



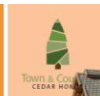
**“Local Brokerage, National Results.”**

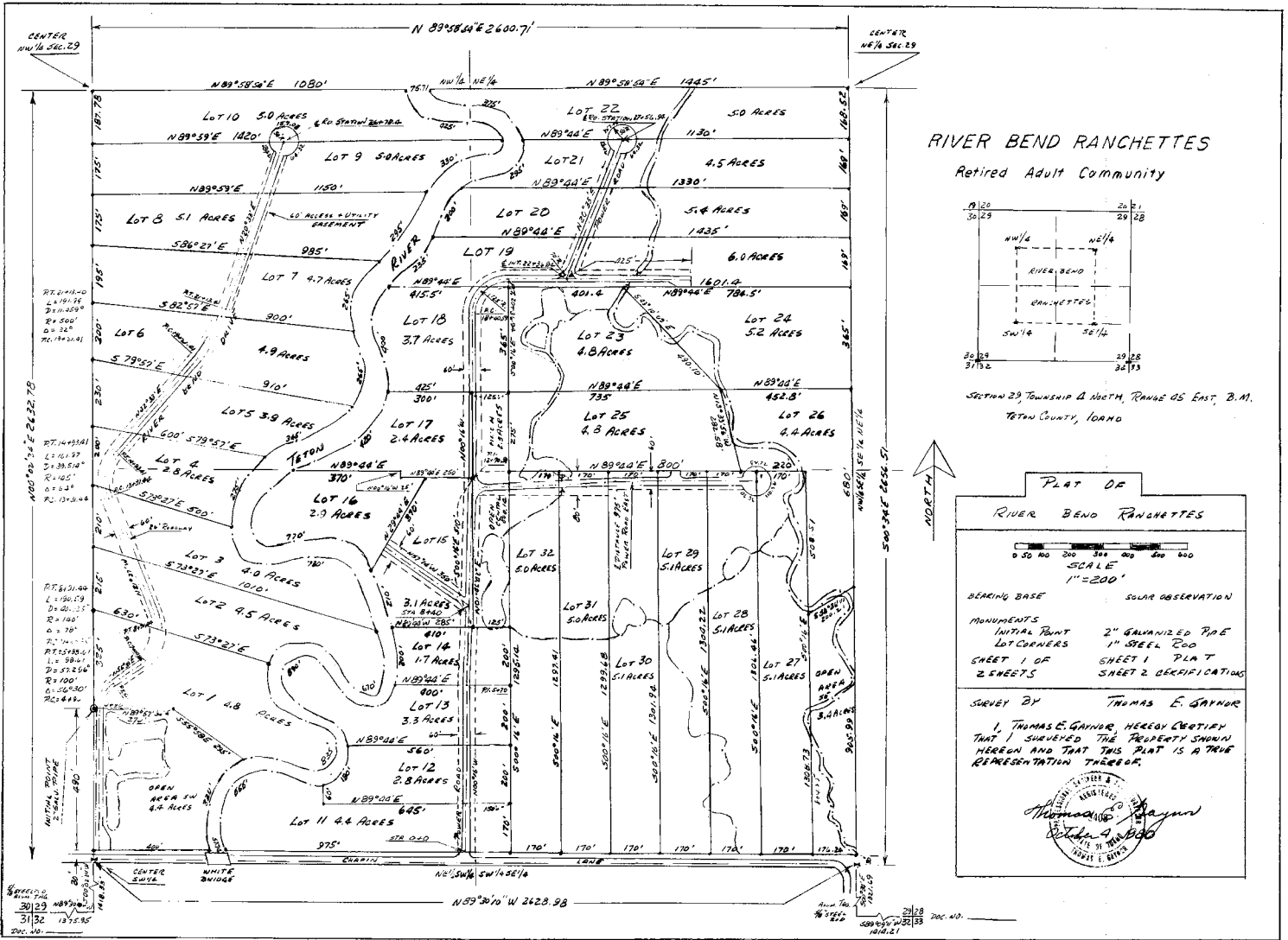
## Maps & Documents

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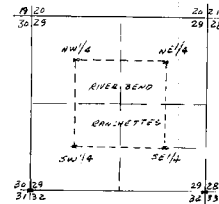
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**RIVER BEND RANCHETTES**  
Retired Adult Community



SECTION 29, TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M.  
TETON COUNTY, IDAHO

**PLAT OF**  
**RIVER BEND RANCHETTES**

0 50 100 200 300 400 500 600  
**SCALE**  
1" = 200'

BEARING BASE	SOLAR OBSERVATION
MONUMENTS	INITIAL POINT
LOT CORNERS	2" GALVANIZED PIPE
SHEET 1 OF 2 SHEETS	1" STEEL ROD
	SHEET 1 PLAT
	SHEET 2 CERTIFICATIONS

SURVEY BY **THOMAS E. GAYNOR**

I, THOMAS E. GAYNOR, HEREBY CERTIFY THAT I SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF.

*Thomas E. Gaynor*

OWNER CERTIFICATION

A portion of the SE 1/4 of the SW 1/4, a portion of the NW 1/4 and the SE 1/4 of Section 29, Township 4 North, Range 45 East, Boise Meridian, more particularly described as follows:

Begin at the Southwest corner of Section 29, Township 4 North, Range 45 East, Boise Meridian, running thence S89°30'10" E 1375.95 feet, thence N00°02'01" E 1118.25 to the true point of beginning; running thence S00°02'20" E 7632.79 feet, thence N09°58'53" E 7600.71 feet, thence S00°01' E 2056.53 feet, thence S09°30'10" E 2628.08 feet to the true point of beginning less the following described lands:

Commencing at the center point of Section 29, Township 4 North, Range 45 East, Boise Meridian, said center point being S89°30'10" E 1311.49 feet and N00°02'01" E 1315.00 feet from the Southwest corner of Section 29; running thence North 275 feet, thence West 315 feet to the centerline of Teton River, thence southeasterly along the centerline of the river to the West-West centerline of Section 29, thence East 100 feet, thence South 25 feet, thence East 250 feet, thence North 25 feet to the center point of Section 29.

The above described lands, containing 155.4 acres, are owned by the undersigned and it is their intention to subdivide the lands and grant easements as indicated on plot of said lands.

Date Mar. 3, 1983 Owner Alan M. Shreck  
Owner Wayne J. Shreck

STATE OF Idaho  
COUNTY OF Blaine

On this 3rd day of March, in the year 83 before me Wayne J. Shreck, a Notary Public in and for the State of Idaho, personally appeared Alan M. Shreck and Wayne J. Shreck known to me to be the persons whose names are subscribed to the certification of River Bend Ranchettes Subdivision, and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first written.

Wayne J. Shreck  
Notary Public  
Residing at Blaine, Idaho  
My commission expires 7-12-82

Date 3/16/83 Owner Wayne J. Shreck  
Owner Shirley M. Shreck

STATE OF California  
COUNTY OF Butte

On this 8 day of March, in the year 1983 before me Edward J. Gurey, a Notary Public in and for the State of California, personally appeared Wayne J. Shreck and Shirley M. Shreck known to me to be the persons whose names are subscribed to the certification of River Bend Ranchettes Subdivision, and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first written.

Edward J. Gurey  
OFFICIAL SEAL  
NOTARY PUBLIC  
COUNTY OF BUTTE  
STATE OF CALIFORNIA  
My commission expires August 23, 1983  
Residing at Blaine, Idaho  
My commission expires

Date March 4, 1983 Owner Wayne J. Shreck  
Owner Charlotte S. Fowler

STATE OF Idaho  
COUNTY OF Blaine

On this 4th day of March, in the year 83 before me Wayne J. Shreck, a Notary Public in and for the State of Idaho, personally appeared Wayne J. Shreck and Charlotte S. Fowler known to me to be the persons whose names are subscribed to the certification of River Bend Ranchettes Subdivision, and acknowledged to me that they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first written.

Wayne J. Shreck  
Notary Public  
Residing at Blaine, Idaho  
My commission expires March 22, 1984

PLANNING AND ZONING COMMISSION

This application to River Bend Ranchettes, accepted and approved this 29 day of March, 1983

David H. Johnson  
Chairman

BOARD OF COUNTY COMMISSIONERS  
Teton County, Idaho  
CERTIFICATE OF APPROVAL AND ACCEPTANCE

Be it known that the River Bend Ranchettes subdivision is hereby approved, subject to the following conditions: that the County will not be held responsible for the construction or maintenance of any nature of any street, alleyway, or road within said subdivision boundaries.

DATED \_\_\_\_\_

ATTEST:

Wayne J. Shreck  
Clerk

BOARD OF COUNTY COMMISSIONERS  
County of Teton  
Larry Cook Mar 29, 1983  
Chairman

TETON COUNTY CLERK AND RECORDER

I hereby certify that the plat of River Bend Ranchettes was filed for record in the office of the recorder of Teton County, Idaho on the 29th day of March, 1983 at 5:00 P.M. and recorded in plat Book No. 178 at Page 100 Document No. \_\_\_\_\_

Wayne J. Shreck  
Teton County Clerk & Recorder  
By Bonnie Bruce

SUPPLEMENTAL  
CERTIFICATION

RIVER BEND RANCHETTES

Bearing Base Solar Observation  
Monuments Initial Point 2" Galvanized Pipe  
Lot Corners 1" Steel Rod  
Sheet 2 of Sheet 1 Plat  
2 Sheets Sheet 2 Certification

Scale  
1" = 200'

This supplemental certification of River Bend Ranchettes has been prepared to increase the area of Lot 1 to 9.2 acres by combining the 4.1 acre open area with Lot 1.