



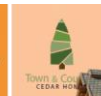
“Local Brokerage, National Results.”

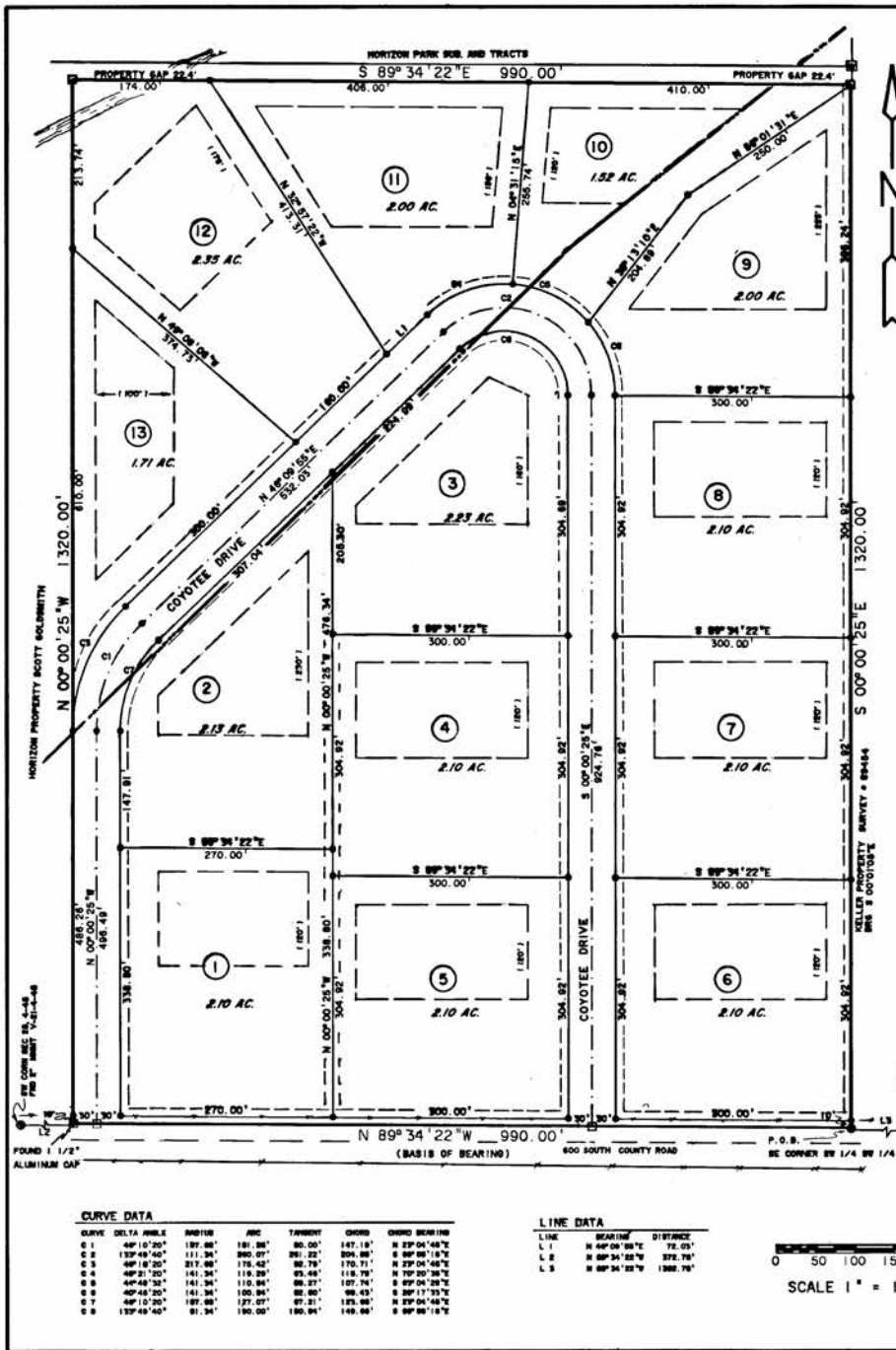
Maps & Documents

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





HEALTH DEPT. CERTIFICATE

I HEREBY CERTIFY THAT THE SANITARY RESTRICTIONS REQUIRED BY IDAHO CODE TITLE 30, CHAPTER 13, SECTION 30-1328, HAVE BEEN SATISFIED AND THIS PLAT IS HEREBY APPROVED FOR RECORDING BY FILING THIS CERTIFICATE.

DATE: 5/7/92
 R. J. Wilkins
 DIST. 7 HEALTH DEPT.

TREASURER'S CERTIFICATE

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

DATE: 4-20-92
 Dennis C. Hite
 COUNTY TREASURER

ASSESSOR'S CERTIFICATE

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

DATE: 4-20-92
 Dennis C. Hite
 COUNTY ASSESSOR

SURVEYOR'S CERTIFICATE

I, ARNOLD H. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, NO. 2860, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AS SHOWN.

DATE: MAY 7 1992



COUNTY ENGINEER'S CERTIFICATE

BEING THE COUNTY ENGINEER FOR TETON COUNTY, IDAHO, I DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

DATE: 4-29-92
 [Signature]
 COUNTY ENGINEER

PLANNING & ZONING APPROVAL

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

DATE: 5-8-1992
 Doug T. Allen
 CHAIRMAN, P & Z

COMMISSIONERS' CERTIFICATE

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

DATE: 5/2/92
 [Signature]
 CHAIRMAN, COUNTY COMMISSIONERS

RECORDER'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS DATE: 4/20 DAY OF June, 1992 AT 11:45 AM.

AT THE REQUEST OF: [Signature]
 INSTRUMENT NO. 110236

[Signature]
 COUNTY RECORDER

PROPERTY DESCRIPTION

A PORTION OF THE SW 1/4 SW 1/4 OF SEC. 25, TWP. 4N, RNG. 45E, B.M. TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS: BEGINNING AT THE SE CORNER OF THE SW 1/4 SW 1/4 OF SAID SECTION 25 AND RUNNING N 89°34'22" W, 990.00 FT. ALONG THE SOUTH LINE OF SECTION 25 TO A POINT; THENCE N 00°00'25" W, 320.00 FT. TO A POINT; THENCE S 89°34'22" E, 390.00 FT. TO THE POINT OF BEGINNING. CONTAINS 30.00 ACRES MORE OR LESS. SUBJECT TO A 10 FT. COUNTY ROAD AND UTILITY EASEMENT ALONG THE SOUTH PROPERTY LINE.

CERTIFICATE OF OWNERS

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, DO HEREBY CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF THESE DESCRIBED LANDS THAT:

- THE NAME OF THE SUBDIVISION SHALL BE "COYOTE FLATS SUBDIVISION";
- ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD # 800 SOUTH;
- THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD;
- THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RIGHT OR RECORD;
- ALL ROADS ARE HEREBY DEDICATED TO THE PUBLIC WITH RIGHT OF ACCESS BEING LIMITED BY THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS ACCEPTED BY TETON COUNTY;
- THE DEVELOPER/HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL ROADWAYS UNTIL SUCH TIME AS TETON COUNTY ACCEPTS SAID MAINTENANCE;
- THE DEDICATED 10 FT. UTILITY EASEMENT IS FOR THE USE OF ELECTRIC AND TELEPHONE UTILITIES.

[Signature] PARTNER - LAST DITCH VENTURES
 JOANNE W. ALDRIDGE

ACKNOWLEDGEMENT

STATE OF IDAHO
 COUNTY OF TETON
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF MAY, 1992
 WITNESS MY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES: MAY 22 1992
 [Signature]
 NOTARY PUBLIC

FINAL PLAT

COYOTE FLATS SUBDIVISION

A PORTION OF THE SW 1/4 SW 1/4 SECTION 25, TWP. 4N., RNG. 45E., B.M., TETON COUNTY, IDAHO	
DEVELOPER / OWNER: KURT WIMBERG BOX 604 WILSON WYO 83014 307-733-5163	AW ENGINEERING P.O. BOX 139 VICTOR, IDAHO 83485
DRAWN BSL	1-22-92
SURVEYED AWW	12-19-91
BOOK 15	PAGES 88 - 91
PROJECT	91 - 97