



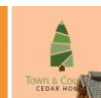
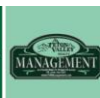
**“Local Brokerage, National Results.”**

## Maps & Documents

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Phone: 208.354.2439  
Email : [info@tetonvalleyrealty.com](mailto: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](http://www.alliancetitle.com)



**CITY OF VICTOR APPROVAL**

PRESENTED TO THE CITY COUNCIL OF VICTOR, IDAHO, ON THE FOLLOWING DATE AT WHICH TIME THIS LOT SPLIT WAS APPROVED AND ACCEPTED:

*David Schaffer* - 8/29/02  
 MAYOR, CITY OF VICTOR, IDAHO DATE  
 ATTEST: *Craig Sherman*  
 CITY CLERK

**PLANNING COMMISSION APPROVAL**

PRESENTED TO THE CITY OF VICTOR PLANNING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*Lee Kauchan* 8-28-02  
 CHAIRMAN PLANNING COMMISSION DATE

**TREASURER'S CERTIFICATE**

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

*Ronald C. Deter* 9-16-2002  
 COUNTY TREASURER DATE

**HEALTH DEPARTMENT CERTIFICATE**

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

*Jerry Woods*  
 DISTRICT 7 HEALTH DEPARTMENT  
 8-5-02  
 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 COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

*[Signature]*  
 SURVEYOR  
 7/6/02  
 DATE

**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.



**SUBDIVISION NOTES**

- 1) THE PROPOSED WATER SYSTEM IS CONNECTION TO VICTOR CITY WATER.
- 2) THE PROPOSED SEWER SYSTEM IS CONNECTION TO VICTOR CITY SEWER.
- 3) THERE ARE NO KNOWN WILDLIFE MIGRATION ROUTES OR UNIQUE AREAS ON THE PROPERTY
- 4) SOLID WASTE DISPOSAL BY COUNTY VIA VORNEES SANITATION

**OWNER'S CERTIFICATE**

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH THE 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 CRYSTAL RUN; THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM CRYSTAL AVENUE (COUNTY ROAD 100 WEST); 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 SIGHT OR RECORD AND AS DEDICATED BY THIS PLAT; THAT ALL ROADS ARE HEREBY DEDICATED TO THE PUBLIC; THAT THE DEDICATED 15 FOOT UTILITY EASEMENTS ARE FOR THE USE OF SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES.

**DESCRIPTION OF LANDS BEING DIVIDED:**

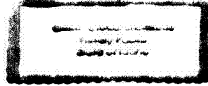
A PART OF THE NW 1/4 NW 1/4 SECTION 11, TWP. 3N, RING. 45E, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11, THENCE S 00°20'46"E, 264.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°39'27"E, 410.45 FEET TO A POINT; THENCE S 00°33'56"E, 529.65 FEET TO A POINT; THENCE N 89°25'56"W, 412.50 FEET TO A POINT ON THE SECTION LINE; THENCE N 00°20'46"W, 529.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 5.00 ACRES MORE OR LESS.

*Anthony Carl Schaffer*  
 STATE OF Idaho  
 COUNTY OF Teton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26<sup>th</sup> DAY OF August, 2002, BY Diakona Cooke-Schaffer WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *Samuel Craig Sherman*  
 MY COMMISSION EXPIRES: 4/13/2006



**RECORDER'S CERTIFICATE**

STATE OF IDAHO )  
 ) SS  
 COUNTY OF TETON )

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2002, AT \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ INSTRUMENT NUMBER 149983

COUNTY RECORDER

**ENGINEER'S STATEMENT ON IRRIGATION**

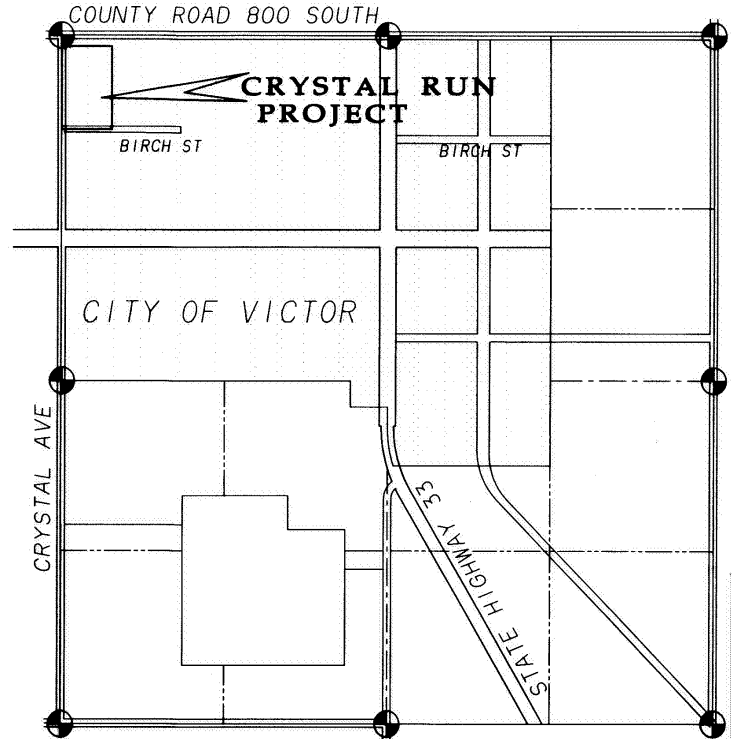
BE IT KNOWN THAT THE ENGINEER, ARNOLD W. WOOLSTENHULME, HAS REVIEWED THE WATER RIGHTS ON THIS PROPERTY AND HAS DEVELOPED A UTILIZATION PLAN FOR THE WATER FROM THE TRAIL CREEK SPRINKLER IRRIGATION SYSTEM. THE IRRIGATION SYSTEM DESIGNED AND SHOWN IN THE COVENANTS AS EXHIBIT \_\_\_\_\_ WILL PROVIDE WATER TO EACH LOT OWNER AND WILL IRRIGATE THE OPEN AREA LANDSCAPING, ALL ACCORDING TO IDAHO LAW.

THERE WILL BE NO CHANGE IN THE USE OF THE WATER. THERE WILL BE NO CHANGE IN THE PLACE OF USE OF THE WATER. THERE WILL BE NO CHANGE IN THE MEANS OF CONVEYANCE. THE IRRIGATION CANALS ARE BENEFITTED BY EASEMENTS AS SHOWN, AND ARE OF ADEQUATE WIDTH TO ALLOW FOR REPAIR AND MAINTENANCE.

THIS PROJECT HAS NO RIGHTS TO FLOW OF ANY STREAMS WITHIN OR ADJACENT TO THE SUBDIVISION. IDAHO LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO PERSONS LIVING ON OR NEAR THE BANKS OF STREAMS OR RIVERS. THE CANAL COMPANIES OR USERS HAVE RIGHTS TO ACCESS AND MAINTAIN THEIR CANALS WHICH INCLUDES CANAL REPAIRS, VEGETATION REMOVAL, AND ALTERING WITHIN THEIR CANAL EASEMENT AS ALLOWED BY IDAHO LAWS.

*Arnold W. Woolstenhulme*  
 ARNOLD W. WOOLSTENHULME, ENGINEER DATE 8/22/02

AREA/UNITS/DENSITY TABLE			
AREA	LOTS	ACRES	DENSITY
CITY ROAD	-	0.54 AC	
SUBDIVISION ROAD	-	0.55 AC	
TOTAL ROADS	-	1.09 AC	
TOTAL RESIDENTIAL	8	3.91 AC	2.0
TOTAL PROJECT	8	5.00 AC	1.6



**Victor Vicinity Map**

SEC 11, T 3 N, R 45 E, Victor, Id

RECEIVED  
 AUG 30 2002  
 TETON CO. ID.  
 CLERK RECORDER

149983

Instrument # 149983  
 DRIGGS, TETON, IDAHO  
 2002-08-30 12:28:14 No. of Pages: 2  
 Recorded for: CITY OF VICTOR  
 NOLAN G. BOYLE Fee: 10.00  
 Ex-Officio Recorder Deputy *C. Smith*  
 Date to Plat

FINAL PLAT FOR:

**CRYSTAL RUN  
 ADDITION TO THE CITY OF VICTOR**

PART OF THE NW 1/4 NW 1/4 SECTION 11, TWP. 3N., RING. 45E., B.M., TETON COUNTY, IDAHO

OWNER/DEVELOPER:  
**DIXON SCHAFFER**  
 DRIGGS, ID 83422  
 (208) 787-0014

**AW Woolstenhulme**  
 4 North Main P.O. Box 139  
 Victor, Idaho 83455  
 (208) 787-2952 awong@svr.net  
 Arnold W. Woolstenhulme, PE/PLS

PROJECT NO. 2002 - 022 T-3N R-45E SECTION 11

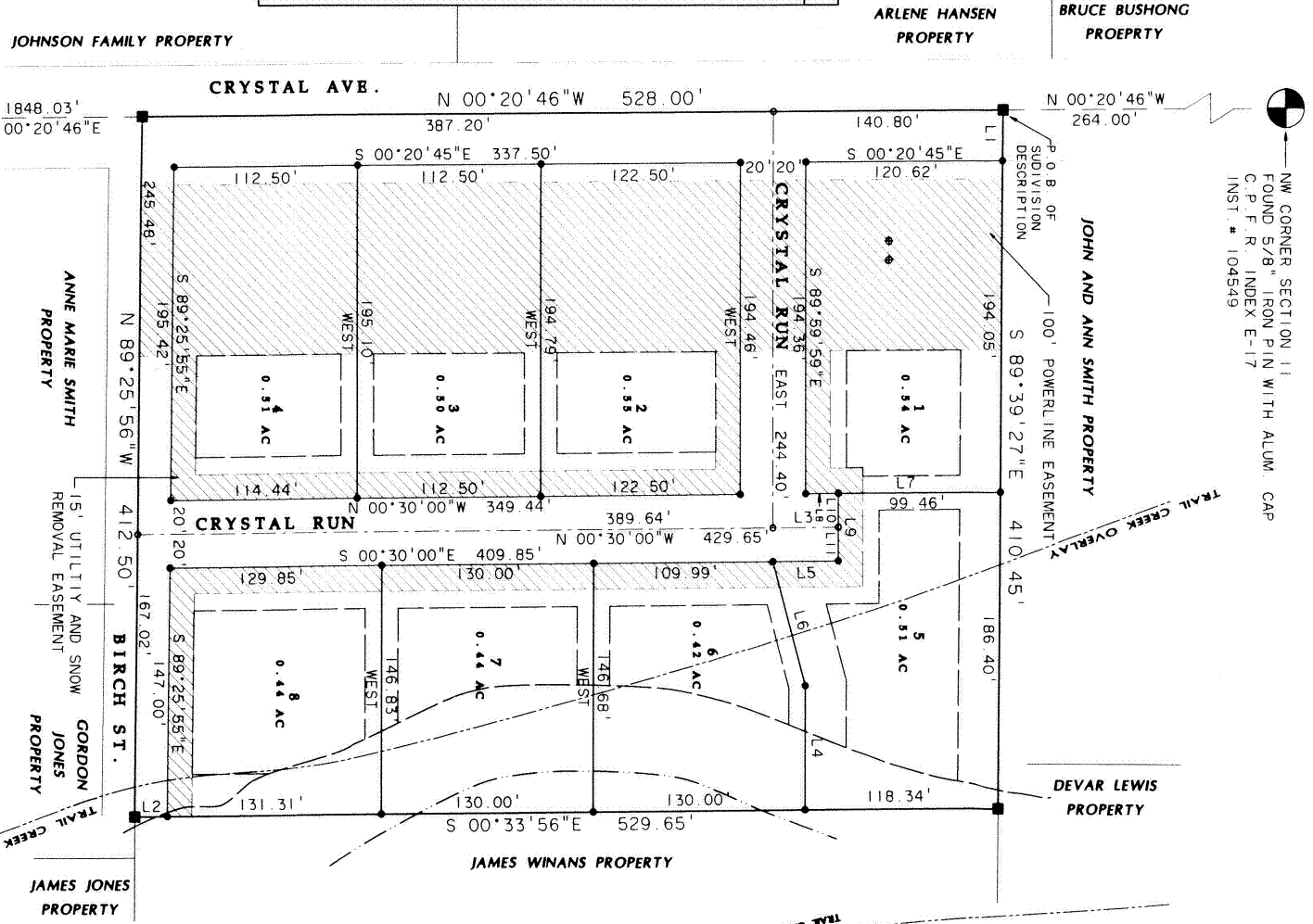


SCALE 1" = 50'

LEGEND	
	HOUSE SITE ENVELOPE
	50' CANAL SETBACK
	TONKS CANAL
	EASEMENT AS NOTED
	SUBDIVISION CORNER - SET 5/8" IRON PIN WITH ALUM. CAP INSCRIBED AW ENG 2860
	LOT CORNER - SET 5/8" IRON PIN WITH ALUM. CAP INSCRIBED AW ENG 2860
	ROAD POINT - SET 5/8" IRON PIN WITH ALUM. CAP INSCRIBED AW ENG 2860
	POWER POLE

**BASIS OF BEARING**  
 WAS ESTABLISHED BY THE PROPRIETARY  
 WORKS COORDINATES OF THE SECTION  
 CORNER AND THE SECTION  
 A TRANSVERSE MERIDIAN MAP  
 PROJECTION WITH A CENTRAL  
 MERIDIAN OF SECTION 11, TWP. 31N.,  
 RANG. 45E., B.M. 10140  
 (SCALE FACTOR: 1.0029345)

LINE	BEARING	DISTANCE
L 1	S 89° 39' 27" E	30.00'
L 2	S 00° 33' 56" E	20.00'
L 3	N 00° 30' 00" W	40.00'
L 4	EAST	73.33'
L 5	S 00° 30' 00" E	40.01'
L 6	N 74° 40' 38" E	75.72'
L 7	N 00° 30' 00" W	20.00'
L 8	N 00° 30' 00" W	39.99'
L 9	N 89° 59' 05" E	20.00'
L 10	N 89° 59' 05" E	20.00'
L 11	N 89° 59' 05" E	20.00'



SURVEYED G.L.C. 01/30/02 DRAWN H.K.R./M.C. 07/01/02 FINAL D.C.D.

WEST 1/4 CORNER SECTION 11  
 FOUND 1/2" IRON PIN WITH CAP  
 C.P.F.R. INDEX G-17  
 INST. # 82912

NW CORNER SECTION 11  
 FOUND 5/8" IRON PIN WITH ALUM. CAP  
 C.P.F.R. INDEX E-17  
 INST. # 104549

**FINAL PLAT**  
**CRYSTAL RUN**

THE NW 1/4 NW 1/4 SECTION 11, TWP. 31N., RANG. 45E., B.M., TETON COUNTY, IDAHO

STARTED BY:  
 DIXON SCHAFER  
 DRI 065, ID 83422  
 (208) 787-0014

AW ENGINEERING  
 4 North Main P.O. Box 139  
 Teton, Idaho 83422  
 (208) 787-2932  
 www.awengineering.com

PRODUCT NO. 2002 - 022 SECTION 11

