



“Local Brokerage, National Results.”

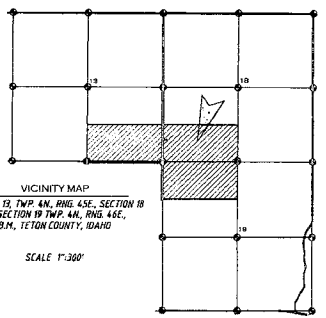
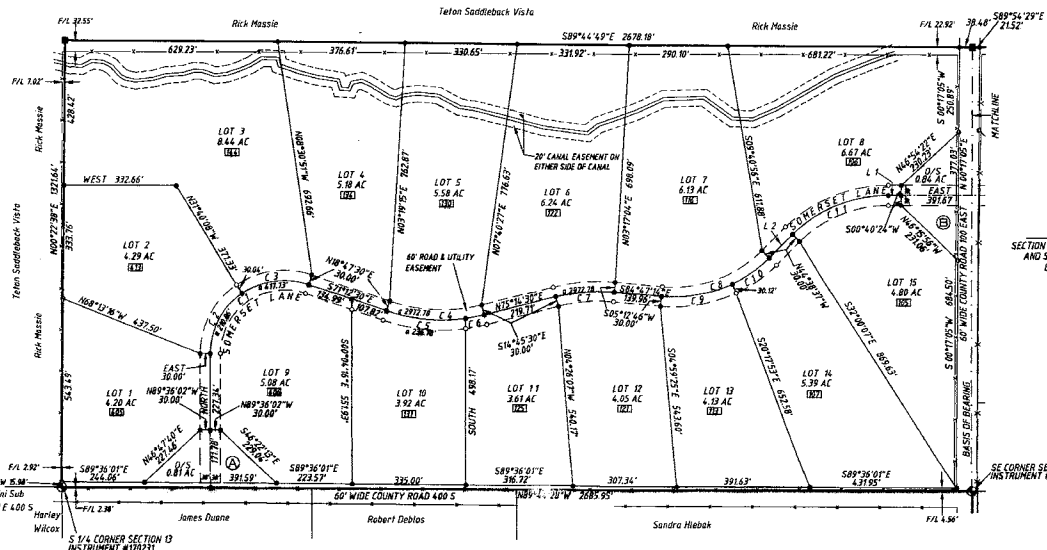
Maps & Documents

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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





SUBDIVISION NOTES

TOTAL AREA	24.75 ACRES
TOTAL LOTS	35 LOTS
LOT SIZE RANGE	2.43 - 12.76 ACRES
WATER SYSTEM	INDIVIDUAL WELL
SEWER SYSTEM	INDIVIDUAL SEPTIC
ZONING	ARR-25
BUILDING SETBACKS	FRONT - 30' SIDE - 5.00 AC BACK - 40'
OPEN SPACE	20.53 ACRES
SOLID WASTE	VIA VOORHEES SANITATION

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	109°47'30"	220.00	417.73	307.25	357.75	S54°23'45"W
C2	54°54'55"	270.00	210.86	174.32	202.80	S27°27'21"W
C3	53°52'35"	270.00	206.87	171.80	199.34	S87°57'19"W
C4	33°33'01"	500.00	292.78	150.72	289.62	S87°59'00"E
C5	27°08'00"	500.00	236.78	120.66	234.58	S84°46'27"E
C6	6°25'01"	500.00	56.00	28.03	55.97	N78°26'48"E
C7	19°58'16"	500.00	174.28	88.03	172.40	S85°12'38"W
C8	49°57'23"	400.00	348.06	185.91	337.19	N70°17'04"E
C9	30°54'41"	400.00	215.80	110.60	212.19	N78°45'25"E
C10	10°56'42"	400.00	132.26	66.74	131.66	N54°49'44"E
C11	44°38'37"	400.00	311.67	164.23	303.85	S67°40'42"W

LEGEND

- ⊕ SECTION CORNER FOUND OR SET AS NOTED
- 1/8" CORNER - NOTHING SET OR FOUND
- PE / PT - SET 5/8" IRON PIN SET AT 30' OFFSET UNLESS SHOWN OTHERWISE
- SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860 OFFSET AT 30' PERPENDICULAR TO CENTERLINE OF ROAD UNLESS OTHERWISE NOTED
- Ⓜ ADDRESS NUMBER
- Ⓢ OPEN SPACE DESIGNATION
- FENCE
- - - SECTION LINE
- ROAD CENTERLINE
- LOT BOUNDARY
- - - PROPERTY BOUNDARY AND SECTION LINE
- - - EASEMENT - TYPE AND WIDTH AS NOTED

LINE	BEARING	LENGTH
L 1	EAST	37.67'
L 2	N45°27'23"E	96.04'

SURVEYOR'S CERTIFICATE
I, ARNOLD W. WOOLSTENHOLME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



RECORDER'S CERTIFICATE
STATE OF IDAHO)
) SS
COUNTY OF TETON)
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 200____, AT _____ AT THE REQUEST OF _____ INSTRUMENT NUMBER _____

COUNTY RECORDER
Instrument # 184119
Dated: TETON, IDAHO
2007-04-04 12:18:58 No. of Pages: 1
Recorded for a VERIFIED ENGINEER
MARY LOGHANEEN
E-00104 Recorder Deputy
Feb. 11.00
Sheet # 4 of 6

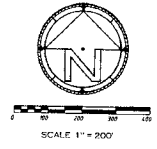
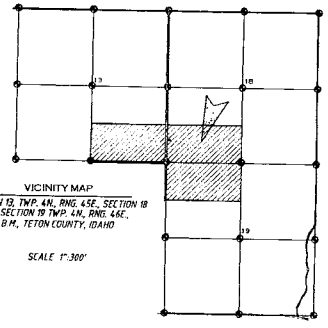
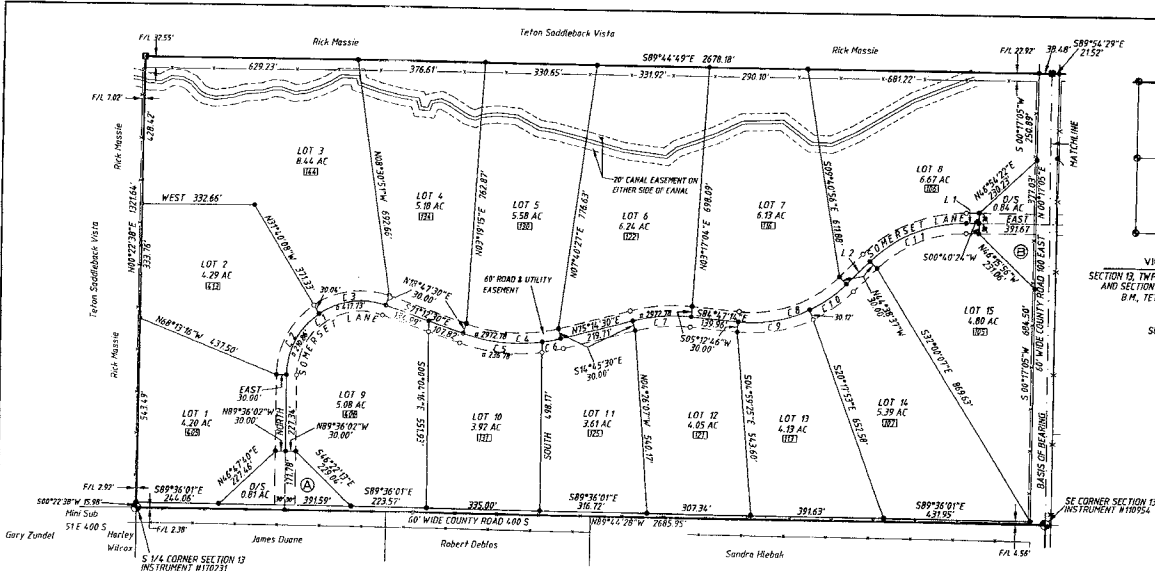
MASTER PLAN / FINAL PLAT
CHERRY GROVE SUBDIVISION
SECTION 13, TWP. 4N., R. 4E., S. 4E., SECTION 18 AND SECTION 19 TWP. 4N., R. 4E., S. 4E., B.M., TETON COUNTY, IDAHO

CHERRY GROVE, LLC
65 S. Main
Driggs, Idaho 83422
(208) 354-7325

AW ENGINEERING
255 South Main P.O. Box 197
Victor, Idaho 83455
(208) 767-2552 awoeng@tetonid.com

PROJECT NO. 2006 - 032
SHEET 1 OF 3

SURVEYED CLL DS 02/13/06	REVIVAL.DAT	DRAWN JOB	07/05/06	FINAL DWG	FINAL PLAT JOB	12/19/06
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SUBDIVISION NOTES

TOTAL AREA	24.78 ACRES
TOTAL LOTS	15 LOTS
LOT SIZE RANGE	2.43 - 12.36 ACRES
WATER SYSTEM	INDIVIDUAL WELL
SEWER SYSTEM	INDIVIDUAL SEPTIC
ZONING	ARR-2.5
BUILDING SETBACKS	FRONT - 30' SIDE - 30' BACK - 40'
OPEN SPACE	20.52 ACRES
SOLID WASTE	VIA VOORHEES SANITATION

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	108°47'30"	220.00	417.73	307.25	257.75	S54°23'45"W
C2	54°54'55"	220.00	210.86	116.32	202.88	S27°02'27"W
C3	53°52'35"	220.00	206.87	111.80	199.24	S87°59'00"E
C4	33°23'01"	500.00	222.78	150.72	288.62	S87°59'00"E
C5	27°08'00"	500.00	236.78	129.66	274.58	S84°46'27"E
C6	6°25'01"	500.00	56.00	28.03	55.97	N78°28'48"E
C7	19°58'16"	500.00	174.28	88.03	173.61	S85°13'38"W
C8	4°57'22"	400.00	368.00	185.91	337.19	N70°17'04"E
C9	38°54'41"	400.00	235.80	110.60	213.19	N79°45'25"E
C10	18°56'42"	400.00	332.26	66.74	331.66	N54°49'44"E
C11	44°38'37"	400.00	311.67	184.23	303.85	S67°40'42"W

RECORDER'S CERTIFICATE

STATE OF IDAHO / 155
 COUNTY OF TETON / 1

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____ 200____ AT _____
 AT THE REQUEST OF _____
 INSTRUMENT NUMBER _____

LEGEND

- SECTION CORNER FOUND OR SET AS NOTED
- 1/16 CORNER - NOTHING SET OR FOUND
- PC / PT - SET 5/8" IRON PIN
SET AT 30' OFFSET UNLESS SHOWN OTHERWISE
- SET 5/8" IRON PIN WITH CAP
INSCRIBED: AW ENG 2860
OFFSET AT 30' PERPENDICULAR
TO CENTERLINE OF ROAD
UNLESS OTHERWISE NOTED
- 1001 ADDRESS NUMBER
- ⊕ OPEN SPACE DESIGNATION
- FENCE
- - - SECTION LINE
- - - ROAD CENTERLINE
- - - LOT BOUNDARY
- - - PROPERTY BOUNDARY AND SECTION LINE
- - - EASEMENT - TYPE AND WIDTH AS NOTED

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 CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



LINE BEARING LENGTH

L 1	EAST	312.67
L 2	N45°21'23"E	96.64

SURVEYED CLC	05/02/13/06	REVISION DAT	DRAWN JOB	07/05/06	FINAL DWG	FINAL PLAT JOB	12/19/06
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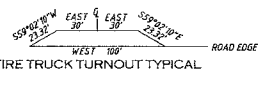
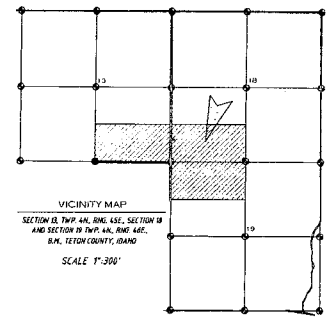
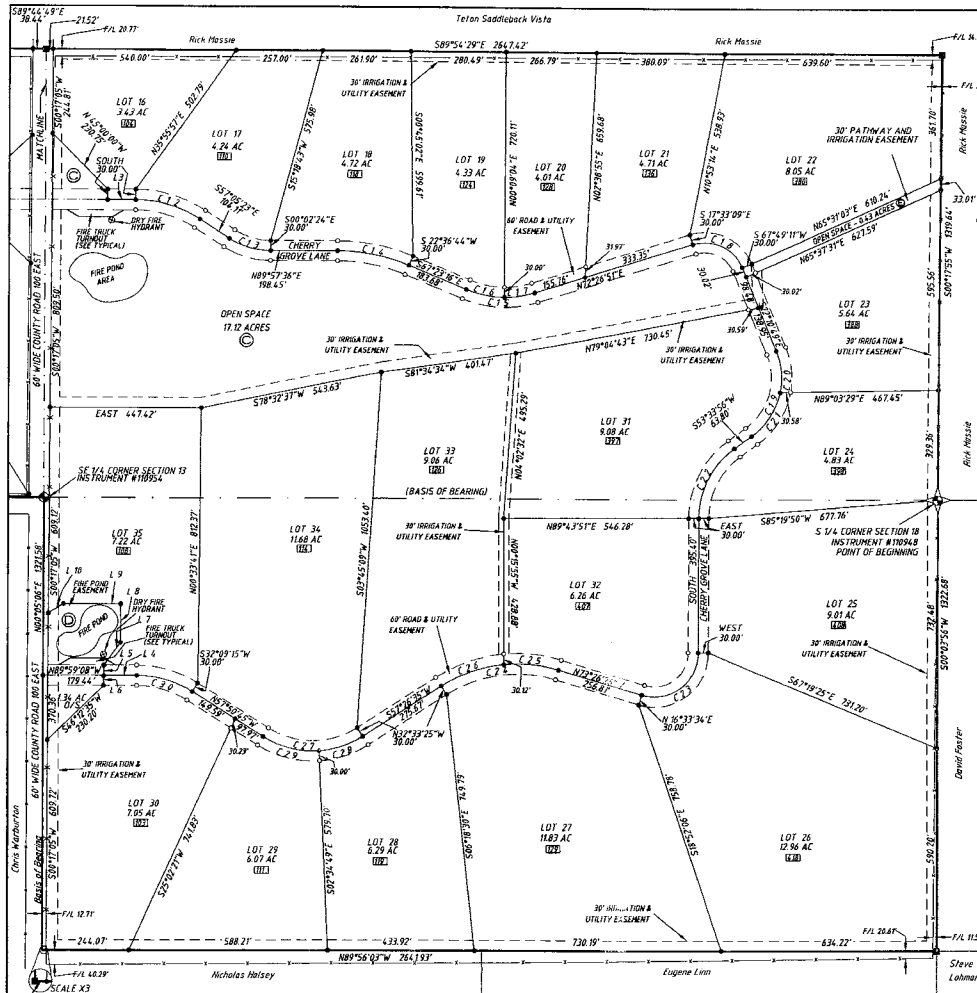
MASTER PLAN / FINAL PLAT
CHERRY GROVE SUBDIVISION

SECTION 19, TWP. 4N, R1NG. 45E, SECTION 18 AND SECTION 19, TWP. 4N, R1NG. 45E, B.M. TETON COUNTY, IDAHO

CHERRY GROVE, LLC
 455 S. Main
 Driggs, Idaho 83422
 (208) 354-7325

AW ENGINEERING
 255 South Main, P.O. Box 139
 Victor, Idaho 83455
 (208) 787-1952 aweng@tetonid.com

PROJECT NO. 2006 - 032 SHEET 1 OF 3



- LEGEND**
- SECTION CORNER FOUND OR SET AS NOTED
 - 1/8" CORNER - NOTHING SET OR FOUND
 - PC / PT - SET 5/8" IRON PIN WITH PLASTIC CAP (WHEN NOT AN OFFSET CORNER)
 - SET 5/8" IRON PIN WITH CAP INSCRIBED: AN ENG 7860 (OFFSET AT 30° PERPENDICULAR TO CENTERLINE OF ROAD UNLESS OTHERWISE NOTED)
 - ★ POINT OF BEGINNING
 - (123) ADDRESS NUMBER
 - OPEN SPACE DESIGNATION
 - LOT BOUNDARY
 - PROPERTY BOUNDARY AND SECTIONAL LINE
 - FENCE
 - ROAD CENTERLINE
 - SECTION LINE
 - FIRE POND
 - EASEMENT - TYPE AND WIDTH NOTED

RECORDER'S CERTIFICATE

STATE OF IDAHO)
 COUNTY OF TETON)
 I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 200____, AT THE REQUEST OF _____, INSTRUMENT NUMBER _____

COUNTY RECORDER

LINE	BEARING	LENGTH
L 3	WEST	83.00'
L 4	N89°59'08"W	97.18'
L 5	S00°10'27"W	30.00'
L 6	S00°11'38"W	30.00'
L 7	N36°40'09"E	81.27'
L 8	NORTH	111.94'
L 9	WEST	157.20'
L 10	S64°38'27"W	61.65'

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 0865, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATED AND DESCRIBED.

ARNOLD W. WOLSTENHULME
 REGISTERED LAND SURVEYOR / ENGINEER
 STATE OF IDAHO
 No. 0865

CURVE DATA TABLE

CURVE	DETA	ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C12	32°54'37"	350.00'	201.04'	103.28'	198.22'	N73°52'41"W	
C13	32°57'00"	750.00'	450.40'	225.20'	445.61'	S73°55'54"E	
C14	22°39'08"	550.00'	271.45'	135.73'	268.04'	N78°55'00"W	
C15	10°59'53"	295.00'	147.50'	73.75'	147.50'	S87°28'13"E	
C16	24°28'00"	305.00'	152.50'	76.25'	152.50'	S73°29'25"E	
C17	17°41'25"	205.00'	102.50'	51.25'	102.50'	N11°47'38"E	
C18	8°22'21"	120.00'	60.00'	30.00'	60.00'	N44°51'58"W	
C19	27°44'45"	225.00'	112.50'	56.25'	112.50'	N54°43'17"E	
C20	39°48'23"	210.00'	105.00'	52.50'	105.00'	N57°17'37"W	
C21	41°58'21"	215.00'	107.50'	53.75'	107.50'	S27°35'45"E	

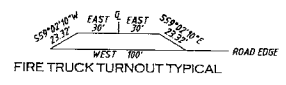
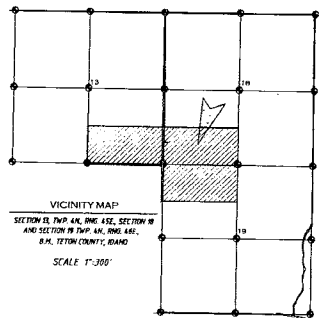
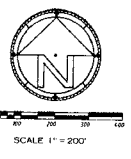
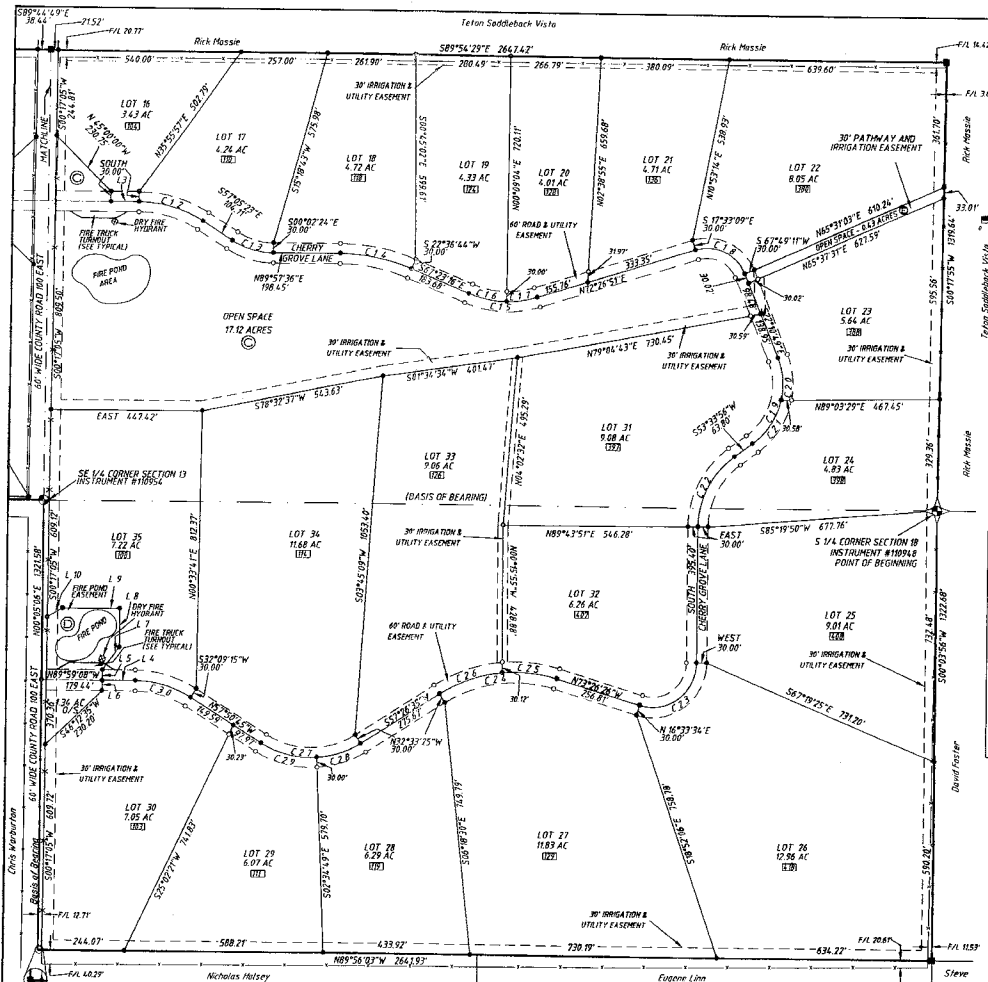
C22	53°33'56"	260.00'	130.00'	65.00'	130.00'	S26°46'58"W
C23	06°33'34"	190.00'	95.00'	47.50'	95.00'	N57°18'47"E
C24	33°16'33"	420.00'	210.00'	105.00'	210.00'	S82°00'04"W
C25	47°15'24"	420.00'	210.00'	105.00'	210.00'	N82°43'37"E
C26	24°24'17"	420.00'	210.00'	105.00'	210.00'	S70°53'23"W
C27	61°42'41"	225.00'	112.50'	56.25'	112.50'	N82°17'56"E
C28	58°33'35"	275.00'	137.50'	68.75'	137.50'	N77°45'11"E
C29	36°05'05"	275.00'	137.50'	68.75'	137.50'	S75°55'09"E
C30	41°08'23"	310.00'	155.00'	77.50'	155.00'	N79°56'37"W

SURVEYED C.L.C.S. 02/19/06 REVDRAW DAT DRAWN JOB 07/06/06 FINAL DWG FINAL PLAT JOB 12/19/06

CHERRY GROVE, LLC
 65 S. Main
 07000 Idaho 83422
 (208) 324-7325

AW ENGINEERS & SURVEYORS
 255 South Main P.O. Box 139
 Victor, Idaho 83453
 (208) 787-2952 aweng@tetontel.com

PROJECT NO. 2006-032 SHEET 2 OF 3



LEGEND

- SECTION CORNER FOUND OR SET AS NOTED
- 1/4 CORNER - NOTHING SET OR FOUND
- PC / PT - SET 5/8" IRON PIN WITH PLASTIC CAP (WHEN NOT AN OFFSET CORNER)
- SET 5/8" IRON PIN WITH CAP (RECORDED) 1/4 ENG. 2RD (OFFSET AT 30' PERPENDICULAR TO CENTERLINE OF ROAD (UNLESS OTHERWISE NOTED))
- ☆ POINT OF BEGINNING
- (1234) ADDRESS NUMBER
- OPEN SPACE DESIGNATION
- LOT BOUNDARY
- PROPERTY BOUNDARY AND SECTIONAL LINE
- FENCE
- ROAD CENTERLINE
- SECTION LINE
- POND
- EASEMENT - TYPE AND WIDTH NOTED

RECORDER'S CERTIFICATE
 STATE OF IDAHO /
 COUNTY OF TETON / 55

LINE	BEARING	LENGTH
L 3	WEST	83.00'
L 4	N89°53'08"W	97.18'
L 5	S80°11'27"W	30.00'
L 6	S80°11'28"W	30.00'
L 7	N86°41'09"E	81.27'
L 8	NORTH	111.94'
L 9	WEST	157.20'
L 10	S84°58'27"W	61.65'

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 200___, AT THE REQUEST OF INSTRUMENT NUMBER _____

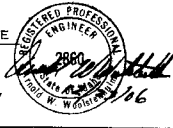
COUNTY RECORDER _____

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C10	34°24'37"	350.00	201.04	109.36	198.79	N73°19'47"W
C11	34°29'04"	225.00	132.40	68.56	122.67	S114°28'25"E
C16	28°38'08"	550.00	212.45	109.16	216.03	N78°42'50"W
C18	44°05'53"	295.00	166.80	87.25	160.59	S87°30'17"E
C19	77°28'16"	625.00	155.70	18.00	166.30	S10°17'25"E
C17	10°41'28"	295.00	81.80	14.01	80.76	N81°11'28"E
C18	69°27'21"	120.00	108.80	66.77	164.53	S75°53'59"E
C19	75°44'44"	215.00	286.22	92.21	281.98	N85°15'56"E
C20	37°46'27"	215.00	163.22	85.27	164.81	N87°17'37"W
C21	4°16'27"	215.00	91.50	82.17	156.00	N12°26'45"E

L 22	S7°33'56"	260.00	243.02	191.24	234.32	S78°14'58"W
L 23	106°33'34"	130.00	241.78	174.28	268.41	N59°16'47"E
L 24	E90°06'59"	440.00	189.04	191.72	243.12	S10°00'04"W
L 25	22°19'42"	640.00	164.84	82.44	81.86	N88°29'47"W
L 26	26°54'17"	640.00	193.22	80.16	192.42	S70°53'11"W
L 27	64°52'11"	475.00	218.52	174.27	244.35	N80°42'55"E
L 28	28°27'35"	275.00	137.46	70.16	135.97	N74°45'10"E
L 29	86°05'05"	175.00	172.10	89.58	170.25	S75°53'09"E
L 30	34°29'04"	130.00	115.89	88.50	112.67	N12°26'45"E

SURVEYOR'S CERTIFICATE
 I, ARNOLD W. WOOLSTERRALE, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, NO. 2860, DO HEREBY CERTIFY THAT I DO CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



SURVEYED (L.C.R.S.) 02/13/06 REVIVAL.DAT DRAWN JOB 07/05/06 FINAL.DWG FINAL PLAT JOB 12/19/06

MASTER PLAN / FINAL PLAT
CHERRY GROVE SUBDIVISION
 SECTION 13, TWP. 4N., R1G. 4E., SECTION 16 AND SECTION 19, TWP. 4N., R1G. 4E., B.M. TETON COUNTY, IDAHO

CHERRY GROVE, L.L.C.
 65 S. Main
 Driggs, Idaho 83427
 (200) 354-7325

AW
 255 South Main P.O. Box 179
 Victor, Idaho 83455
 (200) 787-2952 aweng@telnettel.com

PROJECT NO. 2006-032 SHEET 2 OF 3

OWNERS' CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, HEREBY CERTIFY THAT IT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS:
 THAT THE NAME OF THE SUBDIVISION SHALL BE CHERRY GROVE SUBDIVISION;
 THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 400 SOUTH, AN EXISTING 60 FOOT COUNTY ROAD AND UTILITY EASEMENT, COUNTY ROAD 400 EAST, AN EXISTING 60 FOOT COUNTY ROAD AND UTILITY EASEMENT, A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT TO BE KNOWN AS SOMERSET LANE, AND A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT TO BE KNOWN AS CHERRY GROVE LANE WITH RIGHTS OF INGRESS AND EGRESS GRANTED TO EACH LOT.
 THAT RIGHTS OF ACCESS ON CHERRY GROVE LANE AND SOMERSET LANE ARE GRANTED FOR NORMAL SERVICES, DELIVERIES, POLICE AND EMERGENCY SERVICES.
 THAT THE 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 PLAT.
 THAT THE DEDICATED EASEMENTS ARE FOR THE USE OF SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES.
 THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM ACT STATED IN IDAHO CODE SECTION 22-4308 AND DOES NOT RECOGNIZE THE NEIGHBORING LAND UNDER THIS LAW.
 THAT ALL SUBDIVISION MAINTENANCE AND ANY LANDSCAPING HELD IN COMMON BY THE LOT OWNERS WILL BE THE RESPONSIBILITY OF THE CHERRY GROVE SUBDIVISION HOMEOWNERS' ASSOCIATION.

DESCRIPTION OF LANDS BEING DIVIDED:

THE S 1/2 SE 1/4 SECTION 13, TWP. 4N, RNG. 45E, THE S 1/2 SW 1/4 SECTION 18, TWP. 4N, RNG. 46E, AND THE N 1/2 SW 1/4 SECTION 19, TWP. 4N, RNG. 46E, B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:
 COMMENCING AT THE S 1/4 CORNER SECTION 18, THENCE S 00°03'56"W, 1922.68 FEET TO A POINT, THENCE N 89°56'03"W, 264.93 FEET TO A POINT;
 THENCE N 00°05'04"E, 132.158 FEET TO A POINT;
 THENCE N 89°44'28"W, 2485.95 FEET TO A POINT;
 THENCE N 01°22'38"E, 1216.6 FEET TO A POINT;
 THENCE S 89°44'49"E, 2478.18 FEET TO A POINT;
 THENCE S 89°54'29"E, 2647.42 FEET TO A POINT;
 THENCE S 00°17'55"W, 1319.64 FEET TO THE POINT OF BEGINNING.

CONTAINS 241.75 ACRES MORE OR LESS.

Julie Bryan 1/04/07
 JULIE BRYAN, MAJORITY MEMBER

STATE OF Idaho)
 COUNTY OF Teton) SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January, 2007, BY Julie Bryan
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: *Sharon H. Wood* 1/04/07
 MY COMMISSION EXPIRES: 10/15/2008

BRIAN A. PALAFAX LIVING TRUST
 BRIAN A. PALAFAX, TRUSTEE
Brian A. Palafax 1/04/07
 THE JOHN & MELISSA HARRIS FAMILY TRUST, JOHN HARRIS, TRUSTEE
John Harris 1/04/07
 THE JOHN & MELISSA HARRIS FAMILY TRUST, MELISSA HARRIS, TRUSTEE
Melissa Harris 1/04/07

STATE OF Idaho)
 COUNTY OF Teton) SS
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January, 2007, BY Julie Bryan
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC: *Sharon H. Wood*
 MY COMMISSION EXPIRES: 10/15/2008

ASSESSOR'S CERTIFICATE

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

Dominic Beard 1-4-07
 COUNTY ASSESSOR DATE

TREASURER'S CERTIFICATE

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

Dominic Beard 1-4-07
 COUNTY TREASURER DATE

COMMISSIONERS' CERTIFICATE

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

[Signature]
 CHAIRMAN, COUNTY COMMISSIONERS DATE

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.

PLANNING AND ZONING APPROVAL

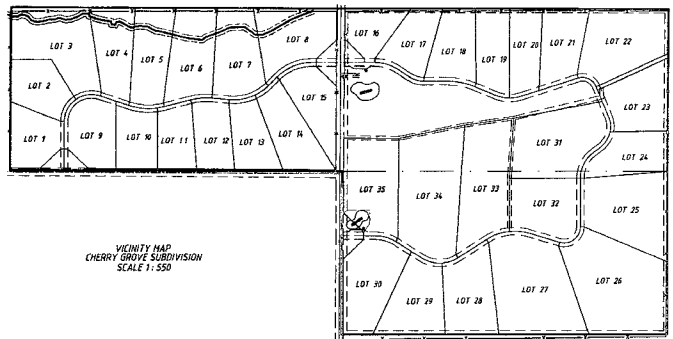
PRESENTED TO THE TETON COUNTY PLANNING AND ZONING CHAIRMAN ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Chris Redman 1-8-07
 CHAIRMAN, PLANNING AND ZONING DATE

WATER RIGHTS CERTIFICATE

THAT PORTION OF THE CHERRY GROVE SUBDIVISION LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, BOTH WITHIN TWP. 4N, RING. 46E, B.M., HAS PROVIDED FOR IRRIGATION WATER TO LOTS 15-35 THROUGH THE SUBDIVISION DELIVERY SYSTEM, WATER RIGHTS IN THE ROCK ROAD PIPELINE COMPANY WILL BE USED FOR IRRIGATION ON THESE PROPERTIES AND ASSESSMENTS OR CHANGES MADE FROM THE PIPELINE COMPANY WILL BE CHANGED TO THE HOMEOWNERS' ASSOCIATION AND ASSESSED TO EACH LOT ACCORDING TO IDAHO CODE 31-2805.

Arnold W. Wood 12-2-06
 ARNOLD W. WOOD, STENHILME DATE



HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 19 HAVE BEEN SATISFIED SUBJECT TO THE INFORMATION CONTAINED IN THE ATTACHED SANITARY REGULATIONS AND RECOMMENDATIONS. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1936, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

[Signature] 4 Jan 07
 DISTRICT HEALTH DEPARTMENT, REHS DATE

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.

Pat Skell 1/5/07
 TETON COUNTY FIRE MARSHAL DATE

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 COMPLES ALL REQUIREMENTS OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

[Signature] 12-21-06
 SURVEYOR DATE

RECORDER'S CERTIFICATE

STATE OF IDAHO)
 COUNTY OF TETON) SS

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 2007, AT _____ AT THE REQUEST OF _____ INSTRUMENT NUMBER _____

COUNTY RECORDER

AREA/UNITS/DENSITY TABLE			
AREA	LOTS	ACRES	DENSITY
COUNTY ROADS	-	3.94	127%
OPEN SPACE SUBDIVISION ROAD EASEMENT 10 OPEN SPACE (12.35 ACRES) (A/TWENTY 10.42 AC)	8 PARCELS	20.53	8.43%
WEST RESIDENTIAL AREA	20	14.0.47	58.11%
EAST RESIDENTIAL AREA	15	77.71	32.13%
PROJECT TOTAL	35	241.75	100.00%

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOD, STENHILME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, NO. 2860, DO HEREBY CERTIFY THAT I DO HEREBY CERTIFY THAT I DO HEREBY CERTIFY THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



MASTER PLAN / FINAL PLAT
CHERRY GROVE SUBDIVISION
 SECTION 13, TWP. 4N, RING. 45E, SECTION 18 AND SECTION 19 TWP. 4N, RING. 46E, B.M., TETON COUNTY, IDAHO

CHERRY GROVE, LLC
 65 S. Main
 Driggs, Idaho 83422
 (208) 354-7325

AW ENGINEERING
 255 South Main, P.O. Box 139
 Victor, Idaho 83455
 (208) 187-0952 ewang@taftnet.com

PROJECT NO. 2006-032 SHEET 3 OF 3

SURVEYED CLC,BS 02/19/06 REV/FINAL DAT DRAWN JOB 07/06/06 FINAL DWG FINAL PLAT JOB 12/19/06

OWNERS' CERTIFICATE

BE IT KNOWN THAT I, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, HEREBY CERTIFY THAT IT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS THAT THE NAME OF THE SUBDIVISION SHALL BE CHERRY GROVE SUBDIVISION. THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 400 SOUTH, AN EXISTING 60 FOOT COUNTY ROAD AND UTILITY EASEMENT, COUNTY ROAD 100 EAST, AN EXISTING 60 FOOT COUNTY ROAD AND UTILITY EASEMENT, A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT TO BE KNOWN AS SOMERSET LANE, AND A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT TO BE KNOWN AS CHERRY GROVE LANE WITH RIGHTS OF INGRESS AND EGRESS GRANTED TO EACH LOT. THAT RIGHTS OF ACCESS ON CHERRY GROVE LANE AND SOMERSET LANE ARE GRANTED FOR NORMAL SERVICES, DELIVERIES, POLICE AND EMERGENCY SERVICES. THAT THE 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 DESIGNATED BY THIS PLAT. THAT THE DESIGNATED EASEMENTS ARE FOR THE USE OF SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES. THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM ACT STATED IN IDAHO CODE SECTION 22-4500 AND DOES NOT RECOGNIZE THE NEIGHBORING LAND UNDER THIS LAW. THAT ALL SUBDIVISION MAINTENANCE AND ANY LANDSCAPING UNDER IN COMMON BY THE LOT OWNERS WILL BE THE RESPONSIBILITY OF THE CHERRY GROVE SUBDIVISION HOMEOWNERS' ASSOCIATION.

DESCRIPTION OF LANDS BEING DIVIDED

THE S 1/2 SE 1/4 SECTION 13, TWP. 4N., RING. 4SE., THE S 1/2 SW 1/4 SECTION 18, TWP. 4N., RING. 4EE., AND THE N 1/2 NW 1/4 SECTION 19, TWP. 4N., RING. 4EE., B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:
 COMMENCING AT THE S 1/4 CORNER SECTION 18, THENCE S 00°03'56"W, 1322.68 FEET TO A POINT; THENCE N 89°56'03"E, 264.193 FEET TO A POINT; THENCE N 00°05'05"E, 1321.58 FEET TO A POINT; THENCE N 89°44'29"W, 2685.95 FEET TO A POINT; THENCE N 00°22'38"E, 1321.64 FEET TO A POINT; THENCE S 89°44'43"E, 2678.18 FEET TO A POINT; THENCE S 89°54'29"E, 2647.42 FEET TO A POINT; THENCE S 00°17'55"W, 1319.64 FEET TO THE POINT OF BEGINNING.

CONTAINS 241.75 ACRES MORE OR LESS

Julie Bryan 1/6/07
 BLT INVESTORS, L.L.C.
 JULIE BRYAN, MANAGING MEMBER

STATE OF Idaho)
 COUNTY OF Teton) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January, 2007 BY Julie Bryan

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC Arnold W. Woodstentz

MY COMMISSION EXPIRES 10/15/2008

Brian A. Palafax 1/6/07
 BRIAN A. PALAFAX TRUST
 BRIAN A. PALAFAX, TRUSTEE

Melissa Harris 1/6/07
 THE JOHN & MELISSA HARRIS FAMILY TRUST
 JOHN HARRIS, TRUSTEE

Melissa Harris 1/6/07
 THE JOHN & MELISSA HARRIS FAMILY TRUST
 MELISSA HARRIS, TRUSTEE

STATE OF Idaho)
 COUNTY OF Teton) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF January, 2007 BY Julie Bryan

WITNESS MY HAND AND OFFICIAL SEAL
 NOTARY PUBLIC Arnold W. Woodstentz

MY COMMISSION EXPIRES 10/15/2008

ASSESSOR'S CERTIFICATE

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

Bonnie Beard 1-4-07
 COUNTY ASSESSOR DATE

TREASURER'S CERTIFICATE

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

Ann C. White 1.4.07
 COUNTY TREASURER DATE

COMMISSIONERS' CERTIFICATE

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

Arnold W. Woodstentz DATE

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

PLANNING AND ZONING APPROVAL

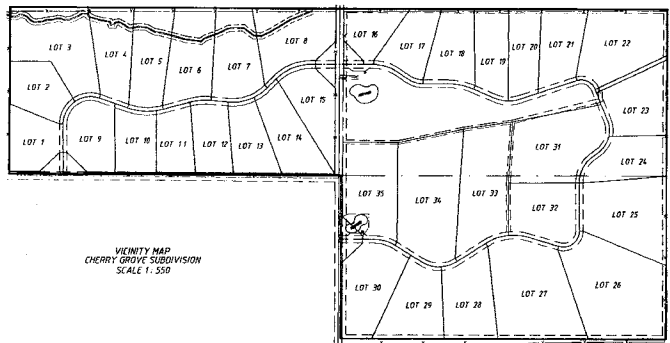
PRESENTED TO THE TETON COUNTY PLANNING AND ZONING CHAIRMAN ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Arnold W. Woodstentz 1-8-07
 CHAIRMAN, PLANNING AND ZONING DATE

WATER RIGHTS CERTIFICATE

THAT PORTION OF THE CHERRY GROVE SUBDIVISION LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, BOTH WITHIN TWP. 4N., RING. 4EE., B.M., HAS PROVIDED FOR IRRIGATION WATER TO LOTS 14-35 THROUGH THE SUBDIVISION DELIVERY SYSTEM. WATER RIGHTS IN THE ROCK ROAD PIPELINE COMPANY WILL BE USED FOR IRRIGATION ON THESE PROPERTIES AND ASSESSMENTS OR CHARGES MADE FROM THE PIPELINE COMPANY WILL BE CHARGED TO THE HOMEOWNERS' ASSOCIATION AND ASSESSED TO EACH LOT ACCORDING TO IDAHO CODE 31-3805.

Arnold W. Woodstentz 12-4-06
 ARNOLD W. WOODSTENTZ DATE



HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 12 HAVE BEEN SATISFIED SUBJECT TO THE INFORMATION CONTAINED IN THE ATTACHED SANITARY REGULATIONS AND RECOMMENDATIONS. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1926, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

M.C.D. 4 Jan 07
 DISTRICT HEALTH DEPARTMENT, REHS DATE

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.

Butt Shell 1/5/07
 TETON COUNTY FIRE MARSHAL DATE

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 COMPLES WITH THE REQUIREMENTS OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Arnold W. Woodstentz 12-21-06
 SURVEYOR DATE

RECORDER'S CERTIFICATE

STATE OF IDAHO)
 COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 2007, AT _____

AT THE REQUEST OF _____
 INSTRUMENT NUMBER _____

COUNTY RECORDER _____

AREA/UNITS/DENSITY TABLE

AREA	LOTS	ACRES	DENSITY
COUNTY ROADS	-	3.64	127%
OPEN SPACE SUBDIVISION ROAD EASEMENT IN OPEN SPACE (2.25 ACRES) (PATHWAY TO 42 AC)	8 PARCELS	26.52	8.49%
EAST RESIDENTIAL AREA	20	140.47	58.11%
WEST RESIDENTIAL AREA SUBDIVISION ROAD EASEMENT IN (19.19 AC)	15	77.71	32.13%
PROJECT TOTAL	35	241.75	100.00%

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOODSTENTZ, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2861, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



SURVEYED I.L.C.B.S. 02/13/06 REV/FINAL DAT DRAWN JOB 01/06/06 FINAL DWG FINAL PLAT JOB 12/19/06

MASTER PLAN / FINAL PLAT
CHERRY GROVE SUBDIVISION
 SECTION 13, TWP. 4N., RING. 4SE., SECTION 18 AND SECTION 19 TWP. 4N., RING. 4EE., B.M., TETON COUNTY, IDAHO

CHERRY GROVE, L.L.C.
 65 S. Main
 Grange, Idaho 83422
 (208) 354-7325

AW ENGINEERING
 285 South Main P.O. Box 199
 Victor, Idaho 83455
 (208) 397-2952 aweng@tetontel.com

PROJECT NO. 2006-032 SHEET 3 OF 3