

AMENDMENT LEGEND

(A)	CREATE FIRE DISTRICT BLOCK 1 LOT 1A
(B)	MINOR REVISION TO DIMENSIONS
(C)	CREATE BLOCK 5 LOT 1B
(D)	CREATE LOTS IN TRACT A
(E)	ADD LOTS TO BLOCK 6
(F)	CREATE LOTS IN TRACT G
(G)	CREATE LOTS IN TRACT E
(H)	CREATE LOTS IN TRACT B
(I)	ADD UNIT TO TRACT I

LEGEND

(Symbol)	Section Corner as shown on previous Plats
(Symbol)	Other PLSS Corner as shown on previous Plats
(Symbol)	Corner as shown on previous Plats
(Symbol)	Lot/Road point-nothing set this survey
(Symbol)	Corner set - rebar and aluminum cap marked "KML 7012"
(Symbol)	Lot corner not accessed this survey- see note 8, sheet 9.
(Symbol)	Corner Found - AW Engineering Alum. Cap
(Symbol)	Dimension as shown on previous Plat-Instr. #186667
(Symbol)	Division II, Phase 1 Boundary line
(Symbol)	Right-of-Way/Easement line

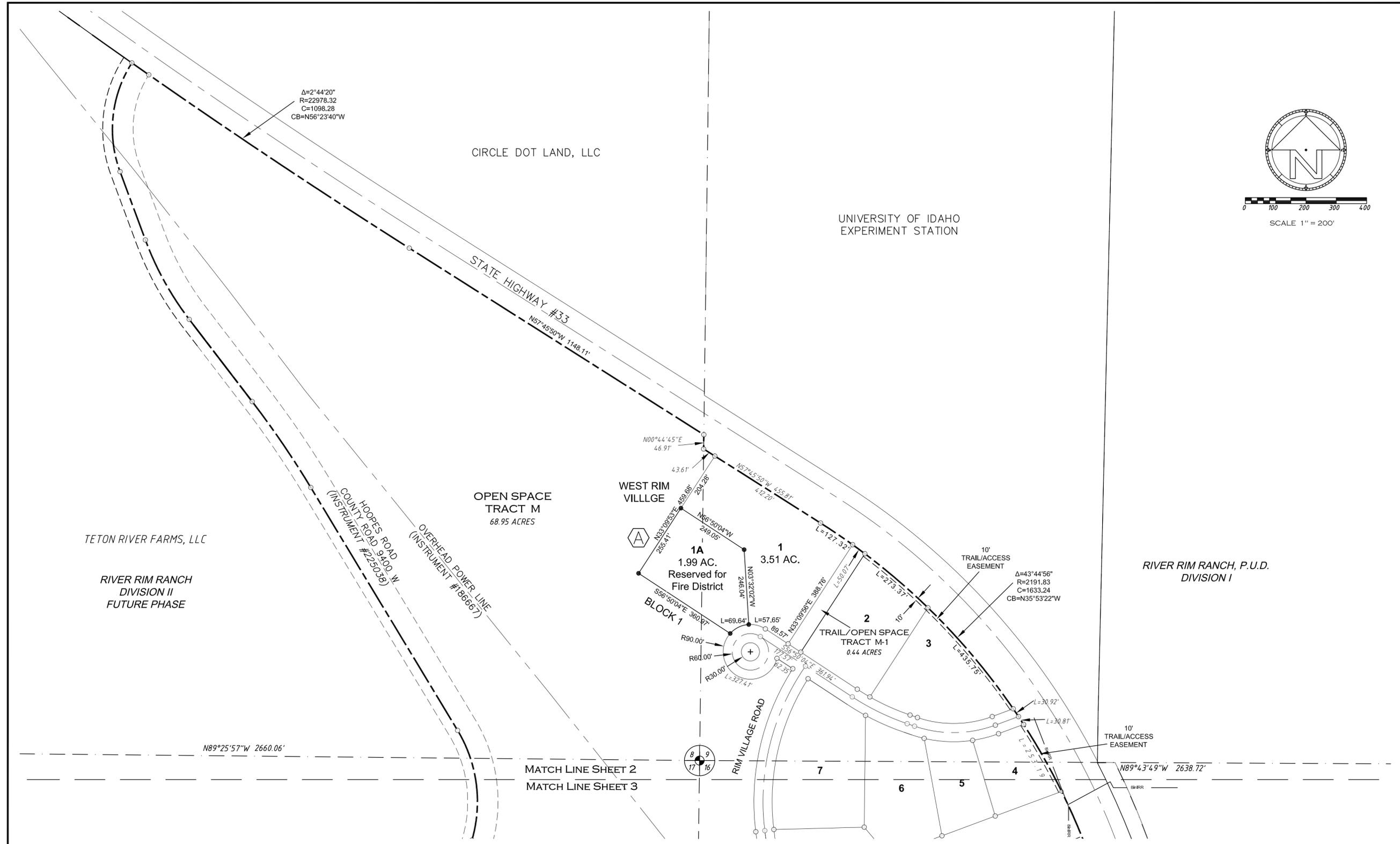
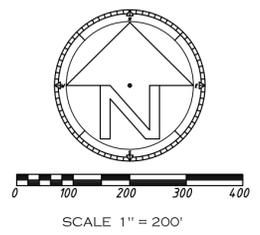
SUBDIVISION
POINT OF BEGINNING
DIVISION II PHASE I
INSTRUMENTS NO. 180225, NO.
186667, No. 198983 & No. 222435

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**

<p>RENDEZVOUS ENGINEERING, P.C.</p> <p>P.O. BOX 4858 JACKSON, WYOMING 83001 25 SOUTH GROS VENTRE STREET PHONE - 307.733.5252 FAX - 307.733.2334</p>	Project No.: 05003
	Prepared By: KML, KC
	Date Prepared: 4/13/2013
	Rev. Date: 8/26/2013

SHEET 1 OF 8



TETON RIVER FARMS, LLC
RIVER RIM RANCH
DIVISION II
FUTURE PHASE

CIRCLE DOT LAND, LLC

UNIVERSITY OF IDAHO
EXPERIMENT STATION

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

AMENDMENT LEGEND	
	CREATE FIRE DISTRICT BLOCK 1 LOT 1A
	MINOR REVISION TO DIMENSIONS
	CREATE BLOCK 5 LOT 1B
	CREATE LOTS IN TRACT A
	ADD LOTS TO BLOCK 6
	CREATE LOTS IN TRACT G
	CREATE LOTS IN TRACT E
	CREATE LOTS IN TRACT B
	ADD UNIT TO TRACT I

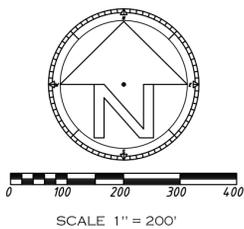
LEGEND	
	Section Corner as shown on previous Plats
	Other PLSS Corner as shown on previous Plats
	Corner as shown on previous Plats
	Lot/Road point-nothing set this survey
	Corner set - rebar and aluminum cap marked "KML 7012"
	Lot corner not accessed this survey- see note 8, sheet 9.
	Corner Found - AW Engineering Alum. Cap
	Dimension as shown on previous Plat-Instr. #186667
	Division II, Phase 1 Boundary line
	Right-of-Way/Easement line

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

<p>RENEZVOUS ENGINEERING, P.C.</p> <p>P.O. BOX 4858 JACKSON, WYOMING 83001 25 SOUTH GROS VENTRE STREET PHONE - 307.733.5252 FAX - 307.733.2334</p>	Project No.: 05003
	Prepared By: KML, KC
	Date Prepared: 4/13/2013
	Rev. Date: 8/26/2013
SHEET 2 OF 8	

RE Amended Plat 5, 8-24-13 KML_REV8.dwg



TETON RIVER FARMS, LLC
RIVER RIM RANCH
DIVISION II
FUTURE PHASE

MATCH LINE SHEET 2
MATCH LINE SHEET 3

DRAFT

AMENDMENT LEGEND	
	CREATE FIRE DISTRICT BLOCK 1 LOT 1A
	MINOR REVISION TO DIMENSIONS
	CREATE BLOCK 5 LOT 1B
	CREATE LOTS IN TRACT A
	ADD LOTS TO BLOCK 6
	CREATE LOTS IN TRACT G
	CREATE LOTS IN TRACT E
	CREATE LOTS IN TRACT B
	ADD UNIT TO TRACT I

LEGEND	
	Section Corner as shown on previous Plats
	Other PLSS Corner as shown on previous Plats
	Corner as shown on previous Plats
	Lot/Road point-nothing set this survey
	Corner set - rebar and aluminum cap marked "KML 7012"
	Lot corner not accessed this survey- see note 8, sheet 9.
	Corner Found - AW Engineering Alum. Cap
	Dimension as shown on previous Plat-Instr. #186667
	Division II, Phase 1 Boundary line
	Right-of-Way/Easement line

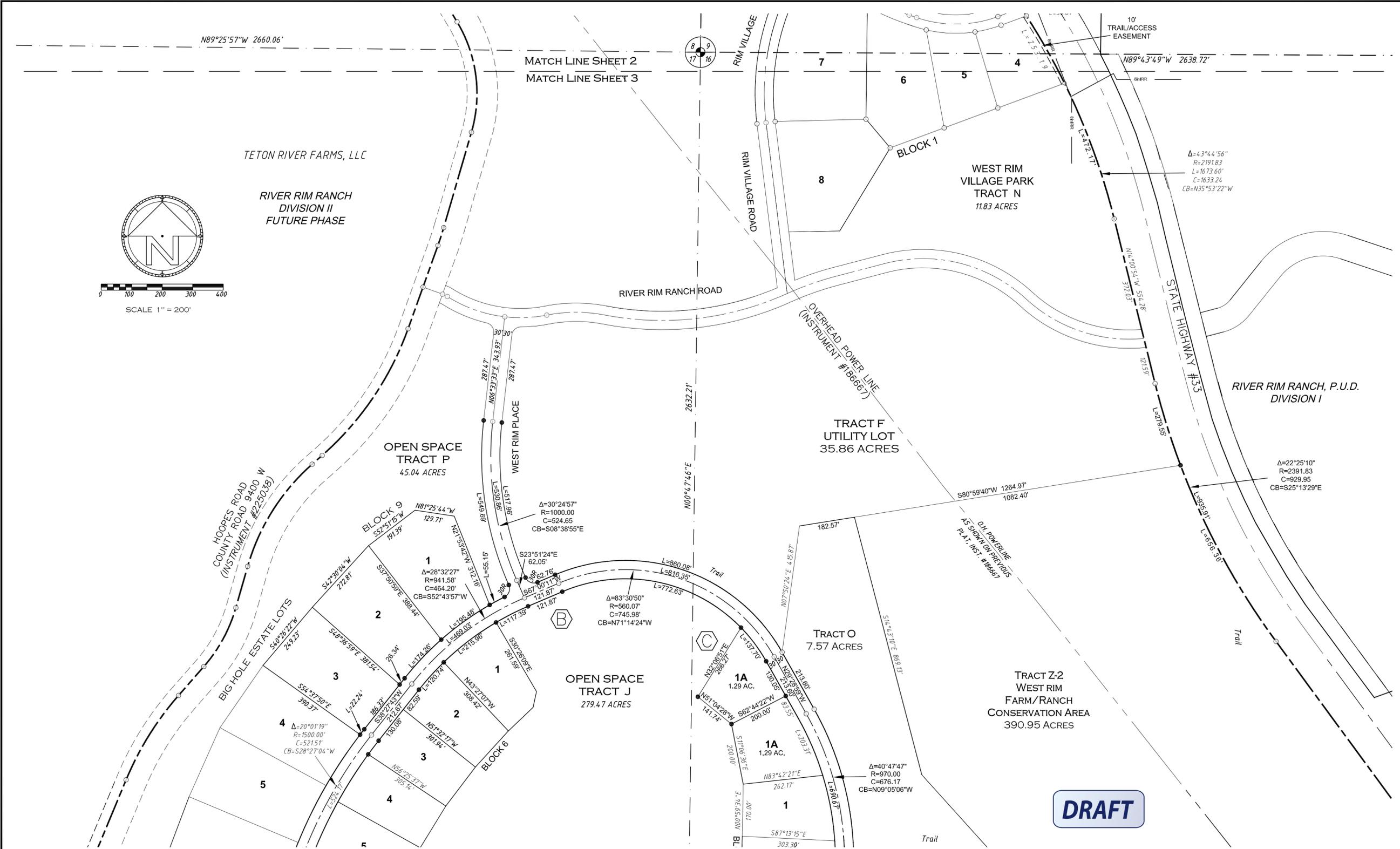
**RIVER RIM RANCH P.U.D.
MASTER PLAN, AMENDMENT NO. 5
DIVISION II PHASE I
TO INSTRUMENTS #186667, #198983,
#222435 AND #225470
LOCATED IN SECTIONS 4-10, 15-22 and 29; T6N; R44E B.M.,
TETON COUNTY, IDAHO**

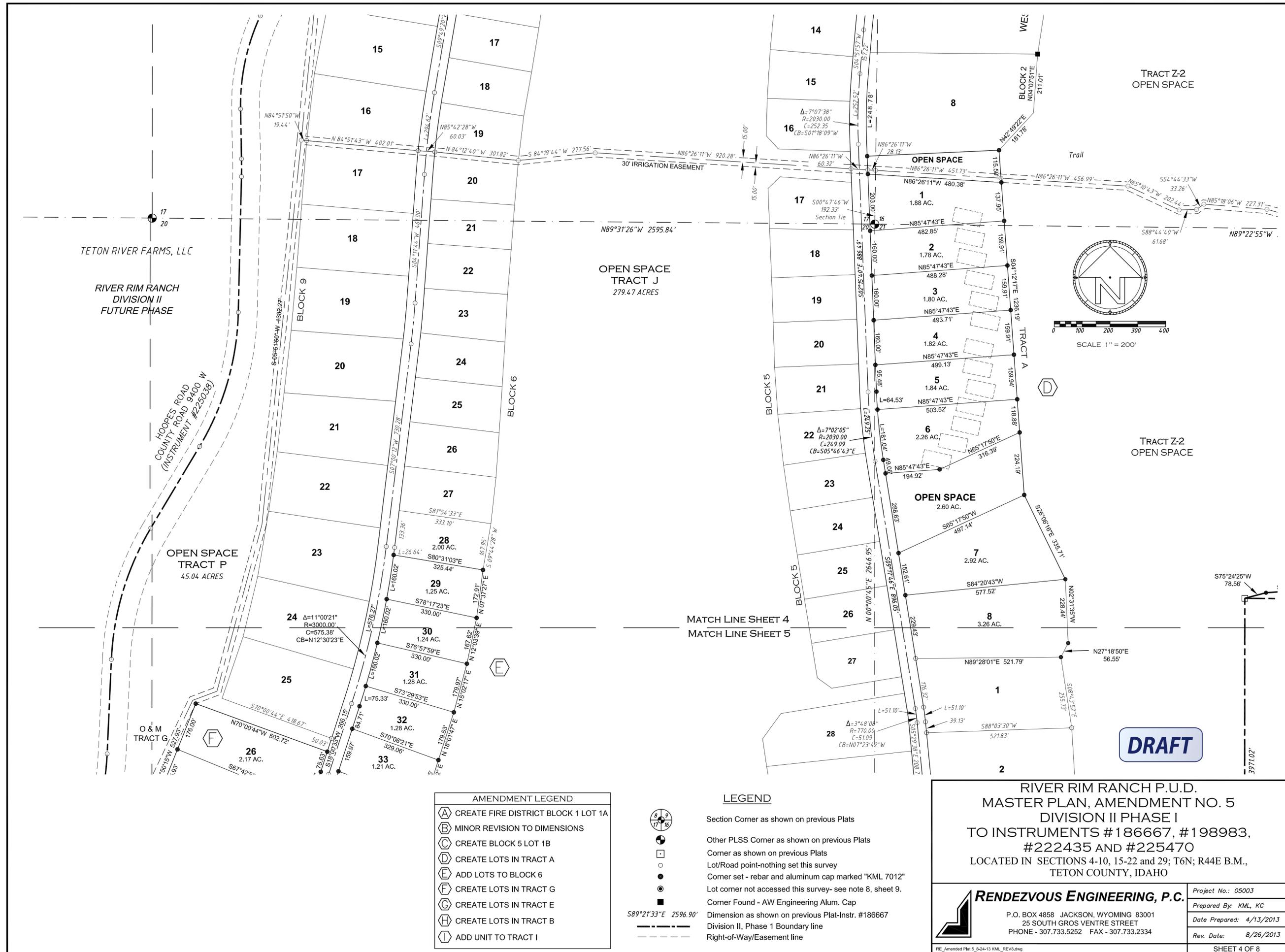
	Project No.: 05003
	Prepared By: KML, KC
	Date Prepared: 4/13/2013
	Rev. Date: 8/26/2013

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

RE_Amended Plat 5_8-24-13 KML_REV8.dwg

SHEET 3 OF 8





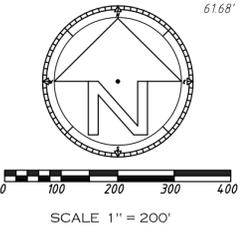
TETON RIVER FARMS, LLC
RIVER RIM RANCH
DIVISION II
FUTURE PHASE

OPEN SPACE
TRACT P
45.04 ACRES

OPEN SPACE
TRACT J
279.47 ACRES

TRACT Z-2
OPEN SPACE

TRACT Z-2
OPEN SPACE



DRAFT

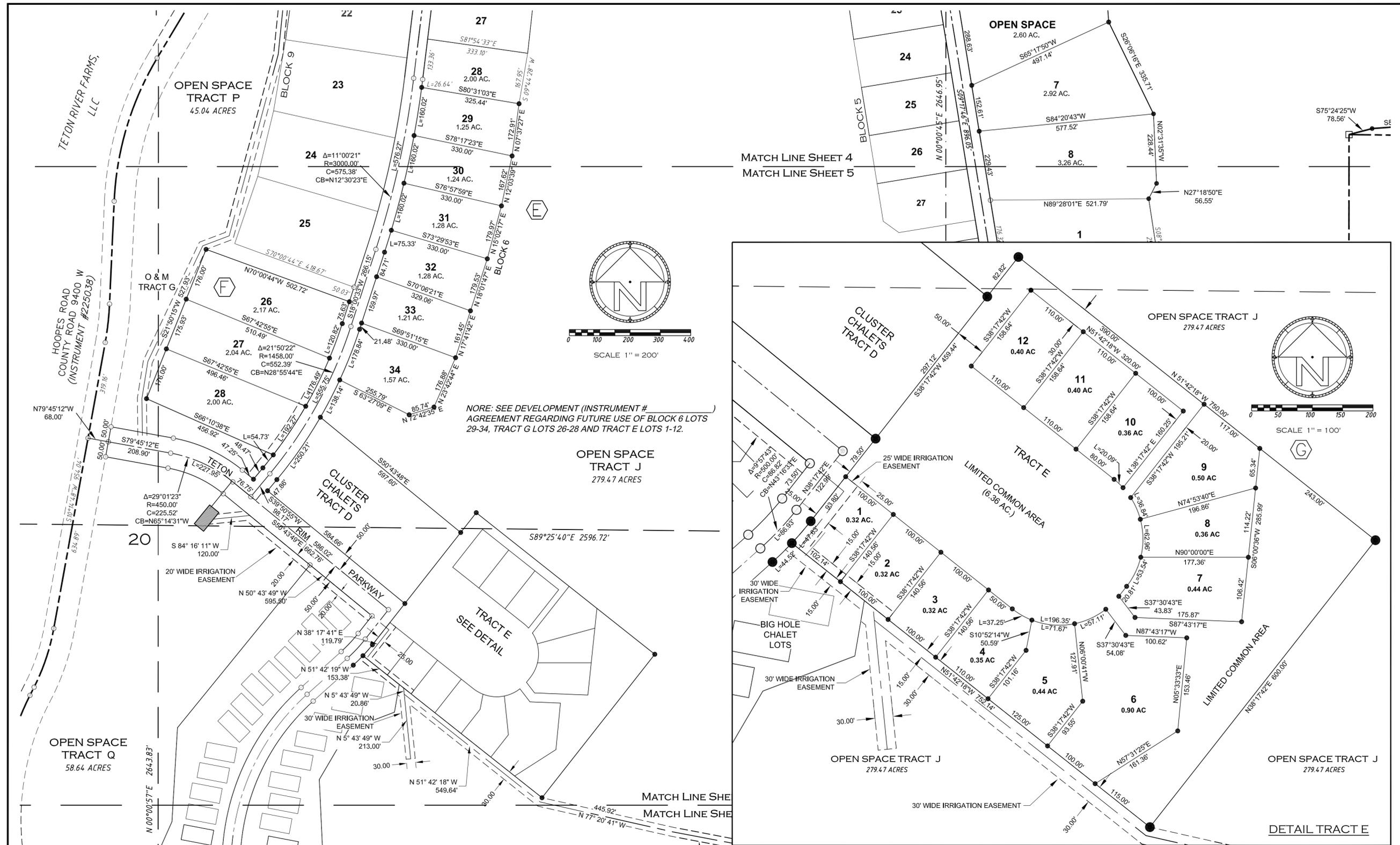
AMENDMENT LEGEND	
	CREATE FIRE DISTRICT BLOCK 1 LOT 1A
	MINOR REVISION TO DIMENSIONS
	CREATE BLOCK 5 LOT 1B
	CREATE LOTS IN TRACT A
	ADD LOTS TO BLOCK 6
	CREATE LOTS IN TRACT G
	CREATE LOTS IN TRACT E
	CREATE LOTS IN TRACT B
	ADD UNIT TO TRACT I

LEGEND	
	Section Corner as shown on previous Plats
	Other PLSS Corner as shown on previous Plats
	Corner as shown on previous Plats
	Lot/Road point-nothing set this survey
	Corner set - rebar and aluminum cap marked "KML 7012"
	Lot corner not accessed this survey- see note 8, sheet 9.
	Corner Found - AW Engineering Alum. Cap
	Dimension as shown on previous Plat-Instr. #186667
	Division II, Phase 1 Boundary line
	Right-of-Way/Easement line

**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**

<p>RENDZVOUS ENGINEERING, P.C.</p> <p>P.O. BOX 4858 JACKSON, WYOMING 83001 25 SOUTH GROS VENTRE STREET PHONE - 307.733.5252 FAX - 307.733.2334</p>	Project No.: 05003
	Prepared By: KML, KC
	Date Prepared: 4/13/2013
	Rev. Date: 8/26/2013

SHEET 4 OF 8



NORE: SEE DEVELOPMENT (INSTRUMENT # AGREEMENT REGARDING FUTURE USE OF BLOCK 6 LOTS 29-34, TRACT G LOTS 26-28 AND TRACT E LOTS 1-12.

AMENDMENT LEGEND	
(A)	CREATE FIRE DISTRICT BLOCK 1 LOT 1A
(B)	MINOR REVISION TO DIMENSIONS
(C)	CREATE BLOCK 5 LOT 1B
(D)	CREATE LOTS IN TRACT A
(E)	ADD LOTS TO BLOCK 6
(F)	CREATE LOTS IN TRACT G
(G)	CREATE LOTS IN TRACT E
(H)	CREATE LOTS IN TRACT B
(I)	ADD UNIT TO TRACT I

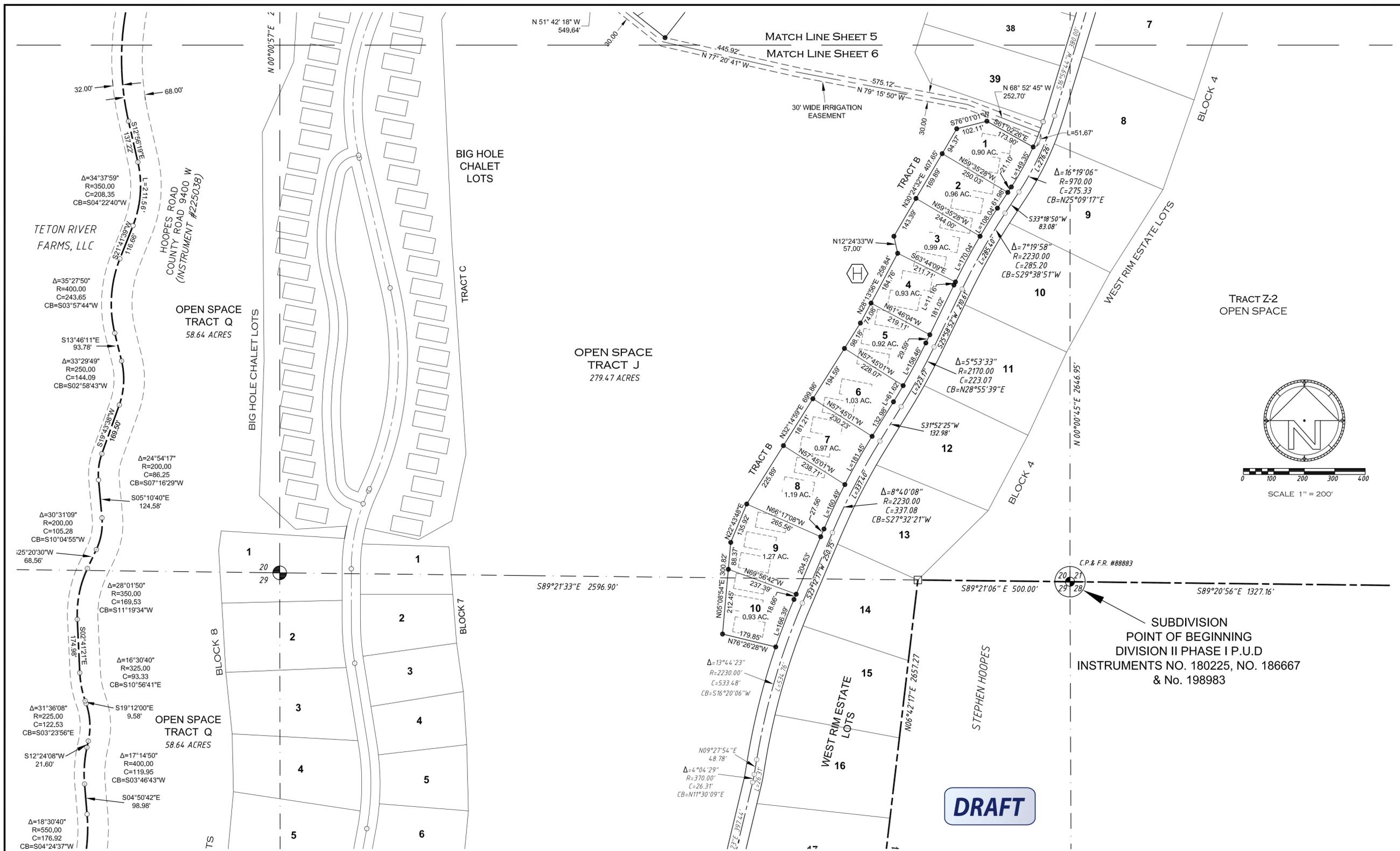
LEGEND	
	Section Corner as shown on previous Plats
	Other PLSS Corner as shown on previous Plats
	Corner as shown on previous Plats
	Lot/Road point-nothing set this survey
	Corner set - rebar and aluminum cap marked "KML 7012"
	Lot corner not accessed this survey- see note 8, sheet 9.
	Corner Found - AW Engineering Alum. Cap
	Dimension as shown on previous Plat-Instr. #186667
	Division II, Phase 1 Boundary line
	Right-of-Way/Easement line

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

 RENEZVOUS 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: 8/26/2013

SHEET 5 OF 8



DRAFT

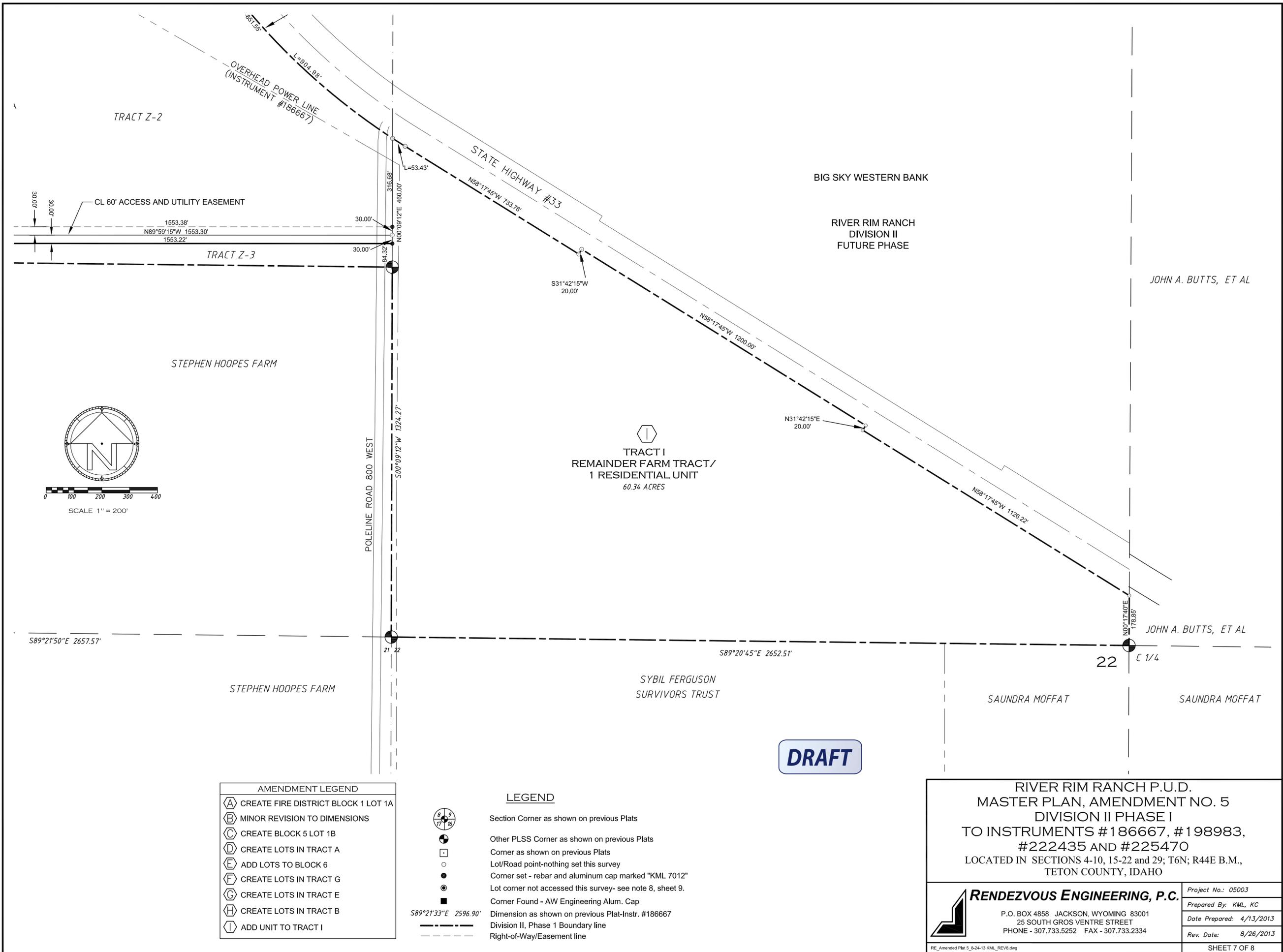
AMENDMENT LEGEND	
(A)	CREATE FIRE DISTRICT BLOCK 1 LOT 1A
(B)	MINOR REVISION TO DIMENSIONS
(C)	CREATE BLOCK 5 LOT 1B
(D)	CREATE LOTS IN TRACT A
(E)	ADD LOTS TO BLOCK 6
(F)	CREATE LOTS IN TRACT G
(G)	CREATE LOTS IN TRACT E
(H)	CREATE LOTS IN TRACT B
(I)	ADD UNIT TO TRACT I

LEGEND	
(Symbol: Section Corner)	Section Corner as shown on previous Plats
(Symbol: Other PLSS Corner)	Other PLSS Corner as shown on previous Plats
(Symbol: Corner as shown on previous Plats)	Corner as shown on previous Plats
(Symbol: Lot/Road point-nothing set)	Lot/Road point-nothing set this survey
(Symbol: Corner set - rebar and aluminum cap)	Corner set - rebar and aluminum cap marked "KML 7012"
(Symbol: Lot corner not accessed)	Lot corner not accessed this survey- see note 8, sheet 9.
(Symbol: Corner Found - AW Engineering Alum. Cap)	Corner Found - AW Engineering Alum. Cap
(Symbol: Dimension as shown on previous Plat-Instr. #186667)	Dimension as shown on previous Plat-Instr. #186667
(Symbol: Division II, Phase 1 Boundary line)	Division II, Phase 1 Boundary line
(Symbol: Right-of-Way/Easement line)	Right-of-Way/Easement line

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

<p>RENDEZVOUS ENGINEERING, P.C. P.O. BOX 4858 JACKSON, WYOMING 83001 25 SOUTH GROS VENTRE STREET PHONE - 307.733.5252 FAX - 307.733.2334</p>	Project No.: 05003
	Prepared By: KML, KC
	Date Prepared: 4/13/2013
	Rev. Date: 8/26/2013

RE_Amended Plat 5_8-24-13 KML_REV8.dwg



DRAFT

AMENDMENT LEGEND	
(A)	CREATE FIRE DISTRICT BLOCK 1 LOT 1A
(B)	MINOR REVISION TO DIMENSIONS
(C)	CREATE BLOCK 5 LOT 1B
(D)	CREATE LOTS IN TRACT A
(E)	ADD LOTS TO BLOCK 6
(F)	CREATE LOTS IN TRACT G
(G)	CREATE LOTS IN TRACT E
(H)	CREATE LOTS IN TRACT B
(I)	ADD UNIT TO TRACT I

LEGEND	
	Section Corner as shown on previous Plats
	Other PLSS Corner as shown on previous Plats
	Corner as shown on previous Plats
	Lot/Road point-nothing set this survey
	Corner set - rebar and aluminum cap marked "KML 7012"
	Lot corner not accessed this survey- see note 8, sheet 9.
	Corner Found - AW Engineering Alum. Cap
$S89^{\circ}21'33''E$ 2596.90'	Dimension as shown on previous Plat-Instr. #186667
	Division II, Phase 1 Boundary line
	Right-of-Way/Easement line

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	
 RENEZVOUS 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: 8/26/2013
	SHEET 7 OF 8

GENERAL NOTES APPLICABLE TO AMENDMENT NO. 5

- 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.
- 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, Instrument #198983, No. 3, Instrument #222435 and No. 4, Instrument #225470 .
- 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.
- 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.
- 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.
- 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.
- 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.

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 to creating 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

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	
 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: 8/26/2013
SHEET 8 OF 8	