



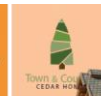
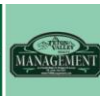
**“Local Brokerage, National Results.”**

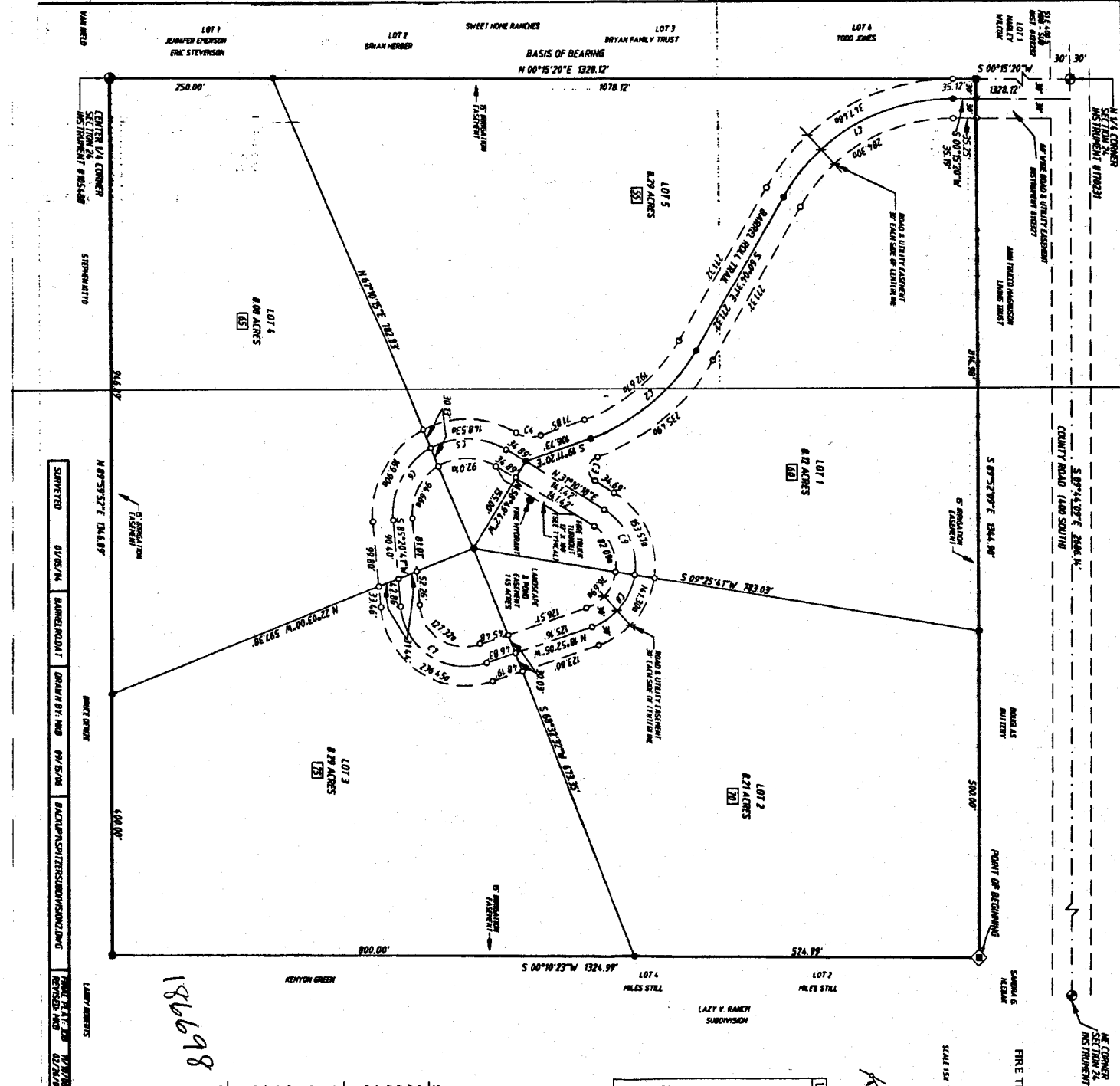
## Maps & Documents

Teton Valley Realty or this website makes no representation regarding sufficiency, completeness, or any other matters referred to any documents herein, or information provided on this web site. Teton Valley Realty advises you consult with independent legal counsel regarding these documents. When purchasing real estate, it is advised that you obtain full and complete documents, and not rely on these pages.

Phone: 208.354.2439  
Email : [info@tetonvalleyrealty.com](mailto:info@tetonvalleyrealty.com)

253 S. Main St. Box 604, Driggs ID 83422  
57 S Main St. # 210 Victor, ID 83455





MASTER PLAT FOR  
**BARREL ROLL RANCH**  
 - SUBDIVISION -

THE SW 1/4 NE 1/4 OF SECTION 24, T10P, R10E, CO. 4SE, DAWD.

SILLC  
 P.O. BOX 408  
 FULTON, MISSISSIPPI 39043  
 (601) 797-2522

AW  
 205 S. 1st St., P.O. Box 67  
 Vicksburg, Mississippi 39180  
 (601) 797-2522

PROJECT NUMBER: 2006-004  
 SHEET 1 OF 2

**SURVEYOR'S CERTIFICATE**

I, **WILLIAM D. WOOD**, being duly sworn, depose and say that I am a Registered Professional Surveyor in the State of Mississippi, and that I am the Surveyor of the Tract of Land as herein Platified and described.

RECORDED'S CERTIFICATE

STATE OF MISSISSIPPI  
 COUNTY OF TERRY  
 I, **J.S. WOOD**, County Clerk, do hereby certify that this plat was filed this 20th day of April, 2006.

WILLIAM D. WOOD  
 Registered Professional Surveyor  
 No. 2890

**CURVE DATA TABLE**

CURVE	BEARING	ARC	TANGENT	CHORD	CHORD BEARING
C1	48°37'37"	200.00	70.00	200.00	57°24'37"
C2	48°37'37"	200.00	70.00	200.00	57°24'37"
C3	57°24'37"	142.86	47.62	142.86	58°52'27"
C4	57°24'37"	142.86	47.62	142.86	58°52'27"
C5	57°24'37"	142.86	47.62	142.86	58°52'27"
C6	57°24'37"	142.86	47.62	142.86	58°52'27"
C7	57°24'37"	142.86	47.62	142.86	58°52'27"
C8	57°24'37"	142.86	47.62	142.86	58°52'27"
C9	57°24'37"	142.86	47.62	142.86	58°52'27"
C10	57°24'37"	142.86	47.62	142.86	58°52'27"

**LEGEND**

- SECTION CORNER FOUND OR SET AS NOTED
- SUBDIVISION POINT OF BEGINNING
- PROPERTY CORNER - SET BY ROW/FIN
- PROPERTY CORNER - SET BY ROW/FIN (OR SET BY ROW/FIN)
- PROPERTY CORNER - SET BY ROW/FIN (OR SET BY ROW/FIN) (OR ROAD LINKS OTHERWISE NOTED)
- PROPERTY CORNER - ROUND S/P - ROW/FIN
- LOT BOUNDARY
- PROPERTY BOUNDARY
- SECTIONAL BOUNDARY LINE
- EASEMENT - TYPE AND WIDTH AS NOTED
- LOT ADDRESS
- ROAD CENTER LINE
- 00 EAST

**SURVISION NOTES**

1. WATER SYSTEM IS INDIVIDUAL WELL
2. SEWER SYSTEM IS INDIVIDUAL SEPTIC
3. SLOTS RANGING FROM 14.52 FT
4. SLOTS RANGING FROM 14.52 FT
5. THERE ARE NO GOOD PLANS WITHIN THIS PROPERTY
6. SOIL IS WASTE DISPOSAL VA
7. COMPLETION STANDARDS
8. ZONING IS LAR-2.0

SCALE 1" = 100'

0 50 100 150 200

N

**OWNER'S CERTIFICATE**

BE IT REMEMBERED THAT THE UNDERSIGNED OWNER OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, HEREBY CERTIFY THAT IT IS WITH THE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER AND PURSUANT TO THE PROVISIONS OF SAID ACT AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF THAT THE MAP OF THE SUBDIVISION SHALL BE FROM TRUSTED ROAD AND UTILITY AND EXISTING ADJACENT ROAD AND UTILITY ASSESSMENT AS REQUIRED BY INSTRUMENT #17277 AND BARRER ROLL THAT A FOOT WIDE PRIVATE ROAD AND UTILITY EASEMENT WITH RIGHTS OF ACCESS AND EGRESS GRANTED TO EACH LOT; THAT RIGHTS OF ACCESS ON SAID EASEMENT ARE GRANTED FOR NORMAL SERVICES, DELIVERIES, POLICE AND EMERGENCY SERVICES; THAT THE SUBDIVISION IS SUBJECT TO THE REGULATION OF COVENANTS AND RESTRICTIONS OF RECORD; THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF STATE OR FEDERAL AND LOCAL GOVERNMENTS FOR THE USE OF SEWER, WATER, ELECTRIC OR TELEPHONE AND CABLE TV UTILITIES; THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO PLANN ACT STATED IN BARRER ROLL SECTION 28-404 AND DOES NOT EXCEED THE NEIGHBORING LAND UNDER THIS LAW; THAT ALL SUBDIVISION INFORMATION AND ANY LANDSCAPING FIELD IS COMMON BY THE LOT OWNERS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

**DESCRIPTION OF LANDS BEING DIVIDED**

THE SW 1/4 NE 1/4 OF SECTION 24, TWP. 44N, RME. 15E, B.M., TETON COUNTY, IDAHO, BEING THAT PART DESCRIBED AS FROM THE N 1/4 CORNER OF SAID SECTION 24, 5.00 TO THE E 1/4 CORNER OF SAID SECTION 24, 5.00 FEET TO THE POINT OF BEGINNING, THENCE S 89°57'00" W, 504.00 FEET TO A POINT, THENCE S 89°57'00" W, 504.00 FEET TO THE CENTER VIA CORNER OF SAID SECTION 24, THENCE N 89°57'00" E, 504.00 FEET TO A POINT, THENCE S 89°57'00" E, 504.00 FEET TO THE POINT OF BEGINNING, CONTAINS 44.99 ACRES MORE OR LESS.

*Michelle Spitzer*  
BY: \_\_\_\_\_  
SHELL - RECORD, TETON COUNTY, IDAHO

DATE: March 20, 2007

STATE OF Idaho, SS  
COUNTY OF Teton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF March 2007 BY Michelle Spitzer

WITNESS MY HAND AND OFFICIAL SEAL

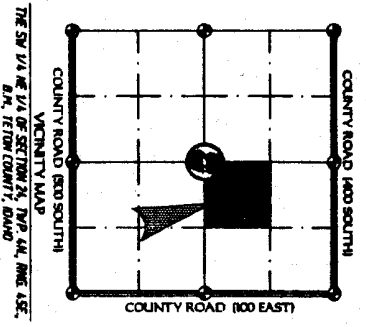
NOTARY PUBLIC: *Sharon M. McFarland*  
MY COMMISSION EXPIRES: 10/15/2008



**WATER RIGHTS CERTIFICATE**

THE PROPERTY AND EASEMENTS HEREIN ARE WITHIN THE FOOT CREEK CANAL COMPANY AND A SURFACE EASEMENT FROM WATER DELIVERY SYSTEM WILL BE PROVIDED TO THE SUBDIVISION BY THE CANAL COMPANY. THE SUBDIVISION IS NOT BEING PLATTED IN ACCORDANCE WITH THE SYSTEM DRAINAGE PLAN IN THE OFFICE OF A-W ENGINEERING.

*David Wallace*



**TREASURER'S CERTIFICATE**

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

County Treasurer: *Debbie Kelly*  
By: *Michelle Spitzer*  
DATE: 3-15-07

**HEALTH DEPARTMENT CERTIFICATE**

SAINTLY RESTRICTIONS AS REQUIRED BY BOARD CODE, TITLE 24, CHAPTER 9 HAVE BEEN SATISFIED SUBJECT TO THE APPROVAL CONTAINED IN THE ATTACHED SAINTLY RESTRICTIONS AND RULES. SAINTLY RESTRICTIONS MAY BE REVOKED, IN ACCORDANCE WITH SECTION 24-1504, BOARD CODE, BY THE ISSUANCE OF A CERTIFICATE OF DECONTAMINATION.

*M. J. O.*  
DISTRICT HEALTH DEPARTMENT, IDAHO  
DATE: 15 Mar 07

**TETON COUNTY FIRE MARSHAL**

THE ABOVE PLATTED SUBDIVISION IS APPROVED ACCORDING TO TETON COUNTY FIRE REGULATIONS.

*Pat Seel*  
TETON COUNTY FIRE MARSHAL  
DATE: 3-15-07

**SURVEYOR'S CERTIFICATE**

I, LANDOLD W. VOELZ, SURVEYOR, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLATTED AND DESCRIBED



**PLANNING AND ZONING APPROVAL**

APPROVED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE: 3-20-07

*Debbie Kelly*  
CHAIRMAN, PLANNING AND ZONING  
DATE: 3-20-07

**COMMISSIONERS' CERTIFICATE**

I HEREBY CERTIFY THAT THE SUBDIVISION HAS BEEN APPROVED AND ACCEPTED.

*Michelle Spitzer*  
CHAIRMAN, COUNTY COMMISSIONERS  
DATE: 4-12-07

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

**ASSESSOR'S CERTIFICATE**

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

County Assessor: *Debbie Kelly*  
DATE: 3-15-07

**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 CONFORMS WITH THE PROVISIONS OF SAID ACT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE MAP OF THE SUBDIVISION SHALL BE FROM TRUSTED ROAD AND UTILITY ASSESSMENT AS REQUIRED BY INSTRUMENT #17277 AND BARRER ROLL THAT A FOOT WIDE PRIVATE ROAD AND UTILITY EASEMENT WITH RIGHTS OF ACCESS AND EGRESS GRANTED TO EACH LOT; THAT RIGHTS OF ACCESS ON SAID EASEMENT ARE GRANTED FOR NORMAL SERVICES, DELIVERIES, POLICE AND EMERGENCY SERVICES; THAT THE SUBDIVISION IS SUBJECT TO THE REGULATION OF COVENANTS AND RESTRICTIONS OF RECORD; THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF STATE OR FEDERAL AND LOCAL GOVERNMENTS FOR THE USE OF SEWER, WATER, ELECTRIC OR TELEPHONE AND CABLE TV UTILITIES; THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO PLANN ACT STATED IN BARRER ROLL SECTION 28-404 AND DOES NOT EXCEED THE NEIGHBORING LAND UNDER THIS LAW; THAT ALL SUBDIVISION INFORMATION AND ANY LANDSCAPING FIELD IS COMMON BY THE LOT OWNERS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

*Michelle Spitzer*  
DATE: 3-15-07

**RECORDER'S CERTIFICATE**

RECORDED IN INSTRUMENT # 186698  
STATE OF IDAHO, SS  
COUNTY OF TETON, IDAHO  
I DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN ACCORDANCE WITH THE PROVISIONS OF SAID ACT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE MAP OF THE SUBDIVISION SHALL BE FROM TRUSTED ROAD AND UTILITY ASSESSMENT AS REQUIRED BY INSTRUMENT #17277 AND BARRER ROLL THAT A FOOT WIDE PRIVATE ROAD AND UTILITY EASEMENT WITH RIGHTS OF ACCESS AND EGRESS GRANTED TO EACH LOT; THAT RIGHTS OF ACCESS ON SAID EASEMENT ARE GRANTED FOR NORMAL SERVICES, DELIVERIES, POLICE AND EMERGENCY SERVICES; THAT THE SUBDIVISION IS SUBJECT TO THE REGULATION OF COVENANTS AND RESTRICTIONS OF RECORD; THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF STATE OR FEDERAL AND LOCAL GOVERNMENTS FOR THE USE OF SEWER, WATER, ELECTRIC OR TELEPHONE AND CABLE TV UTILITIES; THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO PLANN ACT STATED IN BARRER ROLL SECTION 28-404 AND DOES NOT EXCEED THE NEIGHBORING LAND UNDER THIS LAW; THAT ALL SUBDIVISION INFORMATION AND ANY LANDSCAPING FIELD IS COMMON BY THE LOT OWNERS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

**COUNTY RECORDER**

186698

MASTER PLAN / FINAL PLAT  
**BARRER ROLL RANCH**  
- SUBDIVISION -

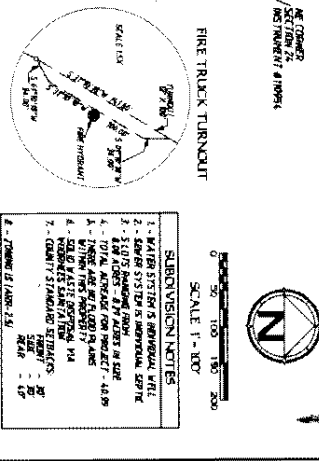
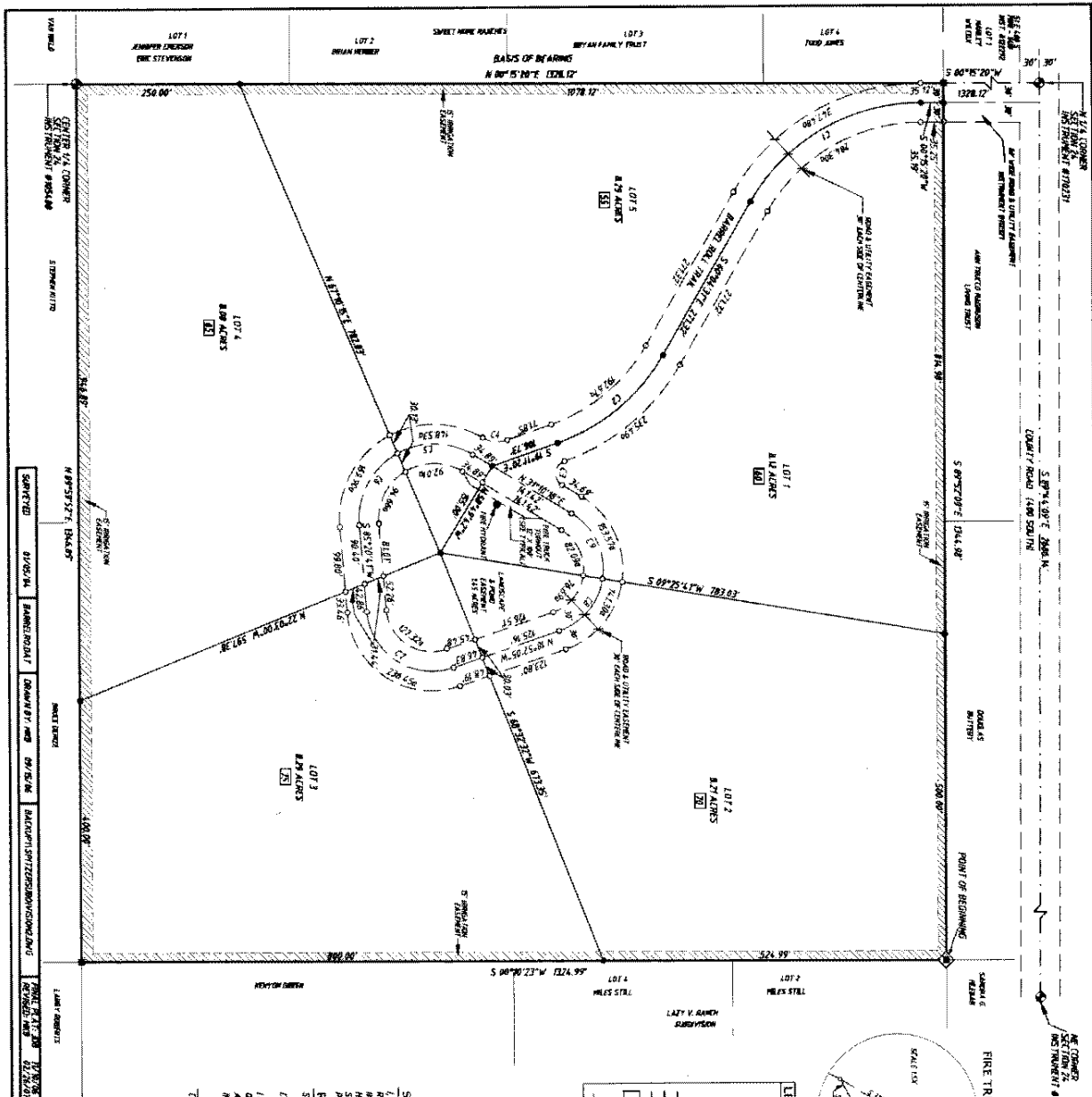
THE SW 1/4 NE 1/4 OF SECTION 24, TWP. 44N, RME. 15E, B.M., TETON COUNTY, IDAHO

SILLC  
2010 BY: *Michelle Spitzer*  
TETON COUNTY, IDAHO



PLANNING AND ZONING APPROVAL SHEET 2 OF 2

DATE	BY	DATE	BY	DATE	BY
3/15/07	Michelle Spitzer	3/15/07	Michelle Spitzer	3/15/07	Michelle Spitzer



**CURVE DATA TABLE**

CHANG	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	48°56'37"	348.50	75.24	75.24	150.48	S89°43'23"E
C2	48°56'37"	348.50	75.24	75.24	150.48	S89°43'23"E
C3	48°56'37"	348.50	75.24	75.24	150.48	S89°43'23"E
C4	48°56'37"	348.50	75.24	75.24	150.48	S89°43'23"E
C5	48°56'37"	348.50	75.24	75.24	150.48	S89°43'23"E
C6	48°56'37"	348.50	75.24	75.24	150.48	S89°43'23"E
C7	48°56'37"	348.50	75.24	75.24	150.48	S89°43'23"E
C8	48°56'37"	348.50	75.24	75.24	150.48	S89°43'23"E
C9	48°56'37"	348.50	75.24	75.24	150.48	S89°43'23"E
C10	48°56'37"	348.50	75.24	75.24	150.48	S89°43'23"E
C11	48°56'37"	348.50	75.24	75.24	150.48	S89°43'23"E

**SUBDIVISION NOTES**

- 1 - LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
- 2 - CURVE DATA TABLE

**SUBDIVISION CERTIFICATE**

I, **DAVID J. SWANSON**, Surveyor, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office on **08/15/2023** at **10:15 AM**. My commission expires on **08/15/2025**.

**DAVID J. SWANSON**  
Surveyor  
1000 N. 10th St., Suite 100  
Billings, MT 59102  
(406) 243-1111

**BARREL ROLL RANCH**  
SUBDIVISION

**AW**  
American West  
200 N. 10th St., Suite 100  
Billings, MT 59102  
(406) 243-1111

**DAVID J. SWANSON**  
Surveyor  
1000 N. 10th St., Suite 100  
Billings, MT 59102  
(406) 243-1111

PROJECT NUMBER: **2023-001**  
SHEET: **1073**

OWNER'S CERTIFICATE

BEFORE ME, the undersigned authority of the State of Ohio, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the public records of this county...

STATE OF OHIO, COUNTY OF TOWN, State of Ohio, County of Town, State of Ohio, County of Town...



WATER RIGHTS STATEMENT

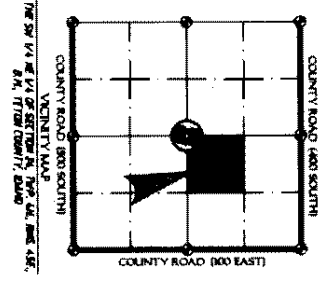
THE UNDERSIGNED HEREBY CERTIFIES THAT THE WATER RIGHTS STATEMENT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY...

PLANNING AND ZONING APPROVAL

APPROVED AND ACCEPTED: [Signature] DATE: 3-28-07

COMMISSIONER'S CERTIFICATE

BEFORE ME, the undersigned authority of the State of Ohio, do hereby certify that the foregoing is a true and correct copy of the original as recorded in the public records of this county...



THE ASSURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CLAIMS AND WAIVER HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS MAP.

HEALTH DEPARTMENT CERTIFICATE

LAND/SEALED THE TRACT AS SHOWN AT ABOVE CORNER, TRACT IN CORNER D HAVE BEEN INSPECTED SUBJECT TO THE APPLICABLE HEALTH DEPARTMENT REGULATIONS...

TOWN COUNTY FIRE MARSHAL

THE TRACT AS SHOWN SUBDIVISION OF PROPERTY ACCORDING TO STATE COUNTY RECORDS IS AS SHOWN.

SUBDIVISION'S CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY...



ASSESSOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOLLOWING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY...

CERTIFICATE OF REVIEW

THE UNDERSIGNED HAS REVIEWED THE RECORDS OF THE STATE OF OHIO AND HAS FOUND THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY...



RECORDS' CERTIFICATE

STATE OF OHIO, COUNTY OF TOWN, State of Ohio, County of Town, State of Ohio, County of Town...

Table with columns: SUBMITTER, REVIEWER, DATED, APPROVED, COUNTY/STATE/DEPARTMENT, DATE.

BARREL ROLL RANCH - SUBDIVISION. SHEET 2 OF 2. Includes address and contact information for SIA LLC.