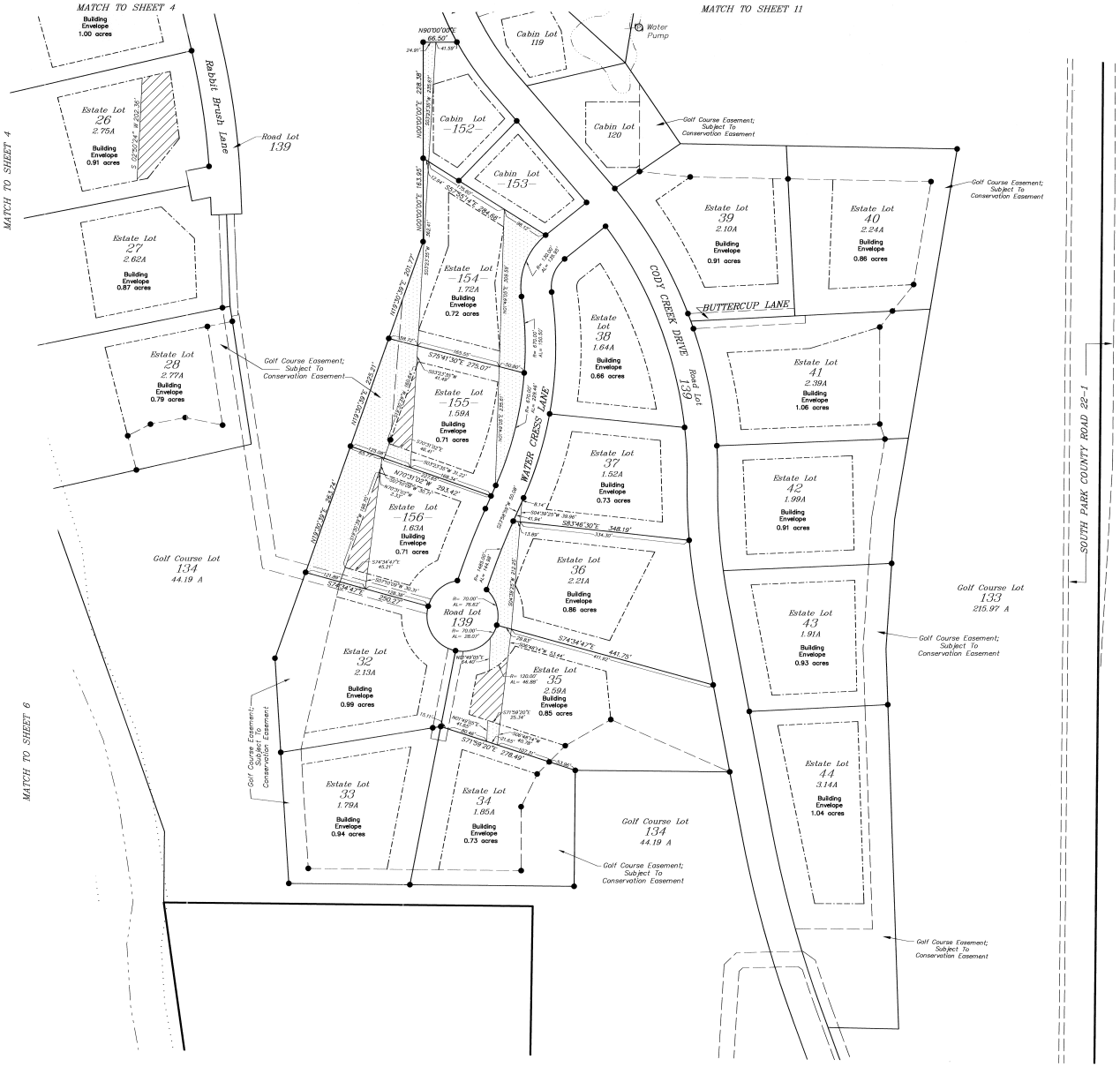

LEGEND

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 (Note: this map only shows monuments related to building envelopes or height restricted areas, see plats for all monuments set for any lot.)
━━━	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.
▨	15' Height Restricted Area of Lot. WITHIN THE 15' HEIGHT RESTRICTED AREAS OF LOTS SHOWN HEREON, LANDSCAPING OR COMBINATIONS OF BERMING AND LANDSCAPING (EVEN AT MATURITY) SHALL BE RESTRICTED TO A MAXIMUM HEIGHT OF FIFTEEN FEET (15.00') ABOVE FINAL PROJECT DESIGN GRADE. THE PURPOSE OF THIS RESTRICTION IS TO PROTECT VIEWS TO THE TETONS FROM HOMESITES ON ADJACENT LOTS.

THIS PURPOSE OF THIS SHEET IS TO SHOW THE DETAILS OF HEIGHT RESTRICTED AREAS OF LOTS 35–37, 152 & 154–156
FOR BUILDING ENVELOPE DETAILS OF THE LOTS SHOWN ON THIS SHEET SEE SHEETS 4, 5, and 11 OF THIS MAP.

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.

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 13 of 13
Lot Height Restricted
Area Details
Lots 35–37, 152 & 154–156

T-466

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

Prepared By: HLB

Map Revised: September 1, 2005
Map Prepared: June 14, 2005

Project No.: 02002.05.19

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