



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Housing Department

Teton County

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

State of Wyoming

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

<p>Date: April 13, 2021</p> <p>Item #: P21-088</p> <p>Planner: Tyler Valentine</p> <p>Phone: 733-0440 ext. 1305</p> <p>Email: tvalentine@jacksonwy.gov</p> <p>Owner: Lukas Farms LLC PMB 496 PO BOX 30000 Jackson, WY 83002</p> <p>Applicant: Jorgensen Associates, P.C. PO Box 9550 Jackson, WY 83002</p> <p>Please respond by: May 5, 2021 (with Comments)</p>	<p>REQUESTS:</p> <p>The applicant is submitting a request for a Pre-Application Conference for an Environmental Analysis for a boundary line adjustment for the properties located at. PIDN: 22-41-16-28-4-00-038 and 22-41-16-28-4-00-039, legally known as PT SW1/4SE1/4, SEC. 28, TWP. 41, RNG. 116 PARCEL C and PT S1/2SE1/4, SEC. 28, TWP. 41, RNG. 116 PARCEL D</p> <p>For questions, please call Tyler Valentine at 307-733-0440, x1305 or email to the address shown to the left. Thank you.</p>
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Lukas Farms LLC
PMB 496 PO BOX 30000
Jackson, WY 83002

Jorgensen Associates, P.C.
PO Box 9550
Jackson, WY 83002

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangley@jacksonwy.gov



April 13, 2021

Town of Jackson
Planning & Building Department
P.O. Box 1687
150 E. Pearl Ave.
Jackson, WY 83001
-Digitally Delivered to planning@jacksonwy.gov-

RE: Pre-Application Conference Request – Lukas Farms Parcels C & D
Jorgensen Project No. 18153

Dear Staff,

Enclosed you will find the necessary materials for a Pre-Application Conference Request for Parcels C & D of the T-Map 501.

The owner of both Parcels C & D seeks to change the lot configuration with a boundary adjustment between lots of record that involves the division of a portion of one property so that the divided portion can be completely merged into an adjacent property. Both properties are located in the TOJ-Rural Zone, District 9.4 County Valley - Gros Ventre Buttes, and are entirely within the Natural Resources Overlay. Parcel C is accessed from West Gill Avenue and Parcel D is accessed from Saddle Butte Drive via a 60 foot-wide access and utility easement (Book 413 Pages 578-581) across Lot 113 of Plat 1140.

We understand that a boundary line adjustment for these properties will require an update to the Environmental Analysis and may involve discussion regarding hillside development, a variance, and possibly a skyline analysis for re-configured Parcel D because there is no recorded building envelope for Parcel D.

For processing, please find the following enclosed items:

- Pre-Application Conference Request
- Proposed Lot Configuration
- Check for \$601.00

Please call me if you have any questions, or if you require additional information at this time. Thank you for your assistance.

Sincerely,
JORGENSEN ASSOCIATES, INC.

Ron Levy
Assistant Project Manager



PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440 fax:
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Time & Date Received _____

Application # _____

Please note: Applications received after 3 PM will be processed the next business day.

APPLICABILITY. This application should be used when applying for a **Pre-application Conference**. The purpose of the pre-application conference is to identify the standards and procedures of these LDRs that would apply to a potential application prior to preparation of the final proposal and to identify the submittal requirements for the application.

For additional information go to www.townofjackson.com/204/Pre-Application

PROJECT.

Name/Description: Lukas Farms Parcel C & D

Physical Address: PT S1/2SE1/4, Sec. 28, Twp. 41, Rng. 116 Parcel D

Lot, Subdivision: T-Map 501 Parcel C & D PIDN: 22-41-16-28-4-00-038/9

PROPERTY OWNER.

Name: Lukas Farms LLC Phone: _____

Mailing Address: _____ ZIP: 72712

E-mail: _____

APPLICANT/AGENT.

Name, Agency: Jorgensen Associates, Inc. c/o Ron Levy Phone: 307-733-5150

Mailing Address: P.O. Box 9550 ZIP: 83002

E-mail: rlevy@jorgeng.com

DESIGNATED PRIMARY CONTACT.

 Property Owner x Applicant/Agent

ENVIRONMENTAL PROFESSIONAL. For EA pre-application conferences, a qualified environmental consultant is required to attend the pre-application conference. Please see Subsection 8.2.2.C, Professional Preparation, of the Land Development Regulations, for more information on this requirement. Please provide contact information for the Environmental Consultant if different from Agent.

Name, Agency: Alder Environmental Phone: 307-733-5031
Mailing Address: 1130 Maple Way Jackson ZIP: 83002
E-mail: brian@alderenvironmental.com

TYPES OF PRE-APPLICATION NEEDED. Check all that apply; see Section 8.1.2 of the LDRs for a description of review process types.

Physical Development Permit
 Use Permit
 Development Option or Subdivision Permit
 Interpretations of the LDRs
 Amendments to the LDRs
 Relief from the LDRs
 Environmental Analysis

This pre-application conference is:
 Required
 Optional
 For an Environmental Analysis
 For grading

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Provide **one electronic copy** (via email to tstolte@jacksonwy.gov) of the submittal packet.

Have you attached the following?

Application Fee. Go to www.townofjackson.com/204/Pre-Application.com for the fees.

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. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

Narrative Project Description. Please attach a short narrative description of the project that addresses:
 Existing property conditions (buildings, uses, natural resources, etc)
 Character and magnitude of proposed physical development or use
 Intended development options or subdivision proposal (if applicable)
 Proposed amendments to the LDRs (if applicable)

Conceptual Site Plan. For pre-application conferences for physical development, use or development option permits, a conceptual site plan is required. For pre-application conferences for interpretations of the LDRs, amendments to the LDRs, or relief from the LDRs, a site plan may or may not be necessary. Contact the Planning Department for assistance. If required, please attach a conceptual site plan that depicts:
 Property boundaries
 Existing and proposed physical development and the location of any uses not requiring physical development
 Proposed parcel or lot lines (if applicable)
 Locations of any natural resources, access, utilities, etc that may be discussed during the pre-application conference

Grading Information (REQUIRED ONLY FOR GRADING PRE-APPS). Please include a site survey with topography at 2-foot contour intervals and indicate any areas with slopes greater than 25% (or 30% if in the NC Zoning District), as well as proposed finished grade. If any areas of steep slopes are man-made, please identify these areas on the site plan.

Other Pertinent Information. Attach any additional information that may help Staff in preparing for the pre-app or identifying possible key issues.

Under penalty of perjury, I hereby certify that I have read this application 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.

Garon M. Levy

Signature of Owner or Authorized Applicant/Agent

Ron Levy

Name Printed

3/31/2021

Date

Assistant Project Manager

Title

LETTER OF AUTHORIZATION

Lukas Farms, LLC _____, "Owner" whose address is: _____
P.O. Box 496 Jackson, Wyoming 83002

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Lukas Farms, LLC _____, as the owner of property
more specifically legally described as: _____
PT S1/2SE1/4, SEC. 28, TWP. 41, RNG. 116 PARCEL C and D

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, Inc. _____ as
agent to represent and act for Owner in making application for and receiving and accepting
on Owners behalf, any permits or other action by the Town of Jackson, or the Town of
Jackson Planning, Building, Engineering and/or Environmental Health Departments
relating to the modification, development, planning or replatting, improvement, use or
occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed
conclusively to be fully aware of and to have authorized and/or made any and all
representations or promises contained in said application or any Owner information in
support thereof, and shall be deemed to be aware of and to have authorized any subsequent
revisions, corrections or modifications to such materials. Owner acknowledges and agrees
that Owner shall be bound and shall abide by the written terms or conditions of issuance of
any such named representative, whether actually delivered to Owner or not. Owner agrees
that no modification, development, platting or replatting, improvement, occupancy or use of
any structure or land involved in the application shall take place until approved by the
appropriate official of the Town of Jackson, in accordance with applicable codes and
regulations. Owner agrees to pay any fines and be liable for any other penalties arising out
of the failure to comply with the terms of any permit or arising out of any violation of the
applicable laws, codes or regulations applicable to the action sought to be permitted by the
application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing
on behalf of a corporation, partnership, limited liability company or other entity, the
undersigned swears that this authorization is given with the appropriate approval of such
entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Assistant Secretary

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or
other non-individual Owner)

STATE OF Arkansas _____)

)
SS.

COUNTY OF Benton _____)

)

The foregoing instrument was acknowledged before me by Sean Evans this 7th day of
April, 2021.

WITNESS my hand and official seal.

(Seal)

Letta L. Harrison
(Notary Public)

My commission expires:



THREE PILLARS
TRUST FIRST
WESTERN TRUST
BANK, TRUSTEE
DOC.1005853

THOMAS, RYAN
D. & WENDY P.
DOC.0936857

ACCESS AND UTILITY EASEMENT
413P578-581 FOR THE BENEFIT
OF THE HALPIN PARCEL
(PARCEL D, T-MAP 501)

ROADWAY AND
UTILITIES EASEMENT
162P558-566,
220P35-36
& 413P578-581

THOMAS, RYAN
D. & WENDY P.
DOC.0936857

BICKNER, L. JOHN
JR. & SHERI R
TRUSTEES
0398 CONV 00168

WESTERN TRUST BANK, TRUSTEE
DOC.1005853

THOMAS, RYAN
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ACCESS AND UTILITY EASEMENT
413P578-581 FOR THE BENEFIT
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(PARCEL D, T-MAP 501)

ROADWAY AND UTILITIES EASEMENT
162P558-566,
220P35-36
& 413P578-581

R.D. & WENDY P.
DOC.0936857

30' ROADWAY AND UTILITY EASEMENT
PLAT 1140

SADDLE BUTTE DRIVE

ADJUSTED PARCEL D
8.89 Acres

ADJUSTED PARCEL C
3.99 Acres

TOWN OF JACKSON
680 CDNS
589-597

MEADOWBROOK VILLAGE COMMON AREA PLAT 404

FLAT CREEK

LUKAS FARMS, LLC
PARCEL C
T-MAP 501

JONES, LESLIE R. & AFTON M.
DOC.0897847

ASBELL PROPERTIES LLC
DOC.0829774

ASBELL PROPERTIES LLC
DOC.0829774

BICKNER, L. JOHN JR. & SHERI R.
TRUSTEES
0398 CONV 00168

BICKNER
LLOYD JOHN & CONNIE A.
TRUSTEES
DOC.0829803

SCALE: 1 INCH = 100 FEET
THIS SCALE VALID ONLY FOR 11x17 PRINTS

LEGEND

- boundary, proposed lot configuration
- boundary, adjacent property
- boundary, right of way
- boundary, structural setbacks
- boundary, lot line to be vacated
- edge of water, as noted

NOTES:

CURRENT PARCEL C PROPOSED PARCEL C	= ± 0.82 ACRES = ± 3.99 ACRES
CURRENT PARCEL D PROPOSED PARCEL D	= ± 12.08 ACRES = ± 8.89 ACRES

PROPOSED BOUNDARY ADJUSTMENT PARCEL C & PARCEL D LUKAS FARMS, LLC T-MAP 501

Located Within
PT S1/2SE1/4, Section 28,
Township 41 North, Range
116 West, 6th P.M.

NOTES:

CURRENT PARCEL C
PROPOSED PARCEL C

CURRENT PARCEL D
PROPOSED PARCEL D

= ±0.82 ACRES
= ±3.99 ACRES

= ±12.08 ACRES
= ±8.89 ACRES

LEGEND

- boundary, proposed lot configuration
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*PROPOSED
BOUNDARY ADJUSTMENT
PARCEL C & PARCEL D
LUKAS FARMS, LLC
T-MAP 501*

Located Within
PT S1/2SE1/4, Section 28,
Township 41 North, Range
116 West, 6th P.M.
Teton County, Wyoming



JORGENSEN

JACKSON, WYOMING 307.733.5150

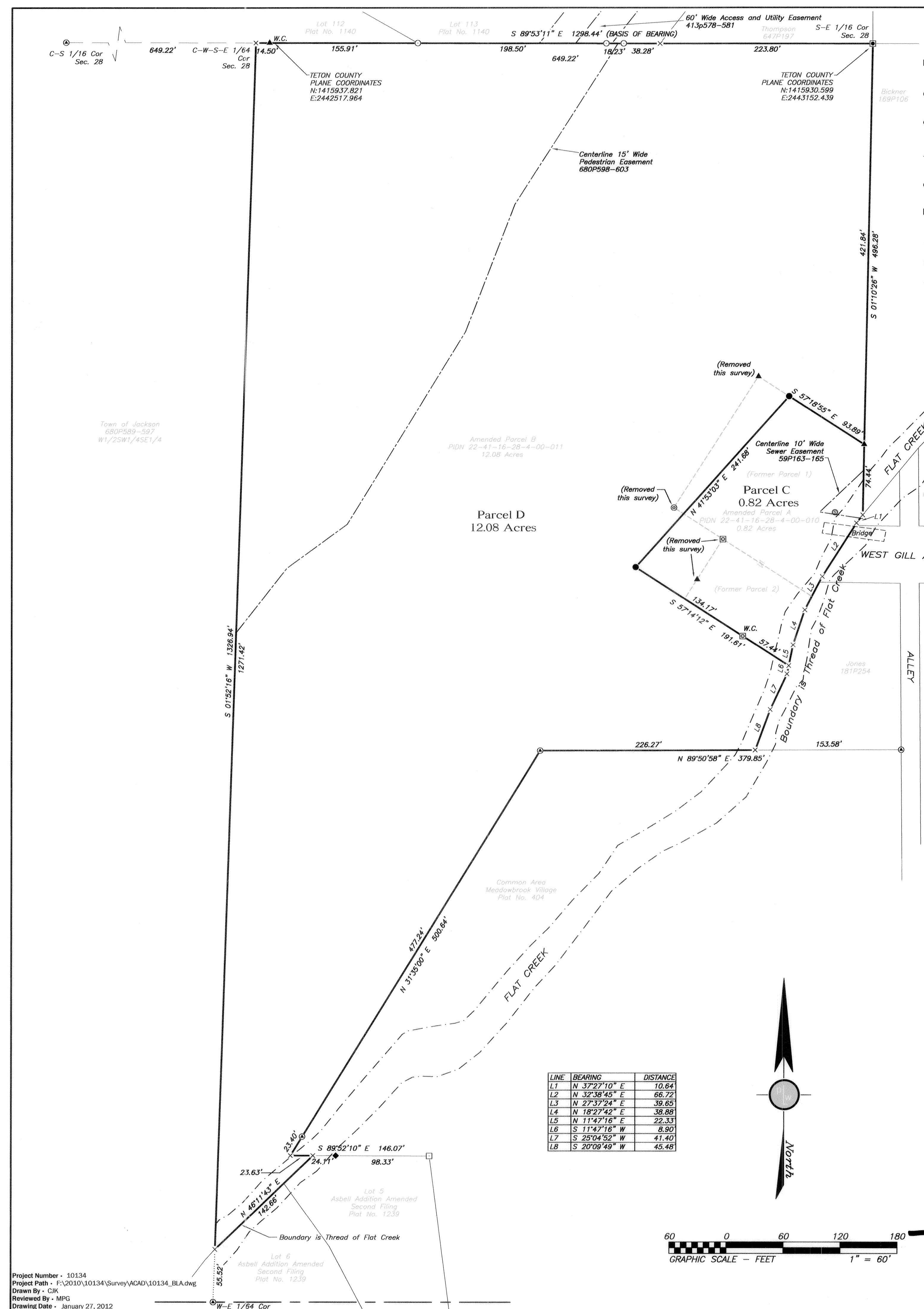
307.733.5150

- PRELIMINARY -
SUBJECT TO CORRECTION

PREPARED BY: YI

MAP PREPARED: 3/30/2021

PROJECT NUMBER: 18153



LEGEND

Indicates a 1 inch diameter galvanized pipe with a 3 inch diameter brass cap found this survey
Wyoming Corner Record on file

Indicates a 2 inch diameter galvanized pipe with a 3 inch diameter brass cap inscribed "RLS 164" found this survey

Indicates a 5/8 inch diameter steel reinforcing bar with an aluminum cap inscribed "PLS 3831" found this survey

Indicates a 5/8 inch diameter steel reinforcing bar with an aluminum cap inscribed "PLS 8904" found this survey

Indicates a 5/8 inch diameter steel reinforcing bar with an aluminum cap inscribed "PE & LS 578" found this survey

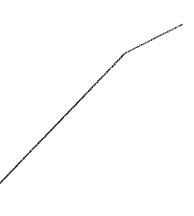
Indicates a 5/8 inch diameter steel reinforcing bar with an aluminum cap inscribed "PLS 4270" found this survey

Indicates a 5/8 inch diameter steel reinforcing bar with no cap found this survey

Indicates a steel T-stake with no cap found this survey

Indicates a 5/8 inch reinforcing bar with an aluminum cap inscribed "PLS 3831" set this survey

Indicates a calculated point. Nothing found or set



- *Boundary Line*
- *Vacated Boundary Line*
- *Adjacent Property Line*
- — — *Section Line*
- — — — *Quarter Section Line*
- — — — — *Sixteenth Section Line*
- — — — — *Easement Line (as noted)*
- — — — — *Edge of Flat Creek digitized from 2011 Aerial Photography*

SECTION 28 T41N R116W 6TH P.M. SCALE 1" = 1000'

OWNER:
LUKAS FARMS, LLC
AN ARKANSAS LIMITED LIABILITY COMPANY
POWDERHORN MALL STORE, PMB 496
P.O. BOX 30000
JACKSON, WY 83002

**SURVEYOR:
PIERSON LAND WORKS, LLC
180 S. WILLOW ST.
P.O. BOX 1143
JACKSON, WYOMING 83001
PHONE 307-733-5429**

PREPARATION DATE: FEBRUARY 16, 2012

NOTE

*Current Zoning = R (Rural)
For applicable setback and height regulations established by the Town of Jackson Municipal Code Land Development Regulations please refer to the Zoning Map.*

Base of Bearing = S 89°53'11"E along the north line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$
taken from the south line of Lot 113, Final Plat Saddle Butte Heights
Amended, Plat No. 1140 on record in the Office of the Clerk, Teton
County, Wyoming.

PIDN 22-41-16-28-4-00-010, Parcel A, is comprised of Parcel 1 as described in Book 678 of Photo, pages 157-158 and Parcel 2, created in that Order of the Wyoming Supreme Court in Book 109 of Photos, Pages 586-587 and further described in Book 678 of Photo, pages 157-158, all recorded in the Office of the Clerk, Teton County, Wyoming.

CERTIFICATE OF SURVEYOR
State of Wyoming)

I, Scott R. Pierson, of Jackson, Wyoming, hereby certify that this map was made from notes taken during an actual survey made under my direction during April 2011, and from records on file with the Office of the Clerk of Teton County, and that it correctly represents the points and corners so set or found at the time of said survey.

Scott R. Pierson

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Scott R. Pierson this 9th day of April, 2012.

Witness my hand and official seal.

Notary Public My commission expires: 10/22/14

A rectangular notary seal with a decorative border. The text "LORI BOYT - NOTARY PUBLIC" is at the top, "COUNTY OF TETON" is in the center, and "STATE OF WYOMING" is on the right. A circular emblem is to the right of "TETON". At the bottom, the text "MY COMMISSION EXPIRES: October 22, 2014" is present.

GRANTOR: PIERSON, SCOTT R SURVEYOR
GRANTEE: THE PUBLIC T-501
Doc 0812124 bk T-501 pg 501-501 Filed At 16:57 ON 04/13/12
Sherry L. Daigle Teton County Clerk fees: 50.00
By Michele Fairhurst, Deputy

Map to Accompany
Minor Boundary Adjustment
PREPARED FOR
LUKAS FARMS, LLC
Being a Portion of the
SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 28
T. 41 N., R. 116 W., 6th P.M.,
TOWN OF JACKSON, WYOMING

p
w

Pierson Land Works LLC
P.O. Box 1143
180 S. Willow St.
Jackson, WY 83001
Tel 307. 733.5429
Fax 307. 733.9669
piersonlandworks.com

JORGENSEN ASSOCIATES, PC • JACKSON, WYOMING 83002

12364

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
04/01/2021	18153.20.10	pre application conference request for EA		601.00
DATE 04/01/21	VENDOR Town of Jackson		TOTAL	601.00



JORGENSEN

PO BOX 9550 • JACKSON, WY 83002
(307) 733-5150

BANK OF JACKSON HOLE 99-409
1023

12364

Six Hundred One and no/100

DATE	AMOUNT
04/01/21	12364
	\$601.00



April 13, 2021

Town of Jackson
Planning & Building Department
P.O. Box 1687
150 E. Pearl Ave.
Jackson, WY 83001
-Digitally Delivered to planning@jacksonwy.gov-

RE: Pre-Application Conference Request – Lukas Farms Parcels C & D
Jorgensen Project No. 18153

Dear Staff,

Enclosed you will find the necessary materials for a Pre-Application Conference Request for Parcels C & D of the T-Map 501.

The owner of both Parcels C & D seeks to change the lot configuration with a boundary adjustment between lots of record that involves the division of a portion of one property so that the divided portion can be completely merged into an adjacent property. Both properties are located in the TOJ-Rural Zone, District 9.4 County Valley - Gros Ventre Buttes, and are entirely within the Natural Resources Overlay. Parcel C is accessed from West Gill Avenue and Parcel D is accessed from Saddle Butte Drive via a 60 foot-wide access and utility easement (Book 413 Pages 578-581) across Lot 113 of Plat 1140.

We understand that a boundary line adjustment for these properties will require an update to the Environmental Analysis and may involve discussion regarding hillside development, a variance, and possibly a skyline analysis for re-configured Parcel D because there is no recorded building envelope for Parcel D.

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- Proposed Lot Configuration
- Check for \$601.00

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Sincerely,
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Ron Levy
Assistant Project Manager



PRE-APPLICATION CONFERENCE REQUEST (PAP)

Planning & Building Department

150 E Pearl Ave. ph: (307) 733-0440 fax:
P.O. Box 1687 www.townofjackson.com
Jackson, WY 83001

Fees Paid _____

For Office Use Only

Time & Date Received _____

Application # _____

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PROJECT.

Name/Description: Lukas Farms Parcel C & D

Physical Address: PT S1/2SE1/4, Sec. 28, Twp. 41, Rng. 116 Parcel D

Lot, Subdivision: T-Map 501 Parcel C & D PIDN: 22-41-16-28-4-00-038/9

PROPERTY OWNER.

Name: Lukas Farms LLC Phone: _____
Mailing Address: _____ ZIP: 72712
E-mail: _____

APPLICANT/AGENT.

Name, Agency: Jorgensen Associates, Inc. c/o Ron Levy Phone: 307-733-5150
Mailing Address: P.O. Box 9550 ZIP: 83002
E-mail: rlevy@jorgeng.com

DESIGNATED PRIMARY CONTACT.

 Property Owner x Applicant/Agent

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Garon M. Levy

Signature of Owner or Authorized Applicant/Agent

Ron Levy

Name Printed

3/31/2021

Date

Assistant Project Manager

Title

THREE PILLARS
TRUST FIRST
WESTERN TRUST
BANK, TRUSTEE
DOC.1005853

THOMAS, RYAN
D. & WENDY P.
DOC.0936857

ACCESS AND UTILITY EASEMENT
413P578-581 FOR THE BENEFIT
OF THE HALPIN PARCEL
(PARCEL D, T-MAP 501)

ROADWAY AND
UTILITIES EASEMENT
162P558-566,
220P35-36
& 413P578-581

THOMAS, RYAN
D. & WENDY P.
DOC.0936857

BICKNER, L. JOHN
JR. & SHERI R
TRUSTEES
0398 CONV 00168

NOTES:

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PROPOSED PARCEL C

CURRENT PARCEL D
PROPOSED PARCEL D

= ±0.82 ACRES
= ±3.99 ACRES

= ±12.08 ACRES
= ±8.89 ACRES

LEGEND

- boundary, proposed lot configuration
- boundary, adjacent property
- boundary, right of way
- boundary, structural setbacks
- ... boundary, lot line to be vacated
- edge of water, as noted

*PROPOSED
BOUNDARY ADJUSTMENT
PARCEL C & PARCEL D
LUKAS FARMS, LLC
T-MAP 501*

Located Within
PT S1/2SE1/4, Section 28,
Township 41 North, Range
116 West, 6th P.M.
Teton County, Wyoming



JORGENSEN

JACKSON, WYOMING 307.733.5150

307.733.5150

- PRELIMINARY -
SUBJECT TO CORRECTION
AND AMENDMENT

PREPARED BY: YI

MAP PREPARED: 3/30/2021

PROJECT NUMBER: 18153

LETTER OF AUTHORIZATION

Lukas Farms, LLC _____, "Owner" whose address is: _____
P.O. Box 496 Jackson, Wyoming 83002

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

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(If too lengthy, attach description)

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Jackson Planning, Building, Engineering and/or Environmental Health Departments
relating to the modification, development, planning or replatting, improvement, use or
occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed
conclusively to be fully aware of and to have authorized and/or made any and all
representations or promises contained in said application or any Owner information in
support thereof, and shall be deemed to be aware of and to have authorized any subsequent
revisions, corrections or modifications to such materials. Owner acknowledges and agrees
that Owner shall be bound and shall abide by the written terms or conditions of issuance of
any such named representative, whether actually delivered to Owner or not. Owner agrees
that no modification, development, platting or replatting, improvement, occupancy or use of
any structure or land involved in the application shall take place until approved by the
appropriate official of the Town of Jackson, in accordance with applicable codes and
regulations. Owner agrees to pay any fines and be liable for any other penalties arising out
of the failure to comply with the terms of any permit or arising out of any violation of the
applicable laws, codes or regulations applicable to the action sought to be permitted by the
application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing
on behalf of a corporation, partnership, limited liability company or other entity, the
undersigned swears that this authorization is given with the appropriate approval of such
entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Assistant Secretary

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or
other non-individual Owner)

STATE OF Arkansas _____)

)
SS.

COUNTY OF Benton _____)

)

The foregoing instrument was acknowledged before me by Sean Evans this 7th day of
April, 2021.

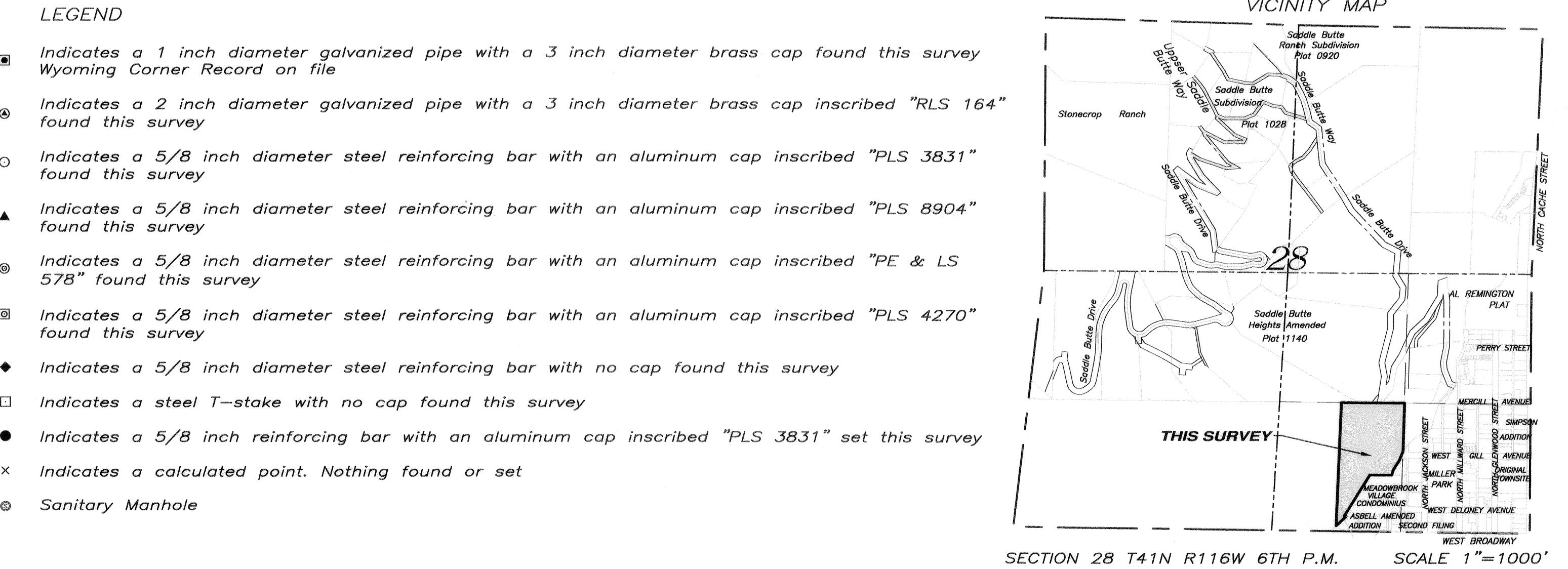
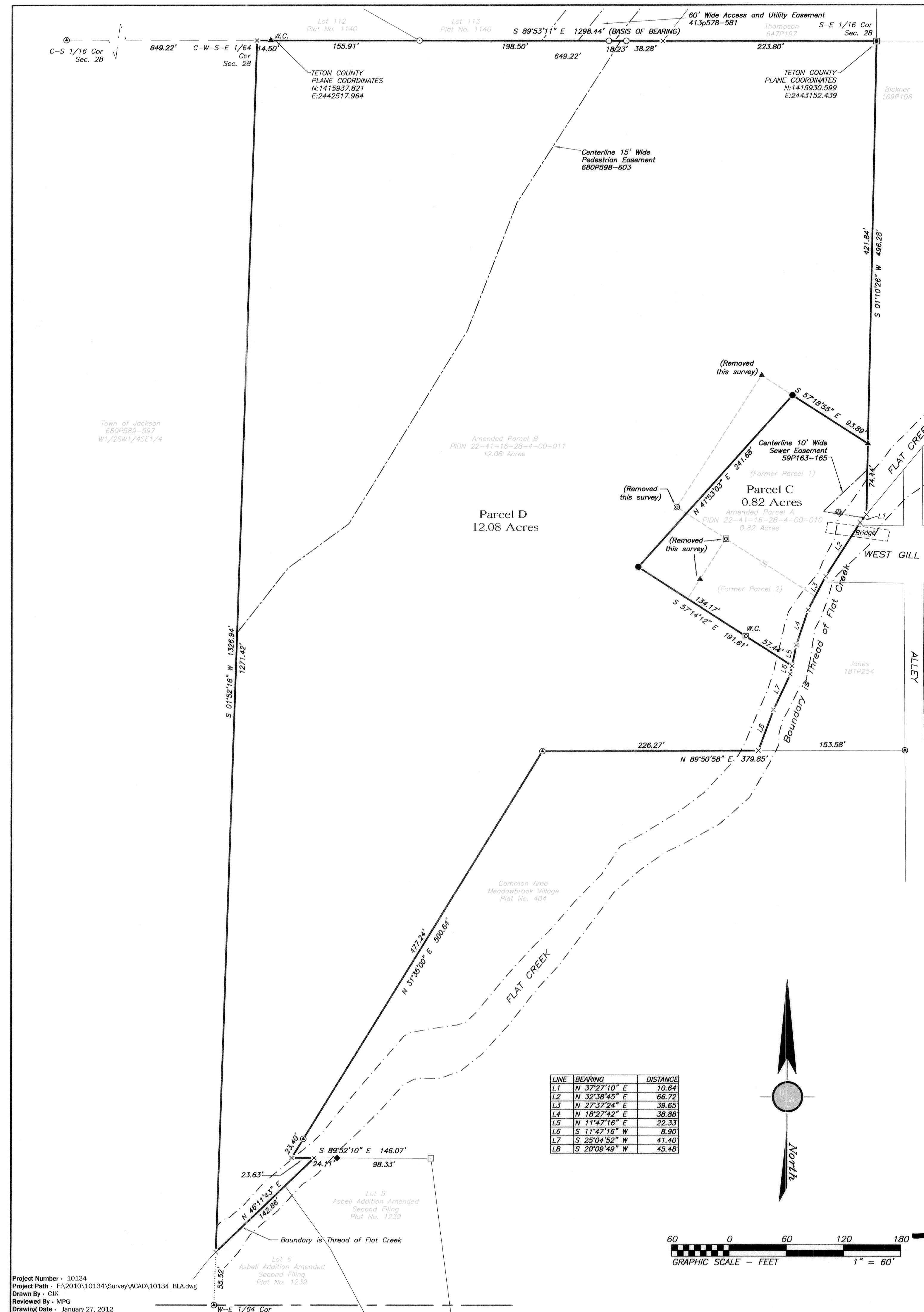
WITNESS my hand and official seal.

(Seal)

Letta L. Harrison
(Notary Public)

My commission expires:





OWNER:
LUKAS FARMS, LLC
AN ARKANSAS LIMITED LIABILITY COMPANY
POWDERHORN MAIL STORE, PMB 496
P.O. BOX 30000
JACKSON, WY 83002

SURVEYOR:
PIERSON LAND WORKS, LLC
180 S. WILLOW ST.
P.O. BOX 1143
JACKSON, WYOMING 83001
PHONE 307-733-5429

PREPARATION DATE: FEBRUARY 16, 2012

CERTIFICATE OF APPROVAL
State of Wyoming)
County of Teton) ss
Town of Jackson)

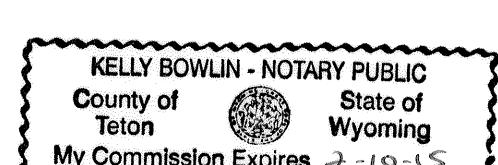
The Boundary Adjustment was approved by the Planning Director of the Town of Jackson on this 2nd day of February, 2012, and complies with the requirements of the Town of Jackson Land Development Regulations in effect this date.

Tyler Sinclair
Tyler Sinclair, Planning Director

The foregoing instrument was acknowledged before me by Tyler Sinclair this 13th day of April, 2012.

Witness my hand and official seal.

Notary Public
Kelly Bowlin My commission expires: 2-10-15

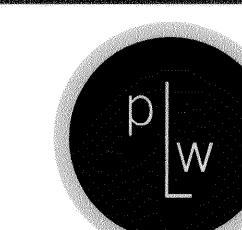


The undersigned owners and proprietors of the lands shown hereon hereby certify that the foregoing adjustment and configuration of the boundary lines shown hereon is with their free consent and in accordance with their desires.

LUKAS FARMS, LLC
AN ARKANSAS LIMITED LIABILITY COMPANY

SIGNATURES BY SEPARATE AFFIDAVIT

**Map to Accompany
Minor Boundary Adjustment
PREPARED FOR
LUKAS FARMS, LLC**
Being a Portion of the
SW 1/4 SEC 28
T. 41 N., R. 116 W., 6th P.M.,
TOWN OF JACKSON, WYOMING



Pierson Land Works LLC
P.O. Box 1143
Jackson, WY 83001
Tel 307.733.5429
Fax 307.733.9669
piersonlandworks.com

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