



“Local Brokerage, National Results.”

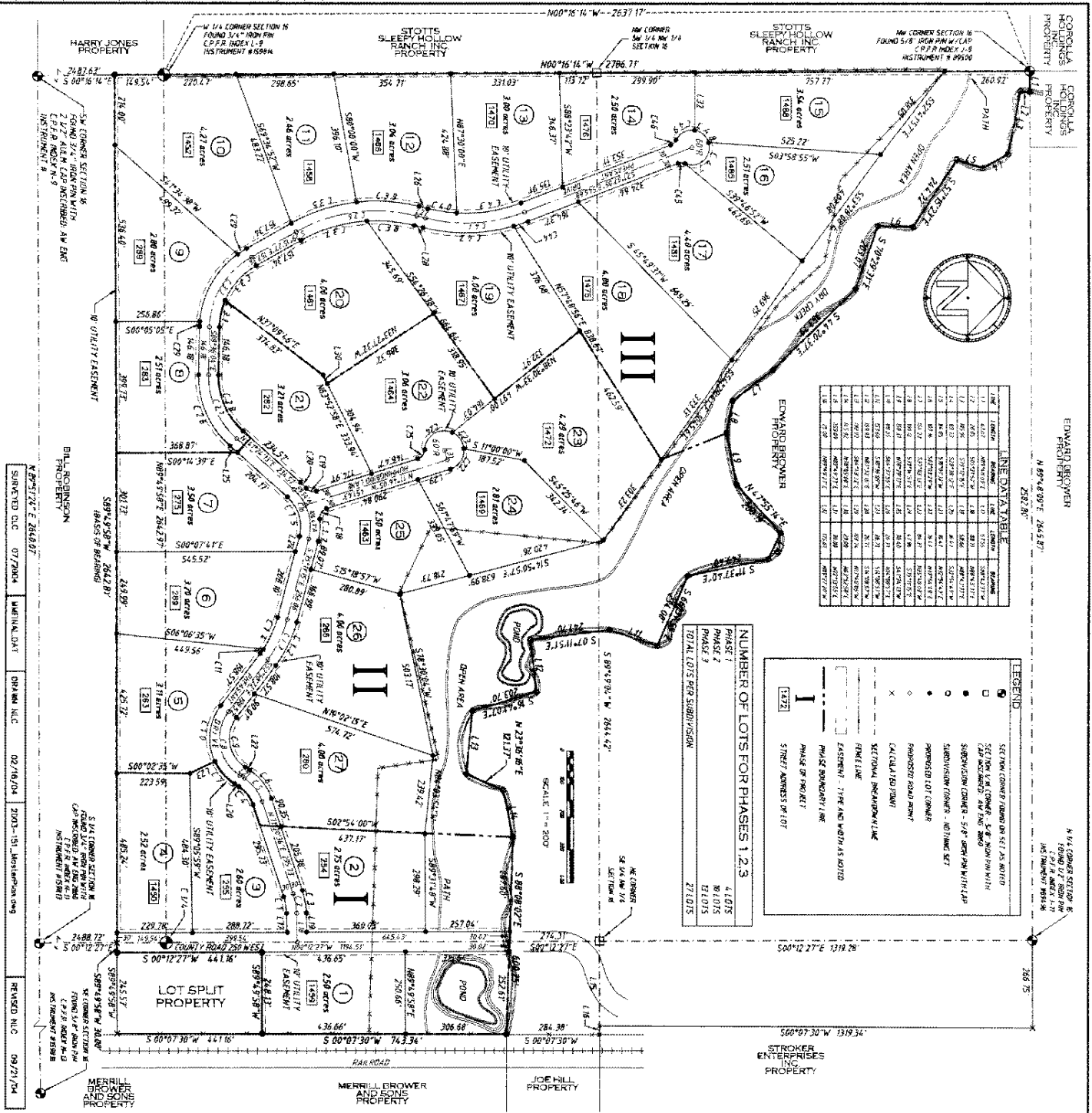
Maps & Documents

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Phone: 208.354.2439
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253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455



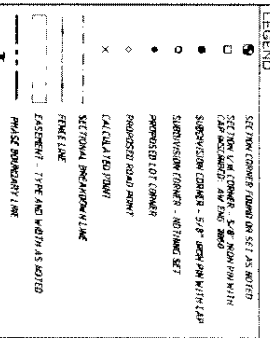


LINE DATA TABLE

LINE #	BEARING	LENGTH	STARTING POINT	ENDING POINT	REMARKS
1	S 89° 42' 59" W	244.07	132	131	SECTION CORNER POINT
2	S 67° 48' 07" E	264.37	131	130	SECTION CORNER POINT
3	S 14° 00' 00" E	141.67	130	129	SECTION CORNER POINT
4	S 89° 42' 59" W	244.07	129	128	SECTION CORNER POINT
5	N 88° 42' 59" E	244.07	128	127	SECTION CORNER POINT
6	N 14° 00' 00" W	141.67	127	126	SECTION CORNER POINT
7	N 67° 48' 07" W	264.37	126	125	SECTION CORNER POINT
8	N 89° 42' 59" E	244.07	125	124	SECTION CORNER POINT
9	N 89° 42' 59" E	244.07	124	123	SECTION CORNER POINT
10	N 89° 42' 59" E	244.07	123	122	SECTION CORNER POINT
11	N 89° 42' 59" E	244.07	122	121	SECTION CORNER POINT
12	N 89° 42' 59" E	244.07	121	120	SECTION CORNER POINT
13	N 89° 42' 59" E	244.07	120	119	SECTION CORNER POINT
14	N 89° 42' 59" E	244.07	119	118	SECTION CORNER POINT
15	N 89° 42' 59" E	244.07	118	117	SECTION CORNER POINT
16	N 89° 42' 59" E	244.07	117	116	SECTION CORNER POINT
17	N 89° 42' 59" E	244.07	116	115	SECTION CORNER POINT
18	N 89° 42' 59" E	244.07	115	114	SECTION CORNER POINT
19	N 89° 42' 59" E	244.07	114	113	SECTION CORNER POINT
20	N 89° 42' 59" E	244.07	113	112	SECTION CORNER POINT
21	N 89° 42' 59" E	244.07	112	111	SECTION CORNER POINT
22	N 89° 42' 59" E	244.07	111	110	SECTION CORNER POINT
23	N 89° 42' 59" E	244.07	110	109	SECTION CORNER POINT
24	N 89° 42' 59" E	244.07	109	108	SECTION CORNER POINT
25	N 89° 42' 59" E	244.07	108	107	SECTION CORNER POINT
26	N 89° 42' 59" E	244.07	107	106	SECTION CORNER POINT
27	N 89° 42' 59" E	244.07	106	105	SECTION CORNER POINT
28	N 89° 42' 59" E	244.07	105	104	SECTION CORNER POINT
29	N 89° 42' 59" E	244.07	104	103	SECTION CORNER POINT
30	N 89° 42' 59" E	244.07	103	102	SECTION CORNER POINT

NUMBER OF LOTS FOR PHASES 1, 2, 3

PHASE	NUMBER OF LOTS	TOTAL LOTS
PHASE 1	4 LOTS	
PHASE 2	8 LOTS	
PHASE 3	18 LOTS	
TOTAL LOTS PER SUBDIVISION		30 LOTS



AREA TABLE - MASTER PLAN

TOTAL PROJECT AREA	175.53 ACRES
TOTAL OPEN AREA	177.88 ACRES
TOTAL ROAD AREA	15.00 ACRES
PHASE 1 TOTAL AREA	4.00 ACRES
PHASE 2 TOTAL AREA	4.00 ACRES
PHASE 3 TOTAL AREA	167.53 ACRES
TOTAL BUILDABLE AREA FOR PHASES 1, 2, 3	87.88 ACRES

SHEET INDEX

SHEET	DESCRIPTION
1	MASTER PLAN
2	FINAL PLAT FOR PHASE 1
3	CONTRACT MAP / SIGNATURE SHEET

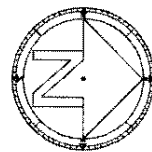
SERVERYOR'S CERTIFICATE

I, **DAVID A. WATSON**, being a Registered Professional Engineer in the State of North Carolina, do hereby certify that I am the Surveyor of the Tract of Land as hereon Platting and described.

QUARTERCIROLO E FOUNTAIN LLC (BEULAH BROWER PARTNER)
1711 JORDAN ROAD
27007-5868

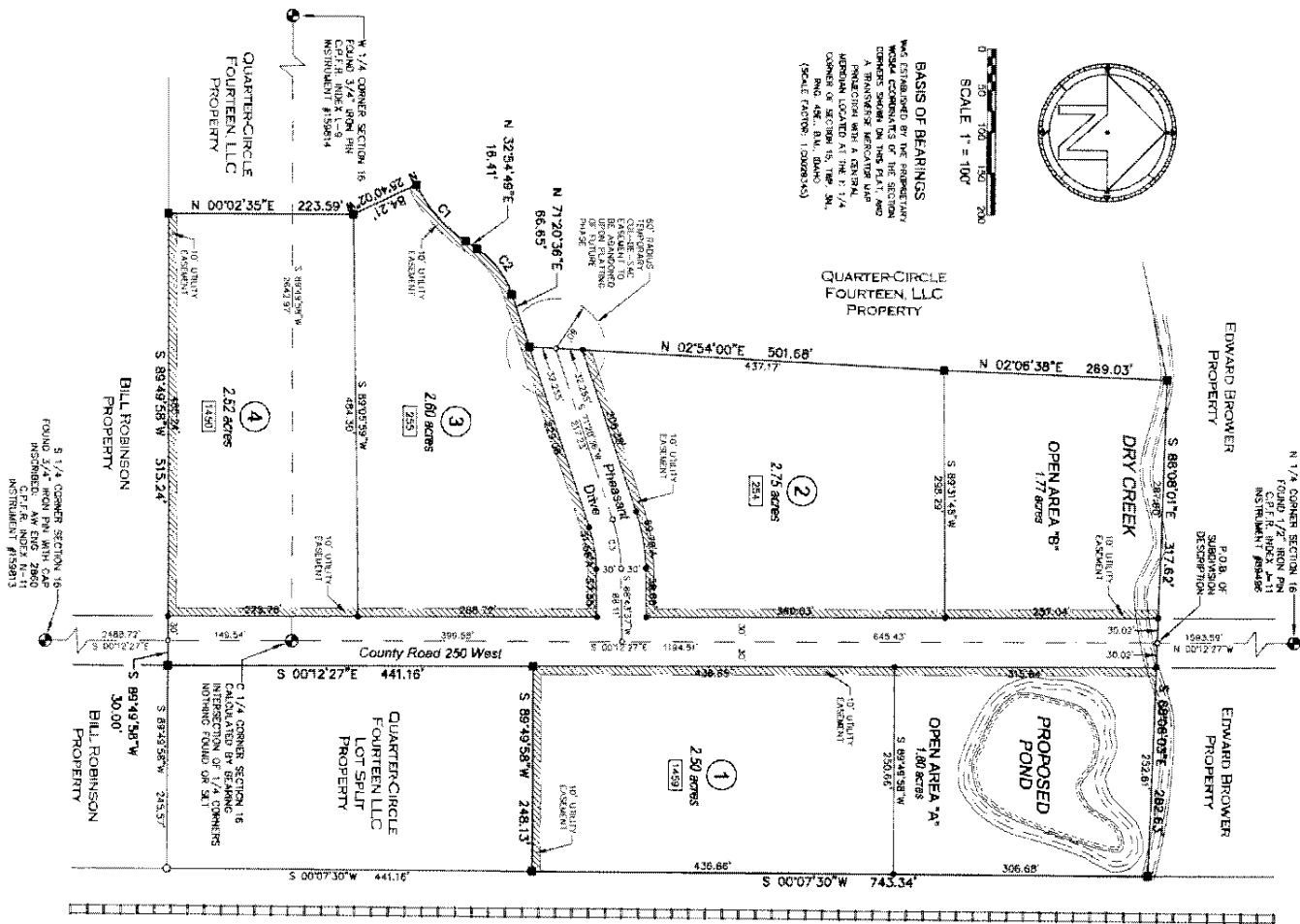
AW ENGINEERING
325 S. MAIN ST. SUITE 105
WELLSBORO, NC 27988
(703) 787-2952 www.awe.com

PROJECT NO. 2003 - 151 SHEET 1 OF 3 SECTION 16



SCALE 1" = 100'

BASIS OF BEARINGS
 WAS ESTABLISHED BY THE SUBSEQUENTLY
 WOUND COMPANIES OF THE SECTION
 CORNER STATION ON THIS PLAT AND
 A TRANSFER BY MERCATOR MAP
 ADJUSTMENT OF A GENERAL 1/4
 CORNER OF SECTION 16, TWP. 7N,
 R.10E, S.11E, D.400
 (SCALE FACTOR 1.0000043)



CURVE DATA TABLE

CURVE	BELT VA. ANGLE	RAIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
C 1	317.44 00°	165.107	46.907	91.397	96.228	N 48° 46' 49" E
C 2	307.75 45°	105.000	36.600	70.437	69.117	N 52° 07' 42" E
C 3	177.63 00°	600.000	30.387	60.000	60.457	S 40° 02' 08" W

LEGEND

- FOUND SECTION CORNER AS NOTED
- SUBDIVISION CORNER - SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2880
- ◻ SUBDIVISION CORNER IN CHIEF - NOTHING FOUND OR SET
- PROPERTY CORNER - FOUND 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2880
- ROAD INTERSECTION POINT - SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2880
- * LOT CORNER - SET IRON WITH CAP INSCRIBED: AW ENG 2880
- SECTION LINE
- SUBDIVISION BOUNDARY
- LOT LINE
- PROPERTY LINE OF ADJACENT
- EASEMENT AS NOTED
- [1429] STREET ADDRESS OF LOT

AREA/UNIT/DENSITY TABLE - PHASE I

ACRES IN LOTS	NUMBER OF LOTS	AVERAGE LOT SIZE	ACRES IN COUNTY ROADS	ACRES IN SUBDIVISION ROADS	ACRES IN OPEN AREA	TOTAL ACRES IN SUBDIVISION
10.37	4	2.59	1.86	0.46	3.57	16.26

SURVEYORS CERTIFICATE
 I, ANDREW WOODSTOCK, BEING A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF IDAHO, NO. 2880, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THIS PLAT AND THAT THE HEREIN PLATED AND DESCRIBED

158794

Majestic Mountain Ranch Subdivision
 A PART OF SECTION 16, TWP. 7N., R.10E, S.11E,
 B.M., TETON COUNTY, IDAHO.

QUARTERCIRCLE E POLYBENT LLC
 (BY) EARL BROWER PRESIDENT
 9571 NORTH HIGHWAY 37
 FELL, IDAHO 83424
 (208) 456-2882

AW ENGINEERING
 255 South Main P.O. Box 139
 Teton, Idaho 83425
 (208) 787-2592
 PROJECT NO. 2003-151
 SHEET 2 OF 3 SECTION 16

SUBMITTED D.C. 07/2004 APPROVAL DATE 09/08/04 2003-151 Phase1Final.dwg REVISIONS DATE 09/21/04

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON 11-18-04 BY THE TETON COUNTY ENGINEER AND ACCEPTED BY THE COMMISSION ON 11-18-04

[Signature]
TETON COUNTY PLANNING AND ZONING
DATE: 11-18-04

COMMISSIONERS' CERTIFICATE

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE 11-18-04 DATE AT WHICH THE SUBDIVISION WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS

[Signature]
TETON COUNTY COMMISSIONERS
DATE: 11-18-04

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

ASSESSORS' CERTIFICATE

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

[Signature]
TETON COUNTY ASSESSOR
DATE: 10-22-04

TREASURER'S CERTIFICATE

ASSURES CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT

[Signature]
TETON COUNTY TREASURER
DATE: 11-18-04

TETON COUNTY FIRE MARSHAL

ASSURES CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS SUBDIVISION MEET THE REQUIREMENTS OF THE TETON COUNTY FIRE DEPARTMENT

[Signature]
TETON COUNTY FIRE MARSHAL
DATE: 10/15/04

CERTIFICATE OF REVIEW

THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, HAVE REVIEWED THE PLAT AND FOUND THAT IT COMPLETES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SUBDIVISIONS

[Signature]
SURVEYOR
DATE: 10/15/04

HEALTH DEPARTMENT CERTIFICATE

HEALTH DEPARTMENT CERTIFICATE THAT SANITARY REQUIREMENTS AS DESCRIBED IN THIS PLAT ARE IN ACCORDANCE WITH THE HEALTH DEPARTMENT RECORDS. THIS PLAN IS HEREBY APPROVED BY THE DEPARTMENT FOR RECORDING.

[Signature]
HEALTH DEPARTMENT
DATE: 10-22-04

OWNER'S CERTIFICATE

BE IT KNOWN THAT THE UNDERSIGNED OWNER OF THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT HAS READ AND UNDERSTANDS THE TERMS AND CONDITIONS OF SAID PLAT AND AGREES TO THE SAME AND TO THE DEEDS OF SAID SUBDIVISION

THE OWNER OF SAID SUBDIVISION WILL BE MAKING NECESSARY EASEMENTS AND ACCESS TO SAID SUBDIVISION WILL BE FROM COUNTY ROAD 200 WEST

THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF SORT OR KIND THAT MAY BE HEREBY DEEMED TO BE NECESSARY TO THE PUBLIC

THE DEVELOPER HEREBY AGREES TO MAINTAIN ALL LANDSCAPING ACCORDING TO THE FINAL LANDSCAPING PLAN SUBMITTED TO THE TETON COUNTY PLANNING & ZONING COMMISSION

THE SUBDIVISION IS SUBJECT TO THE RIGHT TO GRAB AND TAKE WATER FROM ANY SOURCE AND THE SUBDIVISION HAS BEEN DESIGNED TO BE USED FOR THE

DESCRIPTION OF LANDS BEING OWNED

A PART OF SECTION 16, TWP. 7N, RANG. 45E, B.M., TETON COUNTY, IDAHO, BEING

FROM THE N 1/4 CORNER OF SAID SECTION 16, THENCE S 0°22'27"E, 100.58 FEET

ALONG THE EAST LINE OF THE N 1/4 TO THE POINT OF BEGINNING

THENCE S 89°52'30"W, 74.23 FEET ALONG THE S 1/4 CORNER OF SAID SECTION 16

THENCE S 89°52'30"W, 44.63 FEET TO A POINT

THENCE S 89°52'30"W, 54.52 FEET TO A POINT

THENCE S 89°52'30"W, 22.29 FEET TO A POINT

THENCE S 89°52'30"W, 18.41 FEET TO A POINT

THENCE S 89°52'30"W, 18.41 FEET TO A POINT

THENCE S 89°52'30"W, 18.41 FEET TO A POINT

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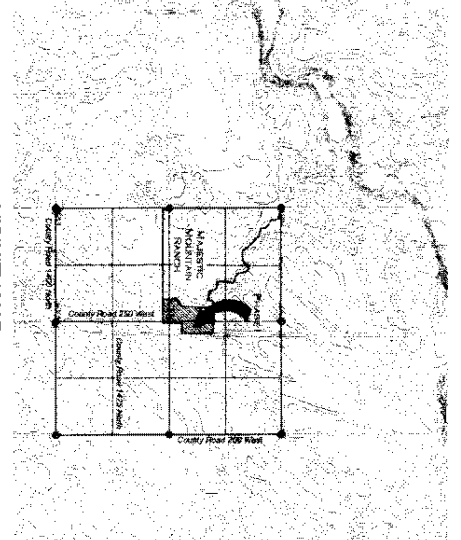
THENCE S 89°52'30"W, 18.41 FEET TO A POINT

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VICINITY MAP
SECTION 16, TWP. 7N, RANG. 45E, B.M.
TETON COUNTY, IDAHO
SCALE 1" = 200'

WATER RIGHTS STATEMENT

BE IT KNOWN THAT THE ENGINEER, ABOVE, HAS INVESTIGATED THE WATER RIGHTS ON THE PROPERTY AS HEREIN DESCRIBED AND HAS DETERMINED THAT NONE EXIST.

FLOOD PLAIN STATEMENT

NO BUILDINGS ARE PERMITTED OR ALLOWED IN THE FLOOD PLAIN AREA OF THIS SUBDIVISION. THE FLOOD PLAIN AREA IS SHOWN ON THE ATTACHED MAP AND HAS BEEN DETERMINED BY THE ENGINEER.

DEVELOPMENT NOTES

- * DEVELOPMENT ZONED: AAR-2.5
- * PROPOSED SEWER SYSTEM: INDIVIDUAL SEWER SYSTEMS
- * PROPOSED WATER SYSTEM: INDIVIDUAL WATER WELLS
- * EXISTING USE OF LAND: AGRICULTURAL
- * BUILDING SETBACKS: FROM FRONT PROPERTY LINE 30' FROM REAR PROPERTY LINE 40' FROM SIDE PROPERTY LINE 30' FROM NATURAL STREAMS (ALL STRUCTURES) 100'

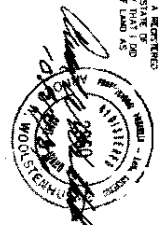
MASTER PLAN / FINAL PLAT OF PHASE I FROM

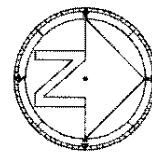
Majestic Mountain Ranch Subdivision
A PART OF SECTION 16, TWP. 7N, RANG. 45E, B.M., TETON COUNTY, IDAHO

QUARTER CORNER OF QUARTER SECTION 16, TWP. 7N, RANG. 45E, B.M., TETON COUNTY, IDAHO

AW ENGINEERING
265 South Main Street, Suite 107
Teton, Idaho 83455
(208) 787-2957

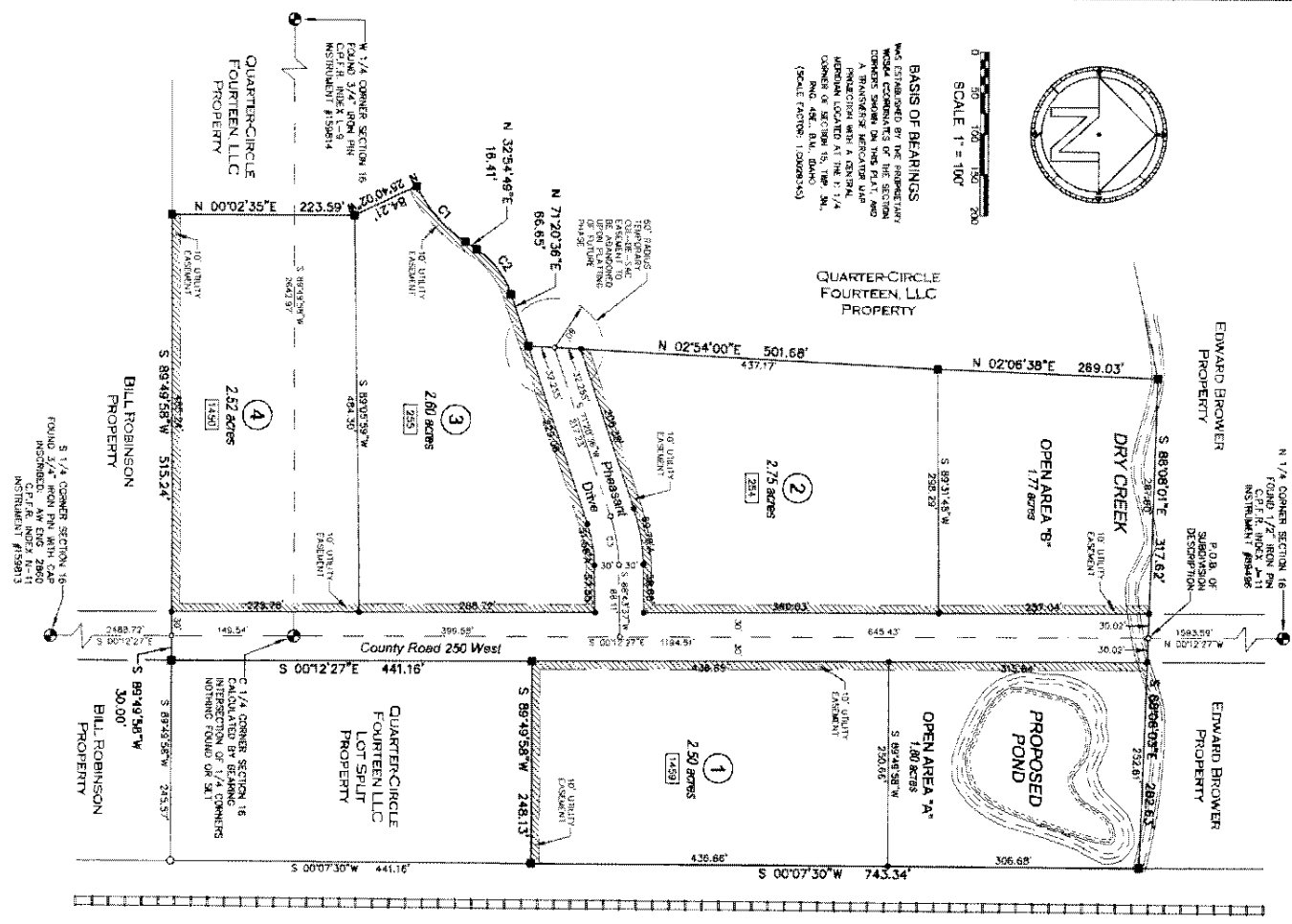
SUBMITTED DATE	07/20/04	APPROVAL DATE	09/28/04	PROJECT NO.	2003-151_PhaseI final.dwg	REVISED DATE	09/21/04	PROJECT NO.	2003-151	SHEET 3 OF 5	SECTION 16
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SCALE 1" = 100'

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 WAS ESTABLISHED BY THE SUBSEQUENTLY
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 APPROPRIATE TO A GENERAL 1/4
 CORNER OF SECTION 16, TWP. 7N,
 R.10E, S.16E, IDAHO
 (SCALE FACTOR 1.0000043)



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C 3	117.63 00°	600.000	30.380	60.000	60.450	S 40° 02' 08" W

LEGEND

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 I, ANDREW WOODSTOCK, BEING A REGISTERED
 LAND SURVEYOR LICENSED IN THE STATE OF
 IDAHO, NO. 2860, DO HEREBY CERTIFY THAT I AM
 THE SURVEYOR OF THE ABOVE PLAT AND THE
 HEREIN PLATED AND DESCRIBED.

158794

Majorie Mountain Ranch Subdivision
 A PART OF SECTION 16, TWP. 7N., R.10E, S.16E,
 B.M., TETON COUNTY, IDAHO.

QUARTERCIRCLE E POLYBENT LLC
 (BY) EARL BROWER PRESIDENT
 9571 NORTH HIGHWAY 37
 FELL, IDAHO 83422
 (208) 456-2842

AW ENGINEERING
 255 South Main P.O. Box 139
 Teton, Idaho 83425
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 PROJECT NO. 2003-151
 SHEET 2 OF 3

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 2003-151 Phase 1 Final.dwg
 REVISION NO. 09/21/04

