



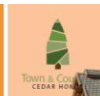
**“Local Brokerage, National Results.”**

## Maps & Documents

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



**BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, TETON COUNTY, IDAHO.

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 00°31'02" WEST 406.50 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING; OR COURSES: (1) SOUTH 57°29'08" WEST 39.11 FEET; (2) SOUTH 27°39'38" WEST 35.38 FEET; (3) SOUTH 84°12'30" WEST 53.14 FEET; (4) NORTH 75°15'59" WEST 410.84 FEET; (5) NORTH 81°38'53" WEST 386.35 FEET; (6) NORTH 87°38'28" WEST 71.53 FEET; (7) NORTH 74°18'32" WEST 245.53 FEET; (8) NORTH 89°53'44" WEST 477.00 FEET; (9) SOUTH 87°30'47" WEST 518.19 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°25'17" EAST 217.84 FEET TO THE CALCULATED CENTER OF SECTION; THENCE NORTH 00°25'17" EAST 1522.07 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING; OR COURSES: (1) SOUTH 00°33'47" WEST 500.00 FEET; (2) SOUTH 87°27'01" EAST 600.00 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00°33'47" WEST 1021.28 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING. CONTAINING 94.454 ACRES AND 25 LOTS.

*April 15, 2004*

**STATE OF IDAHO** | 35  
**COUNTY OF TETON** | 35

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
 THE 12<sup>TH</sup> DAY OF APRIL 2004  
 AT THE OFFICE OF THE COUNTY CLERK  
 TETON COUNTY, IDAHO

BY COMMISSIONER *April 15, 2004*

**ENGINEER'S IRRIGATION STATEMENT**

BE IT KNOWN THAT I, EARL WOLFE, REVIEWED THE WATER RIGHTS ON  
 THE PROPERTY AND HAVE DETERMINED THAT THEY DO EXIST AND WILL  
 REMAIN IN COMMON AND BE RETAINED BY THE HOME OWNERS OF  
 SAID PROPERTY.

EARL WOLFE | 4-17-04  
 DATE

**ASSESSOR'S CERTIFICATE**

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

DATE | 4-17-04

**COMMISSIONER'S CERTIFICATE**

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

DATE | 4-27-04

THESE TERMS AND CONDITIONS SHALL BE FULLY COMPLETED FOR THE COMPLETION OF  
 THE SUBDIVISION OF SAID PROPERTY.

**TETON COUNTY FIRE MARSHALL**

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THE  
 PLAT MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY  
 THE DEPARTMENT OF HEALTH AND HUMAN SERVICES

*April 15, 2004*

**HEALTH DEPARTMENT CERTIFICATE**

I HEREBY CERTIFY THAT SAID RESTRICTIONS AS DESCRIBED IN  
 SECTIONS 30-139-20, 30-139-21, 30-139-22, 30-139-23, 30-139-24 AND THE  
 PLAT IS HEREBY APPROVED BY THE DEPARTMENT FOR RECORDATION.

DATE | 4-27-04

**TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL FEES DUE HAVE BEEN PAID ON THE TRACT  
 OF SAID PROPERTY.

DATE | 4-27-04

**CERTIFICATE OF RECORDATION**

I, THE UNDERSEALED, COUNTY CLERK OF TETON COUNTY, IDAHO, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED AND  
 RECORDED IN ACCORDANCE WITH THE PROVISIONS OF THE IDAHO  
 CONSTITUTION AND STATUTES.

DATE | 4-27-04

**PLANNING AND ZONING**

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION  
 ON APRIL 15, 2004, AT WHICH TIME THE SUBDIVISION WAS  
 APPROVED AND ACCEPTED.

DATE | 4-27-04

**RECORDER'S CERTIFICATE**

STATE OF IDAHO | 35  
 COUNTY OF TETON | 35

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS  
 DAY OF APRIL 2004 AT THE OFFICE OF THE  
 COUNTY CLERK, TETON COUNTY, IDAHO.

**SURVEY CERTIFICATE**

I, K. Greg Hansen, do hereby certify that I am a Registered Land Surveyor, and  
 that I hold Certificate No. 5715 as prescribed by the Laws of the State of Idaho,  
 and that I have made and/or Supervised the survey of the property shown and  
 described herein and that this plat is a true and correct representation of said  
 property and of my knowledge and belief.

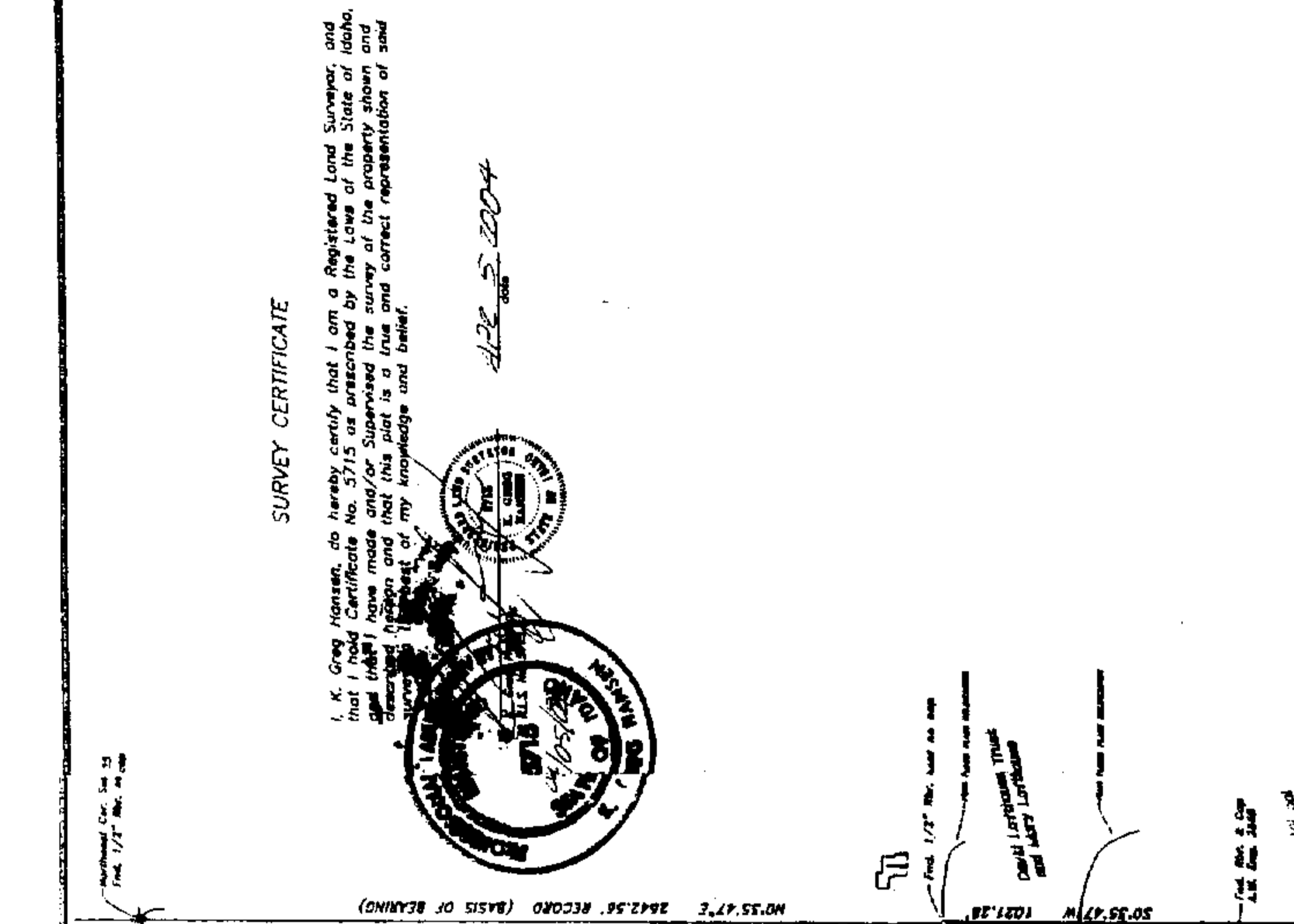
*April 15, 2004*

**INSTRUMENT # 160981**  
 DRIGGS, TETON, IDAHO  
 2004-04-28 DR-30-28 No. of Pages: 1  
 Recorded for: HANSEN & ASSOCIATES  
 NOLAN G. BOYLE Fee: 10.00  
 Ex-Officio Recorder Deputy R. B. ...

**RECEIVED**  
 APR 29 2004  
 TETON CO. ID  
 CLERK RECORDER

**DEVELOPER:**  
 DRY RIDGE RANCH, LLC  
 P.O. BOX 2058  
 JACKSON, WY 83301

**SURVEYOR / ENGINEER:**  
 HANSEN & ASSOCIATES, INC.  
 538 NORTH MAIN  
 BIRCHMOUNT CITY, UT 84302



**AREA/PERCENTAGE TABLE**

AREA	ACRES	PERCENT
COUNTY ROAD	2.25	-
TOTAL TRACT	7.25	-
SINGLE FAMILY LOTS	1.25	17.24
TOTAL RESIDENTIAL	1.25	17.24
OPEN AREA	1.25	17.24
TOTAL UNDEVELOPED	1.25	17.24
TOTAL PROJECT	84.48	115.76

**LEGEND:**

- PROPERTY LINE
- CENTERLINE
- EDGE OF PARCELS
- 1/2" = 1" SCALE
- FOUNTAIN
- BUILDING FOOTPRINT
- PUBLIC UTILITY EASEMENT
- UNDISTURBED AREA WITH A FEMA FLOOD PLAIN
- SET 5/8" REBAR 10" ON CENTER
- CONCRETE CURB 18" HIGH
- ASSOCIATES PLS 3715

**NOTES:**

- ZONING: ARE-2.5 (2.5 ACRES / LOT)
- THE PLANNED WATER SYSTEM WILL BE INDIVIDUAL WELLS BY LOT OWNER.
- THE PLANNED SEWER SYSTEM WILL BE INDIVIDUAL SEPTIC TANKS BY LOT OWNERS.
- FIRE PROTECTION PROVIDED WITH FIRE WELLS SEE PLAT.
- RAIL TO AVOID FLOOD PLAIN AS SHOWN.
- THERE ARE NO WELLS, IRRIGATION ROUTES OR UNIQUE AREAS ON THE PROPERTY.
- WATER RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
- NEW DRAINAGE/IRRIGATION DITCH WILL BE INSTALLED PER PLAT. EASEMENT WITHIN 20' TYP.
- ALL MAINTENANCE WILL BE DONE BY THE DEVELOPER UNTIL THE HOMEOWNER'S ASSOCIATION IS FORMED. AT WHICH TIME THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN THE SUBDIVISION.

**DRY RIDGE RANCH SUBDIVISION**  
 DRIGGS, TETON COUNTY, IDAHO  
 A PART OF SECTION 25, TOWNSHIP 6 NORTH,  
 RANGE 45 EAST, B.M.

**FINAL PLAT**

Scale: 1" = 300'

**RECEIVED**  
 APR 29 2004  
 TETON CO. ID  
 CLERK RECORDER