

Att: Rob

RECEIVED

MAR 29 2006

Department of Water Resources
Eastern Region

Form 211 05/03

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Fec 50-
Receipt E031734
Received by SC
Date 3-31-06

72702

APPLICATION FOR AMENDMENT OF PERMIT

Name of Applicant River Meadows, LLC, c/o Travis Thompson Phone 208-317-¹³225

Mailing Address PO Box 408, Victor, ID 83455

I am the owner and the holder of Permit to appropriate the Public Waters of the State of Idaho No. 22-13250, and request that the permit and permit map be amended and/or changed as follows:

Purpose of Amendment: Change Point of Diversion Add Point of Diversion
 Change Place of Use Change Nature of Use Change Period of Use Other

1. Point of Diversion: 1/4 SW 1/4 SW 1/4, Section 14, Township 4N, Range 45E, B.M.,
County of TETON. Other points of diversion 2). Second P.O.D. is the same as the first; 3) SE 1/4
SE 1/4, Sec. 22, T4N., R45E., Teton; 4) NE 1/4 NE 1/4, Sec. 27, T4N., R45E., Teton

2. Period and nature of user: (Irrigation, domestic, stockwatering, industrial, etc.)

Amount 0.93 cfs for Domestic purposes from 01/01 to 12/31

Amount 0.93 cfs for Fire Protection purposes from 01/01 to 12/31

Amount _____ for _____ purposes from _____ to _____

3. Place of use or land to be irrigated:

Twp	Rge	Sec	NE 1/4				NW 1/4				SW 1/4				SE 1/4				TOTALS		
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE			
4N	45E	22																	40	40	80
		27	40	40																	80

Total Acres 160

4. a. Who owns the property at the point of diversion? For POD's 1 & 2, the Valley Vista Homeowner's Assoc., for POD's 3 & 4, Applicant
- b. Who owns the land to be irrigated or place of use? Applicant
- c. If the property is owned by a person other than the applicant, describe the arrangement enabling the applicant to make this filing: Applicant & Valley Vista Homeowner's Association will enter into a water connection & use agreement enabling applicant to join on to Valley Vista's currently existing system.

STEVEN KEARSLEY
PROPERTY

MURDOCK
PROPERTY

SECTION 22
201.17

OPEN SPACE

BEYOND AND
UTILITY EMBANKMENT
PARALLEL AND ADJACENT
TO SUBDIVISION BOUNDARY

BEYOND AND
UTILITY EMBANKMENT
PARALLEL AND ADJACENT
TO WEST LINE OF
LOT 7 AS SHOWN

LEGEND

- ⊙ SECTION CORNER FOUND AS NOTED
- ▲ SECTION CORNER SET AS NOTED
- ⊙ SET INITIAL POINT OF SUBDIVISION - 5' 0" ALUMINUM PIPE WITH CAP MARKED: AN END 3880
- ⊙ SET SUBDIVISION CORNER - 5" 1/2" GALV. PIPE WITH CAP MARKED: AN END 3880
- ⊙ SET LOT CORNER - 1/2" 1/2" GALV. PIPE WITH CAP MARKED: AN END 3880
- ⊙ ROAD POINT - SET BY 5/8" PIN WITH CAP MARKED: AN END 3880
- ⑩ LOT NUMBER
- Ⓜ STREET ADDRESS DISPLAY
- ROAD CENTERLINE
- - - SECTIONAL BOUNDARY LINE
- - - PROPOSED CANAL LOCATION - BY EMBANKMENT BACK-SIDE
- - - BARRIMENT - BY BACK REMOVAL AND UTILITY UNLESS OTHERWISE NOTED



SCALE 1" = 100'

OPEN SPACE

OPEN SPACE

OPEN SPACE

OPEN SPACE

AW ENGINEERING
P.O. Box 128 Victor, Idaho 83458
(208) 757-2902 [www.aweng.com](mailto:info@aweng.com)

PROJECT 2011-08 SURVEYED 02.02.09 PLY 2009 PLT/PLAT/DT DRAWN HLC

FINAL PLAT FOR
RIVER MEADOWS
PLANNED UNIT DEVELOPMENT
NORTHERN LOTS

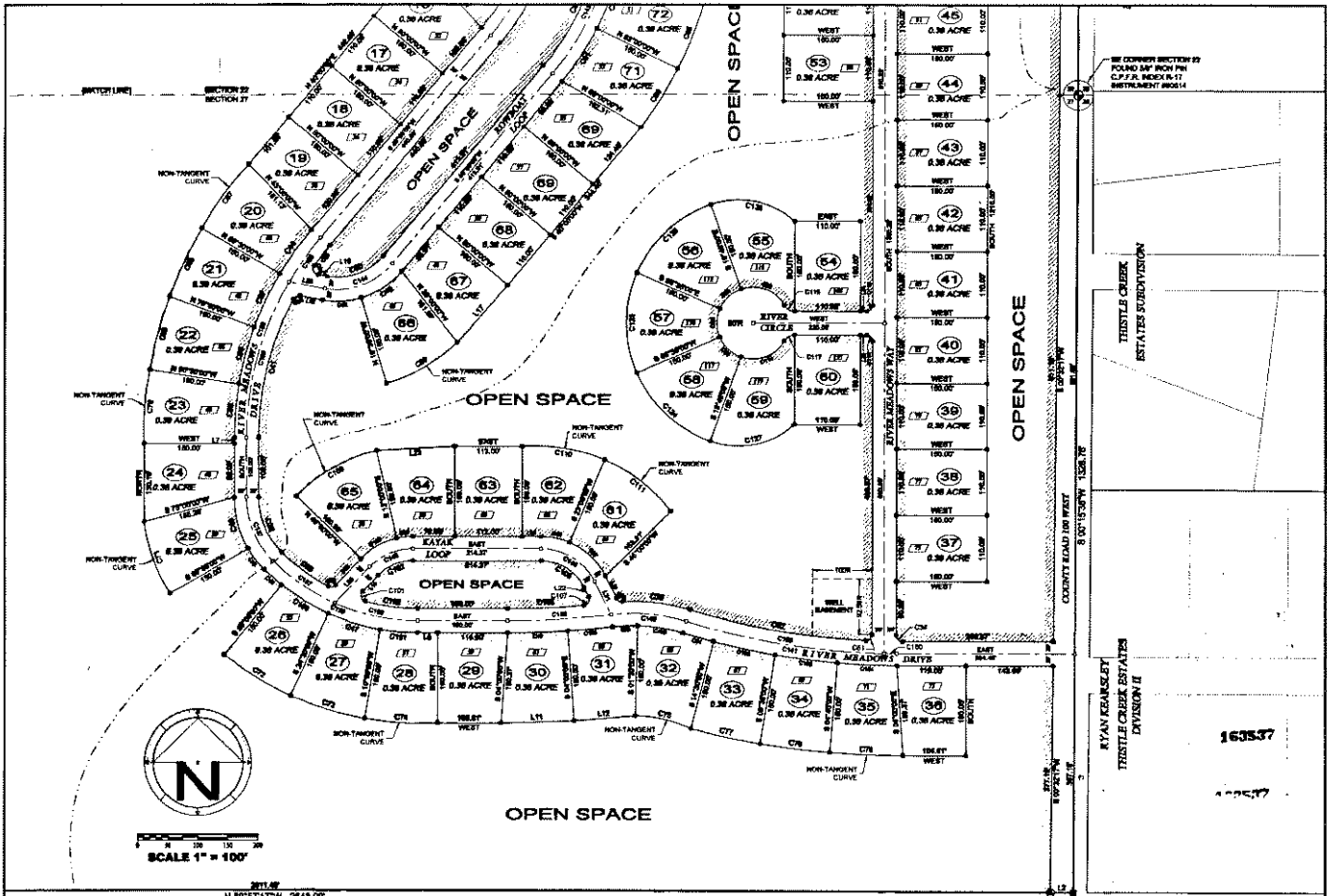
PEAK VIEW ESTATES
SUBDIVISION

REBECCY STONE
PROPERTY

163537
163537

BE CORNER SECTION BE
FOUND 5/8" 1/2" GALV. PIPE
C.P.P. IN INDEX P-17
INSTALLMENT 000214

SHEET 2 OF 4



PROJECT 2001-008 SURVEYED D.L.C. (D.P.) JULY 2001 PLAT/SLAT DRAWN D.L.C. 05/06/01 2001-008 River Meadows Plat Part 1C/IV

VANCE MOULTON
PROPERTY

JAMES THOMAS
PROPERTY
FINAL PLAT FOR:
RIVER MEADOWS
PLANNED UNIT DEVELOPMENT
SOUTHERN LOTS SHEET 3 OF 4

COMMISSIONER'S CERTIFICATE

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAN

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT SANITARY INSTRUCTIONS ARE DESCRIBED IN SECTION 10 OF THE SUBDIVISION MAP, HAVE BEEN SATISFIED AND THIS PLAN IS HEREBY APPROVED BY THE DEPARTMENT FOR RECORDING

TETON COUNTY FIRE MARSHALL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAN MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY ME AS COMMISSIONER

CERTIFICATE OF REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FIND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE TETON COUNTY PLANNING AND ZONING CODE

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FIND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE TETON COUNTY PLANNING AND ZONING CODE

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAN AND CHANGING CERTIFY THAT IT IS WITHIN THE PROVISIONS AND ACCORDING TO THE TERMS OF THE SUBDIVISION MAP AND PROVISIONS OF SAID SUBDIVISION MAP

THE UNDERSIGNED OWNERS OF THE PROJECT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL SEWER LINES, THE CONNECTIONS THEREOF, AND THE INSTALLATION OF ALL SEWER LINES AND OTHER UTILITY LINES AND EQUIPMENT NECESSARY TO SERVE THE PROJECT

THE UNDERSIGNED OWNERS OF THE PROJECT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL SEWER LINES, THE CONNECTIONS THEREOF, AND THE INSTALLATION OF ALL SEWER LINES AND OTHER UTILITY LINES AND EQUIPMENT NECESSARY TO SERVE THE PROJECT

I HEREBY CERTIFY THAT THE SUBDIVISION MAP HAS BEEN REVIEWED BY ME AND I FIND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE TETON COUNTY PLANNING AND ZONING CODE

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CURVE DATA TABLE

Table with columns for stationing, curve data, and other technical specifications. Includes rows for various curve segments and their associated data points.

LINE DATA TABLE

Table with columns for line data, including stationing and curve information. Includes rows for line segments and their associated data points.

AREA/UNITS/DENSITY TABLE

Table with columns for area, units, and density. Includes rows for County Road, School Zone, Total Residential, Open Area, and Total Recreational Land.

RECORDED'S CERTIFICATE

STATE OF IDAHO, I, THE TETON COUNTY CLERK, DO HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR RECORD ON THE DATE AND AT THE PLACE INDICATED HEREON

BUILDING SETBACKS

FRONT 10'
SIDE 10'
REAR 10'

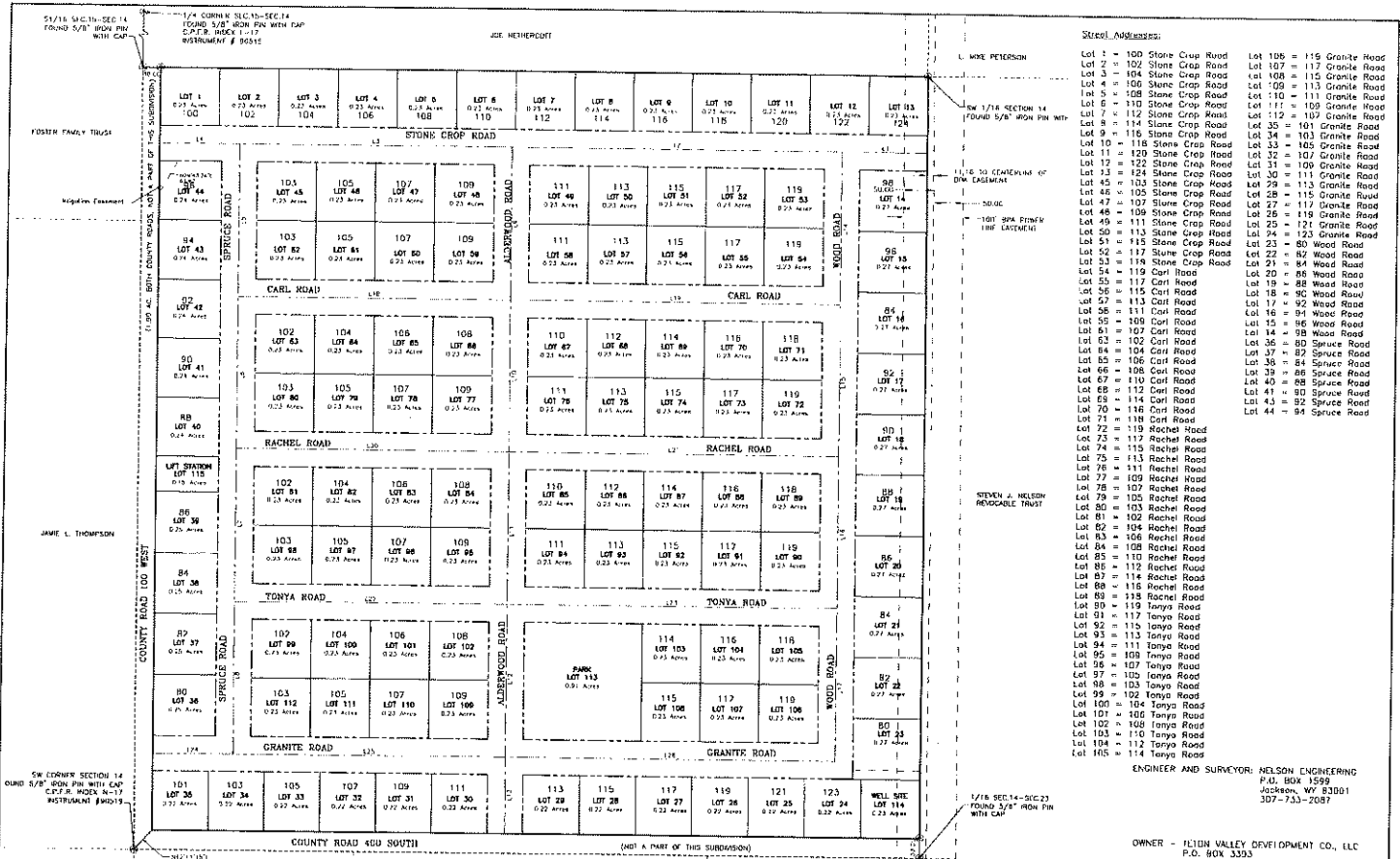
River Meadows, LLC
P.O. Box 426, Victor, Idaho 83456
200-856-5222

RIVER MEADOWS
PLANNED UNIT DEVELOPMENT
TABLES AND CERTIFICATES SHEET 4 OF 4



SUBDIVISION NOTES
1) A CENTRAL WATER SYSTEM IS PROPOSED
2) A CENTRAL SEWER SYSTEM IS PROPOSED
3) THERE ARE NO KNOWN WILDFIRE EVACUATION ROUTES OR UNUSUAL AREAS ON THE PROPERTY.
4) THERE ARE NO FLOOD PLANS WITHIN THE PROJECT.

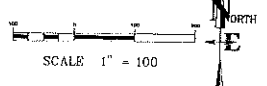
Table with columns: PROJECT NO., SURVEYED DATE, JULY 2002, PLAN DATE, JAN 14, 2003, DRAWN BY, JRM/MLC, SHEETS, 201-00 River Meadows Plat Part IV



Street Addresses:

Lot 1 = 100 Stone Crop Road	Lot 105 = 115 Granite Road
Lot 2 = 102 Stone Crop Road	Lot 107 = 117 Granite Road
Lot 3 = 104 Stone Crop Road	Lot 108 = 115 Granite Road
Lot 4 = 106 Stone Crop Road	Lot 109 = 113 Granite Road
Lot 5 = 108 Stone Crop Road	Lot 110 = 111 Granite Road
Lot 6 = 110 Stone Crop Road	Lot 111 = 109 Granite Road
Lot 7 = 112 Stone Crop Road	Lot 112 = 107 Granite Road
Lot 8 = 114 Stone Crop Road	Lot 113 = 105 Granite Road
Lot 9 = 116 Stone Crop Road	Lot 114 = 103 Granite Road
Lot 10 = 118 Stone Crop Road	Lot 115 = 101 Granite Road
Lot 11 = 120 Stone Crop Road	Lot 116 = 99 Granite Road
Lot 12 = 122 Stone Crop Road	Lot 117 = 97 Granite Road
Lot 13 = 124 Stone Crop Road	Lot 118 = 95 Granite Road
Lot 14 = 126 Stone Crop Road	Lot 119 = 93 Granite Road
Lot 15 = 128 Stone Crop Road	Lot 120 = 91 Granite Road
Lot 16 = 130 Stone Crop Road	Lot 121 = 89 Granite Road
Lot 17 = 132 Stone Crop Road	Lot 122 = 87 Granite Road
Lot 18 = 134 Stone Crop Road	Lot 123 = 85 Granite Road
Lot 19 = 136 Stone Crop Road	Lot 124 = 83 Granite Road
Lot 20 = 138 Stone Crop Road	Lot 125 = 81 Granite Road
Lot 21 = 140 Stone Crop Road	Lot 126 = 79 Granite Road
Lot 22 = 142 Stone Crop Road	Lot 127 = 77 Granite Road
Lot 23 = 144 Stone Crop Road	Lot 128 = 75 Granite Road
Lot 24 = 146 Stone Crop Road	Lot 129 = 73 Granite Road
Lot 25 = 148 Stone Crop Road	Lot 130 = 71 Granite Road
Lot 26 = 150 Stone Crop Road	Lot 131 = 69 Granite Road
Lot 27 = 152 Stone Crop Road	Lot 132 = 67 Granite Road
Lot 28 = 154 Stone Crop Road	Lot 133 = 65 Granite Road
Lot 29 = 156 Stone Crop Road	Lot 134 = 63 Granite Road
Lot 30 = 158 Stone Crop Road	Lot 135 = 61 Granite Road
Lot 31 = 160 Stone Crop Road	Lot 136 = 59 Granite Road
Lot 32 = 162 Stone Crop Road	Lot 137 = 57 Granite Road
Lot 33 = 164 Stone Crop Road	Lot 138 = 55 Granite Road
Lot 34 = 166 Stone Crop Road	Lot 139 = 53 Granite Road
Lot 35 = 168 Stone Crop Road	Lot 140 = 51 Granite Road
Lot 36 = 170 Stone Crop Road	Lot 141 = 49 Granite Road
Lot 37 = 172 Stone Crop Road	Lot 142 = 47 Granite Road
Lot 38 = 174 Stone Crop Road	Lot 143 = 45 Granite Road
Lot 39 = 176 Stone Crop Road	Lot 144 = 43 Granite Road
Lot 40 = 178 Stone Crop Road	Lot 145 = 41 Granite Road
Lot 41 = 180 Stone Crop Road	Lot 146 = 39 Granite Road
Lot 42 = 182 Stone Crop Road	Lot 147 = 37 Granite Road
Lot 43 = 184 Stone Crop Road	Lot 148 = 35 Granite Road
Lot 44 = 186 Stone Crop Road	Lot 149 = 33 Granite Road
Lot 45 = 188 Stone Crop Road	Lot 150 = 31 Granite Road
Lot 46 = 190 Stone Crop Road	Lot 151 = 29 Granite Road
Lot 47 = 192 Stone Crop Road	Lot 152 = 27 Granite Road
Lot 48 = 194 Stone Crop Road	Lot 153 = 25 Granite Road
Lot 49 = 196 Stone Crop Road	Lot 154 = 23 Granite Road
Lot 50 = 198 Stone Crop Road	Lot 155 = 21 Granite Road
Lot 51 = 200 Stone Crop Road	Lot 156 = 19 Granite Road
Lot 52 = 202 Stone Crop Road	Lot 157 = 17 Granite Road
Lot 53 = 204 Stone Crop Road	Lot 158 = 15 Granite Road
Lot 54 = 206 Stone Crop Road	Lot 159 = 13 Granite Road
Lot 55 = 208 Stone Crop Road	Lot 160 = 11 Granite Road
Lot 56 = 210 Stone Crop Road	Lot 161 = 9 Granite Road
Lot 57 = 212 Stone Crop Road	Lot 162 = 7 Granite Road
Lot 58 = 214 Stone Crop Road	Lot 163 = 5 Granite Road
Lot 59 = 216 Stone Crop Road	Lot 164 = 3 Granite Road
Lot 60 = 218 Stone Crop Road	Lot 165 = 1 Granite Road

- LEGEND:
- - - - - Property boundary line
 - - - - - Easement line
 - - - - - Adjacent property line
 - - - - - Lot Lines
 - - - - - Corner or End Point Mark. Exp.
 - - - - - To be set 3/8" x 3/8" metal
 - - - - - To be set 3/8" x 24" metal



PREPARED FOR: VALLEY VISTA ESTATES

located in the SW1/4SW1/4, Section 14, Township 4 North, Range 45 East, B.M., Teton County, Idaho

NELSON ENGINEERING BOX 1599 JACKSON, WYOMING 83001 (307) 733-2087

SURVEYED: JULY NOV. 2001 DRAWN: SK PROJECT NO. 98-053

DATE PREPARED: 27 NOV 2001 SHEET 1 of 1

ENGINEER AND SURVEYOR: NELSON ENGINEERING
P.O. BOX 1599
JACKSON, WY 83001
307-733-2087

OWNER - FLIDIN VALLEY DEVELOPMENT CO., LLC
P.O. BOX 3303
JACKSON, WY 83001
307-732-1667

SW 1/8 SEC 15-SEC 14
FOUND 5/8" IRON PIN WITH CAP
C.P.F.R. INDEX N-17
INSTRUMENT # 85515

JOE NETHERCOTT

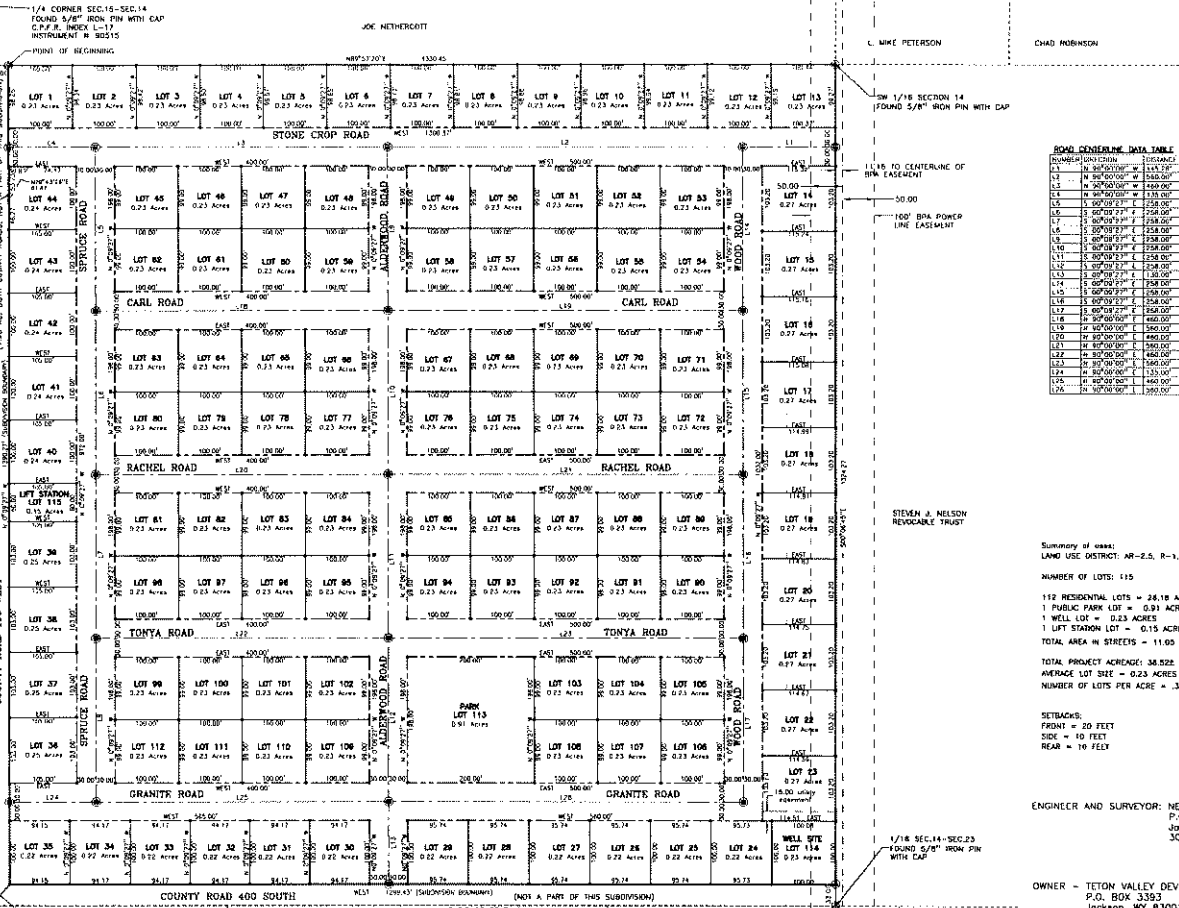
L. MIKE PETERSON

CHAD ROBINSON

FOSTER FAMILY TRUST

JAMIE L. THOMPSON

ALLEN REED CHRISTENSEN
AND BRIAN C. CHRISTENSEN TRUST



ROAD CENTERLINE DATA TABLE

ROAD	SECTION	START POINT	END POINT	WIDTH	AREA
STONE CROP ROAD	14	1000.00	1000.00	100.00	10000.00
CARL ROAD	14	1000.00	1000.00	100.00	10000.00
RACHEL ROAD	14	1000.00	1000.00	100.00	10000.00
TONYA ROAD	14	1000.00	1000.00	100.00	10000.00
GRANITE ROAD	14	1000.00	1000.00	100.00	10000.00

Summary of area:
LAND USE DISTRICT: RR-2.5, R-1, C-1

NUMBER OF LOTS: 115

112 RESIDENTIAL LOTS = 26.18 ACRES

1 PUBLIC PARK LOT = 0.91 ACRES

1 WELL LOT = 0.23 ACRES

1 LIFT STATION LOT = 0.15 ACRES

TOTAL AREA IN STREETS = 11.00 ACRES

TOTAL PROJECT ACRES: 38.52 ACRES

AVERAGE LOT SIZE = 0.23 ACRES

NUMBER OF LOTS PER ACRE = .33

SETBACKS:
FRONT = 20 FEET
SIDE = 10 FEET
REAR = 10 FEET

ENGINEER AND SURVEYOR: NELSON ENGINEERING
P.O. BOX 1599
JACKSON, WY 83001
307-733-2087

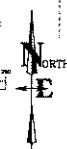
OWNER = TETON VALLEY DEVELOPMENT CO., LLC
P.O. BOX 3393
JACKSON, WY 83001
307-732-3867

RECEIVED
JUN 27 2002
11:11 AM
CLEAR RECORDS

148903

- LEGEND:**
- property boundary line
 - easement line
 - adjacent property line
 - lot lines
 - ⊙ - Found IR Cap Rods with Cap
 - ⊙ - To be set 0/8 x 30" iron with Aluminum cap
 - ⊙ - To be set 3/8 x 24" iron with Aluminum cap

SCALE 1" = 100



FINAL PLAT FOR:	located in the	PLAT PREPARED 27 NOV 2001
VALLEY VISTA ESTATES		
SW1/4SW1/4, Section 14 Township 4 North, Range 45 East, B.M., Teton County, Idaho		SHEET 2 of 2
NELSON ENGINEERING BOX 1599 JACKSON, WYOMING 83001 (307) 733 2087		
SURVEYED: JB NOV. 2001	DRAWN: SK	PROJECT NO. 98-053

CERTIFICATE OF OWNERS

THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LANDS SHOWN HEREOF AND DESCRIBED HEREIN HEREBY CERTIFY:

THAT THE FOREGOING SUBDIVISION OF SAID LANDS AS SHOWN HEREOF IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS:

THAT THE NAME OF THE SUBDIVISION IS TO BE VALLEY VISTA ESTATES;

THAT THE LANDS OF THIS SUBDIVISION ARE DESCRIBED AS: THAT TRACT OF LAND DESCRIBED IN THAT WARRANTY DEED OF RECORD IN THE OFFICE OF THE TETON COUNTY CLERK AS INSTRUMENT NO. 118930, AND BEING DESCRIBED AS:

THE SW1/4 SW1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO EXCEPTING THEREFROM COUNTY ROAD 100 WEST, BEING THE WESTERLY 30 FEET OF SAID SW1/4 SW1/4 AND FURTHER EXCEPTING THEREFROM COUNTY ROAD 400 SOUTH, BEING THE SOUTHERLY 23 FEET OF SAID SW1/4 SW1/4, SAID SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 100 WEST WITH THE NORTHERLY LINE OF SAID SW1/4 SW1/4, WHICH POINT LIES 489.727075, 30.00 FEET FROM THE SOUTH ONE-SIXTEENTH CORNER COMMON TO SECTIONS 14 AND 15 OF SAID TOWNSHIP AND RANGE; THENCE PROCEEDING ALONG SAID NORTHERLY LINE OF SAID SW1/4 SW1/4, HBR*572074, 1300.44 FEET TO THE SOUTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 14; THENCE PROCEEDING ALONG THE EASTERLY LINE OF SAID SW1/4 SW1/4, S00°09'45"E, 1281.27 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 400 SOUTH, WHICH POINT LIES N00°09'45"W, 33.00 FEET FROM THE WEST ONE-SIXTEENTH CORNER COMMON TO SECTIONS 14 AND 23 OF SAID TOWNSHIP AND RANGE; THENCE PROCEEDING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 400 SOUTH, WEST, 1298.43 FEET TO THE INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 100 WEST, WHICH POINT LIES N42°11'15"E, 44.54 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE PROCEEDING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 100 WEST, N00°09'45"W, 1190.26 FEET TO THE POINT OF BEGINNING, CONTAINING 38.52 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, AND RESTRICTIONS, OF WHICH ANY OR OF RECORD INCLUDING, BUT NOT LIMITED, TO THOSE SHOWN HEREOF.

THAT ACCESS TO THIS SUBDIVISION SHALL BE FROM COUNTY ROAD 100 WEST AND COUNTY ROAD 400 SOUTH;

THAT ACCESS TO WELL LOT NO. 114 SHALL BE FROM COUNTY ROAD 400 SOUTH, ALL OTHER LOTS WITHIN THIS SUBDIVISION SHALL USE THE INTERIOR ROADS WITHIN THIS SUBDIVISION FOR ACCESS;

THAT LOT NO. 23 IS SUBJECT TO A 15 FOOT UTILITY EASEMENT AS SHOWN HEREOF FOR WATER AND POWER TO LOT 114.

THAT LOT NO. 44 IS SUBJECT TO AN IRRIGATION EASEMENT AS SHOWN HEREOF.

THAT ALL EASEMENTS WITHIN THIS SUBDIVISION ARE HEREBY DEDICATED AS ACCESS, UTILITY, AND IRRIGATION EASEMENTS, WITH A RIGHT OF USE GRANTED TO EACH OWNER OF A LOT WITHIN VALLEY VISTA ESTATES;

THAT THE WESTERLY 30 FEET OF SAID SW1/4 SW1/4 OF SAID SECTION 14, COMPRISING A PORTION OF COUNTY ROAD 100 WEST, AND THE SOUTHERLY 23 FEET OF SAID SW1/4 SW1/4 OF SAID SECTION 14, COMPRISING A PORTION OF COUNTY ROAD 400 SOUTH, ARE DEDICATED AS PUBLIC ROADWAY AND UTILITY EASEMENTS;

TETON VALLEY DEVELOPMENT CO., LLC, A WYOMING LIMITED LIABILITY COMPANY STATE OF Wyoming)) SS COUNTY OF Teton))

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Scott Shook AS A MANAGER OF TETON VALLEY DEVELOPMENT CO., LLC, A LIMITED LIABILITY COMPANY, THIS 11 DAY OF June, 2002.

WITNESS MY HAND AND OFFICIAL SEAL. Monica Ringing NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES: 11/10/2004 Monica Ringing Notary Public My commission expires: 12/16/2004

CERTIFICATE OF REVIEW

I, Albert L. Nelson, A REGISTERED PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY IDAHO STATE STATUTE, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT COMPLIES WITH IDAHO CODE, TITLE 50, CHAPTER 13.

NAME Albert L. Nelson REC. NO. 5235 DATE 6-26-02

PLANNING AND ZONING APPROVAL THIS SUBDIVISION WAS APPROVED AND ACCEPTED BY THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE 11 DAY OF June, 2002.

Wendy Walker CHAIRMAN, PLANNING AND ZONING DATE 6-26-02

COMMISSIONER'S CERTIFICATE THIS SUBDIVISION WAS APPROVED AND ACCEPTED BY THE TETON COUNTY BOARD OF COMMISSIONERS ON THE 11 DAY OF June, 2002.

Wendy Walker CHAIRMAN, COUNTY COMMISSIONERS DATE 6-25-02

ASSESSOR'S CERTIFICATE I PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.

Donna Thomas COUNTY ASSESSOR DATE 4/12/02

TREASURER'S CERTIFICATE I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAT.

Donna Walker COUNTY TREASURER DATE 6-26-02

TETON COUNTY FIRE MARSHAL I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT.

James Stewart FIRE CHIEF DATE 6/11/02

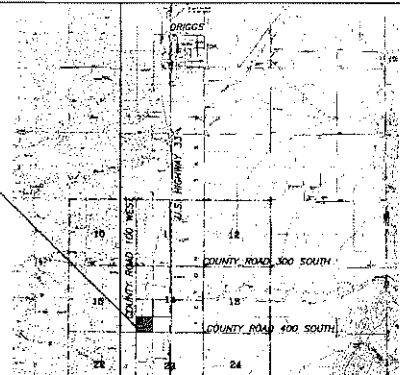
HEALTH DEPARTMENT CERTIFICATE I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN IDAHO CODE, 50-132B TO 132G, HAVE BEEN SATISFIED, AND THIS PLAT IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING.

Scott Shook DIRECTOR, HEALTH DEPARTMENT DATE 6-18-02

SURVEYOR'S CERTIFICATE I, ALBERT L. NELSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NO. 1688, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT THIS PLAT WAS MADE FROM THE NOTES OF SURVEYS MADE BY ME OR UNDER MY DIRECTION IN OCTOBER OF 2001; THAT IT CORRECTLY REPRESENTS THE LAND DESCRIBED IN THE CERTIFICATE OF OWNERS HEREOF, AND CONFORMS TO THE APPLICABLE SECTIONS OF THE IDAHO CODE; THAT THE INTERIOR MONUMENTS WILL BE SET ON OR BEFORE OCTOBER 2002 IN ACCORDANCE WITH SECTION 50-1303, IDAHO CODE.



ALBERT L. NELSON, IDAHO PEAKS NO. 688 DATE



RECEIVED JUN 27 2002 HELMICO, ID CLEAR RECORDER 14890

RECORDER'S CERTIFICATE

STATE OF IDAHO)) 55 COUNTY OF TETON)) I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 11 DAY OF June, 2002, AT THE REQUEST OF Big Hole, LLC INSTRUMENT NUMBER 148903 COUNTY RECORDER

Instrument # 148903 INDEXED, TETON, IDAHO 2002-06-27 07:35:05 No. of Pages: 3 Recorded by: PLANNING & ZONING MICHAEL BOYLE Fee: 15.00 Electronic Recorder Deputy, R. 2002-06-27

Owner: TETON VALLEY DEVELOPMENT CO., LLC, P.O. BOX 3393 JACKSON, WY 83201 (307) 732-3887 Engineer and Surveyor: Nelson Engineering P.O. Box 1008 Jackson, WY 83001 (307) 733-2087 Summary of uses: LAND USE INSTRUCT. AR-2.5, R-1, C-1 NUMBER OF LOTS: 116 112 RESIDENTIAL LOTS = 26.18 ACRES 1 PUBLIC PARK LOT = 0.81 ACRES 1 WELL LOT = 0.23 ACRES 1 LIFT STATION LOT = 0.15 ACRES TOTAL AREA IN STREETS = 11.05 ACRES TOTAL PROJECT ACREAGE: 38.52 ACRES AVERAGE LOT SIZE = 0.23 ACRES NUMBER OF LOTS PER ACRE = .33 SETBACKS: FRONT = 20 FEET SIDE = 10 FEET REAR = 10 FEET

NOTES: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY STREET, ALLEY, OR ROAD WITHIN THIS SUBDIVISION.

ALL LOTS TO BE CONNECTED TO A CENTRAL WATER SYSTEM ALL LOTS TO BE CONNECTED TO THE REGIONAL SEWER SYSTEM THE LANDS OF THIS SUBDIVISION HAVE ADJUDICATED WATER RIGHTS BY VIRTUE OF SURVEY RIGHT NO. 22-420C.

FINAL PLAT FOR:	located in the	PLAT PREPARED 27 NOV 2001
VALLEY VISTA ESTATES	SW1/4SW1/4, SECTION 14 Township 4 North, Range 45 East, B.M., Teton County, Idaho	SHEET 1 of 2
NELSON ENGINEERING	BOX 1599 JACKSON, WYOMING 83001 (307) 733 2087	
SURVEYED: JB NOV. 2001	DRAWN: SK	PROJECT NO. 98-053