



# 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: December 9, 2022	<b>REQUESTS:</b>  The applicant is submitting a request for a Zoning Compliance Verification for the property located at 1251 South Park Loop Road, legally known as LOTS 114-11, INDIAN TRAILS ADDITION PIDN 22-41-16-31-4-14-114  For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P22-290	
Planner: Tyler Valentine  Phone: 733-0440 ext. 1305  Email: tvalentine@jacksonwy.gov	
<b>Owner:</b> Presbyterian Church of Jackson hole PO Box 7530 Jackson, WY 83002  <b>Applicant:</b> Jorgensen Engineering PO Box 9550 Jackson, WY 83002	
<b>Please respond by: December 30, 2022 (with Comments)</b>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to: [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)



**PLANNING PERMIT APPLICATION**  
**Planning & Building Department**

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://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: PCJH Zoning Compliance Verification  
Physical Address: 1251 South Park Loop Road  
Lot, Subdivision: meets & bounds PT. NE ¼ NW ¼ Sec. 6 TWP. 40 RNG 116 Parcel 1 PIDN: 22-40-16-06-2-00-006

**PROPERTY OWNER.**

Name: Presbyterian Church of Jackson Hole Phone: 307-734-0388  
Mailing Address: PO Box 7530 Jackson, WY ZIP: 83002-7530  
E-mail: office@pcjh.org / Mike@halpinmail.com

**APPLICANT/AGENT.**

Name: Jorgensen Engineering, Mila Dunbar-Irwin, Brendan Schulte Phone: 307-733-5150  
Mailing Address: PO Box 9550 Jackson, WY ZIP: 83002  
E-mail: mdi@jorgeng.com

**DESIGNATED PRIMARY CONTACT.**

\_\_\_\_ Property Owner ☒ Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson/200/Planning](http://www.townofjackson/200/Planning)

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



**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://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](http://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](http://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](http://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.

**Brendan Schulte**

Digitally signed by Brendan Schulte  
DN: C=US, E=bachulte@jorgeng.com, O=Jorgensen  
Associates, Inc., OU=Operations, CN=Brendan Schulte  
Date: 2022.12.08 14:02:20-0700

Signature of Property Owner or Authorized Applicant/Agent

**Brendan Schulte**

Name Printed

**12/8/2022**

Date

**Chief Operations Officer**

Title



**JORGENSEN**  
It's About People, Trust and Know How

PO Box 9550 · 1315 HWY 89 S., Suite 201  
Jackson, WY 83002  
PH: 307.733.5150  
[www.jorgeng.com](http://www.jorgeng.com)

December 7, 2022

Town of Jackson Planning Dept.  
P.O. Box 1727  
200 South Willow St.  
Jackson, WY 83001  
*-Digitally Delivered to [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov) -*

**RE: Planning Permit Application for a Zoning Compliance Verification (ZCV)**

Dear Staff,

Enclosed you will find the necessary materials for a Zoning Compliance Verification (ZCV) that we are submitting on behalf of our client, the Presbyterian Church of Jackson Hole. The property is specifically located within PT NE1/4NW1/4 of Section 6 Township 40N, Range 116W in the Town of Jackson, Wyoming.

- Planning Permit Application
- Response to Submittal Checklist
- Application Materials
- Letter of Authorization and Warranty Deed
- Jorgensen Associates, Inc. check XXXX for \$601

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.

Brendan Schulte  
Chief Operations Officer



## **COLLINS PLANNING**

• A S S O C I A T E S •

December 9, 2022

Mr. Paul Anthony, Planning Director  
Mr. Tyler Valentine, Senior Planner  
Town of Jackson  
P.O. Box 1687 (Sent via Email)  
Jackson, WY 83001

Re: Zoning Compliance Verification  
Presbyterian Church of Jackson Hole

Subject Parcel: PIN 22-40-16-06-2-00-006; PT. NE ¼ NW ¼ Sec. 6 TWP. 40 RNG 116 Parcel 1  
Neighboring Parcel: PIN 22-40-16-06-2-00-004; PT. NE ¼ NW ¼ Sec. 6 TWP. 40 RNG 116 Parcel 2

Dear Paul and Tyler,

On behalf of the Presbyterian Church of Jackson Hole (PCJH), we request a Zoning Compliance Verification regarding subject parcel #1 described above. PCJH is preparing plans to develop workforce housing on subject parcel #1 and seeks this ZCV to verify critical information.

### **Requested Verification**

We respectfully request that you verify and confirm that subject parcel #1 may be developed under the Cottonwood Park Complete Neighborhood Master Plan (CNMP) at a density greater than three dwelling units, perhaps as many as 21, contingent on the required approvals listed below.

### **Context**

Two documents associate four dwelling units with the subject and neighboring parcels.

1. Map T- 312 C labels subject parcel #1 as “3 dwelling units with annexation” and neighboring parcel #2 as “1 dwelling unit with annexation.”
2. A 1993 land exchange agreement between the County Commissioners and 4 Lazy F Ranch, Inc. assigned four dwelling units to the two parcels: three units were assigned to the subject parcel #1 which is eyed for future development and one additional unit was assigned to the neighboring parcel #2 which is located across High Country Drive.

The subject parcel #1 is in the CNMP, the T Map and the land exchange agreement.

Based on our research into the Town files, the history of the CNMP development, and the information received from a Freedom of Information Request, we believe subject parcel #1 can

be developed with more than the three dwelling units (perhaps as many as the 21 units PCJH contemplates) mentioned in the two documents identified above, contingent on

1. an approval that amends the CNMP to replace a “commercial” designation on the subject parcel with a “residential” use and to assign undeveloped units to the parcel, and
2. approvals of the applicable Sketch and Final Plans.

### **History and Rationale for Conclusion**

1. Our records search confirmed that the subject property is within the legal description of the CNMP and designated for a commercial use on the CNMP maps.
2. Our research also confirmed that the CNMP has been amended multiple times, including at least one such amendment that replaced a commercial designation with a residential use.
3. We also confirmed that the CNMP was approved for 785 dwelling units and between 48 and 56 dwelling units have not been allocated or developed. The area contained within the CNMP is fully developed and very limited, if any, opportunity exists for further development except for the PCJH parcel that is subject of this ZCV.
4. PCJH plans may include up to 21 dwelling units, well below the number of dwelling units approved in the CNMP that remain unallocated and undeveloped.
5. Teton County and the 4 Lazy F Ranch, Inc. executed a land exchange in 1993 that included the assignment of four units to the subject and neighboring parcels. This agreement resulted in the 4 Lazy F obtaining two acres of land in Adams Canyon for parking/storage of RVs. The County also relinquished 1.57 acres of road right-of-way within the boundaries the 4 Lazy F Ranch that was incorporated into the CNMP. In return, the County obtained 4.01 acres for the realignment of South Park Loop Road. The two PCJH parcels are remnant parcels that were created by the road realignment.
6. While the specific basis for the numbers of three and one units is undocumented, it is known that the County’s land exchange must trade value for equal value. The four units may have been the number of units that created the necessary value to effectuate the land exchange that occurred 29 years ago.
7. It is clear from County Commissioners’ land exchange resolution they were aware of the overall number of units allowed by the CNMP and understood the Master Plan provided a pool of units from which four units could be transferred.
  - a) This land exchange agreement between the County Commissioners and 4 Lazy F Ranch states in Para 4: “ ... County agrees that the platting of three dwelling units on ... and one dwelling unit on ... will be permitted as allowed under the uses and densities permitted within the Cottonwood Park Master Plan and shall be considered part of the total units permitted under said Master Plan.
8. Our research also discovered a draft unexecuted, annexation agreement that also listed four units for the subject and neighboring parcels, but there is no evidence a final version of an annexation agreement was ever executed.
  - a) A statement embedded in Paragraph 4 of the draft agreement acknowledges that the Town can zone to subject property to allow a density different from four.
  - b) In response to a Freedom of Information Request, the Town was unable to produce an executed annexation agreement, annexation report or a staff report.

9. Town ordinance 693 (2001) annexing the subject and neighboring parcels does not contain any mention of the allowed density on the parcels. It also does not reference a map.
10. Map T-312 C, contains a title that suggests that it accompanied the annexation, but the Map does not contain any reference to Ordinance 693, or any wording that creates restrictions or conveys rights. The Map also does not contain signatures from Town or County officials.
  - a) County Surveyor Mike Quinn created the Map and said he included recorded information on the Map. The land exchange agreement was not recorded in the land records, but it would have been a document known to the County Surveyor.
11. Regardless of the reason that three units and one unit were associated with the subject and neighboring parcels, the allowed density always can be amended as the community evolves through multiple generations of comprehensive plans and development regulations. Density that is assigned to land at the time it is annexed invariably will change over time.
12. In fact, it was a longstanding practice that annexed land would be assigned the lowest density zoning classification until such time as the Town decided more deliberately the desired density. In many instances land that was annexed has been rezoned, and then rezoned again, over many years.
13. Allowing more than three dwelling units in this instance is more readily possible than in other typical annexation cases because the subject parcel #1 is in the CNMP, which was approved for 785 units, and 48 – 56 of these approved units remain unallocated and undeveloped.

Thank you in advance for the time researching this ZCV. The verification of our conclusion is essential for PCJH to proceed with a desperately needed workforce housing development. We look forward to your response.

Sincerely,



William E. Collins, AICP

### **Attached Documents**

For your reference the following documents are attached.

1. Ordinance 693 annexing the subject property in October 2001.
2. Map T – 312 C, a map accompanying the annexation of the subject property.
3. Petition to annex the subject property, summer 2001.
4. Draft unexecuted annexation agreement, undated.
5. County Commission resolution exchanging land for the realignment of South Park Loop Road, December 1998.
6. Letter from Bill Collins to Bob Graham, June 25, 1998, that appends the land exchange agreement (1993) between Teton County and the 4 Lazy F Ranch, Inc.



# ORDINANCE 693

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY INTO THE CORPORATE LIMITS OF THE TOWN OF JACKSON; AMENDING THE ZONING DISTRICT MAP TO INCLUDE THE ANNEXED PROPERTY AND AMENDING THE CORPORATE LIMITS OF THE TOWN OF JACKSON; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

## SECTION I.

The Town Council of the Town of Jackson having received a Petition for Annexation of certain real property located adjacent to the corporate limits of the Town of Jackson pursuant to the terms and conditions of Wyoming Statute §15-1-407; and a public hearing being had on said Petition at the regularly scheduled meeting of the Town Council on September 17, 2001, the following property lying contiguous with and adjacent to the Town of Jackson, County of Teton, State of Wyoming, is hereby added to, taken in and made a part of the Town of Jackson, County of Teton, State of Wyoming, said land being more particularly described on Exhibit A attached hereto and by this reference made a part hereof.

## SECTION II.

On the taking effect of this Ordinance, the corporate limits of the Town of Jackson and boundary lines thereof shall show and include the above-described property as being within a portion of said Town.

## SECTION III.

The Town Clerk of the Town of Jackson is hereby authorized and directed to file a certified copy hereof with the County Clerk of Teton County, Wyoming.

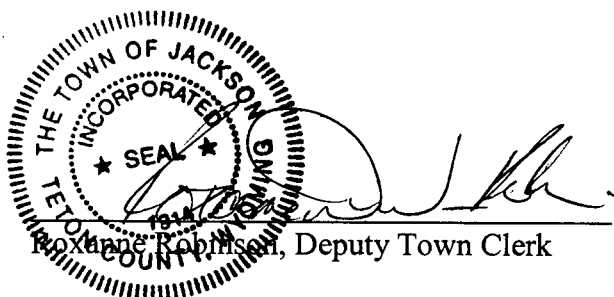
## SECTION IV.

This Ordinance shall take effect from and after the date of its publication following approval and adoption.

PASSED 1ST READING THE 17TH DAY OF SEPTEMBER, 2001.

PASSED 2ND READING THE 1ST DAY OF OCTOBER, 2001.

PASSED, APPROVED AND ADOPTED THE 15TH DAY OF OCTOBER, 2001.



TOWN OF JACKSON

*Jeanne Jackson*  
Jeanne Jackson, Mayor

ATTESTATION OF TOWN CLERK  
STATE OF WYOMING  
COUNTY OF TETON  
TOWN OF JACKSON

I hereby certify that the foregoing Ordinance No. 693 was duly published in the Jackson Hole Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming on the 24th day of October, 2001. I further certify that the foregoing Ordinance was duly recorded on Page 487 of Book Four of Ordinances of the Town of Jackson, Wyoming.

*Roxanne Robinson*  
Town Clerk

STATE OF WYOMING

) ss.

COUNTY OF TETON

The foregoing instrument was acknowledged before me by Jeanne Jackson and Roxanne DeVries Robinson, as Mayor and Deputy Town Clerk, respectively, of the Town of Jackson this 19th day of October, 2001.

Witness my hand and official seal.



Donna M Bair  
Notary Public

My commission Expires: 6/15/2005



## EXHIBIT A

## SUGGESTED LEGAL DESCRIPTION

Land proposed for Annexation to the Town of Jackson, Wyoming

A Parcel of Land located in the N1/2 of Section 6, T40N, R116W, and the SW1/4 of Section 32 and the S1/2 of Section 31, T41N, R116W, 6<sup>th</sup> P.M., Town of Jackson, Teton County, Wyoming, being more particularly described as follows:

Beginning at a Point which lies S21°52'16"E, 53.94 feet from the Northwest Corner of Said Section 6;

Thence along the southerly right-of-way line of South Park County Road No. 22-1, being the northerly line of that land annexed to the Town of Jackson by Ordinance No. 405 through the following courses and distances:

S89°49'56"E, 749.50 feet to a horizontal, circular curve to the right;  
 Thence along said curve, having a radius of 1382.38 feet and a chord of 444.50 feet bearing S80°34'49"E, through a central angle of 18°30'13", an arc distance of 446.44 feet;  
 Thence S71°19'43"E, 1512.28 feet;  
 Thence N18°40'17"E, 10.00 feet;  
 Thence S71°19'43"E, 476.93 feet to a horizontal, circular curve to the left;  
 Thence along said curve, having a radius of 612.96 feet, a chord of 106.65 feet bearing S76°19'10"E, through a central angle of 9°58'54", an arc distance of 106.79 feet;  
 Thence N05°38'42"W, 0.87 feet;  
 Thence S88°53'08"E, 153.05 feet;  
 Thence N80°47'29"E, 316.38 feet;  
 Thence N81°38'20"E, 281.12 feet;  
 Thence N64°53'51"E, 134.13 feet;  
 Thence N64°50'56"E, 81.67 feet;  
 Thence N50°27'25"E, 20.25 feet;  
 Thence N50°43'42"E, 88.22 feet;  
 Thence N47°46'07"E, 195.03 feet;  
 Thence N57°48'04"E, 82.58 feet;  
 Thence N46°03'48"E, 47.40 feet;  
 Thence N40°42'30"E, 167.56 feet;  
 Thence S21°52'37"E, 1.66 feet;  
 Thence N40°07'51"E, 57.81 feet to a horizontal, circular curve to the right;  
 Thence along said curve, having a radius of 1392.39 feet, a chord of 253.04 feet bearing N45°21'10"E, through a central angle of 10°25'37", an arc distance of 253.39 feet;  
 Thence N50°32'37"E, 671.94 feet to an intersection with the westerly right-of-way line of U.S. Highway 26, 89, 189, 191;

Thence departing said southerly right-of-way line of South Park County Road and said northerly boundary of annexed lands and proceeding along said westerly right-of-way line of Said U. S. Highway, being the easterly right-of-way line of Said County Road, along a non-tangent, horizontal, circular curve to the right having a radius of 3020.05 feet, a chord of 123.57 feet bearing N10°11'57"E, through a central angle of 02°20'40", an arc distance of 123.58 feet;



Page 2

Suggested Legal Description

Land proposed for annexation to the Town of Jackson, Wyoming

Thence departing said westerly right-of-way line of Said U.S. Highway and said easterly right-of-way line of Said County Road and proceeding along the northerly right-of-way line of Said County Road through the following courses and distances:

S50°32'42"W, 67.62 feet to a non-tangent, horizontal, circular curve to the left;

Thence along said curve, being the northerly line of that parcel of land described in Book 359, pages 376-378, records of Teton County, and having a radius of 187.66 feet, a chord of 125.10 feet bearing S66°18'49"W, through a central angle of 38°56'27", an arc distance of 127.55 feet; Thence continuing along said northerly line of said parcel in Book 359, S46°50'35"W, 526.60 feet;

Thence departing said northerly line of said parcel in Book 359 and continuing along said northerly right-of-way line of Said County Road through the following courses and distances:

S50°32'42"W, 52.57 feet to a horizontal, circular curve to the left; Thence along said curve, having a radius of 1472.39 feet, a chord of 151.32 feet bearing S47°37'17"W, through a central angle of 05°53'27", an arc distance of 151.38 feet to an intersection with the north line of Said Section 6;

Thence along said north line of Said Section 6, N89°51'17"W, 27.88 feet;

Thence departing said north line of said Section 6 and continuing along said right-of-way line along a non-tangent, horizontal, circular curve to the left, having a radius of 1492.39 feet, a chord of 98.68 feet bearing S42°01'51"W, through a central angle of 03°47'22", an arc distance of 98.70 feet;

Thence N50°08'17"W, 4.99 feet;

Thence S40°08'10"W, 130.21 feet;

Thence N50°25'08"W, 9.87 feet to a non-tangent, horizontal, circular curve to the right;

Thence along said curve, having a radius of 1357.39 feet, a chord of 274.34 feet bearing S45°54'58"W, through a central angle of 11°36'00", an arc distance of 274.81 feet;

Thence S51°45'07"W, 198.75 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 497.96, a chord of 256.63 feet bearing S66°38'32"W, through a central angle of 29°51'55", an arc distance of 259.56 feet;

Thence S08°04'08"E, 4.97 feet;

Thence S81°36'11"W, 497.46 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 502.96 feet, a chord of 235.53 feet bearing N84°52'58"W, through a central angle of 27°04'57", an arc distance of 237.74 feet;

Page 3

Suggested Legal Description

Land proposed for annexation to the Town of Jackson, Wyoming

Thence S18°31'07"W, 10.01 feet;  
 Thence N71°19'43"W, 476.92 feet;  
 Thence S18°40'17"W, 10.10 feet;  
 Thence N71°19'43"W, 74.89 feet to the southeasterly corner of that parcel of land described in Book 371 pages 250-252, records of Teton County;

Thence departing the northerly right-of-way line of Said County Road and proceeding along the easterly boundary line of said parcel in Book 371, pages 250-252, N00°26'29"W, 482.83 feet to the northeasterly corner of said parcel, the northeast corner of Lot 3 of Said Section 6;

Thence along the northerly boundary line of said parcel, the northerly line of Said Lot 6, N89°49'56"W, 489.02 feet;

Thence along the westerly boundary line of said parcel through the following courses and distances:

S22°29'19"E, 72.05 feet to a horizontal, circular curve to the left;  
 Thence along said curve, having a radius of 220.00 feet, a chord 84.56 feet bearing S33°34'08"E, through a central angle of 22°09'39", an arc distance of 85.09 feet;

Thence S44°38'58"E, 54.49 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 180.00 feet, a chord of 188.96 feet bearing S12°59'20"E, through a central angle of 63°19'15", an arc distance of 198.93 feet;

Thence S18°40'17"E, 9.69 feet to the southwesterly corner of said parcel, a point on the northerly right-of-way line of Said County Road;

Thence departing said westerly boundary line and proceeding along said northerly right-of-way line, N71°19'43"W, 80.00 feet to the southeasterly corner of that parcel described in Book 371, pages 248-249, records of Teton County;

Thence departing said northerly right-of-way line and proceeding along the boundary of said parcel in Book 371, pages 248-249 through the following courses and distances:

N18°40'17"E, 9.69 feet to a horizontal, circular curve to the left;  
 Thence along said curve, having a radius of 100.00 feet, a chord of 104.98 feet bearing N12°59'20"W, through a central angle of 63°19'15", an arc distance of 110.52 feet;

Thence N44°38'58"W, 146.36 feet;

Thence N72°12'04"W, 207.83 feet to a horizontal, circular curve to the left;

Thence along said curve, having a radius of 250.00 feet, a chord of 66.07 feet bearing N79°47'37"W, through a central angle of 15°11'08", an arc distance of 66.26 feet;

Thence N87°23'11"W, 224.44 feet to a horizontal, circular curve to the right;

Page 4

Suggested Legal Description

Land proposed for annexation to the Town of Jackson, Wyoming

Thence along said curve, having a radius of 44.00 feet, a chord of 60.90 feet bearing N43°35'43"W, through a central angle of 87°35'12", an arc distance of 67.26 feet to an intersection with the north line of Said Section 6, the southerly line of (vacated) Lot 48 of the Indian Springs Ranch, Plat No. 757 as recorded in the Office of the Teton County Clerk;

Thence departing the boundary of said parcel in Book 371, pages 248-249 and proceeding along said north line of Said Section 6 and said southerly line of Said vacated Lot 48, S89°49'46"E, 60.27;

Thence departing said north line of Said Section 6 and said southerly line of vacated Lot 48 and proceeding along the southerly prolongation of the easterly line of Lot 17 of the Indian Trails Addition to the Town of Jackson, Plat No. 830 as recorded in Said Office, N00°09'34"E, 30.00 feet to a point on the southerly boundary line of Said Indian Trails Addition; Thence along the southerly boundary line of said Indian Trails Addition, N89°49'56"W, 1553.27 feet to the southwest corner of Said Addition; Thence N89°49'56"W, 20.00 feet; Thence S00°06'29"E, 80.00 feet to the Point of Beginning.

Said Parcel contains 19.89 acres, more or less, and is subject to easements, rights-of-way, reservations, restrictions, and agreements, of sight and/or of record.

Michael J. Quinn  
Wyoming Professional Land Surveyor 4270  
24 January 2001

S:\Proj2001\015-1\Annexdes\_rev.doc



## SUGGESTED LEGAL DESCRIPTION

A Parcel of Land located in the N1/2 of Section 6, T40N, R116W, and the SW1/4 of Section 32 and the S1/2 of Section 31, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming, being more particularly described as follows:

Beginning at a Point which lies S21°52'16"E, 53.94 feet from the Northwest Corner of Said Section 6;

Thence along the southerly right-of-way line of South Park County Road No. 22-1, being the northerly line of that land annexed to the Town of Jackson by Ordinance No. 405 through the following courses and distances:

S89°49'56"E, 749.50 feet to a horizontal, circular curve to the right; Thence along said curve, having a radius of 1392.38 feet and a chord of 444.50 feet bearing S80°34'49"E, through a central angle of 18°30'13", an arc distance of 448.44 feet; Thence S71°19'43"E, 1512.28 feet; Thence N18°40'17"E, 10.00 feet; Thence S71°19'43"E, 478.93 feet to a horizontal, circular curve to the left; Thence along said curve, having a radius of 612.96 feet, a chord of 106.85 feet bearing S76°19'10"E, through a central angle of 9°58'54", an arc distance of 108.79 feet; Thence N05°38'42"W, 0.87 feet; Thence S88°53'08"E, 153.05 feet; Thence N80°47'28"E, 316.38 feet; Thence N81°38'20"E, 281.12 feet; Thence N64°53'51"E, 134.13 feet; Thence N64°50'56"E, 81.87 feet; Thence N50°27'25"E, 20.25 feet; Thence N50°43'42"E, 88.22 feet; Thence N47°48'07"E, 195.03 feet; Thence N67°48'04"E, 82.58 feet; Thence N46°03'48"E, 47.40 feet; Thence N40°42'30"E, 167.56 feet; Thence S21°52'16"E, 1.56 feet; Thence S40°07'51"E, 67.81 feet to a horizontal, circular curve to the right; Thence along said curve, having a radius of 1392.38 feet, a chord of 253.04 feet bearing N49°21'10"E, through a central angle of 10°25'37", an arc distance of 253.39 feet; Thence N50°32'37"E, 871.94 feet to an intersection with the westerly right-of-way line of U.S. Highway 26, 88, 189, 191;

Thence departing said southerly right-of-way line of South Park County Road and said northerly boundary of annexed lands and proceeding along said westerly right-of-way line of Said U. S. Highway, being the westerly right-of-way line of Said County Road, along a non-tangent, horizontal, circular curve to the right having a radius of 3020.05 feet, a chord of 123.57 feet bearing N10°11'57"E, through a central angle of 02°20'40", an arc distance of 123.58 feet;

Thence departing said westerly right-of-way line of Said U.S. Highway and said easterly right-of-way line of Said County Road and proceeding along the northerly right-of-way line of Said County Road through the following courses and distances:

S50°32'42"W, 67.82 feet to a non-tangent, horizontal, circular curve to the left; Thence along said curve, being the northerly line of that parcel of land described in Book 359, pages 376-378, records of Teton County, and having a radius of 187.66 feet, a chord of 125.10 feet bearing S68°18'49"W, through a central angle of 38°56'27", an arc distance of 127.55 feet; Thence continuing along said northerly line of said parcel in Book 359, S46°50'35"W, 526.60 feet;

Thence departing said northerly line of said parcel in Book 359 and continuing along said northerly right-of-way line of Said County Road through the following courses and distances:

S50°32'42"W, 52.57 feet to a horizontal, circular curve to the left; Thence along said curve, having a radius of 1472.39 feet, a chord of 151.32 feet bearing S47°37'17"W, through a central angle of 08°53'27", an arc distance of 151.36 feet to an intersection with the north line of Said Section 6;

Thence along said north line of Said Section 6, N89°51'17"W, 27.88 feet;

Thence departing said north line of said Section 6 and continuing along said right-of-way line along a non-tangent, horizontal, circular curve to the left, having a radius of 1492.39 feet, a chord of 98.68 feet bearing S42°01'51"W, through a central angle of 03°47'22", an arc distance of 98.70 feet; Thence N50°08'17"W, 4.99 feet; Thence S40°08'10"W, 130.21 feet; Thence N50°25'08"W, 9.87 feet to a non-tangent, horizontal, circular curve to the right;

Thence along said curve, having a radius of 1357.39 feet, a chord of 274.34 feet bearing S45°54'58"W, through a central angle of 11°36'00", an arc distance of 274.81 feet; Thence S81°48'07"W, 188.75 feet to a horizontal, circular curve to the right; Thence along said curve, having a radius of 497.96, a chord of 256.63 feet bearing S68°38'37"W, through a central angle of 29°51'55", an arc distance of 259.56 feet; Thence S08°04'08"E, 4.97 feet; Thence S81°38'11"W, 497.48 feet to a horizontal, circular curve to the right; Thence along said curve, having a radius of 502.96 feet, a chord of 235.53 feet bearing N84°52'58"W, through a central angle of 27°04'57", an arc distance of 237.74 feet; Thence S18°31'07"W, 10.01 feet; Thence N71°19'43"W, 478.92 feet; Thence S18°40'17"W, 10.10 feet; Thence N71°19'43"W, 74.89 feet to the southeasterly corner of that parcel of land described in Book 371, pages 250-252, records of Teton County;

Thence departing the northerly right-of-way line of Said County Road and proceeding along the easterly boundary line of said parcel in Book 371, pages 250-252, N00°28'29"W, 482.83 feet to the northeasterly corner of said parcel, the northeast corner of Lot 3 of Said Section 6; Thence along the northerly boundary line of said parcel, the northerly line of Said Lot 6, N89°49'56"W, 489.02 feet;

Thence along the westerly boundary line of said parcel through the following courses and distances: S22°29'19"E, 72.05 feet to a horizontal, circular curve to the left; Thence along said curve, having a radius of 220.00 feet, a chord 84.56 feet bearing S33°34'08"E, through a central angle of 22°09'39", an arc distance of 85.09 feet; Thence S44°38'58"E, 54.49 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 180.00 feet, a chord of 188.68 feet bearing S12°59'20"E, through a central angle of 63°19'15", an arc distance of 198.93 feet; Thence S18°40'17"E, 9.89 feet to the southwesterly corner of said parcel, a point on the northerly right-of-way line of Said County Road;

Thence departing said westerly boundary line and proceeding along said northerly right-of-way line, N71°19'43"W, 80.00 feet to the southeasterly corner of that parcel described in Book 371, pages 248-249, records of Teton County;

NUMBER	BEARING	DISTANCE
L1	S 50°32'42" W	67.82
L2	S 50°32'42" W	52.57
L3	N 89°51'17" W	27.88
L4	N 50°08'17" W	4.99
L5	S 40°08'10" W	130.21
L6	N 50°25'08" W	9.87
L7	S 08°04'08" E	4.97
L8	S 18°31'07" W	10.01
L9	S 18°40'17" W	10.10
L10	N 18°40'17" E	9.89
L11	S 89°49'46" E	60.27
L12	N 00°08'34" E	30.00
L13	S 00°08'29" E	80.00
L14	N 18°40'17" E	10.00
L15	N 05°38'42" W	0.87
L16	N 50°27'25" E	20.25
L17	N 50°43'42" E	88.22
L18	N 47°48'07" E	90.20
L19	N 47°48'07" E	104.83
L20	N 57°48'04" E	82.58
L21	N 46°03'48" E	47.40
L22	N 40°42'30" E	57.38
L23	N 40°42'30" E	110.18
L24	S 21°52'37" E	1.66
L25	N 89°49'56" W	20.00
L26	N 40°07'51" E	57.81
L27	N 71°19'43" W	74.89
L28	S 22°29'19" E	72.05
L29	S 18°40'17" W	9.89
L30	S 18°40'17" W	9.89
L31	N 71°19'43" W	80.00

NUMBER	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
C1	02°20'40"	N 10°11'57" E	3020.05	123.58	123.57
C2	38°56'27"	S 66°18'49" W	187.66	127.55	125.10
C3	05°53'27"	S 47°37'17" W	1472.39	151.38	151.32
C4	03°47'22"	S 42°01'51" W	1492.39	98.70	98.68
C5	63°19'15"	N 12°59'20" W	100.00	110.52	104.98
C6	15°11'08"	N 79°47'37" W	250.00	66.26	66.07
C7	87°33'12"	N 43°35'43" W	44.00	67.28	60.90
C8	09°58'54"	S 78°19'10" E	612.96	106.79	106.65
C9	22°09'39"	S 33°34'08" E	220.00	85.09	84.56
C10	63°19'15"	S 12°59'20" E	180.00	198.93	188.96

Note: In all annotations, "D" refers to the included, or Delta angle of the curve.

RIGHT-OF-WAY EASEMENT  
Book 359 pages 376-378

DETAIL

MAP to ACCOMPANY  
ANNEXATION  
To The  
TOWN OF JACKSON  
A Portion of the  
N1/2 of SECTION 6  
T40N, R116W  
SW1/4 of Section 32  
S1/2 of Section 31  
T41N, R116W  
6th P.M., Teton County  
Wyoming

Grantor: QUINN, MICHAEL J. SURVEYOR  
Grantee: THE PUBLIC T-312C  
Doc 0554445 bk 2MAP pg 175-179 Filed at 2:01 on 10/24/01  
Sherry L. Daigle, Teton County Clerk fees: 25.00  
By KIRKBAUGH JANSSEN Deputy

DATE	30 January 2001	REV.	30 Jan 2001
SURVEYED	maq	DRAWN	maq
CHECKED	maq	APPROVED	
Nelson Engineering P.O. BOX 1598, JACKSON WYOMING (307) 733-2087			
DRAWING TITLE	Map to Accompany Annexation to the Town of Jackson		
JOB TITLE	South Park County Road No. 22-1 Presbyterian Church Property (Part) Indian Springs Ranch		
DRAWING NO	1 of 1	JOB NO	98-236-4

**BEFORE THE MAYOR AND TOWN COUNCIL  
OF THE TOWN OF JACKSON, WYOMING**

**IN RE:**

**THE ANNEXATION OF THE )  
PROPERTY BELONGING TO )  
PRESBYTERIAN CHURCH )  
OF JACKSON HOLE; TETON )  
COUNTY SCHOOL DISTRICT )  
NO. 1 TETON COUNTY )  
WYOMING; TOWN OF JACKSON )  
and ANITA SIMON-LAYCOCK. )**

**DOCKET NO. \_\_\_\_**

**PETITION FOR ANNEXATION PURSUANT TO  
SECTION 15-1-407 W.S. 1977**

COME NOW Presbyterian Church of Jackson Hole, Teton County, Wyoming, a political subdivision, Town of Jackson, a Wyoming municipality, Teton County School District No. 1, and Anita Simon-Laycock pursuant to Section 15-1-407 W.S. 1977 and hereby petition the Mayor and Town Council for Annexation to and inclusion within the corporate boundaries of the Town of Jackson the property as hereinafter set forth. In support of the Petition, the Petitioners show as follows:

1. A legal description of the area sought to be annexed is described on Exhibit A attached hereto and by this reference made a part hereof.
2. This petition is signed and dated by a majority of the landowners owning a majority of the area sought to be annexed, excluding public streets and alleys and tax exempt property.
3. The Petitioners are all of the owners of all the land described on Exhibit "A" attached hereto. All of the land is within the area proposed to be annexed.



4. Attached hereto, marked Exhibit "B", and by this reference made a part hereof, is a survey map of the property prepared by Nelson Engineering Consulting Engineers, Surveyors and Planners which map accurately reflects the property for which annexation is requested.

WHEREFORE, Petitioners respectfully request that the Mayor and Town Council take such action as is necessary and required under the provisions of Section 15-1-407 to annex the property described on Exhibit "A" but without the necessity of preparation of an annexation report and estimates as required in Section 15-1-402(c)(d) and Section 15-1-404(a)(ii)(C)(D), all as allowed and as provided in Section 15-1-407 W.S. 1977, (as Amended).

IN WITNESS WHEREOF, the undersigned Petitioners have executed this Petition on the dates below indicated.



Presbyterian Church of Jackson Hole

6-29-01  
Date

6-29-01  
Date

Cynthia M Darlin  
Member, Board of Trustees

[Signature]  
Member, Board of Trustees

Teton County Wyoming

6-29-01  
Date

William R. McFarland  
Chair, Board of Commissioners

Teton County School District

7/18/01  
Date

Edie Warner  
Chair, Board of Trustees

Town of Jackson

6-28-01  
Date

Janne Jackson  
Mayor



06 01  
Date

Anita Simon-Laycock  
Anita Simon-Laycock

## SUGGESTED LEGAL DESCRIPTION

Land proposed for Annexation to the Town of Jackson, Wyoming

A Parcel of Land located in the N1/2 of Section 6, T40N, R116W, and the SW1/4 of Section 32 and the S1/2 of Section 31, T41N, R116W, 6<sup>th</sup> P.M., Town of Jackson, Teton County, Wyoming, being more particularly described as follows:

Beginning at a Point which lies S21°52'16"E, 53.94 feet from the Northwest Corner of Said Section 6;

Thence along the southerly right-of-way line of South Park County Road No. 22-1, being the northerly line of that land annexed to the Town of Jackson by Ordinance No. 405 through the following courses and distances:

S89°49'56"E, 749.50 feet to a horizontal, circular curve to the right;  
Thence along said curve, having a radius of 1382.38 feet and a chord of 444.50 feet bearing S80°34'49"E, through a central angle of 18°30'13", an arc distance of 446.44 feet;

Thence S71°19'43"E, 1512.28 feet;

Thence N18°40'17"E, 10.00 feet;

Thence S71°19'43"E, 476.93 feet to a horizontal, circular curve to the left;

Thence along said curve, having a radius of 612.96 feet, a chord of 106.65 feet bearing S76°19'10"E, through a central angle of 9°58'54", an arc distance of 106.79 feet;

Thence N05°38'42"W, 0.87 feet;

Thence S88°53'08"E, 153.05 feet;

Thence N80°47'29"E, 316.38 feet;

Thence N81°38'20"E, 281.12 feet;

Thence N64°53'51"E, 134.13 feet;

Thence N64°50'56"E, 81.67 feet;

Thence N50°27'25"E, 20.25 feet;

Thence N50°43'42"E, 88.22 feet;

Thence N47°46'07"E, 195.03 feet;

Thence N57°48'04"E, 82.58 feet;

Thence N46°03'48"E, 47.40 feet;

Thence N40°42'30"E, 167.56 feet;

Thence S21°52'37"E, 1.66 feet;

Thence N40°07'51"E, 57.81 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 1392.39 feet, a chord of 253.04 feet bearing N45°21'10"E, through a central angle of 10°25'37", an arc distance of 253.39 feet;

Thence N50°32'37"E, 671.94 feet to an intersection with the westerly right-of-way line of U.S. Highway 26, 89, 189, 191;

Thence departing said southerly right-of-way line of South Park County Road and said northerly boundary of annexed lands and proceeding along said westerly right-of-way line of Said U. S. Highway, being the easterly right-of-way line of Said County Road, along a non-tangent, horizontal, circular curve to the right having a radius of 3020.05 feet, a chord of 123.57 feet bearing N10°11'57"E, through a central angle of 02°20'40", an arc distance of 123.59 feet;

Suggested Legal Description

Land proposed for annexation to the Town of Jackson, Wyoming

Thence departing said westerly right-of-way line of Said U.S. Highway and said easterly right-of-way line of Said County Road and proceeding along the northerly right-of-way line of Said County Road through the following courses and distances:

S50°32'42"W, 67.62 feet to a non-tangent, horizontal, circular curve to the left;

Thence along said curve, being the northerly line of that parcel of land described in Book 359, pages 376-378, records of Teton County, and having a radius of 187.66 feet, a chord of 125.10 feet bearing S66°18'49"W, through a central angle of 38°56'27", an arc distance of 127.55 feet; Thence continuing along said northerly line of said parcel in Book 359, S46°50'35"W, 526.60 feet;

Thence departing said northerly line of said parcel in Book 359 and continuing along said northerly right-of-way line of Said County Road through the following courses and distances:

S50°32'42"W, 52.57 feet to a horizontal, circular curve to the left; Thence along said curve, having a radius of 1472.39 feet, a chord of 151.32 feet bearing S47°37'17"W, through a central angle of 05°53'27", an arc distance of 151.38 feet to an intersection with the north line of Said Section 6;

Thence along said north line of Said Section 6, N89°51'17"W, 27.88 feet;

Thence departing said north line of said Section 6 and continuing along said right-of-way line along a non-tangent, horizontal, circular curve to the left, having a radius of 1492.39 feet, a chord of 98.68 feet bearing S42°01'51"W, through a central angle of 03°47'22", an arc distance of 98.70 feet;

Thence N50°08'17"W, 4.99 feet;

Thence S40°08'10"W, 130.21 feet;

Thence N50°25'08"W, 9.87 feet to a non-tangent, horizontal, circular curve to the right;

Thence along said curve, having a radius of 1357.39 feet, a chord of 274.34 feet bearing S45°54'58"W, through a central angle of 11°36'00", an arc distance of 274.81 feet;

Thence S51°45'07"W, 198.75 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 497.96, a chord of 256.63 feet bearing S66°38'32"W, through a central angle of 29°51'55", an arc distance of 259.56 feet;

Thence S08°04'08"E, 4.97 feet;

Thence S81°36'11"W, 497.46 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 502.96 feet, a chord of 235.53 feet bearing N84°52'58"W, through a central angle of 27°04'57", an arc distance of 237.74 feet;



Suggested Legal Description

Land proposed for annexation to the Town of Jackson, Wyoming

Thence S18°31'07"W, 10.01 feet;  
Thence N71°19'43"W, 476.92 feet;  
Thence S18°40'17"W, 10.10 feet;  
Thence N71°19'43"W, 74.89 feet to the southeasterly corner of that parcel of land described in Book 371 pages 250-252, records of Teton County;

Thence departing the northerly right-of-way line of Said County Road and proceeding along the easterly boundary line of said parcel in Book 371, pages 250-252, N00°26'29"W, 482.83 feet to the northeasterly corner of said parcel, the northeast corner of Lot 3 of Said Section 6;

Thence along the northerly boundary line of said parcel, the northerly line of Said Lot 6, N89°49'56"W, 489.02 feet;

Thence along the westerly boundary line of said parcel through the following courses and distances:

S22°29'19"E, 72.05 feet to a horizontal, circular curve to the left;  
Thence along said curve, having a radius of 220.00 feet, a chord 84.56 feet bearing S33°34'08"E, through a central angle of 22°09'39", an arc distance of 85.09 feet;

Thence S44°38'58"E, 54.49 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 180.00 feet, a chord of 188.96 feet bearing S12°59'20"E, through a central angle of 63°19'15", an arc distance of 198.93 feet;

Thence S18°40'17"E, 9.69 feet to the southwesterly corner of said parcel, a point on the northerly right-of-way line of Said County Road;

Thence departing said westerly boundary line and proceeding along said northerly right-of-way line, N71°19'43"W, 80.00 feet to the southeasterly corner of that parcel described in Book 371, pages 248-249, records of Teton County;

Thence departing said northerly right-of-way line and proceeding along the boundary of said parcel in Book 371, pages 248-249 through the following courses and distances:

N18°40'17"E, 9.69 feet to a horizontal, circular curve to the left;  
Thence along said curve, having a radius of 100.00 feet, a chord of 104.98 feet bearing N12°59'20"W, through a central angle of 63°19'15", an arc distance of 110.52 feet;

Thence N44°38'58"W, 146.36 feet;

Thence N72°12'04"W, 207.83 feet to a horizontal, circular curve to the left;

Thence along said curve, having a radius of 250.00 feet, a chord of 66.07 feet bearing N79°47'37"W, through a central angle of 15°11'08", an arc distance of 66.26 feet;

Thence N87°23'11"W, 224.44 feet to a horizontal, circular curve to the right;

Page 4

Suggested Legal Description

Land proposed for annexation to the Town of Jackson, Wyoming

Thence along said curve, having a radius of 44.00 feet, a chord of 60.90 feet bearing  $N43^{\circ}35'43''W$ , through a central angle of  $87^{\circ}35'12''$ , an arc distance of 67.26 feet to an intersection with the north line of Said Section 6, the southerly line of (vacated) Lot 48 of the Indian Springs Ranch, Plat No. 757 as recorded in the Office of the Teton County Clerk;

Thence departing the boundary of said parcel in Book 371, pages 248-249 and proceeding along said north line of Said Section 6 and said southerly line of Said vacated Lot 48,  $S89^{\circ}49'46''E$ , 60.27;

Thence departing said north line of Said Section 6 and said southerly line of vacated Lot 48 and proceeding along the southerly prolongation of the easterly line of Lot 17 of the Indian Trails Addition to the Town of Jackson, Plat No. 830 as recorded in Said Office,  $N00^{\circ}09'34''E$ , 30.00 feet to a point on the southerly boundary line of Said Indian Trails Addition; Thence along the southerly boundary line of said Indian Trails Addition,  $N89^{\circ}49'56''W$ , 1553.27 feet to the southwest corner of Said Addition; Thence  $N89^{\circ}49'56''W$ , 20.00 feet; Thence  $S00^{\circ}06'29''E$ , 80.00 feet to the Point of Beginning.

Said Parcel contains 19.89 acres, more or less, and is subject to easements, rights-of-way, reservations, restrictions, and agreements, of sight and/or of record.

Michael J. Quinn  
Wyoming Professional Land Surveyor 4270  
24 January 2001

## ANNEXATION AGREEMENT

**This Agreement**, made this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by and between the Town of Jackson, a Wyoming municipality, and PCJH, L.L.C., a Wyoming limited liability company, as follows:

1. A document entitled "Proposed Agreement For Land Exchange Between Teton County, Wyoming and The Four Lazy F Ranch, Inc." was entered into by and between Teton County, Wyoming and the Four Lazy F Ranch, Inc., on July 20, 1993. A true and correct copy of the agreement is attached hereto, marked Exhibit A, and by this reference made a part hereof (County Agreement);

2. The density agreements for the number of dwelling units on the respective acreages identified in paragraph four (4) of Exhibit A attached hereto are hereby agreed to be vested , and by this Agreement are vested and preserved, unto PCJH, L.L.C., its successors in interest, grantees and assigns;

3. Attached hereto, marked Exhibit B, and by this reference made a part hereof, is an annexation map prepared by Nelson Engineering, Inc., identifying the parcels referenced in the agreement between Teton County and The Four Lazy F Ranch, Inc. and sets forth the respective number of dwelling units permitted to be constructed on each parcel as set forth and agreed in paragraph four (4) of the agreement;

Annexation Agreement

PCJH, LLC

Page 1



4. Exhibit C attached hereto and by this reference made a part hereof sets forth the legal description of the parcels referenced in the County Agreement and identified in Exhibit B hereto. These parcels as well as the additional property identified and described in Exhibit C shall be annexed into the boundaries of the Town of Jackson and, notwithstanding any zoning classifications otherwise assigned thereto by virtue of the annexation by the Town of Jackson , the parcels referenced in paragraph four (4) of the County Agreement shall have the dwelling densities in said paragraph four (4) set forth.

5. PCJH, L.L.C. agrees to forthwith file with the Town of Jackson a petition for annexation in form substantially as set forth on Exhibit D attached herto and by this reference made a parat hereof.

Town of Jackson,  
A Wyoming Municipality

By: \_\_\_\_\_  
Mayor

PCJH, L.L.C.,  
A Wyoming limited liability company

By: \_\_\_\_\_  
Jeffrey C. Ames, Manager

By: \_\_\_\_\_  
Edward Roy Cheramy, Manager

# RESOLUTION

(ALTERATION OF COUNTY ROAD 22-1)

**WHEREAS**, the Board of County Commissioners of Teton County have determined that the interests of the County and its citizens necessitate the alteration of a portion of the right-of-way for County Road 22-1 , the “South Park Road”, and the County has received a deed of conveyance of land for the purpose of altering a portion of said road to a more beneficial alignment, pursuant to the provisions of W.S. Section 24-3-101, *et seq*;

**NOW, THEREFORE**, having met and duly considered this matter, it is hereby:

**RESOLVED** that Teton County accept the conveyance of a strip of land from Four Lazy F Ranch to be used for roadway purposes for a realignment of County Road 22-1; and

**RESOLVED** that the roadway be and it is hereby altered and that there is established a new segment of said roadway, with the point of commencement, course and point of termination of said new altered roadway being as described in the attached description on Exhibit “A”; and

**FURTHER RESOLVED**, that the portion of the old road that will no longer be used, having a point of commencement, course and point of termination as described on Exhibit “B” hereto, at such time as the new alignment is available and ready for use, be and it is, upon commencement of use of the new alignment, hereby vacated and that the County quitclaim any interest in said strip of land to the Four Lazy F Ranch, the sole adjoining land owner.

Adopted at the regularly scheduled meeting of the Board of County Commissioners held the 1st day of December, 1998.



BOARD OF COUNTY COMMISSIONERS

Robert L. Shew  
Chairperson

(Seal)

Attest:

Sherry L. Daigle  
~~Wyoming County Clerk~~  
Sherry L. Daigle, County Clerk

Grantor: BOARD OF COUNTY COMMISSIONERS\*  
Grantee: THE PUBLIC

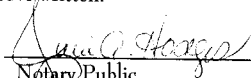
Dgc 0478691 bk 366 pg 29-35 Filed at 3:40 on 12/01/98  
Sherry L. Daigle, Teton County Clerk fees: 0.00  
By WENDY R. GRALUND Deputy

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

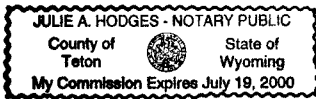
State of Wyoming}  
                                  }ss  
County of Teton }

On this 1st day of December, 1998, before me personally appeared Robert L. Shervin, to me personally known, who being by me duly sworn did say that he is the Chairperson of the Board of County Commissioners to Teton County, Wyoming; that the seal affixed is the seal of said County; that said instrument was signed on behalf of said County; and said party acknowledged the instrument to be the free act and deed of said County.

Given under my hand and seal the date first above written.

  
\_\_\_\_\_  
Notary Public

My Commission expires: July 19, 2000



**DESCRIPTION OF  
ADDITIONAL RIGHT-OF-WAY FOR  
TETON COUNTY, WYOMING  
FROM  
FOUR LAZY F RANCH, INC.  
LOCATED IN LOT 3 AND LOT 4, SECTION 6  
T40N, R116W, 6th P.M.**

**TO WIT:**

A parcel of land located in Lot 3 and Lot 4 of Section 6, T40N, R116W, 6th P.M., Teton County, Wyoming; said parcel being more particularly described as follows:

**BEGINNING** at a point on the southerly right-of-way line of South Park County Road No. 22-1, from which the northwest corner of said Section 6 bears N38°36'07"W, 32.09 feet;

thence along said right-of-way line, S89°46'26"E, 1215.17 feet to the intersection with a circular curve, from which the radius point bears S18°31'47"W, 1482.38 feet;

thence southeasterly along the arc of said curve, through a central angle of 00°12'00", 5.17 feet;

thence along a radial bearing S18°43'47"W, 10.00 feet;

thence S71°16'13"E, 997.69 feet;

thence N18°43'47"E, 19.70 feet to the beginning of a circular curve, concave to the west, with a radius of 100.00 feet;

thence northwesterly along the arc of said curve, through a central angle of 63°19'15", 110.52 feet;

thence N44°35'28"W, 146.36 feet;

thence N72°08'34"W, 207.83 feet to the beginning of a circular curve, concave to the southwest, with a radius of 250.00 feet;

thence westerly along the arc of said curve, through a central angle of 15°11'07", 66.26 feet;

thence N87°19'41"W, 224.44 feet to the beginning of a circular curve, concave to the northeast, with a radius of 44.00 feet;

thence northerly along the arc of said curve, through a central angle of 52°58'10", 40.68 feet to the intersection with said southerly right-of-way line;

thence along said right-of-way line through the following

courses and distances:

proceeding S89°46'26"E, 165.46 feet;

thence S00°13'34"W, 15.00 feet to the intersection with a circular curve, from which the radius point bears S00°13'34"W, 778.51 feet;

thence southeasterly along the arc of said curve, through a central angle of 46°49'13", 636.17 feet to the intersection with a circular curve, from which the radius point bears S84°57'05"W, 180.00 feet;

thence departing said right-of-way line, southerly along the arc of said curve, through a central angle of 23°46'42", 74.70 feet;

thence S18°43'47"W, 9.70 feet;

thence S71°16'13"E, 114.85 feet to the point of intersection with said southerly right-of-way line; said point being on a circular curve, from which the radius point bears N50°10'17"E, 612.96 feet;

thence easterly along the arc of said curve, through a central angle of 27°18'06", 292.08 feet to the intersection with the east line of said Lot 3 of Section 6;

thence along said line, S00°22'59"E, 12.28 feet;

thence N71°16'13"W, 1472.05 feet to the beginning of a circular curve, concave to the southwest, with a radius of 1382.38 feet;

thence westerly along the arc of said curve, through a central angle of 18°30'13", 446.44 feet;

thence N89°46'26"W, 729.50 feet;

thence S45°05'17"W, 28.22 feet to the intersection with the easterly right-of-way line of said South Park County Road No. 22-1;

thence along said line, N00°02'59"W, 45.00 feet to the **POINT OF BEGINNING**;

**ENCOMPASSING** an area of 4.19 acres, more or less;

**TOGETHER WITH** a parcel of land located in said Lot 3 of Section 6, more particularly described as follows:

**BEGINNING** at a point on the north line of said Lot 3, from

which said northwest corner of Section 6 bears N89°46'26"W, 2025.20 feet;

thence along said north line of Lot 3, S89°46'26"E, 83.93 feet;

thence S22°25'49"E, 52.82 feet to the point of intersection with the northerly right-of-way-line of said South Park County Road No. 22-1; said point being on a circular curve, from which the radius point bears S29°02'13"W, 878.51 feet;

thence along said right-of-way line, westerly along the arc of said curve, through a central angle of 07°30'46", 115.19 feet to the **POINT OF BEGINNING**;

**ENCOMPASSING** an area of 0.04 acres, more or less;

said parcels being **SUBJECT TO** any easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements or encumbrances of sight and/or record;

the **BASIS OF BEARING** being S89°46'26"E along the north line of said Lot 3 and Lot 4.



John J. Warren  
Wyoming Professional Land Surveyor No. 4530  
Jorgensen Engineering & Land Surveying P.C.  
Project No. 93010.01 March 10, 1994  
ref. d.93010/d.01/d.wp row1.wp



**DESCRIPTION OF  
RIGHT-OF-WAY TO BE VACATED  
LOCATED IN LOT 3 AND LOT 4, SECTION 6  
T40N, R116W, 6th P.M.  
TETON COUNTY, WYOMING**

**TO WIT:**

A parcel of land located in Lot 3 and Lot 4 of Section 6, T40N, R116W, 6th P.M., Teton County, Wyoming; said parcel being a portion of South Park County Road No. 22-1 and more particularly described as follows:

**BEGINNING** at a point on the north line of said Lot 4, from which the northwest corner of said Section 6 bears N89°46'26"W, 1151.50 feet;

thence along the north line of said Lot 3 and Lot 4, S89°46'26"E, 381.36 feet to the intersection with a circular curve, from which the radius point bears S89°44'29"E, 44.00 feet;

thence southerly along the arc of said curve, through a central angle of 34°37'02", 26.58 feet to the intersection with the southerly right-of-way line of said South Park County Road;

thence along said right-of-way line, N89°46'26"W, 305.35 feet to the intersection with a circular curve, from which the radius point bears S18°31'47"W, 1482.38 feet;

thence northwesterly along the arc of said curve, through a central angle of 03°22'48", 87.45 feet to the **POINT OF BEGINNING**;

**ENCOMPASSING** an area of 0.20 acres, more or less;

**TOGETHER WITH** a parcel of land located in said Lot 3 of Section 6; said parcel being a portion of said South Park County Road No. 22-1 and more particularly described as follows:

**BEGINNING** at the point of intersection of the east line of said Lot 3 with the northerly right-of-way line of said South Park County Road, from which the northeast corner of said Lot 3 bears N00°22'59"W, 465.52 feet;

thence along said east line, S00°22'59"E, 17.32 feet;

thence N71°16'13"W, 244.85 feet to the point of intersection with the southerly right-of-way line of said South Park County Road; said point being on a circular curve, from which the radius point bears N50°10'17"E, 612.96 feet;

thence along said right-of-way line through the following courses and distances:

proceeding northwesterly along the arc of said curve, through a central angle of 02°25'31", 25.95 feet;

thence N37°24'12"W, 52.66 feet to the beginning of a circular curve, concave to the southwest, with a radius of 778.51 feet;

thence northwesterly along the arc of said curve, through a central angle of 05°33'02", 75.42 feet to the intersection with a circular curve, from which the radius point bears S84°57'05"W,

180.00 feet;

thence departing said right-of-way line, northwesterly along the arc of said curve, through a central angle of  $39^{\circ}32'33''$ , 124.23 feet;

thence  $N44^{\circ}35'28''W$ , 54.49 feet to the beginning of a circular curve, concave to the northeast, with a radius of 220.00 feet;

thence northwesterly along the arc of said curve, through a central angle of  $22^{\circ}09'39''$ , 85.09 feet;

thence  $N22^{\circ}25'49''W$ , 19.22 feet to the point of intersection with said northerly right-of-way line of South Park County Road; said point being on a circular curve, from which the radius point bears  $S29^{\circ}02'13''W$ , 878.51 feet;

thence along said northerly right-of-way line through the following courses and distances:

proceeding southeasterly along the arc of said curve, through a central angle of  $23^{\circ}33'35''$ , 361.24 feet;

thence  $S37^{\circ}24'12''E$ , 52.66 feet to the beginning of a circular curve, concave to the northeast, with a radius of 512.96 feet;

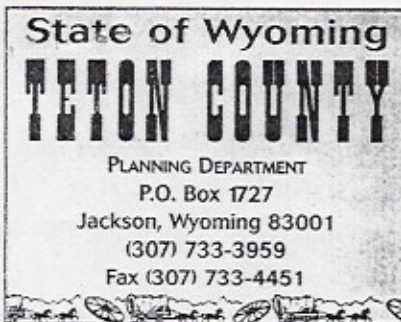
thence southeasterly along the arc of said curve, through a central angle of  $24^{\circ}49'54''$ , 222.31 feet to the **POINT OF BEGINNING**;

**ENCOMPASSING** an area of 0.92 acres, more or less;

the **BASIS OF BEARING** being  $S89^{\circ}46'26''E$  along the north line of said Lot 3 and Lot 4.



John J. Warren  
Wyoming Professional Land Surveyor No. 4530  
Jorgensen Engineering & Land Surveying P.C.  
Project No. 93010.01 March 10, 1994  
ref. d.93010/d.01/d.wp row2.wp



WILLIAM E. COLLINS, Planning Director

June 25, 1998

Mr. Bob Graham  
PO Box 1027  
Jackson, WY 83001

Re: 3.66 acres @ Cottonwood Park

Dear Bob,

I am slow but not forgetful. This letter verifies the discussion we had in my office a couple of weeks ago. The 3.66 acres of acres of land we discussed can receive four (4) dwelling units. This land consists of 2.73 acres between the old and new alignments of South Park Loop County Road and 0.93 acres recovered from the old road alignment located due north of the Jackson Hole Middle School.

The density of four (4) units was agreed to as part of a land exchange between 4 Lazy F Ranch and Teton County in 1993, and is based on the uses and densities of the Cottonwood Park Master Plan. The actual platting of the lots and construction of the units require the applicable applications and approvals for such actions. At the time of these applications the specifics of dimensional limitations and water/sewer requirements will be resolved.

Please call if there are any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Collins".

William E. Collins, AICP





## PROPOSED AGREEMENT FOR LAND EXCHANGE

BETWEEN

TETON COUNTY, WYOMING

AND

THE FOUR LAZY F RANCH, INC.

July 20, 1993

Date	# of pages
From	
Co.	
Phone #	
Fax #	

Both parties agree to the exchange of two acres owned by Teton County at Adams Canyon for 4.01± acres owned by the Four Lazy F Ranch, Inc. and located north of Cottonwood Park and south of the existing South Park Loop County Road. In addition, Teton County will abandon a total of 1.57± acres of existing road right-of-way within the boundary lines of the Four Lazy F Ranch for the use of the Four Lazy F Ranch. The four acres to be acquired by Teton County will be used for the realignment of the South Park Loop County Road. The two acres to be acquired by the Four Lazy F Ranch is to be given to the Cottonwood Park Homeowners Association for the storage of recreational vehicles. The lands recovered by Four Lazy F Ranch within their property boundaries are to be used for single family dwelling units. This agreement is subject to the following conditions:

1. The two acres to be provided at Adams Canyon are "net" area, useable for storage, and do not include area needed for screening, landscaping, setbacks, side slopes or other grading activities. The areas needed for these additional activities are in addition to the area needed for storage and will not be included in the exchange parcel.
2. Teton County will grade the two acre Adams Canyon site to meet the Development and Grading permit requirements of Teton County. Teton County will landscape and maintain said landscaping on the sloped and landscaped lands adjacent to the two acre parcel being exchanged to the level off landscaping applied to the entire Adams Canyon site. Four Lazy F Ranch will construct a perimeter fence around the two acre parcel to standards applicable to the entire Adams Canyon site.
3. Irrigation ditches and utilities will be relocated (as necessary) under the new South Park Loop County Road as a result of the South Park Loop County Road reconstruction and at no cost to the Four Lazy F Ranch. The portions of the sewer line and water line that fall under the new road alignment will be installed as part of the roadway reconstruction.
4. Teton County agrees that the platting of three dwelling units on the 2.73± acres of land between the old and new South Park Loop County Road alignments and one dwelling unit on the 0.93± acres recovered from the old road alignment located due north of the Jackson Hole Middle School will be permitted as allowed under the uses and densities permitted within the Cottonwood Park Master Plan and shall be considered part of the total units permitted under said Master Plan. The Interim Land Use Regulations permit continued development in accordance



with approved Maps. Plans. Four Lazy F Ranch will pay the costs of platting these four single family lots. No lots will access directly to the South Park Loop County Road.

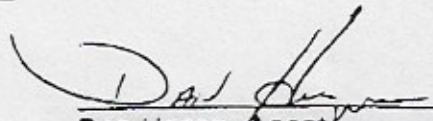
5. The single access point to High Country Subdivision and Larry's Subdivision will be from the intersection of South Park Loop County Road and the Middle School Road. No lots will access directly to the South Park Loop County Road. This access is to be provided as part of the South Park Loop County Road reconstruction.

6. The new roadway will be designed and constructed to match the existing grade as closely as possible.

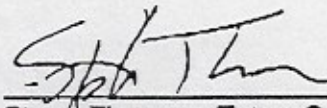
7. The two acres at Adams Canyon will be surveyed by the County Surveyor in coordination with the development plan for the Adams Canyon area.

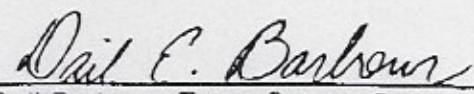
8. The necessary surveys and descriptions for the parcels owned by the Four Lazy F Ranch, Inc. will be surveyed by the County Engineer and coordinated with the plan development for the realignment of the South Park Loop County Road.

9. The land exchange shall take place by October 15, 1993.

  
Dan Hazen, Agent  
Four Lazy F Ranch, Inc.

7-23-93

  
Steve Thomas, Teton County Commission

  
Dail Barbour, Teton County Commission

  
Grant Larson, Teton County Commission





Town of Jackson  
150 E Pearl Avenue  
PO Box 1687, Jackson, WY 83001  
P: (307)733-3932 F: (307)739-0919  
www.jacksonwy.gov

Date:

# **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 : PRESBYTERIAN CHURCH OF JACKSON HOLE

Being duly sworn, deposes and says that SAME AS ABOVE is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: PO BOX 7530 JACKSON, WY 83001

Legal Description: All properties owned on South Park Loop Road PT. NE1/4NW1/4 SEC. 6, TWP. 40, RING. 116 PARCEL 1, PT. NE1/4NW1/4 SEC. 6, TWP. 40, RING. 116 PARCEL 2 Lots 114-119 Indian Trails Subdivision

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jorgensen Engineering, Mila Dunbar-Irwin, Brendan Schulte

Mailing address of Applicant/agent: 315 HWY 89 S., Suite 201 | PO Box 9550 | Jackson, WY

Email address of Applicant/agent: mdi@jorgeng.com

Phone Number of Applicant/agent: 307.733.5150

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 is 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 ☐ Business License Application

☐ Demolition Permit

☐ Other (describe) \_\_\_\_\_

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.

Ken Blunt  
Property Owner Signature

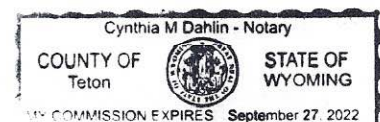
President/Director  
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF WY )  
 ) SS.  
COUNTY OF Teton )

The foregoing instrument was acknowledged before me by Ken Blunt this 19th day of May, 2022. WITNESS my hand and official seal.

Cynthia M Dahlin  
Notary Public

My commission expires:  
09-27-2022



## WARRANTY DEED

PCJH, L.L.C., a Wyoming limited liability company, of Teton County, Wyoming, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Presbyterian Church of Jackson Hole, Post Office Box 7530, Jackson, Wyoming 83002 Grantee, the following described property situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See attached "Exhibit A"

STATE PARCEL IDENTIFICATION NO. Parcel 1: 22-40-16-06-2-00-004  
Parcel 2: 22-40-16-06-2-00-006

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, encumbrances, covenants, conditions, restrictions, rights-of-way and easements of sight and record, if any.

WITNESS my hand this 14<sup>th</sup> day of September, 2000.

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

PCJH, L.L.C., a Wyoming  
Limited Liability Company

By: Jeffrey C. Ames, Trustee  
Jeffrey C. Ames, Trustee  
Jeffrey C. Ames Living Trust  
dated October 10th, 1990.

Grantor: PCJH LLC  
Grantee: PRESBYTERIAN CHURCH OF  
Doc 0525279 bk 405 pg 1199-1202 Filed at 1:51 on 09/19/00  
Sherry L Dalgie, Teton County Clerk fees: 12.00  
By MARY D ANTROBUS Deputy

STATE OF WYOMING )  
COUNTY OF TETON ) ss.

The foregoing Warranty Deed was acknowledged before me by JEFFREY C. AMES, TRUSTEE OF THE JEFFREY C. AMES LIVING TRUST DATED OCTOBER 10TH, 1990, a member of PCJH, L.L.C. and its Management Committee, this 14 day of September, 2000.

WITNESS my hand and official seal.



Larry L. Jorgenson  
Notary Public

(Seal)  
My commission expires:

DESCRIPTION OF  
FOUR LAZY F RANCH  
REMNANT PARCELS  
LOCATED IN LOT 3 AND LOT 4, SECTION 6  
T40N, R116W, 6th P.M.  
TETON COUNTY, WYOMING

TO WIT:

TWO PARCELS of land, each located within Section 6, T40N, R116W, 6th P.M., Teton County, Wyoming;

PARCEL No. 1 is located in Lot 3 and Lot 4 of said Section 6 and is more particularly described as follows:

BEGINNING at a point which lies on the north line of said Lot 4 coincident with a portion of the south boundary of Indian Springs Ranch (a subdivision of record in said Office as Plat No. 757), and from which the northwest corner of said Section 6 bears N89°46'26"W, 1151.50 feet;

thence along the north line of said Lot 3 and Lot 4 and said south boundary of Indian Springs Ranch, S89°46'26"E, 381.36 feet to the intersection with a non-tangent circular curve, from which the radius point bears S89°44'37"E, 44.00 feet;

thence southerly along the arc of said curve, through a central angle of 34°37'02", 26.58 feet to a corner of that 4.19 acre tract described as additional right-of-way for Teton County, Wyoming in that instrument of record in said Office in Book 301 of Photo, page 667-672;

thence along the boundary of said tract as follows:

continuing southerly along the arc of said curve, through a central angle of 52°58'10", 40.68 feet;

thence S87°19'41"E, 224.44 feet to the beginning of a circular curve, concave to the southwest with a radius of 250.00 feet;

thence southeasterly along the arc of said curve, through a central angle of 15°11'08", 66.26 feet;

thence S72°08'34"E, 207.83 feet;

thence S44°35'28"E, 146.36 feet to the beginning of a circular curve, concave to the west, with a radius of 100.00 feet;

thence southeasterly along the arc of said curve, through a central angle of 63°19'15", 110.52 feet;

thence S18°43'47"W, 19.70 feet;

thence N71°16'13"W, 997.69 feet;

thence along a radial bearing N18°43'47"E, 10.00 feet to the beginning of a circular curve, concave to the southwest, with a radius of 1482.38 feet;



thence northwesterly along the arc of said curve, through a central angle of 00°12'00", 5.17 feet;

thence departing said boundary and continuing northwesterly along the arc of said curve, through a central angle of 03°22'48", 87.45 feet to the **POINT OF BEGINNING**;

**ENCOMPASSING** an area of 2.93 acres, more or less;

**TOGETHER WITH PARCEL No. 2** which is located in said Lot 3 of Section 6, and is more particularly described as follows:

**BEGINNING** at the northeast corner of said Lot 3;

thence S00°22'59"E, 482.84 feet to the intersection with the northerly right-of-way line of South Park County Road No. 22-1; said northerly line having been established as a result of a partial vacation of an easement over a strip of land described in that instrument of record in said Office in Book 8 of Mixed Records, page 515; said partial vacation was accomplished by a Quitclaim Deed of record in said Office in Book 366 of Photo, page 36-38;

thence along said right-of-way line, N71°16'13"W 244.85 feet to a corner of that 4.19 acre tract described as additional right-of-way for Teton County, Wyoming in that instrument of record in said Office in Book 301 of Photo, page 667-672;

thence along the boundary of said tract as follows:

continuing N71°16'13"W, 114.85 feet;

thence N18°43'47"E 9.70 feet to the point of beginning of a circular curve, concave to west with a radius of 180.00 feet;

thence northwesterly along the arc of said curve, through a central angle of 23°46'42", 74.70 feet to the southernmost corner of that 1.04 acre tract deeded to Teton County in 1998;

thence departing the boundary of said 4.19 acre tract and continuing northwesterly along the boundary of that 1.04 acre tract as follows:

continuing along the arc of said curve, through a central angle of 39°32'33" 124.23 feet to the end of said curve;

thence N44°35'28"W, 54.49 feet to the beginning of a circular curve, concave to the northeast, with a radius of 220.00 feet;

thence northwesterly along the arc of said curve, through a central angle of 22°09'38", 85.09 feet to the end of said curve;

thence N22°25'49"W, 19.22 feet to the southernmost corner of that 0.04 acre tract described as additional right-of-way for Teton County, Wyoming in that instrument of record in said Office in Book 301 of Photo, page 667-672;

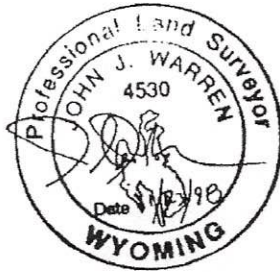
thence departing said 1.04 acre tract and proceeding along the boundary of said 0.04 acre tract to the intersection with the north line of said Lot 3;

thence along a segment of the north line of said Lot 3, coincident with a segment of the south boundary of said Hi-Country Subdivision, and its extension to the east, S89°46'26"E, 489.02 feet to the **CORNER OF BEGINNING**;

ENCOMPASSING an area of 3.74 acres, more or less;

said PARCELS are SUBJECT TO any easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements or encumbrances of sight and/or record.

the BASIS OF BEARING for these descriptions being S89°46'26"E along the north line of said Lot 3 and Lot 4;



John J. Warren  
Wyoming Professional Land Surveyor No. 4530  
Jorgensen Engineering & Land Surveying P.C.  
Project No. 98095.00 / 82124.21  
(map of survey located in d.93010/d.01/surv11)  
98/98095/Remnant Parcels.doc  
November, 1998

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that PRESBYTERY OF WYOMING, a religious corporation organized under the laws of the State of Wyoming, of 933 West 14th Street, Casper, Wyoming 82601, Grantee, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND WARRANTS to PRESBYTERIAN CHURCH OF JACKSON HOLE, a religious corporation organized under the laws of the State of Wyoming, Post Office Box 7530, Jackson, Wyoming 83001 Grantee, the following described property situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

Lots 113 through 119, inclusive, Indian Trails Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded December 16, 1994 as Plat No. 830; and

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

That portion of the plat described as Pawnee Lane, Indian Trails Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded December 16, 1994 as Plat No. 830;

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, encumbrances, covenants, conditions, restrictions, rights-of-way and easements of sight and record, if any.

WITNESS my hand this 15 day of August, 2000.

**PRESBYTERY OF WYOMING**  
A Religious Corporation

Grantor: PRESBYTERY OF WYOMING  
Grantee: PRESBYTERIAN CHURCH OF  
Doc 0525460 bk 406 pg 146-147 Filed at 11:13 on 09/21/00  
Sherry L Daigle, Teton County Clerk fees: 8.00  
By NARY D ANTROBUS Deputy

By: [Signature]

By: [Signature]

STATE OF WYOMING )  
 )  
COUNTY OF Natrona ) ss.

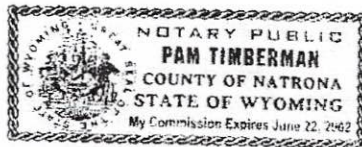
On the 15<sup>th</sup> day of August, 2000, personally appeared before me Glen E. Flyr, by me personally known who, being by me duly sworn, did say that ~~he~~/she is the moderator for The Presbytery of Wyoming, a religious corporation, and that said party acknowledges this instrument to be the free act and deed of said corporation.

WITNESS my hand and official seal.

Pam Timberman  
Notary Public

My commission expires:

(Seal)



STATE OF WYOMING )  
 )  
COUNTY OF Natrona ) ss.

On the 15<sup>th</sup> day of August, 2000, personally appeared before me, Frederick C. Feth, by me personally known who, being by me duly sworn, did say that ~~he~~/she is the stated clerk for The Presbytery of Wyoming, a religious corporation, and that said party acknowledges this instrument to be the free act and deed of said corporation.

WITNESS my hand and official seal.

Pam Timberman  
Notary Public

My commission expires:

(Seal)

