



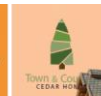
“Local Brokerage, National Results.”

Maps & Documents

Teton Valley Realty or this website makes no representation regarding sufficiency, completeness, or any other matters referred to any documents herein, or information provided on this web site. Teton Valley Realty advises you consult with independent legal counsel regarding these documents. When purchasing real estate, it is advised that you obtain full and complete documents, and not rely on these pages.

Phone: 208.354.2439
Email : info@tetonvalleyrealty.com

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





ALLIANCE

TITLE & ESCROW CORP.

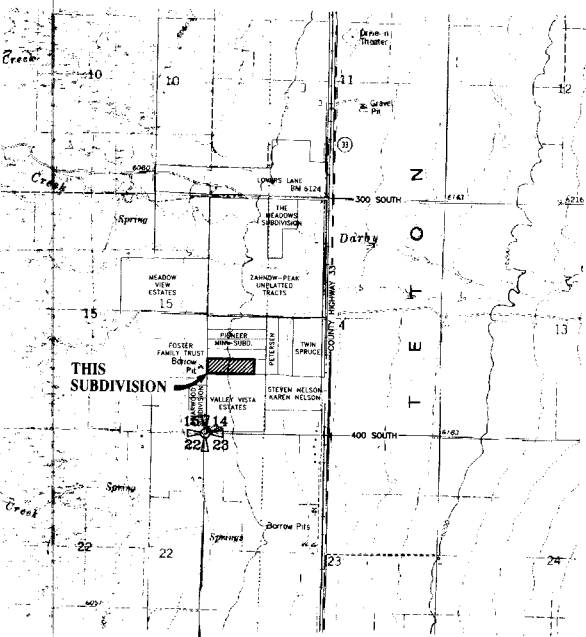
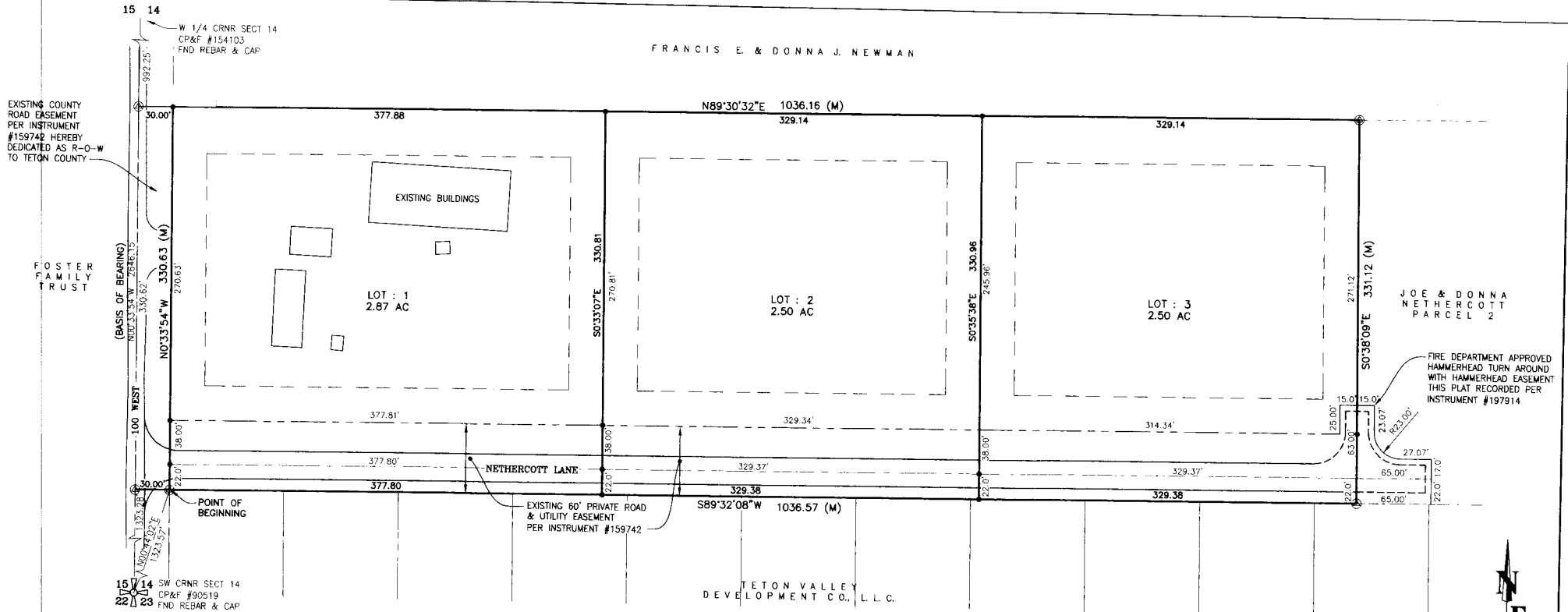
Yes, it matters where you close.

Plat Maps and/or CC&R's

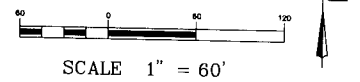
A complete list of our locations and contact information can be found at:

www.alliancetitle.com





VICINITY MAP
SCALE: 1" = 2000'
Located in
Section 14, T4N, R45E
Teton County, Idaho



SCALE 1" = 60'

LEGEND

- SITE BOUNDARY
- - - PROPOSED LOT
- - - EASEMENT AS NOTED
- - - R-O-W AS NOTED
- ⊙ PROPERTY BOUNDARY CORNER FOUND REBAR AND CAP
- SET 3/4"x24 REBAR W/ ALUMINUM CAP "NELSON ENGR. PLS 11543"
- - - BUILDING SETBACK LINE
FRONT: 30'
REAR: 40'
SIDES: 30'

PROJECT TOTALS:
TOTAL ACRES = 8.10 AC
TOTAL LOTS = 1 LOT @ 2.87 AC
2 LOTS @ 2.50 AC
TOTAL: 3 LOTS = 7.87 AC
NEW R-O-W: = 0.23 AC
ZONE: A2.5, URBAN RESERVE

Instrument # 198441
TETON COUNTY, IDAHO
6-26-2008 02:53:00 No. of Pages: 1
Recorded by: NELSON ENGINEERING
MARY LOU HANSEN Fee: 11.00
Ex-Officio Recorder/Deputy
100010 - P.L.T.

JOE & DONNA NETHERCOTT
375 S 100 W
VICTOR, ID 83455
(208) 354-7427



NOTES:
LOTS WILL HAVE INDIVIDUAL
WELLS AND SEPTIC SYSTEMS.

FINAL PLAT		LOCATED IN THE PLAT PREPARED 14 APR 2008	
NETHERCOTT ACRES		S 1/2 S 1/2 NW 1/4 SW 1/4 SECTION 14, TOWNSHIP 4 NORTH, RANGE 45 EAST OF BOISE MERIDIAN, TETON COUNTY, IDAHO	
NELSON ENGINEERING 30 N. 1ST EAST DRIGGS, ID 83422		(208) 354 2087	
SURVEYED: NE JUNE 2006		DRAWN: BJG REVIEW: JS, PE PROJECT NO. 06-168D-01	

SHEET
1 OF 2

CERTIFICATE OF OWNER

KNOW BY ALL MEN THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LANDS SHOWN AND DESCRIBED HEREON HEREBY CERTIFY:

THAT WE HAVE CAUSED THE LAND DESCRIBED TO BE SUBDIVIDED INTO LOTS AND STREETS AND DO HEREBY WARRANT AND SAVE THE COUNTY OF TETON HARMLESS FROM ANY EXISTING EASEMENTS OR ENCUMBRANCES. IT IS THE INTENTION OF WE THE OWNERS TO INCLUDE ALL OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT. THE LOCATION AND THE DIMENSIONS OF THE LOTS AND STREETS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY;

THAT ACCESS TO THIS SUBDIVISION SHALL BE FROM COUNTY ROAD 100 WEST;

THAT COUNTY ROAD 100 WEST IS HEREBY DEDICATED TO TETON COUNTY, IDAHO AS A RIGHT-OF-WAY FOR ROADWAYS, DRAINAGE, AND UTILITIES;

THAT THE HAMMERHEAD EASEMENT IS HEREBY GRANTED TO THE TETON COUNTY FIRE DISTRICT FOR ACCESS AND TURN-AROUND PURPOSES;

THAT IT HAS BEEN DETERMINED THAT THIS SUBDIVISION DOES NOT LIE INSIDE FEMA REGULATED FLOOD HAZARD AREAS PER FIRM MAP #18081C0150 C DATED AUGUST 4, 1988;

THAT THIS SUBDIVISION IS SUBJECT TO THAT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, TO BE RECORDED CONCURRENTLY WITH THIS PLAT;

THAT THE FOREGOING SUBDIVISION OF SAID LANDS AS SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS;

THAT THE NAME OF THE SUBDIVISION IS TO BE NETHERCOTT ACRES;

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 SOUTH 1/2 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 SECTION 14, TOWNSHIP 4 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, TETON COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14, SAID CORNER IS MARKED WITH A REBAR AND CAP AND IS ON FILE IN THE TETON COUNTY CLERK'S OFFICE, TETON COUNTY, IDAHO AS CORNER PERPETUATION AND FILING RECORD #90519; THENCE THE FOLLOWING COURSES:

THENCE N00°44'02"E 1323.57 FEET TO A REBAR AND ALUMINUM CAP, AND THE POINT OF BEGINNING;

THENCE N00°33'54"W 330.63 TO A REBAR AND ALUMINUM CAP BEARING THE INSCRIPTION "NELSON ENGR PLS 11543";

THENCE N89°30'32"E 1036.16 FEET TO A REBAR AND PLASTIC CAP BEARING THE INSCRIPTION "AW ENG 2860";

THENCE S00°38'09"E 331.12 FEET TO A REBAR AND PLASTIC CAP BEARING THE INSCRIPTION "AW ENG 2860";

THENCE S89°32'08"W 1036.57 FEET TO THE POINT OF BEGINNING.

THIS DESCRIPTION CONTAINS 7.87 ACRES MORE OR LESS.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS N00°33'54"E FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14.

Joe Nethercott
JOE NETHERCOTT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOE NETHERCOTT.

THIS 20th DAY OF June, 2008.

WITNESS MY HAND AND OFFICIAL SEAL.

STATE OF Idaho

COUNTY OF Teton

NOTARY PUBLIC *Debbie S. Smith*

MY COMMISSION EXPIRES 8/28/2012



COUNTY COMMISSIONERS' CERTIFICATE

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

6-25-08
DATE
[Signature]
CHAIRPERSON, COUNTY COMMISSIONERS

IRRIGATION CERTIFICATE:

THIS PROPERTY REMAINS IN AN IRRIGATION DISTRICT AND A SUITABLE IRRIGATION WATER DELIVERY SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805 SUBSECTION (1)(b).

6-24-08
DATE
[Signature]
CHERRY GROVE IRRIGATION DISTRICT

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED SUBJECT TO THE INFORMATION CONTAINED IN THE ATTACHED SANITARY RULES AND REGULATIONS. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

17 Jun 08
DATE
[Signature]
DISTRICT HEALTH DEPARTMENT, EHS

PLANNING AND ZONING CERTIFICATE

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS ACCEPTED AND APPROVED.

6/25/08
DATE
[Signature]
CHAIRPERSON, PLANNING AND ZONING

ASSESSOR'S CERTIFICATE

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

6-17-08
DATE
[Signature]
COUNTY ASSESSOR

TETON COUNTY FIRE MARSHAL CERTIFICATE

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.

6-17-08
DATE
[Signature]
TETON COUNTY FIRE MARSHALL

COUNTY TREASURER'S CERTIFICATE

PER THE REQUIREMENTS OF IDAHO CODE 50-1308, I, THE UNDERSIGNED COUNTY TREASURER, IN AND FOR THE COUNTY OF TETON, STATE OF IDAHO, DO HEREBY CERTIFY THAT ALL DELINQUENT AND CURRENT COUNTY PROPERTY TAXES HAVE BEEN PAID IN FULL ON THE LAND DESCRIBED ON THIS PLAT.

6-17-08
DATE
[Signature]
COUNTY TREASURER

CERTIFICATE OF REVIEW

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED IN SECTION 50-1301 OF THE IDAHO CODE.

6/24/08
DATE
[Signature]
SURVEYOR
8252
REG. NO.

CERTIFICATE OF SURVEYOR

I, JIM HANLON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NO. 11543, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

THAT THIS PLAT WAS MADE FROM THE NOTES OF SURVEYS MADE BY ME OR UNDER MY DIRECTION, IN JUNE OF 2006 AND FROM RECORDS OF THE CLERK OF TETON COUNTY;

THAT IT CORRECTLY REPRESENTS THE LAND DESCRIBED IN THE CERTIFICATE OF OWNERS HEREON, AND CONFORMS TO THE APPLICABLE SECTION OF THE IDAHO CODE.



James F. Hanlon
Jim Hanlon, Idaho LS No. 11543
6/24/08
Date

RECORDER'S CERTIFICATE

STATE OF IDAHO))SS
COUNTY OF TETON)
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____
DAY OF _____, 2008, AT THE REQUEST OF
JOE AND DONNA NETHERCOTT
INSTRUMENT NO. _____
COUNTY RECORDER _____

Instrument # 198441
TETON COUNTY, IDAHO
6-26-2008 02:53:00 No. of Pages: 1
Recorded for: NELSON ENGINEERING
MARY LOU HANSEN
Ex-Officio Recorder Deputy *[Signature]* Fee: 11.00
11:12:12 AM

FINAL PLAT		LOCATED IN THE	PLAT PREPARED 20 MAY 2008
NETHERCOTT ACRES		S 1/2 S 1/2 NW 1/4 SW 1/4 SECTION 14, TOWNSHIP 4 NORTH, RANGE 45 EAST OF BOISE MERIDIAN, TETON COUNTY, IDAHO	SHEET 2 OF 2
NELSON ENGINEERING	30 N. 1ST EAST	DRIGGS, ID 83422	(208) 354 2087
SURVEYED: NE JUNE 2006	DRAWN: BJK	REVIEW: JS, PE	PROJECT NO. 06-166D-01

5/20/08 2:08 PM C:\FBI\MAIL\PROFESSIONALS\MARYLOU\JUN06\FINAL PLAT CERT SHEET PLATED 7/1/08

