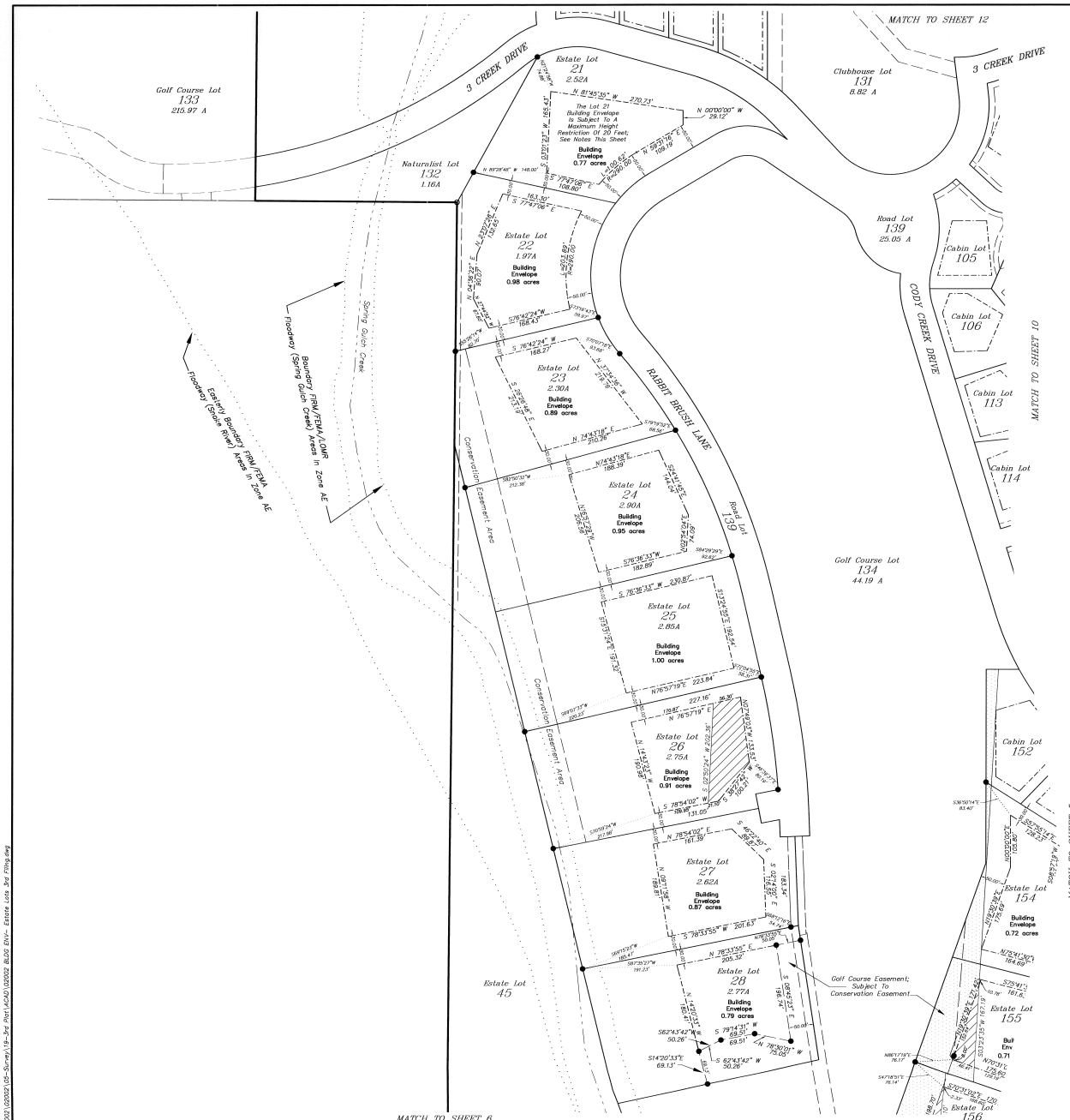


## LEGEND

21 — Lot number (typical) of 3 Creek Ranch Subdivision

*148* — Lot number (typical) of 3 Creek Ranch Subdivision 2nd Filing

—150— — Lot number (typical) of 3 Creek Ranch Subdivision 3rd Filing

● — 5/8" diameter steel reinforcing bar with 2" diameter aluminum cap inscribed "JORGENSEN ASSOCIATES PLS 5463," to which a building envelope corner is tied; monument set (or to be set) during survey memorialized on the Final Plat of 3 CREEK RANCH SUBDIVISION, 3 CREEK RANCH SUBDIVISION 2nd FILING, or 3 CREEK RANCH SUBDIVISION 3rd FILING recorded in the Office of the Clerk of Teton County, Wyoming

Boundary 3 Creek Ranch Subdivision

Boundary of a lot within 3 Creek Ranch Subdivision / 3 Creek Ranch Subdivision 2nd Filing (lots 141–149) / 3 Creek Ranch Subdivision 3rd Filing (lots 150–156)

Easement lines

APPROXIMATE centerline creek

APPROXIMATE highwater line lake/pond; centerline irrigation ditch; or centerline lake/pond supply ditch, culvert, or pipeline

Tie line

Building Envelope boundary, EXCEPT where coincident with an easement line, in which case the annotated easement line denotes the building envelope boundary; refer to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for 3 Creek Ranch – Ranch Tracts, Estate Lots and Cabin Lots (547P926–1000)

10' Height Restricted Area of Building Envelope. WITHIN THE 10' HEIGHT RESTRICTED AREAS OF BUILDING ENVELOPES SHOWN HEREON, ALL BUILDINGS AND STRUCTURES, AND LANDSCAPING OR COMBINATIONS OF BERMING AND LANDSCAPING (EVEN AT MATURITY) SHALL BE RESTRICTED TO A MAXIMUM HEIGHT OF TEN FEET (10.00') ABOVE FINAL PROJECT DESIGN GRADE. THE PURPOSE OF THIS RESTRICTION IS TO PROTECT VIEWS TO THE TETONS FROM HOMESITES ON ADJACENT LOTS.

IN ORDER TO PROTECT VIEWS TO THE TETONS FROM ADJACENT HOMESITES, WITHIN THE LOT 21 BUILDING ENVELOPE ALL BUILDING AND STRUCTURES, AND LANDSCAPING, OR COMBINATIONS OF LANDSCAPING AND BERMING (EVEN AT MATURITY) SHALL BE RESTRICTED TO A MAXIMUM HEIGHT OF TWENTY FEET (20.00') ABOVE FINAL PROJECT DESIGN GRADE.

IRRESPECTIVE OF THE BUILDING ENVELOPES SHOWN HEREON, DEVELOPMENT SHALL BE SET BACK A MINIMUM OF FIFTEEN FEET (15') FROM THE EDGE OF ANY DITCH.

SEE SHEET 1 FOR ADDITIONAL NOTES.

0 100 200 300

Scale: 1 inch = 100 feet

This scale valid only for 24x36 prints.

T-466

# 2nd AMENDED & RESTATED 3 CREEK RANCH BUILDING ENVELOPE MAP

showing

ESTATE AND CABIN LOT BUILDING ENVELOPES

and

HEIGHT RESTRICTED LOT AREAS

within

3 CREEK RANCH SUBDIVISION &

3 CREEK RANCH SUBDIVISION 2nd & 3rd FILINGS

located within the

N1/2, SE1/4, & NE1/4SW1/4 Section 12

and the

NE1/4 & SW1/4NW1/4 Section 13

T40N, R117W, 6th Principal Meridian

Teton County, Wyoming

Sheet 4 of 13

Lots 21–28 Building Envelopes

JORGENSEN ASSOCIATES, P.C. P.O. BOX 9550 JACKSON, WYOMING 83002 (307) 733-5150

Prepared By: STAFF

Map Revised: September 1, 2005

Map Prepared: June 14, 2005

Project No.: 02002.05.19

I:\2002\02002\05-Survey\19-3rd Plat\ACAD\02002 BLDG ENV- Estate Lots 3rd Filing.dwg