

PROPERTY DESCRIPTION

THE SW 1/4 SW 1/4 SECTION 14, TWP. 4N., RNG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: BEGINNING AT THE SW CORNER OF SAID SECTION 14; THENCE N 00°08'25"W, 1323.03 FEET TO A POINT, BEING THE NW CORNER OF THE SW 1/4 SW 1/4; THENCE N 89°56'20"E, 1330.64 FEET TO A POINT, THE NE CORNER OF THE SW 1/4 SW 1/4; THENCE S 00°05'08"E, 1324.45 FEET TO A POINT, THE SE CORNER OF THE SW 1/4 SW 1/4; THENCE WEST, 1329.38 FEET TO THE POINT OF BEGINNING. CONTAINS 40.42 ACRES MORE OR LESS. SUBJECT TO-A 33 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE SOUTH PROPERTY LINE AND SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE WEST PROPERTY LINE.

TREASURER'S CERTIFICATE

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

Gayle Brasher-Signity 2-26-93
COUNTY TREASURER DATE

ASSESSOR'S CERTIFICATE

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

Sandy Thomas by Son 2-26-93
COUNTY ASSESSOR DATE

COUNTY ENGINEER'S CERTIFICATION

BEING THE COUNTY ENGINEER FOR TETON COUNTY, IDAHO, I DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

John J. Gilman 1-29-93
COUNTY ENGINEER 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 SURVEY THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED ACCORDING TO THE LAWS OF THE STATE OF IDAHO.

Arnold W. Woolstenhulme
2860
JAN, 27 1993
STATE OF IDAHO
ARNOLD W. WOOLSTENHULME

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN SECTIONS 50-1326-29, IDAHO CODE HAVE BEEN SATISFIED, AND THIS PLAT IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING.

Darryl Heath E.H.T. 1-27-93
DISTRICT 7 HEALTH DEPARTMENT DATE

COMMISSIONERS' CERTIFICATE

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

Keith King 5-24-93
CHAIRMAN, COUNTY COMMISSIONERS DATE

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

PLANNING AND ZONING APPROVAL

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

David Paschun Aug 3, 1993
CHAIRMAN, PLANNING AND ZONING DATE

CERTIFICATE OF OWNERS

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND AS SHOWN ON THIS PLAT, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS:

THAT THE NAME OF THE PLANNED UNIT DEVELOPMENT SHALL BE TETON VALLEY TOWNHOMES;
THAT ACCESS TO SAID PLANNED UNIT DEVELOPMENT SHALL BE FROM COUNTY ROADS 100 WEST AND 400 SOUTH;
THAT SAID PLANNED UNIT DEVELOPMENT IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RIGHT OR RECORD;
THAT ALL ROADS ARE HEREBY DEDICATED FOR THE USE OF THE GENERAL PUBLIC; THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE USE OF ELECTRIC, WATER, CABLE TELEVISION, TELEPHONE AND ANY OTHER UTILITIES AS REQUIRED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES.

Carl Dec Bertine E Dec

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF TETON) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE FOLLOWING DATE. WITNESS MY HAND AND OFFICIAL SEAL. BY CARL E. BARBARR DEL

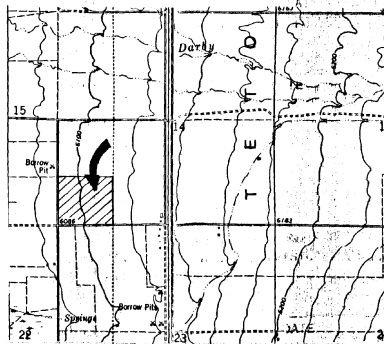
MY COMMISSION EXPIRES: 6/8/95
Arnold W. Woolstenhulme 4/2/93
NOTARY PUBLIC DATE

RECORDER'S CERTIFICATE

STATE OF IDAHO) 112864
COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 24th DAY OF May 1993, AT 3:30pm AT THE REQUEST OF Rockefeller & Assoc.

INSTRUMENT NUMBER 112864
COUNTY RECORDER Paul J. Exake



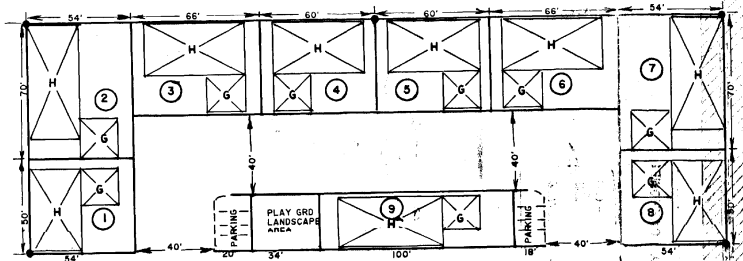
VICINITY MAP
SEC 14, T 4 N, R 45 E, B.M.

TETON VALLEY TOWNHOMES P.U.D. MASTER PLAN

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

OWNER: CARL DEC
BOX 8773, JACKSON, WYOMING
AGENT: MARK BROCKFELLER
DR1905, IDAHO 208-354-2439
A W ENGINEERING
P.O. BOX 139
VICTOR, IDAHO 83455
208-787-2952

DRAWN BSL 12-01-92



9 UNITS ON 3 LOTS 120' x 360'



LEGEND

- SECTIONAL CORNER FOR 5/8" IRON PIN OR AS A
- SCHOOL BUS SHELTER
- SET 5/8" X 24" IRON PIN ALUMINUM CAP INSCRIBED AW ENG 2860
- SET 1/2" X 24" IRON PIN ALUMINUM CAP INSCRIBED AW ENG 2860
- 10' UTILITY EASEMENT
- DRAINAGE SWALE
- CALCULATED CORNER NOTHING SET
- FENCE LINE
- IRRIGATION CANAL
- 30" WIDE SEWER 51 TO ADJACENT LOTS

CURVE DATA

LABEL	CENTRAL ANGLE	RADIUS	ARC	TANGENT
C1	90° 00' 00"	251.67'	395.32'	251.67'
C2	12° 17' 57"	281.67'	60.46'	30.35'
C3	67° 07' 50"	291.67'	320.02'	186.90'
C4	10° 34' 14"	281.67'	51.97'	26.08'
C5	15° 42' 15"	221.67'	60.76'	30.51'
C6	60° 48' 59"	221.67'	235.29'	130.10'
C7	13° 28' 46"	221.67'	52.15'	26.20'

NOTES

- ROADS:** ALL ROADS WITHIN TETON VALLEY TO BE WITH OWNERSHIP HELD IN COMMON BY GENERAL PUBLIC AND FOR THE INSTALL UTILITIES.
- COMMON AREAS:** ALL LANDS WITHIN TETON VALLEY TO BE WITHIN A DESIGNATED LOT SHALL BE COMMON AREAS TO INCLUDE UTILITY SYSTEMS.
- WELL LOTS:** WATER SYSTEM AND WELL LOTS TO BE ASSIGNED OR SUCCESSORS.
- LIGHT COMM. LOT:** TO BE OWNED BY CARL DEC. ASS. TO STORAGE, PARKING, CONVENIENCE SERVICES PERTINENT TO THE PROJECT.
- BUILDINGS:** SHALL BE SETBACK A MINIMUM OF 10'.
- LOTS:** MAXIMUM DIVISION OF LOTS: 5 TO THE PROJECT MAY NOT EXCEED 160.
- WATER SYSTEM:** THE WATER SYSTEM IS REQUIRED TO FIRE CODE AS EXISTS OR AS MAY BE.

TETON VALLEY P.U.D. MAP

SW 1/4 SW 1/4 SECTION
TETON COUNTY, IDAHO

OWNER: CARL DEC
BX 8773 JACKSON, WY.
307/133-1024
AGENT: MARK ROCKEFELLER
DRIGGS, ID. 354-2438

DRAWN BSL 11-2
SURVEYED AWW 11-1

REVISED 1-7-93

SHEET 1 OF 2