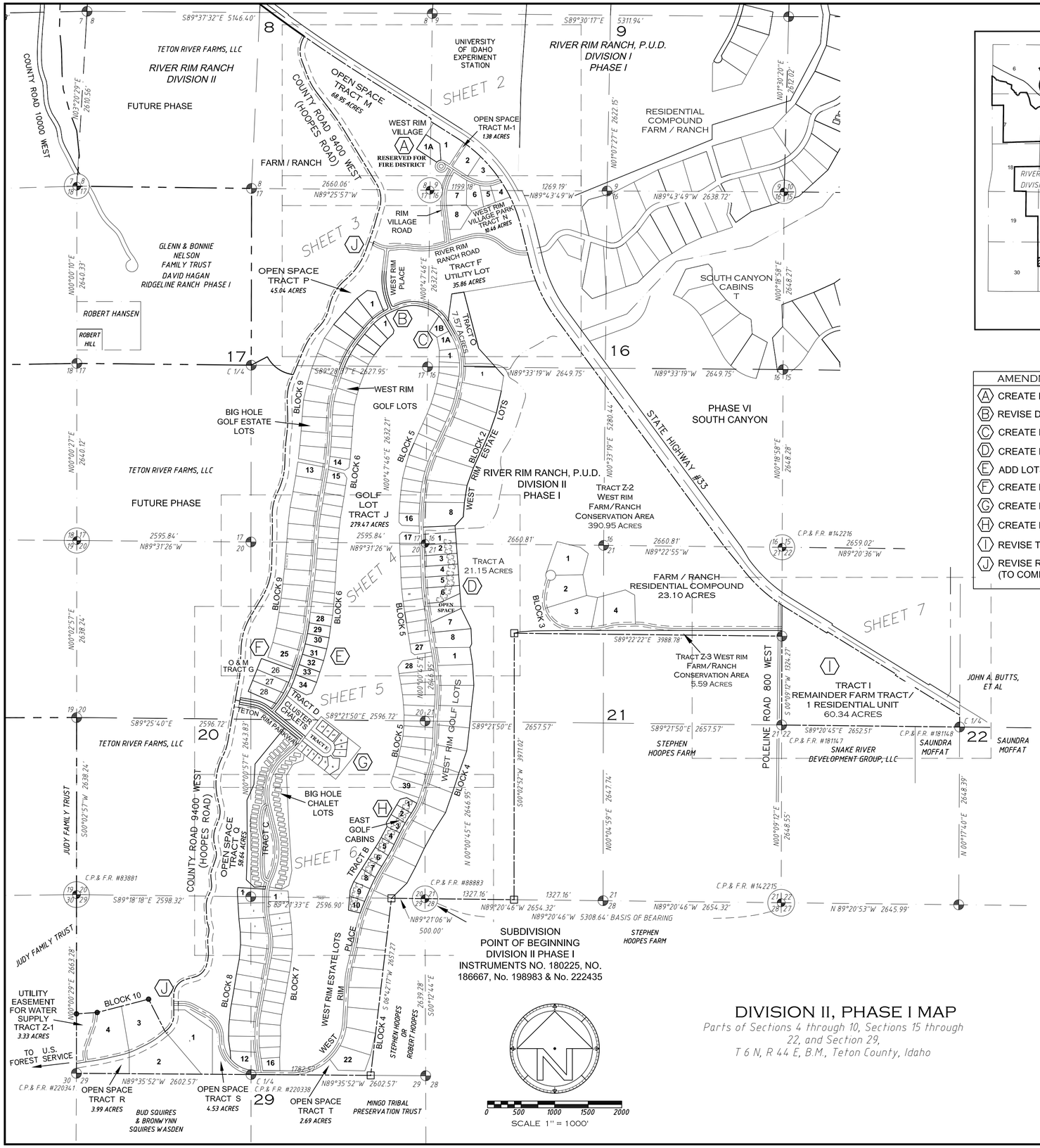
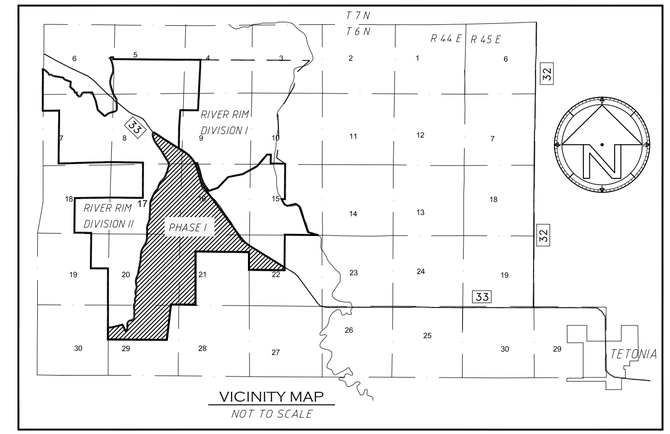
0 300' 600' 1200' 1800'
Scale In Feet
North
OPEN SPACE
DIVISION II
PHASE V
NORTH PLATEAU
(FUTURE/PROPOSED)
677.16 AC/617.59 AC OPEN SPACE/91%
24 LOTS PER P.U.D. PLAN
(18) UNIT REDUCTION PROPOSED
6 REMAINING LOTS
ACREAGE SUMMARY:
-TOTAL AREA: 677.16 AC
-ROAD AREA (ROWs): 4.92 AC
-LOTS/RESIDENTIAL TRACTS: 54.65 AC
-OPEN SPACE:
-COMMON AREAS: 00.00 AC
-FARM/RANCH AGRI: 617.59 AC
617.59 AC
BLOCK 22
BLOCK 21
BLOCK 25
28.56 ACRE FARM / RANCH RESIDENTIAL COMPOUND (3 LOTS)
COUNTY ROAD
O.H. POWERLINE
EXISTING PHASE I
DIVISION II
PHASE IV
WEST PLATEAU
(FUTURE/PROPOSED)
493.70 AC/422.03 AC OPEN SPACE/85%
25 RESIDENTIAL LOTS PER P.U.D. PLAN
(17) UNIT REDUCTION PROPOSED
8 REMAINING LOTS
ACREAGE SUMMARY:
-TOTAL AREA: 493.70 AC
-ROAD AREA (ROWs): 10.75 AC
-LOTS/RESIDENTIAL TRACTS: 60.92 AC
-OPEN SPACE:
-COMMON AREAS: 00.00 AC
-FARM/RANCH AGRI: 422.03 AC
422.03 AC
RIVER RIM RANCH
WEST RIVER RIM RANCH
FARM / RANCH CONSERVATION UNIT
357.57 AC
(13.40) AC COMPOUND
344.17 AC OF OPEN SPACE FOR LIMITED AGRICULTURAL USE
DIVISION I
PHASES I, II, III
(EXISTING/COMPLETE)
898.46 AC
56 RESIDENTIAL LOTS
20 CABIN CLUSTER LOTS
76 UNITS TOTAL
NORTH POND
POTENTIAL POND
13.40 ACRE FARM / RANCH RESIDENTIAL COMPOUND (4 LOTS)
DIVISION II
PHASE III
CENTRAL PLATEAU
(FUTURE/PROPOSED)
384.26 AC/328.56 AC OPEN SPACE/86%
21 RESIDENTIAL LOTS PER P.U.D. PLAN
(11) UNIT REDUCTION PROPOSED
10 REMAINING LOTS
ACREAGE SUMMARY:
-TOTAL AREA: 384.26 AC
-ROAD AREA (ROWs): 5.00 AC
-LOTS/RESIDENTIAL TRACTS: 50.70 AC
-OPEN SPACE:
-COMMON AREAS: 00.00 AC
-FARM/RANCH AGRI: 328.56 AC
328.56 AC
6 - CENTRAL PLATEAU RANCHES 4 AC - 7 AC
18.90 ACRE FARM / RANCH RESIDENTIAL COMPOUND (4 LOTS)
23.64 ACRE FARM / RANCH RESIDENTIAL COMPOUND (5 LOTS)
BLOCK 17
BLOCK 18
IDAHO STATE UNIVERSITY EXPERIMENT STATION
NOTE: ACREAGE WEST OF HIGHWAY = 3120 AC(+,-)
POTENTIAL EQUESTRIAN LOT
WEST RIM VILLAGE (BLOCK 1)
PONDS
LOT 6 BLOCK 6
TRACT I UTILITY LOT 36.57 AC
CONNECTOR TRAIL
4 HIDDEN VALLEY LOTS
HIDDEN VALLEY AREA (PARK/PONDING POTENTIAL)
6 CANYON NORTH LOTS
RIVER CANYON OPEN SPACE
DIVISION II
PHASE VI
SOUTH CANYON AREA
(FUTURE/PROPOSED)
688.47 AC/470.21 AC OPEN SPACE/68%
RESIDENTIAL (PER EXISTING P.U.D. PLAN):
-13 CANYON ESTATE LOTS
-24 CABIN LOTS
-15 RANCH LOTS
- 3 FARM/RANCH LOTS
55 ORIGINAL TOTAL
RESIDENTIAL UNITS NOW PROPOSED:
- 0 CABIN LOTS
-39 RANCH LOTS
-13 CANYON ESTATE LOTS
- 6 CANYON NORTH LOTS
- 4 HIDDEN VALLEY LOTS
- 12FARM/RANCH RESIDENTIAL LOTS
64 TOTAL UNITS/LOTS
(9 ADDITIONAL UNITS)
ACREAGE SUMMARY:
-TOTAL AREA: 688.47 AC
-ROAD AREAS (ROWS): 19.03 AC
-LOTS/RESIDENTIAL TRACTS: 199.23 AC
-OPEN SPACE
-COMMON AREAS: 172.43 AC
-RIVERSIDE PARK: 24.82 AC
-FARM/RANCH AGRI: 272.96 AC
TOTAL OPEN SPACE: 470.21 AC
39 - RANCH ESTATE LOTS 3 AC AVG (+,-)
13 - CANYON ESTATE LOTS 3 AC AVG (+,-)
STATE HIGHWAY #33
RIVERSIDE INTERPRETIVE PARK/OPEN SPACE
PARK ACCESS
EXISTING IRRIGATION PUMP STATION
APPROX. EXISTING HOME
PROPERTY LINE
WEST RIM FARM / RANCH CONSERVATION UNIT
387.44 AC OPEN SPACE FOR LTD AG. USE
22.26 AC COMPOUND
409.70 TOTAL AC
22.26ACRE FARM / RANCH RESIDENTIAL COMPOUND (4 LOTS)
10.78 ACRE FARM / RANCH RESIDENTIAL COMPOUND (2 LOTS)
APPROX. LOCATION OF IRRIGATION WATER TRANSMISSION LINE
FARM / RANCH CONSERVATION UNIT
283.74 AC
(10.78) AC COMPOUND
272.96 AC OF OPEN SPACE FOR LIMITED AGRICULTURAL USE
TRACT Z3 ~ 5.5 AC
TRACT I
REMAINDER FARM TRACT/ 1 RESIDENTIAL UNIT
POLE LINE ROAD
DIVISION II
PHASE II
NORMAN RANCH/HIGHLANDS AREA
(FUTURE/PROPOSED)
784.72 AC/595.17 AC OPEN SPACE/76%
43 RESIDENTIAL LOTS PER P.U.D. PLAN
(25) UNIT REDUCTION PROPOSED
18 REMAINING LOTS
ACREAGE SUMMARY:
-TOTAL AREA: 784.72 AC
-ROAD AREA (ROWs): 16.93 AC
-LOTS/RESIDENTIAL TRACTS: 172.41 AC
-OPEN SPACE:
-COMMON AREAS: 24.49 AC
-FARM/RANCH AGRI: 570.68 AC
595.17 AC
56.10 ACRE FARM / RANCH RESIDENTIAL COMPOUND (5 LOTS)
DUNEBEG LANE
PHASE III
PHASE II
PHASE I
62 GOLF CHALETS
GOLF CHALETS
EXISTING POND
10 TRACT B LOTS
TRACT J
TRACT H
TRACT G
TRACT F
TRACT E
TRACT D
TRACT C
TRACT B
TRACT A
TRACT Z2 3.33 AC
TRACT K
BLOCK 10
DIVISION II
PHASE I
WEST RIM AREA
(WITH PROPOSED REVISIONS - MARCH 10, 2013)
EXISTING LOTS/UNITS | CHANGES | NOTE | PROPOSED TOTAL UNITS
BLOCK 1 | 30 CONDOMINIUMS | (-14 CONDOS) | ADD LOT 1A FOR FIRE DISTRICT | 16
BLOCK 2 | 8 RESIDENTIAL LOTS | - | - | 8
BLOCK 3 | 4 FARM COMPOUND LOTS | - | - | 4
BLOCK 4 | 22 RESIDENTIAL LOTS | - | - | 22
BLOCK 5 | 40 RESIDENTIAL LOTS | +1 | NEW LOT/ NORTH END | 41
BLOCK 6 | 28 RESIDENTIAL LOTS | +6* | 6 NEW LOTS SOUTH END | 34
BLOCK 7 | 16 RESIDENTIAL LOTS | - | - | 16
BLOCK 8 | 12 RESIDENTIAL LOTS | - | - | 12
BLOCK 9 | 25 RESIDENTIAL LOTS | (-1) | ELIMINATE LOT 7 FOR ACCESS RD | 24
BLOCK 10 | 4 RESIDENTIAL LOTS | - | - | 4
TRACT A | 40 CABIN LOTS | (-32)** | 8 RESIDENTIAL LOTS | 8
TRACT B | 24 CABIN LOTS | (-14) | 10 RESIDENTIAL LOTS | 10
TRACT C | 62 CHALET LOTS | - | - | 62
TRACT D | 45 CLUSTER CHALETS | - | - | 45
TRACT E | GOLF VILLAGE | +12* | 12 RESIDENTIAL LOTS | 12
TRACT G | O&M FACILITY | +3* | 3 RESIDENTIAL LOTS | 3
TRACT I | REMAINDER FARM TRACT | +1 | 1 FARM HOME | 1
360 | (-38) | 322
*NOTE: 21 RESIDENTIAL LOTS (6+12+3=21) POTENTIAL OR 21 GOLF VILLAGE UNITS SUBJECT TO GOLF COURSE STATUS.
**NOTE: 20 UNIT REDUCTION OCCURRED BY PRIOR AMENDMENT
ACREAGE SUMMARY:
-TOTAL AREA: 1464.15 AC
-ROAD AREAS (ROWS): 65.75 AC
-LOTS/RESIDENTIAL TRACTS: 444.22 AC
-OPEN SPACE
-COMMON AREAS: 213.67 AC
-GOLF - TRACT J: 270.55 AC
-FARM/RANCH AGRI: 457.78 AC
TOTAL OPEN SPACE: 942.00 AC (65% +,-)
(ALL ACREAGE CALCULATIONS SUBJECT TO FURTHER REFINEMENT.)
OPEN SPACE/DENSITY SUMMARY
ORIGINAL P.U.D. PARAMETERS:
-578 MAXIMUM UNITS
-2700 ACRES MINIMUM OPEN SPACE-60%
SUMMARY PER THIS PLAN:
TOTAL UNITS:
-PHASE I: 322 UNITS
-PHASE II: 18 UNITS
-PHASE III: 10 UNITS
-PHASE IV: 8 UNITS
-PHASE V: 6 UNITS
-PHASE VI: 64 UNITS
428 UNITS
-ELIMINATED (150) UNITS (26%)
(578-428 = 150)
TOTAL OPEN SPACE:
-PHASE I: 942.00 ACRES
-PHASE II: 595.17 ACRES
-PHASE III: 328.56 ACRES
-PHASE IV: 422.03 ACRES
-PHASE V: 617.59 ACRES
-PHASE VI: 470.21 ACRES
3375.60 ACRES
-PERCENTAGE CALCULATION:
3375.60 AC OPEN SPACE / 4476.45 AC TOTAL AREA = 75% (+,-)
(ALL ACREAGE CALCULATIONS SUBJECT TO FURTHER REFINEMENT.)
PREPARED FOR: BIG SKY WESTERN BANK
PREPARED BY: MICHAEL E. POTTER (ASLA)
PLANNING CONSULTANT
DATE: APRIL 1, 2013
NOTE: THIS MAP IS A GRAPHIC WORKSHEET FOR APPLICATION PURPOSES, ACREAGE CALCULATIONS SUBJECT TO CHANGE.
RIVER RIM RANCH
DIVISION II
PLAN AMENDMENT PROPOSAL W/
INTERIM GOLF AREA OPEN SPACE PLAN
Teton Valley, Idaho
~ Updated April 1 , 2013 ~
INTERIM GOLF AREA OPEN SPACE PLAN (270.55 AC)
TRAIL SYSTEM
POND AREAS/RIPARIAN EDGE AREAS
NATIVE GRASS AREAS
AGRICULTURAL/CROP AREAS
A) GENERAL GRADING/SHAPING/WATER FEATURE SHAPING IS COMPLETE AND WILL BE RETAINED TO ALLOW FOR FUTURE GOLF COURSE COMPLETION SHOULD THIS OCCUR IN THE FUTURE.
B) INTERIM OPEN SPACE PLAN SUMMARY:
-GRADING/TOPSOILING OF PRACTICE RANGE AREA
-TOPSOIL STOCKPILES ON SITE TO BE USED TO TOPSOIL BARREN AREAS
-SOUTH TO NORTH PATHWAY (8' W GRAVEL) TO BE INSTALLED AND INTERCONNECT WITH EXISTING DIVISION I RIVER ACCESS PATH.
-ALL AREAS TO BE SEEDED WITH NATIVE GRASS MIX (GOLF SPEC.) / OR USED FOR AGRICULTURAL GRAIN/HAY CROPS - SEE PLAN LAYOUT
Legend:
River Rim Ranch Division I Property Boundary
River Rim Ranch Property Boundary
Teton River
Road Right of Way/ 24' Asphalt Roads
Entry Gate Location
Trail / Pathway Corridor (Future)
Existing Trails
Proposed Connector Trails
Golf/Open Space Trails
Open Space Areas
Farm / Ranch Conservation Unit
Farm / Ranch Residential Compound
Estate Lots
Ranch Lots
Waste Water Treatment
Cabin Lots
Water Wells
Golf Lots
Water Tank
West Rim Village Lots (Block 1)





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(B) REVISE DIMENSIONS
(C) CREATE LOT 1B
(D) CREATE LOTS IN TRACT A
(E) ADD LOTS TO BLOCK 6
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(H) CREATE LOTS IN TRACT B
(I) REVISE TRACT I USE
(J) REVISE ROAD ALIGNMENT (TO COME)

LEGEND

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- Division II, Phase 1 Boundary line
- Right-of-Way/Easement line

DRAFT

DIVISION II, PHASE I MAP

Parts of Sections 4 through 10, Sections 15 through 22, and Section 29, T 6 N, R 44 E, B.M., Teton County, Idaho

RIVER RIM RANCH P.U.D. MASTER PLAN, AMENDMENT NO. 5 TO INSTRUMENTS #186667, #198983, #222435 AND #225470

LOCATED IN SECTIONS 4-10, 15-22 and 29; T6N; R44E B.M., TETON COUNTY, IDAHO

RENDEZVOUS ENGINEERING, P.C.
P.O. BOX 4858 JACKSON, WYOMING 83001
25 SOUTH GROS VENTRE STREET
PHONE - 307.733.5252 FAX - 307.733.2334

Project No.: 05003
Prepared By: KML, KC
Date Prepared: 4/13/2013
Rev. Date:

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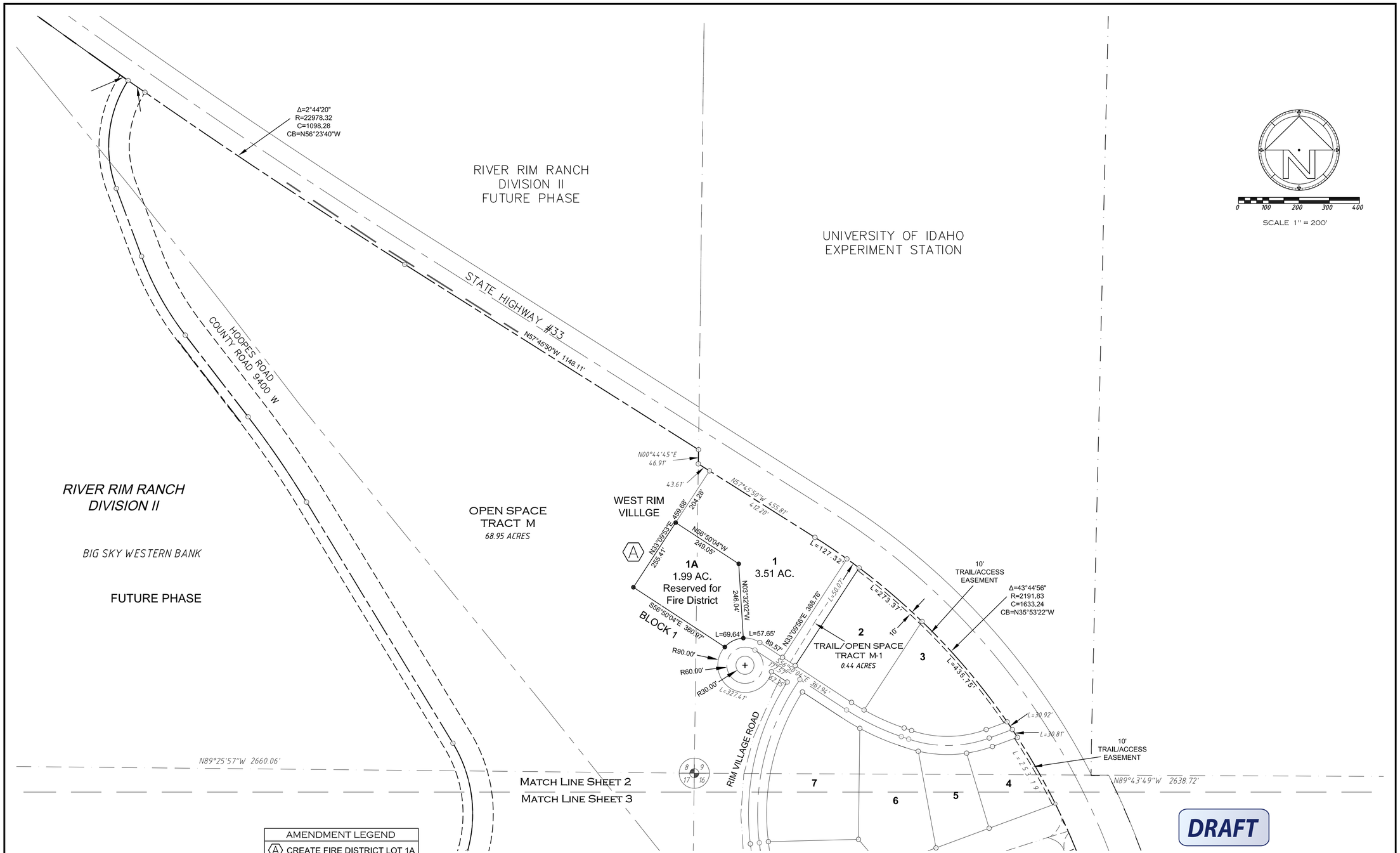

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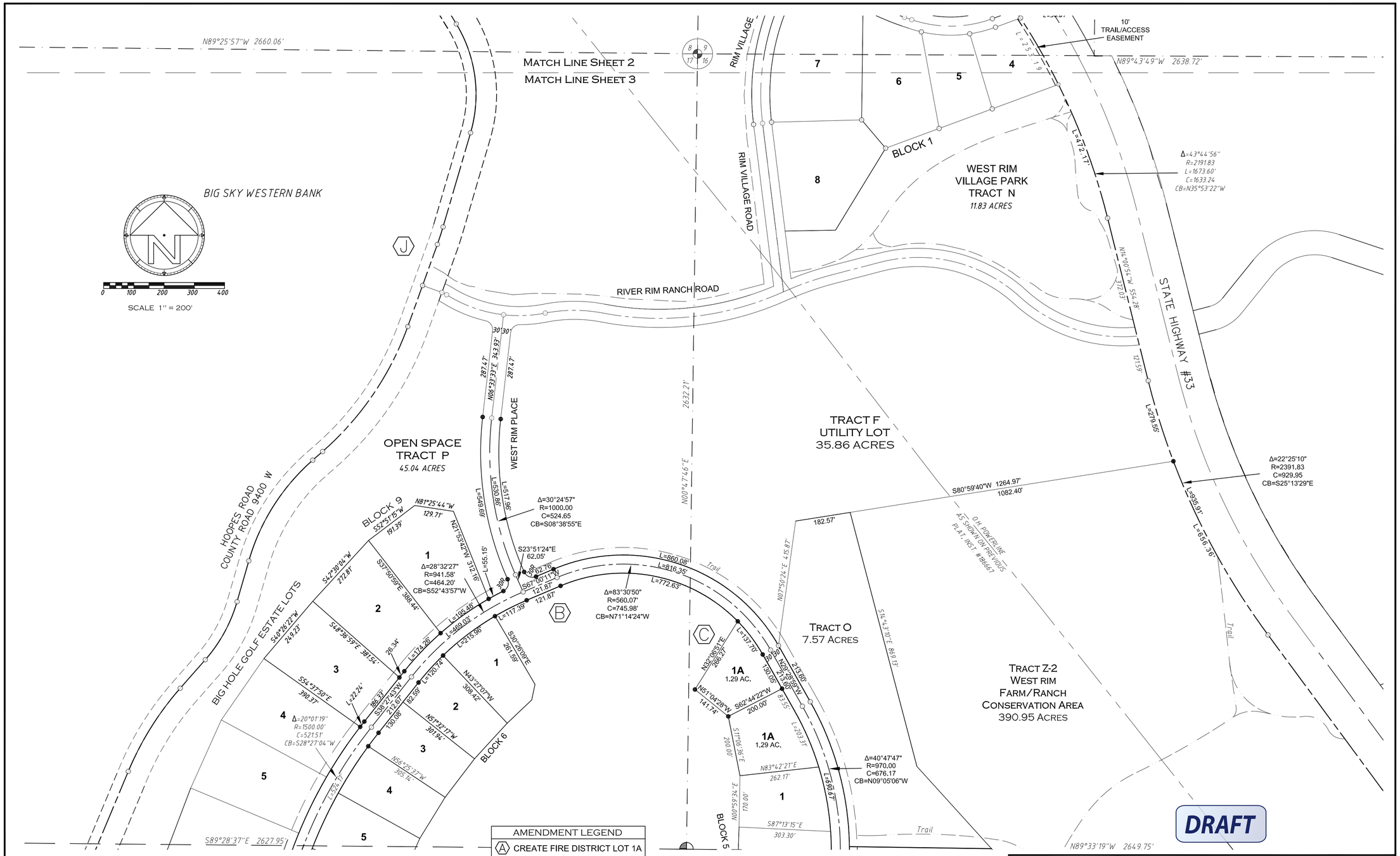

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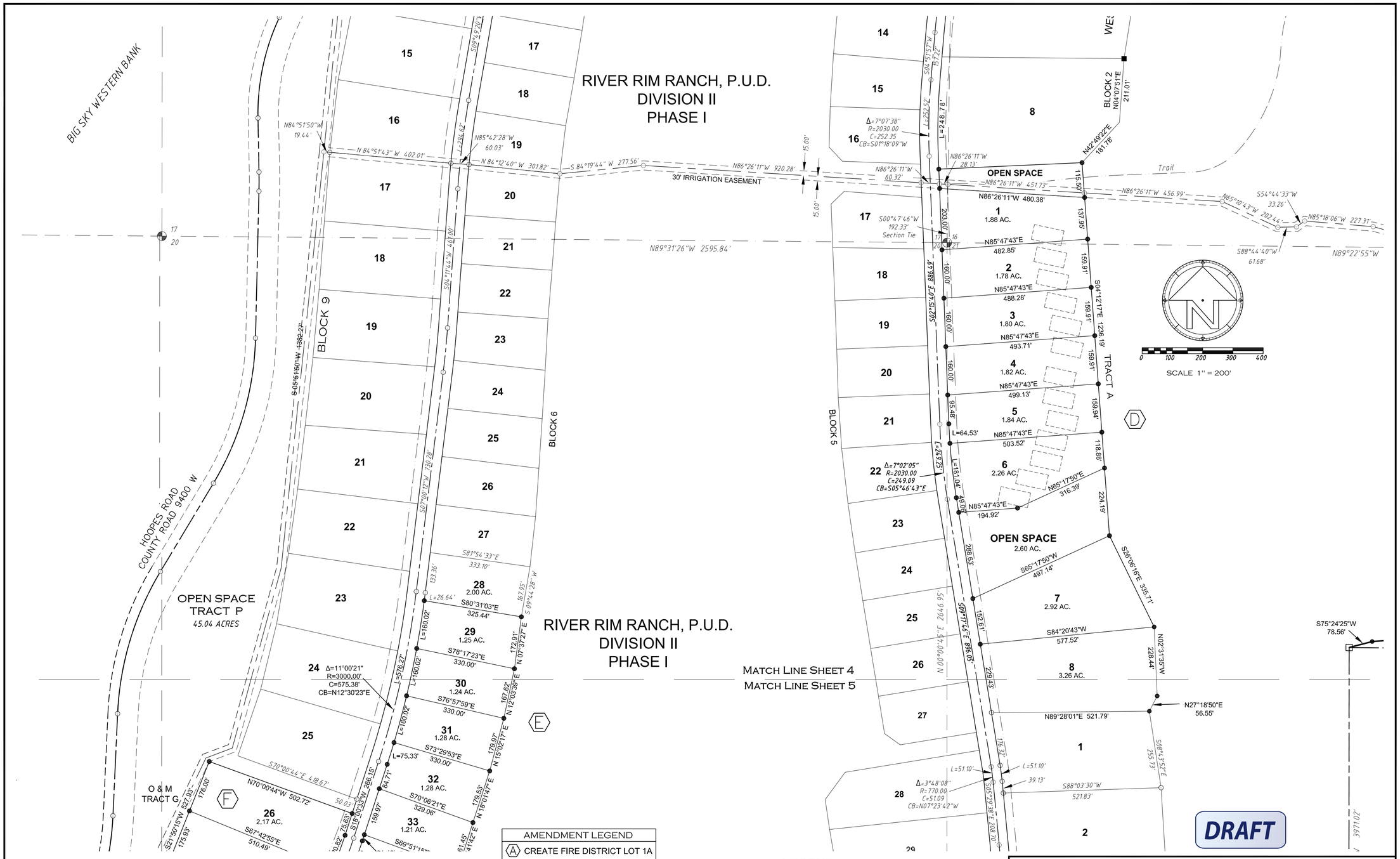

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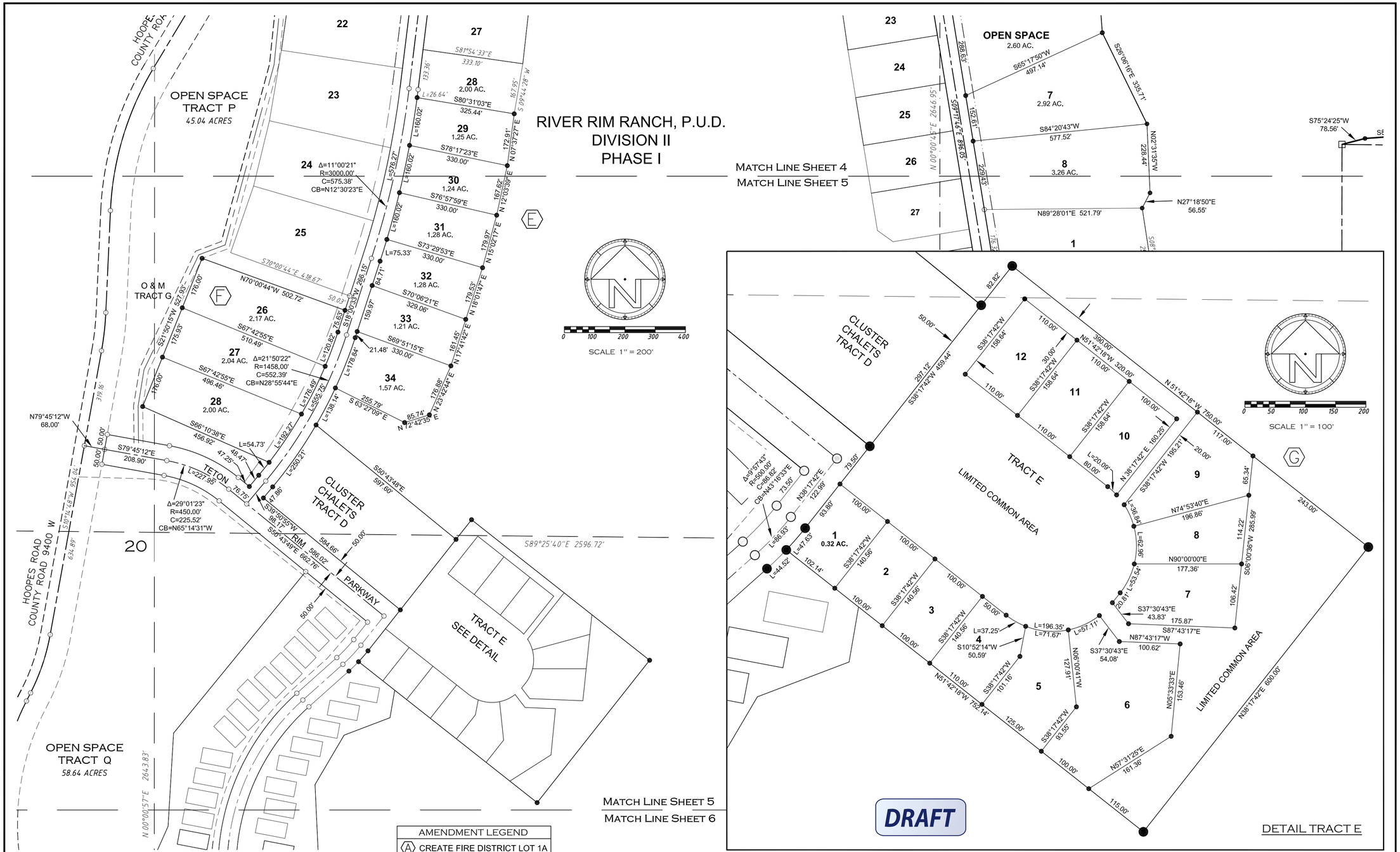
RIVER RIM RANCH, P.U.D.
DIVISION II
PHASE I



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LEGEND

8 9 17 16	Section Corner as shown on previous Plats
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	Corner as shown on previous Plats
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S89°21'33"E 2596.90'	Dimension as shown on previous Plat-Instr. #186667
	Division II, Phase 1 Boundary line
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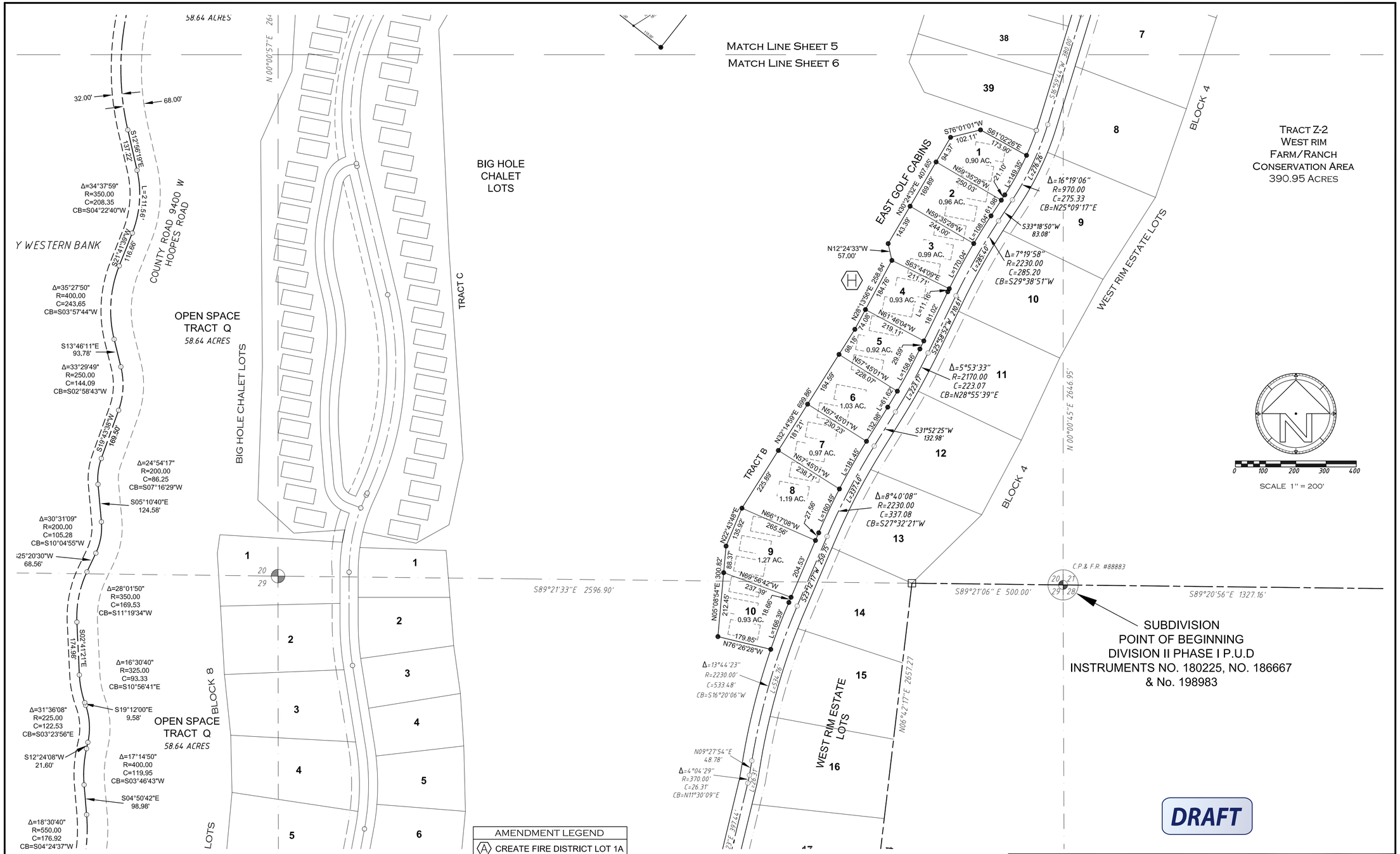

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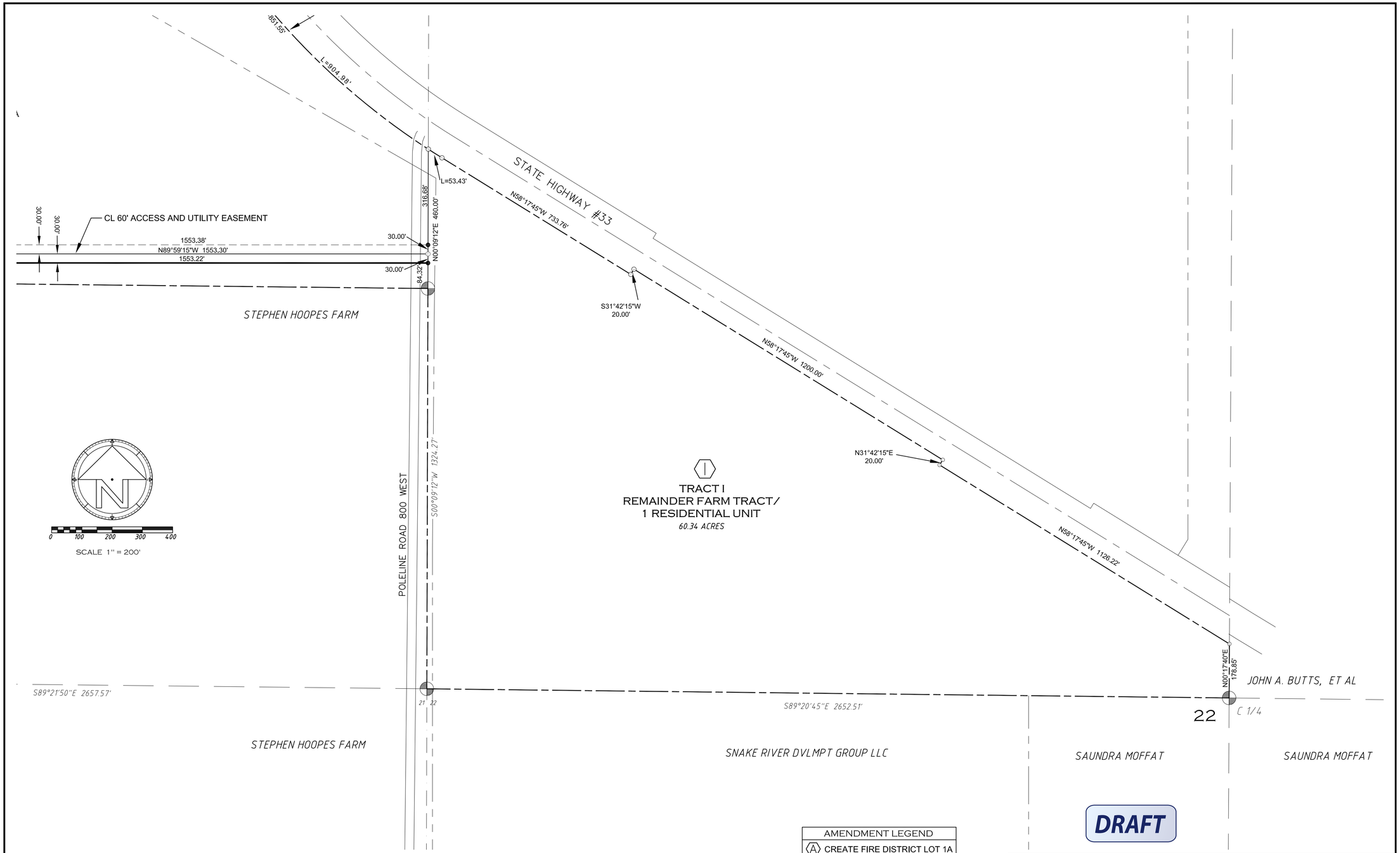

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C CREATE LOT 1B
D CREATE LOTS IN TRACT A
E ADD LOTS TO BLOCK 6
F CREATE LOTS IN TRACT G
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H CREATE LOTS IN TRACT B
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RE_Amended Plat 5_4-15-13 KML_2008.dwg

GENERAL NOTES APPLICABLE TO AMENDMENT NO. 5

1. Amendment No. 5 of the River Rim Ranch PUD Division II Phase I is created for the primary purpose of creating Fire District Lot 1A, West Rim Villiage, revising dimensions Blocks 9 and 6, creating Lot 1B, Block 5, and revising Tract A, Block 6, Tract G, Tract E and Tract B.

2. Only the lots shown in the summary table on Sheet 1 will be changed by this Amendment No. 5. All other lots and dimensions will remain unchanged as currently shown on River Rim Ranch P.U.D. Master Plan Amendments No. 1, Instrument #186667; No. 2, Instument #198983, No. 3, Instrument #222435 and No. 4, Instrument #225470 .

3. All development notes, conditions and standards shown on Amendment No. 1, Amendment No. 2, Amendment No. 3 and Amendment No. 4, Instrument #186667, #198983, #222435 and 225470 respectively and Amended Development Agreement No. 1, Instrument #20042 shall remain unchanged by this Amendment No. 5.

4. The overall River Rim Master Plan shall provide a minimum of 2700 acres of open space and not exceed 558 total residential lots and units as specified in the subdivision development agreement as amended.

5. After roadway reconstruction, the realigned portion of County Road 9400 West shall become the official County Road 9400 West and the existing road Right-of-Way shall be considered vacated and integrated into the private property of the River Rim Ranch, Division II development in accordance with the final plat subdivision documents as recorded with Teton County, Idaho.

6. Phase I is not subject to Easement A as described on River Rim Ranch P.U.D. Master Plan, Amendments #180225 and #186667 due to relocation of the boundary.

7. The centerline of County Road 9400 West (aka Hoopes Road) is the amended Phase I, Phase II and Phase III boundaries recorded as Instrument #225038 in the Clerk and Recorder's Office, Teton County, Idaho.

8. Prior to the construction of the County Road along the west boundary of Division II Phase 1, a public right of way shall be established along the west side of West Rim Place to provide access to private and public lands south of River Rim. This access shall be vacated if the County Road is relocated to the easement along the west boundary.

9. Lots shown for Block 6 Lots 29-34, Tract G and Tract jE may revert back to their original uses if a golf course is constructed.

OWNER'S CERTIFICATE

Be it known that undersigned owners of the herein platted land known as **River Rim Ranch P.U.D. Master Plan, Amendment No. 5 to Instruments # 186667, # 198983, # 222435 and #225470,** agree to amend Instrument #186667, Instrument #198983 and Instrument #222435 **and #225470**;

That the purpose of this amendment is tocreating Fire District Lot 1A, West Rim Villiage, revising dimensions in Blocks 9 and 6, creating Lot 1B, Block 5, and revising Tract A, Block 6, Tract G, Tract E and Tract B.

That this plat shall be **River Rim Ranch P.U.D., Division II, Phase I, Amendment No .5**;

That all other conditions, standards and requirements indicated on previous Amendment No. 1 (Instrument #186667), Amendment No.2 (Instrument #198983), Amendment No.3 (Instrument #222435), Amendment No.4 (Instrument #222470) and Development Agreement Amendment No.1 (Instrument #220042), including open space requirements and allowances for development shall remain unchanged.

Big Sky Western Bank, a wholly owned subsidiary of Glacier Bancorp, Don Chery EVP of Glacier Bancorp — Date

NOTARY CERTIFICATE

State of Montana)
County of Teton) ss

The foregoing instrument was acknowledged by me this _____ day of _____, 2013 by Don Chery, EVP of Glacier Bancorp. Witness my hand and official seal:

Notary public_____

My commission expires:_____

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

CERTIFICATE OF REVIEW

I, the undersigned, being a Licensed Surveyor in the State of Idaho, do hereby certify that i have reviewed this plat and find that it complies with the State of Idaho Code relating to Plats and Surveys.

Surveyor — Date

PLANNING COMMISSION CERTIFICATE

Presented to the Teton County Planning Commission on the following date at which time this plat amendment was approved and accepted.

Teton County Planning Commission, Char. — Date

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

Presented to the Teton County Board of County Commissioners on the following date at which time this plat amendment was approved and accepted.

Teton County Board of County Commissioners, Chair — Date

ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the following date for approval and acceptance.

County Assessor — Date

SURVEYOR'S CERTIFICATE

I, Kenneth M. Litus, being a Registered Land Surveyor in the State of Idaho, No. 7012, do hereby certify that this plat and the survey of the amended boundaries as shown hereon were performed under my responsible charge and conforms with Idaho Code relating to plats and surveys.

Kenneth M. Litus — License No. — Date

DRAFT

RIVER RIM RANCH P.U.D. MASTER PLAN, AMENDMENT NO. 5 TO INSTRUMENTS #186667, #198983, #222435 AND #225470

LOCATED IN SECTIONS 4-10, 15-22 and 29; T6N; R44E B.M., TETON COUNTY, IDAHO

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P.O. BOX 4858 JACKSON, WYOMING 83001
25 SOUTH GROS VENTRE STREET
PHONE - 307.733.5252 FAX - 307.733.2334

Project No.: 05003
Prepared By: KML, KC
Date Prepared: 4/13/2013
Rev. Date:

RE_Amended Plat 5_4-15-13 KML_2008.dwg

Tract J - Concept Open Space Interim Plan

TRAIL SYSTEM (8' WIDE GRAVEL)

POND AREAS/RIPARIAN EDGE AREAS

NATIVE GRASS AREAS

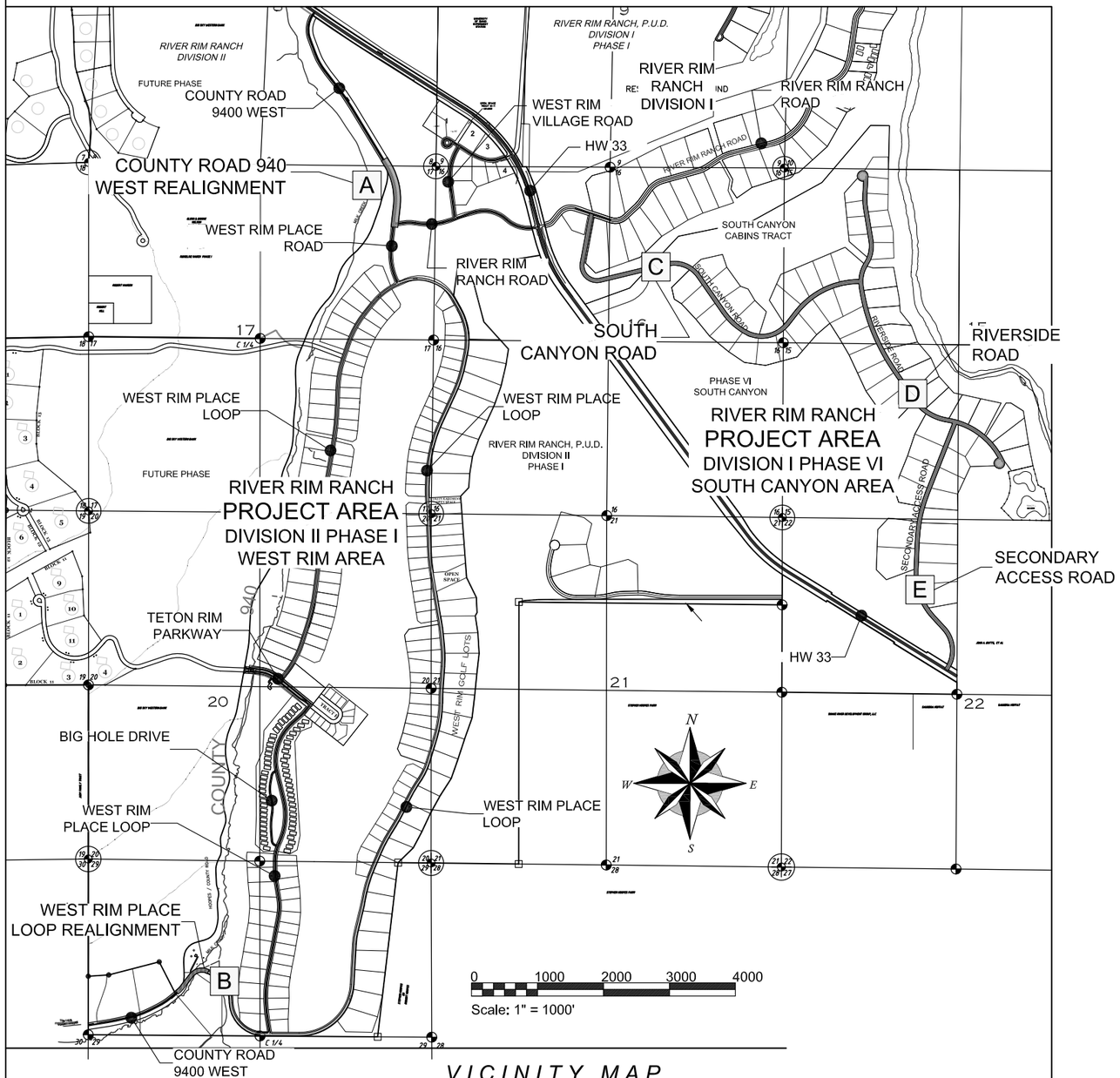
AGRICULTURAL/CROP AREAS

Notes:

-This is a worksheet overlay for internal discussion/owner review+direction

-March 21, 2013 - MP

RIVER RIM RANCH
DIVISION I - PHASE VI &
DIVISION II - PHASE 1
ROAD SYSTEM
TETON COUNTY, IDAHO



VICINITY MAP

PRELIMINARY
Not for Construction

INDEX OF SHEETS

ROAD SYSTEM	
SHEET INDEX	R1.0
ROAD 'A' - COUNTY ROAD 9400 WEST REALIGNMENT	R2.0 - R2.1
ROAD 'B' - WEST RIM PLACE LOOP REALIGNMENT	R3.0 - R3.1
ROAD 'C' - SOUTH CANYON ROAD	R4.0 - R4.5
ROAD 'D' - RIVERSIDE ROAD	R5.0 - R5.5
ROAD 'E' - SECONDARY ACCESS ROAD	R6.0 - R6.4
TYPICAL SECTION	R7.1

DRAFT

Prepared By: JKC
Date: 04/12/13
Rev. Date:

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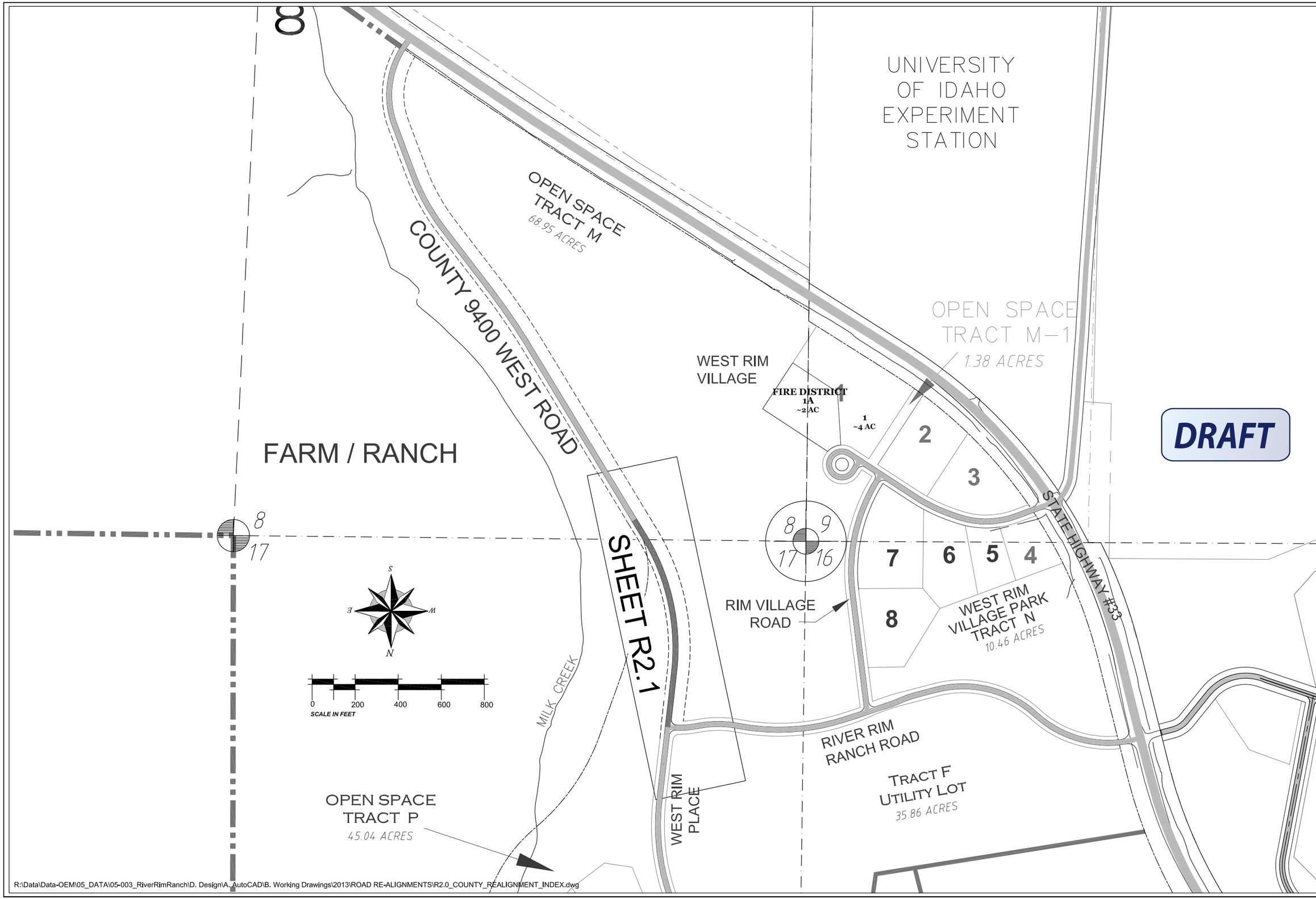
DRAWING TITLE: DIVISION I PHASE VI & DIVISION II PHASE I VICINITY MAP, LEGEND & SHEET INDEX

PROJECT TITLE: RIVER RIM RANCH ROAD SYSTEM TETON COUNTY, IDAHO

PROJECT NUMBER: 05-003

DRAWING NUMBER: R1.0



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Prepared By: JKC
Date: 04/12/13
Rev. Date:

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DRAWING TITLE:
ROAD SYSTEM
COUNTY 9400 WEST REALIGNMENT
INDEX

PROJECT TITLE:
RIVER RIM RANCH
DIVISION II PHASE I
TETON COUNTY, IDAHO

PROJECT NUMBER:
05-003

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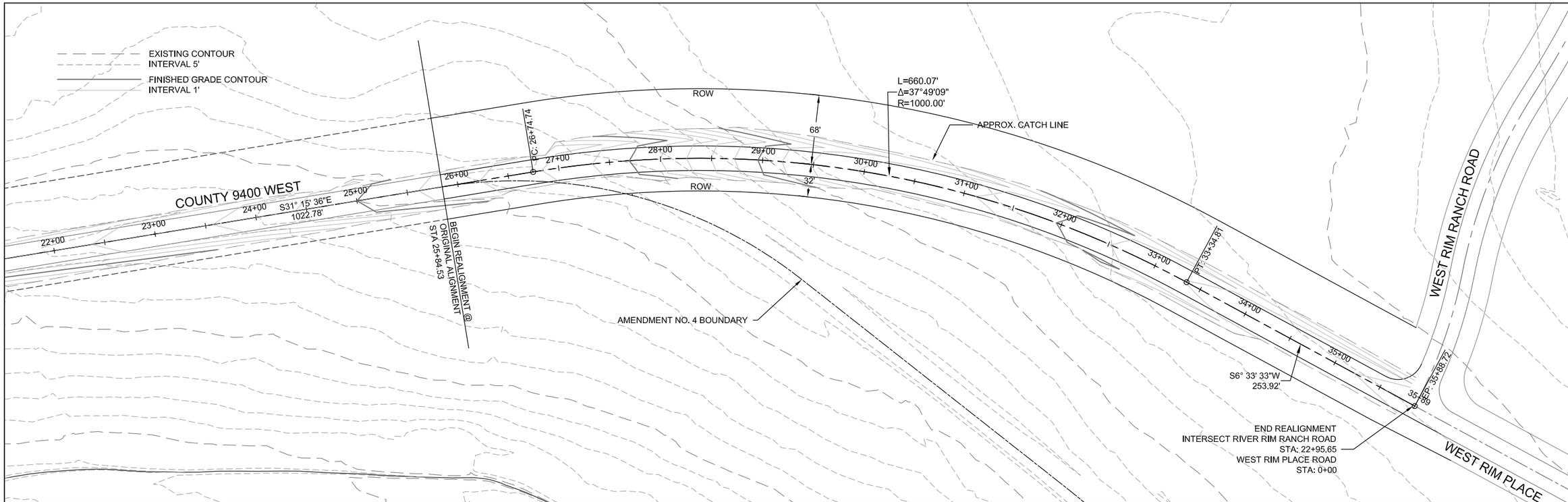
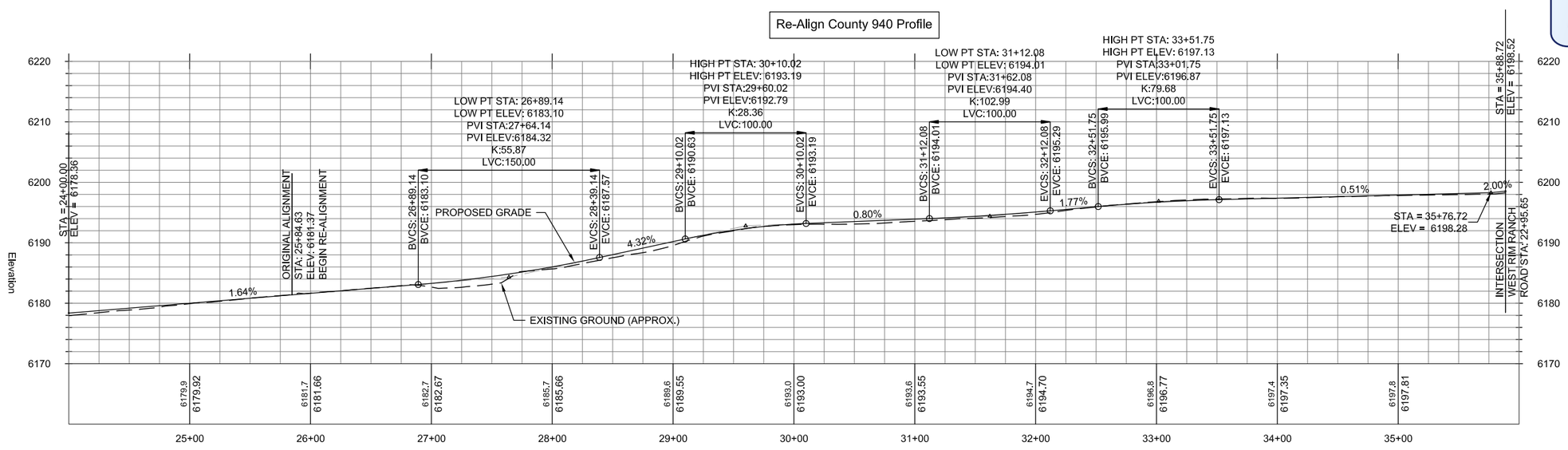
R2.0





DRAFT

NOTES - THIS SHEET

GENERAL NOTES

SCALE: 1" =50' HORZ.
1" =10' VERT.

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Prepared By: JKC
Date: 04/12/13
Rev. Date:

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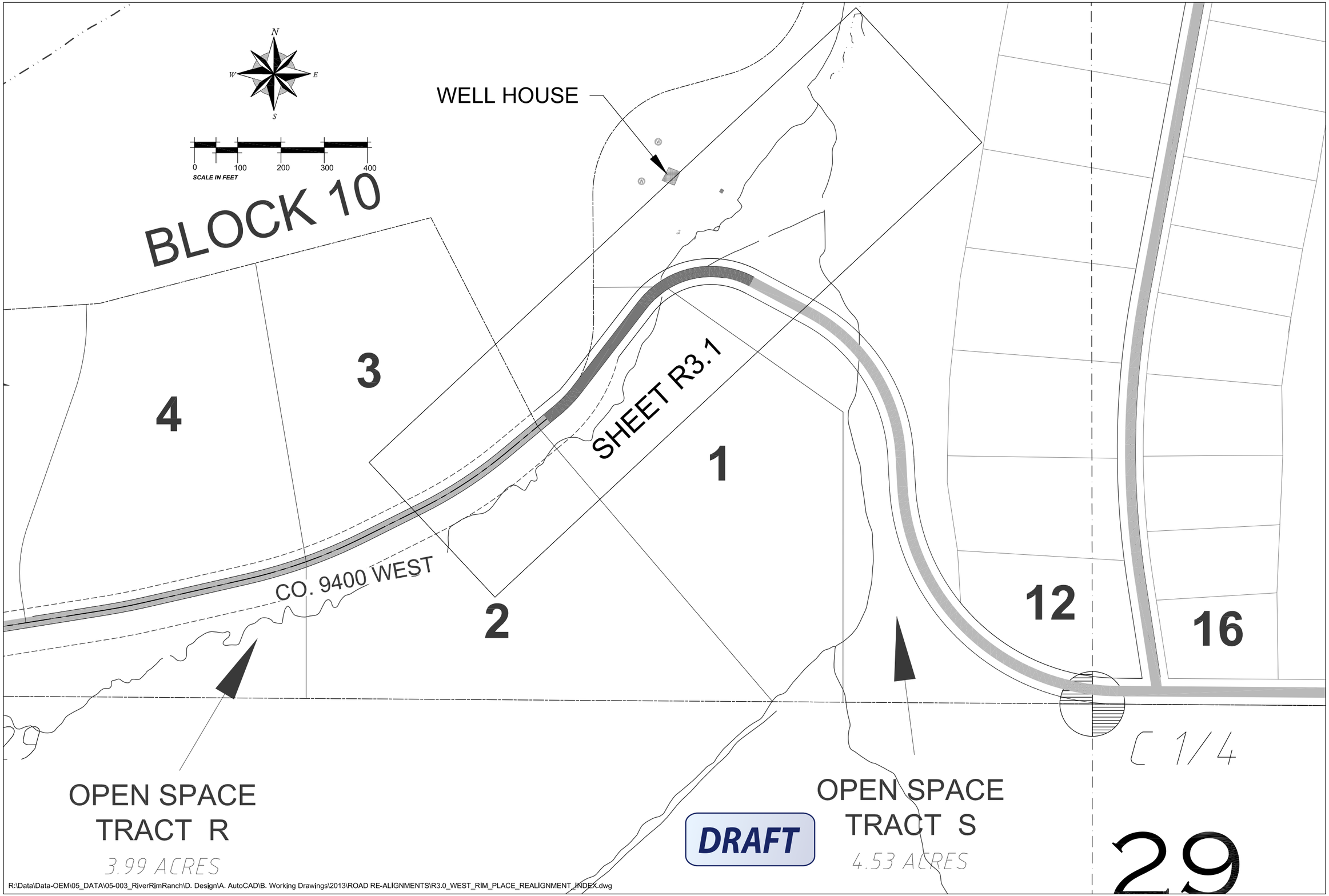
DRAWING TITLE:
COUNTY ROAD 9400 WEST
PLAN & PROFILE
STA 24+00 TO 35+88

PROJECT TITLE:
RIVER RIM RANCH
DIVISION II PHASE I
TETON CO., IDAHO

PROJECT NUMBER:
05-003

DRAWING NUMBER:
R2.1



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Prepared By: JKC
Date: 04/12/13
Rev, Date:

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DRAWING TITLE:
ROAD SYSTEM
WEST RIM PLACE REALIGNMENT
INDEX

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RIVER RIM RANCH
DIVISION II PHASE I
TETON COUNTY, IDAHO

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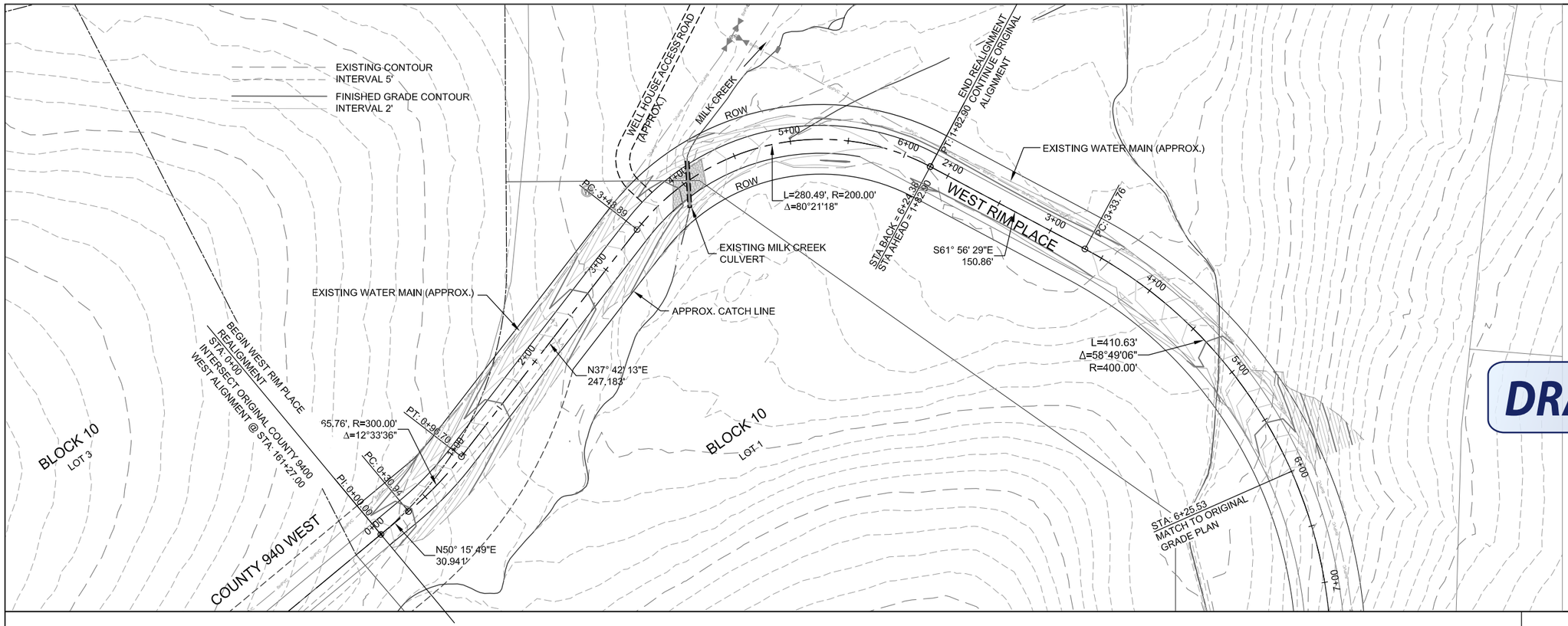

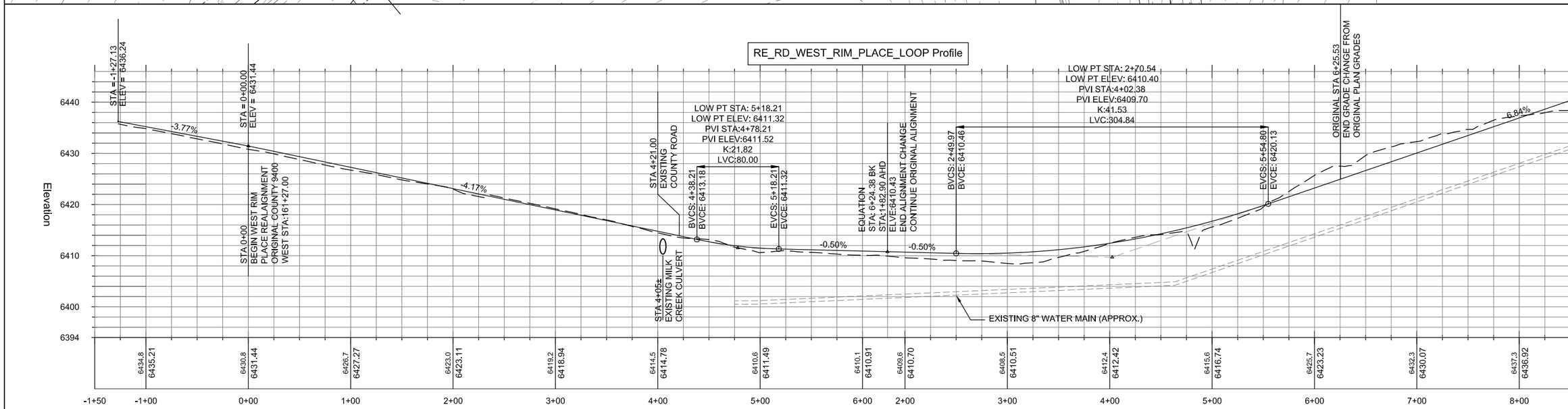

NOTES - THIS SHEET

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Prepared By: JKC
Date: 04/12/13
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DRAWING TITLE:
WEST RIM PLACE LOOP
PLAN & PROFILE
STA 0+00 TO 6+24

PROJECT TITLE:
RIVER RIM RANCH
DIVISION II PHASE I
TETON CO., IDAHO

PROJECT NUMBER:
05-003

DRAWING NUMBER:
R3.1