RECEIVED
BY: K. Rader
DATE: 5-12-2016

NAME OF SUBDIVSION/PLANNED UNIT DEVELOPMENT

SUBDIVISION/PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION

Upon receipt of the required materials the planning staff shall stamp the application received and prepare a staff report. It is recommended that the Applicant review Title 9 of the Teton County Code prior to submittal. This Title along with application materials are located on the County website at www.tetoncountyidaho.gov. The planning staff is also available to discuss applications and answer questions prior to receiving an application.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: TR GOLF

Applicant: BRUCE HOLLIS E-mail: hollisb@mvk.edu

Phone: (843) 406-5781 Mailing Address: 1732 CANYON OAKS DR.

City: MT. PLEASANT State: SC Zip Code: 29464

Engineering Firm: N/A Contact Person: DEREK Phone: (208) 709-8008

Address: E-mail:

Location and Zoning District:

Address: TETON RESERVE Parcel Number:

Section: Township: Range: Total Acreage:

Proposed Units/ Lots: Current Units/Lots:

Code Approved Under:

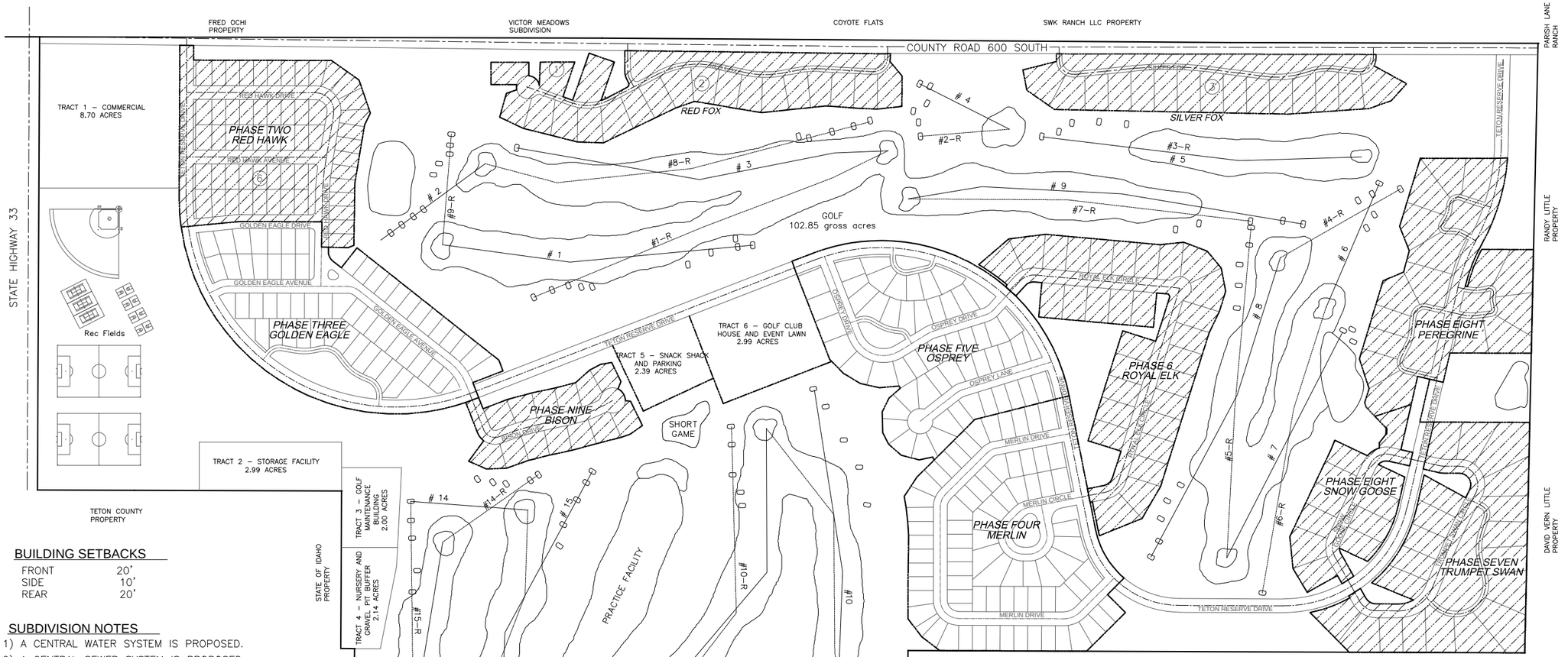
- ☐ FEES (pursuant to current fee schedule) $1700 + $200 Survey Review Fee
- ☐ Insignificant
- ☐ Substantial Increase Scale/Impacts
- ☒ Substantial Decrease Scale/Impacts
- ☐ Affidavit of Legal Interest
- ☐ Engineer/Surveyor review cost
- ☐ Taxes Current

Fees are non-refundable.

TETON RESERVE

PLANNED UNIT DEVELOPMENT – AMENDED MASTER PLAN / PHASE MAP

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO



BUILDING SETBACKS

FRONT	20'
SIDE	10'
REAR	20'

SUBDIVISION NOTES

1) A CENTRAL WATER SYSTEM IS PROPOSED.
2) A CENTRAL SEWER SYSTEM IS PROPOSED
3) THERE ARE NO KNOWN WILDLIFE MIGRATION ROUTES OR UNIQUE AREAS ON THE PROPERTY.
4) THERE ARE NO FLOOD PLAINS WITHIN THE PROJECT.
5) THE ENTIRE PROJECT AND ALL ADJACENT PARCELS ARE WITHIN THE A–2.5 ZONE.
6) 10' UTILITY EASEMENTS WILL RUN ADJACENT TO ALL SUBDIVISION, COUNTY, AND STATE ROADS WITHIN THE PROJECT.

PROJECT PHASING

PHASE	NAME	LOTS
P–1	RED FOX	20
P–1	SILVER FOX	15
P–2	RED HAWK	56
P–3	GOLDEN EAGLE	56
P–4	MERLIN	74
P–5	OSPREY	59
P–6	ROYAL ELK	30
P–7	TRUMPET SWAN	20
P–8	SNOW GOOSE	12
P–8	PEREGRINE	16
P–9	BISON	26
TOTAL		384

AREA/UNITS/DENSITY TABLE - MASTER PLAN

AREA	BLOCKS	ACRES	UNITS (R)	DENSITY
COUNTY ROAD	–	7.29	–	–
SUBDIVISION ROAD	–	34.78	–	–
TOTAL ROADS	–	42.07	–	–
RESIDENTIAL LOTS	ALL	90.93	384	4.22
TOTAL RESIDENTIAL	ALL	90.93	384	4.22
COMMERICAL TRACT #1	–	8.70		
RECREATIONAL FACILITIES	–			
TRACTS #3 – 6	–	11.21	–	–
RESIDENTIAL STORAGE	–			
FACILITIES TRACT #2	–	2.99	–	–
OPEN AREA	–	290.09	–	–
TOTAL MISCELLANEOUS	–	321.99	–	–
CURRENT UNDEVELOPED LAND (TOTAL LESS COUNTY ROAD)			438.69 ACRES	
PERCENT CURRENT UNDEVELOPED LAND OPEN AREA			66.1	
TOTAL PROJECT	–	445.98	384	0.86

LEGEND

PREVIOUSLY PLATTED AREAS

PHASE BOUNDARIES

NOTE:

1. THE PURPOSE OF THIS AMENDED MASTER PLAN IS TO REFLECT THE CHANGE IN USE ON LOTS 1 AND 2, BLOCK 1, LOT 4 BLOCK 2 AND TRACT 5. LOT 1 IS DESIGNATED AS THE CURRENT GOLF CLUBHOUSE, LOT 2 IS DESIGNATED AS THE CLUBHOUSE PARKING AND LOT 4 IS DESIGNATED AS THE EVENTS LAWN. TRACT 5 IS DESIGNATED AS A SNACK SHACK AND PARKING AREA.

2. TRACTS 5 AND 6 AS SHOWN ON THE ORIGINAL MASTER PLAN WILL REMAIN AS FUTURE GOLF CLUBHOUSE AND PARKING.

3. REFER TO THE RECORDED PLATS FOR BEARINGS AND DISTANCES ON ALL AREAS SHOWN AS BEING PREVIOUSLY PLATTED.

PRELIMINARY
PROFESSIONAL LAND SURVEYOR LICENSED 15295 STATE OF IDAHO STEWART K. WARD

DIOPTRA
A Company of Geomatics Professionals
4737 Afton Place, Suite B, Chubbuck, ID. 83202 Ph:208-237-7373
www.dioptrageomatics.com

Teton Reserve

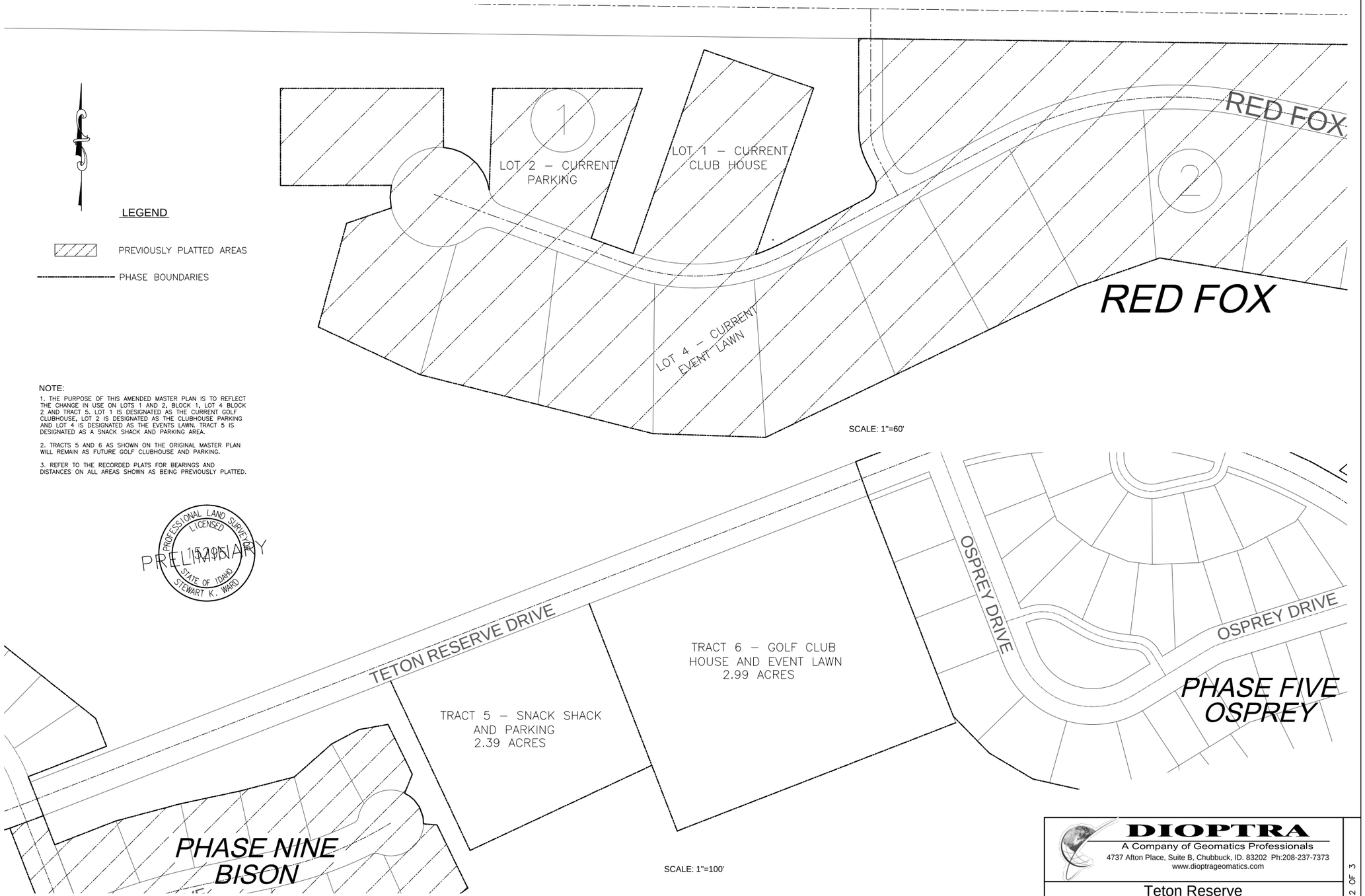
Drawn By: SKW	Scale: 1"=300'
Date: 05–18–16	Project: 16034

Sheet: 1 OF 3

TETON RESERVE

PLANNED UNIT DEVELOPMENT – AMENDED MASTER PLAN / PHASE MAP

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO



NOTE:

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PROFESSIONAL LAND SURVEYOR LICENSED 15291 STATE OF IDAHO STEWART K. WARD

PRELIMINARY

DIOPTRA A Company of Geomatics Professionals 4737 Afton Place, Suite B, Chubbuck, ID. 83202 Ph:208-237-7373 www.dioptrageomatics.com			Sheet: 2 OF 3
Teton Reserve			
Drawn By: SKW		Scale: 1"=300'	
Date: 05-18-16		Project: 16034	

TETON RESERVE

PLANNED UNIT DEVELOPMENT – AMENDED MASTER PLAN / PHASE MAP

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO

OWNERS CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS;
THAT THE NAME OF THE SUBDIVISION SHALL BE TETON RESERVE;
THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 600 SOUTH;
THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT;
THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS–OF–WAY OR EASEMENTS OF SIGHT OR RECORD AND AS DEDICATED BY THIS PLAT;
THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM STATED IN IDAHO CODE SECTION 22–4500 AND DOES RECOGNIZE THE NEIGHBORING LAND RIGHTS UNDER THIS LAW;
THAT ALL ROADS WILL BE CONSIDERED PRIVATE ROADS FOR MAINTENANCE, GRADING, SNOW CLEARING, AND RIGHT OF ACCESS TO THE SUBDIVISION.
THAT THE OWNER/DEVELOPER OF THE PROJECT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND SNOW CLEARING OF ALL ROADS UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID MAINTENANCE AND SNOW CLEARING;
THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE USE OF ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES, AND OTHER UTILITIES AS APPROVED BY THE HOMEOWNERS' ASSOCIATION;
THAT THE OWNER/DEVELOPER WILL MAINTAIN ALL LANDSCAPING ACCORDING TO THE FINAL LANDSCAPING PLAN SUBMITTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID LANDSCAPING MAINTENANCE.

DESCRIPTION OF LAND BEING DIVIDED;

A PART OF SECTIONS 35 AND 36, TOWNSHIP 4 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36 AND RUNNING THENCE S 89°35'13" E 2725.88 FEET ALONG THE NORTH LINE OF SAID SECTION 36 TO THE NORTH 1/4 CORNER OF SAID SECTION 36, THENCE S 89°52'43" E 1335.76 ALONG THE NORTH LINE OF SAID SECTION 36 TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, THENCE S 01°15'28" W 2645.87 FEET ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36, THENCE N 89°46'49" W 2675.08 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 36 TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, THENCE S 00°44'48" W 1326.50 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, THENCE N 89°46'06" W 1336.08 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, THENCE N 89°48'13" W 1056.00 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35 TO A POINT, THENCE N 00°20'41"E 1325.96 FEET TO A POINT, THENCE N 89°48'54" W 59.44 FEET TO A POINT, THENCE N 00°16'08" E 683.40 FEET TO A POINT, THENCE N 89°48'54" W 1318.36 FEET TO A POINT ON THE EASTERN RIGHT–OF–WAY LINE OF STATE HIGHWAY 33, THENCE N 00°16'08" E 1966.58 FEET ALONG THE EASTERN RIGHT–OF–WAY LINE OF STATE HIGHWAY 33 TO A POINT ON THE NORTHERN SECTION LINE OF SAID SECTION 35, THENCE S 89°52'13" E 2437.31 FEET ALONG THE NORTHERN SECTION LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING.

CONTAINS 445.96 ACRES, MORE OR LESS

_____ _____

_____ _____

STATE OF IDAHO)
) SS
COUNTY OF TETON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF _____, 20_____, BY_____.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____.

MY COMMISSION EXPIRES_____.

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
CHAIRMAN, PLANNING AND ZONING DATE

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE FOR FILING.

_____ _____
COUNTY ASSESSER DATE

RECORDER'S CERTIFICATE

STATE OF IDAHO)
) SS
COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS_____DAY OF _____, 200____, AT_____.

AT THE REQUEST OF_____,

INSTRUMENT NUMBER _____,

TREASURER'S CERTIFICATE

PRESENTED TO THE TETON COUNTY TREASURER WHO HEREBY CERTIFIES THAT ALL TAXES HAVE BEEN PAID ON TEH SHOWN TRACT OF LAND ON THIS PLAT AND ARE CURRENT.

_____ _____
COUNTY TREASURER DATE

COMMISSIONERS' CERTIFICATE

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ _____
CHAIRMAN, COUNTY COMMISSIONERS DATE

COUNTY FIRE MARSHAL CERTIFICATE

PRESENTED TO THE TETON COUNTY FIRE MARSHAL ON THE FOLLOWING DATE, AT WHICH TIME THIS PLAT WAS DEEMED TO MEET TETON COUNTY FIRE CODE AND APPROVED FOR FILING.

_____ _____
COUNTY FIRE MARSHAL DATE

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED SUBJECT TO THE INFORMATION CONATINED IN THE ATTACHED SANITARY REGULATIONS AND RULES. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50–1326, IDAHO CODE, BY ISSUANCE OF CERTIFICATE OF DISAPPROVAL

_____
EASTERN IDAHO PUBLIC HEALTH, REHS

_____
DATE

REVIEWING SURVEYOR'S CERTIFICATE

I, THE INDERSIGNED, BEING A SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT COMPLIES WITH IDAHO CODE 50–1305 RELATING TO PLATS AND SURVEYS AND APPROVE THIS PLAT FOR FILING.

_____
TETON CO. PLAT REVIEW SURVEYOR PLS #

SURVEYORS CERTIFICATE

I, STEWART K. WARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PREMISES DESCRIBED IN THE BOUNDARY DESCRIPTION AND SHOWN ON THIS PLAT UPON WHICH THIS CERTIFICATION APPEARS. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT THE MONUMENTATION SHOWN CONFORMS WITH THAT SET ON THE GROUND AND THAT THE PERTINENT STATUTES OF THE STATE OF IDAHO, TOGETHER WITH ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

PROFESSIONAL LAND SURVEYOR LICENSED 15295 STATE OF IDAHO STEWART K. WARD

PRELIMINARY

_____ _____
Stewart K. Ward, License No. 15295 Date

DIOPTRA
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4737 Afton Place, Suite B, Chubbuck, ID. 83202 Ph:208-237-7373
www.dioptrageomatics.com

Teton Reserve

Drawn By: SKW	Scale: 1"=300'
Date: 05–18–16	Project: 16034

AMENDMENT TO DEVELOPERS AGREEMENT
FOR
TETON RESERVE

This Amendment to Developers Agreement, made the _____day of June, 2016, by and between Teton County, Idaho, hereinafter called the "County", and TR Golf, LLC, whose mailing address is _____, Idaho 83422 (this "Amendment").

WHEREAS, Teton Valley Golf Associates, LP (the "Developer") and the County entered into that certain Final Master Plan Development Agreement (the "DA") dated September 9th, 2002, regarding the Teton Reserve Planned Unit Development (the "Subdivision"), which was recorded in the Teton County Clerk's Office on March 5, 2003 as Instrument # 153426; and

WHEREAS, the Developer caused a plat to be filed in the Teton County Clerk's Office on _____, under cover number _____ depicting the subdivision (the "Plat"); and

WHEREAS, TR Golf, LLC purchased the unsold lots in the Subdivision from the Developer; and

WHEREAS, TR Golf and the County have agreed to amend the DA and the Plat to make it clear as to what the uses of certain lots in the Subdivision may be used for.

NOW THEREFORE, in consideration of the covenants and conditions set forth herein, the parties hereto agree to amend the DA and the Plat in the following manner:

1) The following Article V is hereby added to the DA:

ARTICLE V
Permitted Land Uses

The following are permitted land uses pursuant to Teton County Code Subdivision Ordinance 9-5-3(B) and the referenced lots, blocks, and tracts correlate to the Plat:

A) Lot 1 Block 1 – club house building with restaurant and bar, retail golf shop, and golf cart storage. In addition, the two rooms attached to the club house may be rented on a nightly basis as an ancillary use to the sports and events facility.
B) Lot 2 Block 1 – parking to accommodate the uses for Lot 1 Block 1.
C) Lot 4 Block 2 – outdoor events area
D) Tract 5 – parking and a building with rest rooms and limited food and beverage services.
E) Tract 6 – future club house building, spa, swimming pool, tennis, and other recreation facilities.

2) Any inconsistencies between this Amendment and the DA shall be construed in favor of this Amendment, and all other terms and conditions of the DA shall remain unaffected by this Amendment and in full force and effect.
3) This Amendment and the DA shall be construed according to the laws of the State of Idaho.
4) This Amendment shall be binding upon, inure to the benefit of and be enforceable by the parties hereto and their respective heirs, successors, and assigns.
5) The parties hereto may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Amendment or the DA.

6) The invalidity or unenforceability of any provision of this Amendment or the DA shall not affect the other provisions hereof or in the DA and this Amendment shall be construed in all respects as if such invalid or unenforceable provisions were omitted.
7) The County and the Developer hereby acknowledge and agree that all required notices, meetings and hearings have been properly given and held by the County with respect to the approval of this Amendment or the DA and agree not to challenge this Amendment or the DA or any of the obligations created by it on the grounds of any procedural infirmity or any denial of any procedural right. The County hereby warrants and represents to the Developer that the persons executing this Amendment on its behalf have been properly authorized to do so by the County. The Developer hereby warrants and represents to the County (1) that it has the right, power, and authority to enter into this Amendment and to agree to the terms, provisions, and conditions set forth herein, (2) that all legal action needed to authorize the execution, delivery and performance of this Amendment have been taken, and (3) that neither the execution of this Amendment nor the performance of the obligations assumed by the Developer hereunder will (i) result in a breach or default under any agreement to which the Developer is a party or to which it or the Subdivision is bound or (ii) violate any statute, law, restriction, court order, or agreement to which the Developer or the Subdivision is subject.
8) The Developer shall have this Amendment recorded in the office of the Teton county Clerk.

[signature page to follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and date first above written.

Teton County

_____
Name:
Title:

TR Golf, LLC

_____
Name:
Title:

STATE OF IDAHO)
) ss.
COUNTY OF TETON)

On this _____ day of _____, 2016 before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared_____, known and identified to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he executed the same.

_____
SEAL Notary Public for Idaho

Residing at:_____

Commission Expires: _____

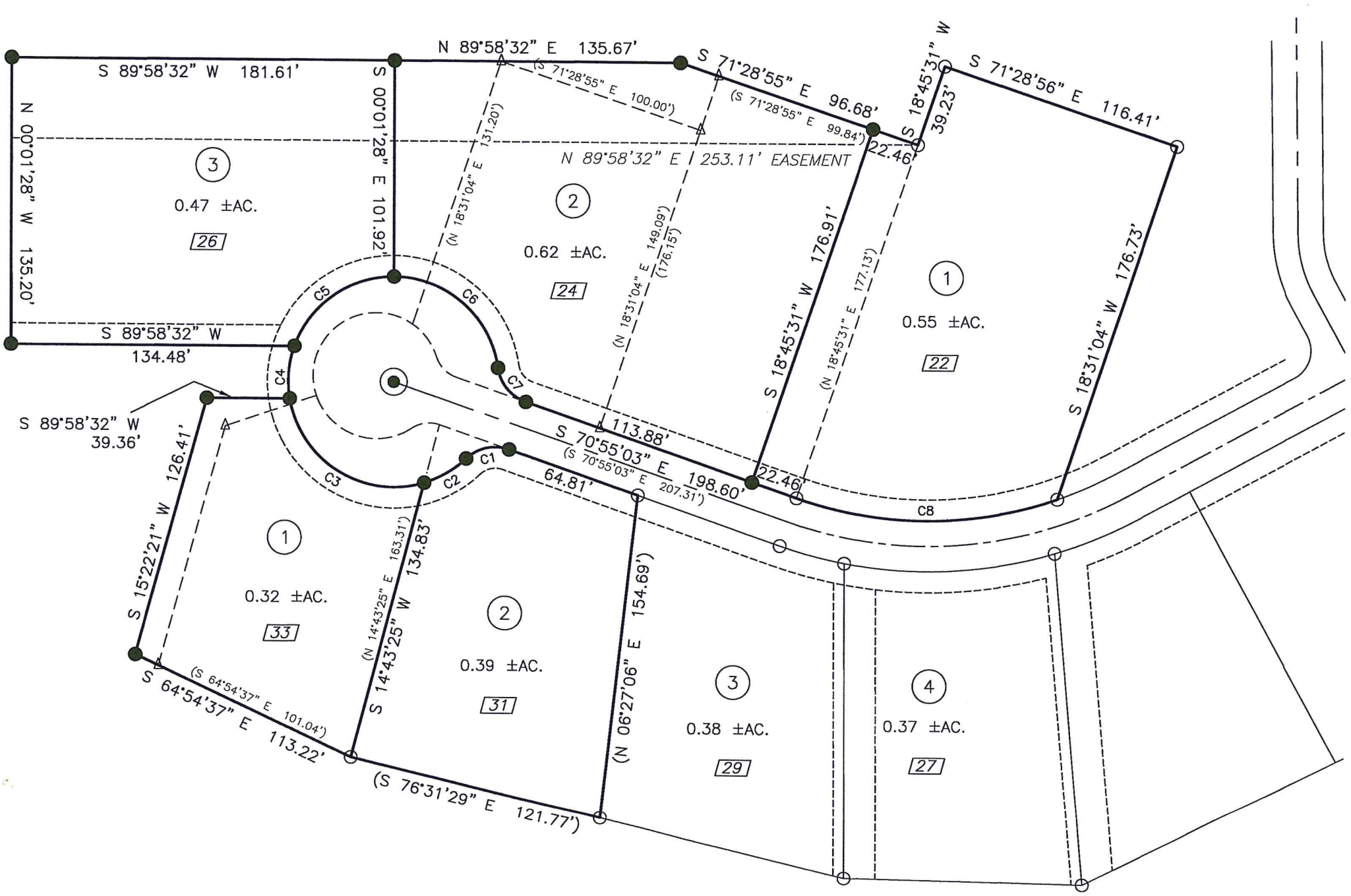
STATE OF IDAHO)
) ss.
COUNTY OF TETON)

On this _____ day of _____, 2016 before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared_____, known and identified to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he executed the same.

_____
SEAL Notary Public for Idaho

Residing at:_____

Commission Expires: _____


S 89°58'32" W 181.61'
N 89°58'32" E 135.67'
S 71°28'55" E 96.68'
S 18°45'31" W
S 71°28'56" E 116.41'
39.23'
22.46'
(S 71°28'55" E 100.00')
(S 71°28'55" E 99.84')
N 00°01'28" W 135.20'
S 00°01'28" E 1019.92'
N 89°58'32" E 253.11' EASEMENT
(N 18°31'04" E 131.20')
(N 18°31'04" E 149.09')
(176.15')
S 18°45'31" W 176.91'
(N 18°45'31" E 177.13')
S 18°31'04" W 176.73'
3
0.47 ±AC.
26
2
0.62 ±AC.
24
1
0.55 ±AC.
22
S 89°58'32" W
134.48'
C5
C6
C4
C7
S 89°58'32" W
39.36'
S 70°55'03" E 198.60'
(S 70°55'03" E 207.31')
113.88'
22.46'
C8
C1
C2
C3
64.81'
S 15°22'21" W 126.41'
1
0.32 ±AC.
33
(N 14°43'25" E 163.31')
S 14°43'25" W 134.83'
2
0.39 ±AC.
31
(N 06°27'06" E 154.69')
3
0.38 ±AC.
29
4
0.37 ±AC.
27
(S 64°54'37" E 101.04')
S 64°54'37" E 113.22'
(S 76°31'29" E 121.77')

TETON RESERVE
PLANNED UNIT DEVELOPMENT

REPLAT OF LOTS 2 & 3 BLOCK 1

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.

Dennis Ward — COUNTY ASSESSOR
5-17-07 — DATE

RECORDER'S CERTIFICATE

STATE OF IDAHO)
) SS
COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 200___, AT _____.

AT THE REQUEST OF _____

INSTRUMENT NUMBER _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAT.

Brandi C Watch — COUNTY TREASURER
8-17-07 — DATE

COMMISSIONERS' CERTIFICATE

PRESENTS TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CHAIRMAN, COUNTY COMMISSIONERS
10-24-07 — DATE

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CHAIRMAN, PLANNING AND ZONING
10-19-07 — DATE

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN SECTIONS 50-1326-29, IDAHO CODE, HAVE BEEN SATISFIED AND THIS PLAT IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING.

DISTRICT HEALTH DEPARTMENT
13 AUGUST 07 — DATE

OWNERS CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS; THAT THE NAME OF THE SUBDIVISION SHALL BE TETON RESERVE; THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 600 SOUTH; THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT; THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF SIGHT OR RECORD AND AS DEDICATE BY THIS PLAT; THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM STATED IN IDAHO CODE SECTION 22-4500 AND DOES RECOGNIZE THE NEIGHBORING LAND RIGHTS UNDER THIS LAW; THAT ALL ROADS WILL BE CONSIDERED PRIVATE ROADS FOR MAINTENANCE, GRADING, SNOW CLEARING, AND RIGHT OF ACCESS TO THE SUBDIVISION.
THAT THE OWNER/DEVELOPER OF THE PROJECT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND SNOW CLEARING OF ALL ROADS UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID MAINTENANCE AND SNOW CLEARING; THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE USE OF ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES, AND OTHER UTILITIES AS APPROVED BY THE HOMEOWNERS' ASSOCIATION; THAT THE DEVELOPER/OWNER WILL MAINTAIN ALL LANDSCAPING ACCORDING TO THE FINAL LANDSCAPING PLAN SUBMITTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION UNITL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID LANDSCAPING MAINTENANCE.

DESCRIPTION OF LAND BEING DIVIDED;

APART OF SECTIONS 35 AND 36, TOWNSHIP 4 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, LOCATED IN TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

LOTS 2 AND 3 OF BLOCK 1 AND A PORTION OF THE COMMON AREA OF THE TETON RESERVE PLANNED UNIT DEVELOPMENT - AMENDED PHASE 1 SUBDIVISION PLAT AS RECORDED IN THE TETON COUNTY COURTHOUSE

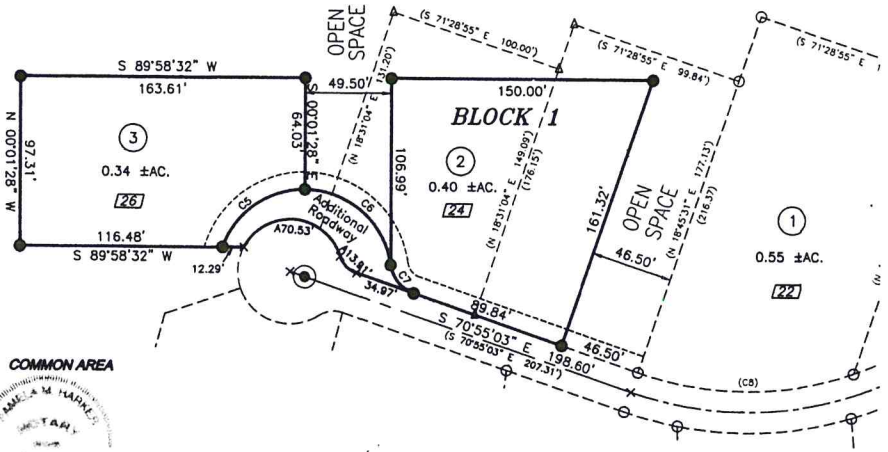
SAND CREEK LLC, AARON PETERSON

CYNTHIA PARDEE

TETON VALLEY GOLF ASSOCIATES, PAM WASCHER

LEGEND

- SET 5/8" x 30" REBAR WITH ALUM CAP PLS 10900
- SET 1/2" x 24" REBAR WITH PLASTIC CAP PLS 10900
- CALCULATED POINT NOTHING SET IN ASPHALT
- FOUND 5/8" REBAR WITH ALUM CAP PLS 10900
- FOUND 1/2" REBAR WITH PLASTIC CAP PLS 10900
- FOUND 1/2" REBAR WITH PLASTIC CAP PLS 10900 OLD LOT CORNER REMOVED
- N 90°00'00" W 124.02' — NEW BEARINGS AND DISTANCE
- (N 90°00'00" W 124.02') — RECORD BEARINGS AND DISTANCE
- [7] — PARCEL STREET ADDRESS
- PROPOSED LOT LINES
- EXISTING LOT LINES
- OLD LOT LINE
- ROADWAY CENTERLINE
- NEW 10' UTILITY EASEMENT AS SHOWN



COMMON AREA

ACKNOWLEDGEMENT - SAND CREEK LLC

STATE OF IDAHO)
) SS
COUNTY OF Teton)

THE EXECUTION OF THE FOREGOING INSTRUMENT BY AARON PETERSON WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF July, 2007, BY [illegible]
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC Pamela M Hallen, Notary Public
MY COMMISSION EXPIRES 01-31-2013

ACKNOWLEDGEMENT - PARDEE

STATE OF CA)
) SS
COUNTY OF Ventura)

THE EXECUTION OF THE FOREGOING INSTRUMENT BY CYNTHIA PARDEE WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF May, 2007, BY Stephenie E. Young, Notary Public.
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC [signature]
MY COMMISSION EXPIRES Sep. 10, 2008

ACKNOWLEDGEMENT - TETON GOLF ASSOCIATES

STATE OF IDAHO)
) SS
COUNTY OF Teton)

THE EXECUTION OF THE FOREGOING INSTRUMENT BY PAM WASCHER WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF July, 2007, BY [illegible]
WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC Pamela M Hallen, Notary Public
MY COMMISSION EXPIRES 01-31-2013

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C4	50.00'	25.37'	25.10'	N 04°58'18" E	29°04'03"
C5	50.00'	61.50'	57.69'	N 54°44'26" E	70°28'12"
C6	50.00'	71.47'	65.54'	S 49°04'21" E	81°54'14"
C7	20.00'	21.92'	20.84'	N 39°31'08" W	62°47'50"
C8	188.00'	126.19'	123.83'	S 89°51'12" W	38°27'30"

Instrument # 192722
TETON COUNTY, IDAHO
2007-10-24 12:48:00 No. of Pages: 1
Recorded for : DIOPTRA GEOMATICS
MARY LOU HANSEN Fee:
Ex-Officio Recorder Deputy M. Weldon
Index to PROPERTY SURVEYS

SURVEYORS CERTIFICATE

I, Rodney T. Burch, a Registered Professional Land Surveyor in the state of Idaho do hereby certify that this survey was made under my direction of the premises described in the legal description and shown on the accompanying plat upon which this certification appears. I further certify that plat is prepared under my direction and that the monumentation shown conforms with that set on the ground and that the pertinent statutes of the State of Idaho, together with all local ordinances have been complied with.

PROFESSIONAL ENGINEER REGISTERED LAND SURVEYOR STATE OF IDAHO RODNEY

BASIS OF BEARING PER IDAHO STATE PLANE COORDINATE SYSTEM 83, EAST ZONE GRID BEARINGS. GROUND DISTANCE BASED ON SCALE FACTOR OF 1.0002566965

SECTION 35

T. 4N., R.45E.

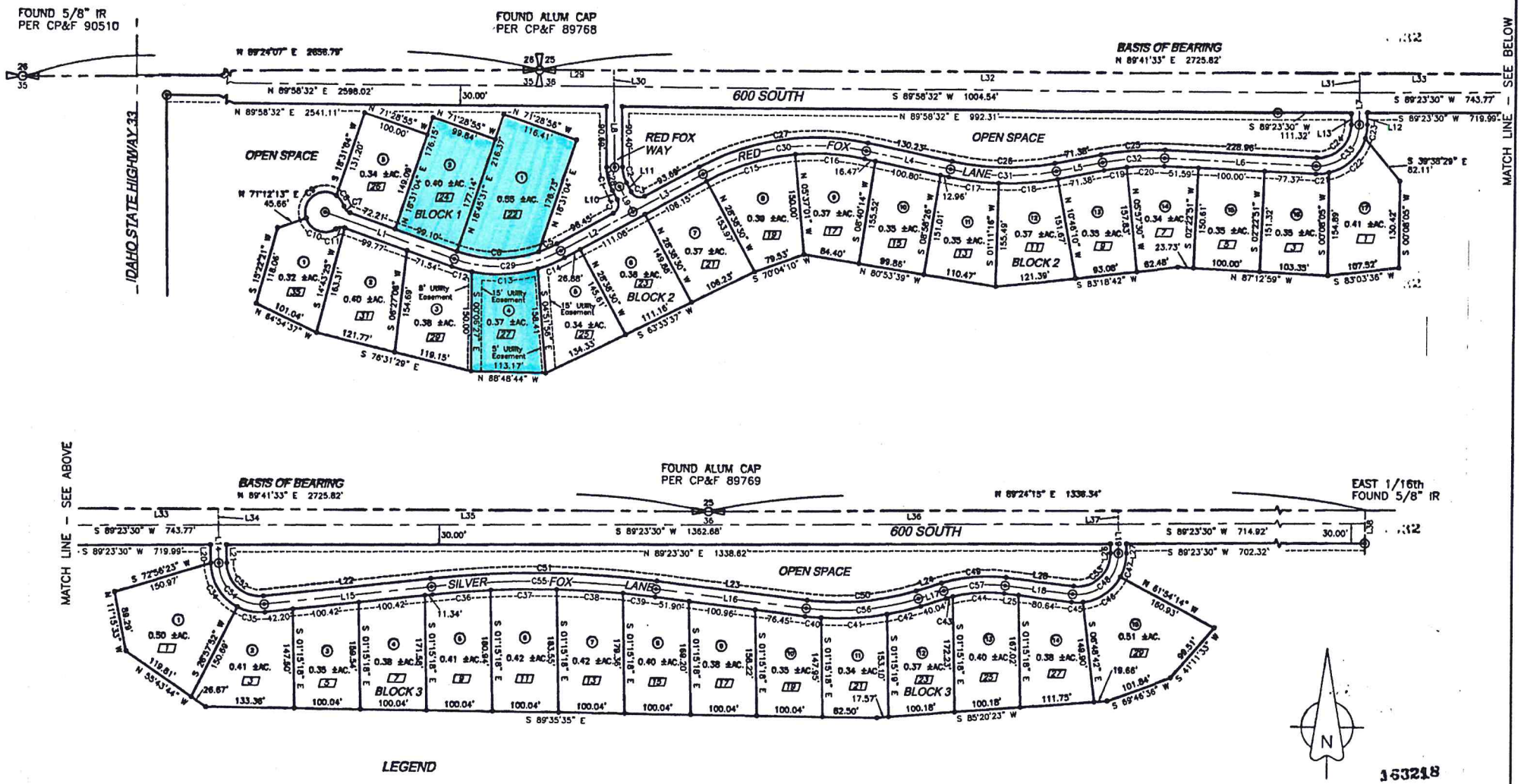
Dioptr Geomat

TETON RESER

Drawn By: BVB | Scale: 1
Date: 5-01-07 | Project: C

TETON RESERVE
PLANNED UNIT DEVELOPMENT – AMENDED PHASE 1

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO



LEGEND

- SET 5/8" x 30" REBAR WITH ALUM CAP PLS 10900
- SET 1/2" x 24" REBAR WITH PLASTIC CAP PLS 10900
- PARCEL STREET ADDRESS
- SECTION LINES
- LOT LINES
- ROADWAY CENTERLINE
- 10' UTILITY EASEMENT AS SHOWN

BASIS OF BEARING PER IDAHO STATE PLANE COORDINATE SYSTEM 83, EAST ZONE GRID BEARINGS. GROUND DISTANCE BASED ON SCALE FACTOR OF 1.0002566965

163218

SECTION 35 - 36

T. 4N., R.45E.

SHEET 2 OF 3

Dioptra Geomatics

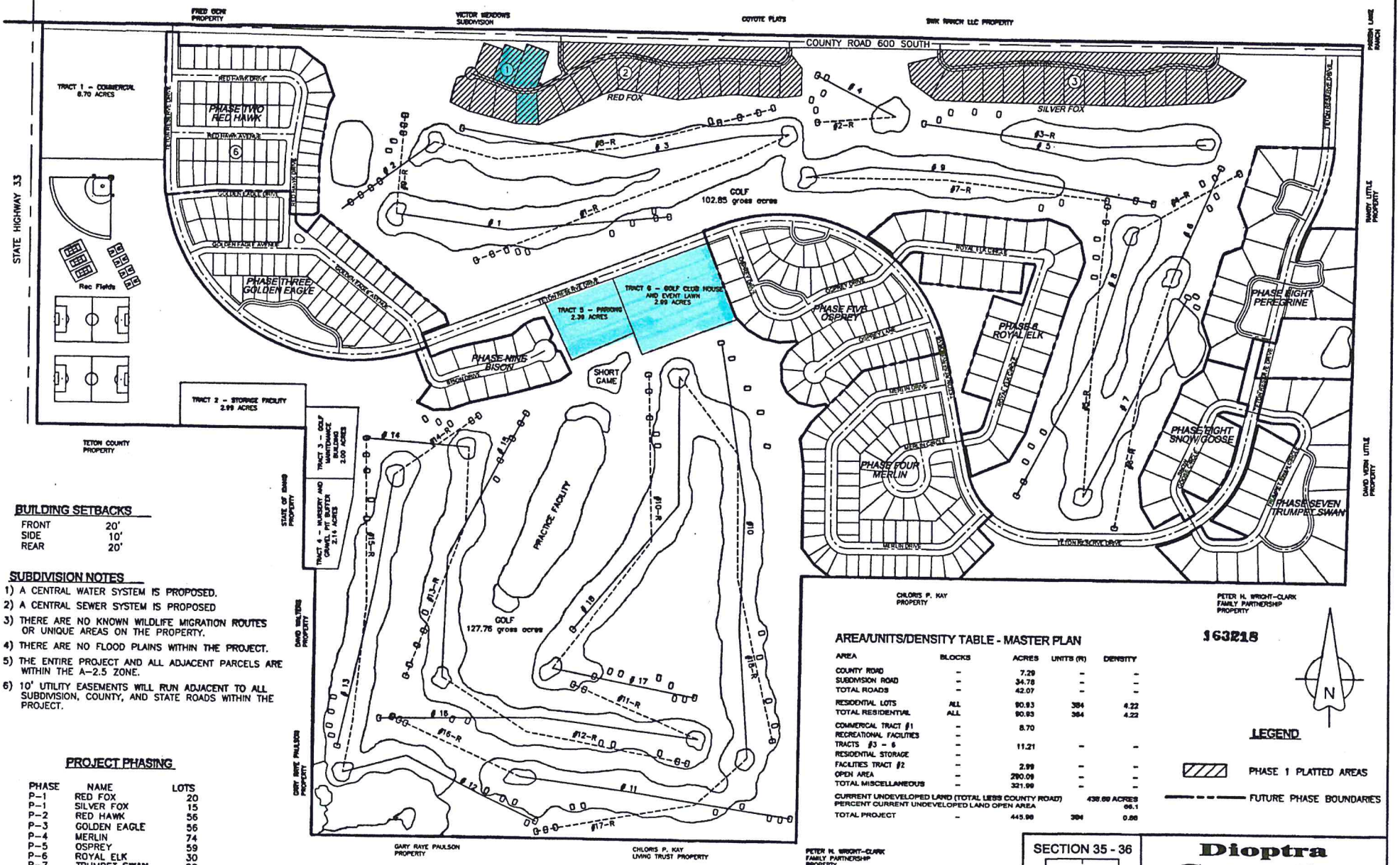
TETON RESERVE

Drawn By: RTB	Scale: 1"=100'
Date: 8-23-04	Project: 04007

TETON RESERVE

PLANNED UNIT DEVELOPMENT – AMENDED MASTER PLAN / PHASE MAP

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO



BUILDING SETBACKS

FRONT	20'
SIDE	10'
REAR	20'

SUBDIVISION NOTES

1) A CENTRAL WATER SYSTEM IS PROPOSED.
2) A CENTRAL SEWER SYSTEM IS PROPOSED
3) THERE ARE NO KNOWN WILDLIFE MIGRATION ROUTES OR UNIQUE AREAS ON THE PROPERTY.
4) THERE ARE NO FLOOD PLAINS WITHIN THE PROJECT.
5) THE ENTIRE PROJECT AND ALL ADJACENT PARCELS ARE WITHIN THE A–2.5 ZONE.
6) 10' UTILITY EASEMENTS WILL RUN ADJACENT TO ALL SUBDIVISION, COUNTY, AND STATE ROADS WITHIN THE PROJECT.

PROJECT PHASING

PHASE	NAME	LOTS
P–1	RED FOX	20
P–1	SILVER FOX	15
P–2	RED HAWK	56
P–3	GOLDEN EAGLE	56
P–4	MERLIN	74
P–5	OSPREY	59
P–6	ROYAL ELK	30
P–7	TRUMPET SWAN	20
P–8	SNOW GOOSE	12
P–8	PEREGRINE	16
P–9	BISON	26
TOTAL		384

AREA/UNITS/DENSITY TABLE - MASTER PLAN

163218

AREA	BLOCKS	ACRES	UNITS (R)	DENSITY
COUNTY ROAD	–	7.29	–	–
SUBDIVISION ROAD	–	34.78	–	–
TOTAL ROADS	–	42.07	–	–
RESIDENTIAL LOTS	ALL	90.83	384	4.22
TOTAL RESIDENTIAL	ALL	90.83	384	4.22
COMMERICAL TRACT #1	–	8.70		
RECREATIONAL FACILITIES	–			
TRACTS #3 – 6	–	11.21	–	–
RESIDENTIAL STORAGE	–			
FACILITIES TRACT #2	–	2.99	–	–
OPEN AREA	–	290.09	–	–
TOTAL MISCELLANEOUS	–	321.99	–	–
CURRENT UNDEVELOPED LAND (TOTAL LESS COUNTY ROAD)			438.69 ACRES	
PERCENT CURRENT UNDEVELOPED LAND OPEN AREA			66.1	
TOTAL PROJECT	–	445.98	384	0.86

N

LEGEND

PHASE 1 PLATTED AREAS

FUTURE PHASE BOUNDARIES

SECTION 35 - 36

T. 4N., R.45E.

SHEET 1 OF 3

Dioptra Geomatics

TETON RESERVE

Drawn By: RTB BCW	Scale: 1"=300'
Date: 08-23-04	Project: 04007

TETON RESERVE
PLANNED UNIT DEVELOPMENT – AMENDED PHASE 1

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.06'	74.00'	27°55'12"	N 14°40'53" W	35.71'
C2	24.37'	50.00'	27°55'12"	N 14°40'51" W	24.13'
C3	23.56'	15.00'	89°59'48"	N 73°38'31" W	21.21'
C4	23.56'	15.00'	89°59'53"	S 16°21'30" W	21.21'
C5	30.40'	188.00'	09°15'57"	S 65°59'29" W	30.37'
C6	126.19'	188.00'	38°27'30"	S 89°51'12" W	123.83'
C7	13.91'	15.00'	53°07'48"	N 44°21'09" W	13.42'
C8	19.68'	30.00'	37°34'58"	S 36°34'44" E	19.33'
C9	75.10'	30.00'	143°25'36"	N 52°54'59" E	56.97'
C10	55.11'	30.00'	105°15'03"	N 71°25'20" W	47.68'
C11	13.91'	15.00'	53°07'48"	N 82°31'03" E	13.42'
C12	176.58'	212.00'	47°43'27"	S 85°13'13" W	171.52'
C12	31.69'	212.00'	08°33'48"	N 75°11'57" W	31.66'
C13	101.10'	212.00'	27°19'21"	S 86°51'28" W	100.14'
C14	43.80'	212.00'	11°50'18"	S 67°18'39" W	43.73'
C15	141.05'	351.01'	23°01'26"	N 72°52'14" E	140.10'
C16	105.89'	351.00'	17°17'04"	S 86°58'29" E	105.49'
C17	76.64'	418.99'	10°28'50"	N 83°34'21" W	76.54'
C18	89.50'	418.98'	12°14'23"	S 85°04'03" W	89.33'
C19	34.74'	391.07'	05°05'24"	N 81°29'39" E	34.73'
C20	57.63'	391.07'	08°26'35"	N 88°15'38" E	57.58'
C21	20.16'	74.00'	15°36'29"	S 84°34'38" W	20.10'
C22	78.80'	74.00'	61°00'29"	S 46°16'07" W	75.13'
C23	20.76'	74.00'	16°04'21"	S 07°43'43" W	20.69'
C24	80.89'	50.00'	92°41'16"	S 46°02'11" W	72.35'
C25	97.29'	415.01'	13°25'56"	N 85°39'52" E	97.07'
C26	156.63'	394.99'	22°43'12"	N 89°41'32" W	155.61'
C27	263.82'	375.00'	40°18'34"	N 81°30'46" E	258.42'
C28	30.21'	62.00'	27°55'17"	N 14°40'54" W	29.92'
C29	166.59'	200.00'	47°43'27"	S 85°13'13" W	161.81'
C30	255.38'	363.00'	40°18'32"	N 81°30'47" E	250.15'
C31	161.39'	407.00'	22°43'10"	N 89°41'32" W	160.33'
C32	94.48'	402.99'	13°25'56"	N 85°39'52" E	94.27'
C33	100.30'	62.00'	92°41'17"	S 46°02'11" W	89.71'
C34	80.48'	74.00'	62°18'55"	N 31°52'41" W	76.57'
C35	43.19'	74.01'	33°26'26"	N 79°45'26" W	42.58'
C36	88.89'	1475.90'	03°27'03"	N 85°14'46" E	88.88'
C37	100.02'	1475.90'	03°52'58"	N 88°54'48" E	100.00'
C38	100.27'	1475.86'	03°53'34"	S 87°11'58" E	100.25'
C39	48.96'	1474.76'	01°54'07"	S 84°18'11" E	48.96'
C40	24.42'	423.80'	03°18'07"	N 85°00'10" W	24.42'
C41	100.31'	423.99'	13°33'17"	S 86°34'11" W	100.07'
C42	52.32'	424.10'	07°04'07"	S 76°15'26" W	52.29'
C43	10.81'	215.99'	02°52'06"	N 74°09'21" E	10.81'
C44	78.77'	215.99'	20°53'46"	N 86°02'16" E	78.34'
C45	17.17'	74.00'	13°17'49"	S 89°50'14" W	17.14'
C46	71.15'	74.00'	55°05'39"	S 55°38'33" W	68.44'
C47	37.06'	73.99'	28°41'55"	S 13°44'53" W	36.68'
C48	84.72'	50.00'	97°05'08"	S 47°56'35" W	74.94'
C49	99.54'	239.99'	23°45'50"	N 84°36'13" E	98.83'
C50	167.03'	399.99'	23°55'32"	S 84°41'05" W	165.82'
C51	343.63'	1500.01'	13°07'33"	S 89°54'56" E	342.88'
C52	83.56'	50.00'	95°45'31"	N 48°35'59" W	74.17'
C53	84.72'	50.00'	97°05'08"	S 47°56'35" W	74.94'
C54	103.62'	62.00'	95°45'32"	N 48°36'00" W	91.97'
C55	340.89'	1488.04'	13°07'32"	S 89°54'56" E	340.14'
C56	172.04'	411.99'	23°55'32"	S 84°41'05" W	170.79'
C57	94.56'	227.99'	23°45'53"	N 84°36'13" E	93.89'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 70°55'03" W	207.31'
L2	N 61°21'30" E	123.42'
L3	S 61°21'30" W	120.69'
L4	N 78°19'56" W	130.23'
L5	S 78°58'53" W	71.38'
L6	N 87°37'09" W	228.96'
L7	S 00°18'27" E	47.43'
L8	N 00°43'15" W	120.55'
L9	N 28°38'32" W	42.58'
L10	S 28°38'32" E	15.58'
L11	S 28°38'29" E	15.58'
L12	N 00°18'28" W	17.50'
L13	N 00°18'29" W	17.37'
L14	N 00°43'15" W	57.16'
L15	S 83°31'17" W	254.37'
L16	N 83°21'10" W	229.31'
L17	N 72°43'20" E	40.04'
L18	N 83°30'53" W	102.39'
L19	N 00°35'58" W	43.58'
L20	N 00°43'15" W	27.19'
L21	S 00°43'15" E	27.14'
L22	S 83°31'17" W	254.37'
L23	N 83°21'10" W	229.31'
L24	N 72°43'20" E	40.04'
L25	N 83°30'53" W	21.95'
L26	S 00°36'03" E	13.58'
L27	N 00°36'03" W	13.58'
L28	S 83°30'53" E	102.59'
L29	N 89°41'33" E	112.50'
L30	S 00°43'15" E	23.86'
L31	N 00°18'27" W	28.17'
L32	N 89°41'33" E	1128.00'
L33	N 89°41'33" E	743.59'
L34	S 00°43'15" E	24.27'
L35	N 89°41'33" E	741.73'
L36	N 89°24'15" E	621.02'
L37	S 00°35'58" E	20.28'
L38	S 00°32'28" W	50.10'

OWNERS CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS;
THAT THE NAME OF THE SUBDIVISION SHALL BE TETON RESERVE;
THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 600 SOUTH;
THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT;
THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF SIGHT OR RECORD AND AS DEDICATED BY THIS PLAT;
THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM STATED IN IDAHO CODE SECTION 22-4500 AND DOES RECOGNIZE THE NEIGHBORING LAND RIGHTS UNDER THIS LAW;
THAT ALL ROADS WILL BE CONSIDERED PRIVATE ROADS FOR MAINTENANCE, GRADING, SNOW CLEARING, AND RIGHT OF ACCESS TO THE SUBDIVISION.
THAT THE OWNER/DEVELOPER OF THE PROJECT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND SNOW CLEARING OF ALL ROADS UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID MAINTENANCE AND SNOW CLEARING;
THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE USE OF ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES, AND OTHER UTILITIES AS APPROVED BY THE HOMEOWNERS' ASSOCIATION;
THAT THE OWNER/DEVELOPER WILL MAINTAIN ALL LANDSCAPING ACCORDING TO THE FINAL LANDSCAPING PLAN SUBMITTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID LANDSCAPING MAINTENANCE.

DESCRIPTION OF LAND BEING DIVIDED;

APART OF SECTIONS 35 AND 36, TOWNSHIP 4 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, LOCATED IN TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36;
THENCE N 89°41'33" E 2725.82 FEET ALONG THE NORTH LINE OF SAID SECTION 35 TO THE NORTH 1/4 CORNER OF SAID SECTION 35;
THENCE N 89°24'15" E 1336.34 FEET TO THE NE CORNER OF THE W 1/2 OF THE NE 1/4 OF SAID SECTION 36;
THENCE S 00°32'28" E 2648.16 FEET ALONG THE EAST LINE OF SAID W 1/2 OF THE NE 1/4 OF SAID SECTION 36 TO THE SE CORNER OF SAID W 1/2 OF THE NE 1/4 OF SAID SECTION 36;
THENCE S 89°28'57" W 2675.07 FEET ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 36 TO THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 36;
THENCE S 00°01'10" W 1327.06 FEET ALONG THE EAST LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 36 TO THE SE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 36;
THENCE S 89°29'08" W 1335.03 FEET ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 36 TO THE SW CORNER OF SAID NW 1/4 OF THE SW 1/4 OF SAID SECTION 36;
THENCE S 89°29'33" W 1056.00 FEET ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35;
THENCE N 00°23'11" W 1328.07 FEET;
THENCE S 89°26'45" W 58.87 FEET;
THENCE N 00°32'48" W 665.06 FEET;
THENCE N 89°27'12" W 1317.80 FEET TO THE EASTERN RIGHT OF WAY LINE OF HIGHWAY 33;
THENCE N 00°32'55" W 1988.78 FEET ALONG SAID EASTERN RIGHT OF WAY TO A POINT ON THE NORTH LINE OF SAID SECTION 35;
THENCE N 89°24'07" E 2440.34 FEET ALONG SAID NORTH LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING.

Teton Valley Golf Assoc. Broadmoor Company, Inc.
By James H Deuscher Secretary — General Partner

STATE OF IDAHO)
) SS
COUNTY OF TETON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2004, BY Pamela Wachar Sec. of Broadmoor Co. Inc GP. of Teton Valley Golf Association.
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC Laura W. Price
MY COMMISSION EXPIRES 12-01-06

LAURA W. PRICE NOTARY PUBLIC STATE OF IDAHO

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CHAIRMAN, PLANNING AND ZONING — DATE 8-02-04

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.

COUNTY ASSESSOR Penny Thomas By BB — DATE 8-31-04

163218

RECORDER'S CERTIFICATE

STATE OF IDAHO)
) SS
COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 200__, AT _____.
AT THE REQUEST OF DRIGGS, TETON, IDAHO
INSTRUMENT NUMBER Instrument # 163218
2004-09-02 10:51:57 No. of Pages: 1
Recorded for: PLANNING & ZONING
NOLAN G. BOYLE
Ex-Officio Recorder Deputy
Fee: 8.00
Index to: PLAT

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAT.

COUNTY TREASURER — DATE 7-30-04

COMMISSIONERS' CERTIFICATE

PRESENTS TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CHAIRMAN, COUNTY COMMISSIONERS — DATE 9-2-04

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN SECTIONS 50-1326-29, IDAHO CODE, HAVE BEEN SATISFIED AND THIS PLAT IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING.

DISTRICT 7 HEALTH DEPARTMENT
DATE 7-29-04

163218

SURVEYORS CERTIFICATE

I, Rodney T. Burch, a Registered Professional Land Surveyor in the state of Idaho do hereby certify that this survey was made under my direction of the premises described in the legal description and shown on the accompanying plat upon which this certification appears. I further certify that plat is prepared under my direction and that the monumentation shown conforms with that set on the ground and that the pertinent statutes of the State of Idaho, together with all local ordinances have been complied with.

PROFESSIONAL LAND SURVEYOR REGISTERED RODNEY T. BURCH 9900 7/26/04 STATE OF IDAHO

SECTION 35 - 36

T. 4N., R.45E.

SHEET 3 OF 3

Dioptra Geomatics

TETON RESERVE

Drawn By: BCW	Scale: 1"=300'
Date: 7-22-04	Project: 04007

DIOPTRA
A Company of Geomatics Professionals

Teton Reserve
Clubhouse Legal

Part of Section 36, Township 4 North, Range 45 East Boise Meridian, Teton county, Idaho, described as;

Commencing at the Northwest corner of Section 36, Township 4 North, Range 45 East and running thence N 89°42'32" E 853.12 feet along the north line of said Section 36, thence S 00°18'28" E 1018.83 feet to a point on the south right-of-way line of Teton Reserve Drive, said point being the **True Point of Beginning**;

Thence S 21°55'48" E 407.42 feet along the west line of Osprey Area;

Thence S 68°04'12" W 500.00 feet;

Thence N 21°55'48" W 120.00 feet;

Thence S 63°17'05" W 331.80 feet;

Thence N 26°42'55" W 316.20 feet to a point on the south right-of-way line of Teton Reserve Drive;

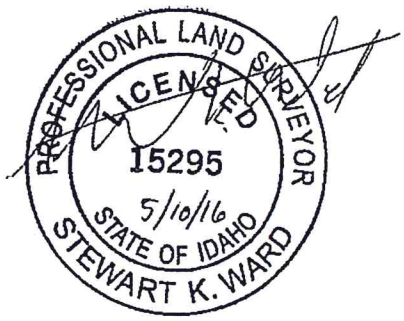
Thence N 68°04'12" E 857.03 feet along the south right-of-way line of Teton Reserve Drive to the **Point of Beginning**.

Parcel contains ±7.06 acres

SMB / DRH

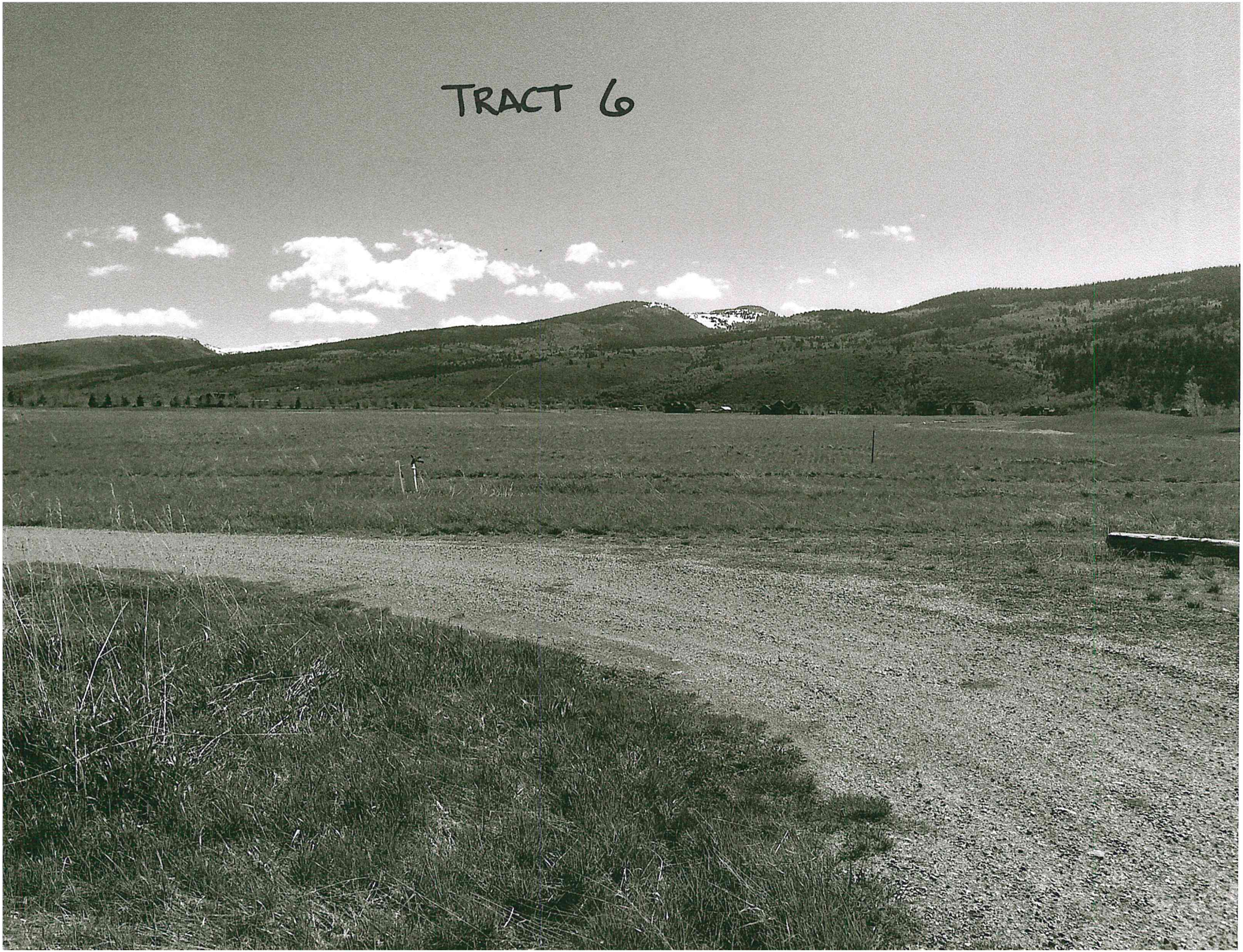
May 10, 2016

Z:\projects\2005 Projects\05009 Teton Reserve II\Clubhouse Legal.docx

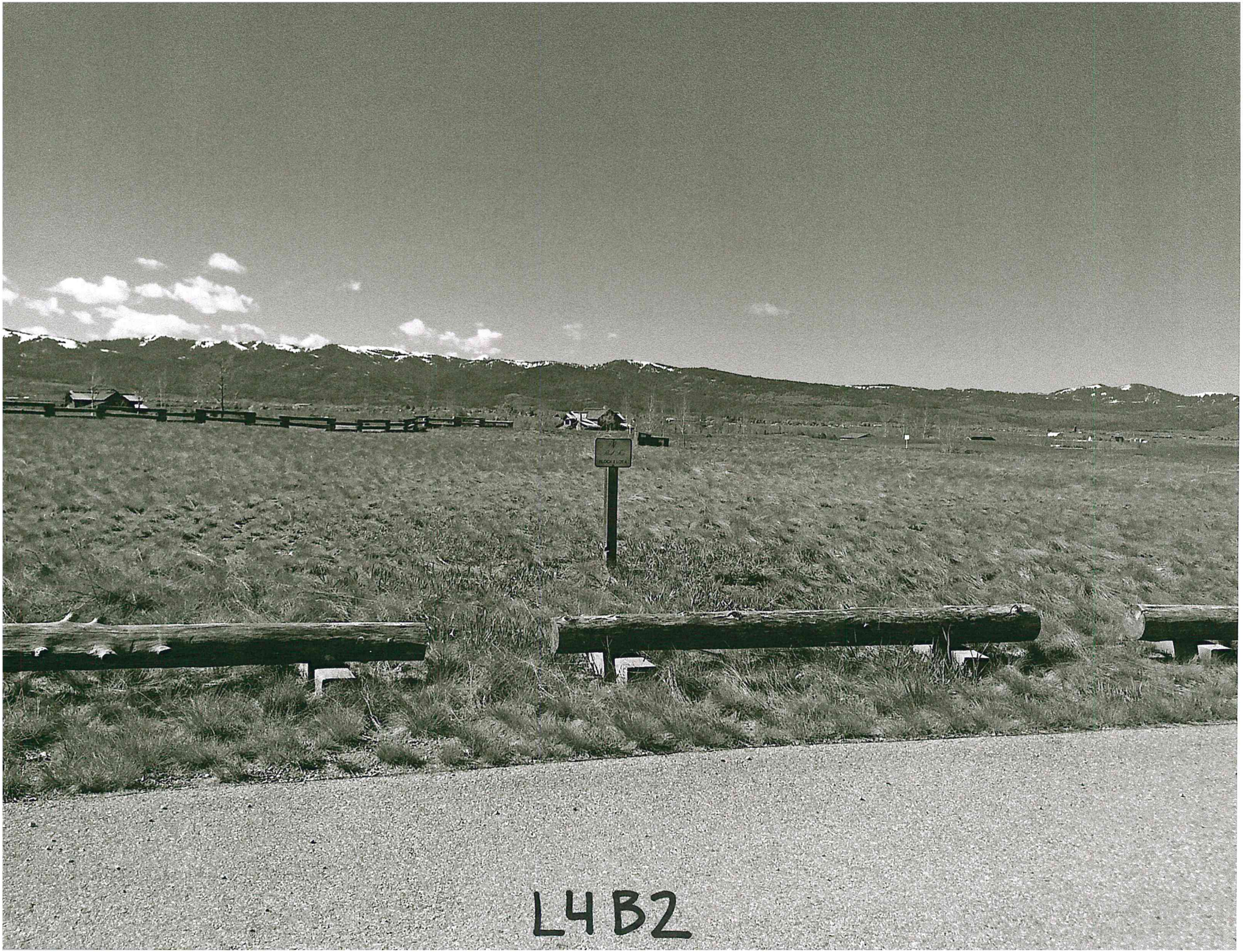


4737 Afton Place, Suite B
Chubbuck, Idaho 83202

208-237-7373


TRACT 6

TRACT 5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L2B2

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