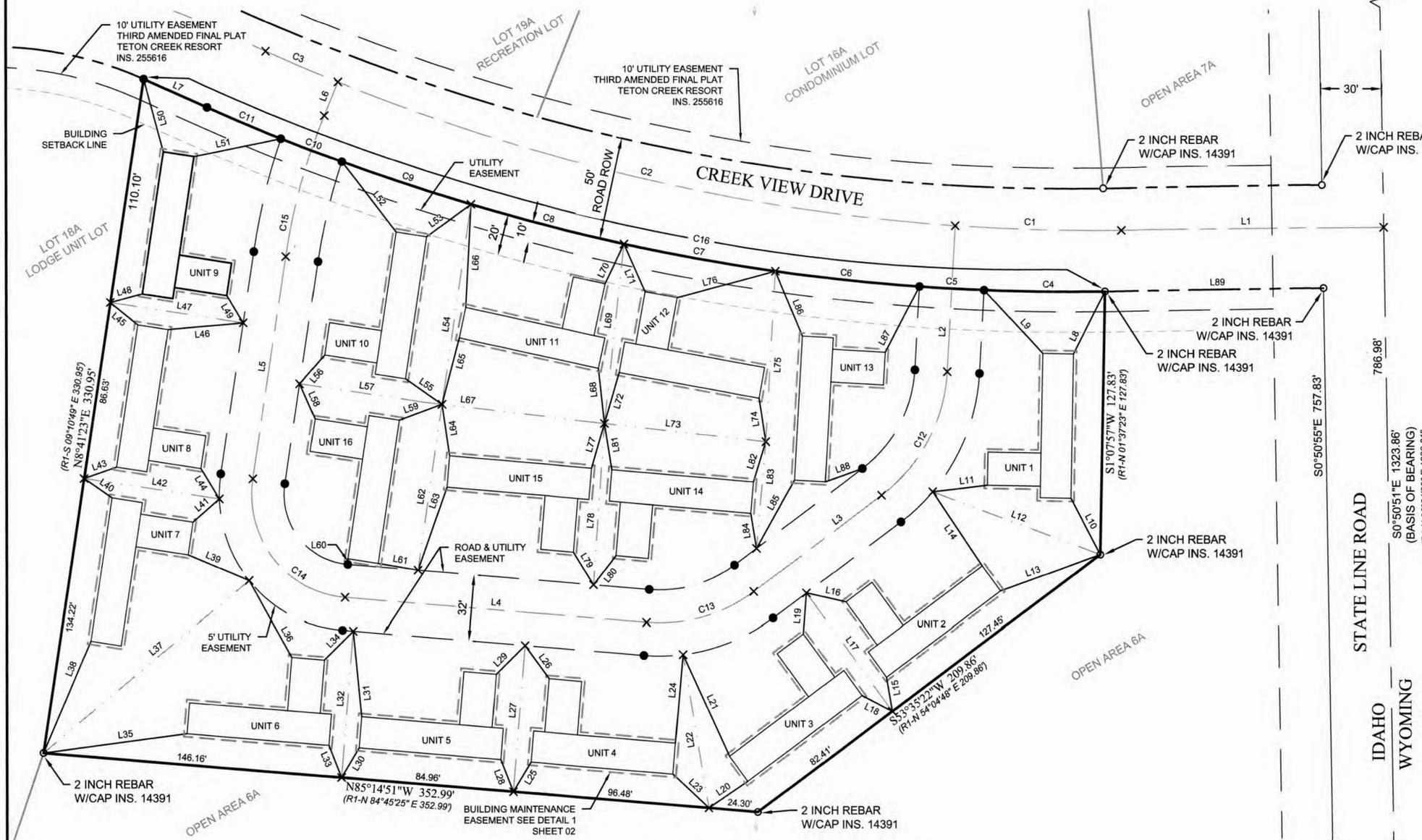
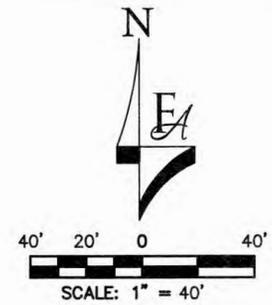


TETON CREEK RESORT
CONDOMINIUM PLAT PHASE I
 PART OF NE 1/4 SW 1/4 SECTION 20, TWP. 5 N, RANGE 46 E, B.M.
 TETON COUNTY, IDAHO



REFERENCES
 RECORD BEARING AND DISTANCE PER:
 R-1 = THIRD AMENDED FINAL PLAT INSTR. #255616

NARRATIVE:
 THIS PLAT WAS COMPLETED AT THE REQUEST OF THE CLIENT TO RECORD TETON CREEK RESORT CONDOMINIUM PLAT PHASE I PLAT.

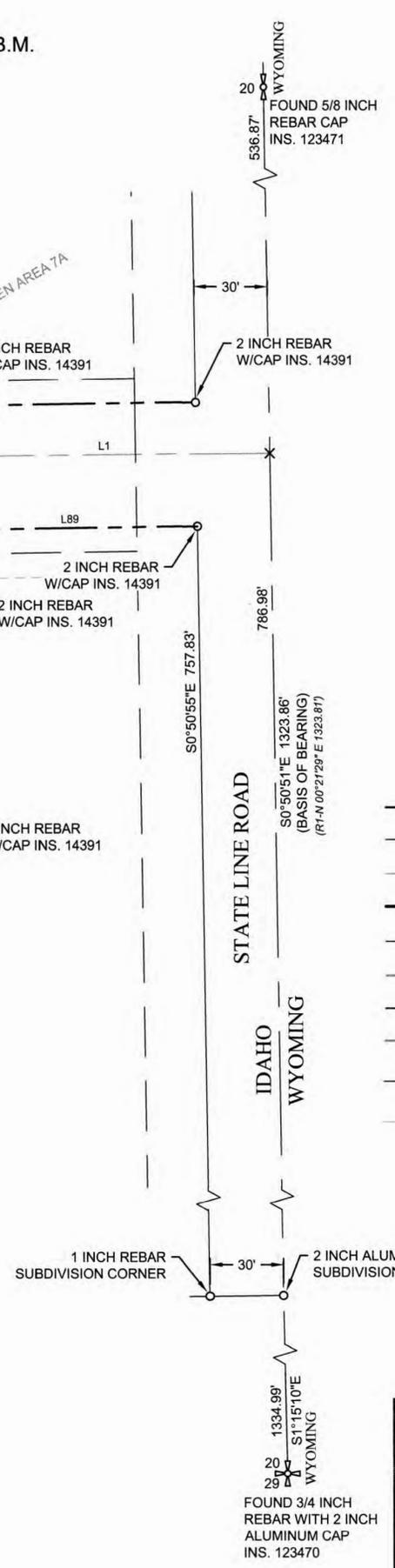
LEGEND

P.O.B.	POINT OF BEGINNING
X	CALCULATED POINT, NOTHING SET
o	FOUND REBAR AS NOTED
•	SET 5/8" X 24" REBAR WITH PLASTIC CAP MARKED PLS 13933
+	FOUND SECTION CORNER AS NOTED
⊗	FOUND QUARTER SECTION CORNER AS NOTED
---	RIGHT OF WAY
---	SECTION LINE
---	LIMITED COMMON AREA LINE
---	PROPOSED PROPERTY LINE
---	EASEMENT LINE
---	ADJACENT PROPERTY OWNERS
---	UNIT CORNER TIE LINE
---	BUILDING MAINTENANCE EASEMENT
---	TETON CREEK RESORT BOUNDARY LINE
---	BUILDING SETBACK LINE

- NOTES:**
- ALL BUILDING TIES SHOWN ARE TO EXTERIOR WALLS.
 - THE PHYSICAL BOUNDARIES OF THE BUILDING UNITS ARE THE EXTERIOR BEARING WALLS, FLOORS, ROOFS, FOUNDATIONS AND GARAGE THEREOF CONTAINED.
 - THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT, TITLE 55, CHAPTER 15, IDAHO CODE.
 - EACH OWNER SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER, UPON AND ACROSS THE COMMON AREA NECESSARY TO ACCESS THE UNIT, PROVIDE PUBLIC UTILITIES STREET LIGHT EASEMENT, PARKING AND OTHER SUCH COMMON USES, AND SUCH RIGHTS SHALL BE APPURTENANT TO AND PASS WITH TITLE TO EACH UNIT.
 - FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES, AND RELATIONSHIPS OF THE UNITS AND COMMON AREAS, SEE THE CONDOMINIUM DECLARATIONS FOR TETON CREEK RESORT CONDOMINIUM PLAT PHASE I AS FILED AS INSTRUMENT NO. _____ IN THE OFFICE OF THE COUNTY RECORDER. SEE ALSO EXISTING COVENANTS, CONDITIONS RESTRICTIONS AND RESERVATIONS FOR TETON CREEK RESORT P.U.D. AS FILED AS INSTRUMENT NO. _____ IN THE OFFICE OF TETON COUNTY RECORDER.
 - THE COMMON AREA OF THIS SHALL CONTAIN A BLANKET EASEMENT FOR GENERAL UTILITIES, INCLUDING WATER, SEWER., FALL RIVER ELECTRIC., TELEPHONE AND CABLE T.V..

- DESCRIPTION OF LIMITED COMMON SPACE:**
 THOSE PORTIONS OF COMMON PROPERTY AS FOLLOWS:
- LIMITED COMMON AREA MEANS THOSE PORTIONS OF COMMON AREA DESIGNATED FOR THE EXCLUSIVE USE OF AN OWNER OR OWNERS TO THE EXCLUSION, LIMITATION OR RESTRICTION OF OTHER OWNERS. SEE CONDOMINIUM DECLARATION 3.15 FOR MORE INFORMATION.

- DESCRIPTION OF COMMON AREA:**
 THOSE PORTIONS OF THE TETON CREEK RESORT CONDOMINIUM PLAT PHASE I PROPERTY AS FOLLOWS:
- ANY PROPERTY WHICH IS USED FOR INGRESS AND EGRESS TO THE UNITS.
 - EASEMENT FOR UTILITY SERVICES TO THE UNITS AND COMMON AREAS.
 - INSTALLATIONS THAT ARE REQUIRED TO PROVIDE UTILITY AND OTHER SERVICES TO EACH UNIT OR THE LIMITED COMMON SPACE.



FINAL PLAT FOR TETON CREEK RESORT CONDOMINIUM PLAT PHASE I	
PART OF NE 1/4 SW 1/4 SEC. 20, T. 5 N, R 46 E, B.M.	
FORSGREN <i>Associates Inc.</i>	Job No.: 01-20-0130
	Date: 6/11/2020
350 NORTH 2ND EAST, REXBURG, ID 83440 PH: 208.356.9201 FAX: 208.356.0206	Drawn By: SRJ
	SHEET: 01 of 02