



“Local Brokerage, National Results.”

Maps & Documents

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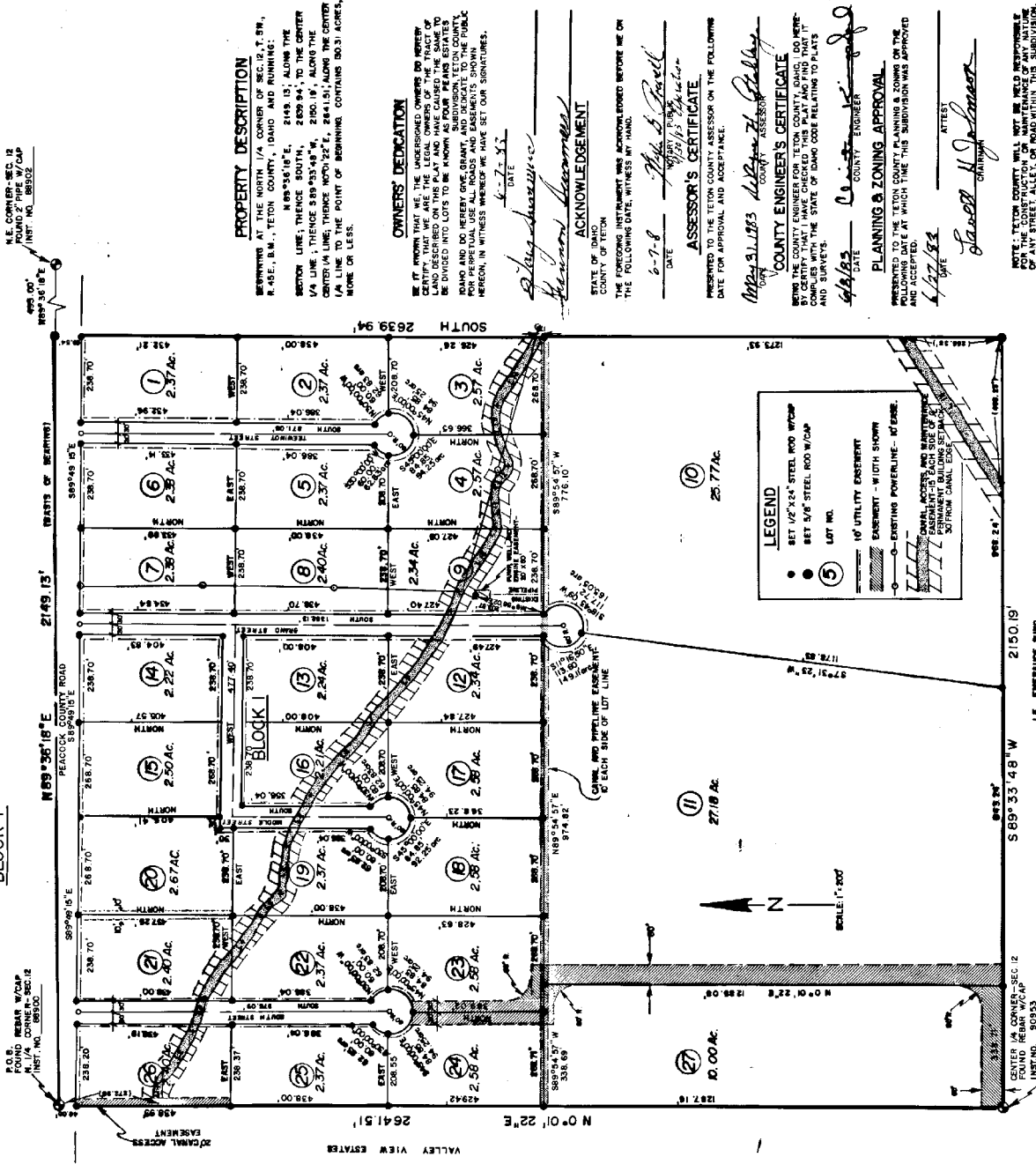
253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455



FOUR PEAKS ESTATES

Part of NE1/4, Sec. 12, Twp. 5N, R. 45E, B.M. Teton County, Idaho

BLOCK 1



LINE	BEARING	DISTANCE
L1	E 89° 36' 15" E	42.14
L2	S 89° 09' 30" E	190.78
L3	S 75° 41' 17" E	90.64
L4	S 56° 39' 17" E	282.42
L5	S 41° 35' 14" E	351.85
L6	S 23° 00' 07" E	583.00
L7	S 14° 15' 04" E	84.19
L8	S 49° 34' 04" E	234.03
L9	S 89° 46' 06" E	300.73
L10	S 89° 29' 15" E	272.86
L11	N 89° 12' 59" E	111.73
L12	N 89° 00' 00" E	170.81
L13	S 89° 03' 31" E	222.35
L14	S 57° 30' 15" W	483.28
L15	S 57° 30' 15" W	483.28

PROPERTY DESCRIPTION
 BEGINNING AT THE NORTH 1/4 CORNER OF SEC. 12, T. 5N, R. 45E, B.M., TETON COUNTY, IDAHO, AND RUNNING:
 N 89° 36' 15" E, 42.14', TO THE CENTER
 SECTION LINE; THENCE SOUTH, 234.03', TO THE CENTER
 1/4 LINE; THENCE S 89° 46' 06" E, 300.73', TO THE CENTER
 CENTER 1/4 LINE; THENCE N 89° 12' 59" E, 111.73', TO THE CENTER
 1/4 LINE TO THE POINT OF BEGINNING, CONTAINS 80.31 ACRES,
 MORE OR LESS.

OWNERS' DEDICATION
 I, THE UNDERSIGNED OWNERS DO HEREBY CERTIFY THAT WE ARE THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED ON THE PLAT AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS FOUR PEAKS ESTATES. I DO HEREBY GRANT, AND DEED TO THE PUBLIC HEREON, IN WITNESS WHEREOF, I HAVE SET OUR SIGNATURES.
 DATE: 6-7-83

ACKNOWLEDGMENT
 STATE OF IDAHO
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE FOLLOWING DATE, WITNESS MY HAND.
 DATE: 6-7-83
 Notary Public
 My Comm. Expires 12/31/83

ASSESSOR'S CERTIFICATE
 REFERRED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE:
 DATE: 6/7/83
 County Assessor

COUNTY ENGINEER'S CERTIFICATE
 BEING THE ENGINEER IN CHARGE OF THE PUBLIC WORKS DEPARTMENT, I 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: 6/7/83
 County Engineer

PLANNING & ZONING APPROVAL
 REFERRED TO THE TETON COUNTY PLANNING AND ZONING DEPARTMENT ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 DATE: 6/7/83
 Chairman

TREASURER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND SHOWN ON THIS PLAT.
 DATE: 6-13-83
 County Treasurer

HEALTH DEPT. CERTIFICATE
 I HEREBY CERTIFY THAT THE SANITARY RESTRICTIONS REQUIRED BY IDAHO CODE TITLE 54, CH. 12, SEC. 50-1208 HAVE BEEN SATISFIED AND THIS PLAT IS IN ACCORDANCE WITH THE HEALTH DEPARTMENT. THERE ARE NO SPECIAL MANAGEMENT AREAS, AND NO SPECIAL MANAGEMENT AREAS MAY BE IN THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SURVIVED SAID TRACT BEING THE EXISTING GRAND LEVEL. R. D. DEAN, D.M.S.
 DATE: 6-13-83
 District 7 Health Department

RECORDER'S CERTIFICATE 929276
 COUNTY OF TETON
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 7th DAY OF JUNE, 1983, AT THE REQUEST OF [Name] AT TEST.
 County Recorder

COMMISSIONER'S CERTIFICATE
 REFERRED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 DATE: 6/7/83
 Chairman

SURVEYOR'S CERTIFICATE
 I, HAROLD W. HOULSTENHINE, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SURVIVED SAID TRACT INTO LOTS TO BE KNOWN AS FOUR PEAKS ESTATES. SURVEYOR,
 TETON COUNTY, IDAHO.
 DATE: 6/7/83

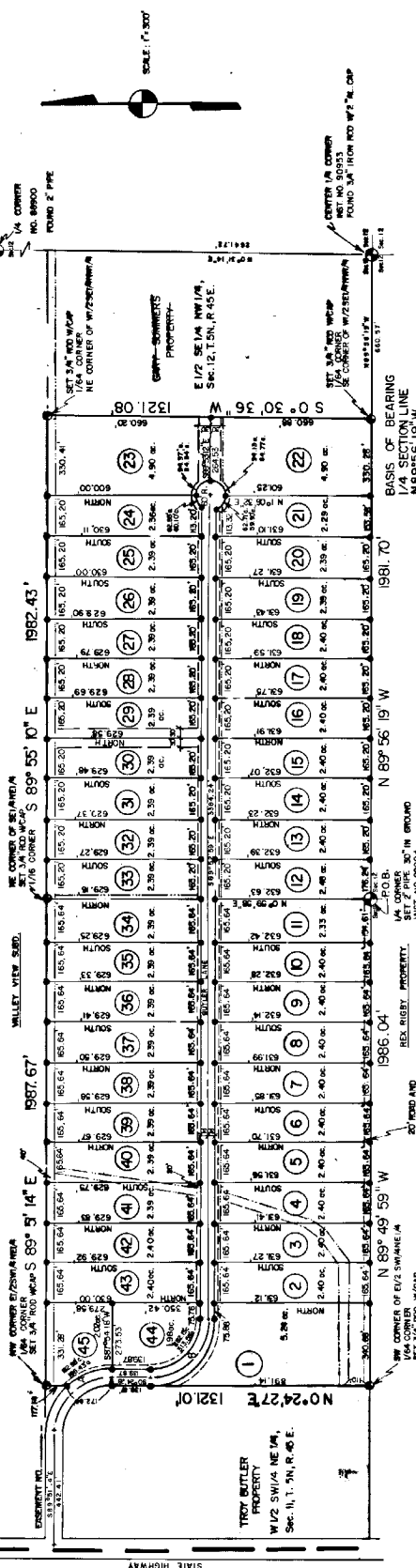


A.W. ENGINEERING VICTOR, IDAHO	SEC. 12, T. 5N, R. 45E.
MARCH 15, 1983	OWNER: BOB ELLIOTT
	GRANDVIEW ESTATES
	83-00

NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY INFRASTRUCTURE, UTILITY, OR ROAD WITHIN THIS SUBDIVISION.

FOUR PEAKS ESTATES DIVISION III

E 1/2 SW 1/4 NE 1/4 8, SE 1/4 NE 1/4 8, SW 1/4 NW 1/4 8, W 1/2 SE 1/4 NW 1/4 NW 1/4 Sec. 12, T. 5N R. 45 E., B. M. Teton County, Idaho



LEGEND

- SECTION CONTROL CORNER AS SHOWN
- SET 1/2" x 1/4" STEEL ROD W/CAP
- ① LOT NUMBER
- 10' UTILITY EASEMENT
- 20' CANAL EASEMENT EACH SIDE OF CENTERLINE OF CANAL
- 80' RESERVED ROAD EASEMENT

PROPERTY DESCRIPTION
 BEGINNING AT THE COMMON 1/4 CORNER BETWEEN SECTION 11 & SECTION 12, T. 5N R. 45 E., B. M. AND RUNNING THENCE N 89° 49' 59" W, 188.04 FT.; S 89° 51' 14" E, 192.67 FT.; THENCE S 89° 55' 10" E, 182.43 FT.; THENCE S 0° 30' 36" W, 1321.08 FT.; THENCE N 89° 56' 19" W, 1981.70 FT. TO THE POINT OF BEGINNING.
 CONTAINS 120.35 ACRES MORE OR LESS.

CURVE DATA			
CURVE	ARC	RADIUS	TANGENT
A	392.26'	249.00'	230.14'
B	350.86'	228.99'	200.15'

HEALTH DEPT. CERTIFICATE
 I HEREBY CERTIFY THAT THE SANITARY RESTRICTIONS REQUIRED BY IDAHO CODE TITLE 30, CHAPTER 13, SECTION 30-1326, HAVE BEEN SATISFIED AND THIS SECTION 30-1326, HAS BEEN FILED FOR RECORDING BY FILING OF THIS CERTIFICATE.
 DATE: July 13, 1984
 COUNTY HEALTH DEPT.

TREASURER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND SHOWN ON THIS PLAT.
 DATE: July 12, 1984
 COUNTY TREASURER

ASSESSOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I AM THE COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.
 DATE: 7-12-84
 COUNTY ASSESSOR

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 RULES OF IDAHO CODE RELATING TO PLATS AND SURVEYS.
 DATE: 7/12/84
 COUNTY ENGINEER

PLANNING & ZONING APPROVAL
 PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 DATE: Aug 27 1984
 CHAIRMAN

COMMISSIONERS' CERTIFICATE
 PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 DATE: Sept 10, 1984
 CHAIRMAN

RECORDER'S CERTIFICATE
 STATE OF IDAHO
 COUNTY OF TETON
 I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS
 DAY OF Sept, 1984, AT 1:30
 AT THE REQUEST OF Robert S. Elliott
 INSTRUMENT NO. 95479
 COUNTY RECORDER

SURVEYOR'S CERTIFICATE
 I, ARNOLD W. WOOLFEHALL, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE FOUND SAID TRACT INTO LOTS AS SHOWN.
 DATE: July 7, 1984

OWNERS' DEDICATION
 BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS, DO HEREBY DEDICATE TO THE PUBLIC THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS FOUR PEAKS ESTATES, DIVISION III, IN TETON COUNTY, IDAHO FOR PERPETUAL USE AS ALL ROADS AND EASEMENTS SHOWN HEREON.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR SIGNATURES.
 DATE: July 17, 1984

ACKNO WLEDGEMENT
 STATE OF IDAHO
 COUNTY OF TETON
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE FOLLOWING DATE, WITNESS MY HAND.
 DATE: 7-17-84
 Notary Public

A-W Engineering Victor, Idaho	Four Peaks Estates Division II	Subdivision
Developer: Robert Elliott	May, 1984	84-15