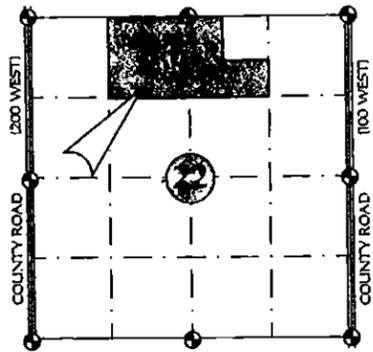


LEGEND	
⊙	SECTION CORNER FOUND OR SET AS NOTE
○	SET 5/8" IRON PIN - ROAD CENTERLINE
●	PROPERTY CORNER - SET 5/8" IRON PIN WITH CAP INSCRIBED - AW ENG 2860
□	PROPERTY CORNER - FOUND IRON PIN
---	LOT BOUNDARY
---	SECTIONAL BREAKDOWN LINE
---	PROPERTY BOUNDARY
---	POLE CREEK CANAL
---	EASEMENT - TYPE AND WIDTH AS NOTE
R-O-W	60' RIGHT-OF-WAY
R	PRIVATE ROAD EASEMENTS WIDTH AS S
U	UTILITY EASEMENT 15' WIDE (U.N.O.)
D	DRAINAGE EASEMENT 15' WIDE (U.N.O.)
I	IRRIGATION EASEMENT 15' WIDE (U.N.O.)
TC	TRAIL CREEK IRRIGATION EASEMENT 15' WIDE (U.N.O.)
F	FLOOD PLAIN 20' WIDE (U.N.O.)
U.N.O.	UNLESS NOTED OTHERWISE
- NO PUBLIC WATER SYSTEM - NO PUBLIC SEWER SYSTEM	

RECORDER'S CERTIFICATE



VICINITY MAP
PART OF THE N 1/2 N 1/2 OF SECTION 22,
TWP. 3N, RNG. 45E, B.M., TETON COUNTY, IDAHO

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



Instrument # 203051
TETON COUNTY, IDAHO
2-23-2009 07:43:00 No. of Pages: 1
Recorded for: A W ENGINEERING
MARY LOU HANSEN Fee: 11.00
Ex-Officio Recorder Deputy
Victor PLAT

FINAL PLAT
**WARM CREEK MANC
SUBDIVISION**

PART OF THE N 1/2 N 1/2 OF SECTION 22, TWP. 3N, RNG. B.M., TETON COUNTY, IDAHO

WARM CREEK ESTATES LLC
PO BOX 408
Victor, Idaho 83455
(208) 317-1325



PROJECT NO. 2006-175

SURVEYED: CLC	11/02/06	EVGRN2 DAT	DRAWN: MKB	04/03/07	FINAL.DWG	REVISED BY: RWM	11/24/08
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OWNERS' CERTIFICATE

BE IT KNOWN THAT I, THE UNDERSIGNED OWNER OF THE WARM CREEK MANOR SUBDIVISION AS HEREIN PLATTED AND DESCRIBED, HEREBY CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER AND PROPRIETOR OF SAID DESCRIBED LANDS:
 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 RIGHT OR RECORD AND AS DEDICATED BY THIS PLAT;
 THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM A 60 FOOT ROAD RIGHT-OF-WAY KNOWN AS BREEZE WAY;
 (R-O-W) THAT THE SHOWN RIGHTS-OF-WAY ARE DEDICATED TO THE WARM CREEK MANOR HOMEOWNERS' ASSOCIATION, HEREAFTER KNOWN AS THE H.O.A., AND THEY WILL BE RESPONSIBLE FOR MAINTENANCE AND SNOW REMOVAL;
 (R) THAT ALL PRIVATE ROAD EASEMENTS ARE GRANTED TO THE H.O.A. FOR ACCESS TO EACH LOT, ROAD CONSTRUCTION, MAINTENANCE AND SNOW REMOVAL TO BE MAINTAINED BY THE H.O.A.;
 (U) THAT ALL UTILITY EASEMENTS ARE GRANTED TO THE PUBLIC UTILITY PROVIDERS FOR INSTALLATION AND MAINTENANCE OF THE UTILITY;
 (D) THAT THE DRAINAGE EASEMENTS ARE GRANTED TO THE H.O.A. AND ARE FOR FLOOD DRAINAGE AND SNOW MELT RUNOFF ONLY, THAT THESE DRAINAGES ARE TO BE MAINTAINED BY THE LOT OWNERS ACROSS THEIR LOTS AND BY THE H.O.A. ACROSS ALL OTHER AREAS;
 (F) THAT THE FLOOD PLAIN EASEMENTS ARE GRANTED TO THE H.O.A. AND ARE FOR FLOOD DRAINAGE AND SNOW MELT RUNOFF ONLY;
 (I) THAT THE IRRIGATION EASEMENTS ARE GRANTED TO THE H.O.A. FOR INSTALLATION AND MAINTENANCE OF THE SUBDIVISION IRRIGATION SYSTEM;
 (T) THAT ALL TRAIL CREEK IRRIGATION EASEMENTS ARE GRANTED TO THE TRAIL CREEK IRRIGATION COMPANY AND ARE TO BE MAINTAINED BY SAID ENTITY;
 THAT THE FIRE POND EASEMENT SHALL BE GRANTED TO THE H.O.A. FOR FIRE AND EMERGENCY SERVICES AND WILL BE MAINTAINED BY THE H.O.A.;
 THAT THE PARK SHALL BE GRANTED TO THE H.O.A. FOR THEIR RECREATION USES AND (U) UTILITIES, (D) DRAINAGE, (I) IRRIGATION, (F) FLOOD DRAINAGE AND A FIRE POND AND THE PARK WILL BE OWNED AND MAINTAINED BY THE H.O.A.;
 THAT MAINTENANCE AND LANDSCAPING ON LOTS HELD IN COMMON BY THE LOT OWNERS WILL BE THE RESPONSIBILITY OF THE H.O.A.

DESCRIPTION OF LANDS BEING DIVIDED:

PART OF THE N 1/2 N 1/2 OF SECTION 22, TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
 COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22,
 THENCE S 89°47'58"E, 530.15 FEET TO A POINT;
 THENCE S 00°00'35"W, 659.58 FEET TO A POINT;
 THENCE S 89°47'58"E, 792.00 FEET TO A POINT;
 THENCE S 00°00'35"W, 659.58 FEET TO A POINT;
 THENCE N 89°42'45"W, 1322.27 FEET TO A POINT;
 THENCE N 89°35'29"W, 1322.15 FEET TO A POINT;
 THENCE N 00°00'49"W, 1319.19 FEET TO A POINT;
 THENCE S 89°30'13"E, 1322.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 68.04 ACRES MORE OR LESS.

Travis Thompson 1-28-09
 WARM CREEK ESTATES LLC,
 TRAVIS THOMPSON - MEMBER

STATE OF IDAHO SS
 COUNTY OF TETON
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY
 OF Jan, 2009 BY TRAVIS THOMPSON

WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC *Arnold W. Woolstenhulme*
 MY COMMISSION EXPIRES: 6/8/2015



TREASURER'S CERTIFICATE

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

Francis Hatch 1-29-09
 COUNTY TREASURER

ASSESSOR'S CERTIFICATE

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

Bonnie Beard 1-16-09
 COUNTY ASSESSOR

COMMISSIONERS' CERTIFICATE

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

[Signature] 2-23-09
 CHAIRMAN, COUNTY COMMISSIONERS DATE

NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY NATURE OF ANY STREET, ALLEY, OR ROAD WITHIN THIS SUBDIVISION.

TETON COUNTY FIRE MARSHAL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT.

[Signature] 1/29/09
 TETON COUNTY FIRE MARSHAL DATE

PLANNING AND ZONING APPROVAL

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

[Signature] 2/20/09
 CHAIRMAN, PLANNING AND ZONING DATE

HEALTH DEPARTMENT CERTIFICATE

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

[Signature] 3 FEB 09
 DISTRICT HEALTH DEPARTMENT, EHS DATE

WATER RIGHTS CERTIFICATE

BE IT KNOWN THAT THE ENGINEER, ARNOLD W. WOOLSTENHULME, HAS VERIFIED THAT THIS PROPERTY HOLDS IRRIGATION WATER SHARES IN THE TRAIL CREEK SPRINKLER IRRIGATION COMPANY. AN IRRIGATION PLAN HAS BEEN DESIGNED TO PROVIDE WATER TO EACH LOT AND TO DISTRIBUTE SAID WATER RIGHTS ACCORDING TO IDAHO LAW.

[Signature] 12-9-08
 ARNOLD W. WOOLSTENHULME DATE
[Signature] 2-6-09
 FREMONT - MADISON IRRIGATION DATE

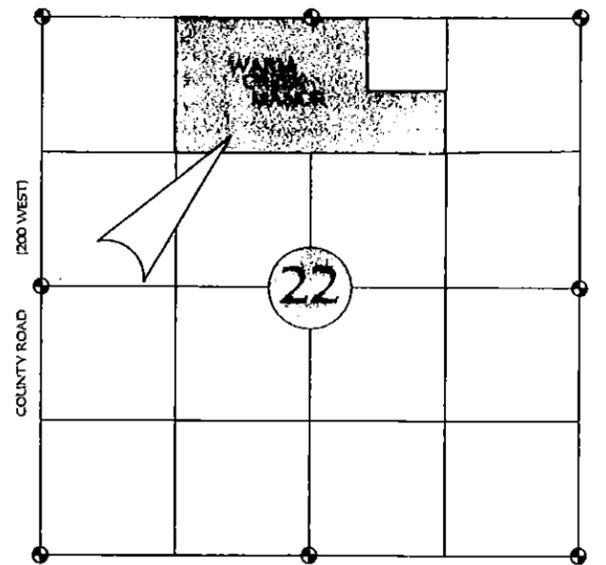
CERTIFICATE OF REVIEW

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED IN SECTION 50-1305 OF THE IDAHO CODE.

[Signature] 12/19/08
 SURVEYOR DATE

- NO PUBLIC WATER SYSTEM - NO PUBLIC SEWER SYSTEM

SURVEYED: CLC	11/02/08	EVGRH2 DAT	DRAWN: HRB	04/03/07	FINAL.DWG	REVISED BY: RWH	12/02/08
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VICINITY MAP
 PART OF THE N 1/2 N 1/2 OF SECTION 22,
 TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO

RECORDER'S CERTIFICATE

Instrument # 203051
 TETON COUNTY, IDAHO
 2-23-2009 02:43:00 No. of Pages: 1
 Recorded for: A W ENGINEERING
 MARY LOU HANSEN Fax: 11.00
 Ex-Officio Recorder Deputy
 mls:rlt

FINAL PLAT
WARM CREEK MANOR
SUBDIVISION

PART OF THE N 1/2 N 1/2 OF SECTION 22, TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO

WARM CREEK ESTATES LLC PO BOX 408 Victor, Idaho 83455 (208) 317-1325	255 South Main P.O. Box 139 Victor, Idaho 83455 (208) 787-2952 aweng@tetonetel.com
PROJECT NO. 2006-175	SHEET 2 OF 2



SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.