



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

## Maps & Documents

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



COMMISSIONERS' CERTIFICATE

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

Chairman, County Commissioners DATE 4-27-98

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

PLANNING AND ZONING APPROVAL

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

Chairman, Planning and Zoning DATE 4-10-98

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 DATE 3-22-98

ASSESSOR'S CERTIFICATE

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

County Assessor DATE 3-25-98

TETON COUNTY FIRE MARSHAL

PLANS AND DESCRIPTIONS HAVE BEEN SUBMITTED AND APPROVED BY THE COUNTY FIRE MARSHAL THAT MEET THE TETON COUNTY FIRE PROTECTION REQUIREMENTS

Teton County Fire Marshal DATE 4-27-98

CERTIFICATE OF REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS

Name DATE [Signature]

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN SECTIONS 50-1326-29, IDAHO CODE HAVE BEEN SATISFIED, AND THIS PLAN IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING

District 7 Health Department DATE 24 Mar 98

WATER SYSTEM CERTIFICATE

DAVID LLOYD SECTION 50 1326 29A REQUIRES THAT INDIVIDUAL LOTS NOT DIVIDED BY A COMMON OR PUBLIC WATER SYSTEM BE STATED ON THE PLAT COLTER PARK PLO WILL NOT HAVE MORE THAN TWO LOTS CONNECTED TO ONE WELL AND WILL HAVE INDIVIDUAL SEPTIC SYSTEMS EACH LOT WILL BE ALLOWED TO CONNECT INTO THE JOINTLY OWN SYSTEM

Arnold W. Woolstenhulme Sharon W. Woolstenhulme 0004

OWNERS' CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE LAND FOR COLTER PARK P.U.D. AS HEREIN PLATED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF SAID OWNERS OF THE LANDS DESCRIBED BELOW...

DESCRIPTION OF LANDS BEING DIVIDED: A PART OF THE E 1/2 NW 1/4 SECTION 19, TWP. 3N., R. 40E., B. 1M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS...

Arnold W. Woolstenhulme Sharon W. Woolstenhulme

STATE OF IDAHO COUNTY OF TETON

I, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS 24th DAY OF March, 1998, BY Arnold W. Woolstenhulme and Sharon W. Woolstenhulme, WITNESS MY HAND AND OFFICIAL SEAL.

Notary Public My Commission Expires 4/14/2000

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2880, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATED AND DESCRIBED.



RECORDER'S CERTIFICATE 131901

STATE OF IDAHO COUNTY OF TETON

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 9 DAY OF Sept 1998 AT 3:25pm AT THE REQUEST OF Arnold W. Woolstenhulme INSTRUMENT NUMBER 131901

Dea J. Drake County Recorder

FINAL PLAT FOR: COLTER PARK PLANNED UNIT DEVELOPMENT

A PART OF THE E 1/2 NW 1/4 SECTION 19, TWP. 3N., R. 40E., B. 1M., TETON COUNTY, IDAHO

Table with columns: OWNER/DEVELOPER (ARNOLD WOOLSTENHULME), P.O. BOX 130, VICTOR, IDAHO 83455; DRAWN BY (N.C.), JULY 5/98; SURVEYED BY (A.W.), 1995-1997; PROJECT (95-607), COLTPK48.CDD, SECTION 1.

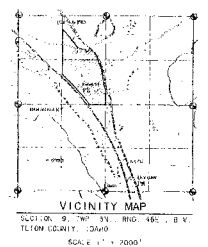
SCALE 1" = 150'

0.174 CORNER  
SHEET 2880  
C.P.P.R. INDEX # 1  
C.P.P.R. INDEX # 1  
C.P.P.R. INDEX # 1  
C.P.P.R. INDEX # 1

**SUBDIVISION NOTES**

TOTAL AREA OF LOTS	18.52
TOTAL NUMBER OF LOTS	10
ACRES PER ACRE	1.85
AREA OF LOT 1	2.00
AREA OF LOT 2	1.77
AREA OF LOT 3	1.96
AREA OF LOT 4	1.00
AREA OF LOT 5	1.00
AREA OF LOT 6	1.00
AREA OF LOT 7	1.00
AREA OF LOT 8	1.00
AREA OF LOT 9	1.00
AREA OF LOT 10	1.00

NO PROPOSED PUBLIC UTILITY OR HIGHWAY  
NO PROPOSED PUBLIC WATER OR SEWERAGE SYSTEM  
NO PROPOSED PUBLIC TRAIL OR PATH  
NO PROPOSED PUBLIC PARK OR RECREATION AREA  
NO PROPOSED PUBLIC OPEN SPACE OR LANDSCAPE  
NO PROPOSED PUBLIC UTILITIES OR HIGHWAYS  
NO PROPOSED PUBLIC WATER OR SEWERAGE SYSTEM  
NO PROPOSED PUBLIC TRAIL OR PATH  
NO PROPOSED PUBLIC PARK OR RECREATION AREA  
NO PROPOSED PUBLIC OPEN SPACE OR LANDSCAPE



**LEGEND**

- SECTION CORNER FOUND AS NOTED
- FOUND SECTION 1/16 CORNER AS NOTED
- FOUND 6" CONCRETE BRASS CAP H. GRAY MONUMENT
- SET PROPERTY CORNER 1/2" IRON PIN WITH CAP HOOD MARKED "AN ENG. 2880"
- SET LOT CORNER - 1/2" IRON PIN WITH CAP INSCRIBED "AN ENG. 2880"
- CALCULATED CORNER - NOTHING SET
- COUNTY ADDRESS NUMBER FOR LOT
- SECTIONAL BREAKDOWN LINE
- INDICATED LINE
- APPROXIMATE LOCATION OF IRRIGATION CANAL
- 100 FOOT ZONING DISTANCE FROM CREEK
- ENGINEER TYPE AND WIDTH AS NOTED
- APPROXIMATE LOCATION OF CREEK OR CANAL

**LINE DATA TABLE**

LINE	BEARING	STATUS
1	N 48°22'10"W	3.81'
2	N 31°08'09"W	1.74'
3	N 00°02'10"W	38.0'
4	S 18°02'10"W	88.00'
5	S 00°36'28"E	7.95'
6	S 18°08'39"E	7.95'
7	S 36°43'01"E	23.73'
8	S 60°48'00"E	100.00'
9	S 04°10'02"E	185.75'
10	N 08°42'14"E	38.44'
11	N 25°17'22"E	96.20'
12	N 45°18'02"E	26.46'
13	S 15°18'02"E	26.46'
14	S 12°31'20"E	44.86'
15	S 77°43'17"E	36.58'
16	N 60°00'47"E	62.38'
17	S 05°35'18"E	27.24'
18	S 14°18'02"E	114.45'
19	S 03°20'17"E	67.02'
20	S 02°15'24"E	29.42'
21	N 02°18'37"E	54.72'
22	S 16°58'18"E	21.86'
23	S 47°50'43"E	1.69'
24	S 16°58'18"E	87.61'
25	S 2°28'49"E	1.51'
26	S 00°00'00"E	142.32'
27	N 31°08'09"W	80.26'
28	S 77°43'17"E	142.32'
29	S 07°13'00"E	30.00'
30	N 45°18'02"E	46.38'

**CURVE DATA TABLE**

CURVE	DELTA ANGLE	CHORDS	ARC	TANGENT	CHORD BEARING	CHORD BEARING
C 1	180°00'00"	6349.481	945.241	482.174	049°00'00"W	049°00'00"W
C 2	180°00'00"	606.961	90.821	96.211	180°04'15"W	180°04'15"W
C 3	78°32'53"	512.251	251.251	135.441	238°08'15"E	356°10'00"E
C 4	12°35'00"	1398.391	314.861	158.001	34°00'00"E	34°00'00"E
C 5	00°16'15"	6349.481	68.751	316.211	691°18'15"E	40°58'30"W
C 6	00°16'15"	6349.481	30.001	13.001	30°00'00"E	N 44°13'31"E
C 7	00°16'15"	6349.481	30.001	13.001	30°00'00"E	N 44°13'31"E
C 8	0°43'08"	6349.481	192.011	96.011	192°00'00"E	N 45°10'11"W
C 9	90°18'02"	24.151	118.541	19.641	91°00'00"E	00°40'00"E
C 10	11°19'08"	462.621	48.931	23.861	03°00'00"E	N 20°21'00"W
C 11	38°19'47"	232.631	63.471	38.961	36°00'00"E	N 46°27'51"W
C 12	48°42'08"	312.611	274.421	124.971	285°01'00"E	S 02°07'30"E
C 13	10°15'14"	35.001	159.991	17.711	35°25'00"E	N 5°44'30"E
C 14	10°15'14"	35.001	36.931	21.711	35°44'00"E	N 30°00'00"E
C 15	10°15'14"	60.001	63.221	35.891	60°30'00"E	N 45°08'10"E
C 16	10°15'14"	120.001	126.441	71.781	60°30'00"E	N 45°08'10"E
C 17	10°15'14"	60.001	63.221	35.891	60°30'00"E	N 45°08'10"E
C 18	10°15'14"	60.001	112.511	61.541	60°30'00"E	N 28°32'12"W
C 19	10°15'14"	120.001	126.441	123.081	60°30'00"E	S 58°12'00"E
C 20	10°15'14"	240.001	252.871	246.161	60°30'00"E	N 00°00'00"E

LOT 10 IS RESERVED AS COMMERCIAL/PLANNED UNIT LOT WITH USES ALLOWED AS LISTED IN THE ZONING ORDINANCE WITH 16 UNITS VIA DENSITY BONUSES GRANTED FOR A P.L.U.

OPEN AREA 1  
18.52 ACRES

OPEN AREA 2  
18.52 ACRES



**FINAL PLAT FOR:**  
**COLTER PARK**  
**PLANNED UNIT DEVELOPMENT**

A PART OF THE E 1/2 NW 1/4 SECTION 19, TWP. 31N., RNG. 46E., B.M., TETON COUNTY, IDAHO

DATE OF PREPARATION: 09/27/99  
BY: ARNOLD WOOLSTENHULME  
P.O. BOX 159  
VICTOR, IDAHO 83455  
(208) 787-2932

DATE: 09/27/99  
SCALE: AS SHOWN  
PROJECT: 95-001  
SHEET: 11

#131901