

WATER RIGHTS NOTES:

There are adjudicated water rights attached to the lands proposed for the Bar-B-Bar Meadows subdivision. Concurrently with this subdivision, and in accordance with Wyoming State Statutes, the water rights on Lots 15-22, 25 and 26 shall be abandoned, and retained on Lots 1-14, 23 and 24 as follows:

Lot No.	No. Acres Irrigated & Adjudicated	Ditch Name	Permit Number	Priority Date
1	9.01 8.81	Enterprise 2nd Enl. Hobo as changed to Enterprise	6095 2001Enl.	June 15, 1904 July 24, 1908
2	18.65	Enterprise	6095	June 15, 1904
3	17.83	Enterprise	6095	June 15, 1904
4	20.84	Enterprise	6095	June 15, 1904
5	5.20	Enterprise	6095	June 15, 1904
6	12.30	2nd Enl. Hobo as changed to Enterprise	2001Enl.	July 24, 1908
7	17.94	2nd Enl. Hobo as changed to Enterprise	2001Enl.	July 24, 1908
8	17.53	2nd Enl. Hobo as changed to Enterprise	2001Enl.	July 24, 1908
9	17.50	2nd Enl. Hobo as changed to Enterprise	2001 Enl.	July 24, 1908
10	17.71	2nd Enl. Hobo as changed to Enterprise	2001 Enl.	July 24, 1908
11	14.32	2nd Enl. Hobo as changed to Enterprise	2001 Enl.	July 24, 1908
12	2.90	Enl. Price & Lucas	1143 Enl.	November 28, 1903
13	16.86	Enl. Price & Lucas	1143 Enl.	November 28, 1903
14	17.42	Enl. Price & Lucas	1143 Enl.	November 28, 1903
15	17.43	Enl. Price & Lucas	1143 Enl.	November 28, 1903
16	17.50	Enl. Price & Lucas	1143 Enl.	November 28, 1903
17	3.83	2nd. Enl Price & Lucas	5899 Enl.	September 8, 1953
18	52.9	Price & Lucas	2934	November 24, 1900
19	16.7	Enl. Price & Lucas	1143 Enl.	November 28, 1903
20	77.7	2nd. Enl. Price & Lucas	5899 Enl.	September 8, 1953

FOR FURTHER DETAILS REFERENCE THE IRRIGATION PLAN FOR BAR-B-BAR MEADOWS AND MAP TO ACCOMPANY PETITION FOR VOLUNTARY ABANDONMENT FILED IN THE STATE ENGINEER'S OFFICE.

Irrigation water will be diverted and conveyed by means of the irrigation ditches shown on this plat and on said Irrigation Plan for BAR-B-BAR MEADOWS on file in the State Engineer's Office.

No alteration or interference with the historical flow of water to downstream users will result from the foregoing subdivision.

All irrigation ditches and laterals shown on this plat are SUBJECT TO easements for their repair and maintenance which shall satisfy all historical rights, but shall extend away from each ditch on each side for a minimum of fifteen feet (15') from the mean high water line.

Each owner of a lot to which water rights are appurtenant shall be responsible for the means of diversion from the irrigation ditch system shown hereon; the means of diversion being limited to a controlled headgate or pump.

Each owner of a lot to which water rights are appurtenant shall be responsible for their irrigation wastewater.

There will be no change in the use of the water.

There will be no change in the places of use of the water.

There will be no change in the points of diversion.

There will be no change in the means of conveyance.

Culverts will be installed wherever a ditch crosses a road.

SELLER DOES NOT WARRANT TO PURCHASER THAT HE SHALL HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUING NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

THIS SUBDIVISION IS LOCATED IN THE IMMEDIATE PROXIMITY OF AN EXISTING AIRPORT

NO FURTHER DIVISION OF ANY LOT OF THIS SUBDIVISION SHALL BE ALLOWED.

TOTAL NUMBER OF LOTS: 86
TOTAL ACREAGE: 575.85 Acres

LOT NOS.	TOTAL ACREAGE	AVERAGE DENSITY (Ac./Lot)
Single-Family Residential (Greater Than 17 Acres)	1-14	249.55
Single-Family Residential (3-4 Acres)	15-39	80.59
Single-Family Residential (Less Than 2 Acres)	40-82	59.92
Common Area - Utility Lot	83	3.83
Common Area - Open Space	84	147.33
Roads	85-86	34.83

* See Affidavit of STATE of Wyoming, dated 10/10/92, which has been granted for reduction of setbacks by 10 feet on each side and expansion of building envelopes by 10 feet on each side.

SETBACK REQUIREMENTS:
Lots 1-39, 51, 58, 66 & 67 shall be subject to Building Envelopes, as shown on the detail maps of this plat, which shall meet or exceed the following Teton County Minimum Setback Requirements.
Front Or From Road Right-Of-Way: 50' Rear: 40' Side: 30'
Irrigation Ditches: See Water Rights Notes

All other residential lots shall be subject to setback requirements imposed by this plat which meet or exceed Teton County Minimum Setback Requirements.

TETON COUNTY MINIMUM SETBACK REQUIREMENTS:
Front Or From Road Right-Of-Way: 25' Rear: 25' Side: 10'
Irrigation Ditches: See Water Rights Notes
SETBACKS IMPOSED BY THIS PLAT:
Lots 40-50, 52-57, & 59-65:
65' Front - Being Coincident With a Road Lot Line
80' Side or Rear When Not Adjoining Open Space
50' Open Space

Lots 68-82: 125' Front - Being Coincident With a Road Lot Line
80' Side or Rear When Not Adjoining Open Space
50' Open Space

NOTE: REGARDLESS OF SETBACKS, THE TOTAL DEVELOPMENT AREA OF ANY LOT SHALL NOT EXCEED TWENTY PERCENT (20%) OF THE TOTAL LOT AREA.

Perimeter Fencing exists along boundaries common to lands used for ranching or agricultural purposes.

According to the FEMA Rate Map dated May 4, 1989, Panel 535, the subdivision lies within Zone X (areas determined to be outside 500-year flood plain).

LAND USE DISTRICT: Residential/Agricultural (RA-3)

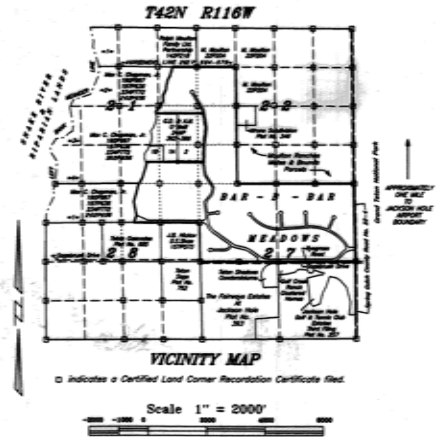
ENVIRONMENTAL PROTECTION DISTRICTS: None

NO PUBLIC MAINTENANCE OF STREETS OR ROADS EXCEPT SPRING GULCH COUNTY ROAD NO. 22-4.

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.

NO PROPOSED DOMESTIC WATER SOURCE FOR LOTS 1-39.

PUBLIC WATER SUPPLY FOR LOTS 40-82.



OWNER & SUBDIVIDER:
Bar-B-Bar Corporation (Max C. Chapman, Jr., President)
7200N Bar-B-Bar Road Jackson, Wyoming 83001

LAND PLANNING & DESIGN CONSULTANTS:
Wirth Design Associates
1600 Poly Drive Billings, Montana 59102

SURVEYOR & ENGINEER:
Jorgensen Engineering & Land Surveying, P.C.
P.O. Box 1142 Jackson, Wyoming 83001

SUBMITTAL DATE: September 9, 1992

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1	Notes & Location Map
2	Plot Detail - East Portion
3	Plot Detail - West Portion
4	Certificate Sheet

FINAL PLAT AND MASTER PLAN FOR PUD
BAR-B-BAR MEADOWS
BEING THE
N1/2 SECTION 27
AND PARTS OF THE
E1/2 SECTION 21
W1/2W1/2 SECTION 22 & N1/2NE1/4 SECTION 28
T42N R116W 6th P.M.
TETON COUNTY, WYOMING
Notes and Location Map Sheet
SHEET 1 OF 4

Created: BAR-B-BAR 10/10/92
Created: THE PUBLIC PLAN 10/10/92
Rev: 10/10/92 10:00 PM
J. Jorgensen, Teton County Clerk, Recd: 10/10/92
By CLAUDE E. JORGENSEN

Prepared By J.E. & P.P. September 1992; Rev: 10/92; Rev: 12/92

JORGENSEN ENGINEERING AND LAND SURVEYING, P.C.

P.O. Box 1142 Jackson, Wyoming 83001 307-733-5150

Project No. 91031.01

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