

CANYON CREEK RANCH MASTER PLAN AMENDMENT

LEGAL DESCRIPTION

Part of Sections 21, 28, 33 and 34, Township 6 North, Range 43 East of the Boise Meridian, Teton County, Idaho described as follows:

Beginning at the East Quarter corner of said Section 21 thence S00°04'39"E 2641.06 feet to the Southeast corner of said Section 21;

thence S00°12'17"W 2641.83 feet to the East Quarter corner of said Section 28;

thence S00°12'02"W 1320.84 feet to the South One-sixteenth corner of said Section 28;

thence S00°12'29"W 1320.86 feet to the Southeast corner of said Section 28;

thence S89°49'29"E 2646.54 feet to the North Quarter corner of said Section 34;

thence S89°34'46"E 1322.46 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 34;

thence S00°13'30"E 1320.45 feet to the Southeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 34;

thence N89°36'52"W 1321.45 feet to the Southwest corner of said Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4);

thence N89°45'20"W 1324.77 feet to the Northeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 34;

thence on the boundary of said Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) through the following courses:

S00°12'16"E 1319.22 feet;

thence N89°38'58"W 1326.26 feet to the East Quarter corner of said Section 33;

thence S00°36'26"E 2644.15 feet to the Southeast corner of said Section 33;

thence N89°54'43"W 2639.46 feet to the South Quarter corner of said Section 33;

thence N89°54'42"W 746.68 feet on the section line to a point that is 1892.81 feet from the Southwest corner of said Section 33;

thence departing said section line and proceeding through the following courses:

N42°36'11"W 449.38 feet;

thence N54°29'55"W 763.34 feet;

thence N53°44'53"W 275.19 feet;

thence N62°47'43"W 638.74 feet;

thence N43°05'57"W 260.68 feet to the west boundary of said Section 33;

thence proceeding on said west boundary N00°02'15"W 1206.41 feet to the West Quarter corner of said Section 33;

thence N00°33'09"W 2656.39 feet to the Southwest corner of said Section 28;

thence on the west boundary of said Section 28 N00°13'45"E 5274.47 feet to the Southwest Corner of said Section 21;

thence proceeding on the west boundary of said Section 21 N00°07'09"W 2637.64 feet to the West Quarter corner of said Section 21;

thence N89°57'30"E 2635.61 feet on the east-west center line to the Center of said Section 21;

thence on the boundary of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) through the following courses:

N00°06'08"W 1319.81 feet;

thence N89°27'15"E 1329.45 feet;

thence S00°23'23"W 1331.54 feet;

thence on said east-west center line of said Section 21 N89°57'30"E 1317.98 feet to the point of beginning.

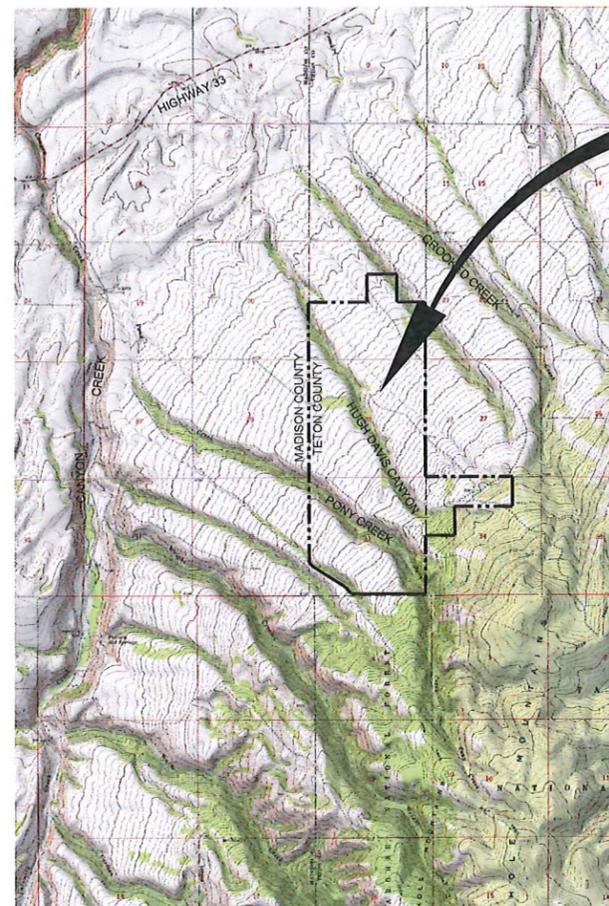
Parcel contains 1,763.83 acres.

SURVEYOR'S CERTIFICATE

I, Darryl W. Johnson, a Professional Land Surveyor in the State of Idaho, Number 13031, do hereby certify that this map and the survey referred to hereon were performed under my responsible charge in accordance with Idaho State Code, Title 55, Chapter 19.



Darryl W. Johnson, PLS 13031



VICINITY MAP

SCALE: 1" = 5000'

SHEET INDEX

SHEET	TITLE	SHEET	TITLE
1	COVER SHEET	8	DETAIL, LOTS 8-11, & 17-20
2	OVERVIEW, PHASING PLAN & NOTES	9	DETAIL, LOTS 12-16
3	DETAIL, LOTS 1, 3-5	10	DETAIL, LOTS 14-17
4	DETAIL, LOTS 2 & 3	11	DETAIL, LOTS 13 & 14
5	DETAIL, LOTS 4-5, & 8-10	12	DETAIL, LOTS 14 & 15
6	DETAIL, LOTS 3, 7-9, & 20-22	13	DETAIL, LOTS 6-7 & 21-22
7	DETAIL, LOTS 10-13	14	DETAIL, LOT 22

PROJECT SITE

OWNER/DEVELOPER

IDAHO RANCH SUBDIVISION, LLC
P.O. BOX 499
VICTOR, IDAHO 83455
(208) 787-0337
ATTN: HERB HEIMERL

CIVIL ENGINEER

HARMONY DESIGN & ENGINEERING
110 E. LITTLE AVENUE
DRIGGS, ID 83422
208-354-1331

SURVEYOR

JORGENSEN ASSOCIATES, P.C.
P.O. BOX 584
105 E. LITTLE AVENUE
DRIGGS, ID 83422
208-354-8330

COMMISSIONER'S CERTIFICATE

Presented to the Teton County Board of Commissioners on the date shown at which time this Master Plan was approved and accepted.

Chair, 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.

RECORDER'S CERTIFICATE



CANYON CREEK RANCH MASTER PLAN AMENDMENT

PART OF SECTIONS 21, 28, 33 AND 34
TOWNSHIP 6 NORTH, RANGE 43 EAST, B.M.
TETON COUNTY, IDAHO

SHEET 1 OF 14

AREA SUMMARY	
TOTAL SITE AREA	1763.83 AC
TOTAL RIGHT OF WAY AREA	38.05 AC
TOTAL NUMBER OF LOTS	22
AVERAGE LOT SIZE	78.44 AC
LOT SIZE RANGE	20.01 AC TO 163.52 AC

LEGEND

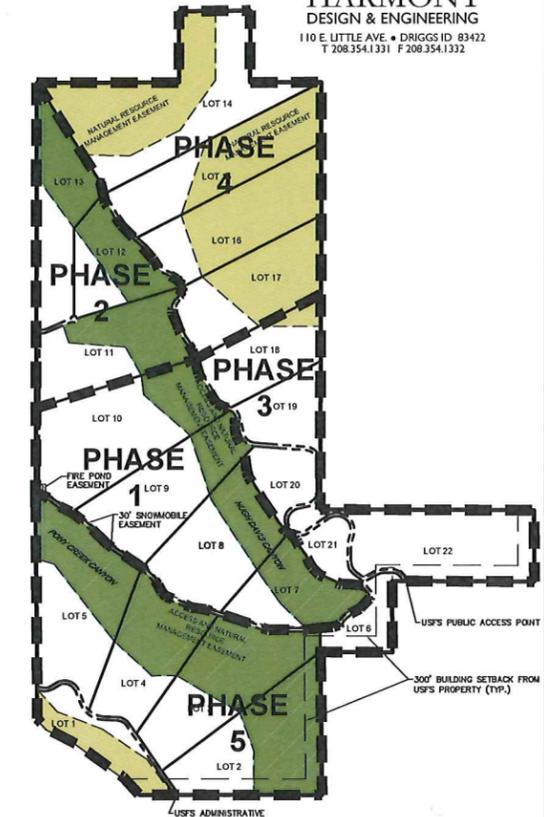
- section corner
- closing section corner
- section quarter corner
- section line
- boundary, CANYON CREEK RANCH
- boundary, proposed lot
- boundary, proposed road right-of-way, coincident with lot boundary
- centerline, proposed right-of-way
- boundary, proposed easement, as noted
- existing roadway
- index contour (25' interval)
- intermediate contour (5' interval)

ACCESS AND NATURAL RESOURCE MANAGEMENT EASEMENT

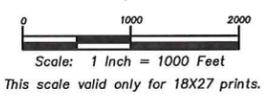
- no structures
- no fences
- existing vegetation to be maintained and managed in its current state (or better) as critical wildlife habitat
- reciprocal access permitted for all property owners of the subdivision

NATURAL RESOURCE MANAGEMENT EASEMENT

- no structures
- no fences
- existing vegetation to be maintained and managed in its current state (or better) as critical wildlife habitat



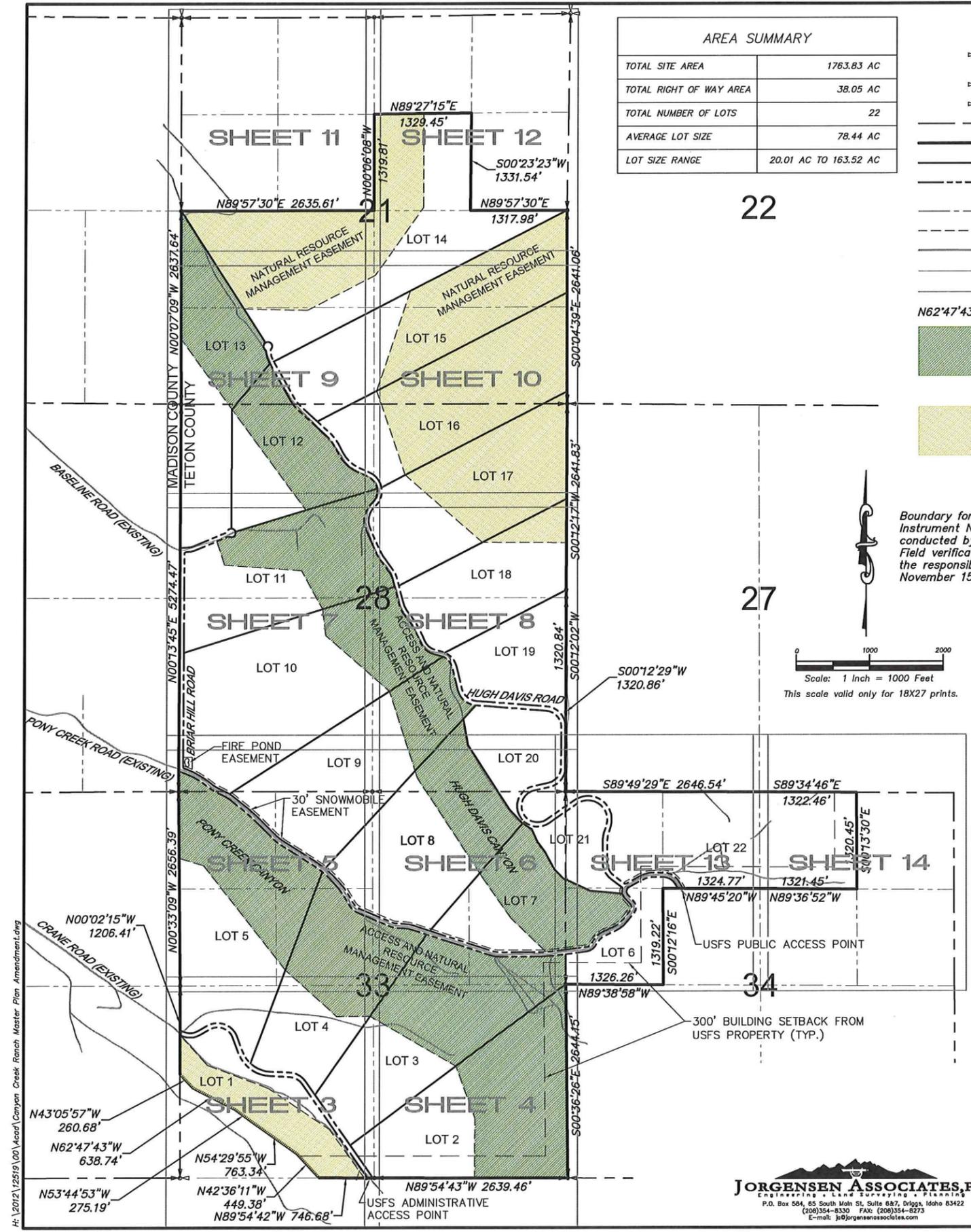
NOTE
Boundary for Master Plan is based on Original Master Plan survey, Instrument No. 205958, recorded July 23, 2009. Additional survey conducted by Kevin L. Thompson, PLS 9369 conducted May 14, 2012. Field verification of Thompson survey by Jorgensen Associates, under the responsible charge of Darryl Johnson, PE & LS 13031, on November 15, 2012.



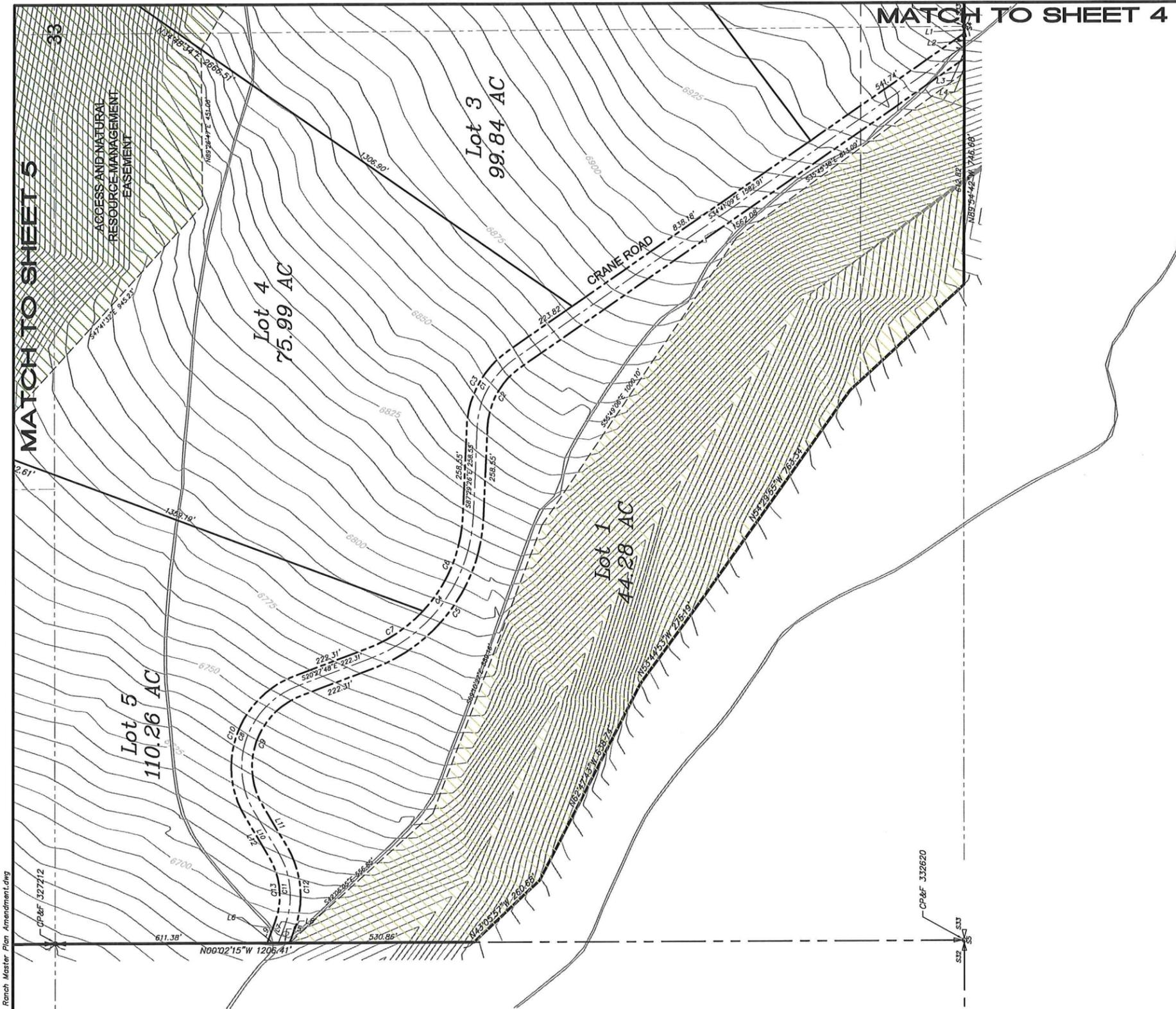
GENERAL NOTES

1. PONY CREEK ROAD AND CRANE ROAD ARE EXISTING COUNTY ROADS. REFER TO AGREEMENT REGARDING ROAD PLOWING AND IMPROVEMENT INSTRUMENT # 363548. ALL OTHER ROADS WILL BE PRIVATELY OWNED AND MAINTAINED AND HAVE A 60' RIGHT OF WAY.
2. PROPERTY IS CURRENTLY UNDER CRP CONTRACT AND HAS HISTORICALLY BEEN USED FOR AGRICULTURE.
3. THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN.
4. CONSTRUCTION OF FENCES TO BE LIMITED TO CONTAINING LIVESTOCK AND PETS ONLY, FENCING SHOULD BE WILDLIFE FRIENDLY.
5. PETS, BOTH DOGS AND CATS, ARE TO BE RESTRAINED AT ALL TIMES SO THEY DO NOT HARASS BIG GAME AND GROUND-NESTING BIRDS.
6. ALL UTILITY LINES SHALL BE BURIED SO UTILITY POLES DO NOT PROVIDE ADDITIONAL PERCHES FOR SHARP-TAILED GROUSE.
7. LANDOWNERS CANNOT FILE A CLAIM AGAINST THE IDAHO FISH AND GAME FOR WILDLIFE DAMAGE TO THEIR PROPERTY.
8. THE FEEDING OF WILDLIFE OTHER THAN SONGBIRDS, IS STRICTLY FORBIDDEN, ESPECIALLY ELK AND DEER PER LEGISLATION IDAPA 02.05.25.001. BIRD FEEDERS ARE ONLY PERMITTED DURING THE MONTHS BEARS ARE IN HIBERNATION (DECEMBER THROUGH FEBRUARY).
9. ANY HAY OR OTHER DOMESTIC LIVESTOCK FEED STORED ON THE PROPERTY SHALL BE TIGHTLY paneled TO EXCLUDE ELK AND DEER. DESIGN SPECIFICATIONS ARE AVAILABLE FROM IDAHO FISH AND GAME.
10. ALL NOXIOUS WEEDS MUST BE CONTROLLED.
11. GARBAGE SHALL BE KEPT IN BEAR-PROOF CONTAINERS AND REMOVED AT LEAST ONCE A WEEK.
12. SINCE THE MASTER PLAN (AND OTHER REQUIRED ITEMS) TO BE APPROVED AND RECORDED COVER THE ENTIRE CANYON CREEK RANCH SUBDIVISION, FUTURE FINAL PLAT SUBMITTALS SHALL ONLY REQUIRE PLANNING ADMINISTRATOR REVIEW AND APPROVAL AS LONG AS THE FINAL PLAT CONFORMS TO THE RECORDED MASTER PLAN WITHIN THE GUIDANCE PROVIDED BY TITLE 9, SECTION 9-5-3-C-1, PLAT CHANGES - INSIGNIFICANT CHANGES AND SECTION 9-5-3-E, PHASING FINAL PLAT SUBMITTALS.
13. ZONING DISTRICT A-20 AGRICULTURE, LARGE INCREMENT.
14. BUILDING SETBACKS FOR A-20 ZONING ARE AS FOLLOWS:
FRONT 30 FEET
REAR 40 FEET
SIDE 30 FEET.

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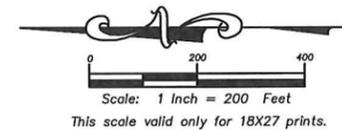
Line Table		
Line #	Length	Direction
L1	20.29	N89°54'44"W
L2	36.52	N89°55'18"W
L3	36.53	N89°54'10"W
L4	40.52	N89°55'13"W
L5	32.08	N00°02'15"W
L6	32.08	N00°02'15"W
L7	51.42	S69°16'20"E
L8	40.04	S69°16'20"E
L9	62.79	S69°16'20"E
L10	136.48	N59°16'35"E
L11	136.48	N59°16'35"E
L12	136.48	N59°16'35"E

Curve Table			
Curve #	Length	Radius	Delta
C1	230.40	250.00	052°48'17"
C2	202.76	220.00	052°48'17"
C3	258.05	280.00	052°48'17"
C4	535.68	457.90	067°01'39"
C5	570.77	487.90	067°01'39"
C6	303.11	427.90	040°35'10"
C7	197.47	427.90	026°26'28"
C8	437.47	250.00	100°15'38"
C9	384.97	220.00	100°15'38"
C10	489.98	280.00	100°15'38"
C11	224.50	250.00	051°27'05"
C12	251.44	280.00	051°27'05"
C13	197.56	220.00	051°27'05"

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- LEGEND**
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 - closing section corner
 - section quarter corner
 - section line
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 - bearing & distance or curve geometry

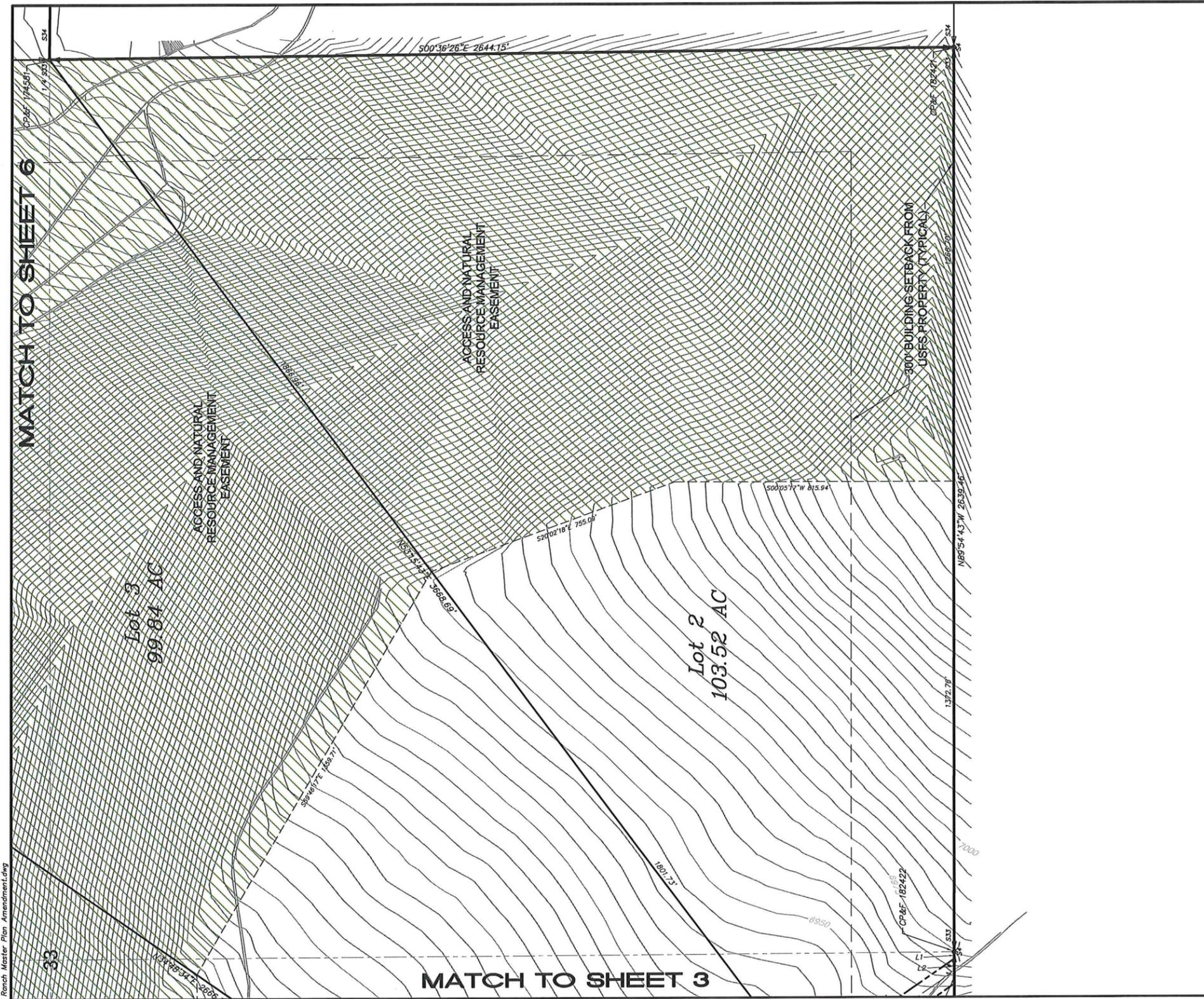
JORGENSEN ASSOCIATES, P.C.
 ENGINEERING • LAND SURVEYING • PLANNING
 P.O. Box 584, 65 South Main St, Suite 6&7, Driggs, Idaho 83422
 (208)354-8330 FAX: (208)354-8273
 E-mail: j@jorgensenassociates.com



**CANYON CREEK RANCH
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 TETON COUNTY, IDAHO

SHEET 3 OF 14

Line Table		
Line #	Length	Direction
L1	20.29	N89°54'44"W
L2	36.52	N89°55'18"W

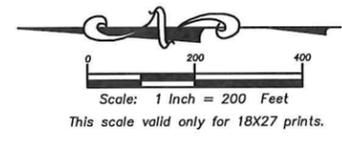


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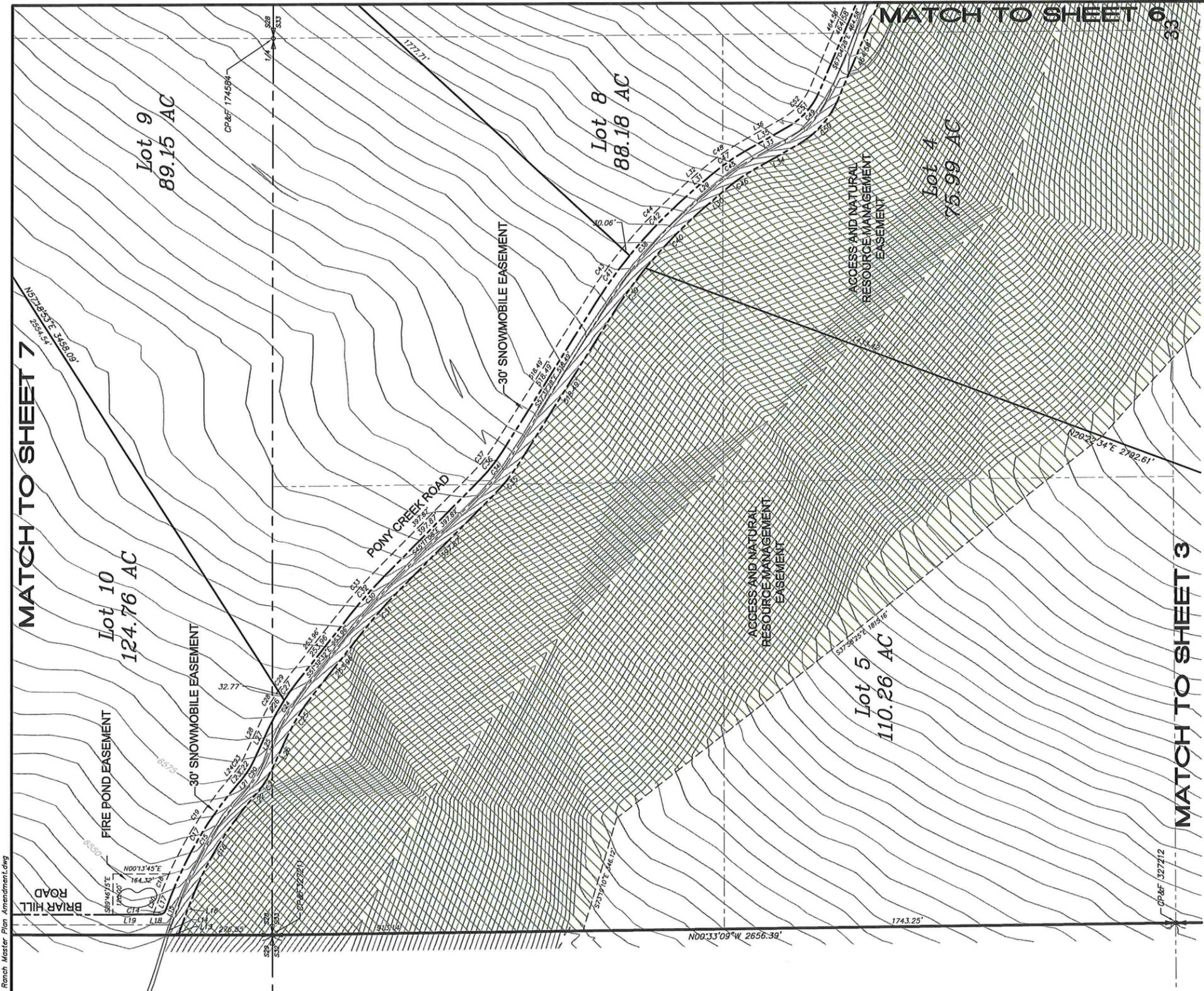
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			N00°12'29"E 1320.86' bearing & distance or curve geometry

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 SHEET 4 OF 14



Line Table		
Line #	Length	Direction
L13	31.99	N00°13'45"E
L14	31.99	S69°27'14"E
L15	75.28	S69°27'14"E
L16	96.16	S69°27'14"E
L17	40.48	S69°27'14"E
L18	18.07	N00°13'45"E
L19	118.01	N00°13'45"E
L20	65.51	S69°27'14"E
L21	12.34	S48°54'17"E
L22	12.34	S48°54'17"E
L23	12.34	S48°54'17"E
L24	12.34	S48°54'17"E

Line Table		
Line #	Length	Direction
L25	109.94	S64°59'31"E
L26	109.94	S64°59'31"E
L27	109.94	S64°59'31"E
L28	109.94	S64°59'31"E
L29	77.52	S40°43'47"E
L30	77.52	S40°43'47"E
L31	77.52	S40°43'47"E
L32	77.52	S40°43'47"E
L33	144.12	S29°20'31"E
L34	144.12	S29°20'31"E
L35	144.12	S29°20'31"E
L36	144.12	S29°20'31"E

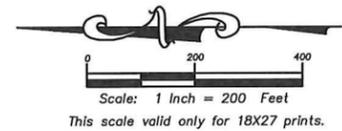
Curve Table			
Curve #	Length	Radius	Delta
C14	24.32	20.00	069°40'59"
C15	383.55	1069.43	020°32'57"
C16	372.79	1039.43	020°32'57"
C17	394.31	1099.43	020°32'57"
C18	63.14	1129.43	003°12'11"
C19	341.93	1129.43	017°20'45"
C20	70.19	250.00	016°05'14"
C21	78.62	280.00	016°05'14"
C22	61.77	220.00	016°05'14"
C23	53.35	190.00	016°05'14"
C24	150.40	640.71	013°26'59"
C25	143.36	610.71	013°26'59"
C26	93.93	670.71	008°01'25"
C27	63.52	670.71	005°25'33"
C28	111.60	700.71	009°07'33"
C29	52.88	700.71	004°19'28"
C30	146.56	1321.02	006°21'24"
C31	143.23	1291.02	006°21'24"
C32	149.89	1351.02	006°21'24"
C33	153.22	1381.02	006°21'24"

Curve Table			
Curve #	Length	Radius	Delta
C34	112.03	516.03	012°26'20"
C35	118.55	546.03	012°26'20"
C36	105.52	486.03	012°26'20"
C37	99.01	456.03	012°26'20"
C38	419.58	1422.93	016°53'41"
C39	162.70	1392.93	006°41'33"
C40	248.03	1392.93	010°12'09"
C41	169.71	1452.93	006°41'33"
C42	258.72	1452.93	010°12'09"
C43	175.17	1482.93	006°46'04"
C44	262.10	1482.93	010°07'37"
C45	115.25	578.84	011°23'16"
C46	109.28	549.84	011°23'16"
C47	121.21	609.84	011°23'16"
C48	127.17	639.84	011°23'16"
C49	164.64	250.00	037°43'57"
C50	184.40	280.00	037°43'57"
C51	144.88	220.00	037°43'57"
C52	125.13	190.00	037°43'57"

LEGEND

	section corner		boundary, proposed road right-of-way, coincident with lot boundary
	closing section corner		centerline, proposed right-of-way
	section quarter corner		boundary, proposed easement, as noted
	section line		existing roadway
	boundary, CANYON CREEK RANCH		index contour (25' interval)
	boundary, proposed lot		intermediate contour (5' interval)
			bearing & distance or curve geometry

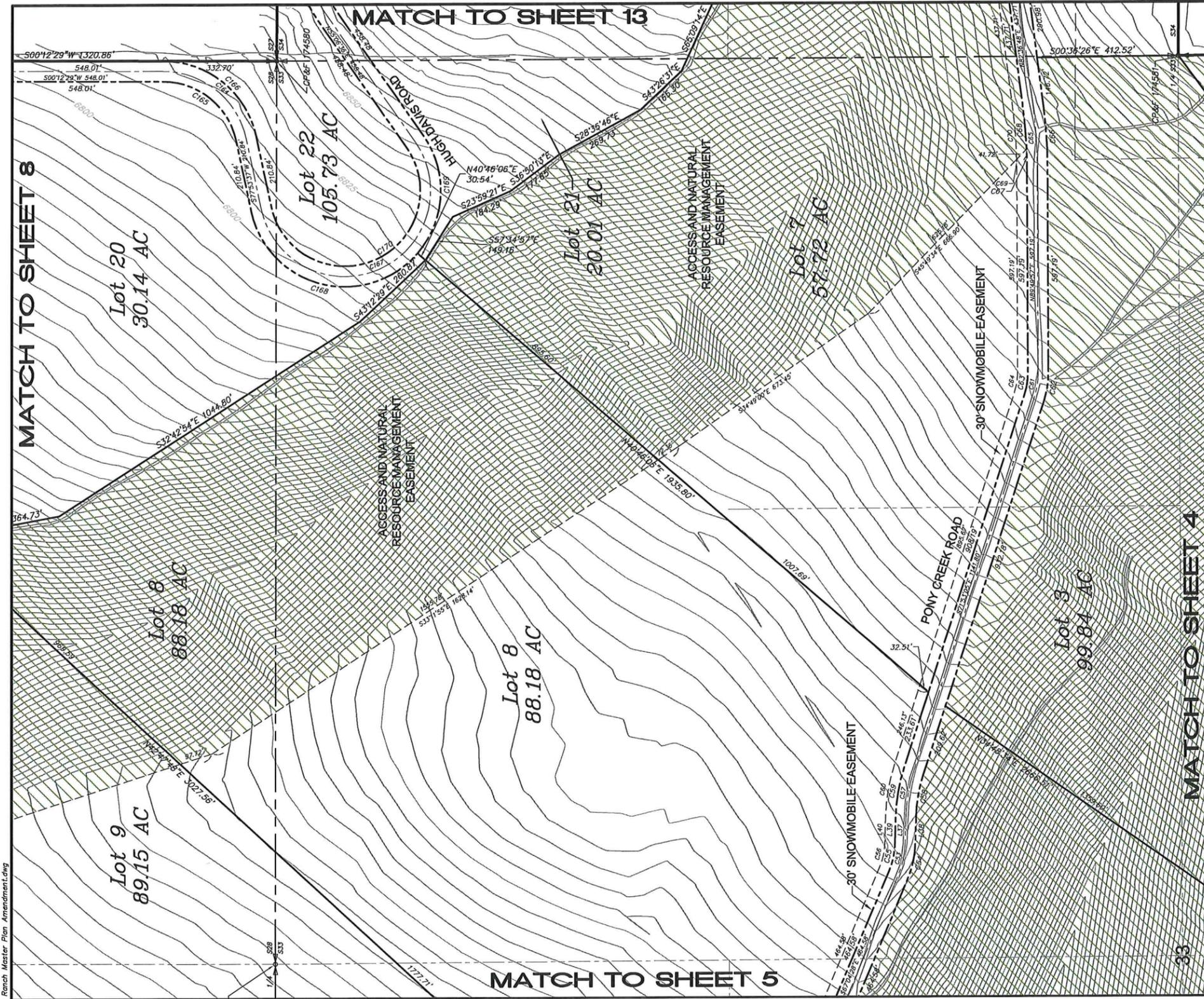
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SHEET 5 OF 14

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Line Table

Line #	Length	Direction
L37	78.70	S88°14'31"E
L38	78.70	S88°14'31"E
L39	78.70	S88°14'31"E
L40	78.70	S88°14'31"E

Curve Table

Curve #	Length	Radius	Delta
C53	92.36	250.00	021°10'03"
C54	103.44	280.00	021°10'03"
C55	81.28	220.00	021°10'03"
C56	70.19	190.00	021°10'03"
C57	135.22	473.65	016°21'26"
C58	126.66	443.65	016°21'26"
C59	143.79	503.65	016°21'26"
C60	152.35	533.65	016°21'26"
C61	79.77	250.00	018°16'58"
C62	89.35	280.00	018°16'58"
C63	70.20	220.00	018°16'58"
C64	60.63	190.00	018°16'58"
C65	170.64	1354.28	007°13'09"

Curve Table

Curve #	Length	Radius	Delta
C66	174.42	1384.28	007°13'09"
C67	52.31	1324.28	002°15'48"
C68	114.55	1324.28	004°57'21"
C69	22.46	1294.28	000°59'39"
C70	140.62	1294.28	006°13'30"
C164	338.97	250.00	077°41'08"
C165	298.29	220.00	077°41'08"
C166	379.64	280.00	077°41'08"
C167	884.81	250.00	202°47'01"
C168	621.25	280.00	127°07'31"
C169	369.74	280.00	075°39'30"
C170	778.63	220.00	202°47'01"

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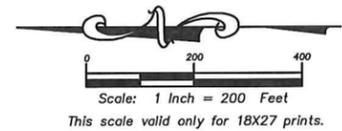
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PREPARED BY: RHL

MAP PREPARED: January 29, 2013 PROJECT: 12519.00



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