



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

## Maps & Documents

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Phone: 208.354.2439  
Email : [info@tetonvalleyrealty.com](mailto:info@tetonvalleyrealty.com)

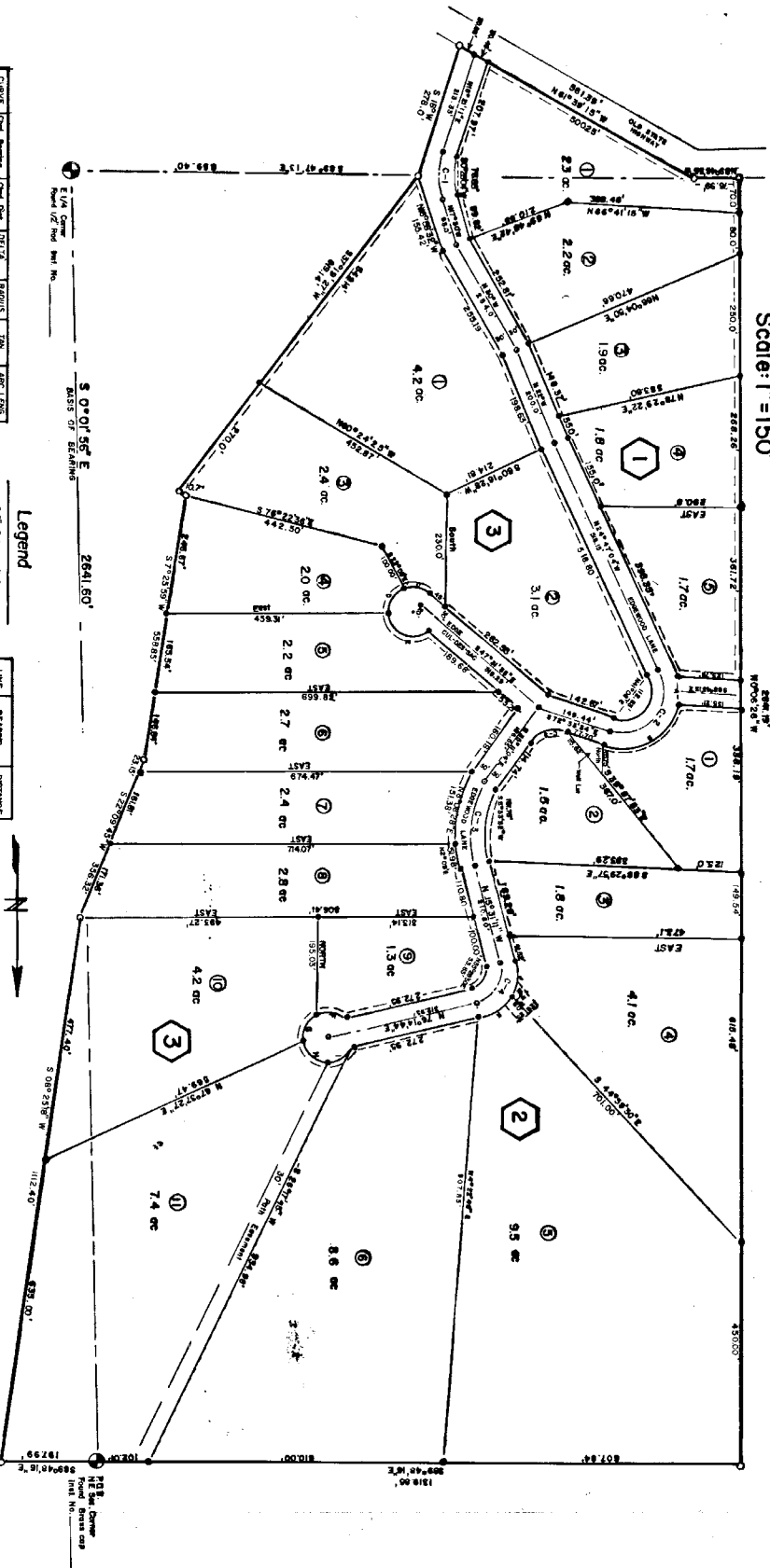
253 S. Main St. Box 604, Driggs ID 83422  
57 S Main St. # 210 Victor, ID 83455



# EDGEWOOD ESTATES

E 1/2, NE 1/4, Sec 13, Twp. 3N, Rng. 45E, B.M.  
 TETON COUNTY, IDAHO  
 OWNER: Boyd Moulton

Scale: 1" = 150'



CURVE	Dist. Bearing	Chord Dist.	DELTA	PIVOTUS	TAN	ARC LENG
C-1	N 0°25'37"E	56.17'	138°01'11"	164.66'	50.00'	93.83'
C-2	N 40°04'11"E	167.28'	131°53'07"	90.257'	302.25'	207.76'
C-3	N 85°04'47"E	127.45'	109°04'08"	104.01'	84.72'	86.51'
C-4	N 85°04'47"E	98.83'	97°45'27"	64.08'	61.03'	102.63'
C-5	N 77°08'49"	80.94'	175°00'27"	88.92'	150.1'	86.31'

Legend

- 5/8" Riser w/ Cap
- 1/2" Riser w/ Cap
- P.M. Stake
- LOT No.
- BLOCK No.
- W/ UTILITY EASEMENT

LINE	BEARING	DISTANCE
A	N 8°31'42"E	60.01'
B	N 62°46'08"E	163.39'
C	S 7°29'08"E	33.12'
D	N 31°38'E	59.97'
E	N 63°50'42"W	97.02'
F	S 77°42'27"E	44.75'
G	N 31°38'E	70.69'
H	N 49°00'23"W	58.90'
I	S 58°52'43"W	38.04'
J	N 2°20'E	86.07'
K	N 47°02'37"E	57.00'

AW Engineering  
 Victor, Idaho

EDGEWOOD ESTATES

—OWNER'S DEDICATION—

Be it known that we, the undersigned, do hereby certify that we are the legal owners of the tract of land described on this plat and have caused the same to be subdivided into lots to be known as EDGEWOOD ESTATES, Teton County, Idaho; and do hereby give, grant, and dedicate to the public for perpetual use all roads and easements shown hereon.

In witness whereof we have hereunto set our signatures this 30 day of Oct 1980, 1980.

*[Signature]*  
Notary Public

—ACKNOWLEDGEMENT—

State of Idaho  
County of Teton

The foregoing instrument was acknowledged before me this 30th day of October, 1980.

Witness my hand and official seal:

*[Signature]*  
Notary Public

—PROPERTY DESCRIPTION—

Beginning of the NE Section corner of Sec. 13, T.3N., R. 45E., Teton County, Idaho and running

THENCE	S 69° 46' 16" E	187.59'	S 100° 1' W	270.00'
"	S 08° 23' 18" W	182.40'	N 67° 35' W	561.39'
"	S 27° 09' 45" W	358.38'	N 89° 46' 57" W	76.99'
"	S 7° 23' 39" W	568.85'	N 00° 06' 36" W	2841.19'
"	S 76° 22' 36" E	0.7'	"	"
"	S 37° 39' 27" W	89.14'	S 89° 46' E	1319.65'

Containing 76.47 acres more or less.

—SURVEYOR'S CERTIFICATE—

I, Arnold W. Westgenhulms, being a registered Land Surveyor in the State of Idaho, Certificate No. 2856, do hereby certify that I have surveyed the tract of land shown on this plat and have subdivided said tract into lots to be known as Edgewood Estates, Teton County, Idaho.



—HEALTH DEPARTMENT CERTIFICATE—

I hereby certify that the sanitary restrictions, as required by Idaho, Code Title 50, Ch. 13, Sections 50-226 have been satisfied and this plat is hereby approved for recording for filing of this certificate.

Date 28 Aug. 1980 *[Signature]*  
District 7 Health Department

—COUNTY APPROVAL—

Presented to the Teton County Planning and Zoning Commission this 21 day of Oct, 1980, at which time this subdivision was approved and accepted.

*[Signature]*  
Chairman

—TREASURER'S CERTIFICATE—

I hereby certify that all taxes due have been paid on the tract of land shown on this plat.

Date 1-2-81 *[Signature]*  
County Treasurer

—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 10/16/80 *[Signature]*  
County Engineer

—COMMISSIONER'S CERTIFICATE—

Presented to the Teton County Board of Commissioners this 21 day of Oct, 1980, at which time this subdivision was approved and accepted.

*[Signature]*  
Chairman

—RECORDER'S CERTIFICATE—

State of Idaho  
County of Teton

I do hereby certify that this plat was filed this 24 day of March, 1981, at 11:30 A.M. in book \_\_\_\_\_ or page Plat 100-100-100 at the request of Arnold W. Westgenhulms.

*[Signature]*  
County Recorder

