



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

Date: September 24, 2021	REQUESTS:
Item #: P21-250	The applicant is submitting a request for a partial vacation from a plat for the property located at 55 Virginian Lane #55-1, legally known as UNIT 55-1, VIRGINIAN VILLAGE CONDOS, PIDN: 22-41-16-33-2-09-001 For questions, please call Katelyn Page at (307) 733-0440 x 1302 or email to the address shown below. Thank you.
Planner: Katelyn Page	
Phone: 733-0440 ext. 1302	
Email: kpage@jacksonwy.gov	
Owner: Griffin Post PO Box 926 Wilson, WY 83014	
Applicant: Kevin Gregory PO BOX 3894 Jackson, WY 83001	
Please respond by: October 15, 2021 (with Comments)	

REQUESTS:

The applicant is submitting a request for a partial vacation from a plat for the property located at 55 Virginian Lane #55-1, legally known as UNIT 55-1, VIRGINIAN VILLAGE CONDOS, PIDN: 22-41-16-33-2-09-001
For questions, please call Katelyn Page at (307) 733-0440 x 1302 or email to the address shown below. Thank you.

Owner:

Griffin Post
PO Box 926
Wilson, WY 83014

Applicant:

Kevin Gregory
PO BOX 3894
Jackson, WY 83001

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

LUBING, GREGORY & RECTANUS, LLC
Attorneys at Law

James K. Lubing
Admitted in WY, ID & MT
Nathan D. Rectanus
Admitted in WY
Kevin P. Gregory
Admitted in WY & MD
Madison J. Worst
Admitted in WY, ID & MT

September 23, 2021

VIA Email

Town of Jackson, Planning Department
150 E Pearl Avenue
Jackson, WY 83001
planning@jacksonwy.gov

Re: Unit 55-1 Virginian Village Condominiums;
 Application for Planning Permit- Partial Vacation of Plat,
 without Re-Plat

My client: Griffin Post

NARRATIVE DESCRIPTION OF PROPOSED DEVELOPMENT

Dear Town of Jackson Planning Department,

I represent Griffin Post in connection with the his efforts to cure a simple defect in the conveyance of his property, Unit 55-1 of the Virginian Village Condominiums (hereinafter Griffin's "Unit"), to Griffin from the Declarant of the subject project, Bedford Virginian, Inc. at the time that he purchased it. Please direct all communication about this matter to me going forward.

In connection with his purchase of the Unit in 2019, Griffin also intended to purchase from Bedford Virginian, Inc., and Bedford Virginian, Inc. intended to sell to Griffin, the real property that formerly comprised the general common element office space adjacent to and abutting the Unit (depicted on Plat 1229 as "GC-Office"). Prior to Griffin's purchase of the Unit in 2019, Bedford Virginian, Inc. exercised its authority under Section 15.5 of the Declaration of the Virginian Village Condominiums (the "Declaration") in order to complete the renovation of Unit 55-1 so as to join and combine the GC-Office within Unit 55-1 prior to the time of the sale. All of Griffin's closing documents, including his property inspection report and appraisal, contemplate the Unit as sold to him including the subject office space.

At the time of this application, Bedford Virginian, Inc. has exercised its authority under Section 13.1 of the Declaration to record a Fourth Amendment to the Declaration

in order to correct the foregoing cloud to title and facilitate this application. The Fourth Amendment makes clear the Declarant's intention to alter the common elements of the property in order to combine the GC-Office with Unit 55-1 and to effectuate the subject transfer. A copy of the Fourth Amendment, as recorded, is submitted with this application.

As the Department will note in the attached Plat Map containing notations referencing the substance of this application, Griffin is merely requesting that Plat 1229 be partially vacated and amended only so as to reflect the following:

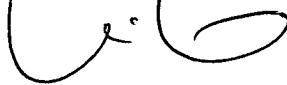
1. On Page 1 of the Plat, Unit 55-1 shall reflect being 581 sq. feet as indicated via redline amendment on the attached;

2. On Page 3 of the Plat, the depiction of Unit 55-1 shall reflect the deletion of the boundary wall and barrier as indicated on the attached.

The foregoing amendments are consistent with the Fourth Amendment to the Declaration, as recorded by the Declarant as well as the 2019 sale of Unit 55-1 and purchase thereof by Griffin.

We respectfully submit this application to the Planning Department for consideration and decision by the Town. We appreciate your consideration and are available to answer any questions or provide any additional information required. Pursuant to Wyoming Statutes Section 34-12-110, we ask that the County Clerk make appropriate annotation on Plat 1229 confirming the amendments contemplated hereby.

Please feel free to contact me if you have any questions, calls for additional information, or if you wish to discuss further. Thank you for your time and attention.

Very truly yours,


Kevin P. Gregory

Cc: Griffin Post

Attachments:

- 1. Notarized Letter of Authorization
- 2. Planning Permit Application
- 3. Plat No. 1229, with redline proposed edits on pp. 1 and 3
(two versions: large and normal depictions)



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: Virginian Village Condominiums
Physical Address: 5 VIRGINIAN LANE #55-1, Jackson, WY 83001
Lot, Subdivision: UNIT 55-1, VIRGINIAN VILLAGE CONDOMINIUMS PIDN: 22-41-16-33-2-09-001

PROPERTY OWNER.

Name: Griffin Post Phone: 208-720-5036
Mailing Address: PO BOX 926, WILSON, WY 83014-0926 ZIP: 83014
E-mail: griffintpost@gmail.com

APPLICANT/AGENT.

Name: Kevin Gregory; Lubing, Gregory & Rectanus, LLC Phone: 3077337242
Mailing Address: PO Box 3894, Jackson WY ZIP: 83001
E-mail: kevin@lgrlegal.com

DESIGNATED PRIMARY CONTACT.

Property Owner Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson.com/200/Planning

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	Miscellaneous
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input checked="" type="checkbox"/> Other: <u>Partial Vacation</u>
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____

Environmental Analysis #: _____

Original Permit #: _____

Date of Neighborhood Meeting: _____

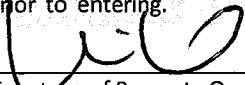
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

- Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type 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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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.


Signature of Property Owner or Authorized Applicant/Agent

Kevin P. Gregory
Name Printed

07/21/2021
Date

Attorney for Owner
Title



Town of Jackson Planning and Building Department

**LETTER OF AUTHORIZATION
NAMING APPLICANT AS OWNER'S AGENT**

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that Janet Fair Post is the owner in fee of the premises located at:

Name of property owner as listed on deed
Address of Premises: 5 Virginian Lane # 55-1, Jackson WY 87001

Legal Description: Unit #5-1 of Virginian Village condominium Addition According to Plat
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Kevin P. Gregory, 1224
Mailbox/Address of Applicant/agent: PO Box 3894, Lakewood, CO 80408

Mailing address of Applicant/agent: PO Box 3894 Jackson, WY 83001

Email address of Applicant/agent: KevinCWBLegal.com

Phone Number of Applicant/agent: 307-733-7242

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit

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MANUAL DE USO DO BLOCO DE INÍCIO CENTRALIZADO

Demolition Permit Other (describe): Vacation of Plat v/s Replat

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.

Property Owner Signature

JENNY JULIAN - NOTARY PUBLIC

STATE OF Wyoming)
COUNTY OF Teton) SS.



The foregoing instrument was acknowledged before me by Griffith Post this 23 day of September, 2021.

WITNESS my hand and official seal.

~~Notary Public~~

My commission expires: April 27th 2025



Town of Jackson Planning and Building Department

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that Griffin Post is the owner in fee of the premises located at:

Name of property owner as listed on deed
Address of Premises: 5 Virginian Lane # 55-1, Jackson WY 83001

Legal Description: Unit 55-1 of Virginian Village condominium Addition According to Plat
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Kevin R. Gregory, Wyoming, Gregory, Returns LLC 1229

Mailing address of Applicant/agent: PO Box 3894, Jackson, WY 83001

Email address of Applicant/agent: KevinC.LGRLegal.com

Phone Number of Applicant/agent: 307-733-7242

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified in this(these) application(s) at the premises listed above:

Development/Subdivision Plat Permit Application Building Permit Application

Public Right of Way Permit Grading and Erosion Control Permit

Demolition Permit

Other (describe): vacation of Plat w/o Replat

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.

Griffin Post
Property Owner Signature

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

STATE OF Wyoming)
COUNTY OF Teton) SS.

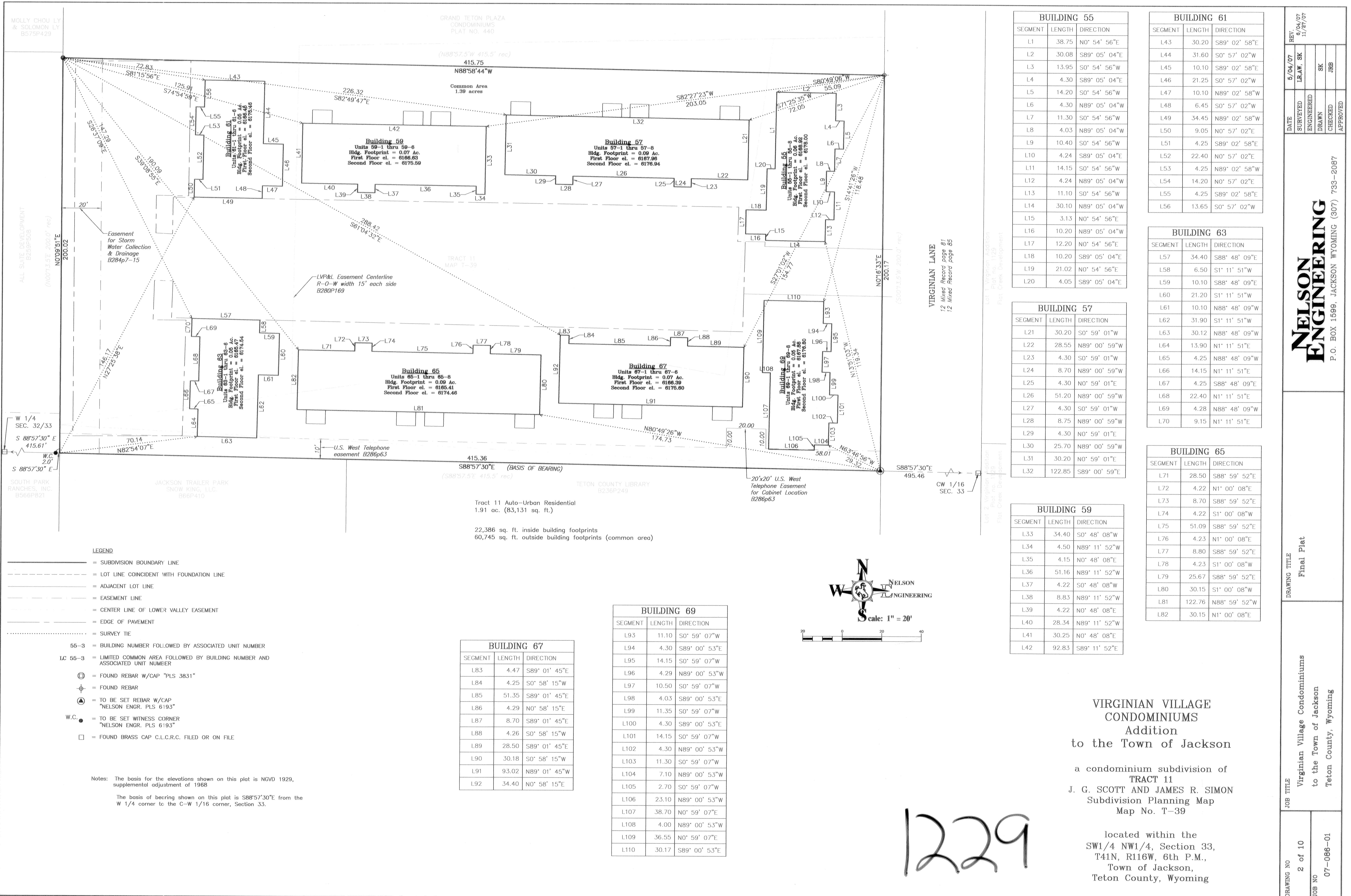


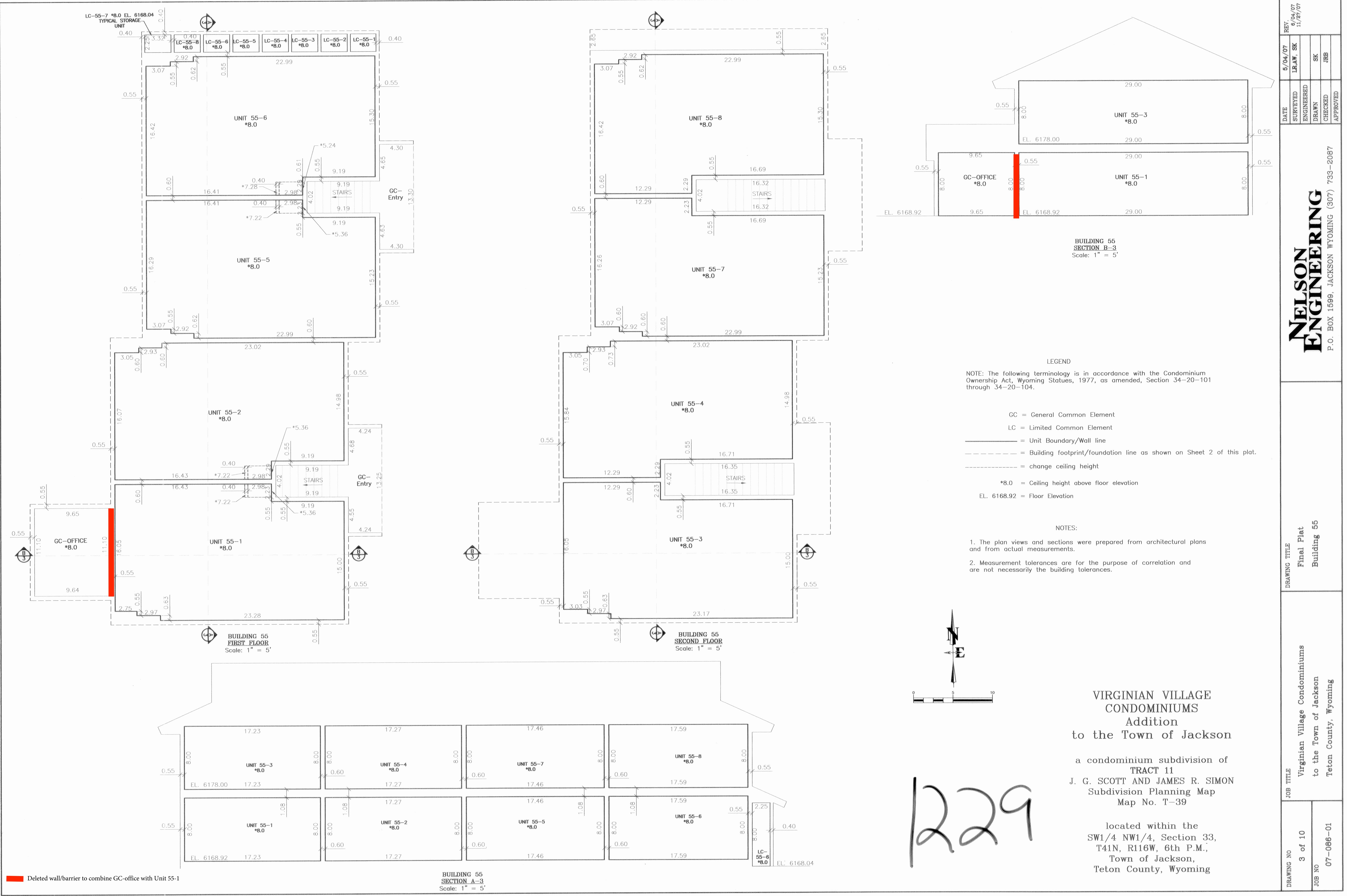
The foregoing instrument was acknowledged before me by Griffin Post this 22nd day of September, 2021.

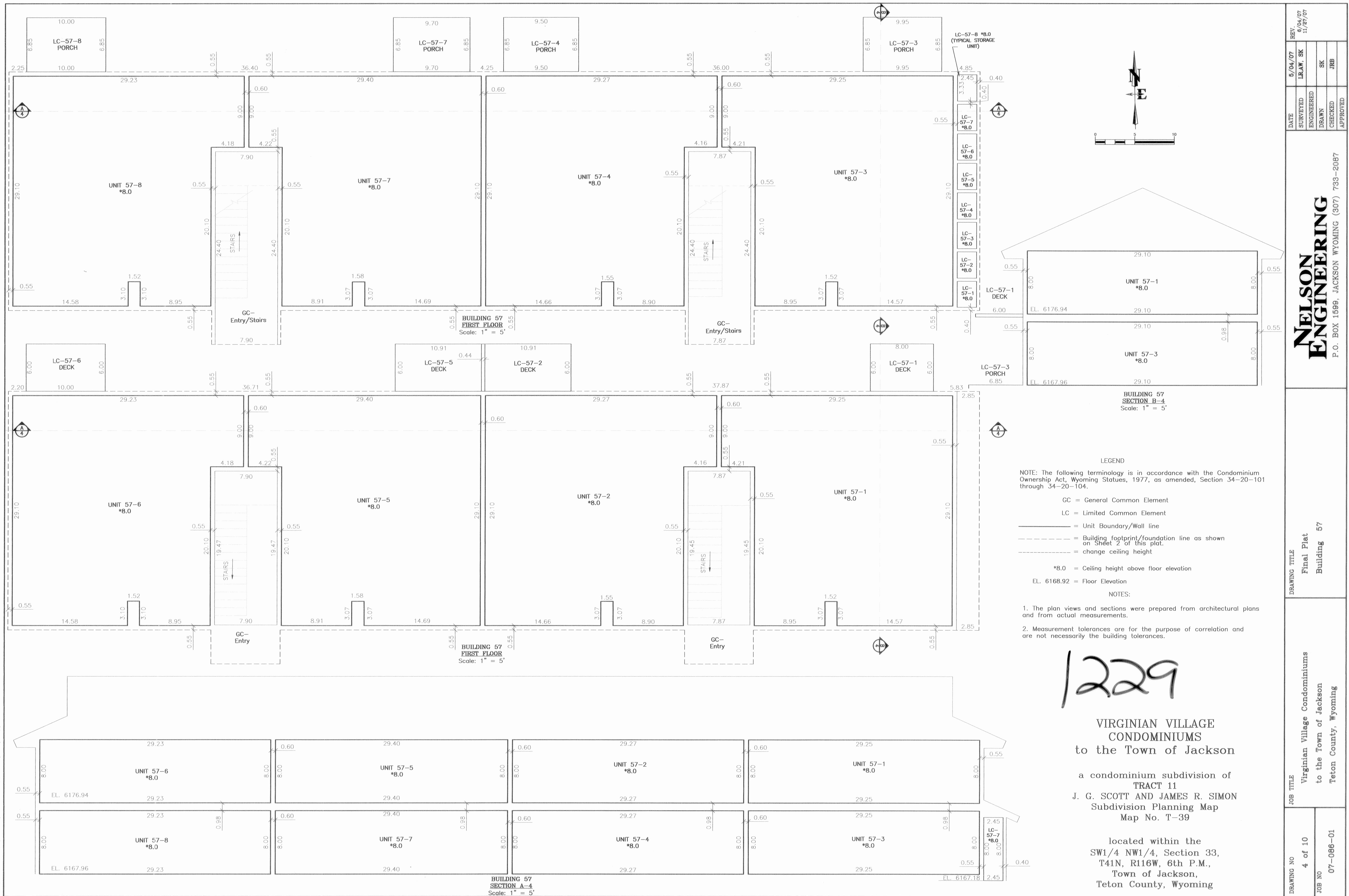
WITNESS my hand and official seal.

Jenny Julian
Notary Public

My commission expires: April 27th 2025



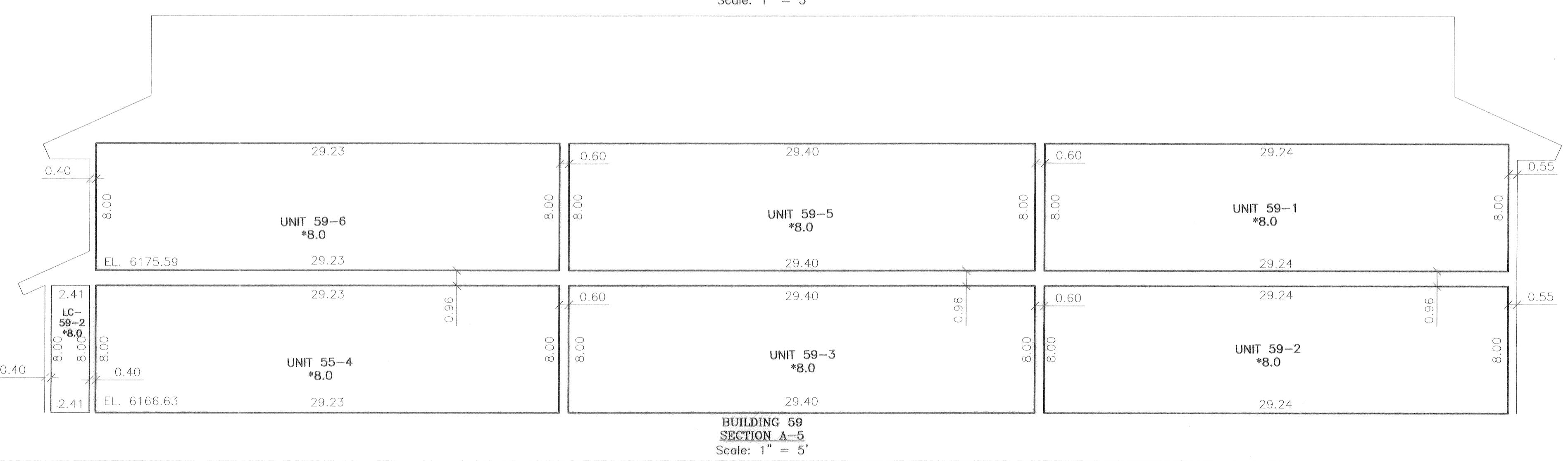
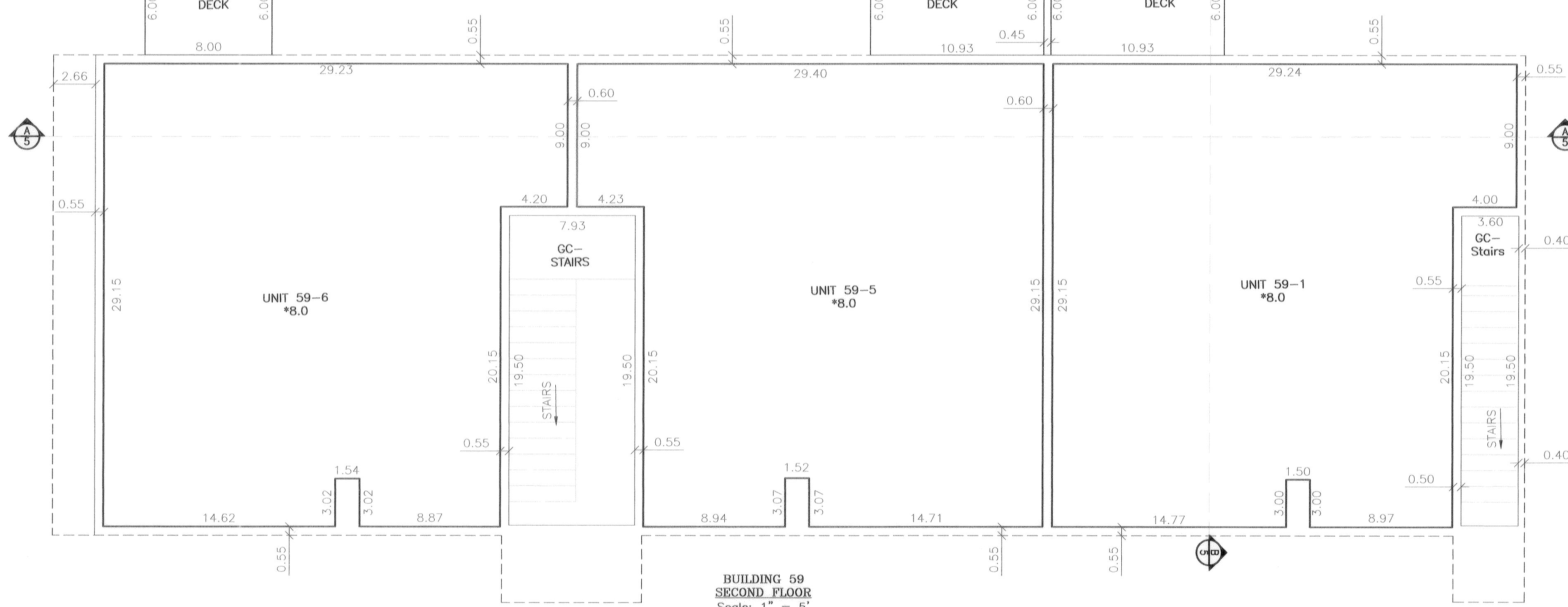
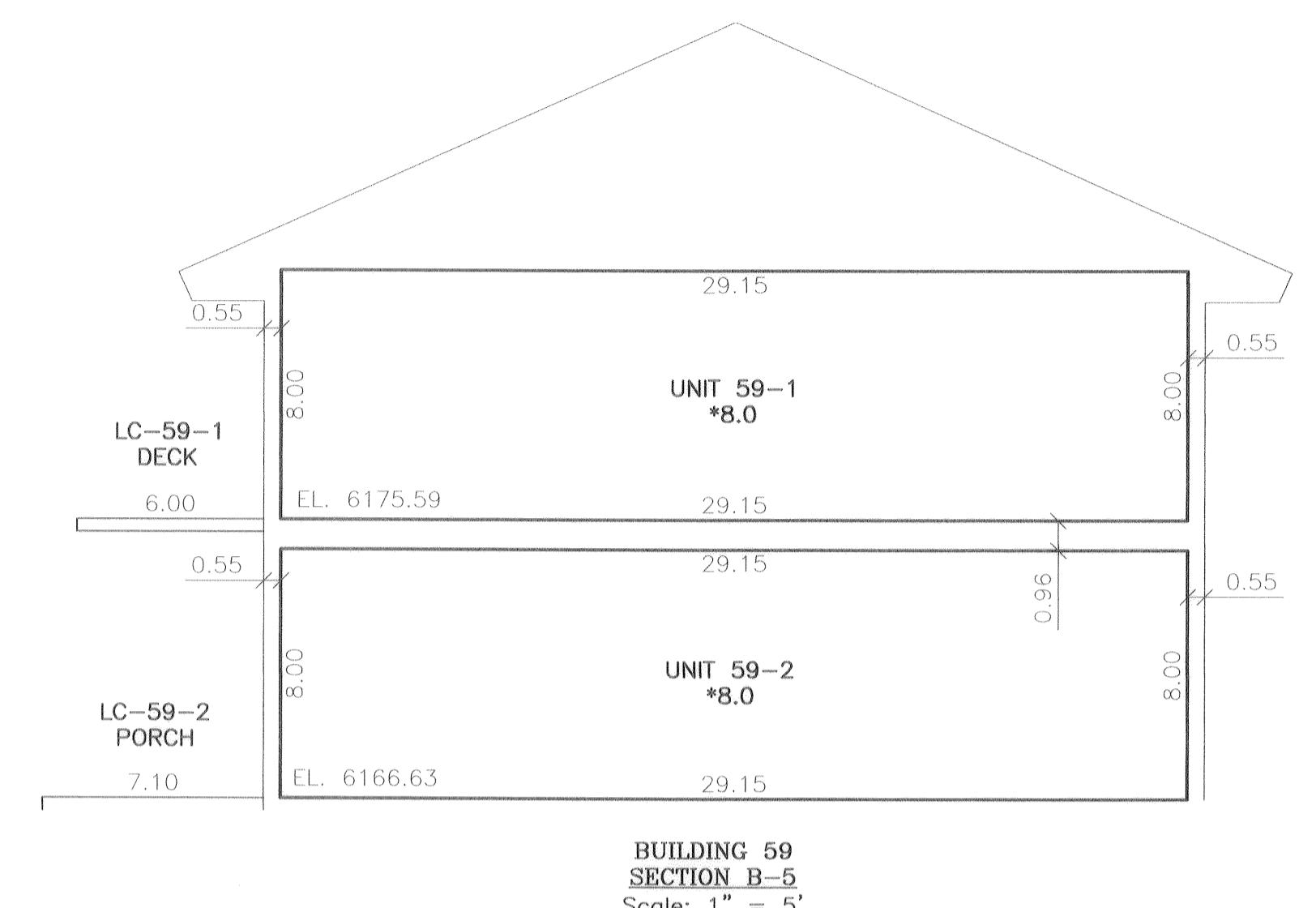
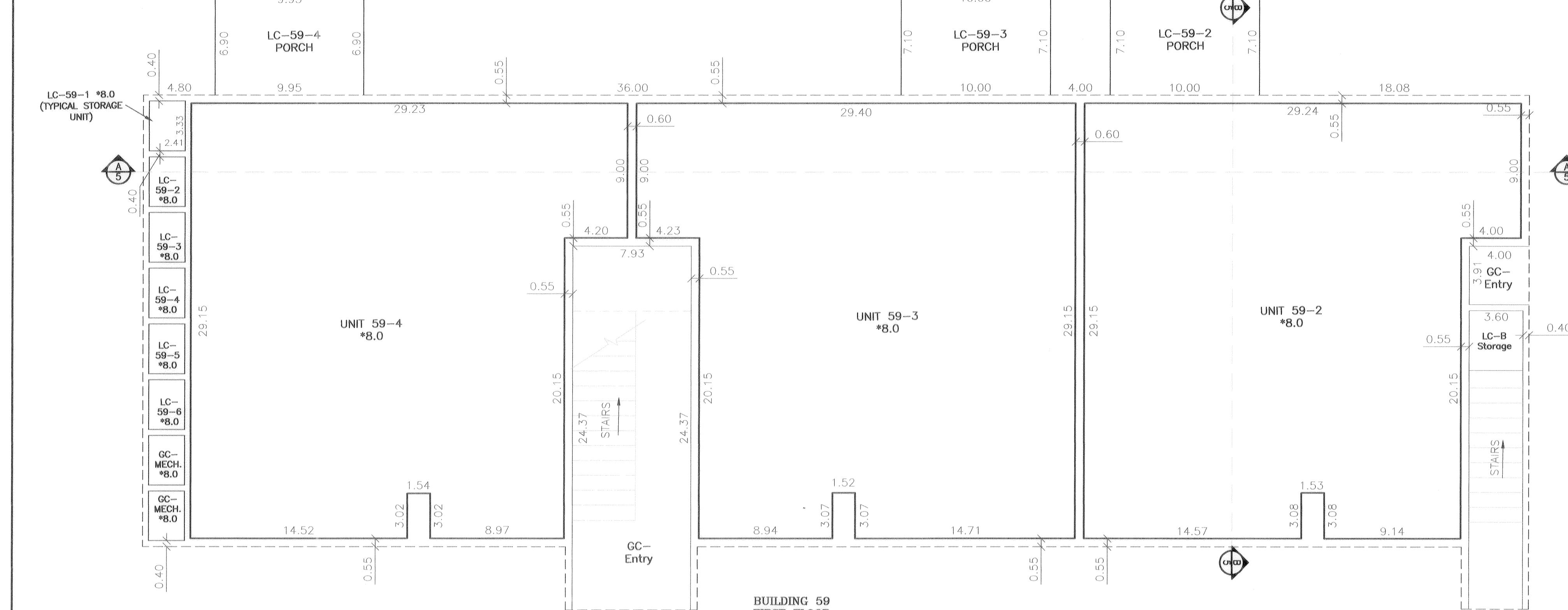




VIRGINIAN VILLAGE CONDOMINIUMS the Town of Jackson

condominium subdivision of
TRACT 11
G. SCOTT AND JAMES R. SIMON
Subdivision Planning Map
Map No. T-39

located within the
SW1/4 NW1/4, Section 33,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming



LEGEND

NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, 1977, as amended, Section 34-20-101 through 34-20-104.

GC = General Common Element
 LC = Limited Common Element
 — = Unit Boundary/Wall line
 - - - - = Building footprint/foundation line as shown on Sheet 2 of this plat.
 - - - - - = change ceiling height
 *8.0 = Ceiling height above floor elevation
 EL. 6168.92 = Floor Elevation

NOTES:

1. The plan views and sections were prepared from architectural plans and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances.

VIRGINIAN VILLAGE CONDOMINIUMS to the Town of Jackson

a condominium subdivision of
TRACT 11
 J. G. SCOTT AND JAMES R. SIMON
 Subdivision Planning Map
 Map No. T-39

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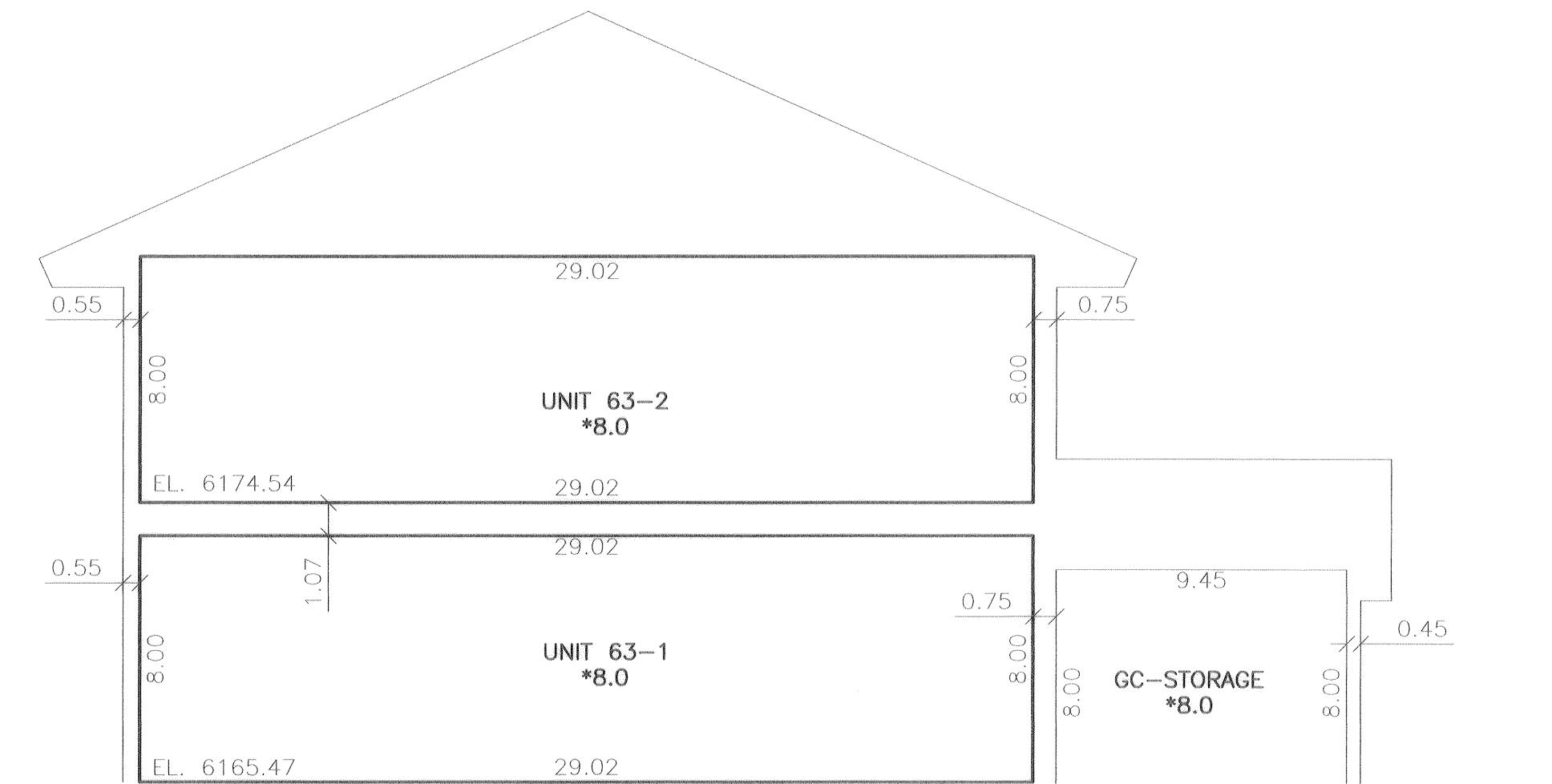
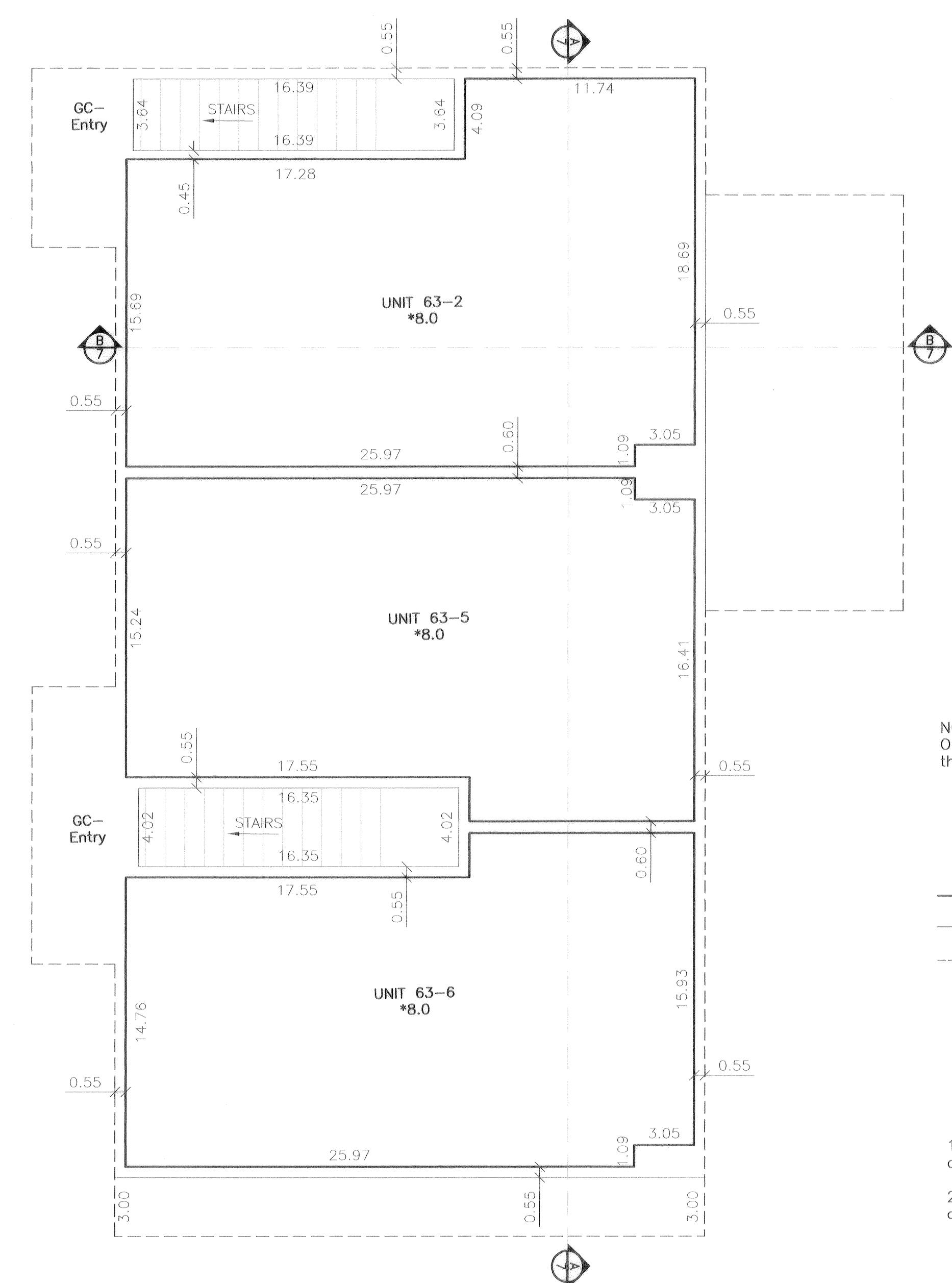
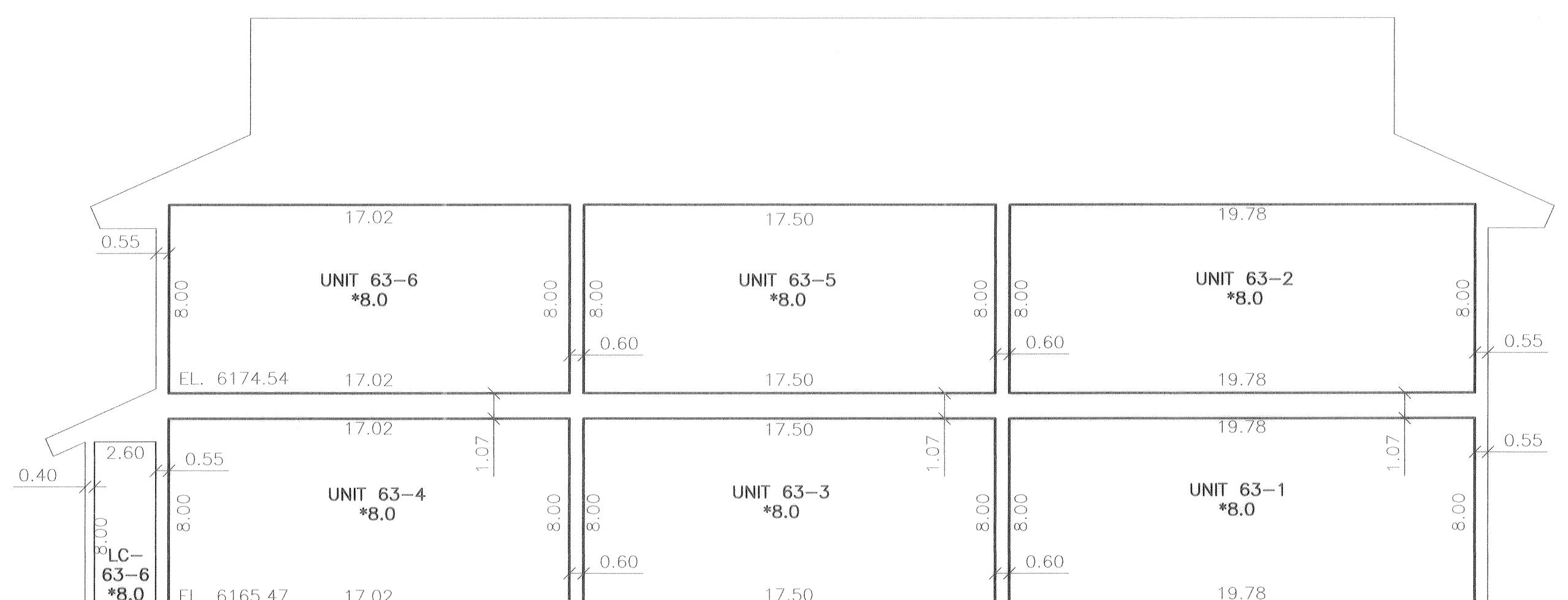
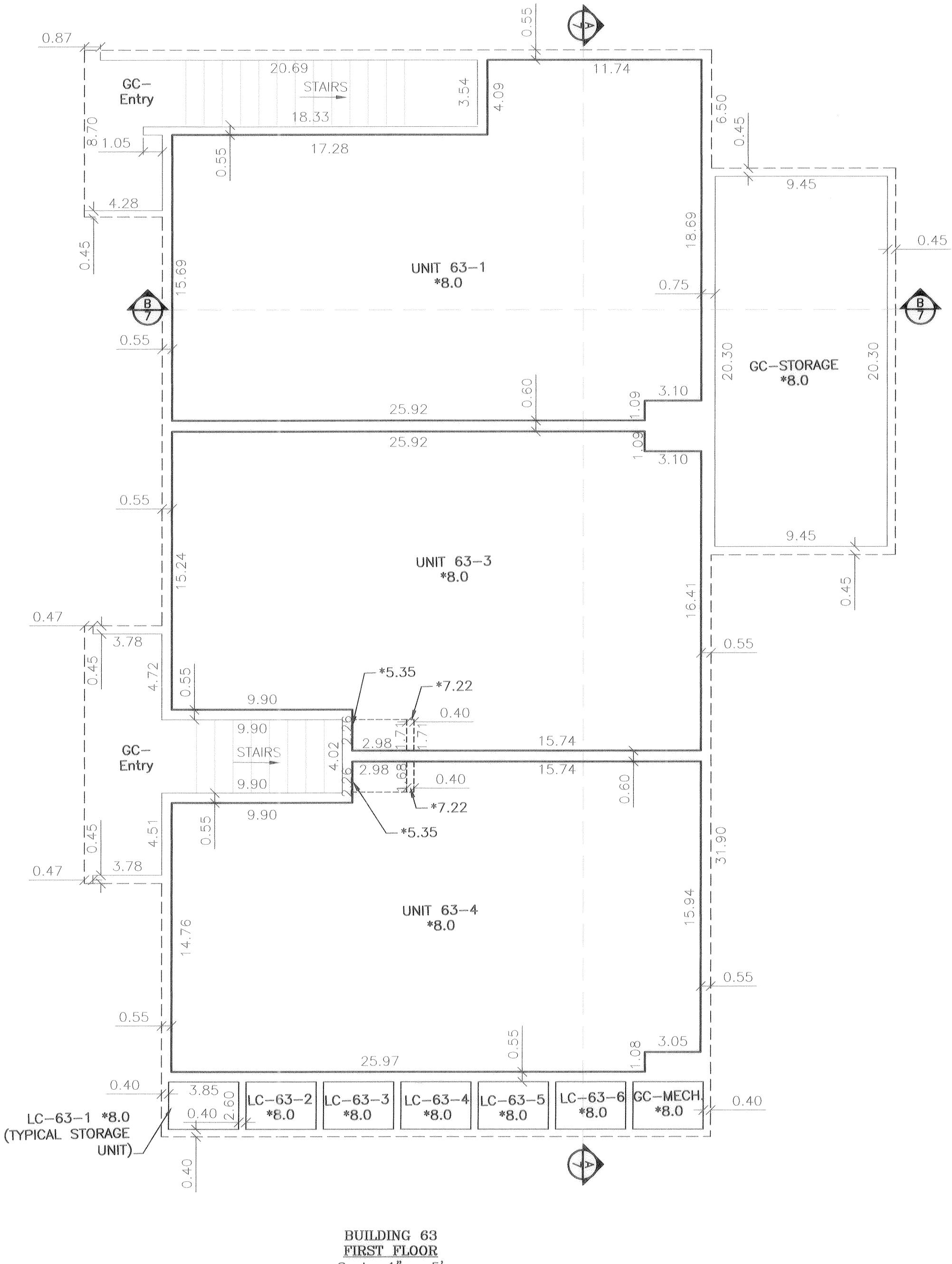
1229

DATE	5/04/07	REV.	6/04/07
SURVEYED	SK	ENGINEERED	SK
DRAWN	SK	CHECKED	JRB
APPROVED			

NELSON ENGINEERING

P.O. BOX 1589, JACKSON WYOMING (307) 733-2087

DRAWING NO	JOB TITLE	DRAWING TITLE
5 of 10	Virginian Village Condominiums	Final Plat
07-086-01	Building 59	



VIRGINIAN VILLAGE CONDOMINIUMS to the Town of Jackson

a condominium subdivision of
TRACT 11
J. G. SCOTT AND JAMES R. SIMON
Subdivision Planning Map
Map No. T-39

located within the
SW1/4 NW1/4, Section 33,
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Town of Jackson,
Teton County, Wyoming

LEGEND

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**NELSON
ENGINEERING**

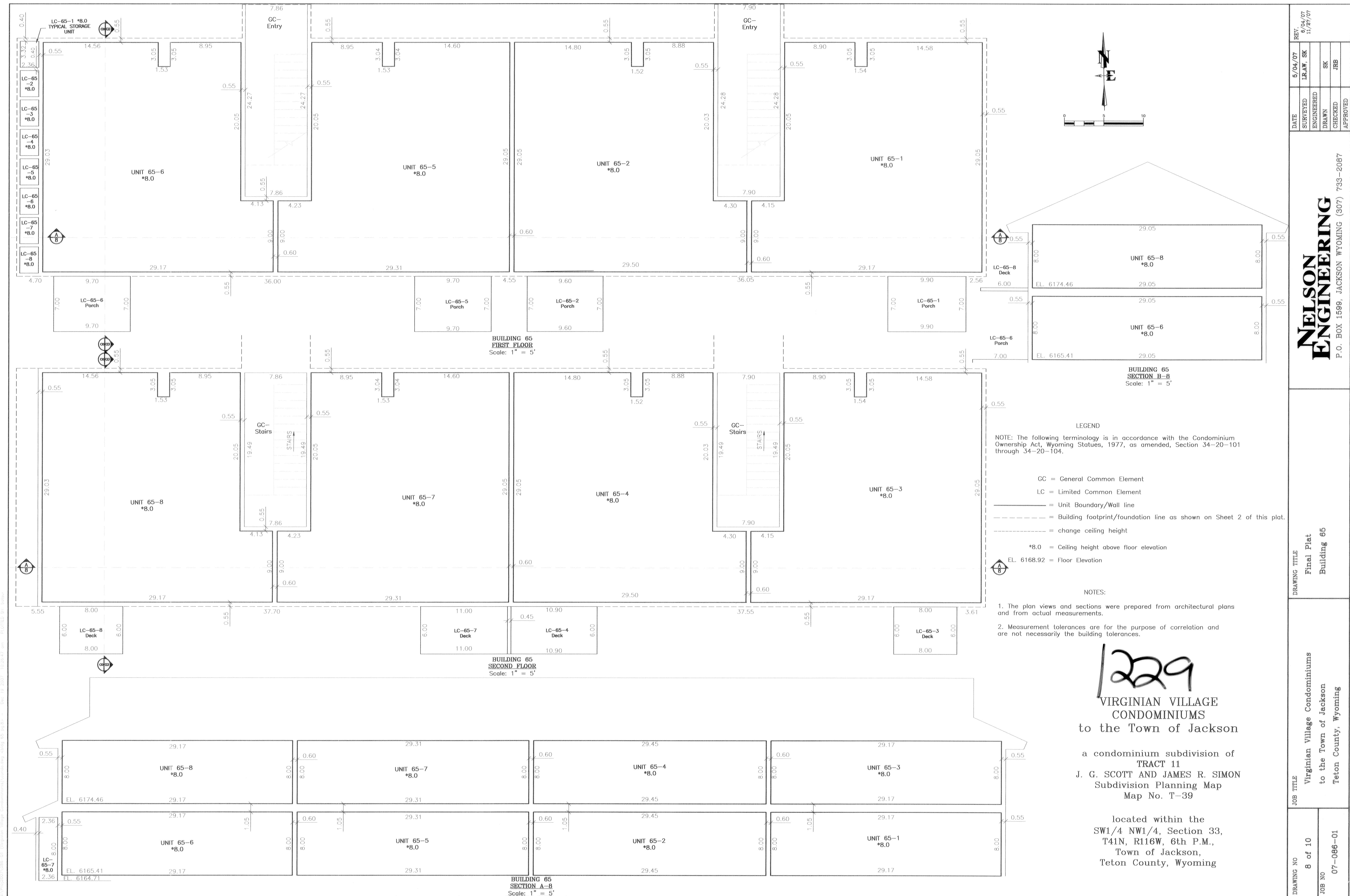
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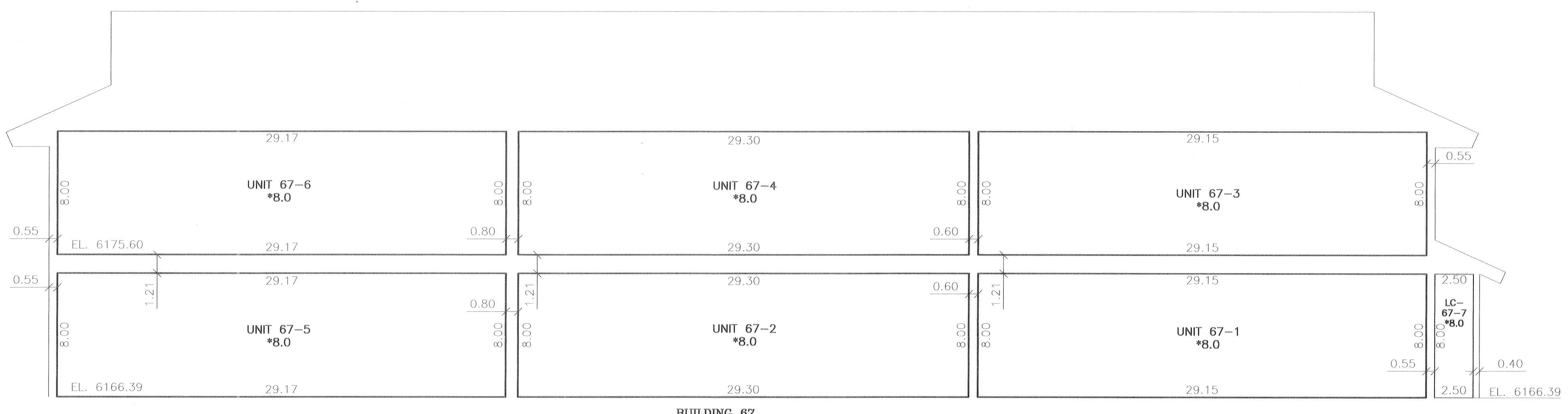
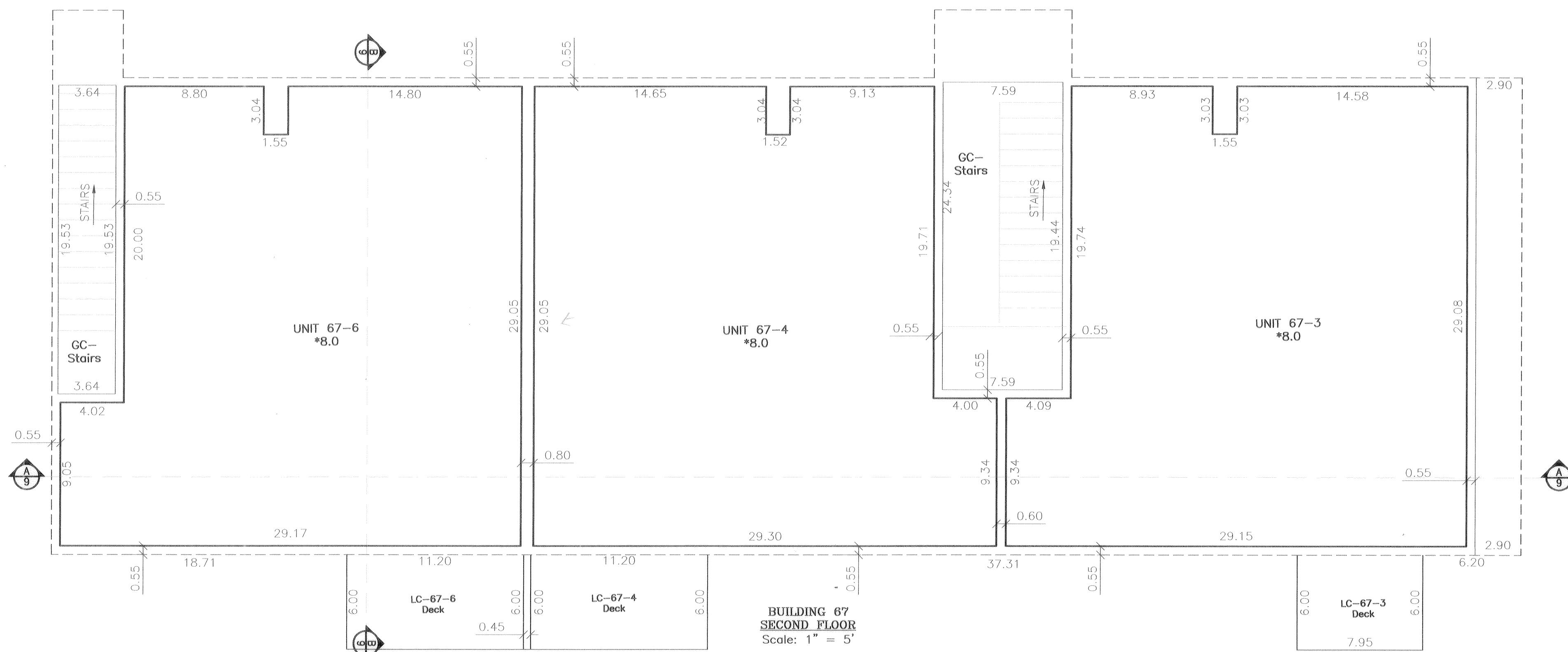
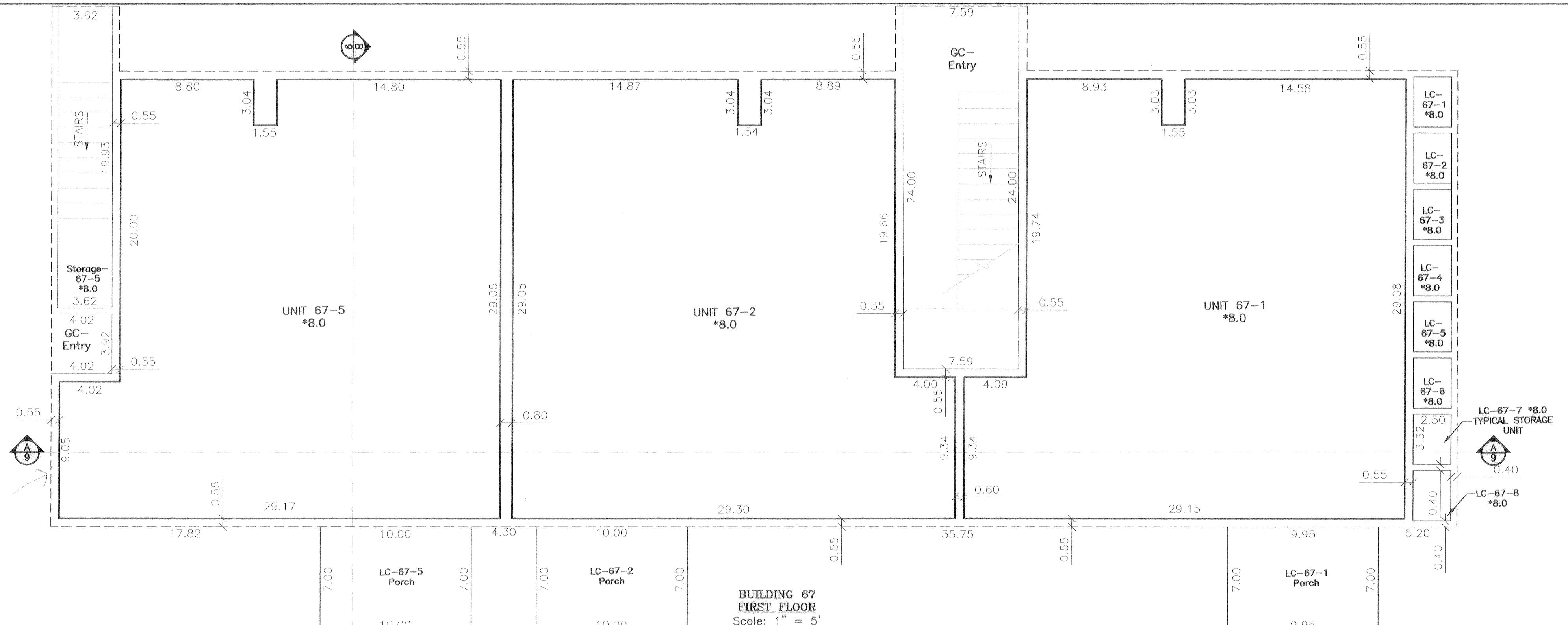
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IG TITLE
Final Plat
Building 63

LE Virginian Village Condominiums to the Town of Jackson Teton County, Wyoming

JOBSITE	DRAWING NO.	DRAWING TITLE
7700f100	77-0086-01	Final Plat Virginian Village Condominiums
JOB NO.	REV.	11/27/07
to the Town of Jackson Teton County, Wyoming	5/04/07	6/04/07
Building 63	L.R.A.W, SK	SURVEYED
	SK	ENGINEERED
	JRB	CHECKED
	APPROVED	11/27/07





BUILDING 67
SECTION B-9
Scale: 1" = 5'

LEGEND

NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statues, 1977, as amended, Section 34-20-101 through 34-20-104.

GC = General Common Element

LC = Limited Common Element

— = Unit Boundary/Wall line

— — — = Building footprint/foundation line as shown on Sheet 2 of this plat.

----- == change ceiling height

*8.0 = Ceiling height above

168.92 = Floor Elevation

NOTES:

1. The plan views and sections were prepared from architectural plans and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances.

VIRGINIAN VILLAGE CONDOMINIUMS

to the Town of Jackson

a condominium subdivision of
TRACT 11
G. SCOTT AND JAMES R. SIMON
Subdivision Planning Map
Map No. T-39

located within the
SW1/4 NW1/4, Section 33,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

DATE	5/04/07	REV.
SURVEYED	L.R.A.W. SK	6/04/07
ENGINEERED		11/27/07
DRAWN	SK	
CHECKED	JRB	
APPROVED		

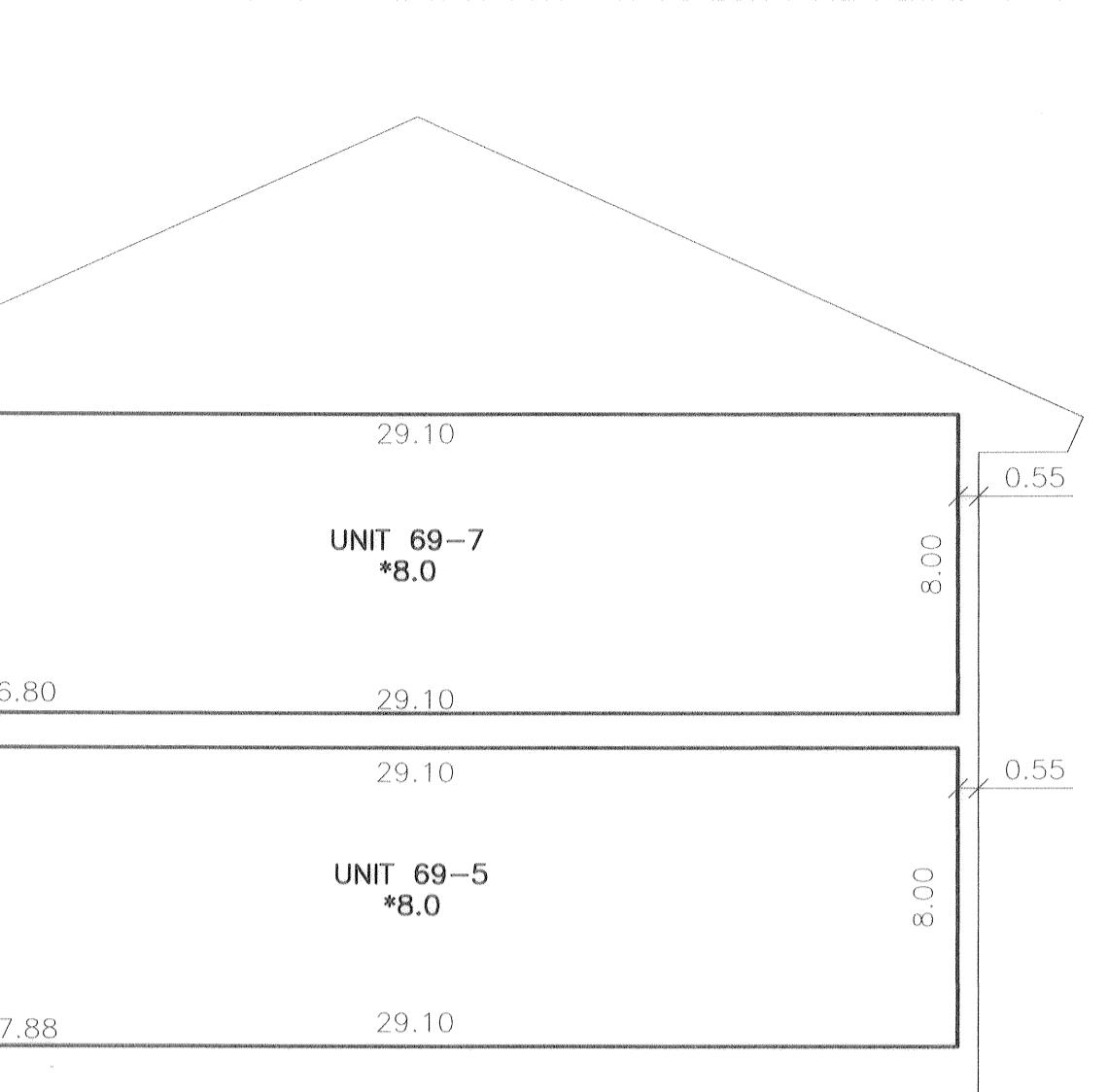
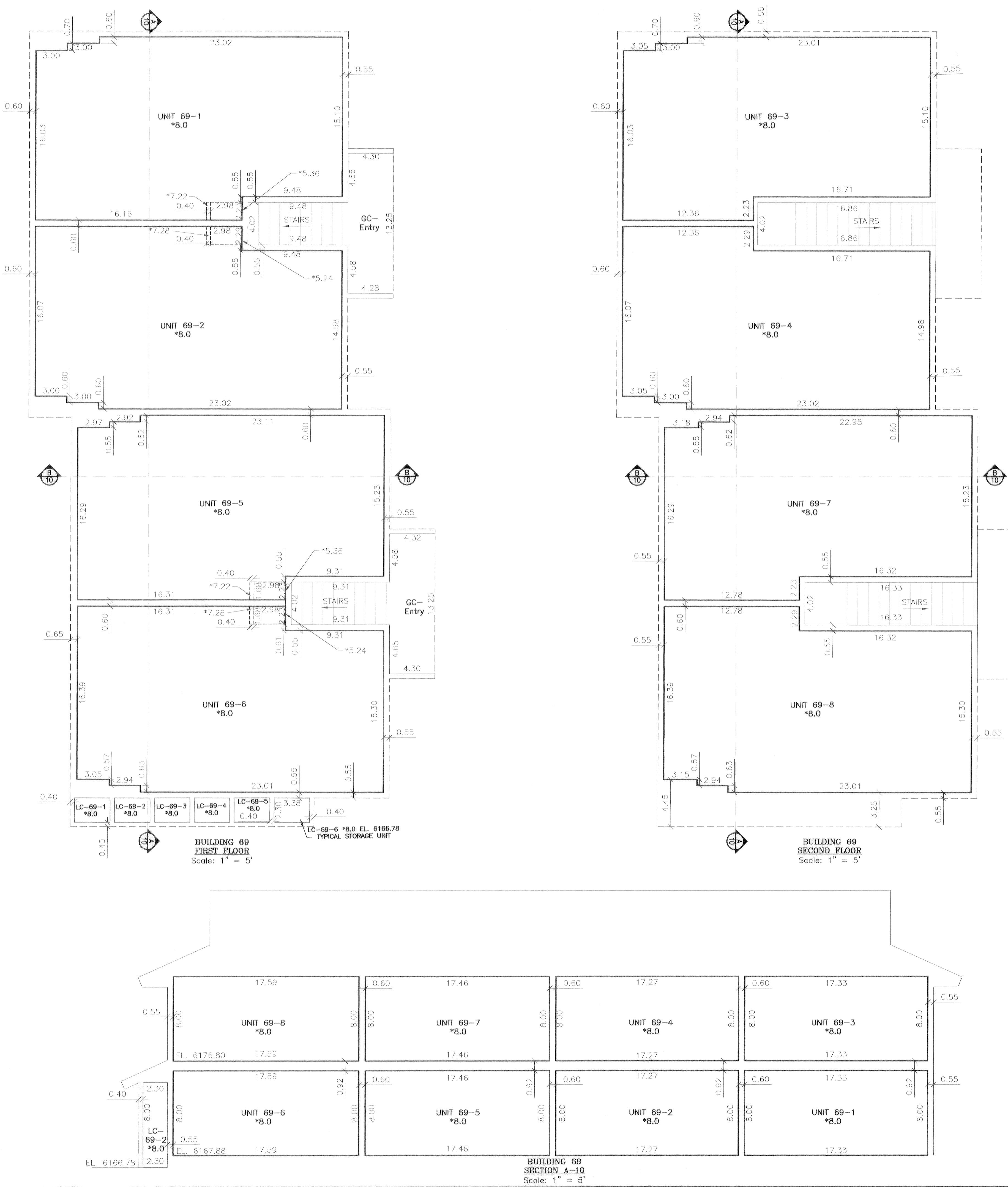
NEILSON ENGINEERING

THE JOURNAL OF CLIMATE

Building Final Title

LE
/irginian Village Condominiums
o the Town of Jackson
eton County, Wyoming

DRAWING NO	JOB TITLE	JOB NO
9 of 10	Virginia	07-086-01

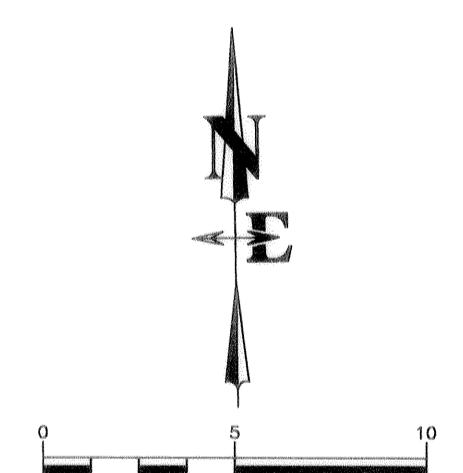


LEGEND
NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statues, 1977, as amended, Section 34-20-101 through 34-20-104.

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*8.0 = Ceiling height above floor elevation
EL. 6168.92 = Floor Elevation

NOTES:

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VIRGINIAN VILLAGE CONDOMINIUMS to the Town of Jackson

a condominium subdivision of
TRACT 11
J. G. SCOTT AND JAMES R. SIMON
Subdivision Planning Map
Map No. T-39

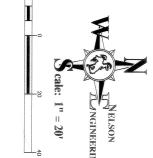
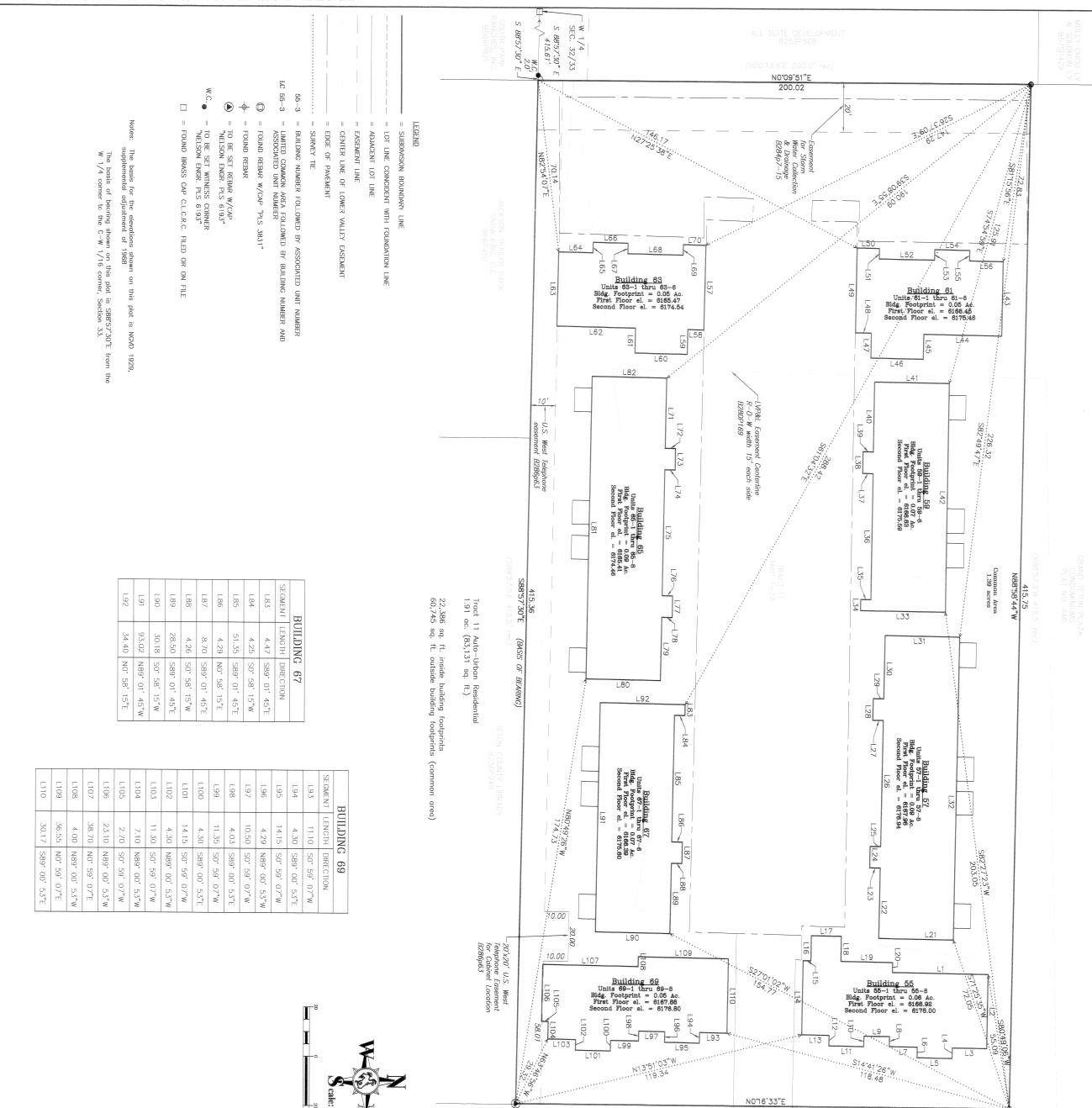
located within the
SW1/4 NW1/4, Section 33,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

1229

DRAWING NO	JOB TITLE	DRAWING TITLE
10 of 10	Virginian Village Condominiums	Final Plat
JOB NO	07-086-01	Building 69

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE 6/04/07 REV. 9/14/07
SURVEYED 9/14/07
ENGINEERED
DRAWN SK
CHECKED JRB
APPROVED



VIRGINIAN VILLAS
CONDOMINIUM

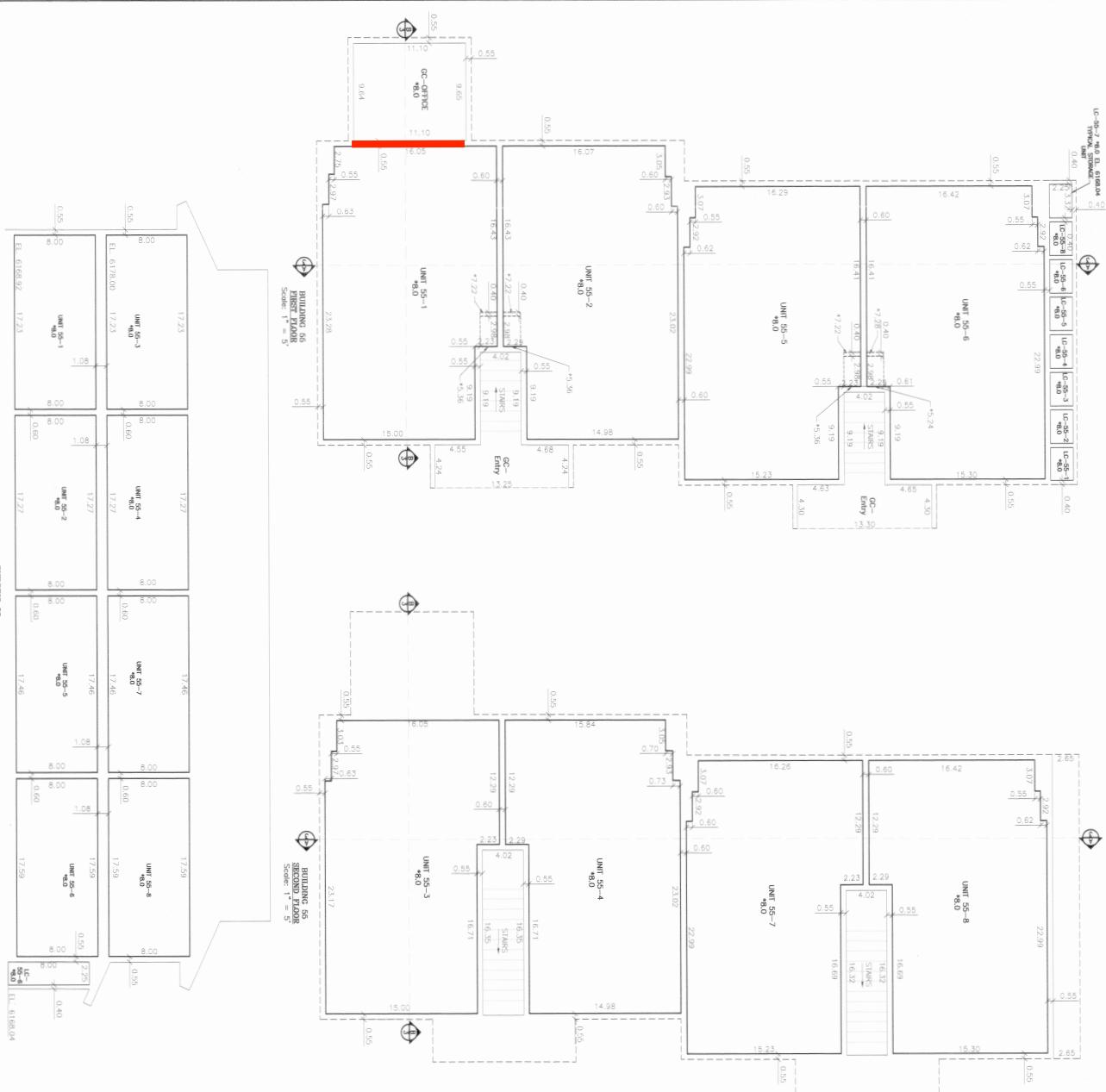
to the Town of Ja

a condominium subdivi

Map No. T-39
located within the
SW 1/4 NW 1/4, Section
T41N, R16W, 6th P
Town of Jackson
Teton County, Wyoming

DRAWING NO 2 of 10	JOB TITLE Virginian Village Condominiums to the Town of Jackson Teton County, Wyoming
JOB NO 07-086-01	

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON, WYOMING (307) 733-2087



NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, 1977, as amended, Section 34-20-101 through 34-20-104.

GC = General Common Element
LC = Limited Common Element

— = Building footprint/foundation line on shown on Sheet 2 of this plot.
— = change ceiling height
* = Ceiling height above floor elevation
EL. 6168.92 = Floor Elevation

NOTE:
1. The plan views and sections were prepared from architectural plans and from actual measurements.
2. Measurement differences are for the purpose of correlation and are not necessarily the building tolerances.
■ = Decked wall/return for units 55-1 and 55-4

**VIRGINIAN VILLAGE
CONDOMINIUMS**
Additional
to the Town of Jackson
a condominium subdivision of
TRACT 11
J. G. SCOTT AND JAMES R. SIMON
Subdivision Planning Map
Map No. T-39

located within the
SW 1/4 NW 1/4, Section 33,
T41N R116W 6th P.M.,
Town of Jackson,
Teton County, Wyoming

DRAWING NO

3 of 10

JOB NO

07-086-01

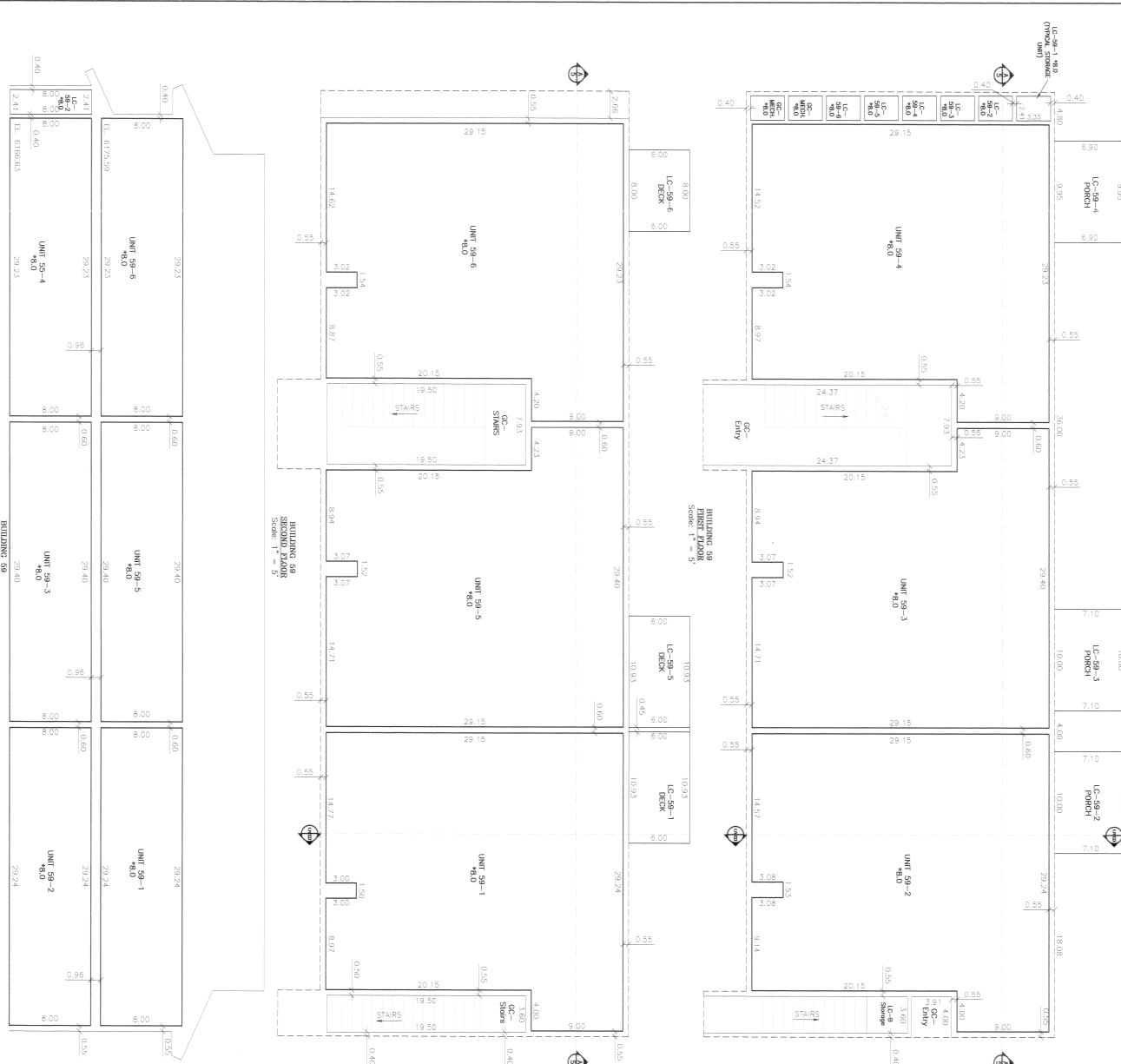
JOB TITLE
Virginian Village Condominiums
to the Town of Jackson
Teton County, Wyoming

DRAWING TITLE
Final Plat
Building 55

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	5/04/07	REV.
SURVEYED	LR, AW, SK	11/27/07
ENGINEERED	SK	
DRAWN	SK	
CHECKED	JRB	
APPROVED		



LEGEND
KOM: The following terminology is in accordance with the Construction
Occupancy Act, Wyoming Statutes, 1977, as amended, Section 34-20-101
through 34-20-104.

GC = Generic Common Element

LC = Limited Common Element

— = Unit Boundary/Wall line

— = Foundation line as shown on Sheet 2 of this plan.

— = Change ceiling height

*8.0 = Ceiling height above floor elevation
EL. 6168.92 = Floor Elevation

NOTES:
1. The plan views and sections were prepared from architectural plans
and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and
are not necessarily the building tolerances.

**VIRGINIAN VILLAGE
CONDOMINIUMS**

to the Town of Jackson

a condominium subdivision of

J. G. SCOTT AND JAMES R. SIMON
TRACT 11
Subdivision Planning Map
Map No. T-59

located within the
SW 1/4 NW 1/4, Section 33,
Twp. R16W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

1229

DRAWING NO
5 of 10

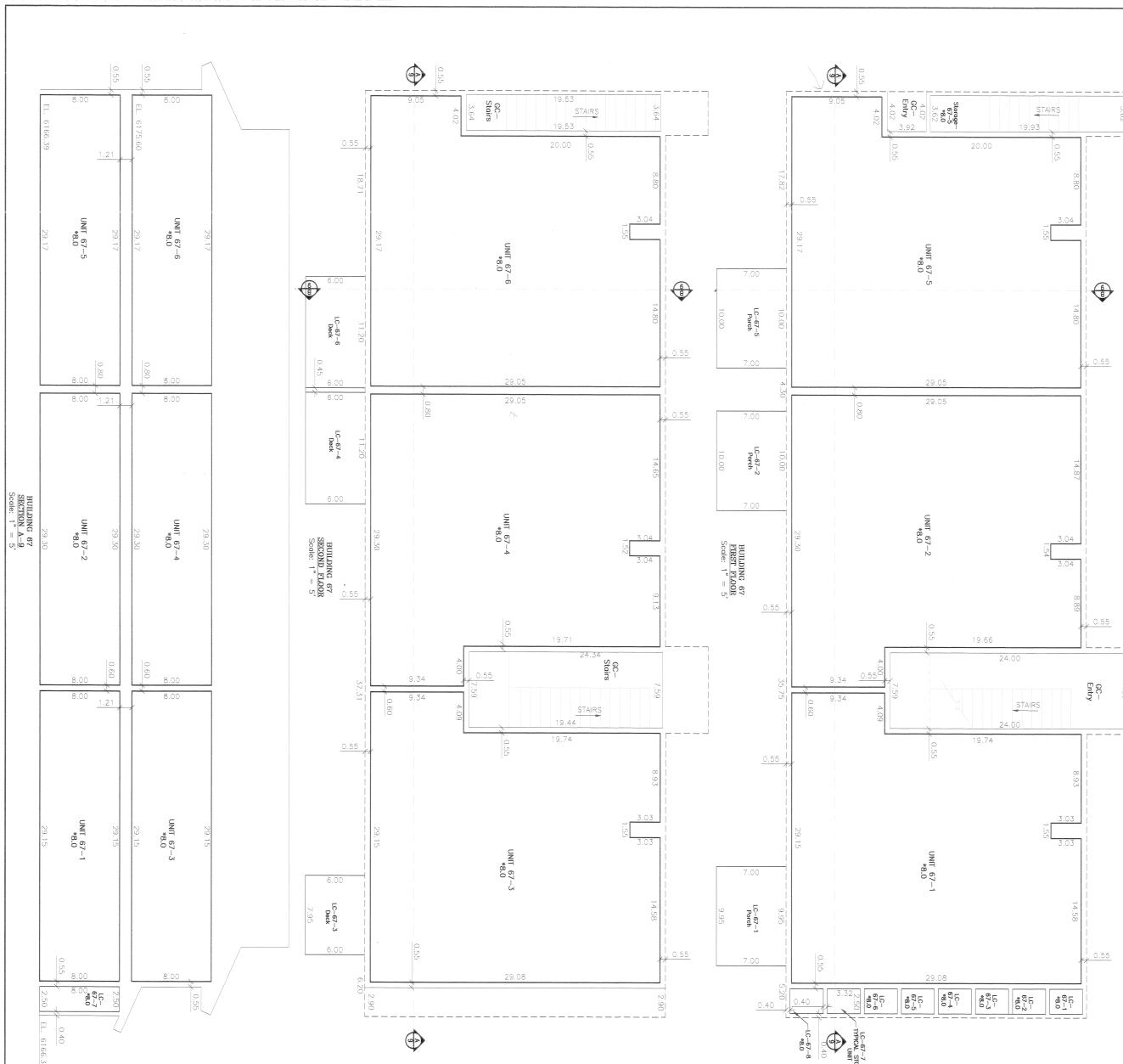
JOB NO
07-086-01

JOB TITLE
Virginian Village Condominiums
to the Town of Jackson
Teton County, Wyoming

DRAWING TITLE
Final Plat
Building 59

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	5/04/07	REV.
SURVEYED	6/9/07	11/17/07
ENGINEERED		
DRAWN	SK	
CHECKED		JRB
APPROVED		



EL. 6166.92 = Frost Elevation

LEGEND

NOTE: The following tolerances are in accordance with the Condominium Overlay Act, Wyoming Statutes, 1977, as amended, Section 34-20-104 through 34-20-104.

GC = General Construction Element

LC = Limited Construction Element

UBL = Unit Boundary/Wall Line

----- = Building footprint/foundation line as shown on Street 2 of this plot

..... = Building height

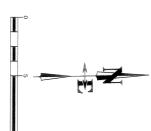
*8.0 = Ceiling height above floor deviation

NOTES

1. The plan views and sections were prepared from architectural plans and from actual measurements.

2. Meticulous tolerances are the purpose of correlation and

are not necessarily the building tolerance.



1229

VIRGINIAN VILLAGE
CONDOMINIUMS

to the Town of Jackson

a condominium subdivision of

J. G. SCOTT AND JAMES R. SIMON
Subdivision Planning Map
Map No. T-59

located within the
SW1/4 NW1/4, Section 33,
Twp. R16W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

DRAWING NO
9 of 10

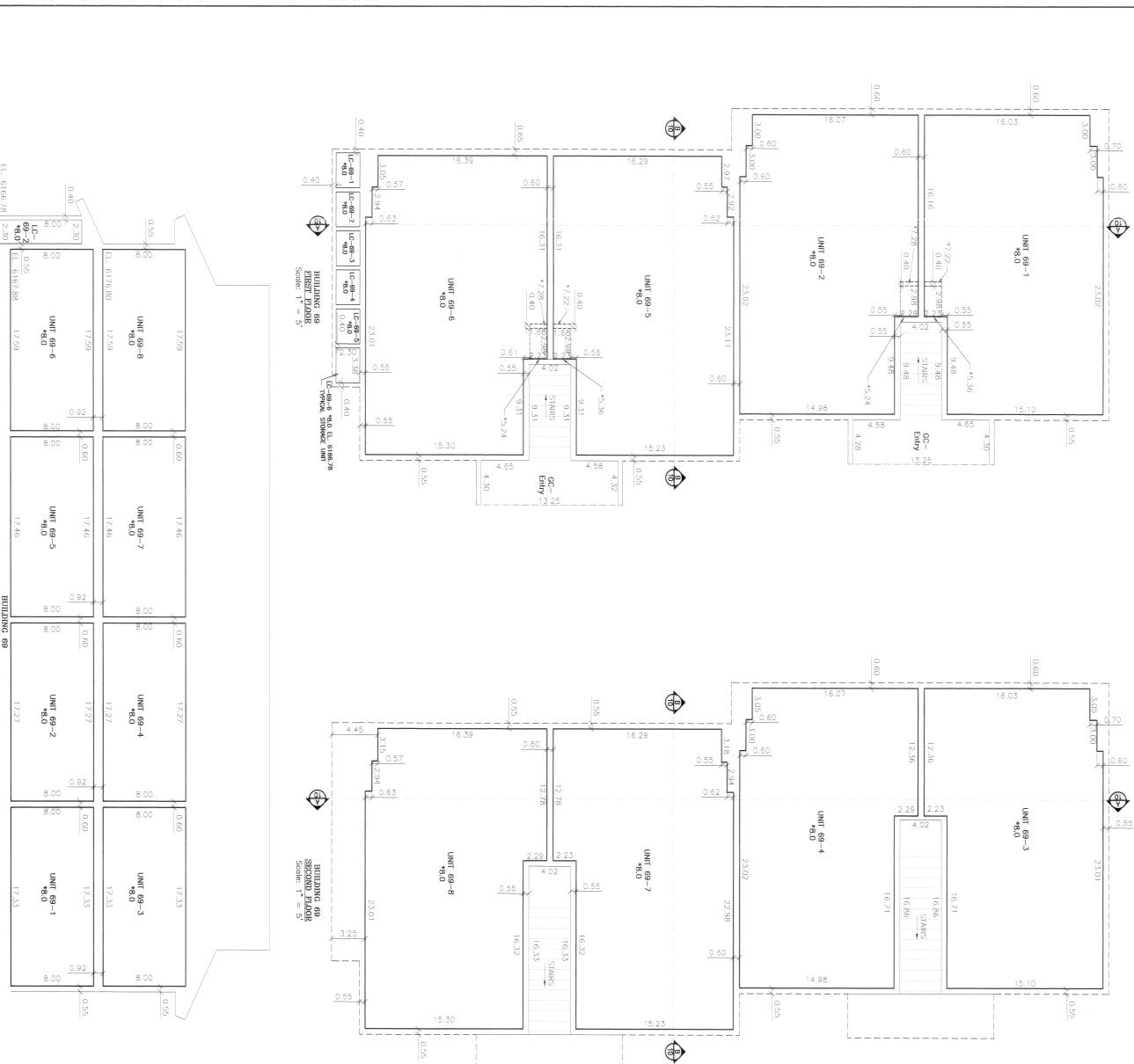
JOB NO
07-086-01

JOB TITLE
Virginian Village Condominiums
to the Town of Jackson
Teton County, Wyoming

DRAWING TITLE
Final Plat
Building 67

**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE SURVEYED	5/04/07	REV. 6/04/07
ENGINEERED	LERAW, SK	11/27/07
DRAWN	SK	
CHECKED	JRB	
APPROVED		



**NELSON
ENGINEERING**

VIRGINIAN VILLAGE
CONDOMINIUMS
a condominium subdivision of
the Town of Jackson
J. G. SCOTT AND JAMES R. SIMMONSON
Subdivision Planning Map
Map No. T-39

The plan views and sections were prepared from architectural plans and from actual measurements. Measurement tolerances are for the purpose of correction and to not necessarily the building tolerances.

DRAWING NO	JOB TITLE
10 of 10	Vin
JOB NO	to
07-086-01	Te

**FOURTH AMENDMENT TO THE
DECLARATION FOR VIRGINIAN VILLAGE CONDOMINIUMS
(Amendment Concerning Unit 55-1)**

This Amendment (this "Amendment") to the Declaration for the Virginian Village Condominiums (the "Declaration," as defined below) is made so as to be effective this 17th day of September, 2021 (the "Effective Date"), by Bedford Virginian, Inc., the Declarant (as successor to Baetis, LLC) under the Declaration, and pursuant to 13.1 of the Declaration, hereby amends the Declaration as follows:

W I T N E S S E T H:

WHEREAS, the Declarant executed and recorded in the land records of Teton County, Wyoming, on January 16, 2008 in Book 688 of Photo, pages 359-393, a certain Declaration For Virginian Village Condominiums in Jackson, Teton County, Wyoming (the "Declaration"), and also recorded in the land records of Teton County that certain Plat 1229 on the same date (the "Plat"); and

WHEREAS, the Declarant later executed and recorded in the public records of Teton County, Wyoming, on October 26, 2016 in Book 933, pages 265-272 a First Amendment to Declaration for Virginian Village Condominiums ("First Amendment"); and

WHEREAS, the Declarant later executed and recorded in the public records of Teton County, Wyoming, on September 5, 2017 as Document 0935001 a Second Amendment To Declaration For Virginian Village Condominiums ("Second Amendment"); and

WHEREAS the Virginian Village Condominiums Homeowners Association (the "Association") later executed and recorded in the public records of Teton County, Wyoming, on February 25, 2020 as Document 0986594 a Third Amendment To Declaration For Virginian Village Condominiums ("Third Amendment"); and

WHEREAS, Griffin Post (hereinafter "Owner") is an Owner and Member of the Association as defined by the Declaration, and presently owns title to Unit 55-1 (the "Unit") within the Association, pursuant to that Special Warranty Deed to Owner dated August 13, 2019 and recorded in the Land Records of Teton County on August 14, 2019 as Document No. 0975314;

WHEREAS, Prior to Owner's purchase of the Unit, it was the undersigned Declarant's intention to amend the Association's Declaration and Plat to reflect that the general common element office ("GC-Office") bordering and adjacent to the Unit, as depicted on the Plat and Exhibit C to the Declaration, is part of the Unit and to amend the legal description of the Unit to include the GC-Office; and

WHEREAS, Undersigned Declarant conducted the physical work and remodel in order to physically join and combine the Unit and GC-Office, but inadvertently did not amend the Association's Declaration, the Plat or the legal description of the Unit to reflect GC-Office as part of the Unit;

WHEREAS, Declarant no longer owns property within the Association or subject to the Declaration, but retains the power and right to amend the Declaration to "enable any reputable title insurance company to issue title insurance coverage on the Units," pursuant to Section 13.1 of the Declaration;

GRANTOR: VIRGINIAN VILLAGE CONDOMINIUMS
GRANTEE: THE PUBLIC
Doc 1024444 Filed At 12:31 ON 09/17/21
Maureen Murphy Teton County Clerk fees: 61.00
By Vicki Carpenter Deputy Clerk

WHEREAS, prior to the recording of this Amendment, Owner was unable to secure title insurance coverage from a reputable title insurance company insuring title to the Unit as it was intended to be conveyed to Owner;

WHEREAS, Pursuant to the authority vested with Declarant under Section 13.1 of the Declaration, Declarant wishes and desires now to amend the Declaration in order to adjust the legal description of the Unit and GC-Office so that GC-Office is included within the legal description of the Unit, and to convey, grant and warrant to Owner the Association's right and title to GC-Office and so that the real property comprising GC-Office is forever included within the legal description of the Unit and so that Owner may secure title insurance coverage to the Unit;

WHEREAS, Declarant has the ability and right to effectuate the foregoing pursuant to Section 13.1 of the Declaration, which establishes that even after Declarant has granted all of its rights within the Association, "Declarant may unilaterally amend this Declaration if such amendment is necessary to... (ii) enable any reputable title insurance company to issue title insurance coverage on the Units."

AMENDMENT

NOW, THEREFORE, based upon the foregoing, the Declarant hereby amends the Declaration as follows:

1. Exhibit C of the Declaration is hereby amended to reflect that Unit 55-1 and the general common element office ("GC-Office") both comprise Unit 55-1 and that the Owner of Unit 55-1 will own GC-Office bordering and adjacent to Unit 55-1 as part of Unit 55-1. All references to GC-Office or the real property comprising the same within the Declaration are hereby amended to include GC-Office within and as part of Unit 55-1. Any amendment to the Declaration otherwise necessary to effectuate a corresponding amendment to the Plat is also hereby adopted.
2. Drawings depicting the floor plan and perimeter of Unit 55-1 following the recording of this Amendment are attached hereto as Exhibit 1 and made a part hereof.
3. The Declarant intends by the recording of this Amendment to amend and supplement the Declaration. The Declaration shall remain in full force and effect following the recording of the Amendment except as modified herein. Capitalized terms used herein, which are not defined herein, shall have the same meanings as set forth in the Declaration and Amendments thereto. Other capitalized terms shall be defined as set forth above.

SIGNATURE AND ACKNOWLEDGMENT TO FOLLOW

IN WITNESS WHEREOF, the undersigned has executed this Amendment the date and year first written above.

DECLARANT:

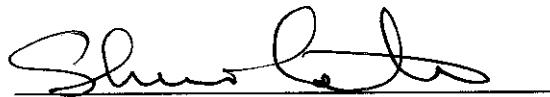
Bedford Virginian, Inc.,
a California corporation

By: 
Erik Bedford, its Vice President

STATE OF Wyoming)
COUNTY OF Teton) ss.
)

The foregoing instrument was acknowledged before me this 17th day of September,
2021, by Erik Bedford, as Vice President of Bedford Virginian, Inc., a California corporation.

Witness my hand and official seal.



Notary Public for Wyoming
My commission expires: February 10, 2024

