



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

## Maps & Documents

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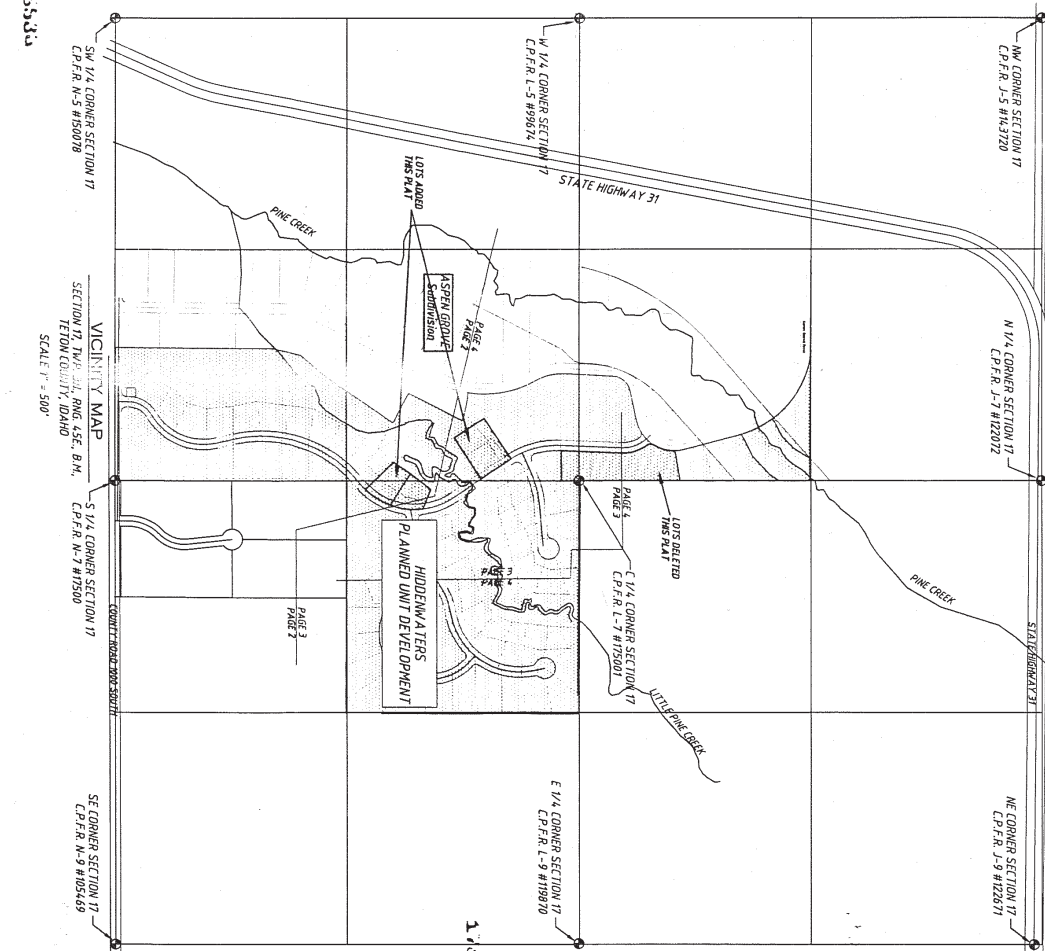
Phone: 208.354.2439  
Email : [info@tetonvalleyrealty.com](mailto:info@tetonvalleyrealty.com)

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



**OWNER'S CERTIFICATE**  
 BE IT KNOWN THAT THE UNDERSIGNED OWNER OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED CERTIFY THAT IT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER AND PROTECTOR OF SAID DESCRIBED LANDS, THAT THE MAKE OF THE SUBDIVISION SHALL BE HIDDENWATERS PLANNED UNIT DEVELOPMENT, THAT ACCESS TO SAID PLANNED UNIT DEVELOPMENT SHALL BE FROM COUNTY ROAD 2000 SOUTH AND ASPEN GROVE ROAD, A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT TO BE KNOWN AS HEADROW LANE, WITH RIGHTS OF INGRESS AND EGRESS GRANTED TO EACH LOT, THAT RIGHTS OF ACCESS ON HEADROW LANE ARE GRANTED FOR NORMAL SERVICES, DELIVERIES, POLICE AND EMERGENCY SERVICES, THAT THE PLANNED UNIT DEVELOPMENT IS DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD, OR RECORD AND AS DEVICATED BY THIS PLAT, THAT THE DEDICATED EASEMENTS ARE FOR THE USE OF SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES, THAT THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RIGHT SECTION 22-4500 AND DOES RECOGNIZE THE NEIGHBORING LAND UNDER THIS LAW, DESCRIPTION OF LANDS BEING DIVIDED.

PART OF THE SE 1/4 NW 1/4, PART OF THE E 1/2 SW 1/4 AND THE NW 1/4 SE 1/4 OF SECTION 12, T4P 36N, RING 44E, 8M, TETON COUNTY, IDAHO, BEING PARTHER DESCRIBED AS:  
 FROM THE N 1/4 CORNER OF SECTION 17, THENCE S 89°12'24" E, 181.15 FEET TO THE POINT OF BEGINNING;  
 THENCE S 89°12'24" E, 120.05 FEET ALONG THE NORTHLINE OF THE SE 1/4 OF SAID SECTION 17 TO THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 12;  
 THENCE S 09°02'00" E, 121.11 FEET ALONG THE EASTLINE OF THE NW 1/4 SE 1/4 OF SECTION 17 TO THE SE CORNER OF THE NW 1/4 SE 1/4 OF SECTION 12;  
 THENCE S 89°14'18" W, 120.71 FEET ALONG THE SOUTHLINE OF THE NW 1/4 SE 1/4 OF SECTION 17 TO THE SW CORNER OF THE NW 1/4 SE 1/4 OF SECTION 12;  
 THENCE S 09°12'24" E, 122.48 FEET ALONG THE WEST LINE OF THE SE 1/4 OF SECTION 17 TO THE SW CORNER OF THE SE 1/4 OF SECTION 17;  
 THENCE S 89°36'39" W, 59.91 FEET ALONG THE SOUTHWEST CORNER OF SECTION 17 TO A POINT;  
 THENCE N 02°20'11" E, 92.55 FEET TO A POINT;  
 THENCE N 13°50'11" E, 65.01 FEET TO A POINT;  
 THENCE N 34°50'11" E, 181.81 FEET TO A POINT;  
 THENCE N 62°54'45" W, 190.40 FEET TO A POINT;  
 THENCE N 27°05'11" E, 34.91 FEET TO A POINT;  
 THENCE S 34°46'39" W, 180.40 FEET ALONG A 5772.22 FOOT RADUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 67°46'39" AND A CHORD BEARING OF N 77°32'42" E, 124.3 FEET TO A POINT;  
 THENCE N 83°31'31" W, 28.37 FEET TO A POINT ON THE RIGHT-OF-WAY OF ASPEN GROVE ROAD, THENCE S 98°51 FEET ALONG A 588.33 FOOT RADUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 38°44'36" AND A CHORD BEARING OF N 8°09'27" W, 380.94 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD TO A POINT;  
 THENCE N 17°53 FEET ALONG A 332.80 FOOT RADUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 32°30'07" AND A CHORD BEARING OF N 37°09'42" W, 173.22 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD TO A POINT;  
 THENCE N 03°05'19" E, 278.60 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD, THENCE S 55°39'19" E, 182.60 FEET ALONG A 182.60 FOOT RADUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 74°40'03" AND A CHORD BEARING OF N 4°05'15" E, 123.61 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD TO A POINT;  
 THENCE N 77°05'36" E, 178.60 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD, THENCE S 64°51 FEET ALONG A 223.88 FOOT RADUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 17°02'32" AND A CHORD BEARING OF N 68°14'05" E, 66.37 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD TO A POINT;  
 THENCE S 61 FEET ALONG A 223.88 FOOT RADUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF N 5°20'23" AND A CHORD BEARING OF N 52°47'42" E, 54.56 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD TO A POINT;  
 THENCE S 61 FEET ALONG A 223.88 FOOT RADUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 13°63 FEET ALONG A 223.88 FOOT RADUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 13°63 FEET ALONG A CHORD BEARING OF N 39°24'19" E, 53.91 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD TO A POINT;  
 THENCE S 60 FEET ALONG A 223.88 FOOT RADUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 32°30'07" AND A CHORD BEARING OF N 5°39'25" E, 128.94 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD TO A POINT;  
 THENCE S 52 FEET ALONG A 223.88 FOOT RADUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 13°63 FEET ALONG A CHORD BEARING OF N 07°53'31" W, 52.87 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD TO A POINT;  
 THENCE N 16°39'44" W, 32.40 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD, THENCE N 58°56 FEET ALONG A 55.81 FOOT RADUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 12°56'07" AND A CHORD BEARING OF N 28°14'17" W, 10.43 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD TO A POINT;  
 THENCE S 52.80 FEET ALONG A 52.80 FOOT RADUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 52°40'12" AND A CHORD BEARING OF N 57°14'40" W, 50.80 FEET ALONG THE RIGHT-OF-WAY OF ASPEN GROVE ROAD TO A POINT;  
 THENCE S 89°39'11" E, 76.88 FEET TO THE POINT OF BEGINNING.  
 (200) NINE 8717 ACRES MORE OR LESS  
 Grand View Land Co.  
 Brandon Harrison  
 PRESIDENT  
 STATE OF \_\_\_\_\_ ) SS  
 COUNTY OF TETON )



**WATER RIGHTS STATEMENT**  
 WATER RIGHTS TO THE ASSASSMENT OBLIGATIONS ARE NOT PART OF THIS SUBDIVISION AND THIS SUBDIVISION WILL NOT RECEIVE A WATER RIGHT.

**TREASURER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF SAID SECTION 12, T4P 36N, RING 44E, 8M, TETON COUNTY, IDAHO.  
 COUNTY TREASURER  
 DATE 7-10-06

**SURVEYOR'S CERTIFICATE**  
 I, RANDOLPH HUBBARD, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, NO. 2960, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.  
 REGISTERED PROFESSIONAL SURVEYOR  
 State of Idaho  
 No. 2960  
 RANDOLPH HUBBARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006, BY *Brandon Harrison*, \_\_\_\_\_ WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

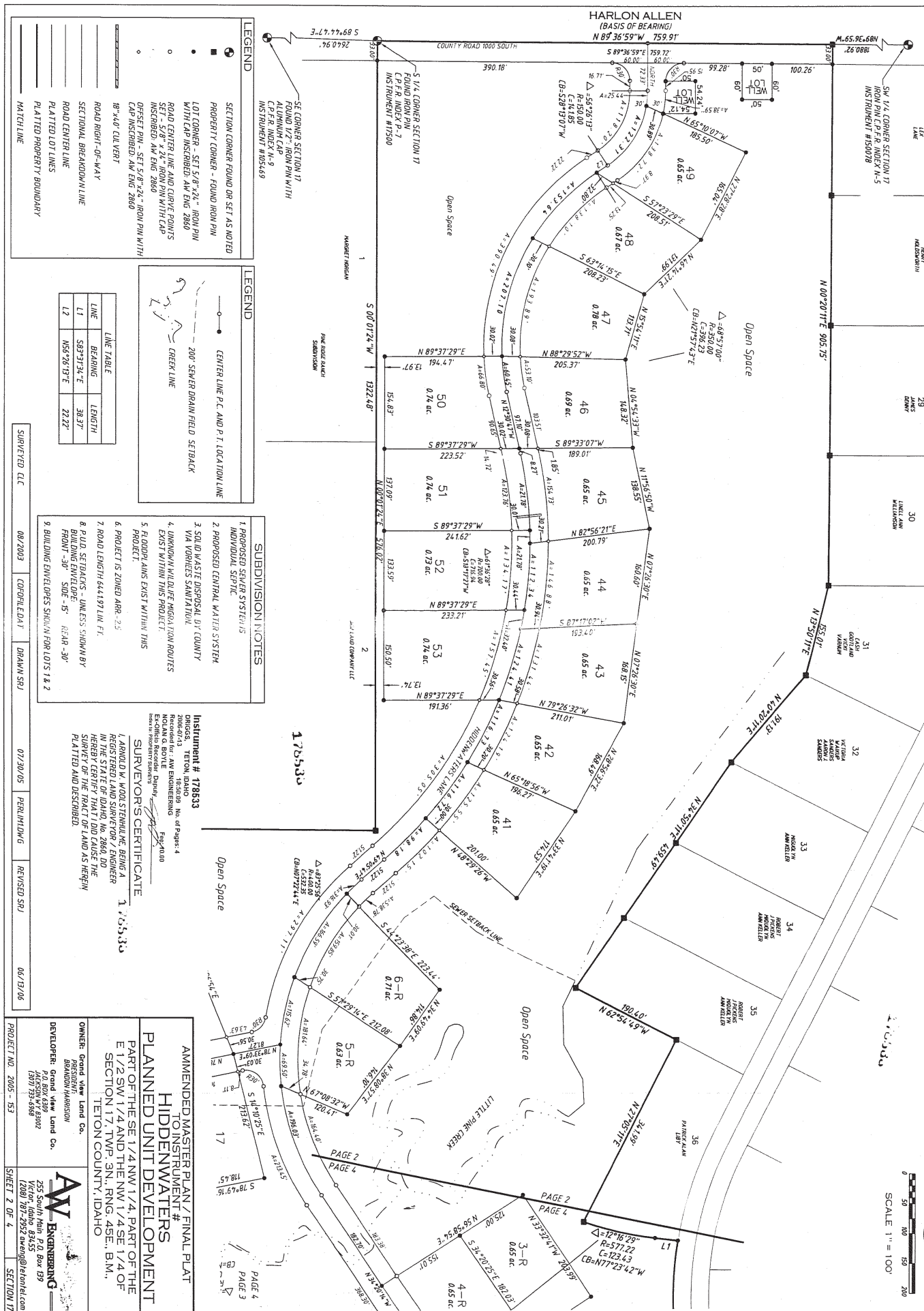
SURVEYED DATE: 08/2/2003  
 COGNIZANT DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 PERMITTING: 07/30/06  
 REVISED BY: \_\_\_\_\_  
 06/13/06

**PLANNING AND ZONING APPROVAL**  
**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 COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND CHARTERS.  
 SIGNED FOR: \_\_\_\_\_  
 DATE: 7/10/06  
**HEALTH DEPARTMENT CERTIFICATE**  
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 5, CHAPTER 13, SHALL BE RECORDED WITH THIS PLAT. THIS PLAT IS IN ACCORDANCE WITH THE SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 5, CHAPTER 13, AND THEREFORE, A HEALTH DEPARTMENT CERTIFICATE OF APPROVAL IS NOT REQUIRED.  
 SIGNED FOR: \_\_\_\_\_  
 DATE: 7-10-06  
**COMMISSIONER'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY THE DEPARTMENT.  
 TETON COUNTY FIRE MARSHAL  
*B. J. Steele*  
 DATE: 7-10-06  
**ASSESSOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET THE TETON COUNTY ASSESSOR'S AND ASSESSMENT CODE.  
 TETON COUNTY ASSESSOR  
*Debbie L. ...*  
 DATE: 7-10-06  
**RECORDER'S CERTIFICATE**  
 I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2006, AT \_\_\_\_\_ O'CLOCK OF THE AFTERNOON.  
 COUNTY RECORDER  
**Instrument # 178333**  
 2006-07-13 TETON, Teton County, Idaho  
 Recorded by: AW ENGINEERING  
 E-MAIL: *awengr@awengr.com*  
 FAX: 1000

**AMENDED MASTER PLAN / FINAL PLAT TO INSTRUMENT # \_\_\_\_\_**  
**HIDDENWATERS PLANNED UNIT DEVELOPMENT**  
 PART OF THE SE 1/4 NW 1/4, PART OF THE E 1/2 SW 1/4 AND THE NW 1/4 SE 1/4 OF SECTION 12, T4P 36N, RING 44E, 8M, TETON COUNTY, IDAHO  
 OWNER: Grand View Land Co.  
 Brandon Harrison  
 DEVELOPER: Grand View Land Co.  
 1880 W. V. 2002  
 IDAHO 83402  
 (800) 753-4888  
**AW ENGINEERING**  
 255 South Main Street, Box 199  
 Teton, Idaho 83424  
 (208) 767-2932  
 www.awengr.com  
 PROJECT NO. 2005 - 153  
 SHEET 1 OF 4 SECTION 17



SCALE 1" = 100'



**LEGEND**

- SECTION CORNER FOUND OR SET AS NOTED
- PROPERTY CORNER - FOUND IRON PIN
- LOT CORNER - SET 5/8" x 24" IRON PIN WITH CAP INSCRIBED AM ENG 2860
- ROAD CENTER LINE AND CURVE POINTS INSCRIBED AM ENG 2860
- OFFSET PIN - SET 5/8" x 24" IRON PIN WITH CAP INSCRIBED AM ENG 2860
- IR-1/4" CULVERT
- ROAD RIGHT-OF-WAY
- SECTIONAL BREAKDOWN LINE
- PLATTED LOT LINES
- PLATTED PROPERTY BOUNDARY
- HATCH LINE

**LEGEND**

- CENTER LINE P.C. AND P.T. LOCATION LINE
- 200' SEWER DRAIN FIELD SETBACK
- CREEK LINE

LINE	BEARING	LENGTH
L1	S89°34' E	38.37'
L2	N59°29'19" E	22.22'

**SUBDIVISION NOTES**

1. PROPOSED SEWER SYSTEM IS INDIVIDUAL SERVICE.
2. PROPOSED CENTRAL WATER SYSTEM VIA HOMEWATER SAMPLING.
3. SOLID WASTE DISPOSAL BY COUNTY EXIST WITHIN THIS PROJECT.
4. UNKNOWN WILDLIFE MIGRATION ROUTES EXIST WITHIN THIS PROJECT.
5. ROAD LANS EXIST WITHIN THIS PROJECT.
6. PROJECT IS ZONED RR-2S.
7. ROAD LENGTH 644197.14 FT.
8. P.U.D. SETBACKS - UNLESS SHOWN BY FRONT -30' SIDE -15' REAR -30' BUILDING ENVELOPE SHOWN FOR LOTS 1 & 2.

**Instrument # 178833**  
 UNGER, TETON IDAHO No. of Pages 4  
 Recorded for AM Engineering  
 NOLAN G. BOYLE Teton, IDAHO Reg. 4100  
 Surveyor's Certificate  
 I, G. S. J. S.  
 I, RONALD W. MOG, SURVEYOR, BEING A MEMBER OF THE BOARD OF SURVEYORS AND ENGINEERS OF THE STATE OF IDAHO, HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

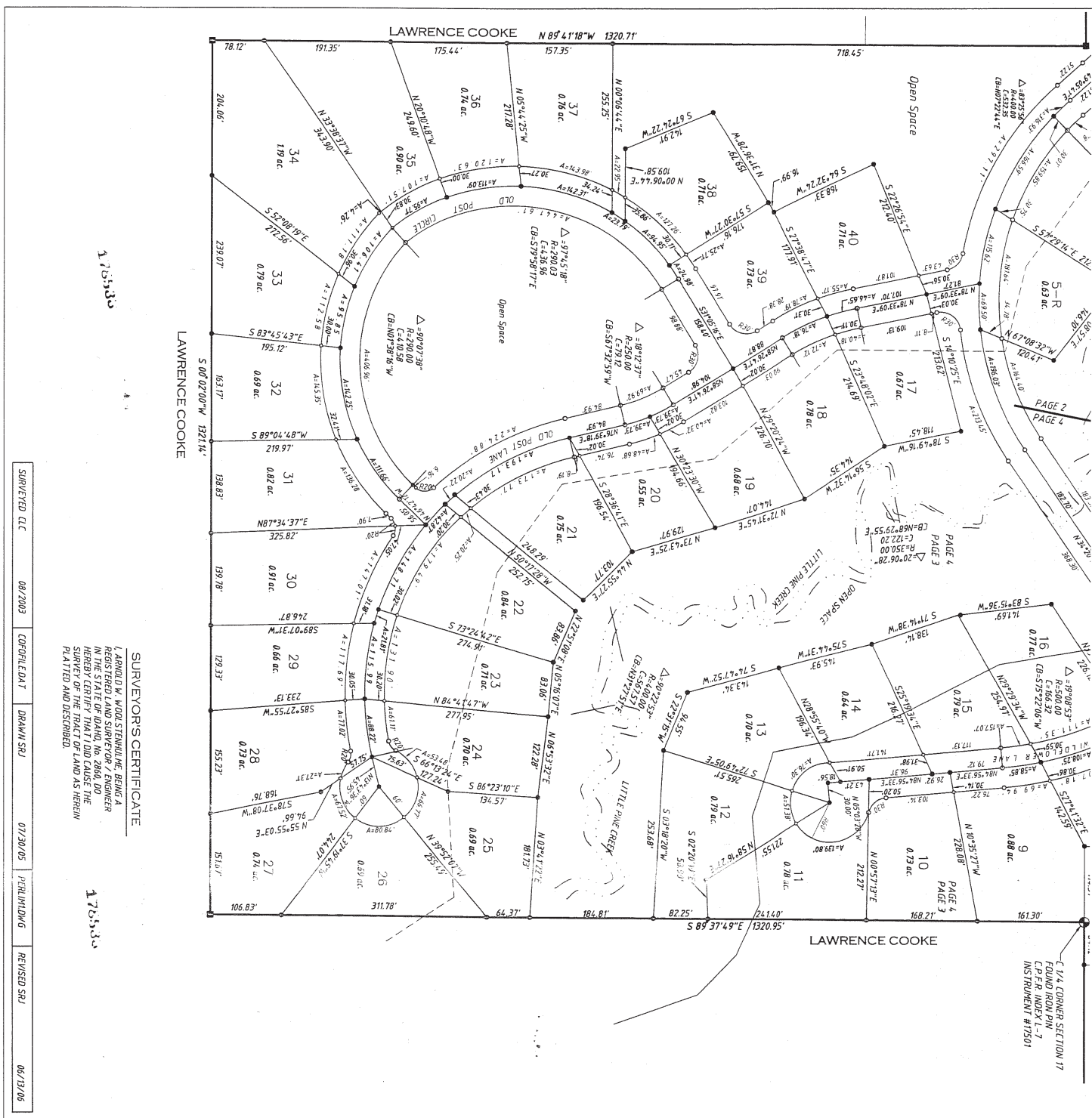
**AMMENDED MASTER PLAN / FINAL PLAT TO INSTRUMENT # HIDDENWATERS PLANNED UNIT DEVELOPMENT**

PART OF THE SE 1/4 NW 1/4, PART OF THE E 1/2 SW 1/4 AND THE NW 1/4 SE 1/4 OF SECTION 17, TWP. 3N, RNG. 45E, B.M., TETON COUNTY, IDAHO

OWNER: Grand View Land Co.  
 PRESIDENT: BRANDON HANSTON  
 DEVELOPER: Grand View Land Co.  
 P.O. BOX 639  
 255 South Main P.O. Box 139  
 Victor, Idaho 83455  
 (208) 787-2952 [aweng@grandviewland.com](mailto:aweng@grandviewland.com)

PROJECT NO. 2005 - 53  
 SHEET 2 OF 4 SECTION 17

SURVEYED C.L.C. 08/2003  
 CORRECTED DAT 07/30/05  
 PERMITS/DWG 06/13/06  
 DRAWN SFL  
 REVISED SFL



SURVEYED BY	08/2003	CORRECTED BY	DRAWN BY	07/20/05	PERMITS BY	REVISED BY	06/12/06
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**SURVEYOR'S CERTIFICATE**  
 I, RANDY WOOD STERNHILF, BEING A  
 LICENSED SURVEYOR AND STATE ENGINEER  
 IN THE STATE OF IDAHO, NO. 2860, DO  
 HEREBY CERTIFY THAT I DID CAUSE THE  
 SURVEY OF THE TRACT OF LAND AS HEREIN  
 PLATED AND DESCRIBED.

178333

178333

**AMENDED MASTER PLAN / FINAL PLAT**  
**HIDDENWATERS**  
 TO INSTRUMENT #

PART OF THE SE 1/4 NW 1/4, PART OF THE  
 E 1/2 SW 1/4 AND THE NW 1/4 SE 1/4 OF  
 SECTION 17, TWP. 3N, RING. 45E., B1M.,  
 TETON COUNTY, IDAHO

**OWNER:** Grand View Land Co.  
 PRESIDENT: FRANKLIN  
 DEVELOPER: Grand View Land Co.  
 JACKSON, WY 83002  
 (307) 733-0888

**AW ENGINEERING**  
 255 South Main P.O. Box 139  
 TONOPAH, NV 89435  
 (702) 792-2292; fax@tejonfield.com

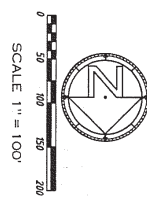
PROJECT NO. 2005 - 153 SHEET 3 OF 4 SECTION 17

**Instrument # 472633**  
 TETON, IDAHO  
 Recorded for: **AW ENGINEERING**  
 EXCELLENCE RECORDED DISPLAY  
 MAIL TO PROPERTY SURVEYORS

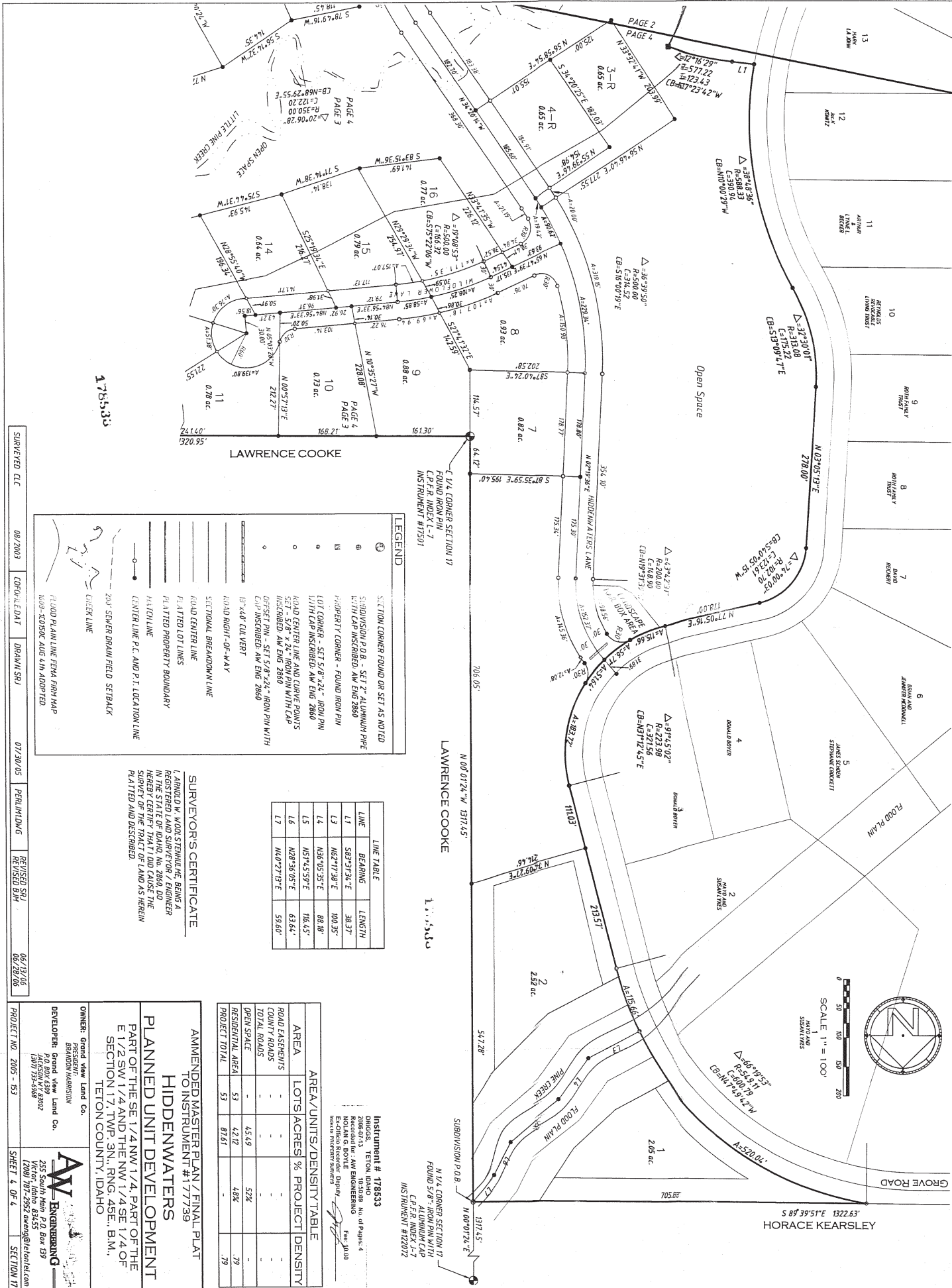
178333

**LEGEND**

- SECTION CORNER FOUND OR SET AS NOTED
- PROPERTY CORNER - FOUND IRON PIN
- LOT CORNER - SET 5/8" x 3/4" IRON PIN WITH CAP INSCRIBED: AM ENG. 2860
- ROAD CENTER LINE AND CURVE POINTS INSCRIBED: AM ENG. 2860
- OFFSET PIN - SET 5/8" x 3/4" IRON PIN WITH CAP INSCRIBED: AM ENG. 2860
- 18" x 48" CULVERT
- ROAD RIGHT-OF-WAY
- SECTIONAL BREAKDOWN LINE
- ROAD CENTER LINE
- PLATTED LOT LINES
- PLATTED PROPERTY BOUNDARY
- MATCH LINE
- CENTER LINE P.C. AND P.T. LOCATION LINE
- 200' SEWER DRAIN FIELD SETBACK
- CREEK LINE







SURVEYED: CLC 08/2003  
 CDR: LEMAITRE  
 DRAWN: SPJ 07/30/05  
 PERMITTED: G  
 REVISED: SDJ 06/19/06  
 REVISED: SDJ 02/20/06

**LEGEND**

- SECTION CORNER FOUND OR SET AS NOTED
- SUBDIVISION P.O.B. - SET 2" ALUMINUM PIPE
- 1 1/4" CAP INSCRIBED AM END 2880
- PROPERTY CORNER - FOUND IRON PIN
- LOT CORNER - SET 5/8" x 3/4" IRON PIN
- 1 1/4" CAP INSCRIBED AM END 2880
- ROAD CENTER LINE AND CURVE POINTS
- SET 3/8" x 3/4" IRON PIN WITH CAP
- INSCRIBED AM END 2880
- OFFSET PIN - SET 3/8" x 3/4" IRON PIN WITH
- CAP INSCRIBED AM END 2880
- 1" x 1/4" CULVERT
- ROAD RIGHT-OF-WAY
- SECTIONAL BREAKDOWN LINE
- ROAD CENTER LINE
- PLATTED LOT LINES
- PLATTED PROPERTY BOUNDARY
- FATCH LINE
- CENTER LINE P.C. AND T. LOCATION LINE
- 24" SWER DRAIN FIELD SETBACK
- CHECK LINE

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S83°31'24"E	38.37'
L2	N62°17'38"E	100.35'
L3	N67°05'35"E	88.08'
L4	N57°45'59"E	116.45'
L5	N28°36'05"E	63.64'
L6	N40°27'19"E	59.60'
L7		

**SURVEYOR'S CERTIFICATE**

I, ARNOLD W. WOOD STEPHENSON, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2866, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

**AREA/UNITS/DENSITY TABLE**

AREA	LOTS/ACRES	% PROJECT	DENSITY
ROAD EASEMENTS	-	-	-
COUNTY ROADS	-	-	-
OPEN SPACE	45.49	52%	79
TOTAL AREAS	53	42%	79
PROJECT TOTAL	53	87.61	79

Instrument # 178533  
 DROGGS, TETON, IDAHO  
 2006-07-13 11:50:09 No. of Pages: 4  
 2006-07-13 11:50:09 No. of Pages: 4  
 NOLAN G. BORTLE ENGINEERING Fee: 20.00  
 E-Cad/Cad/Broker/Designer  
 MAKE PRINTING SELECTIONS

**AMMENDED MASTER PLAN / FINAL PLAT TO INSTRUMENT #177739 HIDDENWATERS PLANNED UNIT DEVELOPMENT**

PART OF THE SE 1/4 NW 1/4, PART OF THE E 1/2 SW 1/4 AND THE NW 1/4 SE 1/4 OF SECTION 17, TWP. 3N., R. 45E., B.M., TETON COUNTY, IDAHO

**OWNER:** Grand View Land Co.  
**REGISTRAR:** BRADLEY HARRISON  
**DEVELOPER:** Grand View Land Co.  
 255 South Main, P.O. Box 139  
 JACOBSON WY 83002  
 (801) 733-5589  
**AW ENGINEERING**  
 1100 N. Idaho  
 P.O. Box 2435  
 TETON, WY 83426  
 (801) 733-5589  
 SECTION 17

