



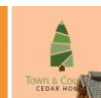
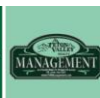
“Local Brokerage, National Results.”

Maps & Documents

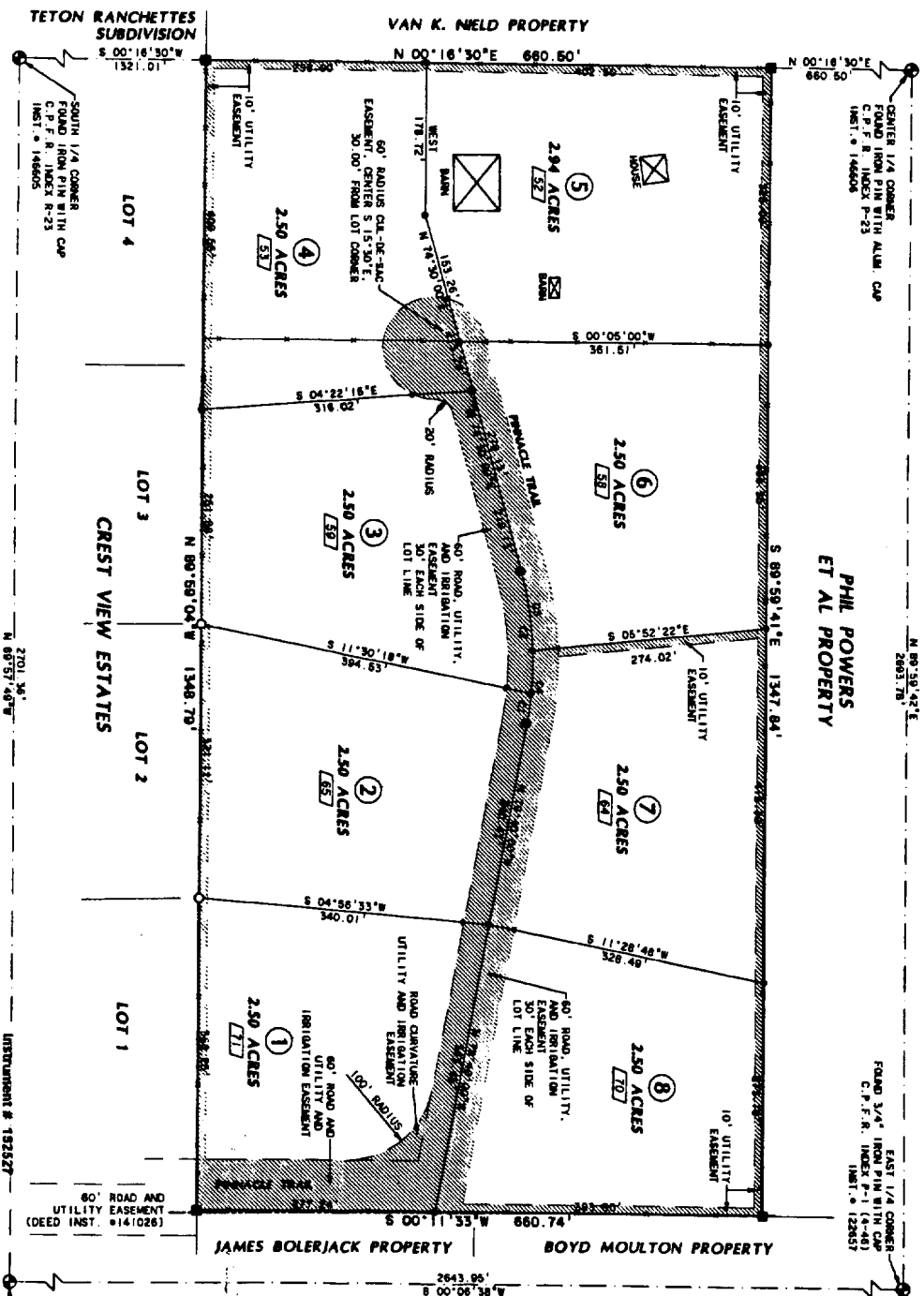
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253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455



CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
C 1	05°05'00"	400.00'	17.76'	35.48'	35.48'	N 82°12'10"E
C 2	20°45'00"	400.00'	73.23'	144.86'	144.07'	S 84°52'10"W
C 3	13°30'00"	400.00'	47.34'	94.25'	94.03'	N 81°15'00"E
C 4	12°20'00"	400.00'	43.22'	86.10'	85.94'	S 85°50'00"E



PHIL POWERS
ET AL PROPERTY

EAST 1/4 CORNER
FOUND 3/4" IRON PIN WITH CAP
C.P.F.R. INDEX P-1 (4-48)
INST. # 122657

CENTER 1/4 CORNER
FOUND IRON PIN WITH ALUM. CAP
C.P.F.R. INDEX P-23
INST. # 146608

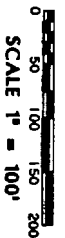
TETON RANCHETTES
SUBDIVISION
S 00°16'30"E 680.60'
1321.01'

VAN K. NIELD PROPERTY
N 00°16'30"E 680.60'

JAMES BOLERJACK PROPERTY
BOYD MOULTON PROPERTY

ROAD AND
UTILITY EASEMENT
(DEED INST. #141026)

SE CORNER SECTION 24
FOUND 1/2" IRON PIN
C.P.F.R. INDEX R-1 (4-48)
INST. # 91155



DATE OF BEARING
WAS ESTABLISHED BY THE PROPLETARY
WRECK COORDINATES OF THE SECTION
CORNER SHOWN ON THIS PLAT, AND
PROJECTION WITH THE CENTRAL
MERIDIAN LOCATED AT THE N 1/4
CORNER OF SECTION 15, TWP. 34N.,
RNG. 45E., B.M. 11040
(SCALE FACTOR: 1.000293465)

LEGEND

- ROAD POINT - SET 5/8" IRON WITH WITH CAP INSCRIBED AW ENG 2680
- SET SUBDIVISION CORNER - 5/8" IRON PIN WITH 2" ALUM. CAP INSCRIBED AW ENG 2680
- EXISTING LOT CORNER - FOUND 5/8" IRON PIN WITH CAP INSCRIBED AW ENG 2680
- SET NEW LOT CORNER - 5/8" IRON PIN WITH 2" ALUM. CAP INSCRIBED AW ENG 2680
- ▲ SET REFERENCE MONUMENT - OFFSET AS NOTED 5/8" IRON PINE WITH CAP: AW ENG 2680

- ⊕ SECTION CORNER
- SECTIONAL BREAKDOWN LINE
- FENCE LINE
- BURIED IRRIGATION PIPELINE
- EASEMENT - TYPE AND WIDTH AS NOTED
- BUILDING OR STRUCTURE AS NOTED
- STREET ADDRESS OF LOT

SUBMITTED C.L.C. (SRS) 01/31/02 PLAT DATE DRAWN HOK 08/18/02 FINAL PLAT, GDD PROJECT 2002 - 024

RECEIVED
JAN 21 2003

Pinnacle Subdivision

THE S 1/2 NW 1/4 SE 1/4 SECTION 24,
TWP. 44N., RNG. 45E., B.M., TETON COUNTY, IDAHO

Wesley Wilcox
P.O. Box 769
Victor, ID 83455
(208) 787-4142



152527

PLANNING AND 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: 1-16-03

COMMISSIONERS' CERTIFICATE

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED:

DATE: 1/16/03

NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENT OF ANY WATER OR SANITATION ALLEY, OR ROAD WITHIN THIS SUBDIVISION.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAN:

DATE: 1-16-03

ASSESSOR'S CERTIFICATE

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

DATE: 1/16/02

TETON COUNTY FIRE MARSHALL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAN MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY ME:

DATE: 5/20/2002

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT SANITATION RESTRICTIONS AS DESCRIBED IN SECTION 24-1-207-20, IDAHO CODE HAVE BEEN SATISFIED, AND THIS PLAN IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING.

DATE: 11-03-02

CERTIFICATE OF REVIEW

I, THE UNDERSIGNED, BEING A LICENSED ENGINEER IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATIVE TO PLATS:

DATE: 1/16/03

OWNERS' CERTIFICATE

BE IT REMEMBERED THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND BEING DESCRIBED IN THIS INSTRUMENT, HAVE READ AND UNDERSTAND THE CONTENTS OF SAID INSTRUMENT AND KNOW THE CONTENTS AND MEANING OF THE SAME AND INTEND TO BE BOUND BY THE TERMS OF SAID INSTRUMENT AND PROVISIONS OF SAID INSTRUMENT.

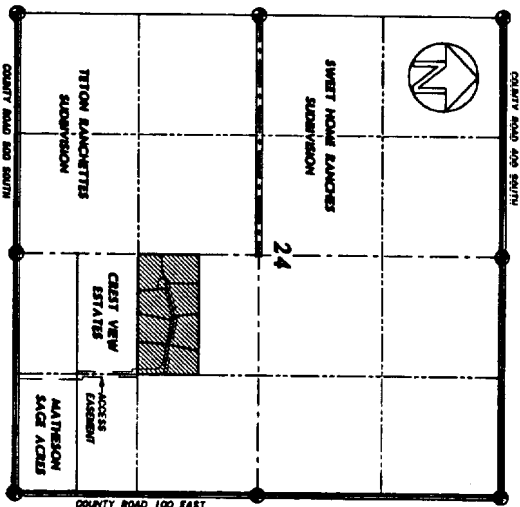
THE SUBDIVISION SHALL BE FINISHED AND COMPLETED WITHIN THE PERIOD OF TIME SPECIFIED IN THIS INSTRUMENT. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS OF COMMITMENT AND RESTRICTIONS TO BE RECORDED WITH THIS PLAN. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS OF COMMITMENT AND RESTRICTIONS TO BE RECORDED WITH THIS PLAN. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS OF COMMITMENT AND RESTRICTIONS TO BE RECORDED WITH THIS PLAN. THE SUBDIVISION IS SUBJECT TO THE RESTRICTIONS OF COMMITMENT AND RESTRICTIONS TO BE RECORDED WITH THIS PLAN.

STATE OF Idaho)
COUNTY OF Teton) ss
I, Wesley Wilcox,
Recorder of Teton County, do hereby certify that this plan was filed this 20th day of November, 2002, by Wesley Wilcox,
Notary Public. Wesley Wilcox Notary Public
My Commission Expires: 10-15-2006



RECORDER'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAN WAS FILED THIS 20th DAY OF NOVEMBER, 2002, AT 1:30 PM AT THE OFFICE OF THE RECORDER OF TETON COUNTY, IDAHO.



VICINITY MAP
SECTION 24, TWP. 4N., 30E. 4E.,
S.W. 1/4, TETON COUNTY, IDAHO
SCALE 1" = 100'

ENGINEER'S STATEMENT ON IRRIGATION

BE IT REMEMBERED THAT THE ENGINEER, Arnold W. Woodsternlake, HAS REVIEWED THE WATER RIGHTS ON THIS PROPERTY AND HAS DEVELOPED A PLAN TO IRRIGATE THE LOTS AS SHOWN ON THIS INSTRUMENT. THE IRRIGATION SYSTEM IS DESCRIBED AS FOLLOWS: THE IRRIGATION SYSTEM WILL PROVIDE WATER TO EACH LOT AND PROVIDE A DOMESTIC FUNCTIONAL IRRIGATION SYSTEM TO DISTRIBUTE THE SAID WATER RIGHTS ACCORDING TO IDAHO LAW.

DATE: 11/11/02

SURVEYOR'S CERTIFICATE

I, Arnold W. Woodsternlake, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I DID CAREFULLY MEASURE THE TRACT OF LAND AS HEREIN PLATED AND DESCRIBED.



PINNACLE SUBDIVISION

5 1/2 NW 1/4 SE 1/4 SEC 24, TWP. 4N., 30E. 4E.,
TETON COUNTY, IDAHO

DESIGNER	WESLEY WILCOX	PROJECT	2002 - 003	SHEET	2 OF 2
DRAWN	WESLEY WILCOX	DATE	08/18/02	PLAT DATE	01/21/03
DATE	08/18/02	PROJECT	2002 - 003	SHEET	2 OF 2
NO. OF LOTS	740	PROJECT	2002 - 003	SHEET	2 OF 2
NO. OF ACRES	93455	PROJECT	2002 - 003	SHEET	2 OF 2
NO. OF ACRES	93455	PROJECT	2002 - 003	SHEET	2 OF 2