

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
BENEFICIAL USE FIELD REPORT

A Beneficial Use Field Report is prepared by a water right examiner as the result of an examination to clearly confirm and establish the extent of the beneficial use of water established in connection with a permit during the development period authorized by the permit and any extensions of time previously approved.

A. GENERAL INFORMATIONPermit No. 22-136241. Owner Big Sky Western BankPhone No. 307-413-3052Current address 49 Commons Loop Kalispell, MT. 599012. Examiner's name Cass JonesEXAM DATE 5/5/20173. Accompanied by Richard NansenEmail wyorick@icloud.comAddress PO Box 4858 Jackson WY. 83001Relationship to permit holder OperatorPhone No. 208-270-15254. Source Ground Water

tributary to _____

B. OVERLAP REVIEW1. Other water rights with the same place of use Teton Pipeline Assn, Freemont Madison Irri. Dist,2. Other water rights with the same source and point of diversion None**C. DIVERSION AND DELIVERY SYSTEM**

1. Point(s) of Diversion:

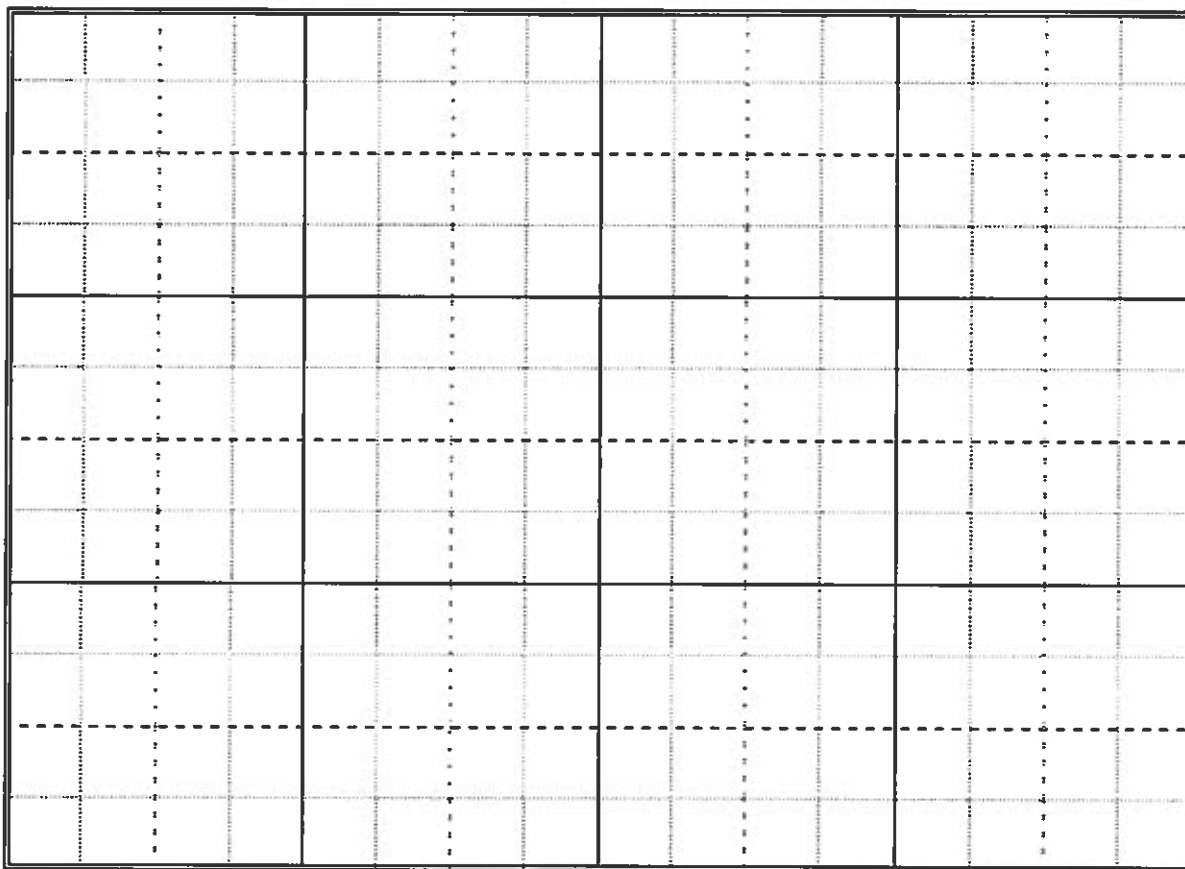
Ident. No.	Gov't Lot	¼	¼	¼	Sec	Twp	Rge	County	Method of Determination/Remarks
		NW	SE	NW	29	06N	44E	TETON	GPS
		NW	SE	NW	29	06N	44E	TETON	GPS

2. Place(s) of Use:

Method of determination _____

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
06N	44E	09											PWS						
06N	44E	16						PWS	PWS			PWS	PWS						
06N	44E	17	PWS			PWS									PWS	PWS	PWS	PWS	
06N	44E	20	PWS	PWS	PWS	PWS									PWS	PWS	PWS	PWS	
06N	44E	21						PWS	PWS			PWS							
06N	44E	29	PWS	PWS	PWS	PWS	PWS			PWS									

3. **Delivery System Diagram:** Indicate all major components and distances between components. Indicate weir size/ditch size/pipe diameter (inside), as applicable. Use the space provided or ☐ see attached.



Scale: 1" = _____

- ☒ Copy of USGS Quadrangle attached showing location(s) of point(s) of diversion and place(s) of use (required)
☒ Aerial photo attached (required for irrigation of 10+ acres)
☒ Photo of diversion and system attached

4.

Well or Diversion Identification No.*	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge Size
Well 1		30			5"
Well 2		50			5"

*Code to correspond with no. on map and aerial photo

D. FLOW MEASUREMENTS

1.

Measurement Equipment	Type	Make	Model No.	Serial No.	Size	Calib. Date
GE Panametrics Ultrasonic Meter	Ultrasonic	GE	PT878	10203		3/2017

2. **Measurements:** _____

Measurement was done using a GE Panametrics Ultrasonic Liquid Flow Meter. The measurement was done on a 5" discharge pipe that well #1 and well #2 both feed into. System was allowed to run for ~10 minutes before measurement was taken. An instantaneous measurement was taken for each well and then added together.

E. NARRATIVE/REMARKS/COMMENTS

Each well was measured individually out of the same discharge pipe that both wells feed into. The discharge pipe was 5" in diameter and ~ 4' long. A wall thickness of 0.125 was determined using the T-gauge provided with the Panametrics. The two measurements were then both added together to obtain a full flow rate measurement. Well 1 produced a maximum flow rate of 220.7 gpm or 0.49 cfs. Well 2 produced a maximum flow of 287.4 gpm or 0.64 cfs. With Well 1 and Well 2 combined a total flow rate of 508.1 gpm or 1.13 cfs was produced. Only 0.67 cfs of the 1.13 cfs flow rate produced will be licensed.

Both wells are located ~30' from the pump house to the west. Water is brought into the well house where the two wells converge into a single 5" discharge pipe. The discharge pipe is then run up hill to the south west to a 200,000 gal cement storage tank that is below ground. The water is then ran throughout the subdivision from this storage tank. Stub-ins have been provided at each platted lot and is ready to be hooked up as soon as the houses are built. Only one clubhouse and domestic home is currently on the system. This permit is only for in house domestic use. Lawn irrigation and fire protection is covered by surface water right.

Has the permit holder met all conditions of permit approval, including any mitigation requirements and/or measuring device installation requirements? ☒ Yes ☐ No If no, what must be done to meet the permit requirements?

F. FLOW CALCULATIONS☐ Additional computation sheets attached

Measured Method:

GE Panametrics Transport PT878 Liquid Flow Meter

Well 1- 220.7 gpm / 0.49 cfs

Well 2- 287.4 gpm / 0.64 cfs

Combined Flow Rate - 508.1 gpm / 1.13 cfs

Limited by permit to 0.67 cfs

G. VOLUME CALCULATIONS

1. Volume Calculations for Irrigation:

 $V_{IR} = (\text{Acres Irrigated}) \times (\text{Irrigation Requirement}) =$ _____ $V_{DR} = [\text{Diversion Rate (cfs)}] \times (\text{Days in Irrigation Season}) \times 1.9835 =$ _____ $V = \text{Smaller of } V_{IR} \text{ and } V_{DR} =$ _____

2. Volume Calculations for Other Uses:

(358 Homes) $\times$ (0.6 af) = 214.8 afa**H. RECOMMENDATIONS**

1. Recommended Amounts

Beneficial Use	Period of Use		Rate of Diversion Q (cfs)	Annual Volume V (afa)
	From	To		
Municipal	01/01	12/31	0.67 cfs	214.8 afa
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Totals:			0.67 cfs	214.8 afa

2. Recommended Amendments

☐ Change P.D. as reflected on page 1☐ Add P.D. as reflected on page 1☒ None☐ Change P.U. as reflected on page 1☐ Add P.U. as reflected on page 1☐ Other**I. AUTHENTICATION**

Field Examiner's Signature



Date 5/8/2017

Reviewer

James Cefalo

Date

7/17/17

SEAL

SCANNED
JUL 18 2017

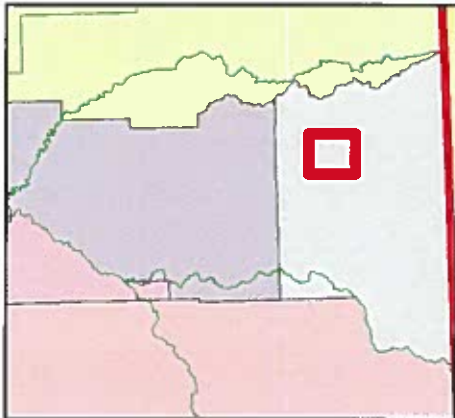


Big Sky Western Bank C/O Glacier Bancorp

Water Rights: 22-13624

Municipal Service Area Boundary
GIS Place of Use Illustration

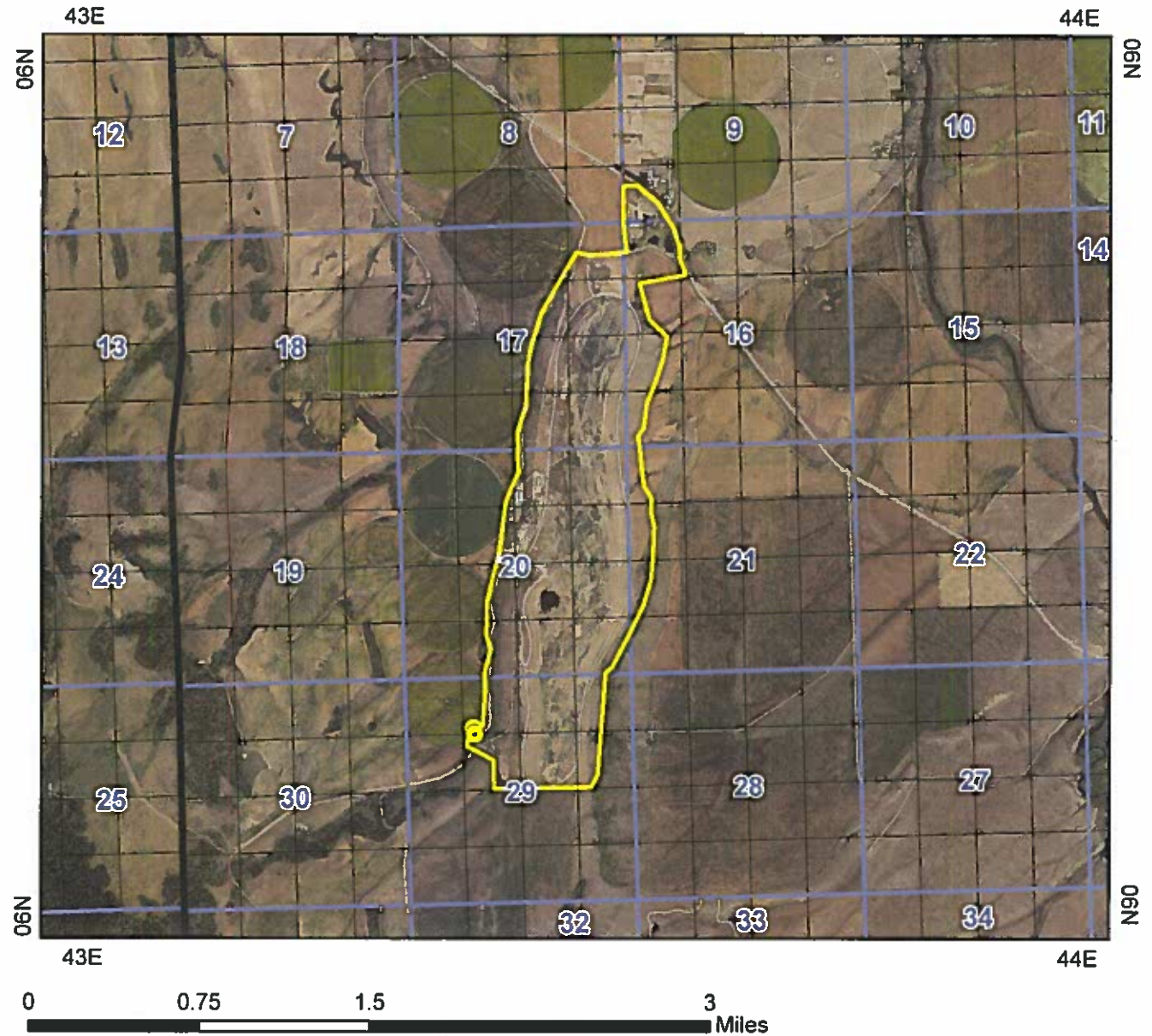
-  Service Area
-  Point of Diversion
-  State Outline
-  Townships
-  PLS Sections



Teton County
IDWR Basin 22

Prepared by Jones, Cass

Background: 2015 Aerial Photography





1 of 2 wells outside pump house



Well 2 of 2 outside of pump house



Complete system



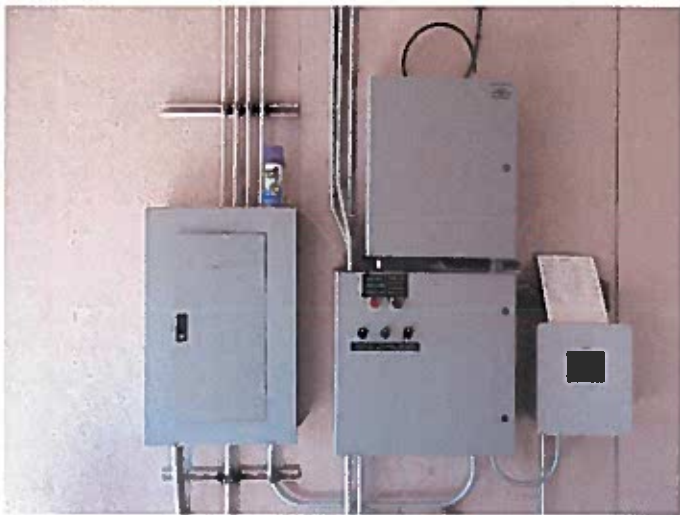
Mag Flow meter installed



Step back picture of system



Electrical system for pumps



Electrical system for pumps



Pressure gauge on system



Box with stub-ins



200,000 gal storage tank access point



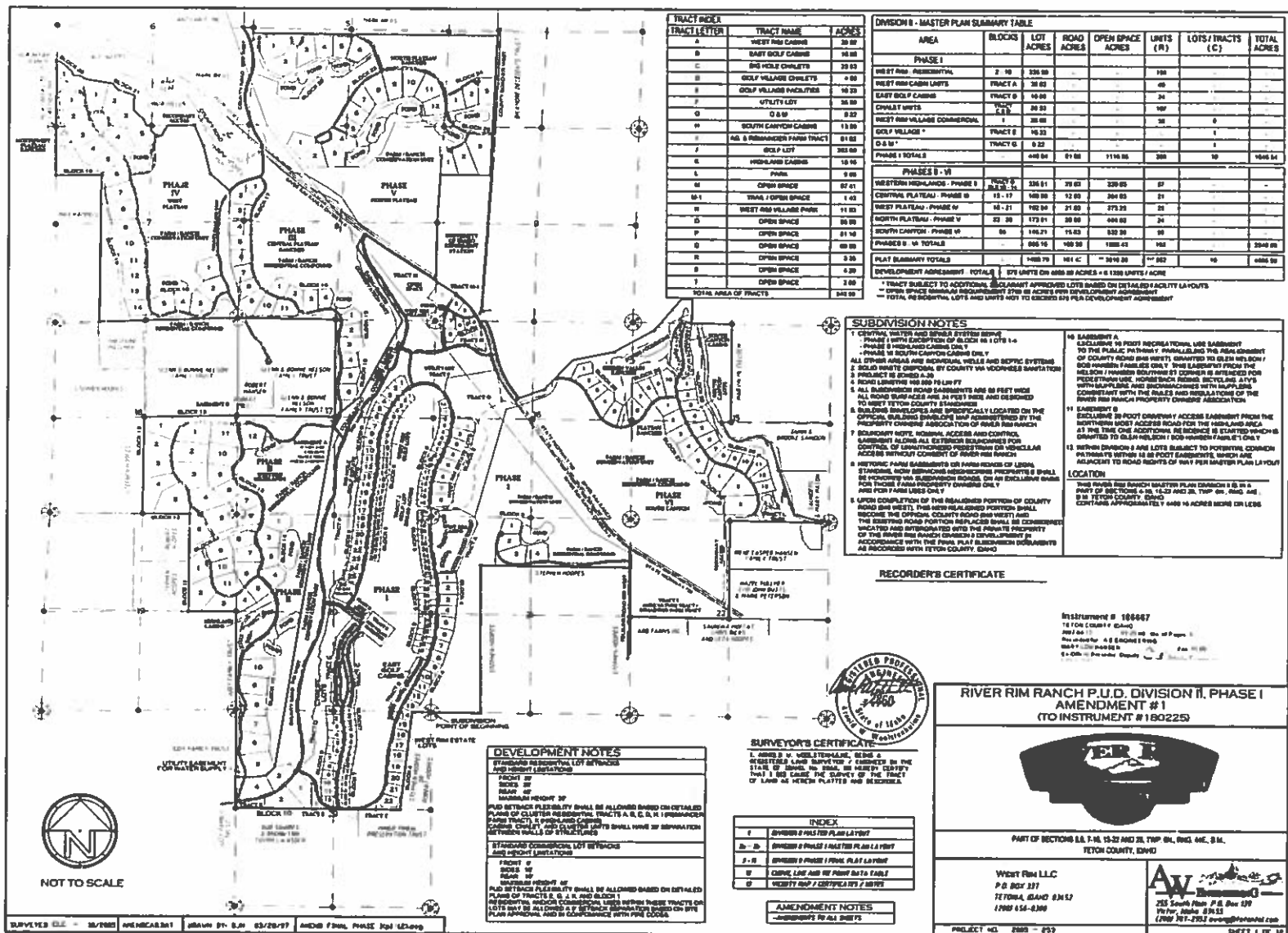
Sewage treatment facility

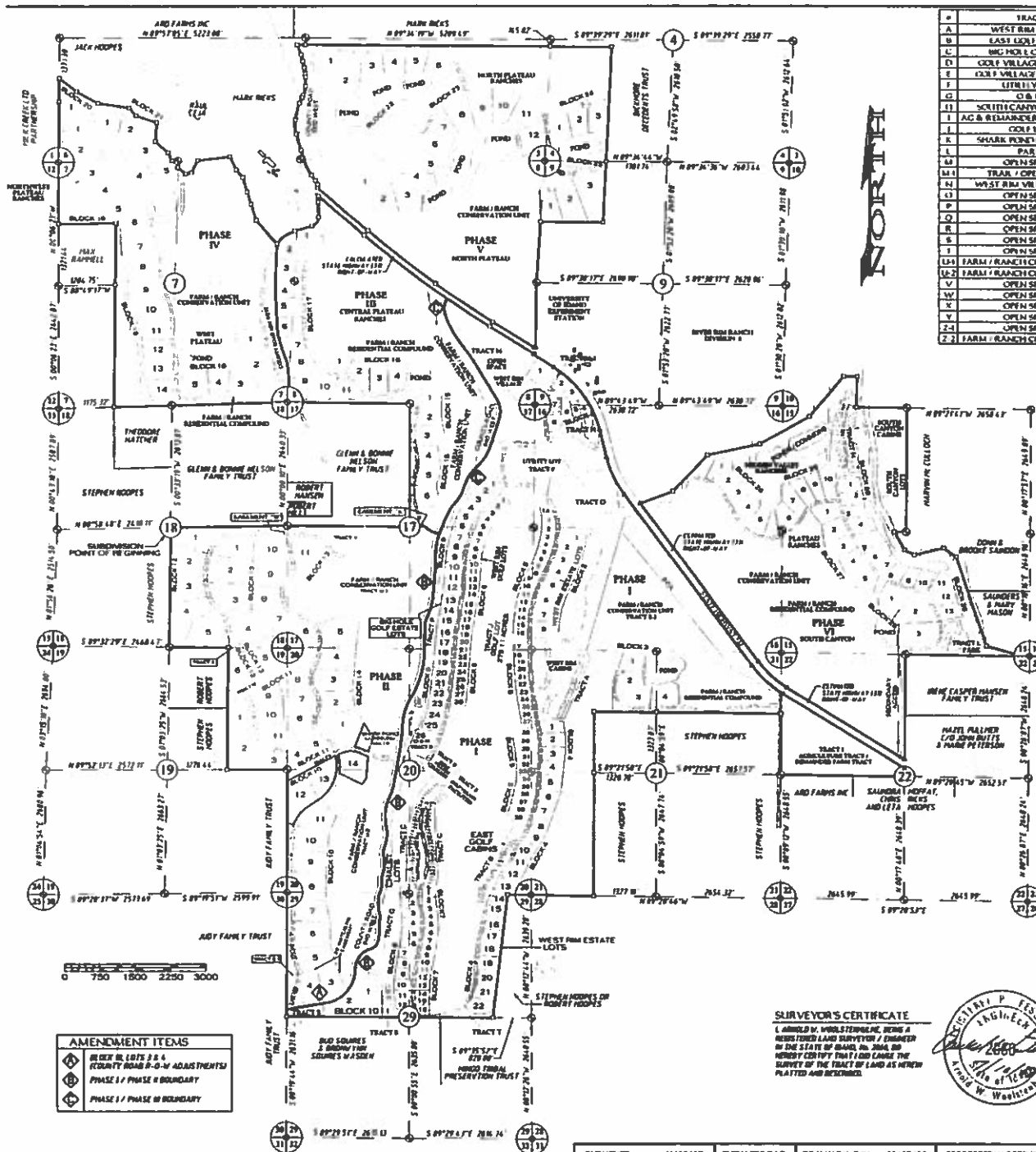


Booster pump station

SEC 5,6,7-10, 15-22 AND 29
TWP 6N, RNG 44E

RIVER RIM RANCH
AMENDMENT #1
REFER TO INST # 180225





#	TRACT	PHASE	PHASE II - VI
A	WEST RIM CANNON	PHASE I	
B	EAST CANNON	PHASE I	
C	WEST RIM CANNON	PHASE I	
D	WEST RIM CANNON	PHASE I	
E	WEST RIM CANNON	PHASE I	
F	WEST RIM CANNON	PHASE I	
G	WEST RIM CANNON	PHASE I	
H	WEST RIM CANNON	PHASE I	
I	WEST RIM CANNON	PHASE I	
J	WEST RIM CANNON	PHASE I	
K	WEST RIM CANNON	PHASE I	
L	WEST RIM CANNON	PHASE I	
M	WEST RIM CANNON	PHASE I	
N	WEST RIM CANNON	PHASE I	
O	WEST RIM CANNON	PHASE I	
P	WEST RIM CANNON	PHASE I	
Q	WEST RIM CANNON	PHASE I	
R	WEST RIM CANNON	PHASE I	
S	WEST RIM CANNON	PHASE I	
T	WEST RIM CANNON	PHASE I	
U	WEST RIM CANNON	PHASE I	
V	WEST RIM CANNON	PHASE I	
W	WEST RIM CANNON	PHASE I	
X	WEST RIM CANNON	PHASE I	
Y	WEST RIM CANNON	PHASE I	
Z	WEST RIM CANNON	PHASE I	

DIVISION II - MASTER PLAN SUMMARY TABLE									
AREA	PLUCKS	LOT ACRES	ROAD ACRES	OPEN SPACE ACRES	UNITS (R)	UNITS (C)	TOTAL ACRES		
PHASE I									
WEST RIM RESIDENTIAL	2	10	327.79		10		327.79		
WEST RIM CANNON	1	10	327.79		10		327.79		
EAST CANNON	1	10	327.79		10		327.79		
CHALET LOTS	1	10	327.79		10		327.79		
WEST RIM CANNON	1	10	327.79		10		327.79		
WEST RIM CANNON	1	10	327.79		10		327.79		
WEST RIM CANNON	1	10	327.79		10		327.79		
WEST RIM CANNON	1	10	327.79		10		327.79		
WEST RIM CANNON	1	10	327.79		10		327.79		
WEST RIM CANNON	1	10	327.79		10		327.79		
PHASE I TOTALS			327.79		10		327.79		
PHASES II - VI									
WESTERN HIGHLANDS - PHASE II	1	10	327.79		10		327.79		
CENTRAL PLATEAU - PHASE III	1	10	327.79		10		327.79		
WEST PLATEAU - PHASE IV	1	10	327.79		10		327.79		
NORTH PLATEAU - PHASE V	1	10	327.79		10		327.79		
SOUTH CANYON - PHASE VI	1	10	327.79		10		327.79		
PHASES II - VI TOTALS			1638.95		60		1638.95		
RESERVE LIMITS									
PLAT SUMMARY TOTALS			1966.74		70		1966.74		

SUBDIVISION NOTES

1. CENTRAL WATER AND SEWER SYSTEMS SHALL BE PROVIDED BY THE TETON COUNTY WATER AND SEWER DEPARTMENT.
2. ALL OTHER AREAS ARE INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
3. SOLID WASTE DISPOSAL OF COUNTY VIA TETON COUNTY SANITATION DEPARTMENT.
4. PHASE I IS ZONED A-20.
5. ALL SUBDIVISION ROAD RIGHTS-OF-WAY ARE 60 FEET WIDE EXCEPT WITHIN DIVISION II, PHASE II WHICH ARE 40 FEET WIDE WITH 20 FOOT WIDE UTILITY EASEMENTS ON EACH SIDE. ALL ROAD SUMMITS ARE 20 FEET WIDE AND DESIGNED TO MEET TETON COUNTY STANDARDS. TETON COUNTY FARM AND RANCH CONSERVATION TRACTS SHALL HAVE 100 FOOT RIGHTS-OF-WAY.
6. ROAD RIGHT-OF-WAY ARE SPECIFICALLY LOCATED ON THE OFFICIAL PLAT MAP AND SHALL BE ADJUSTED BY THE PROPERTY OWNERS' ASSOCIATION OF RIVER RIM RANCH.
7. BOUNDARY NOTE: INDIVIDUAL ACCESS AND CONTROL EASEMENT ALONG ALL EXTENSION BOUNDARIES FOR CONTROL OF UNIMPROVED PLOTS SHALL BE PROVIDED AS ACCESS WITHOUT CONSENT OF RIVER RIM RANCH.
8. HISTORIC FARM EASEMENTS ON FARM ROADS OF LEGAL STANDING, NOW SERVING NEIGHBORING PROPERTIES SHALL BE HONORED VIA SUBDIVISION ROADS, ON AN EXCLUSIVE BASIS, FOR THESE FARM PROPERTY OWNERS ONLY.
9. UPON COMPLETION OF THE REDEVELOPMENT OF COUNTY ROAD 1940 WEST, THE NEW REDEVELOPMENT SHALL BECOME THE OFFICIAL COUNTY ROAD 1940 WEST AND THE EXISTING ROAD PORTION BETWEEN 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 APPROVED WITH TETON COUNTY, IDAHO.
10. EASEMENT A: EXCLUSIVE 80 FOOT RECREATIONAL USE EASEMENT TO THE PUBLIC PATHWAY, PARALLELING THE REDEVELOPMENT OF COUNTY ROAD 1940 WEST, GRANTED TO RIVER RIM RANCH / BOB HANSEN FARM TRACTS ONLY. THIS EASEMENT FROM THE NELSON / HANSEN SOUTHWEST CORNER IS INTENDED FOR PEDESTRIAN USE, HORSEBACK RIDING, BICYCLING, ATVs, WITH HOUNDS AND LUNCHBAGS WITHIN THE CORNER CONSISTENT WITH THE RULES AND REGULATIONS OF THE RIVER RIM RANCH PROPERTY OWNERS' ASSOCIATION.
11. EASEMENT B: EXCLUSIVE 80 FOOT DRIVEWAY ACCESS EASEMENT FROM THE NORTHERN HILL ACCESS ROAD FOR DIVISION II - PHASE II AT THE TIME ONE ADDITIONAL RESIDENT IS STARTED WHICH IS GRANTED TO BOB HANSEN / BOB HANSEN FARM TRACTS ONLY.
12. OPEN SPACE TRACT "X" IS SUBJECT TO A LIMITED ACCESS AGREEMENT WITH RIVER RIM RANCH PROPERTY OWNERS AND SUBJECT TO FUTURE COUNTY REVIEW AND APPROVAL AS WELL AS DEED ABSTRACT REVIEW AND APPROVAL.
13. WITHIN DIVISION II ARE LOTS SUBJECT TO POTENTIAL COMMON PATHWAYS WITHIN 80 FOOT EASEMENTS, WHICH ARE ADJACENT TO ROAD RIGHTS-OF-WAY PER MASTER PLAN PLAT.
14. COUNTY ROAD 1940 WEST IS THE APPROVED PHASE I / PHASE II BOUNDARY DIVISION II.
15. 141 SINGLE FAMILY RESIDENTIAL UNITS HAVE BEEN LOCATED IN PLACE OF 1200 LOTS UNITS (FORMER TRACT "X") DEVELOPER RESERVES 1200 RESIDENTIAL LOTS IN A FUTURE DEVELOPMENT, SUBJECT TO COUNTY REVIEW.

SUBDIVISION STANDARDS

RESIDENTIAL LOT STANDARDS			
FRONT: 30'	DEPT: 30'	REAR: 60'	MAXIMUM HEIGHT: 30'
PLAT SETBACKS: SETBACKS SHALL BE ALL ORIGINALLY BASED ON DETAILED PLANS OF CLUSTERED RESIDENTIAL TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.			
CANNON, CHALET, AND CLUSTER LOTS SHALL HAVE 20' SEPARATION BETWEEN WALLS OF 3 STRUCTURES.			
COMMERCIAL LOT STANDARDS FOR BUILDING SETBACKS			
FRONT: 0'	DEPT: 0'	REAR: 0'	MAXIMUM HEIGHT: 65'
PLAT SETBACKS: SETBACKS SHALL BE ALL ORIGINALLY BASED ON DETAILED PLANS OF TRACTS C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.			
RECREATIONAL AND/OR COMMERCIAL USE WITHIN TRACTS C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z MAY BE ALLOWED A 10' SETBACK SEPARATION BASED ON CITY PLAT APPROVAL AND IN CONFORMANCE WITH TETON CODES.			

RECORDERS CERTIFICATE

STATE OF IDAHO
COUNTY OF TETON
I, THE COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 2007, AT THE REQUEST OF _____, INSTRUMENT NUMBER _____.

Instrument # 198983

TETON COUNTY, IDAHO

1-21-2008 01:19:00 No. of Pages: 2

Recorded by: ANA ENGINEERING

MARY LOU HANSEN 1 Jan 22 08

Office Fax number: 208-725-1111

Phone: 208-725-1111

Address: 255 SOUTH MAIN, P.O. BOX 139

Victor, Idaho 83455

(208) 725-1111

www.AV-engineering.com

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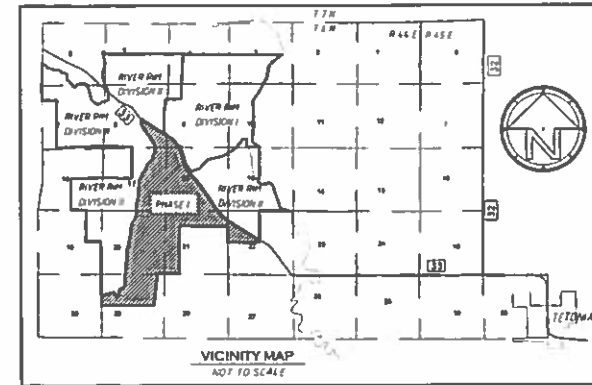
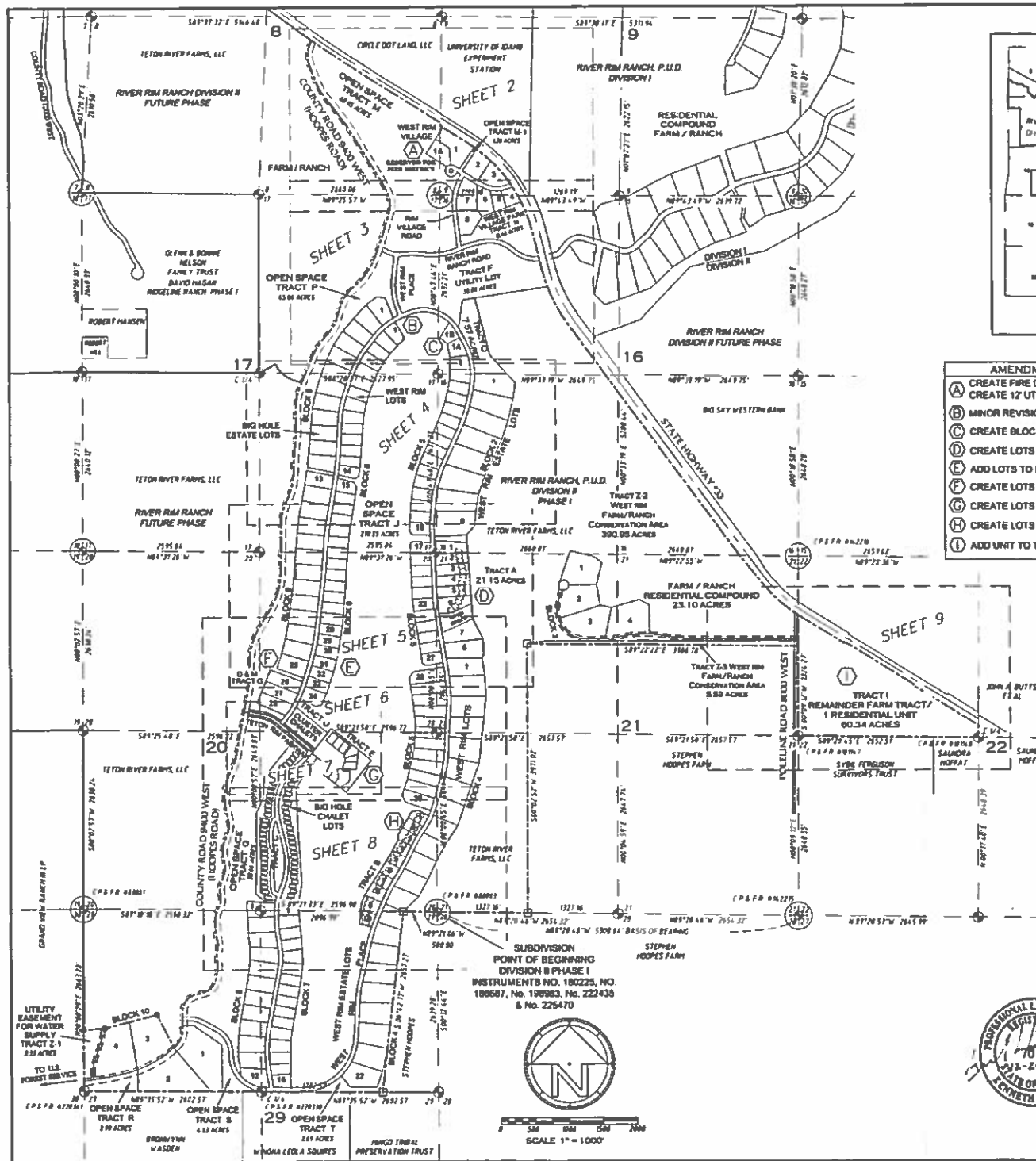
SURVEYOR'S CERTIFICATE

I, ARNOLD W. MOORE, SURVEYOR, BEING A RESIDENT LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE CONDUCTED THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND RETURNED.



SURVEYED 11/06/07 CHECKED BY: B.M. 02/05/08 CORRECTED MASTER.DWG REVISED BY: B.M. 06/12/08 PROJECT NUMBER: 2007-199

SHEET 1 OF 2



AMENDMENT LEGEND	
(A)	CREATE FIRE DISTRICT BLOCK 1 LOT 1A, CREATE 12' UTILITY/TRAIL ACCESS EASEMENT
(B)	MINOR REVISION TO DIMENSIONS
(C)	CREATE BLOCK 5 LOT 18
(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 "J.M. 7012"

Lot corner not set; monuments to be set within one year of recording date.

Corner Found - AW Engineering Alum. Cap

Easement centerline point nothing set

Dimension as shown on previous Plat-Instr #180687

Division II, Phase I Boundary line

Right-of-Way/Easement line

Section lines

Instrument # 231394

TETON COUNTY, IDAHO

Recorded for: RENDEZVOUS ENGINEERING

WANTY LINDA HANSEN

Ex. Officer Recorder

Date of Plat

**RIVER RIM RANCH P.U.D.
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

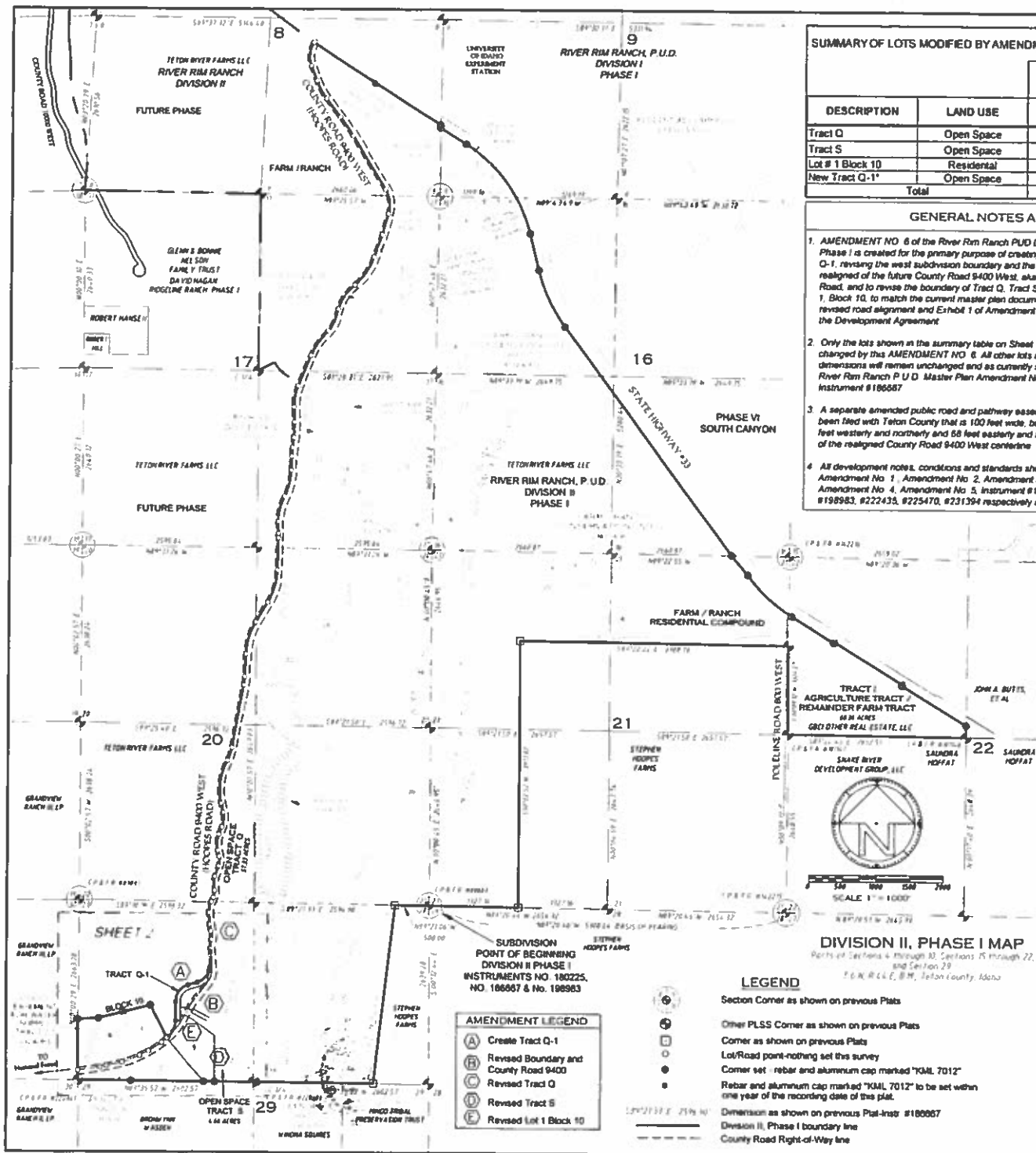
Project No.: 05003

Prepared By: K.M., K.C.

Date Prepared: 4/13/2013

Rev. Date: 12/18/13

SHEET 1 OF 10



SUMMARY OF LOTS MODIFIED BY AMENDMENT NO 6 OF THE RIVER RIM RANCH DIVISION II PHASE I

DESCRIPTION	LAND USE	RECORDED DOCUMENTS / (INSTRUMENT NUMBER) (Size in acres. Based upon record information for 222435)	
		AMENDMENT NO. 3 (222435)	AMENDMENT NO. 6 (Instrument No. Pending)
Tract Q	Open Space	58.64	57.33
Tract S	Open Space	4.47	4.66
Lot # 1 Block 10	Residential	9.45	9.09
New Tract Q-1*	Open Space	n/a	1.78
Total		72.56	72.86

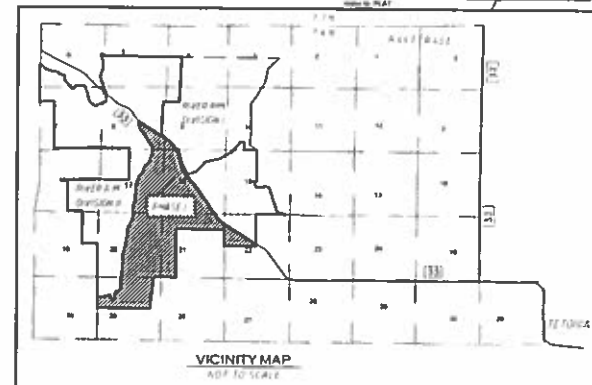
- GENERAL NOTES APPLICABLE TO AMENDMENT NO. 6**
- AMENDMENT NO. 6 of the River Rim Ranch P.U.D. Division II Phase I is created for the primary purpose of creating Tract Q-1, revising the west subdivision boundary and the centerline of the future County Road 9400 West, aka Hoopes Road, and to revise the boundary of Tract Q, Tract S and Lot 1, Block 10, to match the current master plan documents, revised road alignment and Exhibit 1 of Amendment No. 1 of the Development Agreement.
 - Only the lots shown in the summary table on Sheet 1 will be changed by this AMENDMENT NO. 6. All other lots and dimensions will remain unchanged and as currently shown on River Rim Ranch P.U.D. Master Plan Amendment No. 1, Instrument #186667.
 - A separate amended public road and pathway easement has been filed with Teton County that is 100 feet wide, being 32 feet westerly and northerly and 68 feet easterly and southerly of the realigned County Road 9400 West centerline.
 - All development notes, conditions and standards shown on Amendment No. 1, Amendment No. 2, Amendment No. 3, Amendment No. 4, Amendment No. 5, Instrument #186667, #198983, #222435, #225470, #231394 respectively and Amended Development Agreement No. 1, Instrument # 220042 shall remain unchanged by this AMENDMENT NO. 6.
 - The overall River Rim Ranch Master Plan shall provide a minimum of 2700 acres of open space and not exceed 578 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.



SHEET LEGEND

- Sheet 1 - Cover Sheet
- Sheet 2 - Details
- Sheet 3 - Description and Dedications

Instrument # 235774
TETON COUNTY, IDAHO
3-16-2016 09:55:06 AM No. of Pages: 1
Recorded by: RENDEZVOUS ENGINEERING
MARY LOU HADSEN 3/16/2016
E: Office Recorder Deputy



DIVISION II, PHASE I MAP
Parts of Sections 4 through 10, Sections 15 through 22, and Section 29
T6N, R44E, B1M, Teton County, Idaho

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"
- Rebar and aluminum cap marked "KML 7012" to be set within one year of the recording date of the plat.
- Dimension as shown on previous Plat-Instr #186667
- Division II, Phase I boundary line
- County Road Right-of-Way line

AMENDMENT LEGEND

(A)	Create Tract Q-1
(B)	Revised Boundary and County Road 9400
(C)	Revised Tract Q
(D)	Revised Tract S
(E)	Revised Lot 1 Block 10

**RIVER RIM RANCH P.U.D.
AMENDMENT NO. 6
DIVISION II PHASE I
TO INSTRUMENTS #186667, #198983,
#222435, #225470 AND #231394
LOCATED IN THE NW 1/4, SECTION 29; T6N; R44E B.M.,
TETON COUNTY, IDAHO**

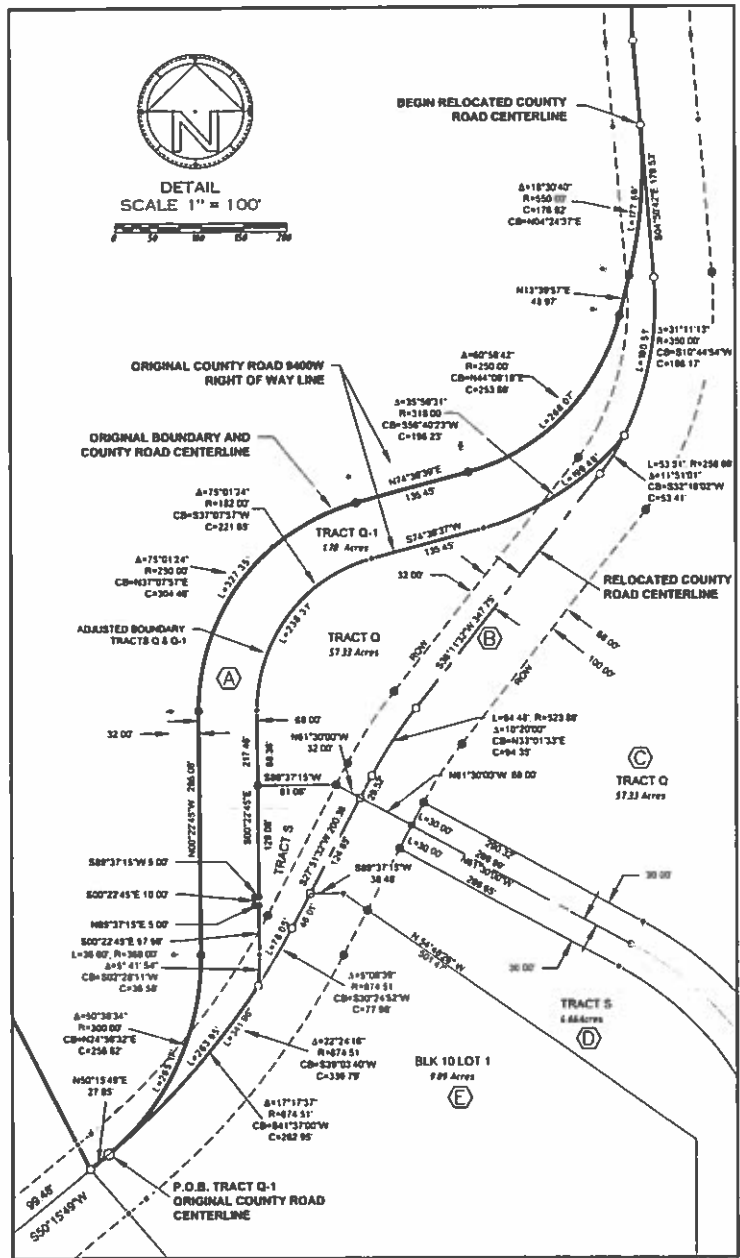


RENDEZVOUS ENGINEERING, P.C.
P.O. BOX 4658 JACKSON, WYOMING 83001
25 SOUTH GROS VENTURE STREET
PHONE: 307.733.5252 FAX: 307.733.2334

Project No. 14-008
Prepared By: KML, EC
Date Prepared: 3/20/2015
Rev Date:
SHEET 1 OF 3



DETAIL
SCALE 1" = 100'



Instrument # 235774
TETON COUNTY, IDAHO
5-18-2015 09:54 AM
Recorded for RENDEZVOUS ENGINEERING
MARY LOU HANSEN
Ez Office Recorder Deputy
JAN 21 2015

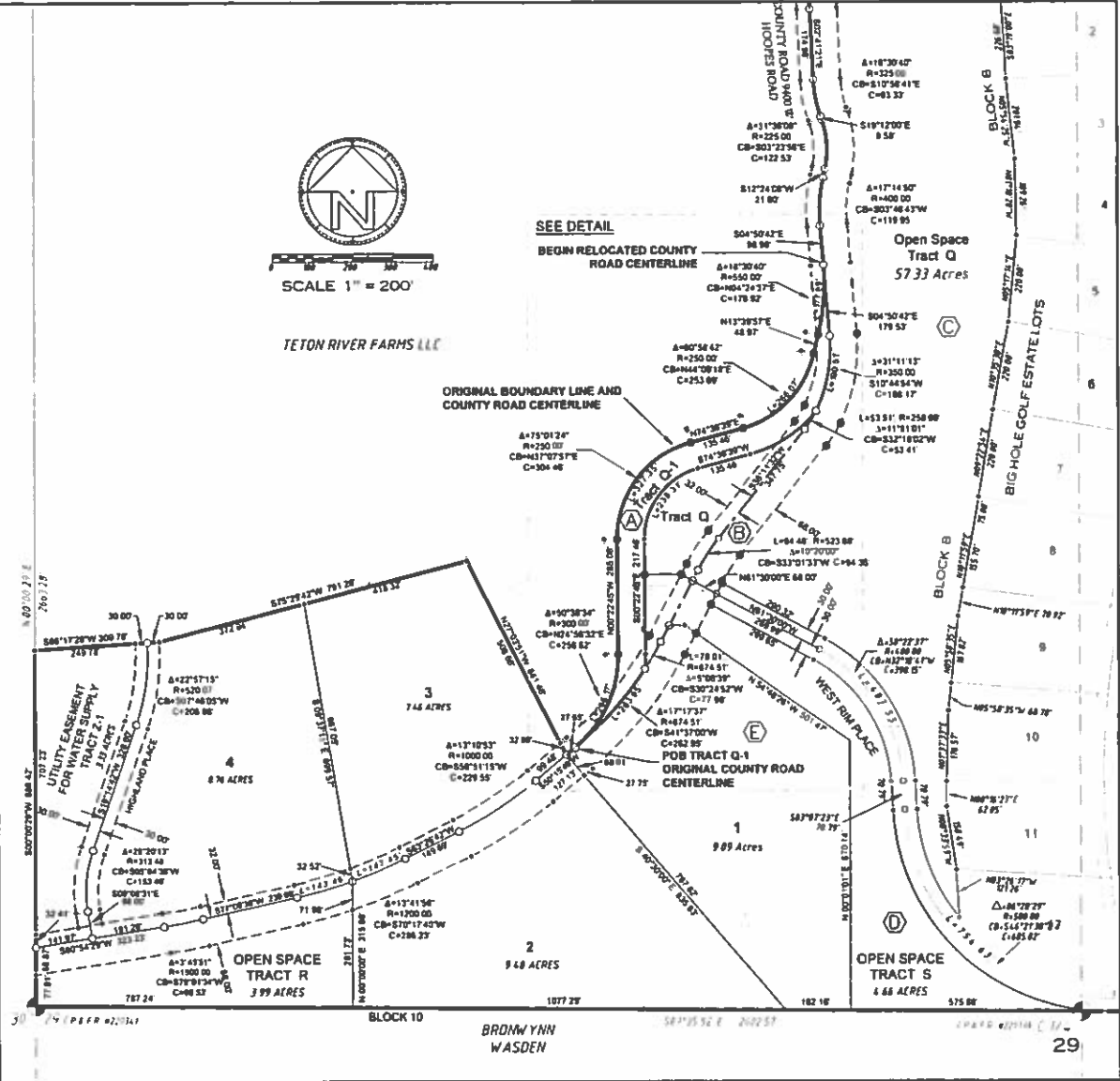


AMENDMENT LEGEND	
(A)	Create Tract Q-1
(B)	Revised Boundary and County Road 9400
(C)	Revised Tract Q
(D)	Revised Tract S
(E)	Revised Lot 1 Block 10



SCALE 1" = 200'

TETON RIVER FARMS LLC



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-noting set this survey

Corner set - rebar and aluminum cap marked "KML 7012"

Rebar and aluminum cap marked "KML 7012" to be set within one year of the recording date of this plat.

Dimension as shown on previous Plat-Instr. #180667

Division II, Phase I boundary line

County Road Right-of-Way line

RIVER RIM RANCH P.U.D.
AMENDMENT NO. 6
DIVISION II PHASE I
TO INSTRUMENTS #186667, #198983,
#222435, #225470 AND #231394
LOCATED IN THE NW1/4, SECTION 29; T6N; R4E B.M.,
TETON COUNTY, IDAHO



RENDEZVOUS ENGINEERING, P.C.
P.O. BOX 4858 JACKSON, WYOMING 83001
25 SOUTH GROSVENTRE STREET
PHONE - 307.733.5252 FAX - 307.733.2334

Project No. 19-008
Prepared By: KML/KC
Date Prepared: 2/20/2015
Rev. Date:

BOUNDARY DESCRIPTION**DESCRIPTION OF TRACT Q-1**

Tract Q-1 a portion of Tract Q, Tract 5 and Lot 1, Block 10, of Division II Phase I of the River Rim Ranch P.U.D., Master Plan, Amendment No. 3, Instrument No. 222435, and also on Instruments No. 198983, Instrument No. 186667 and No. 180225 as recorded in the Clerk and Recorder's Office, Teton County, Idaho and located in part of the NW1/4 of Section 29, all within T6N, R44E, B.M., Teton County, Idaho and being more particularly described as follows:

Commencing at the corner common to Lot 1 and Lot 3, Block 10 of Division II Phase I of the River Rim Ranch P.U.D., Master Plan, Amendment No. 3, and being a corner on the easterly line of Teton River Farms, LLC, tract and on the centerline of County Road 9400 West (aka Hoopes Road), thence along the easterly line of said Teton River Farms, LLC, the westerly line said Division II Phase I and said County Road centerline, N50°15'49"E, 27.65 feet to the beginning of a curve, concave northwesterly, having a radius of 300.00 feet and being the True Point of Beginning;

Thence along said line common to said Teton River Farms, LLC, and said Division II Phase I of the River Rim Ranch P.U.D. the following 7 courses:

Thence along said curve 261.17 feet, through a central angle of 50°38'34", the chord of which bears N24°56'32"E, 236.62 feet;

Thence N00°22'45"W, 285.06 feet to the beginning of a curve, concave southeasterly, having a radius of 250.00 feet;

Thence along said curve 327.35 feet, through a central angle of 75°01'24", the chord of which bears N17°07'57"E, 304.46 feet;

Thence N74°38'39"E, 135.45 feet to the beginning of a curve, concave northwesterly, having a radius of 250.00 feet;

Thence along said curve 266.07 feet, through a central angle of 60°58'42", the chord of which bears N44°09'18"E, 251.69 feet;

Thence N13°39'57"E, 48.97 feet to the beginning of a curve, concave northwesterly, having a radius of 350.00 feet;

Thence along said curve 177.69 feet, through a central angle of 18°30'40", the chord of which bears N04°24'37"E, 176.92 feet to the beginning of the relocated centerline of said County Road 9400 West;

Thence leaving said easterly line Teton River Farms, LLC, and westerly line Division II Phase I of the River Rim Ranch P.U.D., Master Plan, Amendment No. 3, and along said relocated centerline S04°50'42"E, 178.53 feet to the beginning of a curve, concave westerly, having a radius of 350.00 feet;

Thence along said curve 190.51 feet, through a central angle of 31°11'13", the chord of which bears S10°44'54"W, 188.17 feet to a non-tangent curve, concave northwesterly, having a radius of 318.00 feet;

Thence leaving said relocated centerline and along said curve 199.48 feet, through a central angle of 35°56'31", the chord of which bears S56°40'23"W, 196.23 feet;

Thence S74°38'39"W, 135.45 feet to the beginning of a curve, concave southeasterly, having a radius of 182.00 feet;

Thence along said curve 238.31 feet, through a central angle of 75°01'24", the chord of which bears S37°07'57"W, 221.65 feet;

Thence S00°22'45"E, 217.46 feet;

Thence S89°37'15"W, 5.00 feet;

Thence S00°22'45"E, 10.00 feet;

Thence N89°37'15"E, 5.00 feet;

Thence S00°22'45"E, 57.59 feet to the beginning of a curve, concave westerly, having a radius of 368.00 feet;

Thence along said curve 36.60 feet, through a central angle of 5°41'54", the chord of which bears S02°28'11"W, 36.58 feet to a point on said relocated centerline and the beginning of a non-tangent curve, concave northwesterly, having a radius of 874.51 feet;

Thence with said relocated centerline and along said curve 263.95 feet, through a central angle of 17°17'37", the chord of which bears S41°37'00"W, 262.95 feet to the Point Of Beginning

Containing an area of 1.78 acres, more or less.

Subject to any and all Rights-of-Way and Easements recorded and/or existing including the following:

That portion of said relocated County Road 9400 (aka Hoopes Road) Right-of-Way as shown hereon and lying within the above described Tract Q-1.

OWNER'S CERTIFICATE**OWNER'S CERTIFICATE**

Be it known that the undersigned owners of the herein plattd land known as the River Rim Ranch PUD Division II Phase I agree to amend Amendment No. 3, Instrument No. 222435, as recorded in the Clerk and Recorder's Office, Teton County, Idaho on June 3, 2012;

That the purpose of this amendment is to relocate a portion of the west boundary of Division II in the NW 1/4 of Section 29 T6N R44E to accommodate the adjacent farming operation and thereby relocate County Road 9400 West;

That this plat shall be called the River Rim Ranch PUD Division II Phase I Amendment No. 6;

That all other conditions, standards and requirements indicated on previous amendments shall remain unchanged.

GBCI OTHER REAL ESTATE, LLC

By: Don McCarthy
Don McCarthy, Manager

NOTARY CERTIFICATE

STATE of Montana)
County of Flathead)

On the 30th day of March, 2015, before me the undersigned, a notary public in and for said State, personally appeared Don McCarthy, known or identified to be to be a manager in the limited liability company of GBCI OTHER REAL ESTATE, LLC, and the manager who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that such manager executed the same in said limited liability company name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Theresa Liburdinsky
Notary Public for Montana
Residing at Kalispell
My Commission Expires: July 21, 2015

**COMMISSIONERS' CERTIFICATE**

Presented to the Teton County Board of Commissioners on the following date at which time this PUD Amendment was approved and accepted for filing

W.J. Leake 3/19/15
Chairman, County Commissioners Date

TREASURER'S CERTIFICATE

I hereby certify that all taxes due have been paid on the tract of land as shown on this plat.

Beverly Gahr 3-5-15
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.

Don McCarthy 3-5-15
Surveyor 78 PLS NO 13031 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.

Don McCarthy 3/19/15
Teton County Planning Administrator Date

ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the following date for approval and acceptance.

Don McCarthy 3-5-15
County Assessor Date

SURVEYOR'S CERTIFICATE

I, Kenneth M. Lutz, a duly Registered Professional Land Surveyor in the State of Idaho, Number 7012, do hereby certify that the plat and survey of the amended boundaries as shown hereon was performed by me or under my responsible charge and conforms with Idaho Code relating to plats and surveys. Commencement will be set within 1 year of recording of this plat.

Kenneth M. Lutz 7012 3-5-15
Kenneth M. Lutz License No. Date



Instrument # 235774
TETON COUNTY, IDAHO
3-10-2015 00:00:00 AM No. of Pages: 1
Recorded by: RENDEZVOUS ENGINEERING
BART LOU HANSEN Fee: 11.00
Ex-Office Recorder Deputy
made in PLAT

RIVER RIM RANCH P.U.D.
AMENDMENT NO. 6
DIVISION II PHASE I
TO INSTRUMENTS #186667, #198983,
#222435, #225470 AND #231394
LOCATED IN THE NW1/4, SECTION 29; T6N; R44E B.M.,
TETON COUNTY, IDAHO



RENDEZVOUS ENGINEERING, P.C.

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10000 Area/Perimeter/Volume Adjustment 1.00-14.00

SHEET 3 OF 3