



“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



ATE

f the NE1/4SW1/4 of Section 33, T4N, R45E, B.M.,
ad under the Property Description is with free consent
riators of the described lands;

WCH;
Protective Covenants to be recorded in the Office of

restrictions, easements and any rights, interests or
/ recorded January 16, 2011, as Instrument Nos.

recorded January 26, 2011, as Instrument Nos. 215477

that 60 foot-wide road and utility easement recorded
ist 6, 2011, as Instrument No. 218124, and re-recorded
Idaho, and shown hereon;

nt granted by Edward P. Kearsley to Morey Ranch LLC,
ument No. 218819, records of Teton County, Idaho;
ed by The Peter H. Wright-Clark Family LLC, successor
ship, for access and utilities, recorded September 27,

'ed by Julia Foster Boyle to Morey Ranch LLC, its heirs,
No. 220277, records of Teton County, Idaho;
a fire truck turn-around; said easement will be
nch Final Protective Covenants recorded concurrently with

facilities as per agreement recorded concurrently with this

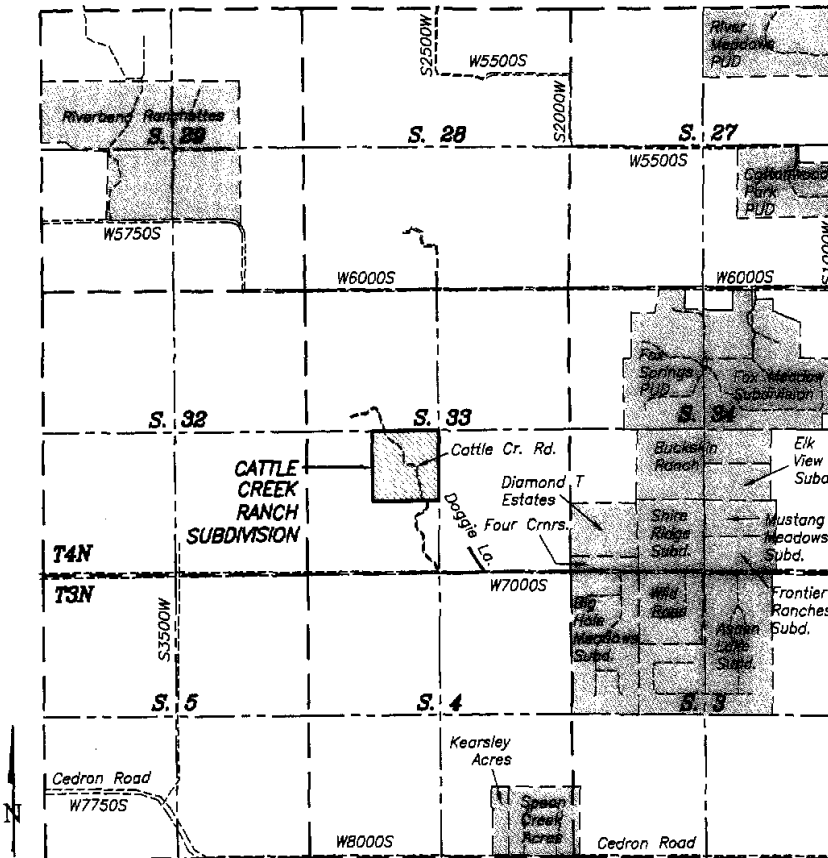
is and utility easement agreement granted by Morey
s of Teton County, Idaho;
ement granted as a blanket easement by Barbara C.
07, as Instrument No. 189763, records of Teton County,

ce between Barbara C. Morey and Fall River Rural Electric
cards of Teton County, Idaho;
ement granted as a blanket easement by Michael and
y 9, 2008, as Instrument No. 198681, records of Teton

ce between Michael and Barbara Morey and Fall River
lo. 198797, records of Teton County, Idaho;
rtion of the property lying within any highways, roads,

way, covenants, conditions, restrictions, reservations,

VICINITY MAP
SHOWING PART OF
T3N, R45E & T4N, R45E, B.M.
TETON COUNTY, IDAHO



SCALE: 1"=2500'

OWNERS AND DEVELOPERS

Morey Ranch, LLC
a Wyoming close limited liability company
27 Arrow Root Lane
Victor, ID 83455

Michael Edward Morey & Barbara Coates Morey
8470 Cattle Creek Road
Victor, ID 83455

Travis James Allen & Megan Morey Allen
P.O. Box 618
9983 Little Pine Lane
Victor, ID 83455

D. Baker Salsbury & Katherine Morey Salsbury
P.O. Box 444
Victor, ID 83455

SURVEYOR:
On Sight Land Surveyors, Inc.
P.O. Box 12290
Jackson WY 83002

ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the following date for approval and acceptance.

Bonnie Beard
County Assessor

1-17-12
Date

HEALTH DEPARTMENT CERTIFICATE

I hereby certify that sanitary restrictions required by Idaho Code 50-1326 have been satisfied and
this plot is hereby approved for recording by filing of this certificate.

M. J. [Signature]
District Health Department

17 Jan 2012
Date

WATER RIGHTS

There are no water rights appurtenant to the lands within this subdivision.

Morey
fe

[Signature]
ife

Morey, Manager of Morey Ranch, LLC, this 12 day

ward Morey and Barbara Coates Morey, husband and wife,

BLAUCH
JSLIC
DAHO

es Allen and Megan Morey Allen, husband and wife, this

[Signature]
CH

Salsbury and Katherine M. Salsbury, husband and wife, this

[Signature]
CH

3 MARSHAL

meet the Teton County Fire Code and have been approved

Instrument # 221097

TETON COUNTY, IDAHO

2-28-2012 01:11:00 No. of Pages: 1

Recorded for : ON SIGHT LAND SURVEYORS

MARY LOU HANSEN Fee: 11.00

Ex-Officio Recorder Deputy [Signature]

Index to: PLAT

FINAL PLAT
SHOWING
CATTLE CREEK RANCH
A SUBDIVISION OF
PARCEL B

BEING IDENTICAL WITH
NE1/4SW1/4 SECTION 33, T4N, R45E, B.M.
TETON COUNTY, IDAHO

1/17/12

PROPERTY DESCRIPTION

A parcel of land being identical with the NE1/4SW1/4 of Section 33, T4N, R45E, B.M., Teton County, Idaho, more particularly described as follows:
BEGINNING at the Center 1/4 corner of said Section 33 where is found a 2-1/2 inch diameter steel pipe with a 3-1/4" diameter brass cap inscribed "D PLS 7481" and appropriate details.
THENCE along the east line of said NE1/4SW1/4, S 00°10'17"W, 1324.08 feet to the center-south 1/16 corner of said Section 33 where is found a 1/2 inch diameter steel rebar with a 2 inch diameter aluminum cap inscribed "D PLS 7481".
THENCE along the south line of said NE1/4SW1/4, N 89°30'56"W, 1323.85 feet to the southwest 1/16 corner of said Section 33 where is found a 1/2 inch diameter steel rebar with a 2 inch diameter aluminum cap inscribed "D PLS 7481".
THENCE along the west line of said NE1/4SW1/4, N 02°08'26"E, 1321.84 feet to the center-west 1/16 corner of said Section 33 where is found a 1/2 inch diameter steel rebar with a 2 inch diameter aluminum cap inscribed "D PLS 7481".
THENCE along the north line of said NE1/4SW1/4, S 89°35'46"E, 1324.66 feet to the POINT OF BEGINNING.
Said parcel encompasses an area of 40.22 acres, more or less.

SURVEYOR'S CERTIFICATE

State of Wyoming, County of Teton, I, Todd Cedarholm of Jackson, Wyoming, hereby certify that this plat was made from notes taken during surveys performed by myself and others under my supervision during December, 2005, and March, 2006, and that it correctly represents CATTLE CREEK RANCH, a subdivision of the parcel of land described herein.



Todd Cedarholm Idaho Professional Land Surveyor Registration No. 7481

PLANNING AND ZONING APPROVAL

Presented to the Teton County Planning Commission on the following date of which time this subdivision was approved and accepted.
Chairperson, Planning & Zoning Commission

COMMISSIONERS' CERTIFICATE

Presented to the Teton County Board of Commissioners on the following date of which time this subdivision was approved and accepted.
Chairperson, County Commissioners

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 complies with the State of Idaho Code relating to plats and surveys.

TREASURER'S CERTIFICATE

Per the requirements of Idaho Code 50-1306, I, the undersigned County Treasurer, in and for the County of Teton, State of Idaho, do hereby certify that all delinquent and current County property taxes have been paid in full on the land described on this plat.

RECORDER'S CERTIFICATE

I, the undersigned being a licensed recorder in the State of Idaho, do hereby certify that I have reviewed this plat and find that it complies with the State of Idaho Code relating to plats and surveys.

OWNERS' CERTIFICATE

The undersigned owners hereby certify that the foregoing subdivision of the NE1/4SW1/4 of Section 33, T4N, R45E, B.M., Teton County, Idaho, as shown on this plat and more particularly described under the Property Description is a free consent and in accordance with the desires of the undersigned owners and proprietors of the described lands;
THAT the name of the foregoing subdivision shall be CATTLE CREEK RANCH;
THAT said subdivision shall be subject to the Cattle Creek Ranch Final Protective Covenants to be recorded in the Office of the Clerk of Teton County, Idaho concurrently with this plat;
THAT said subdivision is subject to all matters, covenants, conditions, restrictions, easements and any rights, interests or claims which may exist by reason thereof, disclosed by Record of Survey recorded January 16, 2011, as Instrument Nos. 215477 and 215478, and 215479, and 215480, records of Teton County, Idaho;
THAT said subdivision is subject to restrictions on that Warranty Deed recorded January 26, 2011, as Instrument Nos. 215477 and 215478, records of Teton County, Idaho;
THAT said subdivision has the use and benefit of, and is subject to, that 60 foot-wide road and utility easement recorded March 20, 2009, as Instrument No. 203581, corrected and restated August 6, 2011, as Instrument No. 218124, and re-recorded September 8, 2011, as Instrument No. 218562, records of Teton County, Idaho, and shown hereon;
THAT said subdivision has the use and benefit of that access easement granted by Edward P. Kearney to Morey Ranch LLC, its heirs, successors and assigns, recorded September 27, 2011, as Instrument No. 218819, records of Teton County, Idaho;
THAT said subdivision has the use and benefit of that easement granted by The Peter M. Wright-Clark Family LLC, successor in interest to Peter M. Wright-Clark Family Partnership, a limited partnership, for access and utilities, recorded September 27, 2011, as Instrument No. 218818, records of Teton County, Idaho;
THAT said subdivision has the use and benefit of that easement granted by Julia Foster Boyle to Morey Ranch LLC, its heirs, successors and assigns, for access and utilities, recorded as Instrument No. 202777, records of Teton County, Idaho;
THAT Lot 3 is subject to an easement, as shown hereon, for use as a fire truck turn-around; said easement will be maintained by the lot owners under provision 19 of the Cattle Creek Ranch Final Protective Covenants recorded concurrently with this plat;
THAT said subdivision has the use and benefit of that fire protection facilities as per agreement recorded concurrently with this plat;
THAT Lot 1 of said subdivision has the use and benefit of that access and utility easement agreement granted by Morey Ranch LLC, recorded August 6, 2011, as Instrument No. 218123, records of Teton County, Idaho;
THAT said subdivision is subject to that electric line right-of-way easement granted as a blanket easement by Barbara C. Morey to Fall River Rural Electric Cooperative, Inc., recorded July 25, 2007, as Instrument No. 189763, records of Teton County, Idaho;
THAT said subdivision is subject to that agreement for electrical service between Barbara C. Morey and Fall River Rural Electric Cooperative, Inc., recorded July 31, 2007, as Instrument No. 189979, records of Teton County, Idaho;
THAT said subdivision is subject to that electric line right-of-way easement granted as a blanket easement by Michael and Barbara Morey to Fall River Rural Electric Cooperative, Inc., recorded July 9, 2008, as Instrument No. 189891, records of Teton County, Idaho;
THAT said subdivision is subject to that agreement for electrical service between Michael and Barbara Morey and Fall River Rural Electric Cooperative, Inc., recorded July 14, 2008, as Instrument No. 198979, records of Teton County, Idaho;
THAT said subdivision is subject to title to, and easements in, any portion of the property lying within any highways, roads, streets, or other ways;
THAT said subdivision is SUBJECT TO any other easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements, or encumbrances of right and/or record.

Morey Ranch LLC a Wyoming close limited liability company

By: Michael E. Morey Its Manager

AND Michael Edward Morey, husband

AND Travis James Allen, husband

AND D. Baker Salisbury, husband

AND Katherine M. Salisbury, wife

State of Idaho

County of Teton

The foregoing instrument was acknowledged before me by Michael E. Morey, Manager of Morey Ranch, LLC, this 12th day of December, 2012.

Witness my hand and official seal.

Notary Public

State of Idaho

County of Teton

The foregoing instrument was acknowledged before me by Michael Edward Morey and Barbara Coates Morey, husband and wife, this 12th day of December, 2012.

Witness my hand and official seal.

Notary Public

State of Idaho

County of Teton

The foregoing instrument was acknowledged before me by Travis James Allen and Megan Morey Allen, husband and wife, this 12th day of December, 2012.

Witness my hand and official seal.

Notary Public

State of Idaho

County of Teton

The foregoing instrument was acknowledged before me by D. Baker Salisbury and Katherine M. Salisbury, husband and wife, this 12th day of December, 2012.

Witness my hand and official seal.

Notary Public

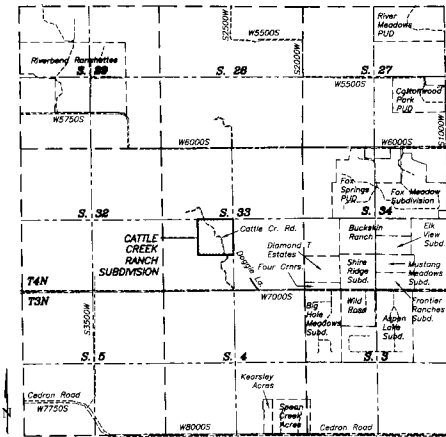
State of Idaho

County of Teton

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 me.

VICINITY MAP SHOWING PART OF T3N, R45E & T4N, R45E, B.M. TETON COUNTY, IDAHO



SCALE: 1"=2500'

OWNERS AND DEVELOPERS

Morey Ranch, LLC a Wyoming close limited liability company 27 Arrow Road Lone Victor, ID 83455
Michael Edward Morey & Barbara Coates Morey 6470 Cattle Creek Road Victor, ID 83455
Travis James Allen & Megan Morey Allen P.O. Box 618 9983 Little Pine Lane Victor, ID 83455
D. Baker Salisbury & Katherine Morey Salisbury P.O. Box 444 Victor, ID 83455

ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the following date for approval and acceptance.
County Assessor

HEALTH DEPARTMENT CERTIFICATE

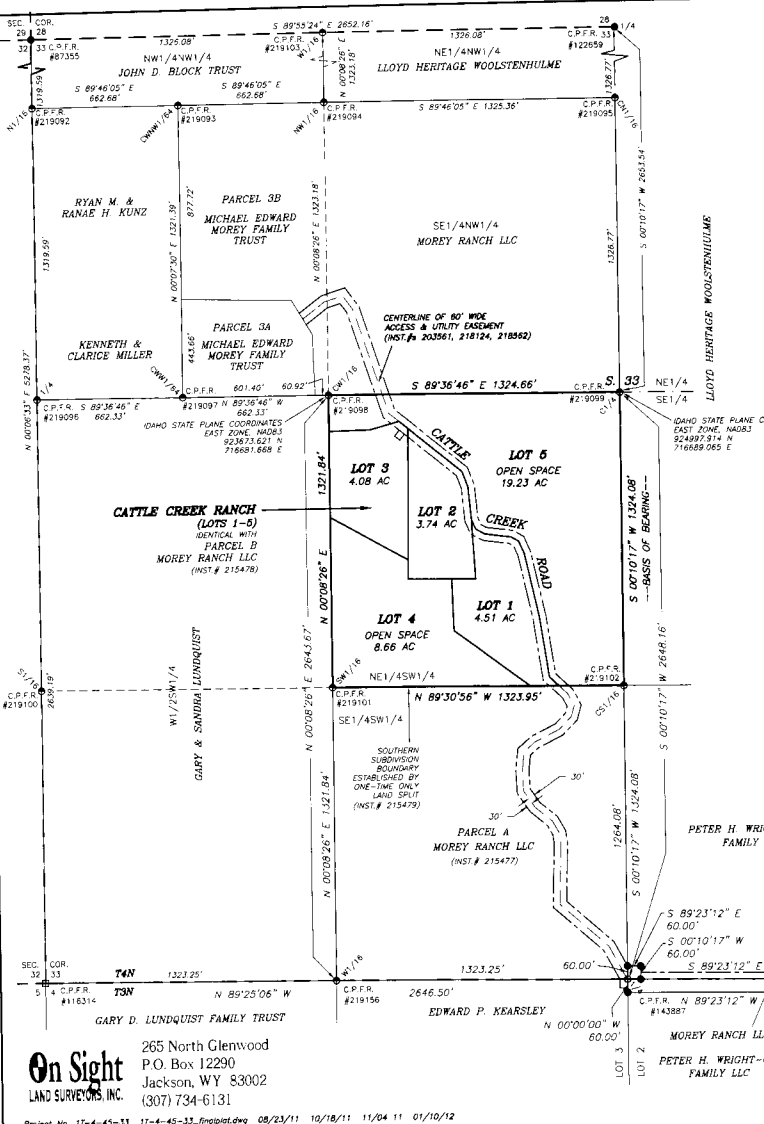
I hereby certify that sanitary restrictions required by Idaho Code 50-1326 have been satisfied and this plat is hereby approved for recording by filing of this certificate.

WATER RIGHTS

There are no water rights appurtenant to the lands within this subdivision.

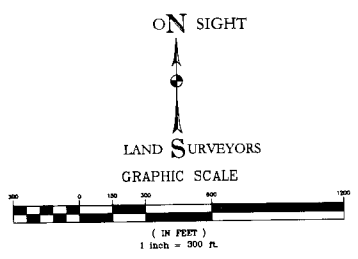
FINAL PLAT SHOWING CATTLE CREEK RANCH A SUBDIVISION OF PARCEL B BEING IDENTICAL WITH NE1/4SW1/4 SECTION 33, T4N, R45E, B.M. TETON COUNTY, IDAHO

On Sight LAND SURVEYORS, INC. 265 North Glenwood P.O. Box 12290 Jackson, WY 83002 (307) 734-6131



PROJECT DETAILS
 TOTAL PROJECT AREA = 40.22 ACRES
 TOTAL LOTS = 5 (3 RESIDENTIAL 2 OPEN SPACE)
 ZONING DISTRICT = A-20 & A-2.5
 TOTAL ACRES OF RESIDENTIAL LOTS = 12.33 AC
 ACRES OF OPEN SPACE = 27.89 AC
 ACRES OF RIGHT-OF-WAY = 2.32 AC

SHEET 3 - ACCESS TO CATTLE CREEK RANCH
 SHEET 4 - DETAILS OF CATTLE CREEK RANCH



- LEGEND**
- INDICATES A STEEL PIPE FOUND THIS SURVEY
 - INDICATES A 5/8 INCH DIAMETER STEEL REBAR FOUND THIS SURVEY
 - INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH A 2 INCH DIAMETER ALUMINUM CAP INSCRIBED "AW ENG 2860" AND APPROPRIATE DETAILS FOUND THIS SURVEY
 - INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP INSCRIBED "D PLS 7481" SET THIS SURVEY
 - INDICATES A 1/2 INCH DIAMETER STEEL REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP INSCRIBED "D PLS 7481" SET THIS SURVEY

NOTES:
 NO DOMESTIC WATER SOURCE
 NO PUBLIC SEWAGE DISPOSAL SYSTEM
 INDIVIDUAL WELLS AND WASTEWATER SYSTEMS ARE REQUIRED FOR THIS SUBDIVISION
 ADVANCED WASTEWATER TREATMENT SYSTEMS ARE REQUIRED AND MUST BE PROFESSIONALLY ENGINEERED, INSTALLED, AND PROPERLY MAINTAINED. SAID SYSTEMS SHALL BE DESIGNED BY AN IDAHO LICENSED PROFESSIONAL ENGINEER.
 NO PUBLIC MAINTENANCE OF CATTLE CREEK ROAD
 PUBLIC MAINTENANCE OF COUNTY ROAD W7000S
 THIS SUBDIVISION IS LOCATED WITHIN ZONE "X" SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 1808100150 C WITH AN EFFECTIVE DATE OF AUGUST 4, 1988. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
 THERE ARE NO WATER RIGHTS APPURTENANT TO THE LANDS WITHIN THIS SUBDIVISION

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- CENTERLINE OF EASEMENT
- SECTION LINE
- QUARTER-SECTION LINE
- SIXTEENTH-SECTION LINE

Instrument # 221097
 TETON COUNTY, IDAHO
 2-28-2012 01:11:00 No. of Pages: 1
 Recorded for ON SIGHT LAND SURVEYORS
 MARY LOUI HANSEN Fee: \$5.00
 Ex-Office Recorder Deputy

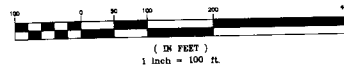
FINAL PLAT SHOWING
CATTLE CREEK RANCH
 A SUBDIVISION OF
 PARCEL B
 BEING IDENTICAL WITH
 NE1/4SW1/4 SECTION 33, T4N, R45E, B.M.
 TETON COUNTY, IDAHO
 SHEET 2 OF 4

On Sight
 LAND SURVEYORS, INC.
 265 North Glenwood
 P.O. Box 12290
 Jackson, WY 83002
 (307) 734-6131

-- CATTLE CREEK RANCH --

ON SIGHT

LAND SURVEYORS
GRAPHIC SCALE



LEGEND

- INDICATES A 5/8 INCH DIAMETER STEEL REBAR FOUND THIS SURVEY
- INDICATES A 1/2 INCH DIAMETER STEEL REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP INSCRIBED "D PLS 7481" SET THIS SURVEY
- + INDICATES A CALCULATED POINT; NOTHING SET THIS SURVEY
- EXTERIOR PROPERTY BOUNDARY
- LOT LINE
- - - EASEMENT
- - - CENTERLINE OF EASEMENT
- - - SECTION LINE
- - - QUARTER-SECTION LINE
- - - SIXTEENTH-SECTION LINE

CATTLE CREEK ROAD
 60' WIDE ACCESS & UTILITY EASEMENT
 (INST. # 203561, 218124 & 218562)

PARCEL A
 MOREY RANCH, LLC
 INST. # 215477

PETER H. WRIGHT-CLARK FAMILY LLC

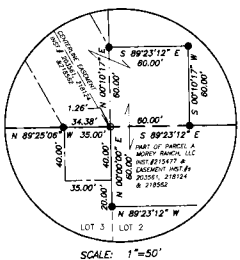
Instrument # 221097
 TETON COUNTY, IDAHO
 2/28/2012 01:11:58 No. of Pages: 1
 Recorded by: ON SIGHT LAND SURVEYORS
 MARY LOU HANSEN Fee: 15.00
 Es. Official Recorder Deputy
 Issues to Public

30' WIDE ACCESS & UTILITY EASEMENT
 (INST. # 228277)

BOYLE

COUNTY ROAD
 #70005

DETAIL



60' WIDE ACCESS & UTILITY EASEMENT FOR CATTLE CREEK ROAD FROM THE WESTERN END OF COUNTY ROAD #70005 (INST. # 203561, 218124 & 218562)

30' WIDE ACCESS & UTILITY EASEMENT (INST. # 218818)

On Sight
 LAND SURVEYORS, INC.

265 North Glenwood
 P.O. Box 12290
 Jackson, WY 83002
 (307) 734-6131

Project No. 11-4-45-33 11-4-45-33_Finalplat.dwg 08/23/11 10/18/11 11/04/11 01/10/12

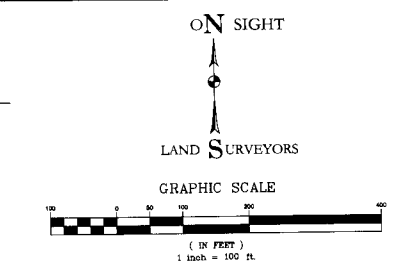
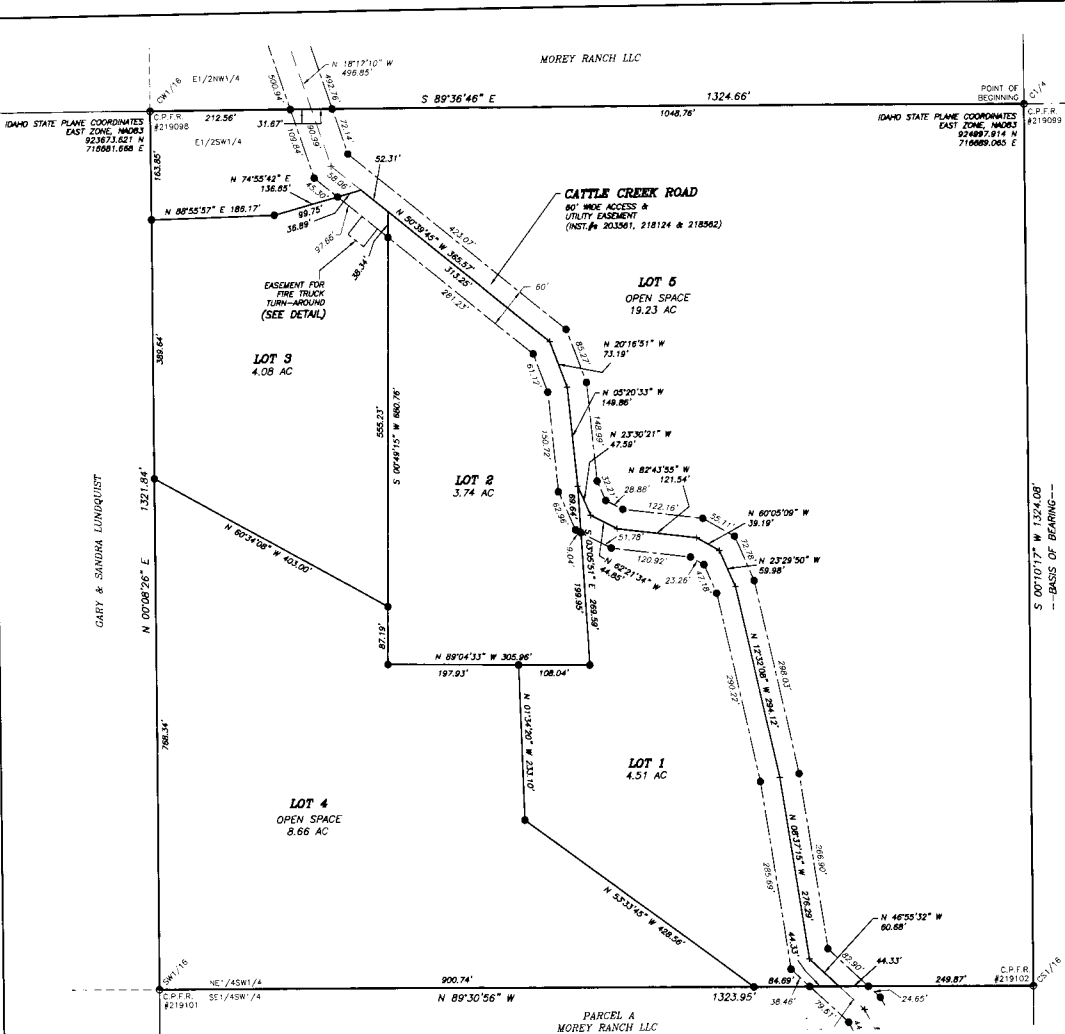
PETER H. WRIGHT-CLARK FAMILY LLC

CATTLE CREEK RANCH

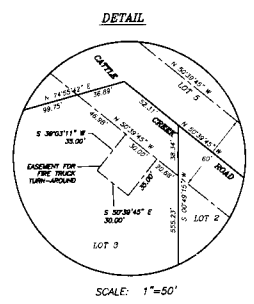
A SUBDIVISION OF PARCEL B

BEING IDENTICAL WITH
 NE1/4SW1/4 SECTION 33, T4N, R45E, B.M.
 TETON COUNTY, IDAHO

SHEET 3 OF 4



- LEGEND**
- INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP INSCRIBED "D PLS 7481" SET THIS SURVEY
 - INDICATES A 1/2 INCH DIAMETER STEEL REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP INSCRIBED "D PLS 7481" SET THIS SURVEY
 - + INDICATES A CALCULATED POINT; NOTHING SET THIS SURVEY
 - EXTERIOR PROPERTY BOUNDARY
 - LOT LINE
 - EASEMENT
 - - - CENTERLINE OF EASEMENT
 - - - SECTION LINE
 - - - QUARTER-SECTION LINE
 - - - SIXTEENTH-SECTION LINE



On Sight
LAND SURVEYORS, INC.

265 North Glenwood
P.O. Box 12290
Jackson, WY 83002
(307) 734-6131

Project No. 17-4-45-33 17-4-45-33_fmaplet.dwg 08/23/11 10/18/11 11/04/11 01/10/12

PARCEL A
MOREY RANCH LLC
INST #210477

Instrument # 221097
TETON COUNTY, IDAHO
2-28-2012 01:11:00 No. of Pages: 1
Reviewed by: ON SIGHT LAND SURVEYORS
MARY LOU HANSEN Page 11/00
E-CORRECTION RECORD: Deputry
DATE OF PLAT: 11/04/11

FINAL PLAT
SHOWING
CATTLE CREEK RANCH
A SUBDIVISION OF
PARCEL B
BEING IDENTICAL WITH
NE1/4SW1/4 SECTION 33, T4N, R4E, B.M.
TETON COUNTY, IDAHO
SHEET 4 OF 4

ON SIGHT



LAND SURVEYORS

GRAPHIC SCALE



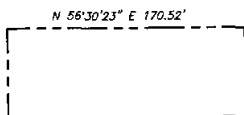
(IN FEET)
1 inch = 100 ft.

5' CONTOUR INTERVAL

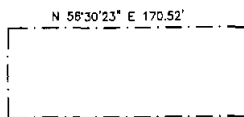
LEGEND

- INDICATES A 2-1/2 INCH STEEL PIPE WITH A 3-1/4 INCH DIAMETER BRASS CAP INSCRIBED "ID PLS 7481" AND APPROPRIATE DETAILS SET THIS SURVEY
- INDICATES A 1/2 INCH DIAMETER STEEL REBAR WITH A 2 INCH DIAMETER ALUMINUM CAP INSCRIBED "ID PLS 7481" SET THIS SURVEY
- + INDICATES A CALCULATED POINT; NOTHING SET THIS SURVEY

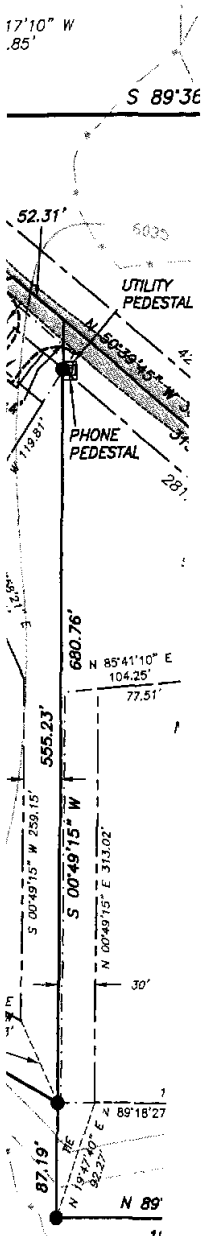
- EXTERIOR PROPERTY BOUNDARY
- LOT LINE
- - - - - EASEMENT
- - - - - CENTERLINE OF EASEMENT
- - - - - SECTION LINE
- - - - - QUARTER-SECTION LINE
- - - - - SIXTEENTH-SECTION LINE
- - - - - EXISTING STREAM
- ▨ EXISTING GRAVEL ROAD
- - - - - ZONING DISTRICT BOUNDARY
- - - - - STREAM SETBACK - 75 FEET
- - - - - SEPTIC SETBACK - 100 FEET
- GROUND WATER CONTOUR
2' INTERVAL
(ANALYSIS BY IMA)
- EXISTING POND
- - - - - WETLAND
- ⊕ PROPOSED WELL
- ⊖ PROPOSED DRY HYDRANT
- CULVERT



REVISED BUILDING ENVELOPE
WITH ANNOTATION



SUITABLE LEACHFIELD AREA
WITH ANNOTATION
(CONFORMS WITH APPROVED
NUTRIENT-PATHOGEN EVALUATION)



on the following
was approved

AMENDMENT TO THE CATTLE CREEK MASTER PLAN
INSTRUMENT NO. 221098

SHOWING
LOT 3 BUILDING ENVELOPE

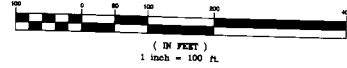
LOCATED WITHIN
E1/2SW1/4 SECTION 33, T4N, R45E, B.M.
TETON COUNTY, IDAHO

Instrument # 222137

TETON COUNTY, IDAHO
5-17-2012 11:46:00 No. of Pages: 1
Recorded for: ON SIGHT LAND SURVEYORS INC
MARY LOU HANSEN Fee: 11.00
Ex-Officio Recorder Deputy *[Signature]*
index to: PLAT

ON SIGHT

LAND SURVEYORS
GRAPHIC SCALE



LEGEND

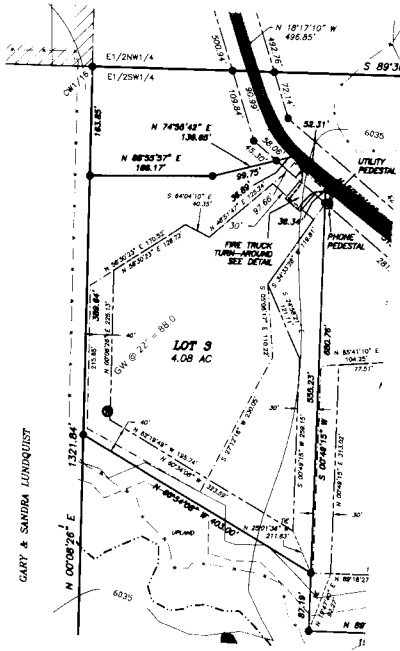
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- EXTERIOR PROPERTY BOUNDARY
- LOT LINE
- - - EASEMENT
- - - CENTERLINE OF EASEMENT
- - - SECTION LINE
- - - QUARTER-SECTION LINE
- - - SIXTEENTH-SECTION LINE
- - - EXISTING STREAM
- █ EXISTING GRAVEL ROAD
- - - ZONING DISTRICT BOUNDARY
- - - STREAM SETBACK - 75 FEET
- - - SEPTIC SETBACK - 100 FEET
- - - GROUND WATER CONTOUR 2' INTERVAL (ANALYSIS BY IMA)
- █ EXISTING POND
- - - WETLAND
- ⊙ PROPOSED WELL
- ⊕ PROPOSED DRY HYDRANT
- - - CULVERT
- ▭ REVISED BUILDING ENVELOPE WITH ANNOTATION
- ▭ SUITABLE LEACHFIELD AREA WITH ANNOTATION (CONFORMS WITH APPROVED NUTRIENT-PATHOGEN EVALUATION)

COUNTY SETBACKS:

- MINIMUM FRONT YARD SETBACK = 30 FEET
- MINIMUM SIDE YARD SETBACK = 30 FEET
- MINIMUM REAR YARD SETBACK = 40 FEET
- MINIMUM STREAM/CREEK SETBACK = 50 FEET
- MINIMUM DITCH/CANAL SETBACK = 15 FEET

NOTE REGARDING LEACHFIELD AREAS:

THE TRAVEL SURFACE OF CATTLE CREEK ROAD SHALL NOT BE LOCATED ABOVE A LEACHFIELD



PLANNING & ZONING APPROVAL

Presented to the Teton County Planning Department on the following date of which time this building envelope adjustment was approved and accepted.

[Signature]
Planning Administrator
Date: 5/13/2012

AMENDMENT TO THE CATTLE CREEK MASTER PLAN
INSTRUMENT NO. 221098
SHOWING
LOT 3 BUILDING ENVELOPE
LOCATED WITHIN
E1/2SW1/4 SECTION 33, T4N, R45E, B.M.
TETON COUNTY, IDAHO

Instrument # 22137
TETON COUNTY, IDAHO
8-17-2012 11:46:00 No. of Pages: 1
Recorded by: ON SIGHT LAND SURVEYORS, INC.
MARY LOU HANSEN Page 11.00
E-CIRCLE RECORDERS Deputy *[Signature]*
Made in P.L.A.

5 North Glenwood
D. Box 12290
Jackson, WY 83002
773-734-6131

envelope-adjustment.2012.dwg 05/15/12