



“Local Brokerage, National Results.”

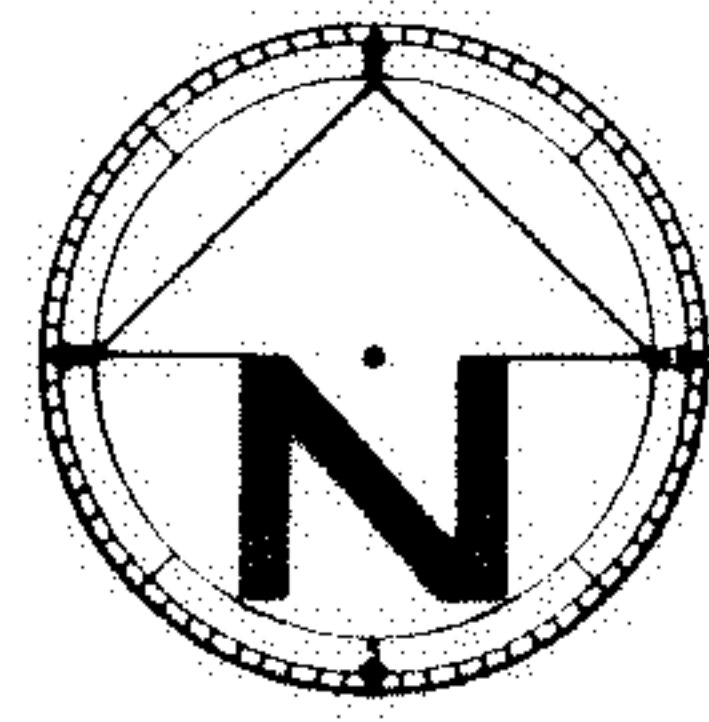
Maps & Documents

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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





SCALE 1" = 200'

COUNTY STANDARD SETBACKS: FRONT 30'
SIDE 30'
REAR 40'

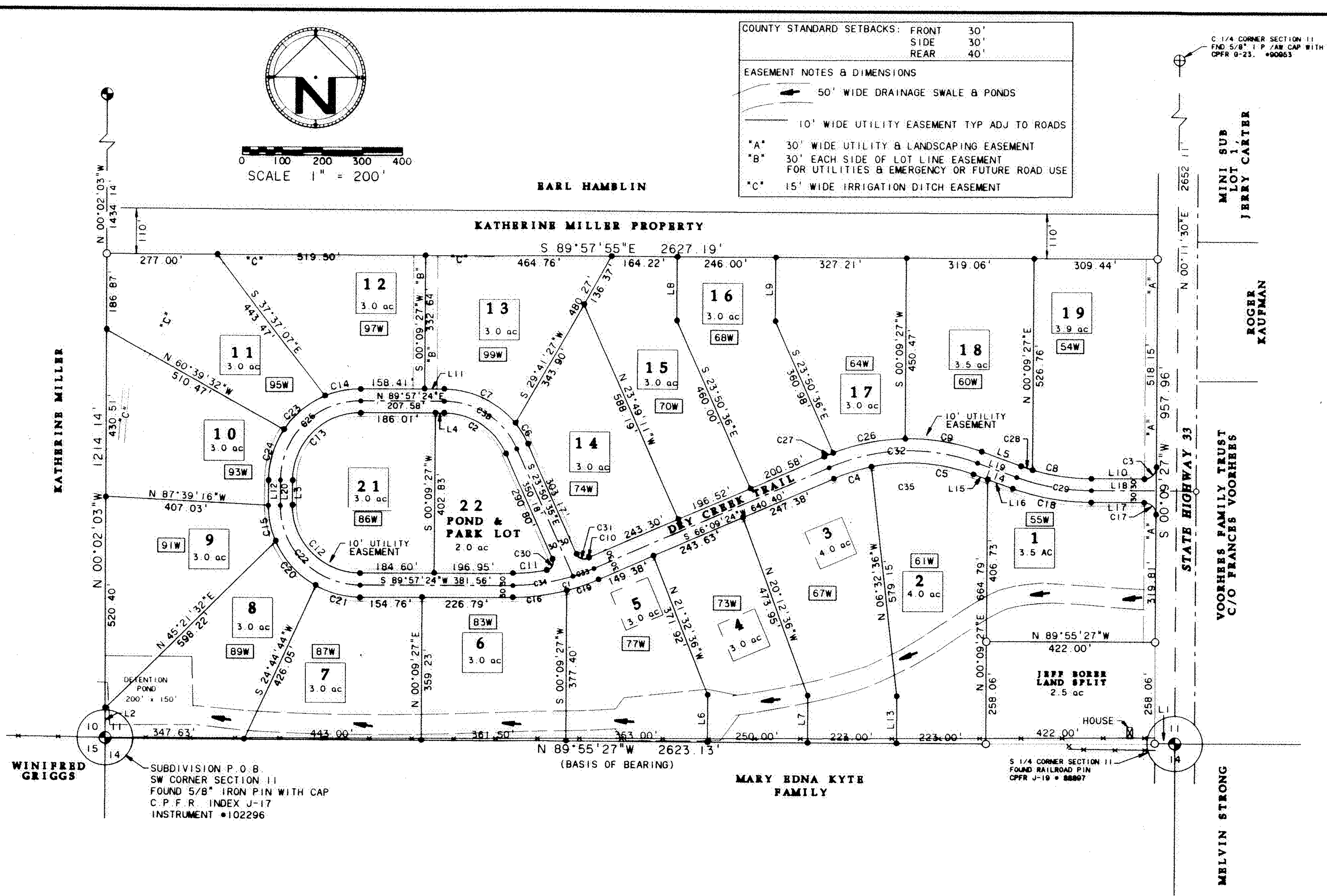
EASEMENT NOTES & DIMENSIONS

50' WIDE DRAINAGE SWALE & PONDS

10' WIDE UTILITY EASEMENT TYP ADJ TO ROADS

A 30' WIDE UTILITY & LANDSCAPING EASEMENT
B 30' EACH SIDE OF LOT LINE EASEMENT FOR UTILITIES & EMERGENCY OR FUTURE ROAD USE
C 15' WIDE IRRIGATION DITCH EASEMENT

C 1/4 CORNER SECTION 11
FND 5/8" I.P. / AW CAP WITH
C.P.F.R. 0-23. *90063



SUBDIVISION NOTES

1. AVERAGE LOT SIZE IS 3.37 ACRES (70.73 ACRES/21 LOTS)
2. SEWER SYSTEM IS INDIVIDUAL SEPTIC
3. WATER SYSTEM IS INDIVIDUAL WELLS
4. SOLID WASTE DISPOSAL BY COUNTY VIA VORHEES SANITATION
5. NO KNOWN WILDLIFE MIGRATION ROUTES EXIST WITHIN THIS PROJECT.
6. NO INVENTORIED FLOODPLAIN ON PROPERTY
7. PROJECT IS ZONED ARR-2.5

AREA/UNITS/DENSITY TABLE

AREA	LOTS	ACRES	DENSITY
ROAD EASEMENTS	-	4.86	-
COUNTY ROADS	-	0.00	-
TOTAL ROADS	-	4.86	-
RESIDENTIAL AREA	21	65.87	0.26
TOTAL RESIDENTIAL	20	63.87	0.26
PROJECT TOTAL	22	70.73	0.26

WYNIFRED GRIGGS

SUBDIVISION P.O.B.
SW CORNER SECTION 11
FOUND 5/8" IRON PIN WITH CAP
C.P.F.R. INDEX J-17
INSTRUMENT *102296

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	23°48'00"	500.00'	207.62'	105.32'	206.20'	S 78°03'24"W
C 2	66°12'01"	170.00'	196.42'	110.82'	185.68'	S 56°56'35"E
C 3	89°55'06"	30.00'	47.08'	29.96'	42.40'	S 45°07'00"W
C 4	12°06'58"	470.00'	99.39'	49.88'	99.20'	N 72°12'53"E
C 5	31°34'38"	470.00'	259.03'	132.90'	255.76'	S 85°56'19"E
C 6	15°16'29"	230.00'	61.32'	30.84'	61.14'	N 31°28'50"W
C 7	50°55'32"	230.00'	204.43'	109.52'	197.76'	N 64°34'50"W
C 8	16°23'20"	520.00'	148.74'	74.88'	148.23'	N 81°43'47"W
C 9	21°04'00"	530.00'	194.87'	98.55'	193.78'	N 80°41'00"W
C 10	00°37'25"	470.00'	5.12'	2.56'	5.12'	S 66°28'07"W
C 11	10°19'12"	470.00'	84.66'	42.44'	84.54'	S 84°47'48"W
C 12	90°00'00"	170.00'	267.04'	170.00'	240.42'	N 45°02'36"W
C 13	90°00'00"	170.00'	267.04'	170.00'	240.42'	N 44°57'24"E
C 14	22°53'56"	230.00'	91.92'	46.58'	91.31'	S 78°30'26"W
C 15	23°21'44"	230.00'	93.78'	47.55'	93.13'	S 11°43'28"E
C 16	14°43'52"	530.00'	136.27'	68.51'	135.89'	N 82°35'28"E
C 17	90°04'52"	30.00'	47.17'	30.04'	42.46'	S 44°53'00"E
C 18	19°46'27"	580.00'	200.17'	101.09'	199.18'	S 80°02'13"E
C 19	09°04'08"	530.00'	83.89'	42.03'	83.80'	N 70°41'28"E
C 20	37°49'15"	230.00'	151.82'	78.79'	149.08'	S 42°18'57"E
C 21	28°49'02"	230.00'	115.68'	59.09'	114.46'	S 75°38'05"E
C 22	90°00'00"	200.00'	314.16'	200.00'	282.84'	N 45°02'36"W
C 23	33°46'04"	230.00'	135.55'	69.81'	133.60'	S 50°10'26"W
C 24	33°20'00"	230.00'	133.81'	68.86'	131.93'	S 16°37'24"W
C 25	90°00'00"	200.00'	314.16'	200.00'	282.84'	N 44°57'24"E
C 26	19°59'30"	530.00'	184.93'	93.41'	183.90'	S 78°47'15"W
C 27	02°38'06"	530.00'	24.37'	12.19'	24.37'	S 67°28'27"W
C 28	03°23'07"	520.00'	30.72'	15.37'	30.72'	N 71°50'34"W
C 29	19°46'27"	550.00'	189.82'	95.86'	188.88'	N 80°02'13"W
C 30	103°28'46"	20.00'	36.12'	25.36'	31.41'	S 27°53'44"W
C 31	89°22'43"	20.00'	31.20'	21.80'	28.13'	N 68°31'47"W
C 32	43°41'36"	500.00'	381.30'	200.46'	372.12'	S 88°00'12"W
C 33	06°18'13"	500.00'	55.01'	27.53'	54.98'	S 69°18'30"W
C 34	17°29'47"	500.00'	152.69'	76.94'	152.00'	S 81°12'30"W
C 35	43°41'36"	500.00'	381.30'	200.46'	372.12'	S 88°00'12"W
C 36	90°00'00"	200.00'	314.16'	200.00'	282.84'	N 45°02'36"W
C 37	90°00'00"	200.00'	314.16'	200.00'	282.84'	N 44°57'24"E
C 38	66°12'01"	200.00'	231.08'	130.38'	218.44'	S 56°56'35"E

LINE DATA TABLE

LINE	BEARING	DISTANCE
L 1	N 89°55'27"W	50.00'
L 2	N 00°02'03"W	76.35'
L 3	N 00°02'36"W	62.82'
L 4	N 89°57'24"E	21.56'
L 5	N 70°09'00"W	104.86'
L 6	N 00°09'27"E	120.03'
L 7	N 00°09'27"E	120.01'
L 8	S 00°09'27"W	156.27'
L 9	S 00°09'27"W	156.27'
L 10	N 89°55'27"W	132.69'
L 11	S 89°57'24"W	49.17'
L 12	S 00°02'36"E	82.82'
L 13	N 00°09'27"E	120.00'
L 14	S 70°09'00"E	104.66'
L 15	S 70°09'00"E	37.61'
L 16	S 70°09'00"E	67.05'
L 17	S 89°55'27"E	132.60'
L 18	N 89°55'27"W	162.64'
L 19	N 70°09'00"W	104.66'
L 20	N 00°02'36"W	82.82'

LEGEND

- ⊕ SECTION CORNER FOUND AS NOTED
- ⊕ CALCULATED SECTION CORNER
- FOUND PROPERTY CORNER - 1/2" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- ROAD CENTER LINE - SET 5/8"x30" IRON PIN WITH ALUMINUM CAP INSCRIBED AW ENG 2860
- 83W LOT ADDRESS NUMBERS
- ▭ BUILDING ENVELOPES TYP 100' x 100'
- - - SECTIONAL BREAKDOWN LINE
- +—+—+— FENCE LINE
- ▭ EASEMENT - 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.

153860

RECEIVED
OCT 05 2004
TETON CO. CLERK REC'D.

FINAL PLAT FOR:
DRY CREEK RANCH SUBDIVISION

PART OF THE S 1/2 SW 1/4 SECTION 11, TWP. 5N., RNG. 45E., BM. TETON COUNTY, IDAHO

SURVEYED FOR:
JEFF & ANGELA BORER
544 CLIFFHAVEN DRIVE
BATON ROUGE, LA 70801
(225) 772-0068

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

PROJECT NO. 2003-069 SECTION 11

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

7/22/04
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]
COUNTY TREASURER

9-8-04
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.

[Signature]
DISTRICT 7 HEALTH DEPARTMENT

8-20-04
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

9-29-04
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.

ASSESSOR'S CERTIFICATE

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

[Signature]
COUNTY ASSESSOR

9-9-04
DATE

ENGINEER'S IRRIGATION STATEMENT

BE IT KNOWN THAT I, ARNOLD WOOLSTENHULME, HAVE REVIEWED THE WATER RIGHTS ON THIS PROPERTY AND HAVE DETERMINED THAT THE PROPERTY HAS SHARES IN GRAND TETON CANAL CO. AND THAT THESE SHARES WILL BE HELD IN COMMON BY THE HOME OWNERS' ASSOCIATION AND THAT THE LOT OWNERS WILL HAVE RIGHTS TO ACCESS SUCH WATER THROUGH THE IRRIGATION DITCH SYSTEM.

[Signature]
ARNOLD W. WOOLSTENHULME - ENGINEER

8-16-04
DATE

[Signature]
TETON COUNTY FIRE MARSHALL

9/28/04
DATE

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

TETON COUNTY FIRE MARSHALL

DATE

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 DRY CREEK RANCH;
 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 DRY CREEK TRAIL IS A PRIVATE ROAD;
 THAT THE DEDICATED EASEMENTS ARE FOR THE USE OF SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES;
 THAT ALL MAINTENANCE WITHIN DRY CREEK RANCH WILL BE PERFORMED BY SAID OWNERS UNTIL SUCH TIME AS THE DRY CREEK RANCH HOMEOWNERS' ASSOCIATION IS CREATED. AT THAT TIME ALL SUBDIVISION MAINTENANCE WILL BE THE RESPONSIBILITY OF SAID DRY CREEK RANCH HOMEOWNERS' ASSOCIATION.
 THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM ACT STATED IN IDAHO CODE SECTION 22-4500 AND DOES RECOGNIZE THE NEIGHBORING LAND RIGHTS UNDER THIS LAW.

DESCRIPTION OF LANDS BEING DIVIDED:

A PART OF THE S 1/2 SW 1/4 SECTION 11, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
 COMMENCING AT THE SW CORNER OF SAID SECTION 11, THE POINT OF BEGINNING:
 THENCE N 00°02'03"W, 1214.14 FEET TO A POINT;
 THENCE S 89°57'55"E, 2627.19 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY;
 THENCE S 00°09'27"W, 957.96 FEET ALONG THE RIGHT-OF-WAY TO A POINT;
 THENCE N 89°55'27"W, 422.00 FEET TO A POINT;
 THENCE S 00°09'27"W, 258.06 FEET TO A POINT ON THE SOUTHERN SECTION LINE OF SECTION 11;
 THENCE N 89°55'27"W, 2201.13 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 70.73 ACRES MORE OR LESS

[Signature]
JEFF BORER

7-14-04
DATE

ANGELA BORER

DATE

STATE OF Idaho)

COUNTY OF Teton) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September, 2004 BY JEFF BORER

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC [Signature]

MY COMMISSION EXPIRES: 10/15/2003



PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING ADMINISTRATOR ON THE FOLLOWING DATE UPON WHICH THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

[Signature]
P & Z ADMINISTRATOR

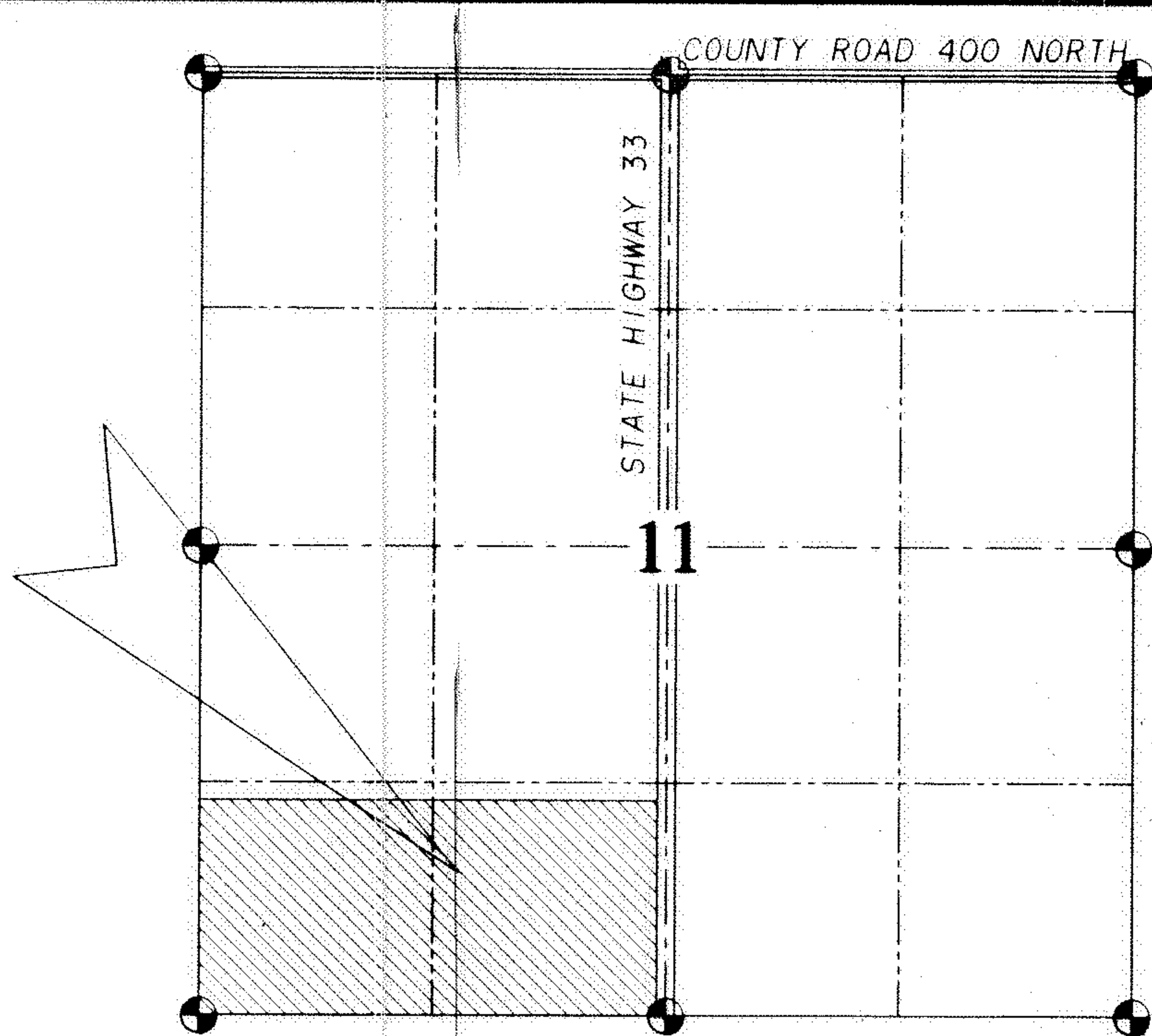
10-04-04
DATE

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

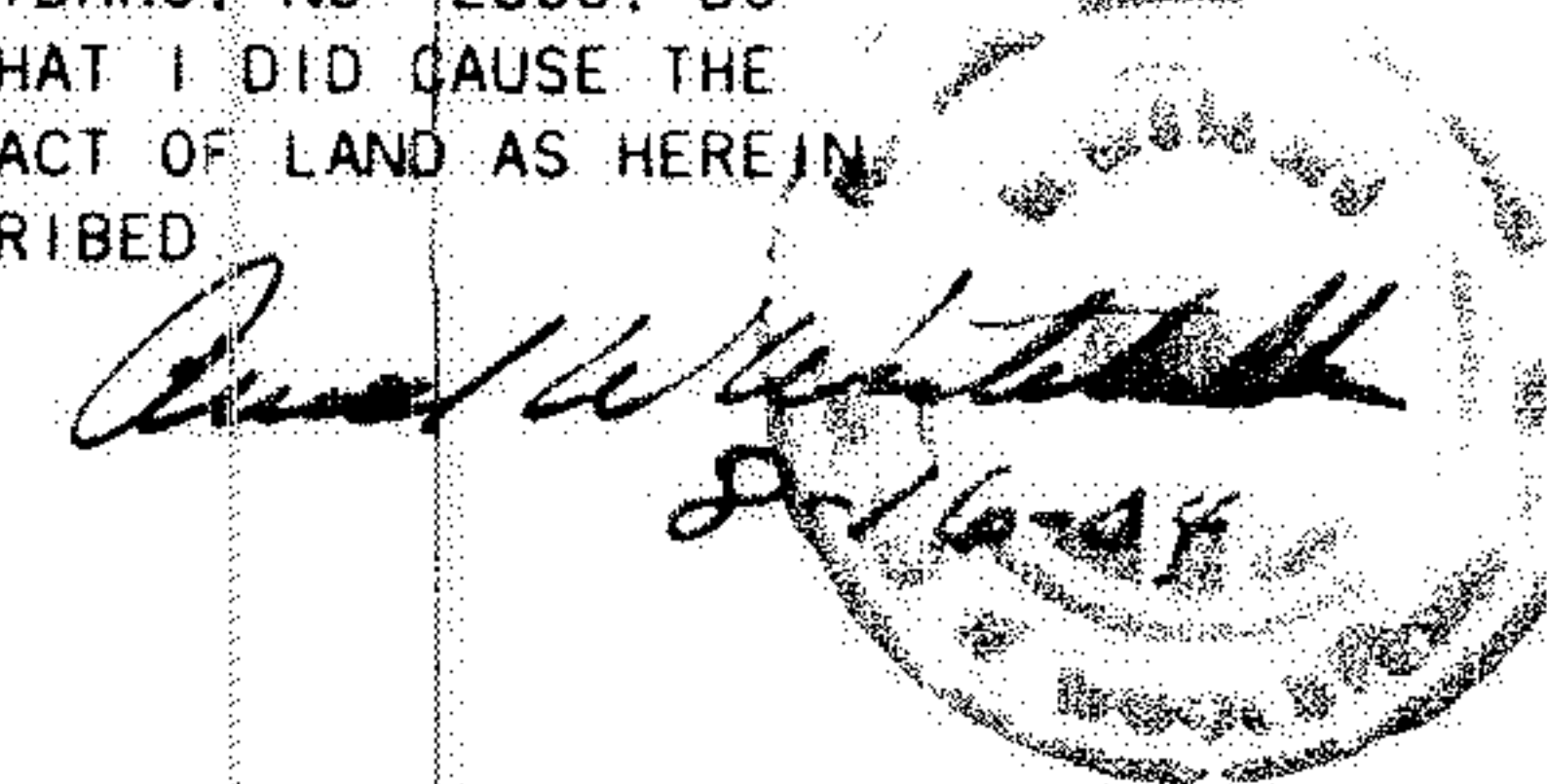


VICINITY MAP
SECTION 11, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO

Instrument # 163866
 DRIGGS, TETON, IDAHO
 2004-10-05 02:07:38 No. of Pages: 2
 Recorded for: A W ENGINEERING
 NOLAN G. BOYLE Fee: 10.00
 Ex-Officio Recorder Deputy [Signature]
 Index to PLAT

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.



RECEIVED
 OCT 05 2004
 TETON CO. ID
 CLERK REC'D

FINAL PLAT FOR:

DRY CREEK RANCH SUBDIVISION

PART OF THE S 1/2 SW 1/4 SECTION 11, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO

OWNERS/DEVELOPERS:

JEFF & ANGELA BORER
 544 CLIFFHAVEN DRIVE
 BATON ROUGE, LA 70801
 (225)268-364

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

PROJECT NO 2003-069 SECTION 11

SURVEYED CLC	06/2002	JEFFSUB DAT	DRAWN TDF	10/20/03	FINAL2 GCD	REVISED NLC	06/21/04
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