



“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

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





ALLIANCE

TITLE & ESCROW CORP.

Yes, it matters where you close.

Plat Maps and/or CC&R's

A complete list of our locations and contact information can be found at:

www.alliancetitle.com



REGISTERED PROFESSIONAL LAND SURVEYOR
I CERTIFY THAT I HAVE REVIEWED
THIS INSTRUMENT, TITLE 50, CHAPTER 13.



7-28-05
DATE

BY THE TETON COUNTY
DAY July
05.

7/28/05
DATE

ED BY THE TETON COUNTY
DAY
05.

7-29-05
DATE

THE FOLLOWING

7-28-05
DATE

PAID ON THE

7-28-05
DATE

PROTECTION FOR THIS PLAT MEET
PROVED BY MY DEPARTMENT.

7/29/05
DATE

DESCRIBED IN IDAHO CODE,
PLAT IS HEREBY

7/29/05
DATE

SURVEYOR IN THE STATE OF
TO THE BEST OF MY KNOWLEDGE,

SURVEYS MADE BY NELSON
FROM 2002 AND FEBRUARY OF 2003;
RECORDED IN THE CERTIFICATE OF OWNERS
INSTRUMENTS OF THE IDAHO CODE;
AS SHOWN HEREON IN



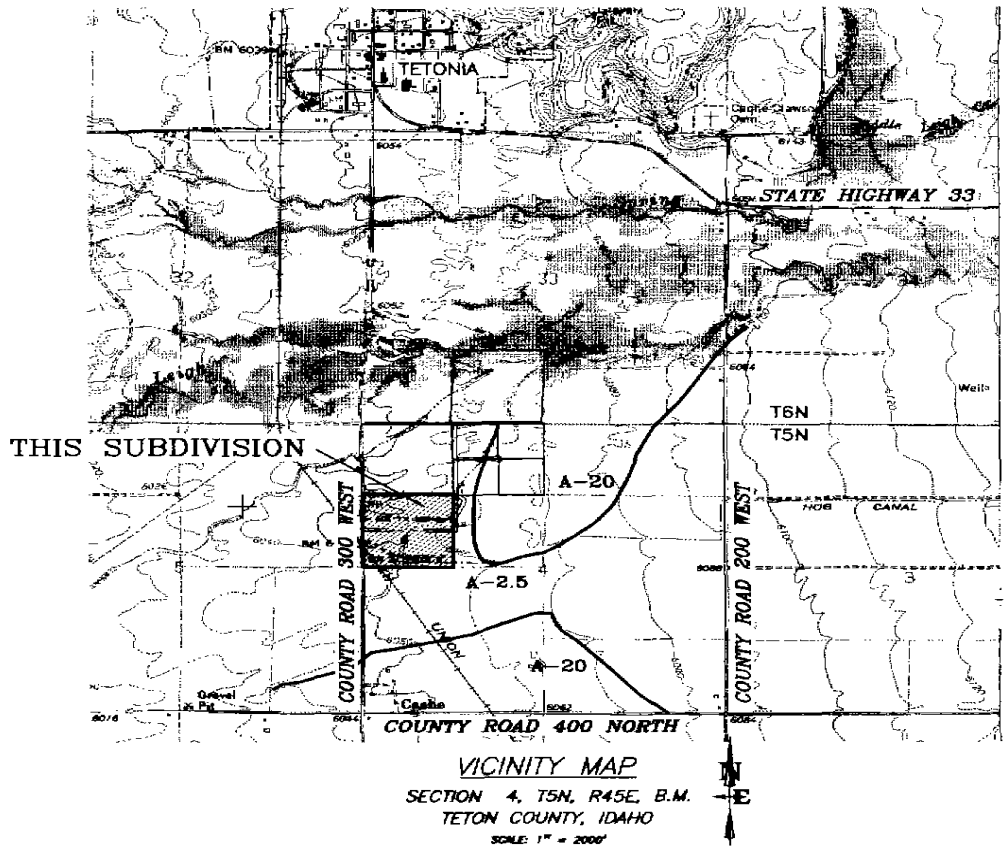
7/28/05
DATE

Owner:
ROCKY MOUNTAIN GREENHOUSES, INC.
P.O. BOX 10586
JACKSON, WY 83002
(307) 733-2086

Engineer and Surveyor:
Nelson Engineering
P.O. Box 1599
Jackson, WY 83001
(307) 733-2087

SURVEYED BY: NE DRAWN: LG
FINAL PLAT SUBMITTAL: APRIL 2005

PROJECT NO. 05-070-01
REV. PER REVIEW: 7/12/05



Summary of uses:
LAND USE DISTRICT: AR-2.5

NUMBER OF LOTS: 16

16 RESIDENTIAL LOTS = 40.94 ACRES

AVERAGE LOT SIZE = 2.50 ACRES
NUMBER OF LOTS PER ACRE = .40

NOTES:

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

ALL LOTS SHALL USE GOOSEBERRY ROAD TO ACCESS COUNTY ROAD 300 WEST. NO DIRECT ACCESS TO COUNTY ROAD 300 WEST IS ALLOWED FROM ANY OF THE LOTS OF THIS SUBDIVISION

ALL LOTS TO HAVE INDIVIDUAL SEPTIC SYSTEMS

ALL LOTS TO HAVE INDIVIDUAL WELLS

THE LANDS OF THIS SUBDIVISION HAVE ADJUDICATED WATER RIGHTS BY VIRTUE OF THE LEIGH CREEK CANAL COMPANY

THERE WILL BE NO CHANGE IN CONVEYANCE OF THE WATER RIGHTS TO THESE LANDS

SETBACKS (SEE DECLARATION OF COVENANTS)
FRONT = 30 FEET
SIDE = 30 FEET
REAR = 40 FEET
IRRIGATION DITCHES: 15 FEET

RECORDER'S CERTIFICATE

STATE OF IDAHO _____ }
COUNTY OF TETON _____ } SS

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY
OF _____ 2005, AT
AT THE REQUEST OF ROCKY MOUNTAIN GREENHOUSES, INC.
INSTRUMENT NUMBER _____

Instrument # 169964

DRIGGS, _____
COUNTY RECORDER of Pages: 1
2005-08-05
Recorded for: NELSON ENGINEERING
NOLAN G. BOYLE Fee: 10.00
Ex-Officio Recorder Deputy
Index to: PLAT

**CACHE TRACTS
AMENDED SUBDIVISION**

located in the
S1/2 NW/4
Section 4,
Township 5 North,
Range 45 East, B.M.,
Teton County, Idaho

169964
RECEIVED
AUG - 3 2005
TETON COUNTY
CLERK RECORDER

CERTIFICATE OF OWNERS

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

THAT THE FOREGOING SUBDIVISION OF SAID LANDS AS SHOWN HEREON 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 CACHE TRACTS AMENDED SUBDIVISION,

THAT THE LANDS OF THIS SUBDIVISION ARE DESCRIBED AS: THE SW1/4 OF THE NW1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, AND

THAT PORTION OF THE SE1/4 OF SAID SECTION 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SE1/4 NW1/4, THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 4; THENCE N00°05'16"W, 666.74 ALONG THE WEST LINE OF SAID SE1/4 NW1/4, FEET; THENCE S89°43'52"E, 18.99 FEET; THENCE S00°05'16"E, 666.74 FEET TO THE SOUTH LINE OF SAID SE1/4 NW1/4; THENCE ALONG SAID SOUTH LINE, N89°45'40"W, 18.99 FEET TO THE CORNER OF BEGINNING.

CONTAINING 40.94 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, AND RESTRICTIONS, OF SIGHT AND/OR OF RECORD.

THAT ACCESS TO THIS SUBDIVISION SHALL BE FROM COUNTY ROAD 300 WEST;

THAT ALL STREETS WITHIN THIS SUBDIVISION ARE HEREBY DEDICATED AS ACCESS, UTILITY, AND IRRIGATION EASEMENTS, WITH A RIGHTS OF USE GRANTED TO EACH OWNER OF A LOT WITHIN THIS SUBDIVISION AND TO THE OWNERS AND PROPRIETORS OF LANDS WITHIN THE SE1/4 NW1/4 AND THE NE1/4 NW1/4 OF SAID SECTION 4, AND WITHIN THE SE1/4 SW1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO;

THAT THE WESTERLY 30 FEET OF SAID SW1/4 NW1/4 OF SAID SECTION 4 COMPRISES A PORTION OF COUNTY ROAD 300 WEST, WHICH IS HEREBY REDEDICATED AS A PUBLIC ROADWAY AND UTILITY EASEMENT;

THAT NO DIRECT ACCESS TO COUNTY ROAD 300 WEST SHALL BE ALLOWED FROM ANY OF THE LOTS OF THIS SUBDIVISION. ALL LOTS SHALL USE GOOSEBERRY ROAD TO ACCESS COUNTY ROAD 300 WEST;

THAT THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE FILED WITH THIS PLAT;

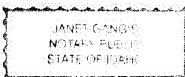
HARRY STATTER, PRESIDENT, ROCKY MOUNTAIN GREENHOUSES, INC. A WYOMING CLOSE CORPORATION

STATE OF Idaho)
COUNTY OF Teton) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HARRY STATTER AS PRESIDENT OF ROCKY MOUNTAIN GREENHOUSES, INC., A WYOMING CLOSE CORPORATION, WHO EXECUTED THE SAME ON BEHALF OF SAID CORPORATION THIS 28th DAY OF July, 2005.

WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public
My commission expires: 4/30/10



CERTIFICATE OF REVIEW

I, DAVID C. LEE, REGISTERED PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY IDAHO STATE STATUTE, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT COMPLIES WITH THE IDAHO CODE, TITLE 50, CHAPTER 13.

David C. Lee
NAME:
DATE: 7-28-05



PLANNING AND ZONING APPROVAL

THIS SUBDIVISION WAS APPROVED AND ACCEPTED BY THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE 11th DAY of July, 2005.

L. Larry Brothel
CHAIRMAN, PLANNING AND ZONING

COMMISSIONER'S CERTIFICATE

THIS SUBDIVISION WAS APPROVED AND ACCEPTED BY THE TETON COUNTY BOARD OF COMMISSIONERS ON THE 11th DAY of July, 2005.

David C. Lee
CHAIRMAN, COUNTY COMMISSIONER

ASSESSOR'S CERTIFICATE

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

Denny Thomas B.S.
COUNTY ASSESSOR
DATE: 7-28-05

TREASURER'S CERTIFICATE

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

David C. Lee
COUNTY TREASURER
DATE: 7-28-05

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.

Mike Hill
FIRE CHIEF
DATE: 7/28/05

HEALTH DEPARTMENT CERTIFICATE

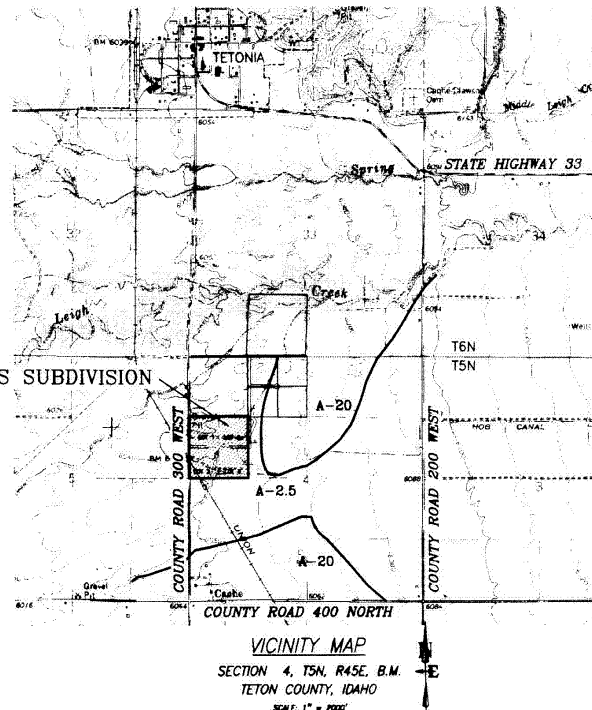
I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN IDAHO CODE, 50-1326 TO 1329, HAVE BEEN SATISFIED, AND THIS PLAT IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING.

Nathaniel Taylor
DISTRICT 7 HEALTH DEPARTMENT
DATE: 7/28/05

SURVEYOR'S CERTIFICATE

I, JIM HANLON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION No. 11543, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF: THAT THIS PLAT WAS MADE FROM THE NOTES OF SURVEYS MADE BY NELSON ENGINEERING UNDER ALBERT R. NELSON IN JULY OF 2002 AND FEBRUARY OF 2003; THAT IT CORRECTLY REPRESENTS THE LAND DESCRIBED IN THE CERTIFICATE OF OWNERS HEREON, AND CONFORMS TO THE APPLICABLE SECTIONS OF THE IDAHO CODE. THAT ALL POINTS AND CORNERS ARE MONUMENTED AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-1303, IDAHO CODE.

Jim Hanlon
M. HANLON, IDAHO PLS NO. 11543
DATE: 7/28/05



Summary of uses: LAND USE DISTRICT: AR-2.5 NUMBER OF LOTS: 16 16 RESIDENTIAL LOTS = 40.94 ACRES AVERAGE LOT SIZE = 2.50 ACRES NUMBER OF LOTS PER ACRE = .40

NOTES: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY NATURE OF ANY STREET, ALLEY, OR ROAD WITHIN THIS SUBDIVISION. ALL LOTS SHALL USE GOOSEBERRY ROAD TO ACCESS COUNTY ROAD 300 WEST. NO DIRECT ACCESS TO COUNTY ROAD 300 WEST IS ALLOWED FROM ANY OF THE LOTS OF THIS SUBDIVISION. ALL LOTS TO HAVE INDIVIDUAL SEPTIC SYSTEMS ALL LOTS TO HAVE INDIVIDUAL WELLS THE LANDS OF THIS SUBDIVISION HAVE ADJUDICATED WATER RIGHTS BY VIRTUE OF THE LEIGH CREEK CANAL COMPANY THERE WILL BE NO CHANGE IN CONVEYANCE OF THE WATER RIGHTS TO THESE LANDS

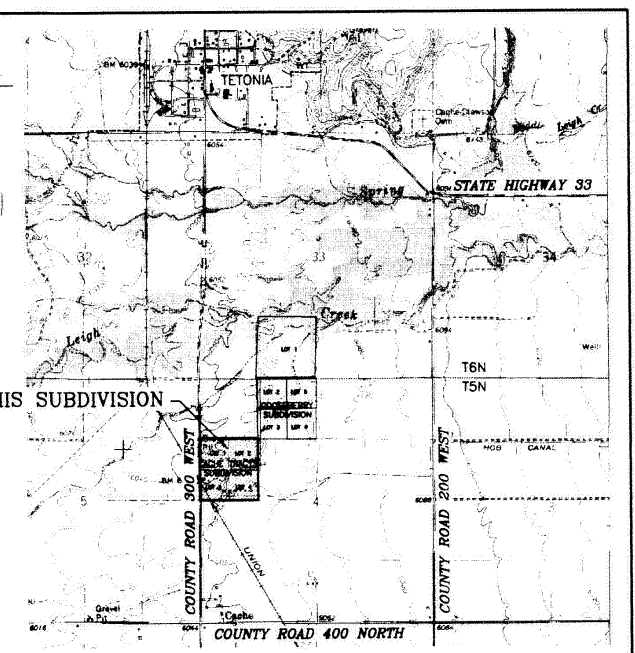
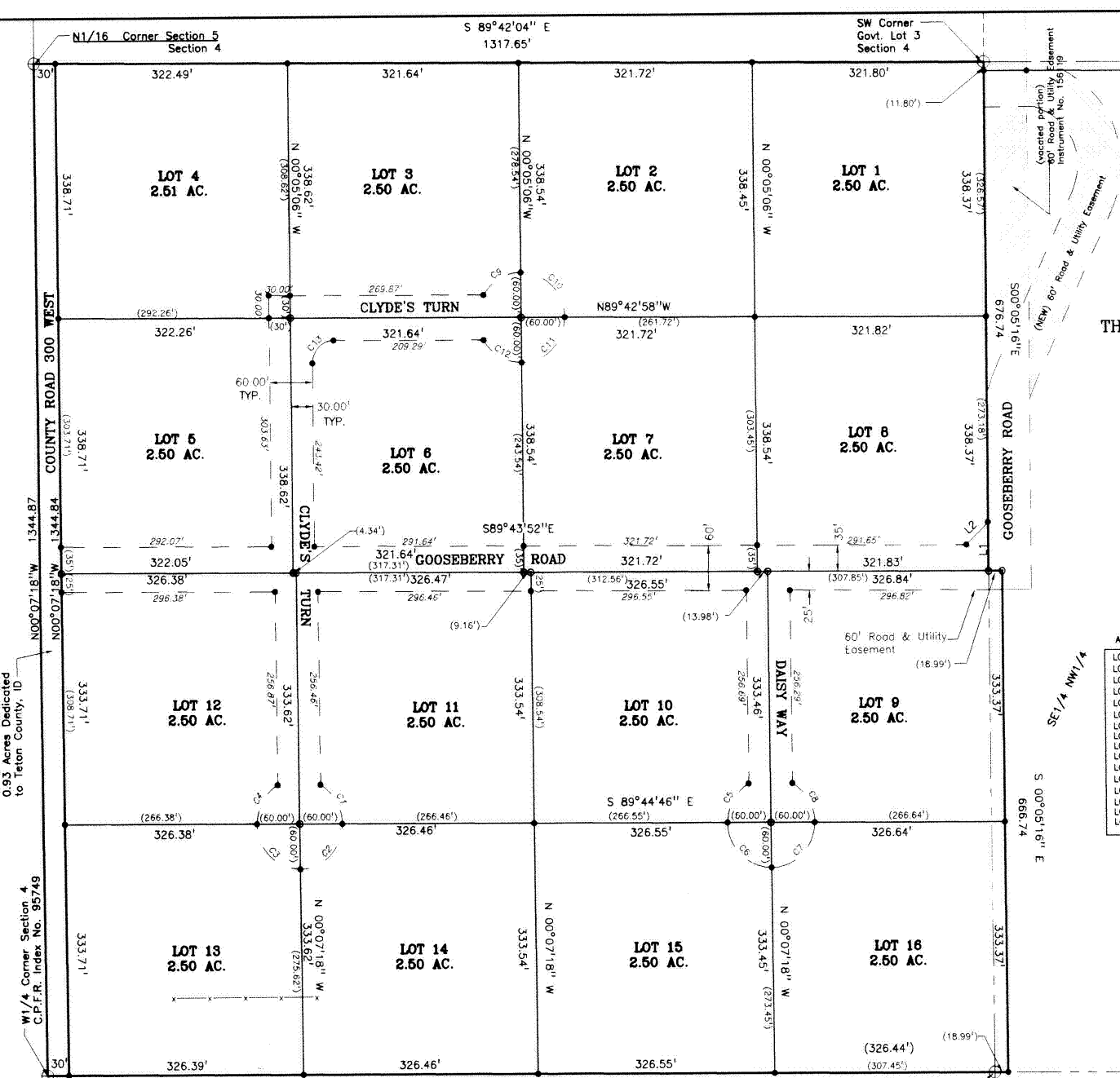
RECORDER'S CERTIFICATE STATE OF IDAHO) COUNTY OF TETON) SS I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 28th DAY OF July, 2005, AT THE REQUEST OF ROCKY MOUNTAIN GREENHOUSES, INC. INSTRUMENT NUMBER: 169964

Instrument # 169964 DRIGGS, TETON, IDAHO COUNTY, RECORDED No. of Pages: 1 2005-08-06 Recorded for: NELSON ENGINEERING NOLAN G. BOYLE Fee: 10.00 Ex-Officio Recorder: Deputy Index to: PLAT

CACHE TRACTS AMENDED SUBDIVISION

located in the S1/2 NW/4 Section 4, Township 5 North, Range 45 East, B.M., Teton County, Idaho

Owner: ROCKY MOUNTAIN GREENHOUSES, INC. P.O. BOX 10586 JACKSON, WY 83002 (307) 732-3986 Engineer and Surveyor: Nelson Engineering P.O. Box 1598 Jackson, WY 83001 (307) 733-2087 SURVEYED BY: NE DRAWN: LG PROJECT NO: 05-070-01 FINAL PLAT SUBMITTAL: APRIL 2005 REV. PER REVIEW: 7/12/05



VICINITY MAP
SECTION 4, T5N, R45E,
TETON COUNTY, IDAHO
SCALE: 1" = 2000'

ADDRESSES

LOT 1	- 274 Gooseberry Rd.
LOT 2	- 284 Clyde's Turn
LOT 3	- 286 Clyde's Turn
LOT 4	- 298 Clyde's Turn
LOT 5	- 296 Clyde's Turn
LOT 6	- 286 Clyde's Turn
LOT 7	- 282 Clyde's Turn
LOT 8	- 272 Gooseberry Rd.
LOT 9	- 275 Daisy Way
LOT 10	- 283 Daisy Way
LOT 11	- 287 Clyde's Turn
LOT 12	- 295 Clyde's Turn
LOT 13	- 293 Clyde's Turn
LOT 14	- 285 Clyde's Turn
LOT 15	- 281 Daisy Way
LOT 16	- 273 Daisy Way

Owner:
ROCKY MOUNTAIN GREENHOUSES, INC.
P.O. BOX 10586
JACKSON, WY 83002
(307) 732-3986

Summary of uses:
LAND USE DISTRICT: AR-2.5
NUMBER OF LOTS: 16
16 RESIDENTIAL LOTS = 40.94 ACRES
AVERAGE LOT SIZE = 2.50 ACRES
NUMBER OF LOTS PER ACRE = 40

Engineer and Surveyor:
Nelson Engineering
P.O. Box 1599
Jackson, WY 83001
(307) 733-2087

SETBACKS (SEE DECLARATION OF COVENANTS)
FRONT = 30 FEET
SIDE = 30 FEET
REAR = 40 FEET
IRRIGATION DITCHES: 15 FEET

NOTES:

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

ALL LOTS SHALL USE GOOSEBERRY ROAD TO ACCESS COUNTY ROAD 300 WEST. NO DIRECT ACCESS TO COUNTY ROAD 300 WEST IS ALLOWED FROM ANY OF THE LOTS OF THIS SUBDIVISION

ALL LOTS TO HAVE INDIVIDUAL SEPTIC SYSTEMS

ALL LOTS TO HAVE INDIVIDUAL WELLS

THE LANDS OF THIS SUBDIVISION HAVE ADJUDICATED WATER RIGHTS BY VIRTUE OF THE LEIGH CREEK CANAL COMPANY

THERE WILL BE NO CHANGE IN CONVEYANCE OF THE WATER RIGHTS TO THESE LANDS

169964

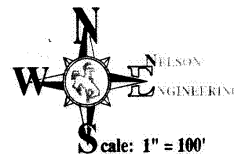
- LEGEND
- SUBDIVISION LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT LINE
 - ⊕ - FOUND REBAR W/CAP "AW ENGR. 2860"
 - - SET 5/8" X 24 REBAR WITH ALUMINUM CAP "NELSON ENGR. PLS 11543"
 - ⊙ - SET 5/8" X 30 REBAR WITH ALUMINUM CAP "NELSON ENGR. PLS 11543"
 - EASEMENT DISTANCE
 - PARTIAL LOT LINE DISTANCE

CURVE TABLE

NUMBER	Delta Angle	Chrd Brgg	Radius	Curve Length	Chrd Length
C1	80°22'32"	S29°58'02"E	60.00	63.23	60.34
C2	89°37'28"	S45°03'58"W	60.00	93.85	84.57
C3	90°22'32"	N44°56'02"W	60.00	94.64	85.13
C4	59°37'28"	N30°03'58"E	60.00	62.44	59.66
C5	59°37'29"	S30°03'58"W	60.00	62.44	59.66
C6	90°22'31"	S44°56'02"E	60.00	94.64	85.13
C7	89°37'28"	N45°03'58"E	60.00	93.85	84.57
C8	60°22'32"	N29°56'02"W	60.00	63.23	60.34
C9	59°37'52"	N60°05'58"E	60.00	62.45	59.67
C10	90°22'08"	S44°54'02"E	60.00	94.63	85.13
C11	89°37'52"	S45°05'58"W	60.00	93.86	84.58
C12	60°22'08"	N59°54'02"W	60.00	63.22	60.33
C13	90°22'08"	N45°05'58"E	30.00	147.32	42.56

LINE TABLE

NUMBER	Bearing	Distance
L1	N00°05'16"W	60.19
L2	S45°05'26"W	42.56



BEARINGS SHOWN HEREON ARE GEODETIC BEARINGS DERIVED FROM GPS OBSERVATIONS

CACHE TRACTS AMENDED SUBDIVISION

located in the
S1/2 NW/4
Section 4,
Township 5 North,
Range 45 East, B.M.,
Teton County, Idaho

