



“Local Brokerage, National Results.”

Maps & Documents

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Phone: 208.354.2439
Email : info@tetonvalleyrealty.com

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



CITY OF VICTOR APPROVAL
 PRESENTED TO THE CITY COUNCIL OF VICTOR, IDAHO, ON THE FOLLOWING DATE AT WHICH TIME THIS LOT SPLIT WAS APPROVED AND ACCEPTED:
 DATE: 7/11/2002
 MAYOR: [Signature]
 CITY CLERK: [Signature]

PLANNING COMMISSION APPROVAL
 PRESENTED TO THE CITY OF VICTOR PLANNING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED:
 DATE: July 12, 2002
 CHAIRMAN PLANNING COMMISSION: [Signature]

TREASURER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAN.
 COUNTY TREASURER: [Signature] DATE: 7/9/02

HEALTH DEPARTMENT CERTIFICATE
 I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN SECTIONS 50-128-23, IDAHO CODE, HAVE BEEN SATISFIED AND THIS PLAN IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING.
 DISTRICT HEALTH DEPARTMENT: [Signature] DATE: 7/9/02

CERTIFICATE OF REVIEW
 I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE PLAN AND FIGURES AND SURVEY.
 SURVEYOR: [Signature] DATE: 7/9/02

SURVEYOR'S CERTIFICATE
 I, ARNOLD W. WOODSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2890, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATED AND DESCRIBED.
 STATE OF IDAHO
 ARNOLD W. WOODSTENHULME
 2890

SUBDIVISION NOTES
 1) THE PROPOSED WATER SYSTEM IS CONNECTION TO VICTOR CITY WATER.
 2) THE PROPOSED SEWER SYSTEM IS CONNECTION TO VICTOR CITY SEWER.
 3) THERE ARE NO KNOWN WILDLIFE MIGRATION ROUTES OR UNIQUE AREAS ON THE PROPERTY

OWNER'S CERTIFICATE
 BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROHIBITIONS OF SAID DESCRIBED LANDS: THE SUBDIVISION SHALL BE BROOKSIDE HOLLOW; THAT THE LOTS TO SAID SUBDIVISION SHALL BE FROM CRYSTAL AVENUE (COUNTY ROAD 100 WEST) TO SAID SUBDIVISION SHALL BE FROM CRYSTAL AVENUE (COUNTY ROAD 100 WEST) TO SAID SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD:
 THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RIGHT OR RECORD AND AS DEDICATED BY THIS PLAN;
 THAT ALL ROADS ARE HEREBY DEDICATED TO THE PUBLIC;
 THAT THE DEDICATED 15 FOOT UTILITY EASEMENTS ARE FOR THE USE OF SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES.
 DESCRIPTION OF LANDS BEING DIVIDED:
 A PART OF NE 1/4 SECTION 10, TWP. 3N., RANG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
 COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 10, SAID POINT BEING THE TRUE POINT OF BEGINNING;
 THENCE S 89°40'17"E, 247.28 FEET, MORE OR LESS, ALONG THE NORTHERN SECTION LINE TO A POINT ON THE NORTH BANK OF TRAIL CREEK; S 00°23'49"W, 44.87 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, S 33°24'45"E, 128.80 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, S 32°54'05"E, 170.36 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, S 55°45'35"E, 284.80 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, S 06°24'00"E, 198.32 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, S 71°10'10"E, 153.18 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, S 18°21'58"E, 208.81 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, N 80°10'03"E, 80.00 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, N 47°11'18"E, 133.12 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, S 81°38'49"E, 118.88 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, S 52°53'47"E, 78.25 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, S 23°43'50"E, 220.85 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, S 69°07'35"E, 288.76 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, N 79°08'29"E, 293.31 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, S 87°18'22"E, 137.81 FEET, MORE OR LESS, TO A POINT;
 THENCE ALONG THE NORTH BANK OF TRAIL CREEK, S 48°49'44"E, 282.87 FEET, MORE OR LESS, TO A POINT;
 THENCE S 07°21'58"W, 219.82 FEET TO A POINT;
 THENCE S 84°22'01"E, 368.50 FEET TO A POINT ON THE EASTERN SECTION LINE OF SAID SECTION 10 TO A POINT;
 THENCE S 88°28'00"W, 528.00 FEET TO A POINT;
 THENCE SOUTH, 188.75 FEET TO A POINT ON THE NORTH LINE OF WILLOW CREEK SUBDIVISION;
 THENCE WEST, 2119.12 FEET ALONG THE NORTH LINE OF WILLOW CREEK SUBDIVISION TO A POINT ON THE WEST LINE OF THE NE 1/4 OF SAID SECTION 10;
 THENCE N 00°01'14"E, 1780.80 FEET ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 10 TO THE TRUE POINT OF BEGINNING.
 CONTAINS 62.79 ACRES, MORE OR LESS.
 Brookside Hollow LLC by Travis Thompson, President

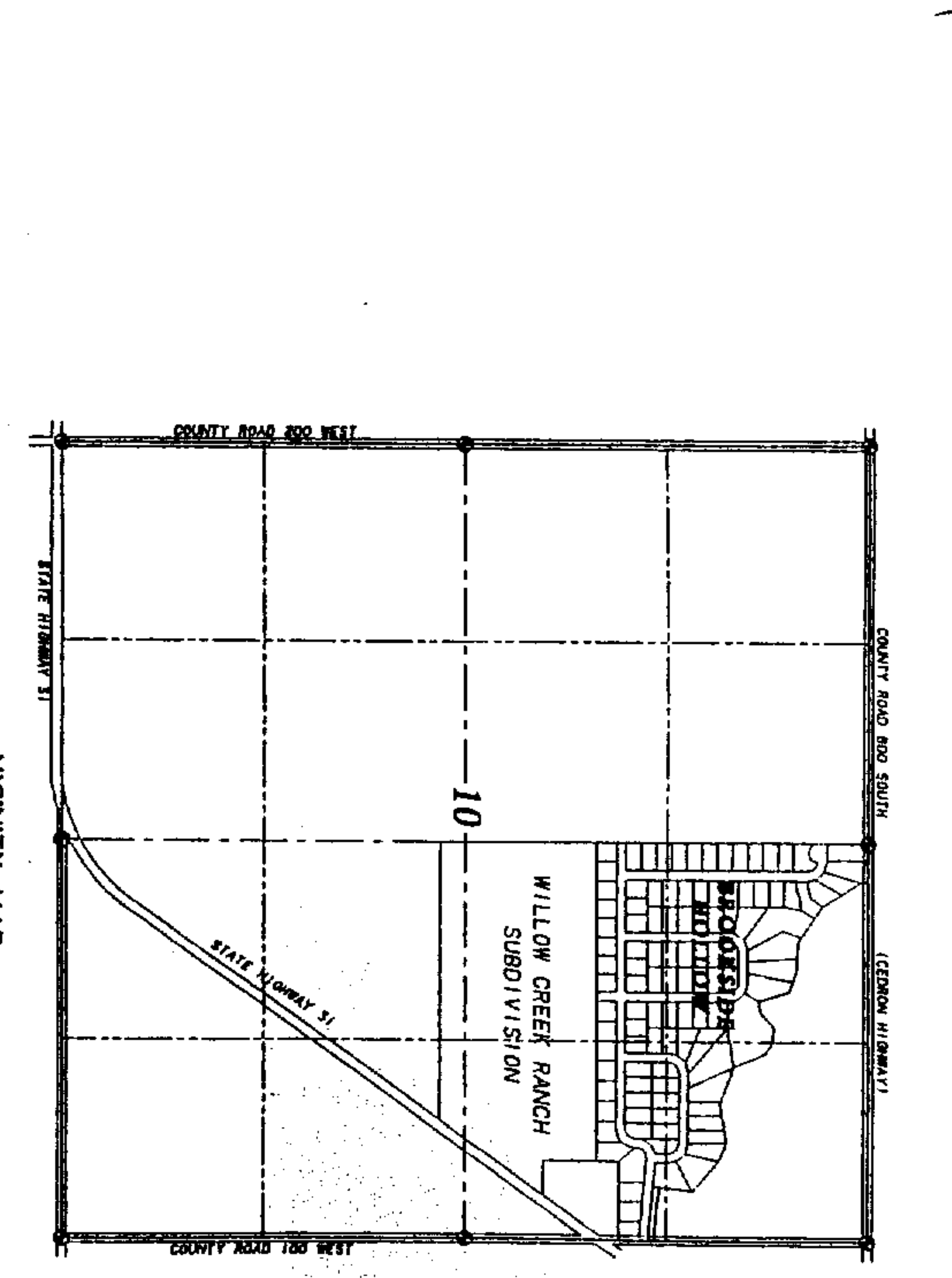
STATE OF IDAHO)
 COUNTY OF TETON) SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF July, 2002, BY TRAVIS THOMPSON, a single man, and OFFICIAL SEAL.
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC: [Signature]
 MY COMMISSION EXPIRES: 6/18/2004

RECORDER'S CERTIFICATE
 STATE OF IDAHO)
 COUNTY OF TETON) SS
 I DO HEREBY CERTIFY THAT THIS PLAN WAS FILED THIS 8 DAY OF July, 2002, AT [Signature] DAY AT THE REQUEST OF [Signature] DAY
 INSTRUMENT NUMBER: 14913-1
 COUNTY RECORDER: [Signature]
 EX-Officio Recorder Deputy: [Signature]

ENGINEER'S STATEMENT ON IRRIGATION
 BE IT KNOWN THAT THE ENGINEER, ARNOLD W. WOODSTENHULME, HAS REVIEWED THE WATER RIGHTS ON THIS PROPERTY AND HAS DEVELOPED A UTILIZATION PLAN FOR THE WATER FROM THE TRAIL CREEK SPRINKLER IRRIGATION SYSTEM. THE IRRIGATION SYSTEM DESCRIBED AND SHOWN IN THE COVENANTS AS EXHIBIT 1 WILL PROVIDE WATER TO EACH LOT OWNER AND WILL IRRIGATE THE OPEN AREA LANDSCAPING, ALL ACCORDING TO IDAHO LAW.
 THERE WILL BE NO CHANGE IN THE USE OF THE WATER.
 THERE WILL BE NO CHANGE IN THE PLACE OF USE OF THE WATER.
 THERE WILL BE NO CHANGE IN THE MEANS OF CONVEYANCE.
 THE IRRIGATION CANALS ARE BENEFITED BY EASEMENTS AS SHOWN, AND ARE OF ADEQUATE WIDTH TO ALLOW FOR REPAIR AND MAINTENANCE.
 THIS PROJECT HAS NO RIGHTS TO FLOW OF ANY STREAMS WITHIN OR ADJACENT TO THE SUBDIVISION.
 IDAHO LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO PERSONS LIVING ON OR NEAR CHANNELS OF STREAMS OR RIVERS.
 NEAR CHANNELS OF STREAMS OR RIVERS, RIGHTS TO ACCESS AND MAINTAIN THEIR CANALS WHICH INCLUDES CANAL REPAIRS, VEGETATION REMOVAL, AND ALTERING WITHIN THEIR CANAL EASEMENT AS ALLOWED BY IDAHO LAW.

RECEIVED
 JUL 18 2002
 TETON CO. CLERK RECORDER
 14913-1

AREA/UNITS/DENSITY TABLE	LOT(S)	ACRES	UNITS	DENSITY
COUNTY ROADS	-	0.33	-	-
SUBDIVISION ROADS	-	11.15	-	-
TOTAL ROADS	-	11.48	-	-
SINGLE FAMILY LOTS	1-106	49.44	106	2.14
TOTAL RESIDENTIAL	-	49.44	-	-
LANDSCAPING AREAS	-	0.30	-	-
PARK AND SERVICE LOTS	-	2.81	-	-
TOTAL MISCELLANEOUS	-	3.11	-	-
TOTAL PROJECT	-	64.03	106	1.66



RECORDING INFORMATION
 STATE OF IDAHO)
 COUNTY OF TETON) SS
 I DO HEREBY CERTIFY THAT THIS PLAN WAS FILED THIS 8 DAY OF July, 2002, AT [Signature] DAY AT THE REQUEST OF [Signature] DAY
 INSTRUMENT NUMBER: 14913-1
 COUNTY RECORDER: [Signature]
 EX-Officio Recorder Deputy: [Signature]

RECORDING INFORMATION
 STATE OF IDAHO)
 COUNTY OF TETON) SS
 I DO HEREBY CERTIFY THAT THIS PLAN WAS FILED THIS 8 DAY OF July, 2002, AT [Signature] DAY AT THE REQUEST OF [Signature] DAY
 INSTRUMENT NUMBER: 14913-1
 COUNTY RECORDER: [Signature]
 EX-Officio Recorder Deputy: [Signature]

BROOKSIDE HOLLOW
 ADDITION TO THE CITY OF VICTOR
 PART OF THE NE 1/4 SECTION 10, TWP. 3N., RANG. 45E., B.M., TETON COUNTY, IDAHO
 OWNER/DEVELOPER:
BROOKSIDE HOLLOW LLC
 P.O. BOX 408
 VICTOR, IDAHO 83455
 (208) 787-2980
 ARCHITECT/ENGINEER:
AW ENGINEERING
 4 North Main P.O. Box 139
 Victor, Idaho 83455
 (208) 787-2952 aweng@vnet.net
 Arnold W. Woodstehulme, PE/PLS

NE CORNER SECTION 10
 FOUND 5/8" IRON PIN
 C.P.F.R. INDEX E-17
 INSTRUMENT #104549

E 1/4 CORNER SECTION 10
 FOUND 1/2" IRON PIN WITH CAP
 C.P.F.R. INDEX G-17
 INSTRUMENT #82912

LINE DATA TABLE

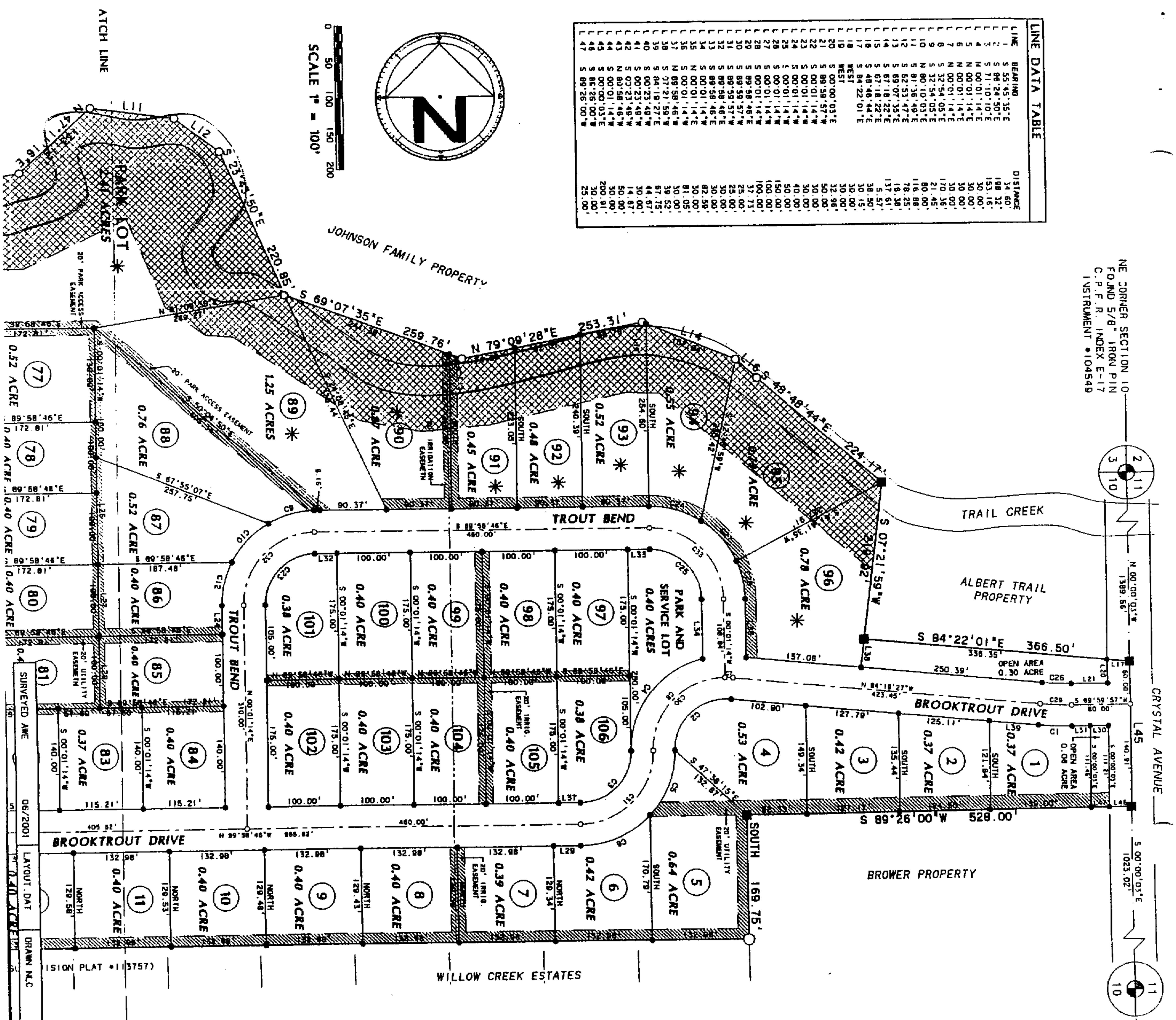
LINE	BEARING	DISTANCE
L 1	S 83°45'35"E	188.60'
L 2	S 83°20'50"E	183.32'
L 3	S 80°01'14"E	30.00'
L 4	N 00°01'14"E	30.00'
L 5	N 00°01'14"E	30.00'
L 6	N 00°01'14"E	30.00'
L 7	N 00°01'14"E	30.00'
L 8	S 32°54'05"E	170.36'
L 9	S 32°54'05"E	21.45'
L 10	N 80°10'03"E	18.88'
L 11	S 81°36'49"E	18.25'
L 12	S 82°53'47"E	18.38'
L 13	S 82°53'47"E	18.38'
L 14	S 87°18'22"E	38.50'
L 15	S 87°18'22"E	38.50'
L 16	S 48°28'01"E	30.15'
L 17	WEST	30.00'
L 18	WEST	30.00'
L 19	WEST	30.00'
L 20	S 00°00'03"E	32.96'
L 21	S 89°58'57"W	50.00'
L 22	S 00°01'14"W	30.00'
L 23	S 00°01'14"W	30.00'
L 24	S 00°01'14"W	30.00'
L 25	S 00°01'14"W	30.00'
L 26	S 00°01'14"W	30.00'
L 27	S 00°01'14"W	30.00'
L 28	S 00°01'14"W	30.00'
L 29	S 89°58'46"E	31.03'
L 30	S 89°58'46"E	31.03'
L 31	S 89°58'46"E	31.03'
L 32	S 89°58'46"E	31.03'
L 33	S 00°01'14"W	30.00'
L 34	S 00°01'14"W	30.00'
L 35	S 00°01'14"W	30.00'
L 36	S 00°01'14"W	30.00'
L 37	S 00°01'14"W	30.00'
L 38	S 89°58'46"W	39.52'
L 39	S 04°18'27"E	87.75'
L 40	S 00°23'49"W	44.67'
L 41	S 00°23'49"W	50.00'
L 42	S 07°23'49"W	14.67'
L 43	N 89°58'46"W	14.67'
L 44	S 00°01'14"W	30.00'
L 45	S 00°01'14"W	30.00'
L 46	S 89°58'00"W	29.00'
L 47	S 89°58'00"W	29.00'
L 48	S 89°58'00"W	29.00'

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
C 1	05°40'36"	470.83'	23.34'	46.65'	46.63'	S 87°09'45"E
C 2	05°39'19"	70.00'	79.56'	109.96'	105.49'	S 47°09'54"E
C 3	80°18'10"	102.95'	102.95'	174.57'	98.99'	S 49°01'14"E
C 4	47°52'05"	150.00'	51.08'	97.34'	95.08'	S 21°28'18"W
C 5	47°05'55"	101.17'	5.88'	106.86'	103.88'	S 68°28'58"W
C 6	06°18'59"	101.17'	100.01'	11.15'	11.15'	N 81°43'24"W
C 7	88°20'21"	150.00'	34.18'	68.84'	142.74'	S 75°17'29"W
C 8	29°27'30"	150.00'	38.58'	72.92'	75.96'	S 28°16'13"W
C 9	33°03'19"	150.00'	31.78'	109.88'	127.20'	S 13°45'50"W
C 10	58°34'55"	150.00'	27.29'	109.88'	61.77'	S 44°58'48"E
C 11	27°29'11"	150.00'	33.03'	75.00'	70.40'	S 68°26'12"W
C 12	31°25'05"	150.00'	38.58'	75.00'	73.98'	S 58°22'53"W
C 13	33°03'19"	150.00'	38.58'	75.00'	44.78'	S 08°56'14"E
C 14	33°03'19"	150.00'	38.58'	75.00'	9.20'	S 42°38'18"E
C 15	12°03'23"	150.00'	22.73'	109.96'	9.20'	S 42°38'18"E
C 16	00°00'00"	150.00'	70.00'	109.96'	22.75'	S 37°50'21"E
C 17	00°00'00"	150.00'	17.47'	80.66'	18.24'	S 82°20'48"E
C 18	66°42'53"	150.00'	45.48'	172.51'	108.98'	N 45°01'14"E
C 19	184°44'03"	60.00'	44.71'	109.96'	73.88'	S 73°27'06"E
C 20	80°00'00"	70.00'	70.00'	109.96'	98.99'	S 44°58'48"E
C 21	80°00'00"	70.00'	70.00'	109.96'	40.69'	S 87°09'45"E
C 22	80°00'00"	70.00'	70.00'	109.96'	40.69'	S 40°23'48"E
C 23	33°03'19"	150.00'	38.58'	75.00'	53.81'	S 11°55'27"E
C 24	00°00'00"	150.00'	70.00'	109.96'	53.81'	S 87°09'45"E
C 25	00°00'00"	150.00'	70.00'	109.96'	53.81'	S 87°09'45"E
C 26	00°00'00"	150.00'	70.00'	109.96'	53.81'	S 87°09'45"E
C 27	33°03'19"	150.00'	38.58'	75.00'	53.81'	S 87°09'45"E
C 28	33°03'19"	150.00'	38.58'	75.00'	53.81'	S 87°09'45"E
C 29	05°40'36"	150.00'	11.68'	188.80'	141.42'	S 44°58'48"E
C 30	80°00'00"	100.00'	100.00'	157.08'	141.42'	S 44°58'48"E
C 31	80°00'00"	100.00'	100.00'	157.08'	141.42'	S 44°58'48"E
C 32	80°00'00"	100.00'	100.00'	157.08'	141.42'	S 44°58'48"E
C 33	80°00'00"	100.00'	100.00'	157.08'	141.42'	S 44°58'48"E
C 34	80°00'00"	100.00'	100.00'	157.08'	141.42'	S 44°58'48"E
C 35	80°00'00"	100.00'	100.00'	157.08'	141.42'	S 44°58'48"E
C 36	80°00'00"	100.00'	100.00'	157.08'	141.42'	S 44°58'48"E
C 37	23°53'22"	130.00'	27.50'	54.20'	53.81'	N 11°55'27"W
C 38	33°03'19"	130.00'	38.58'	75.00'	73.98'	N 40°23'48"W
C 39	33°03'19"	130.00'	38.58'	75.00'	73.98'	N 73°27'07"W



SCALE 1" = 100'



RECEIVED
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 149194

AW ENGINEERING
 P.O. BOX 408
 P.O. BOX 408
 BRONX, IDAHO 83455
 (208) 787-2980

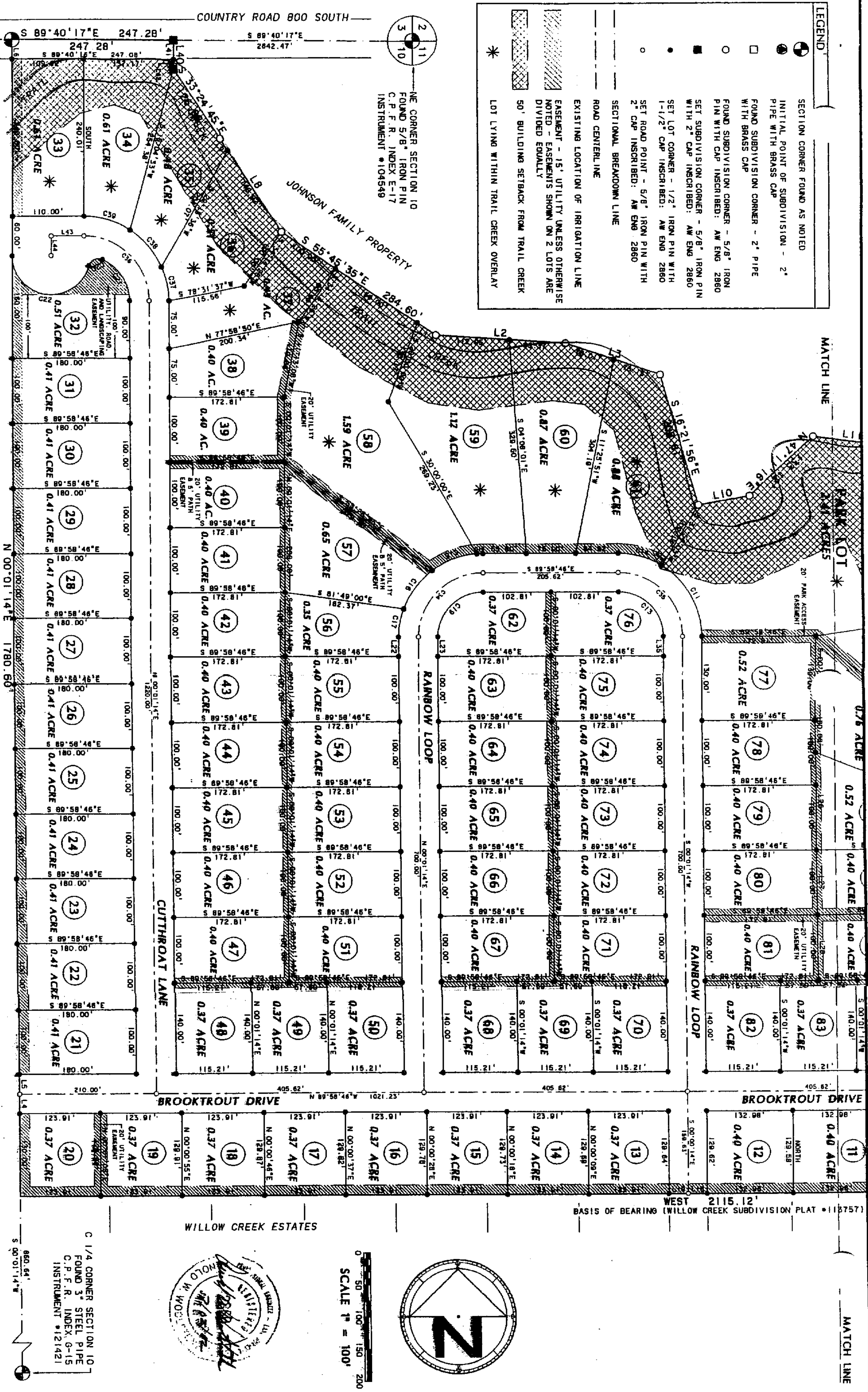
BROOKSIDE HOLLOW LLC
 PART OF THE NE 1/4 SECTION 10, TWP. 3N.,
 RANG. 45E., B.M., TETON COUNTY, IDAHO

BROOKSIDE HOLLOW
 ADDITION TO THE CITY OF VICTOR

PROJECT NO. 2001 - 036 T-3N R-45E SECTION 10 SHEET 2 OF 3

LEGEND

- SECTION CORNER FOUND AS NOTED
- INITIAL POINT OF SUBDIVISION - 2" PIPE WITH BRASS CAP
- FOUND SUBDIVISION CORNER - 2" PIPE WITH BRASS CAP
- FOUND SUBDIVISION CORNER - 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- SET SUBDIVISION CORNER - 5/8" IRON PIN WITH 2" CAP INSCRIBED: AW ENG 2860
- SET LOT CORNER - 1/2" IRON PIN WITH 1-1/2" CAP INSCRIBED: AW ENG 2860
- SET ROAD POINT - 5/8" IRON PIN WITH 2" CAP INSCRIBED: AW ENG 2860
- SECTIONAL BREAKDOWN LINE
- ROAD CENTERLINE
- EXISTING LOCATION OF IRRIGATION LINE
- EASEMENT - 15' UTILITY UNLESS OTHERWISE NOTED - EASEMENTS SHOWN ON 2 LOTS ARE DIVIDED EQUALLY
- 50' BUILDING SETBACK FROM TRAIL CREEK
- * LOT LYING WITHIN TRAIL CREEK OVERLAY



N 1/4 CORNER SECTION 10 - P.O.B. PROPERTY DESCRIPTION
 FOUND IRON PIN WITH CAP
 C.P.F.R. INDEX E-15
 INSTRUMENT #107325

NE CORNER SECTION 10
 FOUND 5/8" IRON PIN
 C.P.F.R. INDEX E-17
 INSTRUMENT #104549

Brookside Hollow

Addition to the City of Victor

149194
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SURVEYED AWE 06/2001 LAYOUT DAT DRAWN NLC 07/01/02 FINPLATT GDD

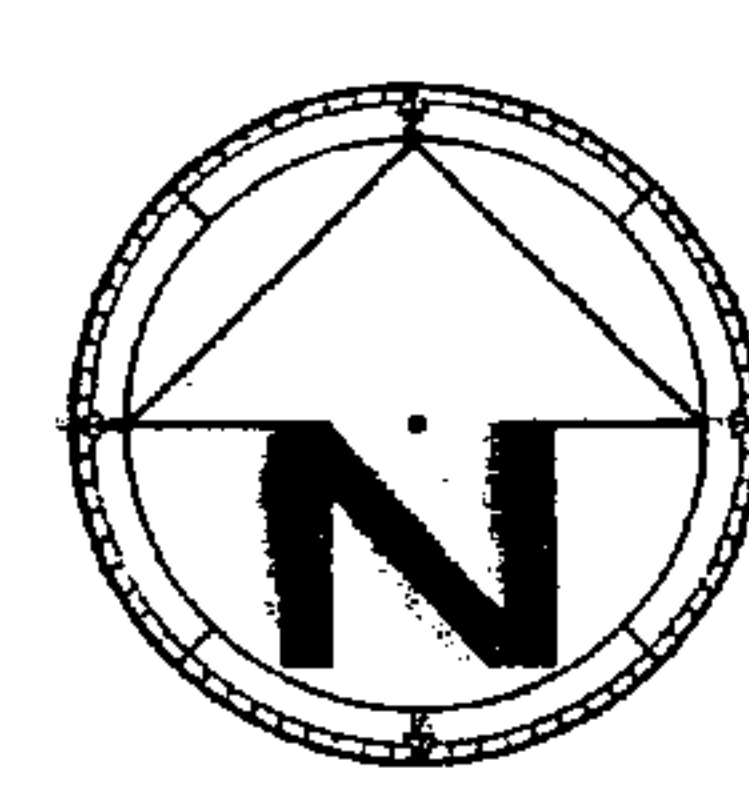
BROOKSIDE HOLLOW
 ADDITION TO THE CITY OF VICTOR

PART OF THE NE 1/4 SECTION 10, TWP. 3N.,
 RND. 45E., B.M., TETON COUNTY, IDAHO

BROOKSIDE HOLLOW LLC
 P.O. BOX 408
 VICTOR, IDAHO 83455
 (208) 787-2980

AW Engineering
 4 North Main P.O. Box 139
 Victor, Idaho 83455
 (208) 787-2953 aweng@srv.net
 Arnold W. Woelshelm, PE/PLS

PROJECT NO 2001 - 036 T-3N R-45E SECTION 10 SHEET 1 OF 3



SCALE 1" = 100'