



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

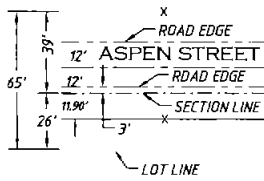
## Maps & Documents

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

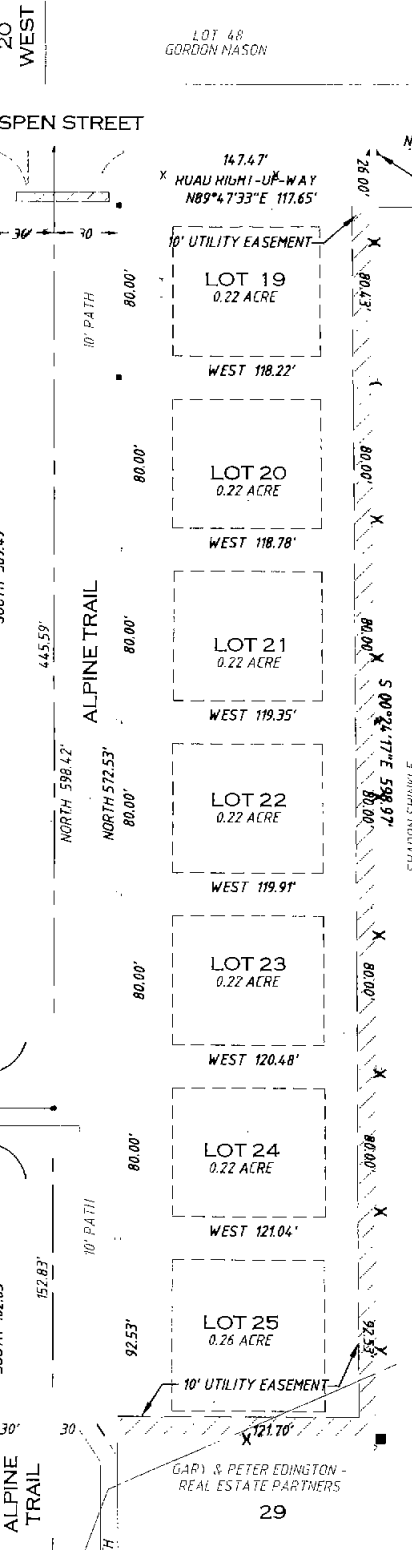
253 S. Main St. Box 604, Driggs ID 83422  
57 S Main St. # 210 Victor, ID 83455





**CURVE DATA TABLE**

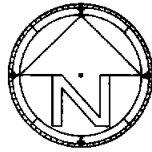
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	50.00	78.54	50.00	70.71	S45°00'00"E
C2	90°00'00"	20.00	31.42	20.00	28.28	S45°00'00"E
C3	90°00'00"	20.00	31.42	20.00	28.28	N45°00'00"E
C4	90°00'00"	20.00	31.42	20.00	28.28	N45°00'00"W



FOUND 5/8" IRON PIN  
NE CORNER SECTION 11  
C.P.F.R. E-21 #122678

**AREA/UNITS/DENSITY TABLE**

AREA	LOTS	UNITS	ACRES	DENSITY
TOTAL ROADS	-	-	2.10	26.52 %
SINGLE FAMILY	1-25	25	5.82	73.48 %
PROJECT TOTAL	25	25	7.92	-



0 25 50 75 100  
SCALE 1" = 50'

**SUBDIVISION NOTES**

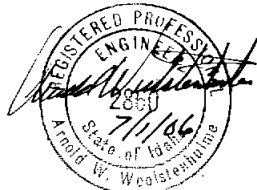
1. ALL LOTS ARE SINGLE FAMILY RESIDENTIAL
2. THE SEWER SYSTEM IS A CENTRAL SYSTEM CONNECTED TO THE CITY OF VICTOR SEWER SYSTEM IN ASPEN STREET.
3. THE WATER SYSTEM IS A CENTRAL WATER SYSTEM CONNECTED TO THE CITY OF VICTOR WATER SYSTEM IN ASPEN STREET.
4. SOLID WASTE DISPOSAL BY COUNTY VIA VOORHEES SANITATION.
5. NO FLOODPLAINS EXIST WITHIN THIS PROJECT.
6. PROJECT IS ZONED PR.

**LEGEND**

- SECTION CORNER FOUND OR SET AS NOTED
- ▲ SUBDIVISION POINT OF BEGINNING - SET 2"x24" ALUMINUM PIPE WITH CAP INSCRIBED: AW ENG 2860
- SUBDIVISION CORNER - FOUND IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- LOT CORNER AND ROAD POINTS - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- X — PROPERTY BOUNDARY
- X — PROPOSED NEW FENCE LINE
- - - SECTIONAL BREAKDOWN LINE
- - - ROAD CENTER LINE
- ▨ VALLEY GUTTER
- ▨ EASEMENT - TYPE AND WIDTH AS NOTED
- - - SETBACKS: FRONT & REAR 25 FT., SIDE 10 FT.

**SURVEYOR'S CERTIFICATE**

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



179087

**Instrument # 179087**  
DRIGGS, TETON, IDAHO  
2006-08-01 10:35:32 No. of Pages: 2  
Recorded for: A W ENGINEERING  
NOLAN G. BOYLE  
Ex-Officio Recorder Deputy  
Index to PLAT

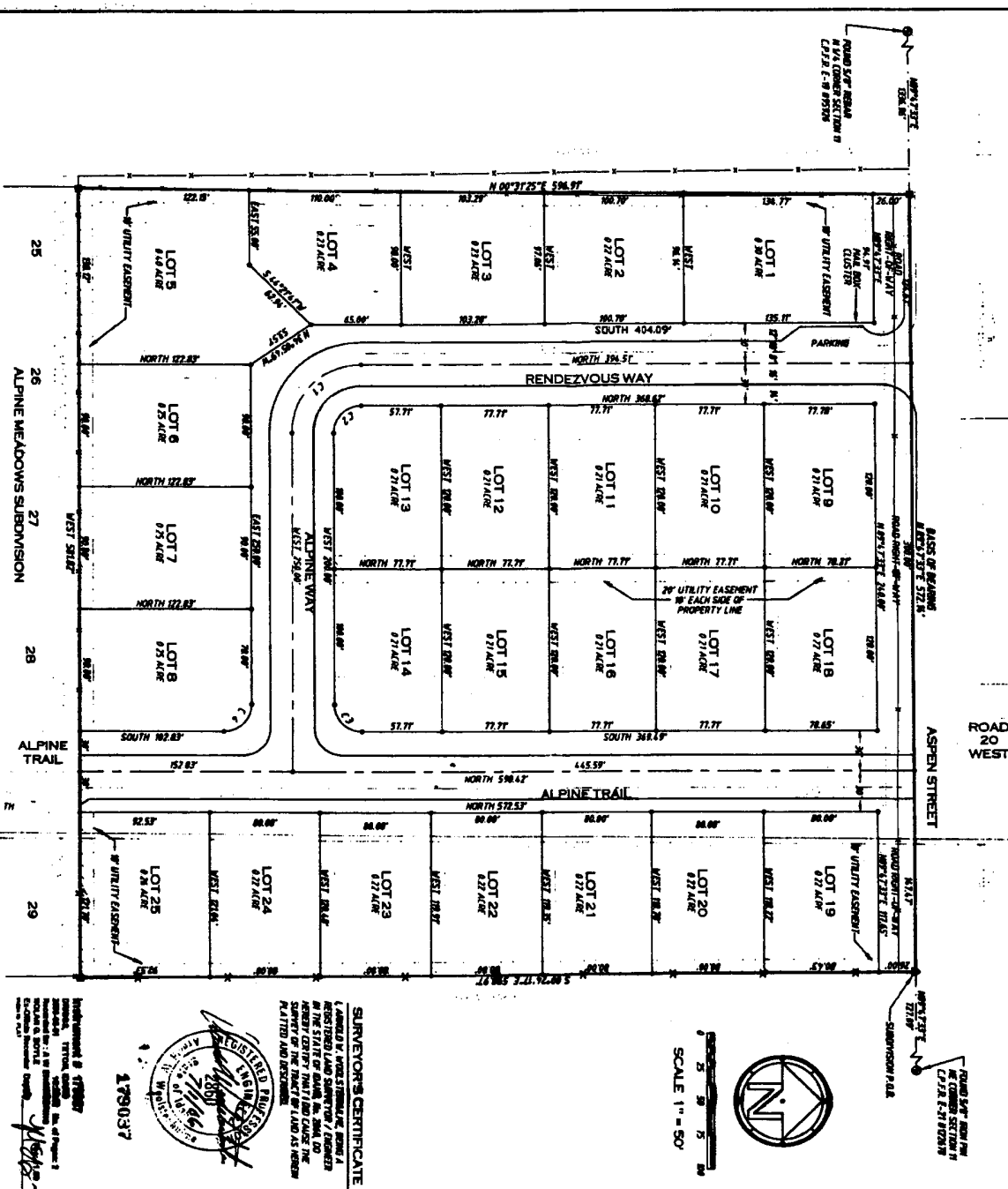
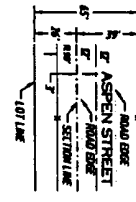
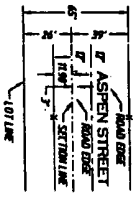
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AUG 01 2006  
TETON CO. ID  
TETON CO. ID

**RENDEZVOUS MEADOWS SUBDIVISION**

PART OF THE W 1/4 NE 1/4 NE 1/4 SECTION 11, TWP. 3N., RNG. 4SE., B.M., TETON COUNTY, IDAHO

RENDEZVOUS PARTNERS, L.L.C.  
H. KENNETH DUNN (MANAGING MEMBER)  
326 NORTH 300 WEST  
Teton, Idaho 83452  
(208) 456-2215

**AW ENGINEERING**  
255 South Main P.O. Box 199  
Victor, Idaho 83455  
(208) 787-2952 aweng@tetontel.com  
CITY OF VICTOR | SHEET 1 OF 2



ROUND CORNER PER THE ALPINE TRAIL SUBDIVISION CASE L-9-9530



SCALE 1" = 50'

**SURVEYOR'S CERTIFICATE**  
 I, ANDREW P. WOOD, STATE LICENSED SURVEYOR, REGISTERED LAND SURVEYOR, LICENSE NO. 10000, IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THE COURSE THE PLATTED AND DESCRIBED LAND IS FROM



179037

**CURVE DATA TABLE**

CURVE	BEYOND	BEFORE	ARC	TANGENT	CHORD	CHORD BEARING
C1	92.50'	92.50'	92.50'	92.50'	92.50'	S55°00'00"W
C2	92.50'	92.50'	92.50'	92.50'	92.50'	S55°00'00"W
C3	92.50'	92.50'	92.50'	92.50'	92.50'	S55°00'00"W
C4	92.50'	92.50'	92.50'	92.50'	92.50'	S55°00'00"W

**AREA/UNITS/DENSITY TABLE**

AREA	LOTS	UNITS	ACRES	DENSITY
TOTAL MAPS	1.5	25	5.82	24.3 X
SUBDIVISION	25	25	1.50	16.7 X

- SUBDIVISION NOTES**
1. ALL LOTS ARE SINGLE FAMILY RESIDENTIAL.
  2. THE SEWER SYSTEM IS A CENTRAL SYSTEM CONNECTED TO THE CITY OF WYOMING SEWER SYSTEM IN ASPEN STREET.
  3. THE WATER SYSTEM IS A CENTRAL WATER SYSTEM CONNECTED TO THE CITY OF WYOMING WATER SYSTEM IN ASPEN STREET.
  4. SOLID WASTE DISPOSAL BY COUNTY VIA WOODRICK SANITATION.
  5. NO RECORDABLE COST WITHIN THIS PROJECT.
  6. PROJECT IS ZONED R-1.

- LEGEND**
- SECTION CORNER FOUND OR SET AS NOTED
  - ▲ SUBDIVISION POINT OF BEGINNING - SET 7'-24" ALONG THE VERTICAL RECORDS, AND FROM ROAD
  - SUBDIVISION CORNER - FOUND FROM THE VERTICAL RECORDS AND FROM ROAD
  - LOT CORNER AND ROAD POINTS - SET 15'-0" FROM THE VERTICAL RECORDS AND FROM ROAD
  - PROPERTY BOUNDARY
  - PROPOSED NEW FENCE LINE
  - SECTIONAL BREAKDOWN LINE
  - ROAD CENTER LINE
  - VALLEY GUTTER
  - EASEMENT - TYPE AND WIDTH AS NOTED
  - SETBACKS FROM ROAD 25 FT., SIDE 9 FT.

**FINAL PLAT FOR:**  
**RENDEZVOUS MEADOWS SUBDIVISION**  
 PART OF THE V/2 SEC 14, T14N, R10E, S14E, RNDL COE, B.N., TETON COUNTY, WYOMING

PREPARED BY: **AW PARTNERS, LLC**  
 200 N. WYOMING STREET, SUITE 100  
 ASPEN, WYOMING 81602  
 PHONE: 970-925-2200  
 FAX: 970-925-2200

DATE: 07/17/2024  
 SHEET 1 OF 2

**PLANNING AND ZONING APPROVAL**

PRESENTED TO THE VICTOR CITY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH THE SUBDIVISION WAS APPROVED AND ACCEPTED:

*Steph A. Clark* 7/19/06 DATE

**CITY OF VICTOR APPROVAL**

WE THE OFFICIALS OF THE CITY OF VICTOR HAVE HEREBY APPROVED THE SUBDIVISION AS REPRESENTED BY THE FOLLOWING:

*Steph A. Clark* 7-19-06 DATE

CITY ENGINEER

*Steph A. Clark* 7-19-06 DATE

CITY ATTORNEY

**TREASURER'S CERTIFICATE**

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

*Steph A. Clark* 7/19/06 DATE

**ASSESSOR'S CERTIFICATE**

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

*Bonnie Good* 7/21/06 DATE

**HEALTH DEPARTMENT CERTIFICATE**

SAINTMARY ASSISTINGS AS REQUIRED BY BOARD CODE, TITLE 24 CHAPTER 20 HAVE BEEN SATISFIED SUBJECT TO THE INFORMATION CONTAINED IN THE ATTACHED SAINTMARY REGISTRATION AND RETENTION RECORDS. SAINTMARY ASSISTINGS MAY BE REOPENED IN ACCORDANCE WITH SECTION 20-209, BOARD CODE OF THE RESOLUTION OF A CERTIFICATE OF DISQUALIFICATION.

*Michelle* 3/26/06 DATE

**TETON COUNTY FIRE MARSHAL**

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

*Bob S. Reed* 7/21/06 DATE

**ENGINEERS STATEMENT ON IRRIGATION**

THIS PROPERTY BEING IN THE FINAL CHECK REGISTRATION DISTRICT AND A SURVEY BEING MADE IN THE SECTION 21-30-06, SUBJECT TOWN 114 AS SHOWN ON THE APPROVED AMENDMENT SYSTEM DRAWING ON FILE IN THE OFFICE OF A-L-E ENGINEERING.

*Michelle* DATE

**CERTIFICATE OF REVIEW**

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FIND THAT IT COMPLETS WITH THE TETON COUNTY FIRE CODE RELATING TO PLANS AND SURVEYS.

*Steph A. Clark* 7-8-06 DATE

**OWNERS' CERTIFICATE**

WE HEREBY CERTIFY THAT WE, THE UNDERSIGNED OWNERS OF THE PROPERTY AS HEREIN PLATTED AND DESCRIBED, GIVE FULL AND COMPLETE CONSENT AND APPROVAL TO THE SUBDIVISION OF SAID DESCRIBED LANDS AND PROVISIONS OF SAID DESCRIBED SUBDIVISION.

THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM ASPEN STREET AND 400TH STREET.

THAT SAID SUBDIVISION SHALL BE BOUND AS REPRESENTED BY SAID PLAN.

THAT SAID ROADWAYS SHALL BE ON THE PLAT AND HEREBY DESIGNATED AS PUBLIC ROADS.

THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS OF WAY OR EASEMENTS OF SAID RECORD AND AS INDICATED BY THIS PLAN.

THAT THE SUBDIVISION SHALL WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A REMOVED STREET WITHIN THE CITY'S 3000' ZONE.

THAT THE REMOVED IN FRONT UTILITY EASEMENT IS FOR THE USE OF WATER LINES, ELECTRIC, TELEPHONE, CABLE TV LINES AND OTHER UTILITIES AS APPROVED BY THE HOME OWNERS ASSOCIATION.

THAT THE SUBDIVISION IS SUBJECT TO THE REGULATION OF CONVEYANCES AND RESTRICTIONS TO BE RECORDED WITH THIS PLAN.

DESCRIPTION OF LANDS BEING DIVIDED:  
A PART OF THE W 1/2 NE 1/4 NE 1/4 SECTION 11, T11P, 3N, 10E, 43R, B1M, TETON COUNTY, IDAHO, BEING PART OF THE PLAT AS SHOWN ON THE PLAN, FROM THE NE CORNER OF SAID SECTION 11, T11P, 3N, 10E, 43R, B1M, FEET ALONG THE NORTHERN SECTION LINE OF SAID SECTION 11 TO THE POINT OF BEGINNING, 500.00 FEET TO A POINT; THENCE N 89°27'52" E, 57.71 FEET TO A POINT; THENCE N 0°27'52" E, 57.71 FEET TO A POINT; THENCE S 89°27'52" E, 57.71 FEET TO THE POINT OF BEGINNING. CONTAINING 2.82 ACRES MORE OR LESS.

*Michelle* 7/19/06 DATE

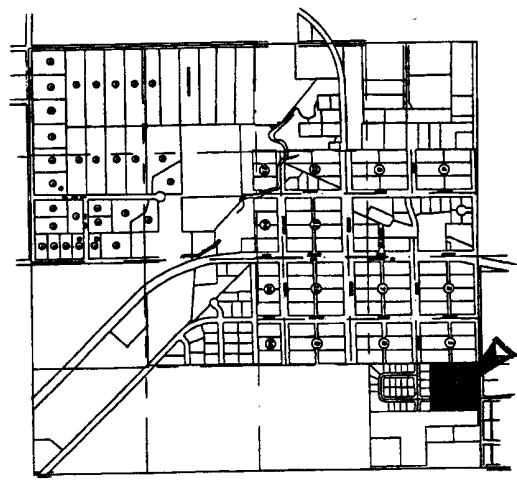
STATE OF Idaho, SS

COUNTY OF Teton, ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF July, 2006, BY H. RENDEZVOUS MEADOWS, WITNESS MY HAND AND OFFICIAL SEAL.

*Michelle* Notary Public

MY COMMISSION EXPIRES 11/15/2008



**VICINITY MAP**  
CITY OF VICTOR  
SECTION 11, T11P, 3N, 10E, 43R, B1M,  
TETON COUNTY, IDAHO  
1" = 800'

**SURVEYOR'S CERTIFICATE**

I, LANDON W. VORSTER, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE CAUSED THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



**RECORDERS CERTIFICATE**

STATE OF IDAHO 1 SS  
COUNTY OF TETON 1 SS  
I, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN FILED THIS 14 DAY OF July, 2006, AT \_\_\_\_\_ AM.

QUANTITY RECORDED \_\_\_\_\_

**EXHIBIT "B"**

**RENDEZVOUS MEADOWS SUBDIVISION**

PART OF THE W 1/2 NE 1/4 NE 1/4 SECTION 11, T11P, 3N, 10E, 43R, B1M, TETON COUNTY, IDAHO

RENDEZVOUS MEADOWS SUBDIVISION  
L. RENDEZVOUS MEADOWS  
H. RENDEZVOUS MEADOWS  
320 NORTH 300 WEST  
TETON, IDAHO 83425  
PHONE 338-2725

AW  
320 NORTH 300 WEST  
TETON, IDAHO 83425  
PHONE 338-2725

PROJECT NO. 2005-009  
CITY OF VICTOR 1 SHEET 2 OF 2

SUBMITTED	APPROVED	CONGRESSIONAL	ORDINANCE NO.	6/21/06	3005-009	NORTH ALPINE MEADOWS/SLANG	REVISED DATE	06/17/06
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