



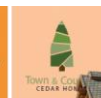
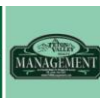
**“Local Brokerage, National Results.”**

## Maps & Documents

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



**LEGEND**

- SECTION CORNER FOUND AS NOTED
- SET INITIAL POINT OF SUBDIVISION - 2 1/2" ALUMINUM PIPE WITH CAP: AW ENG 2860
- RESET SUBDIVISION CORNER - 5/8" IRON PIN WITH 2" ALUM. CAP INSCRIBED: AW ENG 2860
- SET LOT CORNER - 1/2" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- ROAD POINT - SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860

— STREET ADDRESS OF LOT

— SECTIONAL BREAKDOWN LINE

— ROAD CENTERLINE

— EXISTING CANAL LOCATION

— RELOCATION OF IRRIGATION CANAL - 20' CANAL EASEMENT (MIN 10' EACH SIDE)

— FENCE LINE

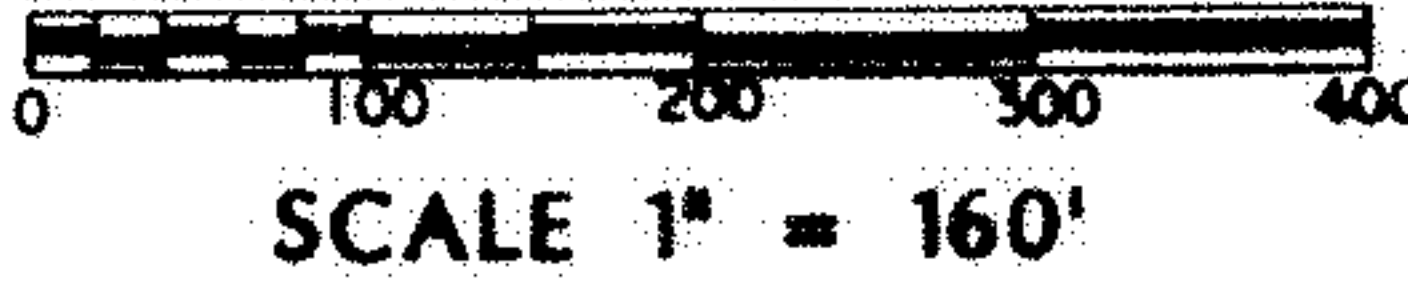
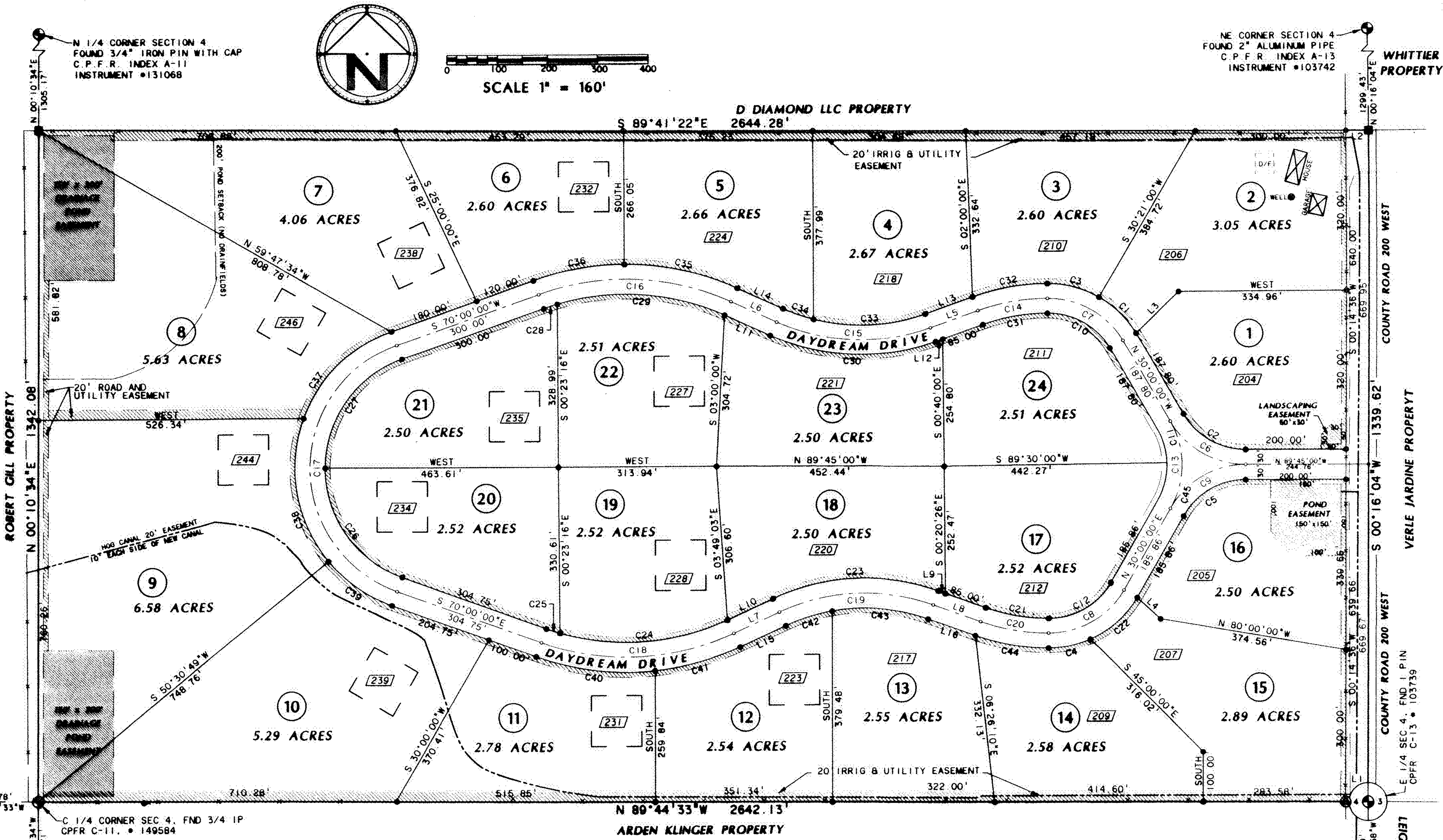
— EASEMENT - 10' SNOW REMOVAL AND UTILITY UNLESS OTHERWISE NOTED

— POND EASEMENT RESERVED TO HOME OWNERS ASSOCIATION FOR POND MAINTENANCE AND RECREATION USES AS ALLOWED IN CC&R'S.

— EXISTING BUILDING OR STRUCTURE AS NOTED

— BUILDING ENVELOPE SHOWN FOR LOTS WITH WATER WITHIN 7' OF SURFACE IN 2002

— SET BACK SIDE MIN 30' FRONT / REAR 40' AND SCALE FROM PLAT



**LINE DATA TABLE**

| LINE | BEARING      | DISTANCE |
|------|--------------|----------|
| L 1  | N 89°44'33"W | 44.48'   |
| L 2  | S 89°41'22"E | 45.05'   |
| L 3  | S 45°00'00"W | 119.42'  |
| L 4  | N 47°00'00"W | 63.59'   |
| L 5  | S 70°00'00"W | 100.00'  |
| L 6  | N 65°00'00"W | 100.00'  |
| L 7  | N 65°00'00"E | 100.00'  |
| L 8  | S 70°00'00"E | 100.00'  |
| L 9  | N 70°00'00"W | 15.00'   |
| L 10 | S 65°00'00"W | 100.00'  |
| L 11 | S 65°00'00"E | 100.00'  |
| L 12 | N 70°00'00"E | 15.00'   |
| L 13 | S 70°00'00"W | 100.00'  |
| L 14 | N 65°00'00"W | 100.00'  |
| L 15 | N 65°00'00"E | 100.00'  |
| L 16 | S 70°00'00"E | 100.00'  |

**CURVE DATA TABLE**

| CURVE | DELTA ANGLE | RADIUS  | TANGENT | ARC LENGTH | CHORD   | CHORD BEARING |
|-------|-------------|---------|---------|------------|---------|---------------|
| C 1   | 29°39'00"   | 204.08' | 54.02'  | 105.61'    | 104.44' | N 44°49'30"W  |
| C 2   | 59°45'00"   | 144.08' | 82.77'  | 150.25'    | 143.54' | N 59°52'30"W  |
| C 3   | 30°06'00"   | 204.08' | 54.07'  | 107.21'    | 105.98' | N 74°42'00"W  |
| C 4   | 24°15'00"   | 202.34' | 43.47'  | 85.64'     | 85.00'  | N 78°07'30"E  |
| C 5   | 60°15'00"   | 142.34' | 82.59'  | 149.67'    | 142.87' | N 60°07'30"E  |
| C 6   | 59°45'00"   | 174.08' | 100.00' | 181.54'    | 173.42' | N 59°52'30"W  |
| C 7   | 59°45'00"   | 174.08' | 100.00' | 181.54'    | 173.42' | N 59°52'30"W  |
| C 8   | 60°15'00"   | 172.34' | 100.00' | 181.22'    | 172.99' | N 60°07'30"E  |
| C 9   | 60°15'00"   | 172.34' | 100.00' | 181.22'    | 172.99' | N 60°07'30"E  |
| C 10  | 59°45'00"   | 144.08' | 82.77'  | 150.25'    | 143.54' | S 59°52'30"E  |
| C 11  | 28°24'29"   | 143.21' | 36.25'  | 71.00'     | 70.28'  | S 15°47'45"E  |
| C 12  | 60°15'00"   | 142.34' | 82.59'  | 149.67'    | 142.87' | S 60°07'30"W  |
| C 13  | 60°00'00"   | 173.21' | 100.00' | 181.38'    | 173.21' | NORTH         |
| C 14  | 20°15'00"   | 400.00' | 71.43'  | 141.37'    | 140.84' | S 80°07'30"W  |
| C 15  | 45°00'00"   | 400.00' | 165.69' | 314.16'    | 306.15' | N 87°30'00"W  |
| C 16  | 45°00'00"   | 500.00' | 207.11' | 392.70'    | 382.68' | N 87°30'00"W  |
| C 17  | 140°00'00"  | 261.33' | 718.01' | 638.56'    | 491.15' | SOUTH         |
| C 18  | 45°00'00"   | 500.00' | 207.11' | 392.70'    | 382.68' | N 87°30'00"E  |
| C 19  | 45°00'00"   | 400.00' | 165.69' | 314.16'    | 306.15' | N 87°30'00"W  |
| C 20  | 19°45'00"   | 400.00' | 69.63'  | 137.88'    | 137.20' | S 79°52'30"E  |
| C 21  | 19°45'00"   | 370.00' | 64.41'  | 127.54'    | 126.91' | N 79°52'30"E  |
| C 22  | 36°00'00"   | 202.34' | 65.74'  | 127.13'    | 125.05' | N 48°00'00"E  |
| C 23  | 45°00'00"   | 430.00' | 178.11' | 337.72'    | 329.11' | S 87°30'00"W  |
| C 24  | 41°30'00"   | 470.00' | 178.07' | 340.43'    | 333.03' | S 85°45'00"E  |
| C 25  | 03°30'00"   | 470.00' | 14.36'  | 28.71'     | 28.71'  | N 71°45'00"W  |
| C 26  | 70°00'00"   | 231.33' | 161.98' | 282.63'    | 265.38' | N 35°00'00"W  |
| C 27  | 70°00'00"   | 231.33' | 161.98' | 282.63'    | 265.38' | N 35°00'00"E  |
| C 28  | 03°30'00"   | 470.00' | 14.36'  | 28.71'     | 28.71'  | N 71°45'00"E  |
| C 29  | 41°30'00"   | 470.00' | 178.07' | 340.43'    | 333.03' | S 85°45'00"E  |
| C 30  | 45°00'00"   | 430.00' | 178.11' | 337.72'    | 329.11' | S 87°30'00"E  |
| C 31  | 20°15'00"   | 370.00' | 66.07'  | 130.77'    | 130.09' | N 80°07'30"E  |
| C 32  | 20°15'00"   | 430.00' | 76.79'  | 151.97'    | 151.18' | S 80°07'30"W  |
| C 33  | 35°00'00"   | 370.00' | 116.66' | 226.02'    | 222.52' | S 87°30'00"W  |
| C 34  | 10°00'00"   | 370.00' | 32.37'  | 64.58'     | 64.50'  | N 70°00'00"W  |
| C 35  | 25°00'00"   | 530.00' | 117.50' | 231.26'    | 229.43' | N 77°30'00"W  |
| C 36  | 20°00'00"   | 530.00' | 93.45'  | 185.00'    | 184.07' | S 80°00'00"W  |
| C 37  | 50°09'42"   | 291.33' | 136.35' | 255.06'    | 246.99' | S 44°55'09"W  |
| C 38  | 59°19'29"   | 291.33' | 165.92' | 301.65'    | 288.36' | S 09°49'26"E  |
| C 39  | 30°30'49"   | 291.33' | 79.46'  | 155.15'    | 153.33' | S 54°44'35"E  |
| C 40  | 26°00'00"   | 530.00' | 122.36' | 240.51'    | 238.45' | S 85°00'00"E  |
| C 41  | 19°00'00"   | 530.00' | 88.89'  | 175.75'    | 174.95' | N 74°30'00"E  |
| C 42  | 15°00'00"   | 370.00' | 48.71'  | 96.87'     | 96.59'  | N 72°30'00"E  |
| C 43  | 30°00'00"   | 370.00' | 99.14'  | 193.73'    | 191.53' | S 85°00'00"E  |
| C 44  | 19°45'00"   | 430.00' | 74.85'  | 148.22'    | 147.49' | S 79°52'30"E  |
| C 45  | 31°35'31"   | 143.21' | 40.51'  | 78.96'     | 77.96'  | S 14°12'15"W  |

**NOTES**

SANITARY RESTRICTIONS ARE IN FORCE ON THIS SUBDIVISION PROJECT. THEY CAN BE LIFTED ON A LOT BY LOT BASIS, UPON DISTRICT 7 HEALTH APPROVING A SEWER PLAN FOR THAT LOT.

NO SEWER DRAINFIELDS CAN BE BUILT WITHIN 50 FEET OF ANY CANAL NOR WITHIN 200 FEET OF ANY PERMANENT WATER SURFACE.

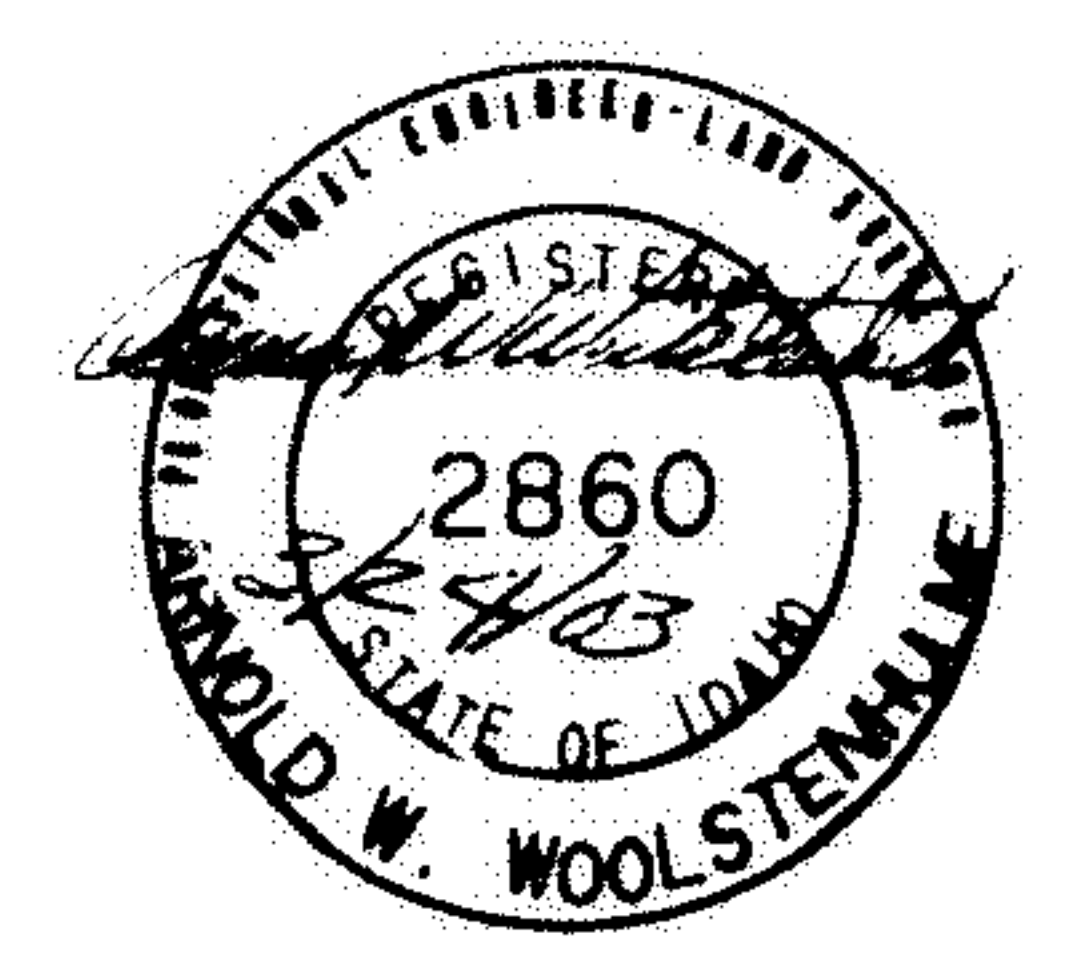
ALL UTILITY AND ROAD EASEMENTS ARE GRANTED UNTO THE HOME OWNERS' ASSOCIATION AND TO ALL UTILITY COMPANIES SERVICING THE PROJECT.

COUNTY STANDARD SETBACKS:

|       |     |
|-------|-----|
| FRONT | 30' |
| SIDE  | 30' |
| REAR  | 40' |

**BASIS OF BEARING**

WAS ESTABLISHED BY THE PROPRIETARY WGS84 COORDINATES OF THE SECTION CORNERS SHOWN ON THIS PLAT, AND A TRANSVERSE MERCATOR MAP PROJECTION WITH A CENTRAL MERIDIAN LOCATED AT THE N 1/4 CORNER OF SECTION 15, TWP. 3N., RNG. 45E., B.M., IDAHO (SCALE FACTOR: 1.00029345)



RECEIVED APR 17 2003

154258

SE SEC 4, FND I PIN CPFR, E-13, \*103741

Instrument # 154258  
 DRIGGS, TETON, IDAHO  
 2003-04-17 10:54:56 No. of Pages: 1  
 Recorded for: A W ENGINEERING  
 NOLAN G. BOYLE Fee: 10.00  
 Ex-Officio Recorder Deputy R. D. [Signature]  
 Index to PLAT

**FINAL PLAT FOR:**

**DAYDREAM RANCH SUBDIVISION**

THE S 1/2 NE 1/4 SECTION 4, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO

SURVEYED FOR:

**GARDNER-MORA, LLC**  
 57 Dollar Pointe Avenue  
 Las Vegas, NV 89148-2763  
 (702) 616 - 7150

**AW ENGINEERING**  
 4 North Main P.O. Box 139  
 Victor, Idaho 83455  
 (208) 787-2952 aweng@srv.net

PROJECT NO. 2001 - 164 T-5N R-45E SECTION 4 SHEET 1 OF 2

**COMMISSIONERS' CERTIFICATE**

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

*[Signature]* 4-15-03  
CHAIRMAN COUNTY COMMISSIONERS DATE

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:

*[Signature]* 4-14-03  
CHAIRMAN, PLANNING AND ZONING DATE

**TREASURER'S CERTIFICATE**

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

*[Signature]* 2-19-03  
COUNTY TREASURER DATE

**ASSESSOR'S CERTIFICATE**

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

*[Signature]* 2-19-03  
COUNTY ASSESSOR DATE

**TETON COUNTY FIRE MARSHALL**

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.

*[Signature]* 21 Feb 03  
TETON COUNTY FIRE MARSHALL DATE

**HEALTH DEPARTMENT CERTIFICATE**

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

ALL LOTS HAVE SANITARY RESTRICTIONS IN PLACE AND MAY BE ISSUED A SEPTIC SYSTEM PERMIT ON A LOT BY LOT BASIS UPON THE LOT OWNER SUBMITTING A SEWER SYSTEM DESIGNED TO MEET CONDITIONS ON THAT LOT. UPON APPROVING SAID LOT SEWER SYSTEM, DISTRICT 7 HEALTH WILL SIGN A CERTIFICATE OF SANITARY RESTRICTIONS LIFTING THE RESTRICTION ON SAID LOT. SAID CERTIFICATE IS TO BE RECORDED AT THE CLERK'S OFFICE OF TETON COUNTY, IDAHO.

*[Signature]* 2-28-03  
DISTRICT 7 HEALTH DEPARTMENT DATE

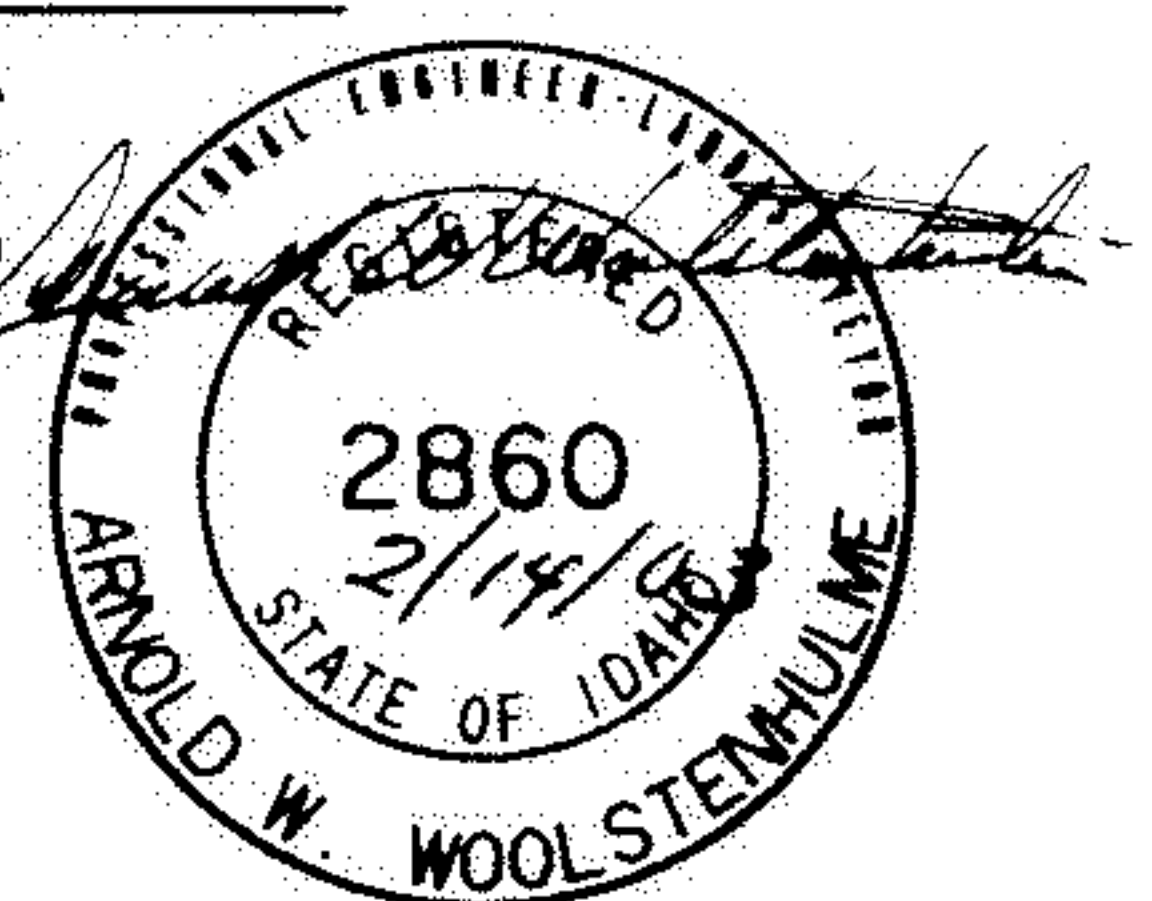
**CERTIFICATE OF REVIEW**

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  
2/14/03  
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.



**OWNERS' 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 DAYDREAM RANCH;  
THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 200 WEST;  
THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT;  
THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RIGHT OR RECORD AND AS DEDICATED BY THIS PLAT;  
THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM STATED IN IDAHO CODE SECTION 22-4500 AND DOES RECOGNIZE THE NEIGHBORING LAND RIGHTS UNDER THIS LAW;  
THAT DAYDREAM DRIVE IS A DEDICATED PUBLIC RIGHT-OF-WAYS THAT WILL BE CONSIDERED PRIVATE ROADS FOR MAINTENANCE, GRADING, SNOW CLEARING, AND RIGHT OF ACCESS TO THE SUBDIVISION UNTIL TETON COUNTY ASSUMES ALL RESPONSIBILITY FOR THE ROADS;  
THAT THE OWNER/DEVELOPER OF THE PROJECT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND SNOW CLEARING OF DAYDREAM DRIVE UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID MAINTENANCE AND SNOW CLEARING;  
THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE USE OF ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES, AND OTHER UTILITIES AS APPROVED BY THE HOMEOWNERS' ASSOCIATION;  
THAT THE OWNER/DEVELOPER WILL MAINTAIN ALL LANDSCAPING ACCORDING TO THE FINAL LANDSCAPING PLAN SUBMITTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID LANDSCAPING MAINTENANCE.

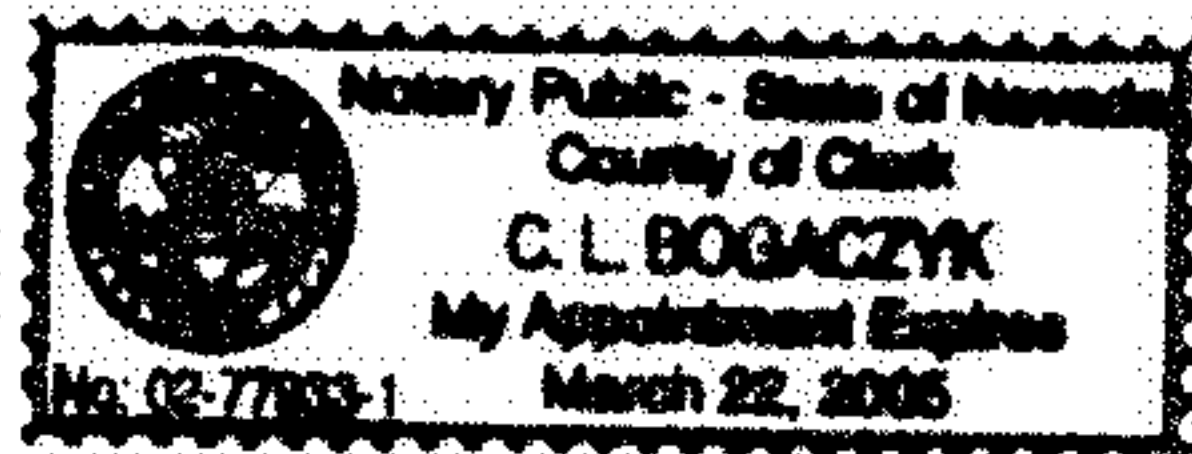
DESCRIPTION OF LANDS BEING DIVIDED:  
THE S 1/2 NE 1/4 SECTION 4, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO CONTAINS 81.36 ACRES, MORE OR LESS.

*[Signature]*  
MIKE MORA, GARDNER-MORA LLC  
*[Signature]*  
JUDY GARDNER, GARDNER-MORA LLC

STATE OF Nevada  
COUNTY OF Clark ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF March, 2003 BY C. L. Bogaczyk  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *[Signature]*  
MY COMMISSION EXPIRES: 3/22/05



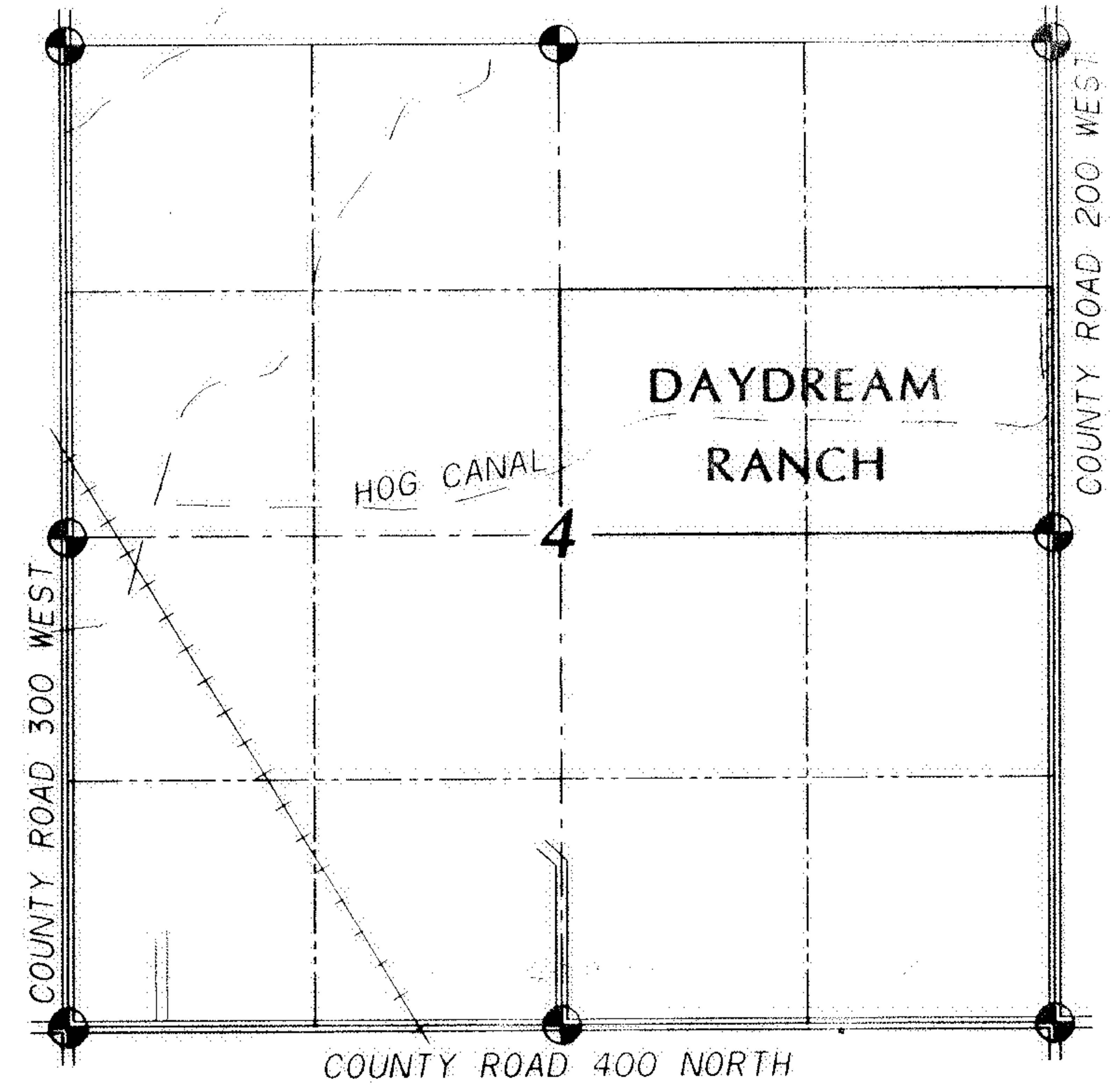
**ENGINEER'S STATEMENT ON IRRIGATION**

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 LEIGH CREEK CANAL SYSTEM. THE IRRIGATION SYSTEM DESIGNED AND SHOWN IN THE COVENANTS AS EXHIBIT \_\_\_\_\_ WILL PROVIDE WATER TO FILL THE IRRIGATION STORAGE PONDS AND TO IRRIGATE SUBDIVISION 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.

*[Signature]*  
ARNOLD W. WOOLSTENHULME, PROJECT ENGINEER



**VICINITY MAP**

SECTION 4, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO

| AREA/UNITS/DENSITY TABLE |        |       |          |         |
|--------------------------|--------|-------|----------|---------|
| AREA                     | LOT(S) | ACRES | UNITS(R) | DENSITY |
| COUNTY ROAD              | -      | 1.38  | -        | -       |
| SUBDIVISION ROAD         | -      | 6.32  | -        | -       |
| TOTAL ROADS              | -      | 7.70  | -        | -       |
| SINGLE FAMILY LOTS       | 1-24   | 73.66 | 24       | 0.33    |
| TOTAL RESIDENTIAL        | 1-24   | 73.66 | 24       | 0.33    |
| TOTAL PROJECT            | -      | 81.36 | 24       | 0.29    |

- NOTES**
1. REQUESTED ZONING: A-2.5
  2. THE PROPERTY HAS WATER RIGHTS IN LEIGH CREEK IRRIGATION WATER WHICH WILL BE USED FOR FIRE PROTECTION
  3. FIRE POND MIN OF 200,000 GALLON OF WATER WITH DRY HYDRANT SYSTEM ON DAYDREAM DRIVE.
  4. THERE ARE NO WETLANDS AREAS OR FLOOD PLAINS WITHIN THE PROJECT.
  5. THE PLANNED WATER SYSTEM WILL BE INDIVIDUAL WELLS BY LOT OWNER
  6. THE PLANNED SEWER SYSTEM WILL BE INDIVIDUAL SEPTIC TANKS BY LOT OWNER

RECEIVED  
APR 17 2003  
TETON COUNTY CLERK RECORDER

154258

**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

**FINAL PLAT FOR:**  
**DAYDREAM RANCH**  
**SUBDIVISION**

THE S 1/2 NE 1/4 SECTION 4, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO

SURVEYED FOR:  
**GARDNER-MORA, LLC**  
57 Dollar Pointe Avenue  
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4 North Main P.O. Box 139  
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