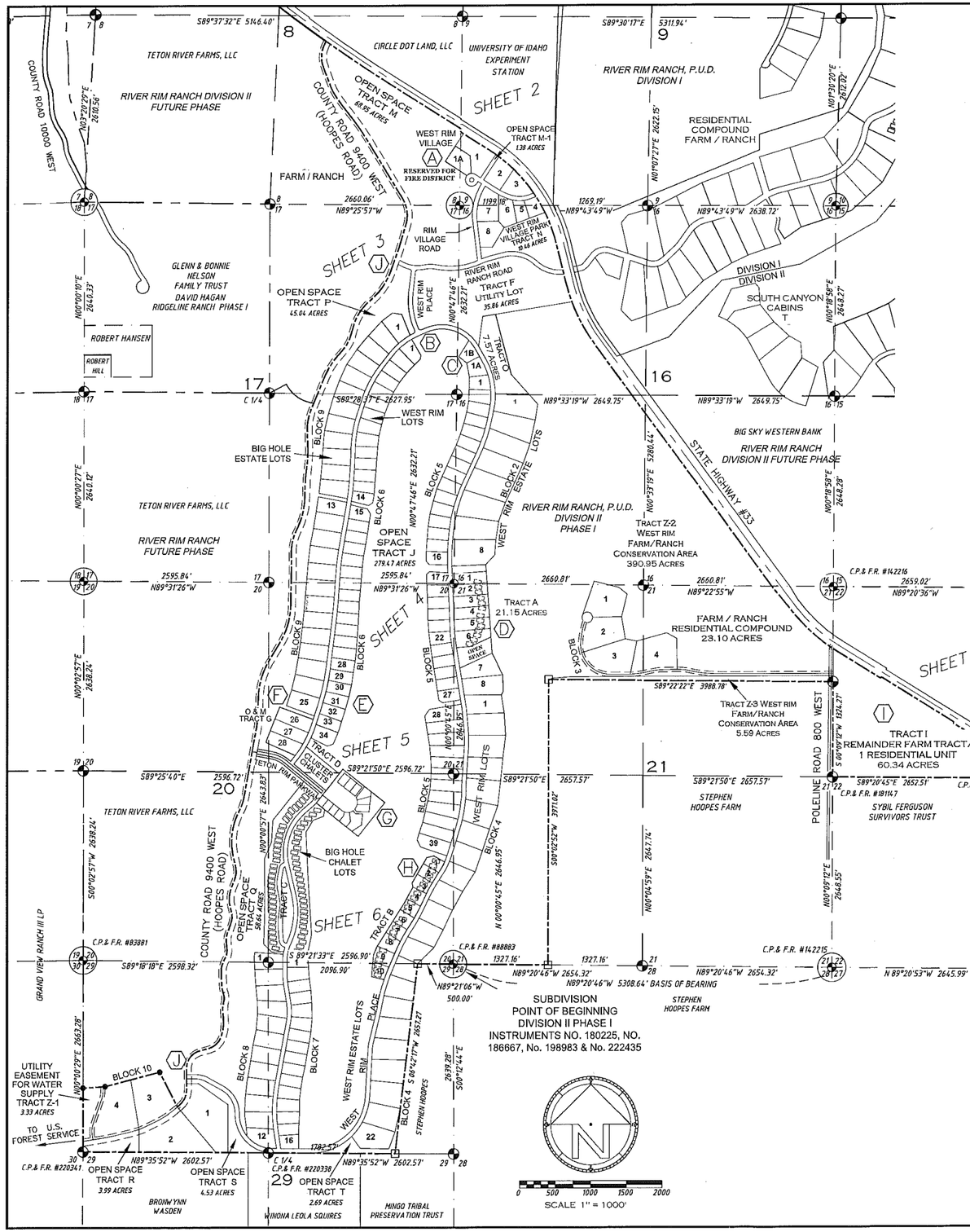

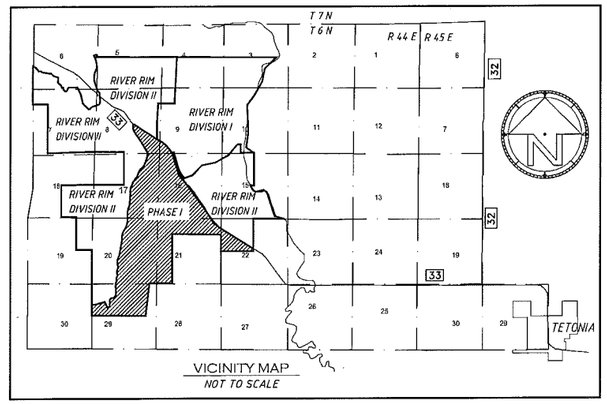

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LEGEND

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DRAFT

RIVER RIM RANCH P.U.D.
MASTER PLAN, AMENDMENT NO. 5
DIVISION II PHASE I
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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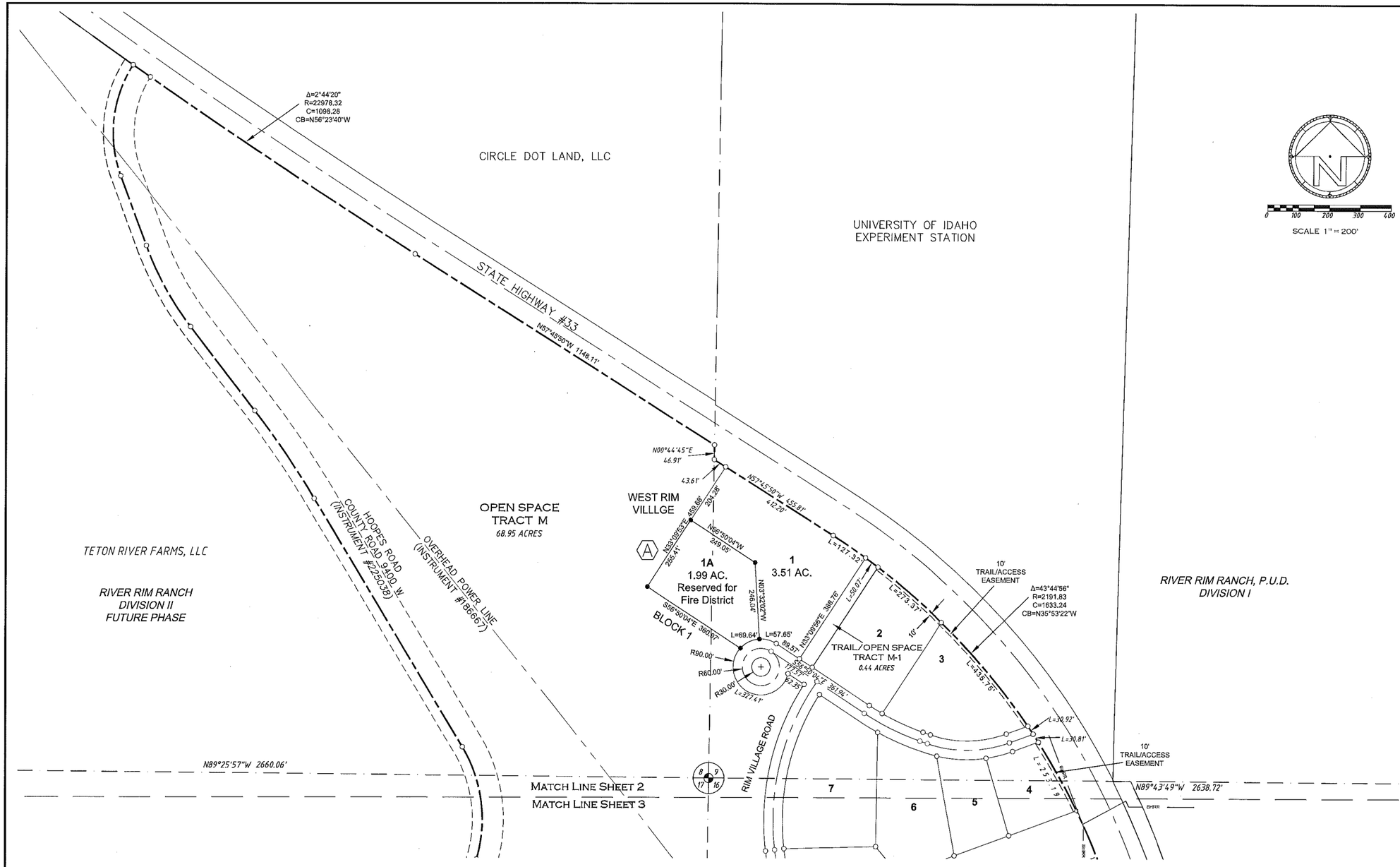
P.O. BOX 4858 JACKSON, WYOMING 83001
25 SOUTH GROS VENTRE STREET
PHONE - 307.733.5252 FAX - 307.733.2334

Project No.:	05003
Prepared By:	KML, KC
Date Prepared:	4/13/2013
Rev. Date:	8/26/2013
AmendedPlat5_8-24-13KML_REV8_KML.dwg	SHEET 1 OF 8



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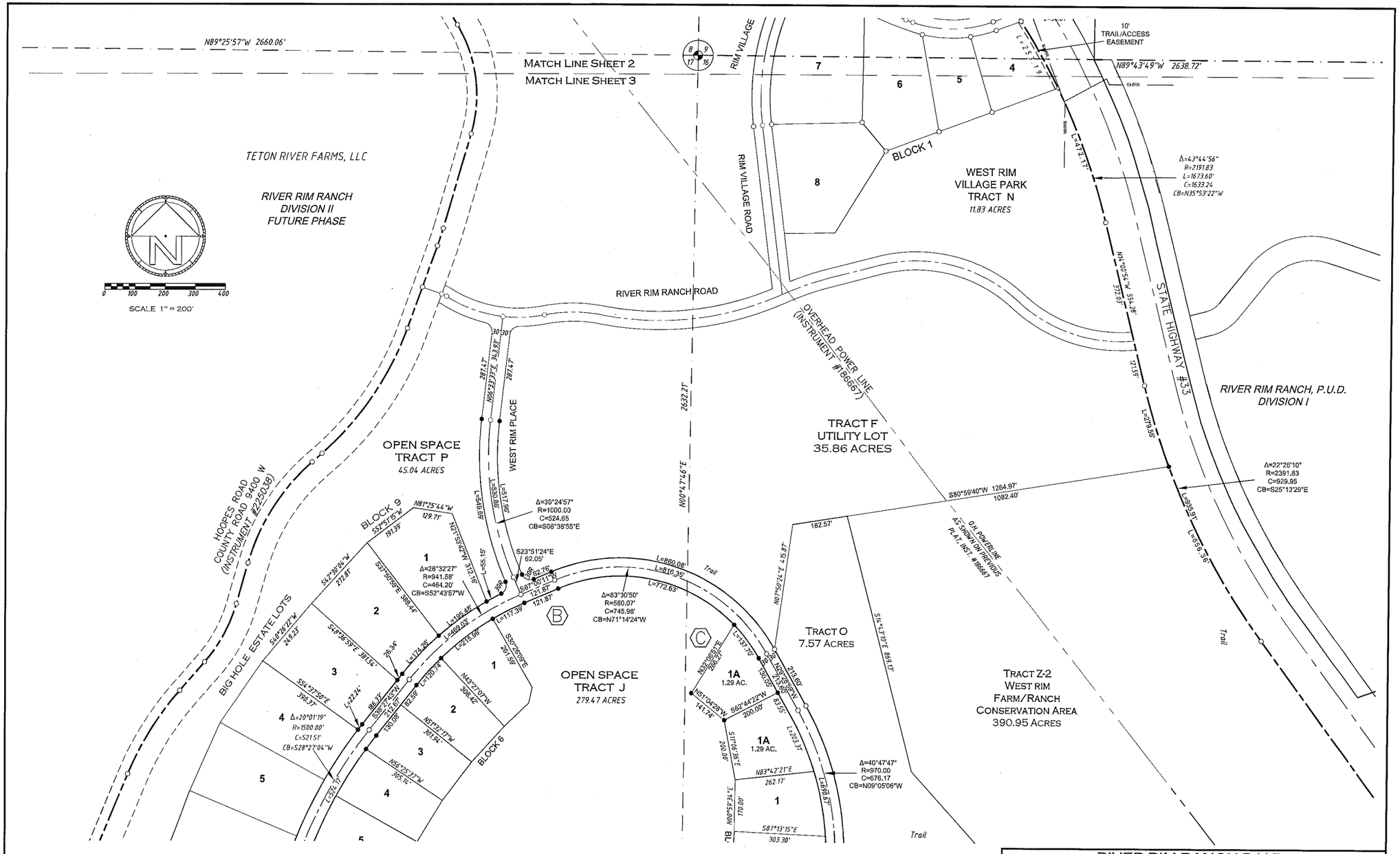

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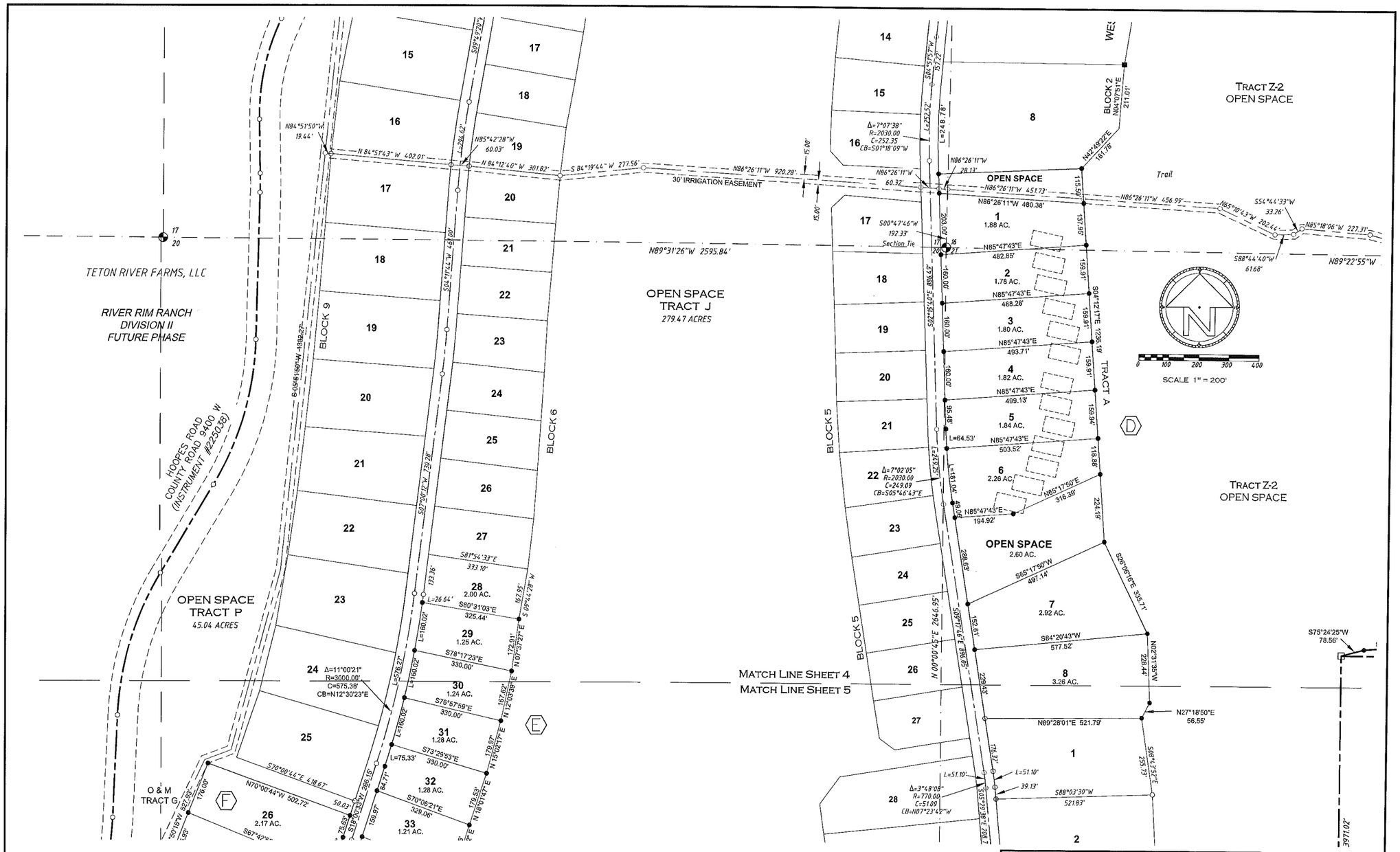

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Symbol	Description
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RIVER RIM RANCH P.U.D. MASTER PLAN, AMENDMENT NO. 5 DIVISION II PHASE I TO INSTRUMENTS #186667, #198983, #222435 AND #225470

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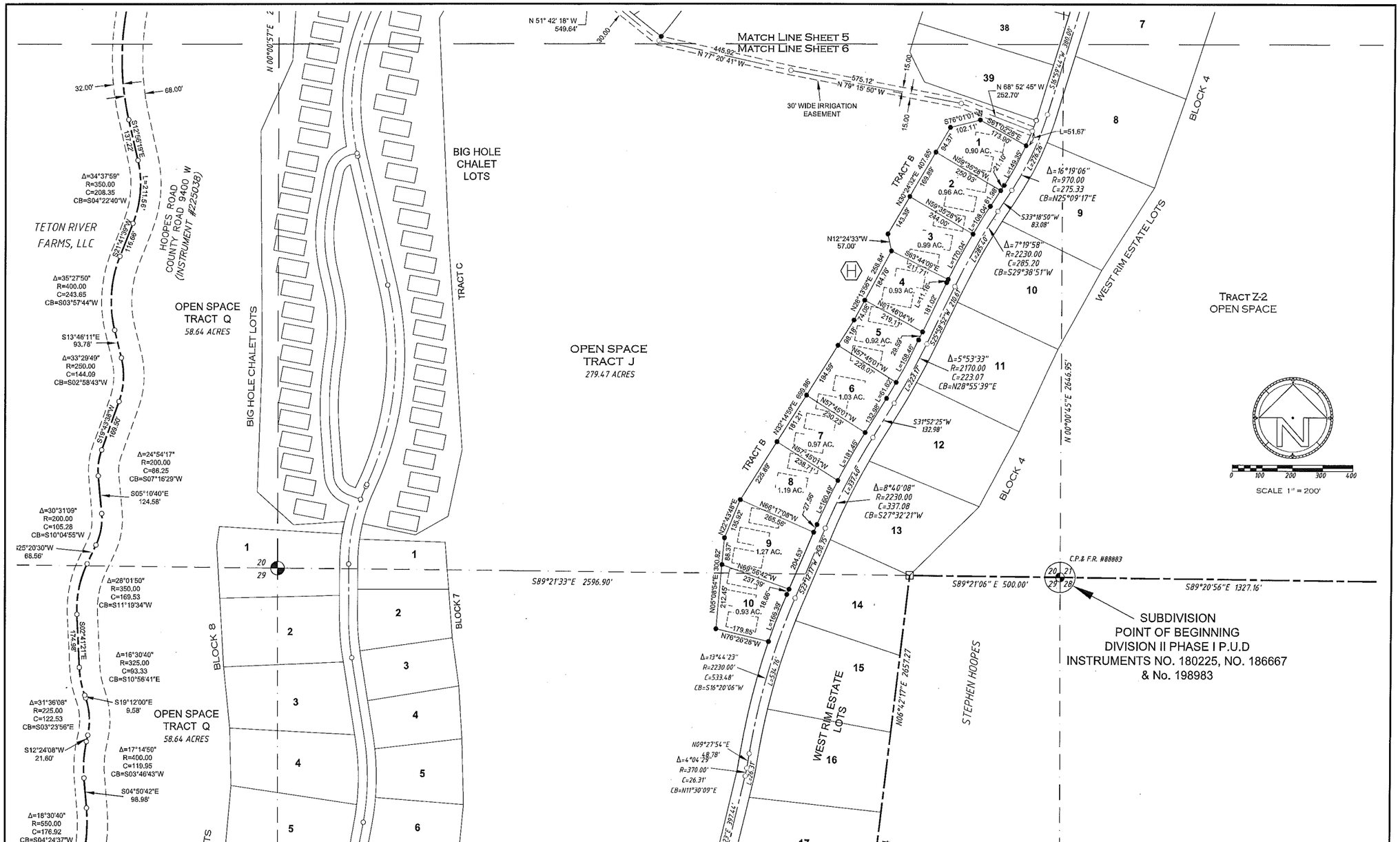

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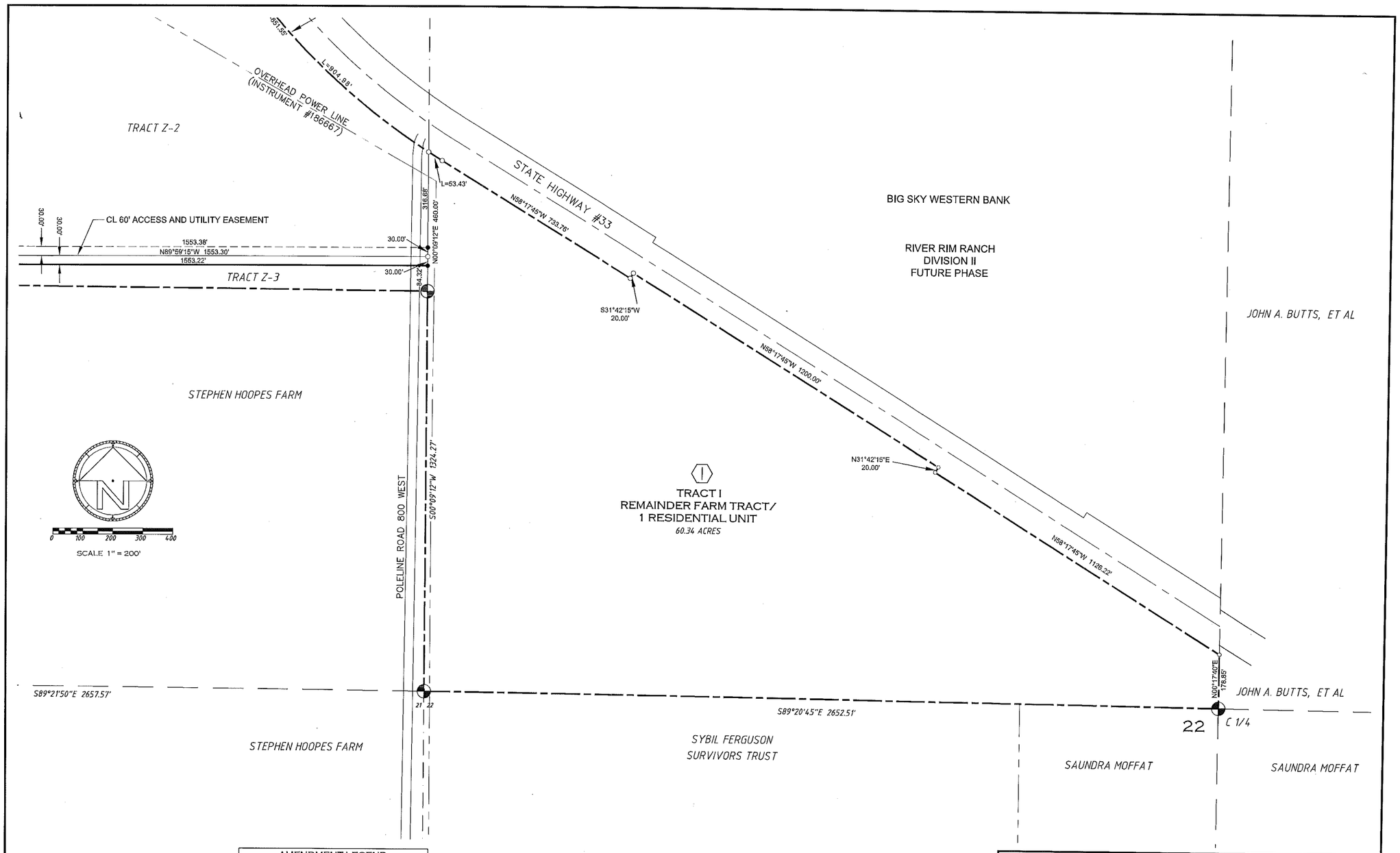

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GENERAL NOTES APPLICABLE TO AMENDMENT NO. 5

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. The entire County Road 9400 West shall be maintained by Teton County once constructed by River Rim and accepted by Teton County.

9. The west side of the West Rim Loop Road within the Phase I subdivision shall be made available for public use on a temporary basis in the event of a local emergency, to be determined by the Teton County Sheriff, that prevents the normal use of County Road 9400 West.

10. Portions of the River Rim Ranch Division II Phase I development are situated on land where there is split estate ownership, meaning that the State of Idaho has retained subsurface mineral rights. While this split estate does not preclude development of the land, mineral resources within this land may not be extracted, used, or sold without authorization from the Idaho Department of Lands.

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 ADMINISTRATOR CERTIFICATE

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

Teton County Planning Administrator — 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

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