd Filing Subdivision for Lot 24."

When the LDRs are referenced, I believe it should state "the LDRs as of INSERT DATE" - which will likely be the date of sufficiency.

It seems the PLAT MAP # 00852 should be referenced somewhere, under Certificate of Owner or Certificate of Acceptance perhaps. It's not anywhere on the Plat and would make it hard to refer back.

Also, signatures for owners under Certificate of Owner should have notary blocks for each signature. (Look to recent subdivision plat map on Cornerstone Business Park that has the necessary generic boilerplate language that seems to be missing.

Is there a mortgage? If so, we need a Certificate of Mortgagee on the plat map.

I'd like to see on the illustrative map the clear envelope as exists in prior plat and how it is modified with this one, with crosshatching or something, as well as those same depictions for the change in open space - where it used to exist and where it will now exist.

There are references to Lot 29 which I believe are incorrect - I think it is Lot 24?

Should the zone be called out under area where map and acreage are listed?

And, please remind me if he got subdivision HOA approval, if so which I believe we wanted for this modification to open space, should HOA sign off or is requirement for them to sign plat? At a minimum, I believe the plat under Certificate of Owner or Surveyor should state that subdivision and/or the Lot is subject to CC&Rs, exact title Will that discussion be part of staff report?

Thanks and feel free to discuss with me further.

Erin E. Weisman
Deputy County Attorney
Teton County and Prosecuting Attorney's Office
Teton County, Wyoming

eweisman@wyoming.com

(307) 732-8602

On Aug 22, 2016, at 12:03 PM, Kristi Malone <kmalone@tetonwyo.org> wrote:

Hello,

I have been assigned review of a re-plat for Lot 24 of Altamont subdivision. The applicant is requesting a re-plat of a single lot in order to modify the existing building envelope while maintaining surrounding open space that was required for development of the subdivision but is not formally recorded in a conservation easement. Please provide me with any comments or recommended revisions you have that pertain to the proposed plat by September 19, 2016.

The Plat document is attached and the full application can be accessed at [this link](#).

Thank you and let me know if I can be of any assistance in your review. Mary—I will drop off a hard copy for you today.

Kristi Malone

Associate Planner
Teton County Planning and Development
PO Box 1727
200 South Willow Street
Jackson, WY 83001
(Ph)307-733-3959
(Fax)307-733-4451

<Scan-0001.tif>

MJQ/16-001-01

October 5, 2016

Teton County Planning Department
Box 1727
Jackson, WY 83001

ATTN: Kristi
RE: Altamont 2nd Filing

Dear Kristi,

I have reviewed the plat accompanying the above-referenced subdivision application. I would suggest the surveyor address the following items:

- The distances from the building envelope lines and the easement or property lines should be annotated. There appear to be a couple of random "50"s with no indication of exactly what they are intended to denote.
- For clarity, the entirety of the new building envelope should be hatched.
- The recordation information of the Altamont Subdivision should be added to the Certificate of Surveyor in his description of the subject property.
- Per Wyoming Statute, the note referencing mineral and surface rights should be added.

This review of submitted information is for general compliance with the requirements of Teton County, Wyoming. No responsibility is assumed for the correctness of dimensions or calculations. This review only indicates that an examination of the exhibits has been made.

Sincerely,


Michael Quinn, PLS
Teton County Surveyor

cc: Surveyor Scherbel Ltd.

ATTACHMENT 3: NEIGHBOR NOTICE AND PUBLIC COMMENT





www.tetonwyo.org

PO Box 1727
200 South Willow Street
Jackson, Wyoming 83001

ph: 307.733.3959
fax: 307.733.4451

September 30, 2016

RE: Notice to Neighbors of an application for re-plat of Altamont Subdivision Lot 24 for Building Envelope Alteration (S/D2016-0008)

Dear Property Owner:

This letter serves to notify you that the Teton County Planning and Development Department has received an application from HURST, BYRON N. & KAREN K. TRUSTEES, for re-plat of Altamont Subdivision Lot 24 in order to adjust the configuration of the platted building envelope. The subject property is located at 190 Creekside Road and is zoned Rural. Please refer to the Vicinity Map on the back of this notice for additional location information.

You are receiving this letter as a property owner within 800 feet of the development proposal. Wyoming State Statute, Sections 18-5-201 & 202, et. seq., provides the County with the authority to process and approve land use and development permits.

The application has been scheduled for public hearing on **November 1, 2016** before the Board of County Commissioners where a decision will be made. This meeting begins at 9:00 a.m. and will be held in the Commissioners' Chambers which is located in the County Administration Building on 200 S. Willow Street in Jackson, Wyoming. The meeting is open to the public and we welcome you to attend.

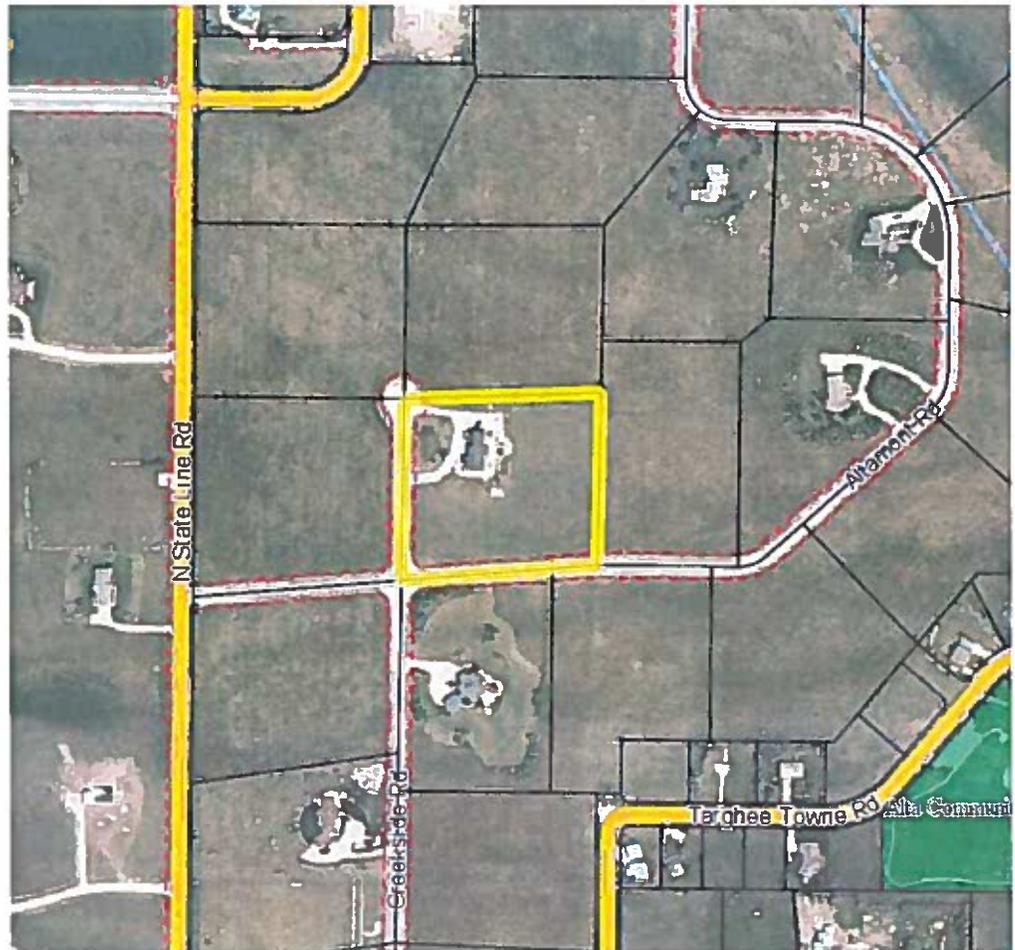
If you have any questions regarding the application, please feel free to give me a call at (307) 733-3959. You may also review the application in the Planning Department Office during normal business hours, Monday – Friday, 8:00 a.m. to 5:00 p.m. If you would like to provide written comments, please forward them to me by **October 18, 2016** so that I may include your comments in my evaluation of the application. Comments can be mailed to the Planning Department or e-mailed to me at kmalone@tetonwyo.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Kristi Malone".

Kristi Malone
Associate Planner

VICINITY MAP



Legal Description: LOT 24, ALTAMONT SUBDIVISION

Zoning: Rural

Overlay: No Overlay

Location: 190 Creekside Road

PIDN: 22-44-18-19-1-01-008

WELLARD, DARL E. & KATHLEEN
TRUSTEES
1904 JALLISCO
EL CAJON, CA 9202011

HINTON, H.D. JR.
2879 AVONDALE MILL ROAD
MACON, GA 31216

HEADRICK, ALAN C.
1475 S. QUEBEC WAY #12
DENVER, CO 80231

ECKERLE, WILLIAM & TAYLOR, MARGO
PO BOX 34
DRIGGS, ID 83422

ANDES, DANIEL J. & GIBBONS, ERIN N.
155 TARGHEE TOWNE ROAD
ALTA, WY 83414

CASA ALTA, LLC
PO BOX 12200
JACKSON, WY 83002

SLOTTA, LARRY S.
125 CREEKSIDE RD
ALTA, WY 83414-4531

PREISS, DANIEL JOSEPH & ANNA NOEL
236 MARY LOU LANE
FERNLEY, NV 89408

KRAMER, KIMBERLEY
78 RUE DU CHATEAU
ALISO VIEJO, CA 92656

DENTON, ROBERT D. & KATHRYN A.
4314 PHIL ST.
BELLAIRE, TX 77401

MORELAND, DOUGLAS A. & JENNIFER
M. TRUSTEES
445 ALTAMONT ROAD
ALTA, WY 83414

LEWIS, DEAN S. & CAROL A.
P.O. BOX 1395
JACKSON, WY 83001

KLEIN, JEFFREY S.
PO BOX 3038
JACKSON, WY 83001

TOTAH, JOHN E. & MICHELLE S.
TRUSTEES
P.O. BOX 429
HALF MOON BAY, CA 94019

MCDONALD, KATHLEEN D. & STEVEN P.
TRUSTEES
PO BOX 1650
DRIGGS, ID 83422

FINDLEY, ADRIENNE C.
4412 CLUB DRIVE NE
ATLANTA, GA 30319

ELK HERD REAL ESTATE, LLC
175 GURNEY LANE
QUEENSBURY, NY 12804

STILLMAN, CATHRYN ANN & WELCH,
WINSTON CARTER
5029 N HWY 33
TETONIA, ID 83452

LEWIS, LEONARD J.
910 DONNER WAY #701
SALT LAKE CITY, UT 84108

O'LEARY, PATRICK & MCGILL, JENNIFER
1504-281 COUGAR RIDGE DRIVE SW
CALGARY AB T3H0J4
CANADA

BROSCHOFSKY, JOHN L. & MINETTE V.
P.O. BOX 1362
KETCHUM, ID 83340

MATULE, CHARLES J. & JAMESON,
ANDREA F.
646 MEADOW LANE
CARSON CITY, NV 89701

LEWIS, JANET
910 DONNER WAY #701
SALT LAKE CITY, UT 84108

GUARRERA, DAVID J. & PEREZ, TEENA L.
98 BECKS BLVD
RINGOES, NJ 08551

FULLER, DONALD H.
2384 ROANOKE DRIVE
BOISE, ID 83712

DIENSTAG, CYNTHIA J.
150 W FLAGLER ST, SUITE 2710
MIAMI, FL 33130-1540

LIEN, RONALD A. & GAYLE R.
170 TARGHEE TOWNE ROAD
ALTA, WY 83414

MCCOY, JORDAN PAIGE
PO BOX 14072
JACKSON, WY 83002

HURST, BYRON N. & KAREN K.
TRUSTEES
4402 HILLTOP AVENUE
WAUSAU, WI 54401

Kristi Malone

From: Kristi Malone
Sent: Monday, October 10, 2016 11:20 AM
To: 'art@brogallery.com'
Subject: Lot 24 Altamont BE change

John,

Here is a [link to the plat](#) map that shows building envelopes recorded for your lot (lot 23) and the subject lot (lot 24).

Here is a [link to the new proposed building envelope](#) configuration for Lot 24. As you can see, the lower right quadrant is proposed to be taken out of the building envelope and added to the surrounding open space and the top right quadrant is proposed to be added to the building envelope.

Kristi Malone

Associate Planner
Teton County Planning and Development
PO Box 1727
200 South Willow Street
Jackson, WY 83001
(Ph)307-733-3959
(Fax)307-733-4451

Kristi Malone

From: Kristi Malone
Sent: Tuesday, October 11, 2016 9:00 AM
To: 'dguarrera@metlife.com'
Subject: Lot 24 Altamont BE change

David,

Here is a [link to the plat](#) map that shows building envelopes recorded for your lot (lot 19) and the subject lot (lot 24).

Here is a [link to the new proposed building envelope](#) configuration for Lot 24. As you can see, the lower right quadrant is proposed to be taken out of the building envelope and added to the surrounding open space and the top right quadrant is proposed to be added to the building envelope.

Kristi Malone

Associate Planner
Teton County Planning and Development
PO Box 1727
200 South Willow Street
Jackson, WY 83001
(Ph)307-733-3959
(Fax)307-733-4451

Kristi Malone

From: Alan Headrick <kaigun007@gmail.com>
Sent: Wednesday, October 19, 2016 12:09 PM
To: Kristi Malone
Subject: Re: Lot 24 Altamont BE change

Kristi,

Thank you for the information regarding the proposed building envelope change. After reviewing what you sent, it doesn't appear that the change, if approved, will have any impact on us. Thanks again.

Alan & Christina Headrick

Sent from my iPad

On Oct 11, 2016, at 3:09 PM, Kristi Malone <kmalone@tetonwyo.org> wrote:

Alan and Christina,

Here is a [link to the plat map](#) that shows building envelopes recorded for your lot (lot 25) and the subject lot (lot 24).

Here is a [link to the new proposed building envelope](#) configuration for Lot 24. As you can see, the lower right quadrant is proposed to be taken out of the building envelope and added to the surrounding open space and the top right quadrant is proposed to be added to the building envelope.

Kristi Malone

Associate Planner
Teton County Planning and Development
PO Box 1727
200 South Willow Street
Jackson, WY 83001
(Ph)307-733-3959
(Fax)307-733-4451

ATTACHMENT 4: APPLICATION MATERIALS



* 1st document

Item #2 on list.



PLANNING PERMIT APPLICATION
Planning & Development Department
Planning Division

200 S. Willow St. | ph: (307) 733-3959
P.O. Box 1727 | fax: (307) 739-9208
Jackson, WY 83001 | www.tetonwyo.org



For Office Use Only

Fees Paid \$ 450.00

Check # 388 Credit Card _____ Cash _____

Application #s 5/15/2016-0008 _____

PROJECT.

Name/Description: Lot 24 Building Envelope Alteration.

Physical Address: 190 Creekside Rd

Lot, Subdivision: Lot 24, Altamont PIDN: 22-44-18-19-1-01-008

OWNER.

Name: Byron and Karen Hurst Phone: 715 842 8211

Mailing Address: 4402 Hilltop Ave Wausau WI ZIP: 54401

E-mail: bnhurst@gmail.com

APPLICANT/AGENT.

Name: Byron Hurst Phone: 715 842 8211

Mailing Address: 4402 Hilltop Ave Wausau WI ZIP: 54401

E-mail: bnhurst@gmail.com

DESIGNATED PRIMARY CONTACT.

Owner Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; see Fee Schedule for applicable fees.

| | | |
|--|--|--|
| Use Permit <input type="checkbox"/> Basic Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Use | Physical Development <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Development Plan | Interpretations <input type="checkbox"/> Formal Interpretation <input type="checkbox"/> Zoning Compliance Verification |
| Relief from the LDRs <input type="checkbox"/> Administrative Adjustment <input type="checkbox"/> Variance <input type="checkbox"/> Beneficial Use Determination <input type="checkbox"/> Appeal of an Admin. Decision | Development Option/Subdivision <input type="checkbox"/> Development Option Plan <input checked="" type="checkbox"/> Subdivision Plat <input type="checkbox"/> Boundary Adjustment (replat) <input type="checkbox"/> Boundary Adjustment (no plat) | Amendments to the LDRs <input type="checkbox"/> LDR Text Amendment <input type="checkbox"/> Zoning Map Amendment <input type="checkbox"/> Planned Unit Development |

PRE-SUBMITTAL STEPS. *Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. If this application is amending a previous approval, indicate the original permit number.*

Pre-application Conference #: n/a Environmental Analysis #: n/a
 Original Permit #: n/a Date of Neighborhood Meeting: n/a

SUBMITTAL REQUIREMENTS. *One copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department. The initial application submittal may occur electronically, but one hard copy of all materials is required for an application to be found sufficient. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.*

Have you attached the following?

- Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information. → (\$450)
- Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

Note: *Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.*

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

 Byron N. Hurst
 Signature of Owner or Authorized Applicant/Agent
 Byron N. Hurst DAS
 Name Printed

 14 July 16
 Date
 owner
 Title

| | |
|------------|--|
| RELEASED | |
| INDEXED | |
| ABSTRACTED | |
| SCANNED | |

SPECIAL WARRANTY DEED

1031 Exchange, Inc. a Wyoming corporation, GRANTOR, of Teton County, State of Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid receipt of which is hereby acknowledged and pursuant to an IRC § 1031 tax deferred exchange, CONVEYS AND WARRANTS in the manner set forth below, to Byron N. Hurst and Karen K. Hurst, husband and wife as tenants by the entireties, GRANTEES, whose address is 4402 Hilltop Avenue, Wausau, Wisconsin 54401, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 24 of the Altamont Subdivision of Teton County, Wyoming, according to that plat recorded September 27, 1995 as Plat No. 852.

PIN # 22-44-18-19-1-01-008

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of sight and/or record.

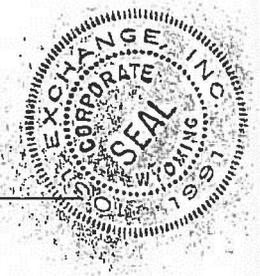
Grantor shall and will specially warrant that the title to the aforesaid property is free from defects or encumbrances created or suffered by Grantor and will forever defend the property conveyed by the within deed, and every part thereof, against every person lawfully claiming the same, or any part thereof, by, through, or under Grantor, and no other.

WITNESS my hand this 13th day of June, 2002.

1031 Exchange, Inc.,
a Wyoming corporation:



Frank Hess, its President

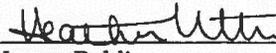


STATE OF WYOMING)
)
COUNTY OF TETON)

On this 13th day of June, 2002, before me personally appeared Frank Hess, to me personally known, who, being sworn by me duly said that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said President acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and seal the date first above written.





Notary Public
My Commission expires:

Grantor: 1031 EXCHANGE INC
Grantee: HURST, BYRON N ET UX
Doc 0571123 bk 461 pg 476-476 Filed at 3:59 on 06/14/02
Sherry L Daigle, Teton County Clerk fees: 6.00
By MARY D ANTROBUS Deputy

**AFFIDAVIT OF THE ALTAMONT HOMEOWNERS ASSOCIATION IN THE MATTER OF
MODIFICATION OF THE BUILDING ENVELOPE OF LOT 24, ALTAMONT SUBDIVISION,
TETON COUNTY, WYOMING**

STATE OF WYOMING)
) ss ...
COUNTY OF TETON)

COMES NOW Steve McDonald, whose address is 355 Altamont Road, Alta, Wyoming 83414, who, being duly sworn on oath according to law, does hereby make the following statements of facts and affirm:

1. That he is the President of the Altamont Homeowners Association (the Association) and has been empowered by the elected Board of Directors of the Association to make these statements.
2. That the Board of Directors has reviewed the Plat entitled "Altamont 2nd Filing Subdivision".
3. That the Association, as Grantee of the farming and irrigation easement identical with the open space areas of the Altamont Subdivision, are aware that the proposed modification does not reduce the amount of open space available to the easement.
4. That on the basis of maintaining the amount of open space available to the farming and irrigation easement the Association approves the proposed modification to the building envelope of Lot 24.

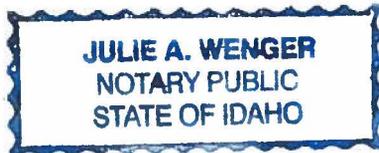
DATED this 20TH day of JULY, 2016.

Steve McDonald
Steve McDonald
President Altamont Homeowners Association

STATE OF IDAHO)
)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 20th day of July, 2016 by Steve McDonald, President of the Altamont Homeowners Association.

WITNESS my hand and official seal.



Julie Wenger
Notary Public
My Commission Expires: 11/25/2019

Statement of Findings for Approval

of the Altamont 2nd Filing Subdivision identical with Lot 24 of the Altamont Subdivision, Teton County, Wyoming.

The purpose of this subdivision is to amend the building envelope on Lot 24 of the Altamont Subdivision. There is no change in the lot boundary. There is no change to any road within the Altamont Subdivision. The amended building envelope reduces the acreage within the building envelope and increases the acreage of the Open Space of the Altamont Subdivision.

Findings:

1. This proposed subdivision is in conformance with the established development plan of the Altamont Subdivision as it maintains a building envelope meeting the general intent of the original CCR's in size and setback and location. It also reduces the size of the extant building envelope on Lot 24 thus increasing the amount of Open Space in the Subdivision and maintains the established setbacks of the Altamont Subdivision.
2. It complies with all of the standards in Section 8 of the Teton County Land Development Regulations as they apply to this particular amendment to a building envelope.
3. It complies with the subdivision standards of Section 7.2. as they apply to this minor amendment to an existing subdivision.
4. It complies with all other relevant standards of the Teton County Land Development Regulations and other County Resolutions as they apply to this minor amendment to an existing subdivision.

PAUL N. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 164
Utah Registration No. 1670
Idaho Registration No. 3990
Nevada Registration No. 6805

SCOTT A. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 3889
Utah Registration No. 372111
Idaho Registration No. 8026

MARLOWE A. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 5368

KARL F. SCHERBEL
Professional Land Surveyor
Wyoming Registration No. 11810
Idaho Registration No. 13493
Certified Federal Surveyor No. 1223

SURVEYOR SCHERBEL, LTD. PROFESSIONAL LAND SURVEYORS

ADDRESS

BIG PINEY OFFICE
Box 96, 283 Main Street
Big Piney-Marbleton, Wyoming 83113

AFTON OFFICE
Box 725, 46 West 3rd Avenue
Afton, Wyoming 83110

TELEPHONE

307-276-3347
307-276-3348 (Fax)

307-885-9319
307-885-9809 (Fax)

Est. 1951
CONSULTANTS IN
Boundary Matters
Irrigation and Water Rights

SUSAN HOFFMAN
Big Piney Office Manager

JAMIE DECORA
Afton Office Manager

Jackson, WY
Direct to Big Piney Office
307-733-5903 & Fax

Lava Hot Springs, ID
Direct to Big Piney Office
208-776-5930 & Fax

Montpelier, ID
Direct to Afton Office
208-847-2800 & Fax

26 July 2016

Kristi Malone
Associate Planner
Teton County Planning and Development
P.O. Box 1727
Jackson, Wyoming 83001

Re: Altamont Subdivision 2nd Filing Subdivision identical with Lot 24 of the Altamont
Subdivision – GLO Lot 4, Section 19, T44N, R118W, Teton County, Wyoming

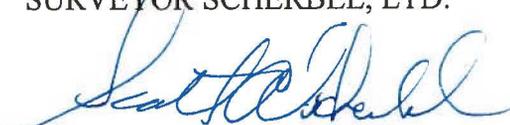
Dear Kristi:

Enclosed are the following items for the above referenced project, noting that items 1-4 were
also emailed to you.

1. Planning Permit Application.
2. Affidavit of the Altamont Homeowners Association.
3. Statement of Findings for Approval.
4. A print of the map.
5. A personal check from Mr. Hurst in the amount of \$450 for the application fee.

If anything further is needed, please let us know.

Sincerely Yours,
SURVEYOR SCHERBEL, LTD.



Scott A. Scherbel

cc: Byron Hurst

SAS/sh

file: Malone ltr.

ALTAMONT SUBDIVISION

CERTIFICATE OF SURVEYOR

State of Wyoming
County of Sublette

I, Scott A. Scherbel of Big Horn County of Sublette, State of Wyoming do hereby certify that this plat was made from notes taken during an actual survey made by Chas. A. Croe during 1884 and 1885, under my supervision for which I take full responsibility and from records of the Office of the Clerk of Teton County.

That it correctly represents the ALTAMONT SUBDIVISION, and that said subdivision is within Lot 3 and 4 of Section 18, NW1/4SW1/4, SW1/4SW1/4, Section 20 and Lot 1 of Section 30, T44N, R118W, Teton County, Wyoming, and is more particularly described as follows:

BEGINNING at the southeast corner of said Section 18, T44N, R118W, Teton County, Wyoming, identical with the Post No. 182 on the west line of the State of Wyoming;

thence N02°17'07" E, 2031.53 feet along the west line of said Section 18 and said west line of the State of Wyoming, to the point of intersection of said west line and the north right-of-way line of vacated Targhee Towne County Road No. 22-245 (Threasure Drive Extension of record in said Office);

thence N89°58'10" E, 342.71 feet along said north right-of-way to the beginning of a circular curve to the left;

thence northwesterly, 28.54 feet, along said curve, and said right-of-way through a central angle of 80°15'54" having a radius of 351.03 feet, to a point;

thence N89°58'10" E, 80.00 feet, to a point on the west right-of-way line of said County Road, identical in part with the west line of that tract of record in said Office in Book 48 of Plats on page 134;

thence S00°01'36" E, 110.00 feet along said west line to the southeast corner of said tract;

thence N89°58'10" E, 252.00 feet along the south line of said tract to the southeast corner thereof;

thence N02°17'07" E, 278.37 feet along the east line of said tract, to the southeast corner of Lot 68 of the Targhee Towne Custom Home Sites as they are in said Office as Plat No. 202;

thence curving the southerly and easterly boundary of said Targhee Towne Custom Home Sites the following courses and distances:

N89°57'35" E, 1387.51 feet, to an angle point;

thence S44°57'37" E, 432.76 feet to the first southerly corner of Lot 54 of said Targhee Towne Custom Home Sites;

thence N72°52'32" E, 127.85 feet, along the southerly line of said Lot 54 to a point on a non-tangent curve to the right;

thence southwesterly, 322.31 feet along said non-tangent curve through a central angle of 112°17'10" having a radius of 320.08 feet to a point of reverse curve;

thence southwesterly, 271.89 feet along said reverse curve to the left through a central angle of 36°29'23" having a radius of 328.51 feet to a point of tangency;

thence S00°07'09" E, 170.13 feet to a corner;

thence S89°58'31" E, 150.00 feet to the northeast corner of Lot 53 of said Targhee Towne Custom Home Sites;

thence S00°07'09" E, 578.75 feet to the southeast corner of Lot 50 of said Targhee Towne Custom Home Sites;

thence N89°58'31" E, 321.32 feet to an angle point;

thence S39°51'08" E, 537.28 feet to an angle point;

thence S89°58'31" E, 315.83 feet to the northeast corner of Lot 41 of said Targhee Towne Custom Home Sites;

thence S00°00'00" E, 128.88 feet along the west line of said Lot 41 to a point;

thence N80°00'00" E, 82.00 feet to an angle point on the west line of Targhee Towne County Road No. 22-245;

thence S00°00'00" E, 230.00 feet, to a point;

thence N89°58'25" E, 30.00 feet to the center line of said county road;

thence S00°00'00" E, 628.82 feet along said center line to the beginning of a circular curve to the left;

thence southwesterly, 138.21 feet along said curve, through a central angle of 28°32'00" having a radius of 286.82 feet, to the point of tangency;

thence S28°30'30" E, 52.87 feet to an intersection point of the center line of Targhee Towne County Road No. 22-245 and the center line of Afta County Road No. 22-15;

thence curving said centerline of Afta County Road the following courses and distances:

S81°07'25" E, 80.83 feet to the beginning of a circular curve to the right;

thence southwesterly, 382.00 feet along said curve, through a central angle of 18°08'00" having a radius of 1143.82 feet, to a point of tangency;

thence S31°32'25" E, 45.52 feet to the beginning of a circular curve to the left;

thence southwesterly, 515.87 feet along said curve, through a central angle of 17°50'00" having a radius of 1632.02 feet to a point on the north line of that tract of record in said Office in Book 15 of Deeds page 34, and leave said centerline;

S89°42'34" E, 146.83 feet along the north line of said tract to the northeast corner thereof on the west line of Section 30 and the east line of the State of Wyoming;

thence N02°17'07" E, 1122.18 feet, more or less, along said west line to the CORNER OF BEGINNING;

ENCLOSING an area of 125.67 acres, more or less;

that the subdivision has adjudicated water rights as described in the Certificate of Owners;

That the subdivision was acknowledged before me by Scott A. Scherbel on the 11th day of _____, 1997.

The instrument was acknowledged before me by Scott A. Scherbel on the 11th day of _____, 1997.

My commission expires: _____

Notary Public: _____

Notary Public: _____

CERTIFICATE OF OWNER

State of Wyoming
County of Teton

The undersigned do hereby certify that they are the owners of the ALTAMONT SUBDIVISION, within Lot 3 and 4 of Section 18, NW1/4SW1/4, SW1/4SW1/4, Section 20 and Lot 1 of Section 30, T44N, R118W, Teton County, Wyoming, as shown on this plat and more particularly described under the Certificate of Surveyor.

That the name of the subdivision as shown on this plat all be ALTAMONT SUBDIVISION and is with the free consent and in accordance with the desires of the undersigned owner;

That the subdivision is subject to easements of right and of record;

That Altamont Road and Crestable Road are private roads with an access easement hereby granted to each lot owner;

That said Altamont Road and Crestable Road are subject to drainage and utility easements;

That the seller does not warrant to the purchaser that he has any rights in the natural flow of a stream or river for persons living on the banks of a stream or river;

That all rights under and by virtue of the Homestead Exemption Law of the State of Wyoming are hereby released;

That a farming and irrigation easement identical with the open space areas and site yard setback areas shown hereon is hereby granted to the Homeowners Association for the benefit of this subdivision in accordance with said declaration of covenants, conditions and restrictions;

That a farm access and irrigation pipeline easement identical with Altamont Road and Crestable Road is hereby granted to said Homeowners Association;

That water rights under the Sashie E. Rigby Appropriation, Permit No. 1192 and the Charles M. Lissauer and Rose E. Lissauer Appropriation Permit No. 1180 are hereby retained in accordance with that irrigation plan for Altamont Subdivision as filed with the State Board of Control;

That State Line Road, Afta County Road No. 22-15, and Targhee Towne County Road No. 22-245 within this subdivision are hereby dedicated to the use of the public;

That the reserved 10' right-of-way shown hereon along State Line Road and the reserved 20' right-of-way shown hereon along Afta County Road No. 22-15 are hereby automatically dedicated to the public for expansion of the rights-of-way of said roads at such time, if any, that similar dedications and/or easements are obtained by the County for the public along the sections of said roads not within this subdivision;

That Lot 30 is hereby dedicated to Teton County for use as a Public Park, that the water easement for the Dripps water line shown hereon is hereby granted to the Town of Orin;

That this subdivision is subject to a Declaration of Covenants, Conditions and Restrictions of record in the Office of the Clerk of Teton County in Book 310 of Plats on page 31-32;

That an emergency vehicle access easement is hereby granted to Teton County, Wyoming and Teton County, Idaho across Crestable Road and Altamont Road;

SIGNATURE OBTAINED BY SEPARATE AFFIDAVIT

Leonard Lewis

The foregoing instrument was acknowledged before me by Leonard Lewis this _____ day of _____, 1997.

Witness my hand and official seal.

Notary Public: _____ My commission expires: _____

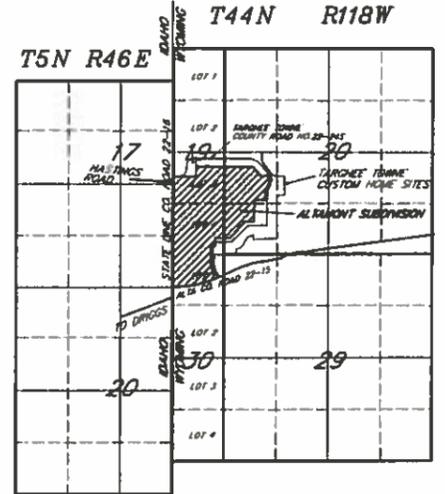
CERTIFICATE OF APPROVAL

State of Wyoming
County of Teton

Pursuant to Section 24-12-102 and 24-12-103 and Section 14-5-301 through 14-5-305, Wyoming Statutes, 1977, as amended, the foregoing ALTAMONT SUBDIVISION was approved at the regular meeting of the Board of County Commissioners held on the _____ day of _____, 1997, in accordance with the Jackson/Teton County Comprehensive Plan and the Teton County Land Development Regulations adopted May 8, 1994 and effective May 21, 1994. Plat approval does not constitute acceptance of streets and/or roadways as county roads. Designation of a county road is only accomplished by compliance with provisions of Section 24-3-101, Wyoming Statutes, 1977, as amended.

ATTEST:
BOARD OF COUNTY COMMISSIONERS
COUNTY OF TETON

Chairman



LOCATION MAP
SCALE: 1" = 2000'

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
NO PROPOSED DOMESTIC WATER SOURCE
THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION

LOT ACREAGE TABULATION

TOTAL ACRES MINUS ROAD R-6-9 = NET AREA, MINUS BUILDING FOOT = OPEN SPACE

| LOT NUMBER | TOTAL ACRES | ROAD R-6-9 | NET AREA (TOTAL MINUS ROAD) | BUILDING FOOT | OPEN SPACE ACRES |
|------------|-------------|------------|-----------------------------|---------------|-------------------------|
| 1 | 4.38 | 0.17 | 4.21 | 1.87 | 2.34 |
| 2 | 6.22 | 0.32 | 5.90 | 1.30 | 4.60 |
| 3 | 4.47 | 0.23 | 4.24 | 0.79 | 3.45 |
| 4 | 5.70 | 0.02 | 5.68 | 0.80 | 4.88 |
| 5 | 3.89 | 0.17 | 3.72 | 1.27 | 2.45 |
| 6 | 4.12 | 0.83 | 3.29 | 0.88 | 2.41 |
| 7 | 4.16 | 0.26 | 3.90 | 1.27 | 2.63 |
| 8 | 4.46 | 0.88 | 3.58 | 1.79 | 1.79 |
| 9 | 4.37 | 0.57 | 3.80 | 0.78 | 3.02 |
| 10 | 4.19 | 0.18 | 4.01 | 0.78 | 3.23 |
| 11 | 4.24 | 0.28 | 3.96 | 1.73 | 2.23 |
| 12 | 4.08 | 0.21 | 3.87 | 1.87 | 2.00 |
| 13 | 4.47 | 0.17 | 4.30 | 1.18 | 3.12 |
| 14 | 4.84 | 0.24 | 4.60 | 0.82 | 3.78 |
| 15 | 4.38 | 0.11 | 4.27 | 1.13 | 3.14 |
| 16 | 4.01 | 0.33 | 3.68 | 1.10 | 2.58 |
| 17 | 3.84 | 0.21 | 3.63 | 0.88 | 2.75 |
| 18 | 4.40 | 0.87 | 3.53 | 0.87 | 2.66 |
| 19 | 4.84 | 0.24 | 4.60 | 0.78 | 3.82 |
| 20 | 4.38 | 0.14 | 4.24 | 0.83 | 3.41 |
| 21 | 4.27 | 0.21 | 4.06 | 0.80 | 3.26 |
| 22 | 4.64 | 0.24 | 4.40 | 1.17 | 3.23 |
| 23 | 4.32 | 0.24 | 4.08 | 0.87 | 3.21 |
| 24 | 4.88 | 0.82 | 4.06 | 1.38 | 2.68 |
| 25 | 5.34 | 1.84 | 3.50 | 1.21 | 2.29 |
| 26 | 4.88 | 0.84 | 4.04 | 0.78 | 3.26 |
| 27 | 4.23 | NA | NA | 1.89 | 2.34 |
| 28 | 0.87 | NA | NA | NA | 0.87 |
| SUBTOTALS | 121.50 | 8.83 | 108.63 | 28.23 | 80.40 |
| NA | 4.17 | NA | NA | NA | NA |
| TOTAL | 125.67 | | | | TOTAL SUBDIVISION ACRES |

- ### LEGEND
- INDICATES A 2" GALVANIZED STEEL PIPE WITH BRASS CAP INScribed "SCOTT A. SCHERBEL, BIG HORN COUNTY WYOMING PLS. 3888" AND OTHER APPROPRIATE DETAILS SET THIS SURVEY.
 - INDICATES A 5/8"x1/4" STEEL REINFORCING ROD WITH ALUMINUM CAP INScribed "SURVEYOR SCHERBEL, LTD. BIG HORN COUNTY WYOMING PLS. 3888" AND OTHER APPROPRIATE DETAILS, SET THIS SURVEY.
 - INDICATES MONUMENT OF RECORD
 - INDICATES CALCULATED POSITION, NO MONUMENT FOUND OR SET.
 - INDICATES CORNER RECORD FILED
 - INDICATES REBAR FOUND THIS SURVEY
 - INDICATES SECTION LINE
 - INDICATES CONTOUR LINES
 - INDICATES BOUNDARY OF OPEN SPACE
 - INDICATES RIGHT-OF-WAY LINES
 - INDICATES SUBDIVISION BOUNDARY
 - INDICATES LOT BOUNDARIES
 - INDICATES SETBACK LINES/BUILDING ENVELOPE

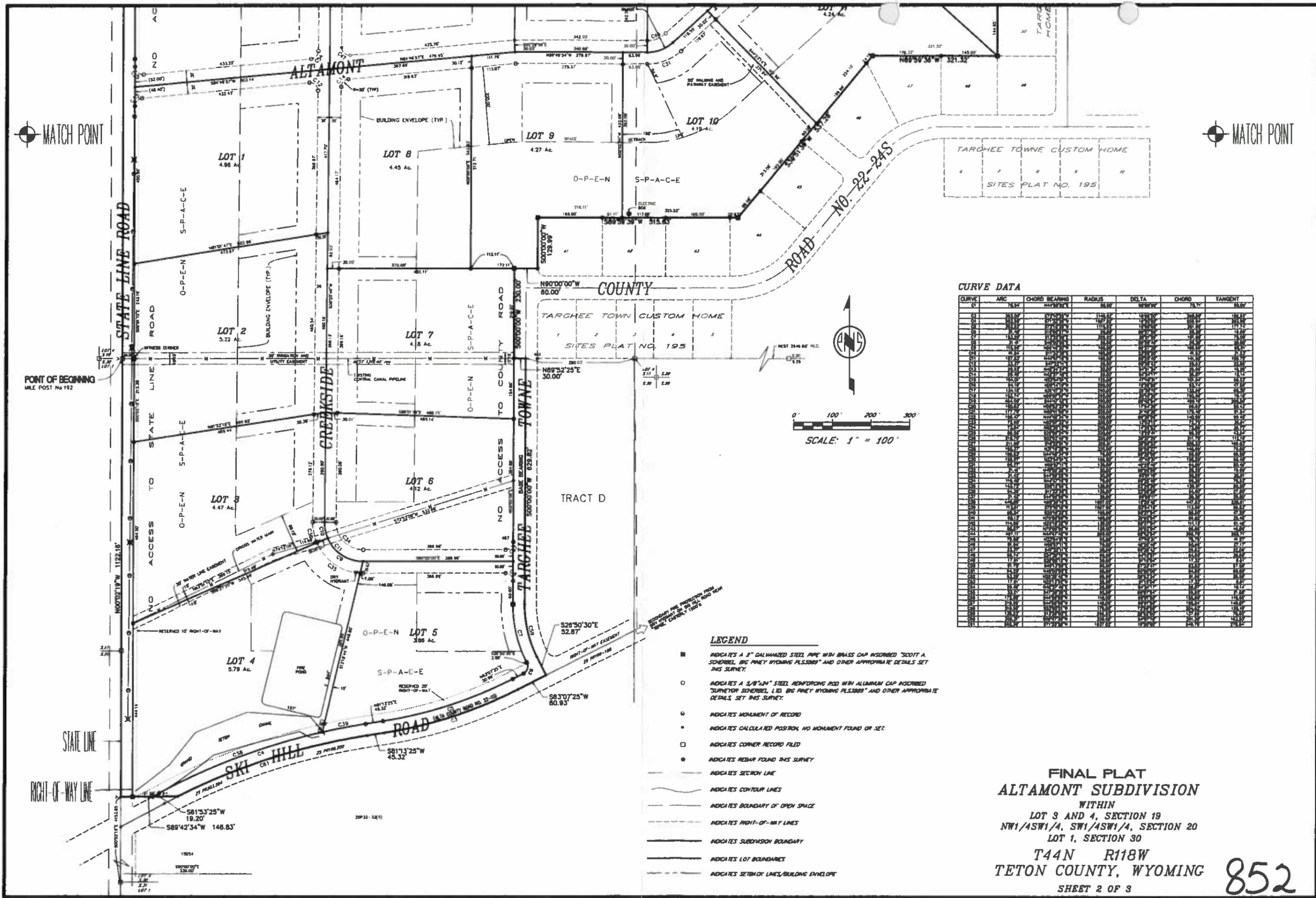
ANALY BY: GUYTON DAVISON
DATE: APR 1995
PLAT: _____
MAP CATEGORY: _____
FIELD BOOK: _____
COMPUTER FILE: C:\GUYTON.DAV

SURVEYOR SCHERBEL LTD.
PROFESSIONAL LAND SURVEYORS
801 12th BIG HORN - MARLBOROUGH, WYO - TELEPHONE 307-276-5347
101 12th JACKSON, WYO - TELEPHONE 307-232-5346
101 12th JEFFERSON, WYO - TELEPHONE 307-232-5346

30 SEPTEMBER 1995 - FINAL REVIEW
1 SEPTEMBER 1995 - ROAD RECALCULATION

FINAL PLAT
ALTAMONT SUBDIVISION
WITHIN
LOT 3 AND 4, SECTION 19
NW1/4SW1/4, SW1/4SW1/4, SECTION 20
LOT 1, SECTION 30
T44N R118W
TETON COUNTY, WYOMING
SHEET 1 OF 3

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CURVE DATA

| CURVE | ARC | CHORD BEARING | RADIUS | DELTA | CHORD | TANGENT |
|-------|-------|---------------|--------|-------|-------|---------|
| C1 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C2 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C3 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C4 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C5 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C6 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C7 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C8 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C9 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C10 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C11 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C12 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C13 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C14 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C15 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C16 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C17 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C18 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C19 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C20 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C21 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C22 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C23 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C24 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C25 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C26 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C27 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C28 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C29 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C30 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C31 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C32 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C33 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C34 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C35 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C36 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C37 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C38 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C39 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C40 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C41 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C42 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C43 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C44 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C45 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C46 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C47 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C48 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |
| C49 | 28.02 | S89°50'30"W | 112.52 | 14.44 | 14.44 | 37.76 |
| C50 | 74.54 | S89°50'30"W | 112.52 | 78.21 | 78.21 | 188.83 |

- LEGEND**
- INDICATES A 2" GALVANIZED STEEL PIPE WITH BRASS CAP INSCRIBED "SCOTT A. SCHERBEL, BIG PINEY WYOMING PLS.1888" AND OTHER APPROPRIATE DETAILS SET THIS SURVEY.
 - INDICATES A 3/8"X1/4" STEEL REINFORCING ROD WITH ALUMINUM CAP INSCRIBED "SURVEYOR SCHERBEL, I.D. BIG PINEY WYOMING PLS.1888" AND OTHER APPROPRIATE DETAILS, SET THIS SURVEY.
 - INDICATES MONUMENT OF RECORD
 - INDICATES CALCULATED POSITION, NO MONUMENT FOUND OR SET.
 - INDICATES CORNER RECORD FILED
 - INDICATES REBAR FOUND THIS SURVEY
 - INDICATES SECTION LINE
 - INDICATES CONTOUR LINES
 - INDICATES BOUNDARY OF OPEN SPACE
 - INDICATES RIGHT-OF-WAY LINES
 - INDICATES SUBDIVISION BOUNDARY
 - INDICATES LOT BOUNDARIES
 - INDICATES SETBACK LINES/BUILDING ENVELOPE

FINAL PLAT
ALTAMONT SUBDIVISION
 WITHIN
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 LOT 1, SECTION 30
 T44N R118W
 TETON COUNTY, WYOMING
 SHEET 2 OF 3

852

