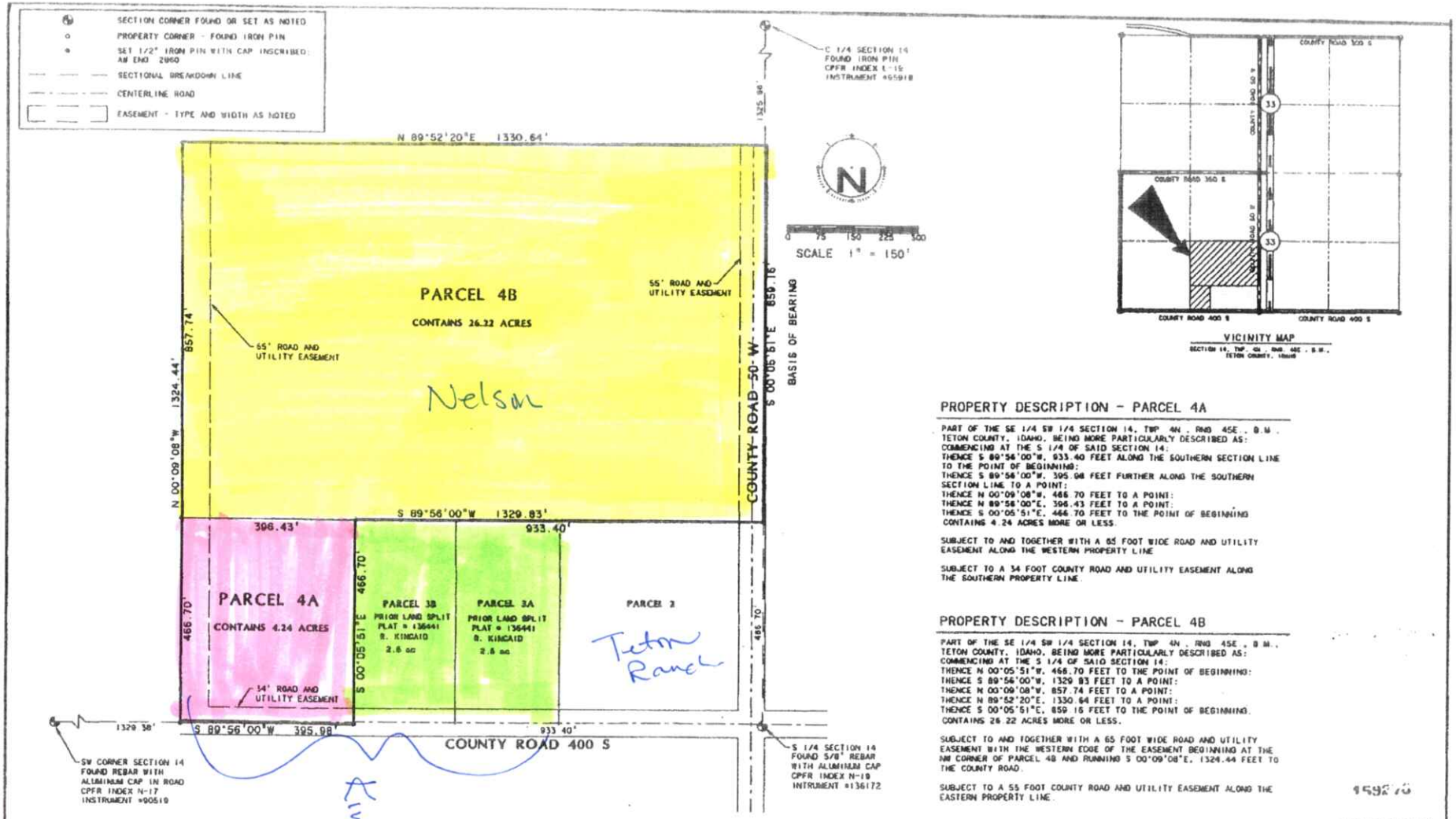

PROPERTY DESCRIPTION - PARCEL 4A

PART OF THE SE 1/4 SW 1/4 SECTION 14, TWP 4N., RNG 45E., B.M., TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE S 1/4 OF SAID SECTION 14;
THENCE S 89°56'00"W, 933.40 FEET ALONG THE SOUTHERN SECTION LINE TO THE POINT OF BEGINNING;
THENCE S 89°56'00"W, 395.98 FEET FURTHER ALONG THE SOUTHERN SECTION LINE TO A POINT;
THENCE N 00°09'08"W, 466.70 FEET TO A POINT;
THENCE N 89°56'00"E, 396.43 FEET TO A POINT;
THENCE S 00°05'51"E, 466.70 FEET TO THE POINT OF BEGINNING
CONTAINS 4.24 ACRES MORE OR LESS.

SUBJECT TO AND TOGETHER WITH A 65 FOOT WIDE ROAD AND UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE.

SUBJECT TO A 54 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE SOUTHERN PROPERTY LINE.

PROPERTY DESCRIPTION - PARCEL 4B

PART OF THE SE 1/4 SW 1/4 SECTION 14, TWP 4N., RNG 45E., B.M., TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE S 1/4 OF SAID SECTION 14;
THENCE N 00°05'51"W, 466.70 FEET TO THE POINT OF BEGINNING;
THENCE S 89°56'00"W, 1329.83 FEET TO A POINT;
THENCE N 00°09'08"W, 857.74 FEET TO A POINT;
THENCE N 89°52'20"E, 1330.64 FEET TO A POINT;
THENCE S 00°05'51"E, 859.16 FEET TO THE POINT OF BEGINNING.
CONTAINS 26.22 ACRES MORE OR LESS.

SUBJECT TO AND TOGETHER WITH A 65 FOOT WIDE ROAD AND UTILITY EASEMENT WITH THE WESTERN EDGE OF THE EASEMENT BEGINNING AT THE NW CORNER OF PARCEL 4B AND RUNNING S 00°09'08"E, 1324.44 FEET TO THE COUNTY ROAD.

SUBJECT TO A 55 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE EASTERN PROPERTY LINE.

159276

Instrument # 159276
DRIGGS, TETON, IDAHO
2003-12-31 01:58:47 No. of Pages: 1
Recorded for: A W ENGINEERING
NOLAN G. BOYLE Fee: 5.00
Ex-Officio Recorder Deputy
Index to: PROPERTY SURVEYS

RECEIVED
DEC 31 2003
TETON COUNTY
CLERK RECORDER

RECORDER'S CERTIFICATE

STATE OF IDAHO)
) SS
COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 200__, AT _____
AT THE REQUEST OF _____
INSTRUMENT NUMBER _____

_____
COUNTY RECORDER

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING ADMINISTRATOR ON THE FOLLOWING DATE UPON WHICH THIS PLAT WAS APPROVED AND ACCEPTED

Larry Profitt by
P & Z ADMINISTRATOR
Rachelle Plummer

12-31-03
DATE

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

SURVEYED CLC	01/03/02	NELSONLS DAT	DRAWN JVB	07/24/03	NELSONLS OCD	REVISED JVB	07/29/03

RECORD OF SURVEY
LAND SPLIT

PART OF THE SE 1/4 SW 1/4 SECTION 14, TWP. 4N., RNG. 45E., B.M., TETON COUNTY, IDAHO

Steven & Karen Nelson
PO Box 1012
Grass Valley, CA 95945
(530) 273-2733

AW Engineering
253 South Main P.O. Box 130
Victor, Idaho 83455
(208) 787-2952 awang@srv.net

PROJECT NO. 2002 - 017

SECTION 14