



“Local Brokerage, National Results.”

Maps & Documents

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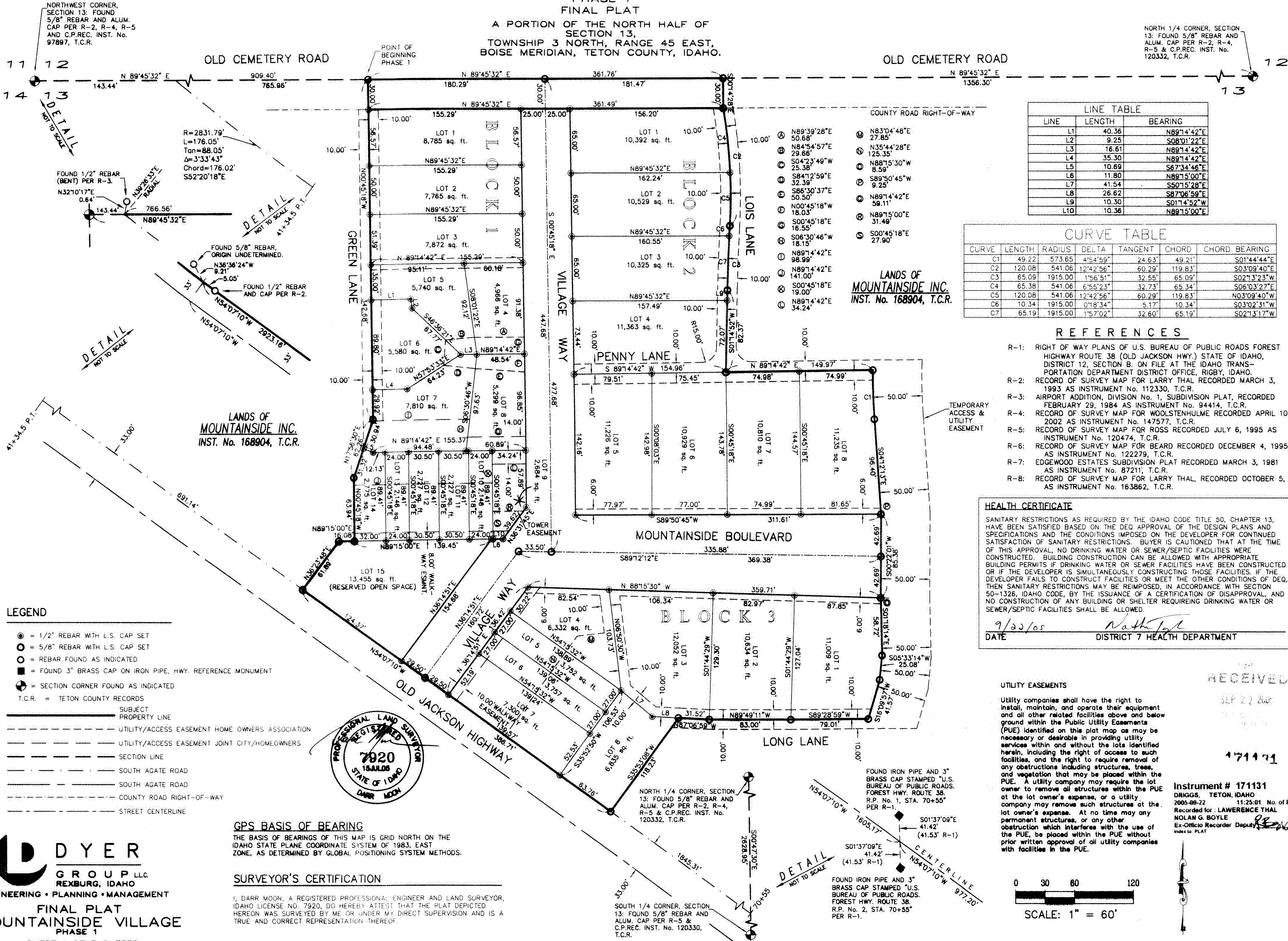
253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455



MOUNTAINSIDE VILLAGE

PHASE 1 FINAL PLAT

A PORTION OF THE NORTH HALF OF
SECTION 13,
TOWNSHIP 3 NORTH, RANGE 45 EAST,
BOISE MERIDIAN, TETON COUNTY, IDAHO.



LINE	LENGTH	BEARING
L1	40.36	N89°14'42"E
L2	9.25	S08°01'22"E
L3	16.61	N89°14'42"E
L4	35.30	N89°14'42"E
L5	10.69	S67°34'46"E
L6	11.80	N89°15'00"E
L7	41.54	S50°15'28"E
L8	26.62	S87°06'59"E
L9	10.30	S01°14'52"W
L10	10.36	N89°15'00"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	49.22	573.65	45°4'59"	24.63'	49.21'	S01°14'44"E
C2	120.08	541.06	12°42'56"	60.29'	119.83'	S03°09'40"E
C3	65.09	1915.00	1°56'51"	32.55'	65.09'	S02°13'23"W
C4	65.38	541.06	6°55'23"	32.73'	65.34'	S06°03'27"E
C5	120.08	541.06	12°42'56"	60.29'	119.83'	N03°09'40"W
C6	10.34	1915.00	0°18'34"	5.17'	10.34'	S03°02'31"W
C7	65.19	1915.00	1°57'02"	32.60'	65.19'	S02°13'17"W

REFERENCES

- R-1: RIGHT OF WAY PLANS OF U.S. BUREAU OF PUBLIC ROADS FOREST HIGHWAY ROUTE 38 (OLD JACKSON HWY.) STATE OF IDAHO, DISTRICT 12, SECTION B. ON FILE AT THE IDAHO TRANSPORTATION DEPARTMENT DISTRICT OFFICE, RIGBY, IDAHO.
- R-2: RECORD OF SURVEY MAP FOR LARRY THAL RECORDED MARCH 3, 1993 AS INSTRUMENT No. 112330, T.C.R.
- R-3: AIRPORT ADDITION, DIVISION No. 1, SUBDIVISION PLAT, RECORDED FEBRUARY 29, 1984 AS INSTRUMENT No. 94414, T.C.R.
- R-4: RECORD OF SURVEY MAP FOR WOOLSTENHULME RECORDED APRIL 10, 2002 AS INSTRUMENT No. 147577, T.C.R.
- R-5: RECORD OF SURVEY MAP FOR ROSS RECORDED JULY 6, 1995 AS INSTRUMENT No. 120474, T.C.R.
- R-6: RECORD OF SURVEY MAP FOR BEARD RECORDED DECEMBER 4, 1995 AS INSTRUMENT No. 122279, T.C.R.
- R-7: EDGEWOOD ESTATES SUBDIVISION PLAT RECORDED MARCH 3, 1981 AS INSTRUMENT No. 87211, T.C.R.
- R-8: RECORD OF SURVEY MAP FOR LARRY THAL, RECORDED OCTOBER 5, 2004 AS INSTRUMENT No. 163862, T.C.R.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY THE IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATION OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

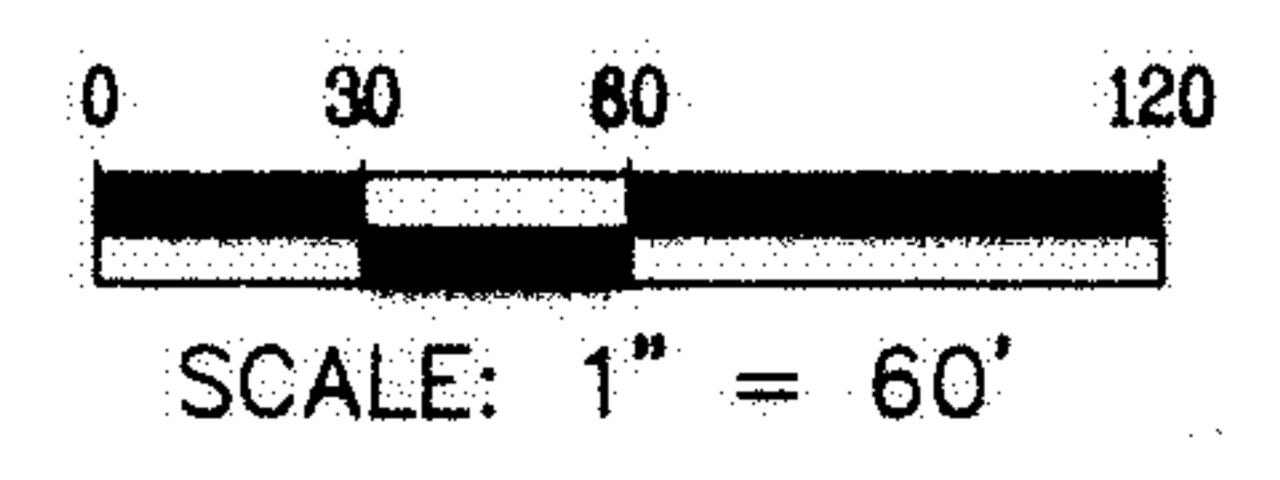
9/22/05
DATE

Nathan J. ...
DISTRICT 7 HEALTH DEPARTMENT

UTILITY EASEMENTS

Utility companies shall have the right to install, maintain, and operate their equipment and all other related facilities above and below ground within the Public Utility Easements (PUE) identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities, and the right to require removal of any obstructions including structures, trees, and vegetation that may be placed within the PUE. A utility company may require the lot owner to remove all structures within the PUE at the lot owner's expense, or a utility company may remove such structures at the lot owner's expense. At no time may any permanent structures, or any other obstruction which interferes with the use of the PUE, be placed within the PUE without prior written approval of all utility companies with facilities in the PUE.

Instrument # 171131
DRIGGS, TETON, IDAHO
2005-08-22
Recorded for: LAWRENCE THAL
NOLAN G. BOYLE
Ex-Officio Recorder Deputy
INDEX TO PLAT



LEGEND

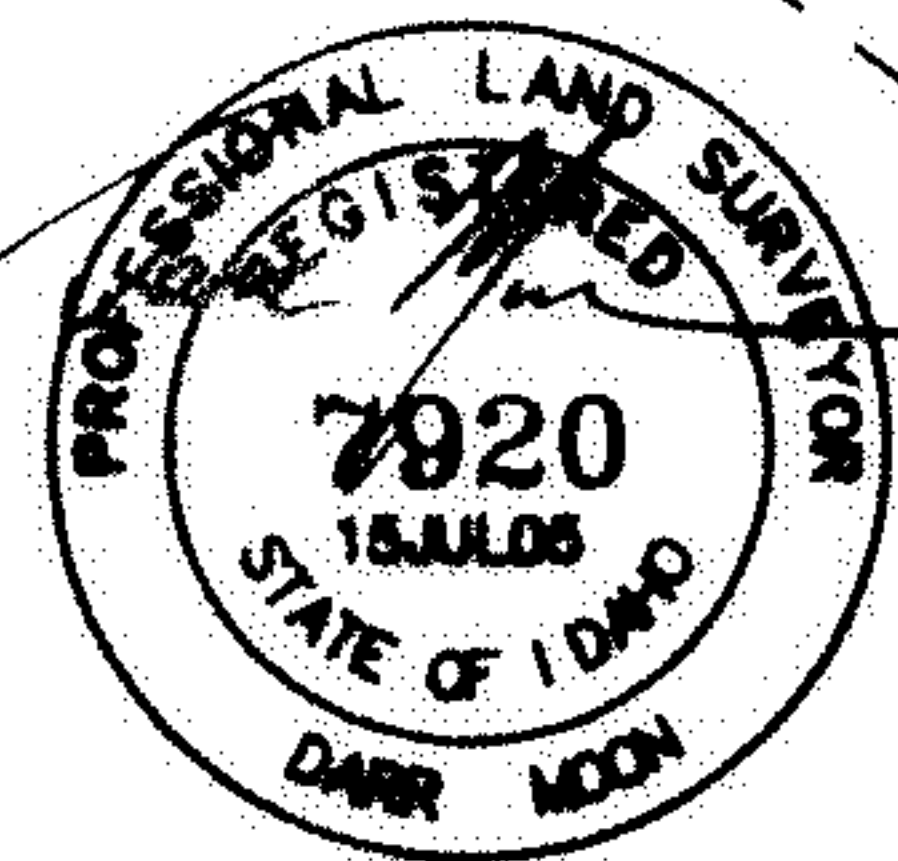
- = 1/2" REBAR WITH L.S. CAP SET
- = 5/8" REBAR WITH L.S. CAP SET
- = REBAR FOUND AS INDICATED
- = FOUND 3" BRASS CAP ON IRON PIPE, HWY. REFERENCE MONUMENT
- ⊕ = SECTION CORNER FOUND AS INDICATED
- T.C.R. = TETON COUNTY RECORDS
- SUBJECT PROPERTY LINE
- - - UTILITY/ACCESS EASEMENT HOME OWNERS ASSOCIATION
- - - UTILITY/ACCESS EASEMENT JOINT CITY/HOMEOWNERS
- - - SECTION LINE
- - - SOUTH AGATE ROAD
- - - SOUTH AGATE ROAD
- - - COUNTY ROAD RIGHT-OF-WAY
- - - STREET CENTERLINE

GPS BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS.

SURVEYOR'S CERTIFICATION

I, DARR MOON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, IDAHO LICENSE NO. 7920, DO HEREBY ATTEST THAT THE PLAT DEPICTED HEREON WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION THEREOF.



LDYER GROUP LLC
REXBURG, IDAHO
ENGINEERING • PLANNING • MANAGEMENT

**FINAL PLAT
MOUNTAINSIDE VILLAGE
PHASE 1**

SHEET 1 OF 3 SHEETS

MOUNTAINSIDE VILLAGE

PHASE 1
FINAL PLAT

A PORTION OF THE NORTH HALF OF
SECTION 13,
TOWNSHIP 3 NORTH, RANGE 45 EAST,
BOISE MERIDIAN, TETON COUNTY, IDAHO.

CITY OF VICTOR APPROVAL

THIS IS TO CERTIFY THAT THE PLAT DEPICTED HEREON HAS BEEN APPROVED THIS 19th DAY OF MAY, 2005, BY THE CITY COUNCIL OF VICTOR, TETON COUNTY, IDAHO.

Don P. Thompson
MAYOR
Eric Dumb
CITY ENGINEER
8.5.05
8/29/05

LEGAL DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 13, MARKED BY A 5/8" REBAR AND ALUMINUM CAP, THENCE ALONG THE NORTH LINE THEREOF NORTH 89°45'32" EAST 909.40 FEET TO A 5/8" REBAR AND THE TRUE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID NORTH SECTION LINE NORTH 89°45'32" EAST 361.76 FEET TO A 5/8" REBAR;

THENCE LEAVING SAID NORTH SECTION LINE SOUTH 01°4'28" EAST 30.00 FEET TO A 5/8" REBAR ON THE SOUTH COUNTY ROAD RIGHT-OF-WAY;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT CONCAVE TO THE WEST WITH RADIAL LINE TO THE CENTER BEARING SOUTH 80°28'52" WEST, WITH RADIUS OF 541.06 FEET, LENGTH OF 120.08 FEET, DELTA OF 12°42'56", TANGENT OF 60.29 FEET, CHORD OF 119.83 FEET AND CHORD BEARING OF SOUTH 3°09'40" EAST TO A 5/8" REBAR;

THENCE ALONG A REVERSE CURVE TO THE LEFT WITH RADIUS OF 1915.00 FEET, LENGTH OF 65.09 FEET, DELTA OF 1°56'51", TANGENT OF 32.55 FEET, CHORD OF 65.09 FEET AND CHORD BEARING OF SOUTH 2°13'23" WEST TO A 5/8" REBAR;

THENCE SOUTH 01°14'52" WEST FOR 82.37 FEET TO A 5/8" REBAR;

THENCE NORTH 89°14'42" EAST FOR 149.97 FEET TO A 5/8" REBAR;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE TO THE EAST, A RADIAL LINE TO THE CENTER BEARING SOUTH 89°17'14" EAST, WITH RADIUS OF 573.65 FEET, LENGTH OF 49.22 FEET, DELTA OF 4°54'59", TANGENT OF 24.63 FEET, CHORD OF 49.21 FEET AND CHORD BEARING OF SOUTH 01°44'44" EAST TO A 5/8" REBAR;

THENCE SOUTH 04°12'13" EAST FOR 96.40 FEET TO A 5/8" REBAR ON THE NORTH LINE OF MOUNTAINSIDE BOULEVARD;

THENCE SOUTH 00°22'01" WEST FOR 85.38 FEET TO A 5/8" REBAR ON THE SOUTH LINE OF MOUNTAINSIDE BOULEVARD;

THENCE SOUTH 01°18'14" EAST FOR 58.72 FEET TO A 5/8" REBAR;

THENCE SOUTH 05°33'14" WEST FOR 25.08 FEET TO A 5/8" REBAR;

THENCE SOUTH 16°09'57" WEST FOR 41.57 FEET TO A 5/8" REBAR;

THENCE SOUTH 89°28'59" WEST FOR 79.01 FEET TO A 5/8" REBAR;

THENCE NORTH 89°49'11" WEST FOR 83.00 FEET TO A 5/8" REBAR;

THENCE NORTH 87°06'59" WEST FOR 31.52 FEET TO A 5/8" REBAR;

THENCE SOUTH 35°53'08" WEST FOR 118.23 FEET TO A 5/8" REBAR ON THE NORTH RIGHT-OF-WAY OF THE OLD JACKSON HIGHWAY;

THENCE NORTH 54°07'10" WEST ALONG SAID NORTH RIGHT-OF-WAY FOR 386.71 FEET TO A 5/8" REBAR;

THENCE LEAVING SAID RIGHT-OF-WAY NORTH 36°23'48" EAST FOR 61.89 FEET TO A 5/8" REBAR;

THENCE NORTH 89°15'00" EAST FOR 16.08 FEET TO A 5/8" REBAR;

THENCE NORTH 00°45'18" WEST FOR 63.94 FEET TO A 5/8" REBAR;

THENCE NORTH 17°56'30" EAST FOR 62.26 FEET TO A 5/8" REBAR;

THENCE NORTH 00°45'18" WEST FOR 342.68 FEET TO THE TRUE POINT OF BEGINNING.

MOUNTAINSIDE VILLAGE PHASE 1 CONTAINS 6.91 ACRES.

OWNER'S DEDICATION

STATE OF IDAHO
COUNTY OF TETON SS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED CORPORATION IS THE OWNER OF THE REAL PROPERTY AS SHOWN ON THIS PLAT. BE IT FURTHER KNOWN THAT THE CORPORATION AGREES TO THE DESIGNATION OF THE REAL PROPERTY AS THE MOUNTAINSIDE VILLAGE SUBDIVISION, PHASE 1. FURTHER THE CORPORATION GRANTS, GIVES AND DEDICATES TO THE PUBLIC SUCH PORTIONS OF LAND AS SHOWN ON SAID PLAT AS CITY OF VICTOR OR AS JOINT CITY / HOMEOWNERS, AS SET APART FOR EASEMENTS, TEMPORARY AND ANY OTHER FOR USE OF THE PUBLIC FOREVER (PER IDAHO CODE 5-1313) IN ADDITION TO THOSE OF NOW OF RECORD OR LEGALLY ESTABLISHED, WHICH DEDICATION SHALL INCLUDE PORTIONS OF LOT 15 OF BLOCK 1 FOR WATER SYSTEM IMPROVEMENTS AND OTHER UTILITIES WITH USES RESTRICTED BY SEPARATE AGREEMENT WITH THE CITY OF VICTOR. THE CORPORATION CERTIFIES THAT THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY THE CITY OF VICTOR MUNICIPAL WATER AND SEWER SYSTEMS AND SAID CITY HAS AGREED IN WRITING TO SERVE SAID LOTS.

Lawrence Thal
LAWRENCE THAL, PRESIDENT, MOUNTAINSIDE, INC.

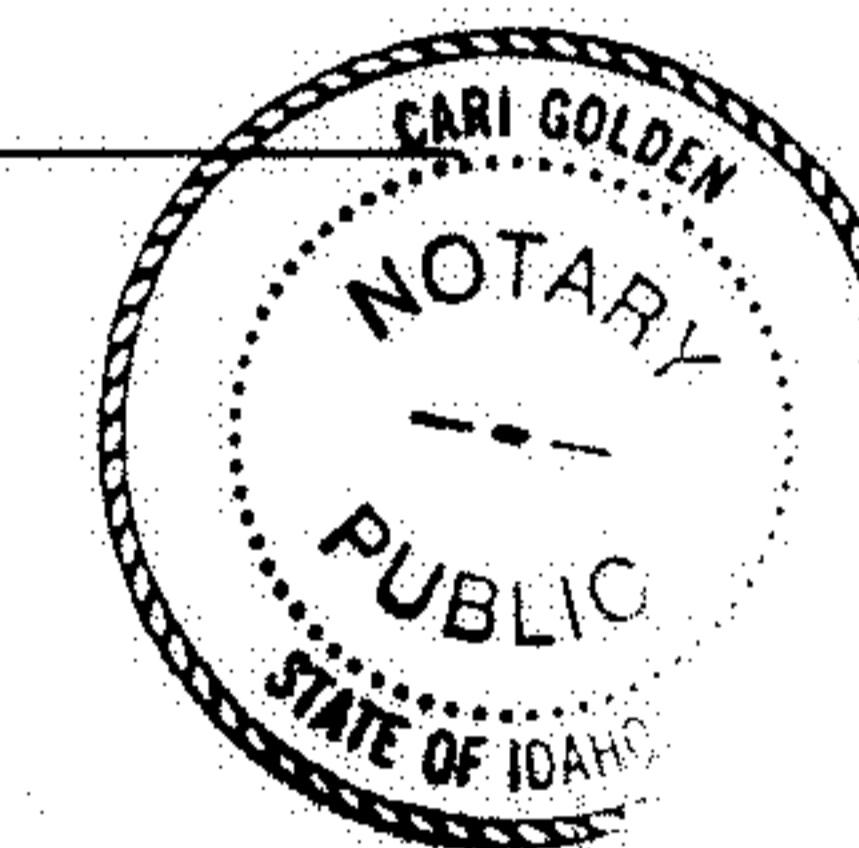
ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF TETON SS

BE IT REMEMBERED: THAT ON THIS 2 DAY OF Aug., 2005 BEFORE ME Cari Golden A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED LAWRENCE THAL, PRESIDENT, MOUNTAINSIDE, INC., KNOWN OR IDENTIFIED TO ME TO BE THE OWNER OF SAID MOUNTAINSIDE VILLAGE SUBDIVISION, PHASE 1, AND SUBSCRIBED SAID NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: 4-10-09

Cari Golden Victor, Id
NOTARY PUBLIC RESIDING IN



WATER SYSTEM

PER IDAHO CODE 50-1334, THIS SUBDIVISION WILL BE SERVED BY THE CITY OF VICTOR MUNICIPAL WATER SUPPLY DISTRIBUTION SYSTEM.

FLOOD PLAIN DESIGNATION

SUBJECT PROPERTY FLOOD PLAIN ZONE X AS DEPICTED ON FLOOD MAP NUMBER 16081C0143C, DATED 04AUG88 FOR TETON COUNTY AND INCORPORATED AREAS OF TETON COUNTY, IDAHO.

IRRIGATION WATER RIGHTS

REQUIREMENT OF IDAHO CODE 31-3805 ARE MET. IRRIGATION WATER RIGHTS RUN WITH THE LOTS AND ARE PROPORTIONAL TO EACH LOTS SQUARE FOOTAGE.

PROTECTIVE COVENANTS

PROTECTIVE COVENANTS GOVERNING THIS SUBDIVISION ARE IN EFFECT AND ARE RECORDED AS INSTRUMENT No. _____ TETON COUNTY RECORDS.

PHASE ONE ZONING TABLE

BLOCK	LOT	VICTOR ZONING	MOUNTAINSIDE VILLAGE ZONING
1	1	PR	NG-2
1	2	PR	NG-2
1	3	PR	NG-2
1	4	VC	NC-2
1	5	VC	NC-2
1	6	VC	NC-2
1	7	VC	NC-2
1	8	VC	NC-2
1	9	VC	NC-1
1	10	VC	NC-1
1	11	VC	NC-1
1	12	VC	NC-1
1	13	VC	NC-1
1	14	VC	NC-1
1	15	VC	COS
2	1	PR	NG-2
2	2	PR	NG-2
2	3	PR	NG-2
2	4	PR	NG-2
2	5	PR	NC-2
2	6	PR	NG-2
2	7	PR	NG-2
2	8	PR	NG-2
3	1	PR	NG-2
3	2	PR	NG-2
3	3	PR	NG-2
3	4	VC	NC-1
3	5	VC	NC-1
3	6	VC	NC-1
3	7	VC	NC-1
3	8	VC	NC-1

VICTOR KEY
PR = PLANNED RESIDENTIAL
VC = VILLAGE CENTER

MOUNTAINSIDE VILLAGE KEY
NG-2 = NEIGHBORHOOD GENERAL - 2
NC-1 = NEIGHBORHOOD CENTER - 1
NC-2 = NEIGHBORHOOD CENTER - 2
COS = COMMUNITY OPEN SPACE

ASSESSOR'S CERTIFICATE

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

Dunne Thomas by Jon Hansen 9-1-05
COUNTY ASSESSOR DATE

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF MOUNTAINSIDE VILLAGE SUBDIVISION, PHASE 1, WAS FILED IN THE OFFICE OF THE RECORDER OF TETON COUNTY, IDAHO, ON THIS _____ DAY OF _____, 2005 AT _____ AND RECORDED AS INSTRUMENT NO. _____

COUNTY RECORDER

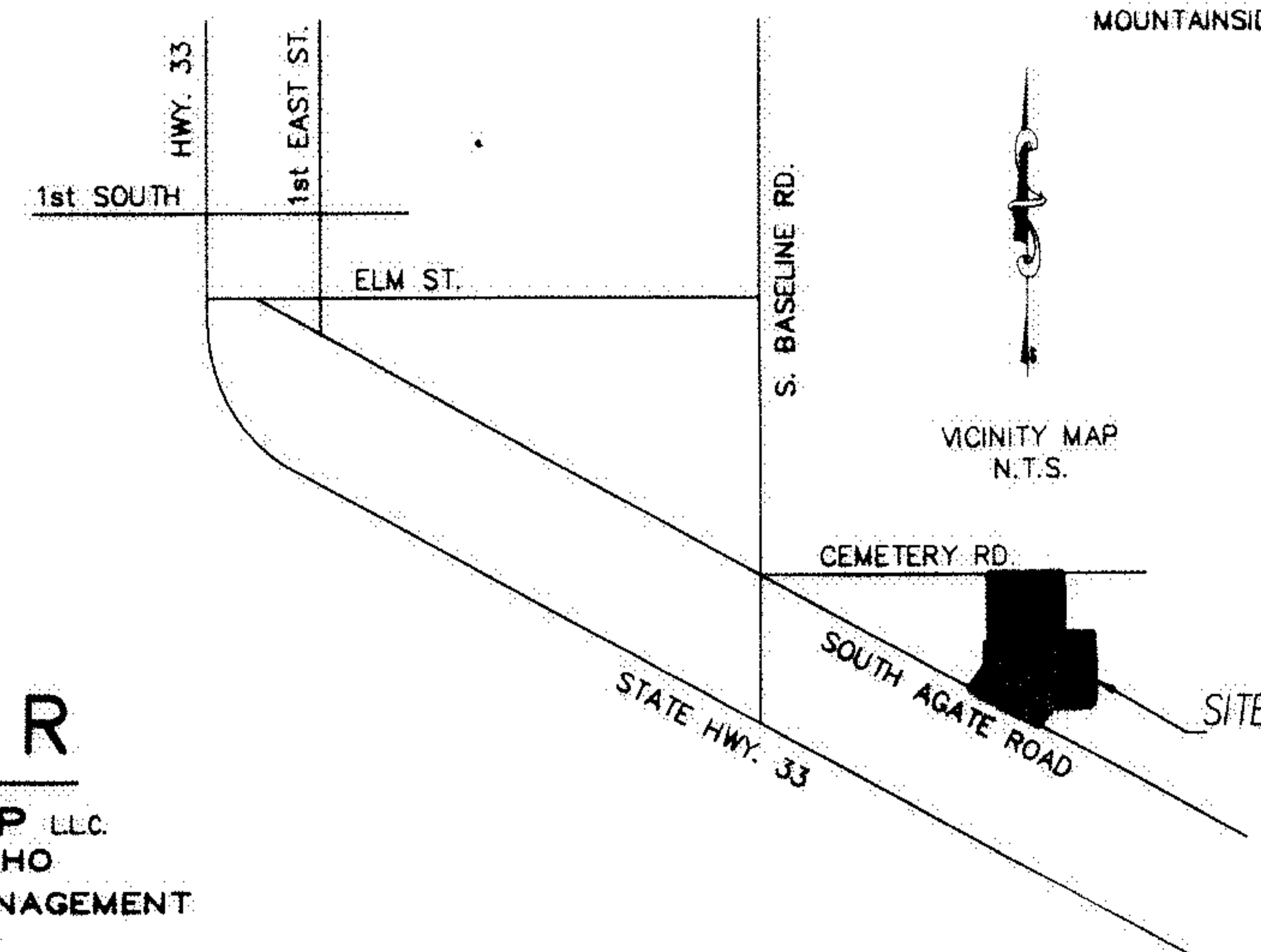
TETON COUNTY TREASURER

APPROVED THIS 1st DAY OF Sept
I CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THIS PROJECT ARE CURRENT.
Bonnie C. Netch by Tom
County Treasurer

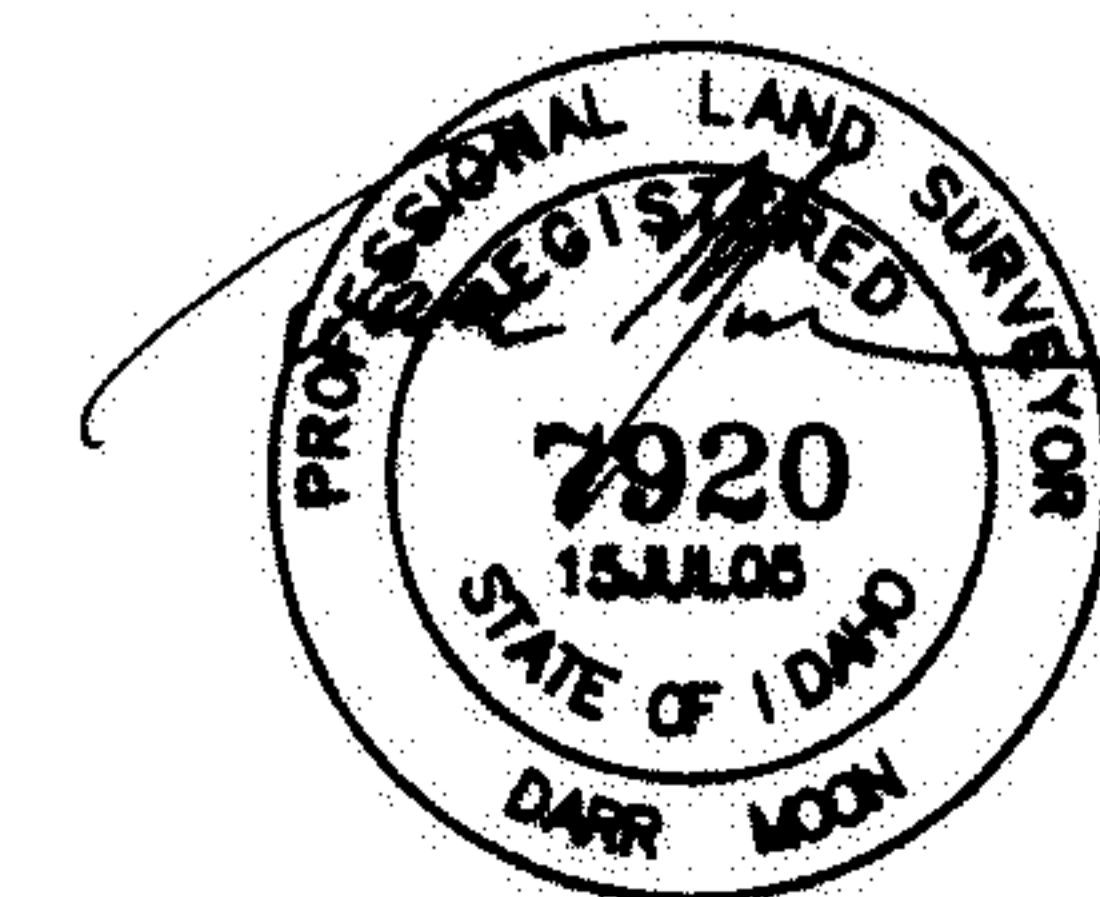
TETON COUNTY FIRE MARSHAL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT.

Michelle H 9/25/05
TETON COUNTY FIRE MARSHAL DATE



DYER GROUP LLC.
REXBURG, IDAHO
ENGINEERING • PLANNING • MANAGEMENT
FINAL PLAT
MOUNTAINSIDE VILLAGE
PHASE 1
SHEET 2 OF 3 SHEETS



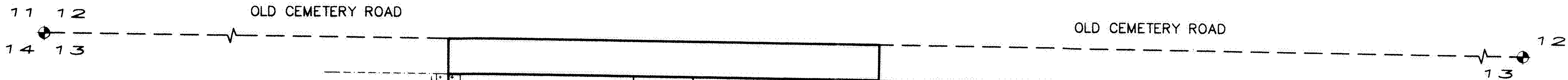
171131

MOUNTAINSIDE VILLAGE

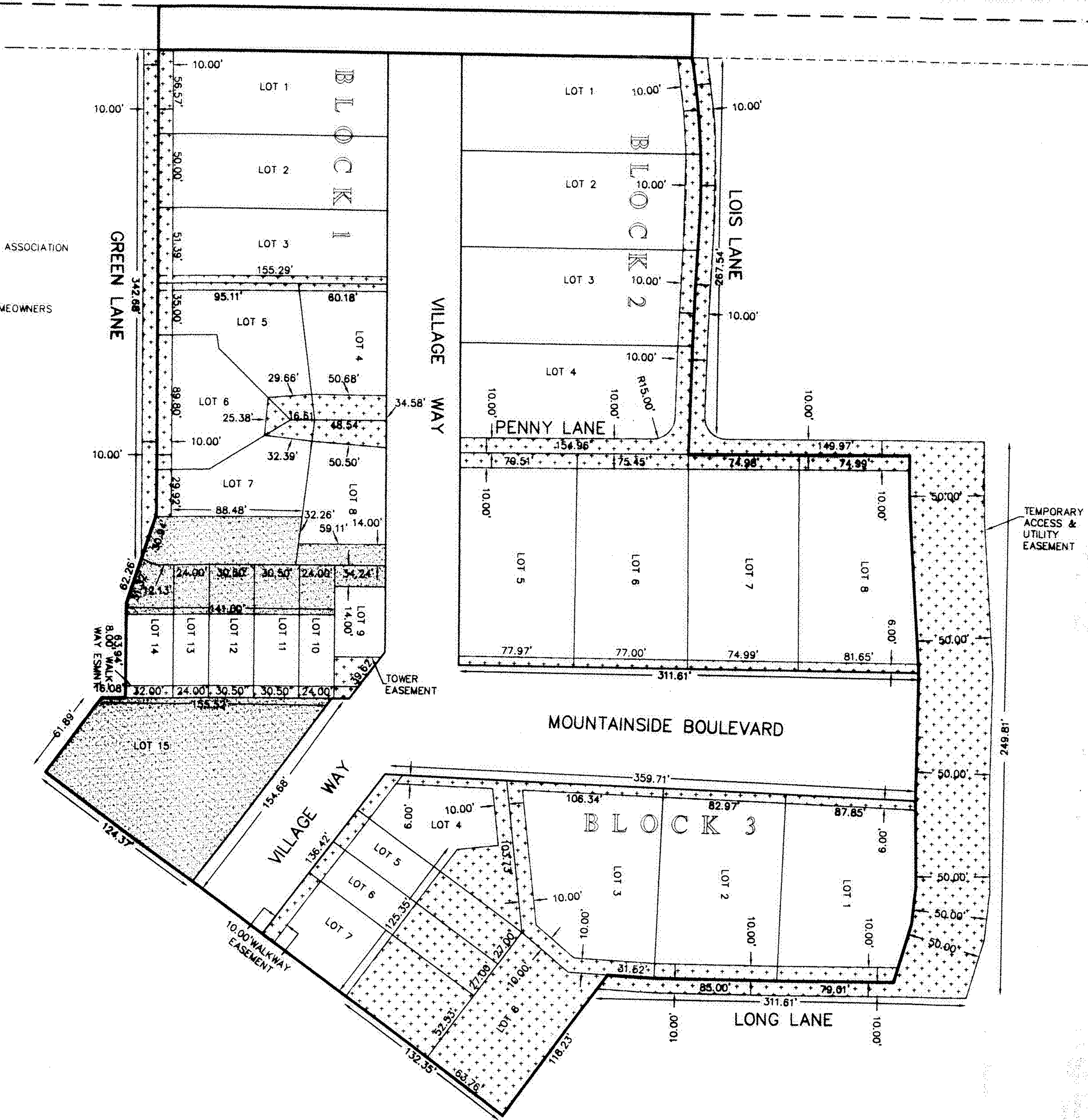
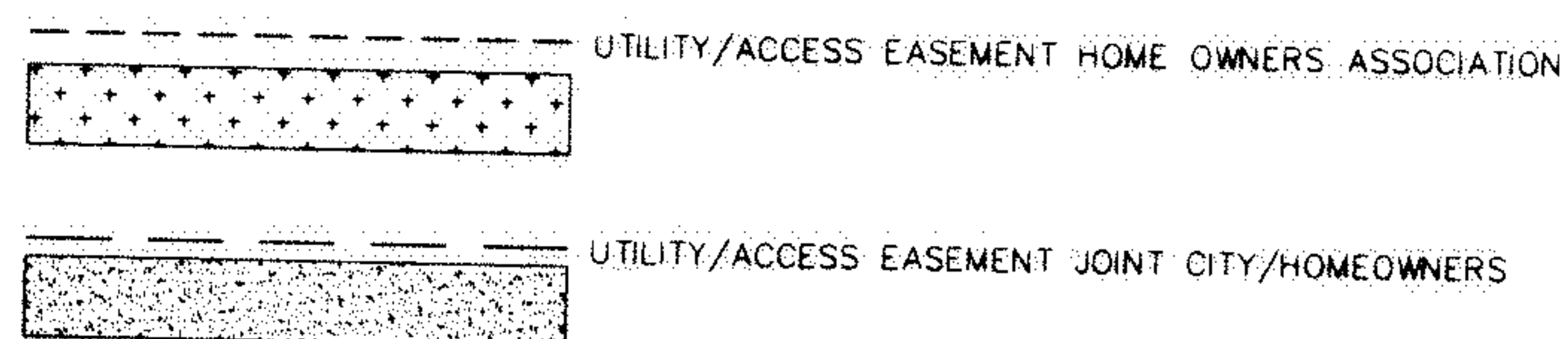
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FINAL PLAT

A PORTION OF THE NORTH HALF OF
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BOISE MERIDIAN, TETON COUNTY, IDAHO.

EASEMENT PLAN



LEGEND



171131

DYER
GROUP LLC
REXBURG, IDAHO
ENGINEERING • PLANNING • MANAGEMENT

FINAL PLAT
MOUNTAINSIDE VILLAGE
PHASE 1
SHEET 3 OF 3 SHEETS

