



“Local Brokerage, National Results.”

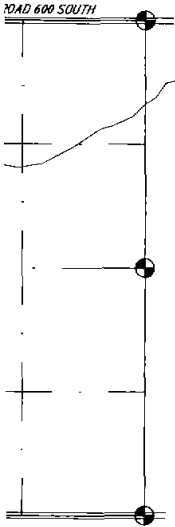
Maps & Documents

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Email : info@tetonvalleyrealty.com

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





OWNERS' CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS: THAT THE NAME OF THE SUBDIVISION SHALL BE SHIRE RIDGE; THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROADS "700 SOUTH AND 175 WEST"; THAT SHIRE RIDGE DRIVE AND SHIRE RIDGE LANE ARE TO BE 60 FOOT PRIVATE ROAD AND UTILITY EASEMENTS; THAT RIGHTS OF ACCESS ON SHIRE RIDGE DRIVE AND SHIRE RIDGE LANE ARE GRANTED FOR NORMAL SERVICES, DELIVERIES, POLICE AND EMERGENCY SERVICES; THAT THE SUBDIVISION IS SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD; THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF SIGHT OR RECORD, AND AS DEDICATED BY THIS PLAT; THAT THE DEDICATED EASEMENTS ARE FOR THE USE OF SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES; THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM ACT STATED IN IDAHO CODE SECTION 22-4500, AND DOES RECOGNIZE THE NEIGHBORING LAND UNDER THIS LAW;

DESCRIPTION OF LANDS BEING DIVIDED:

THE SE 1/4 SW 1/4 AND A PORTION W 1/2 SW 1/4 SE 1/4 SECTION 34, TWP. 4N., RNG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
 FROM THE S 1/4 CORNER SECTION 34, THENCE N 00°16'27"E, 30.00 FEET TO THE POINT OF BEGINNING;
 THENCE S 89°59'22"W, 1289.25 FEET TO A POINT;
 THENCE N 00°15'11"E, 1289.33 FEET TO A POINT;
 THENCE S 89°58'07"E, 1324.60 FEET TO A POINT;
 THENCE S 00°09'47"W, 1297.36 FEET TO A POINT;
 THENCE S 89°59'22"W, 37.39' FEET TO THE POINT OF BEGINNING.

CONTAINS 39.50 ACRES MORE OR LESS.

Vern Woolstenhulme
 VERN WOOLSTENHULME
Bonnie Woolstenhulme
 BONNIE WOOLSTENHULME

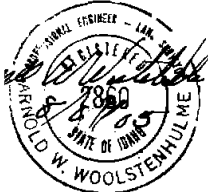
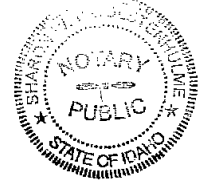
Woolstenhulme, HAS REVIEWED THE PLATES THAT THERE ARE SHARES COMPANY. AN IRRIGATION PLAN HAS OR DISTRIBUTION OF SAID WATER IDAHO AND THE RULES AND COMPANY.

STATE OF _____)
) SS
 COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF July, 2005 BY Vern Woolstenhulme & Bonnie Woolstenhulme
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *Sharon N. Woolstenhulme*

MY COMMISSION EXPIRES: 10/15/2008



RECORDED

Instrument # 169963
 DRIGGS, TETON, IDAHO
 2005-08-03 08:41:31 No. of Pages: 1
 Recorded for: A W ENGINEERING
 NOLAN G. BOYLE
 Ex-Officio Recorder Deputy Fee: 10.00
 Index to: PLAT *in blue*

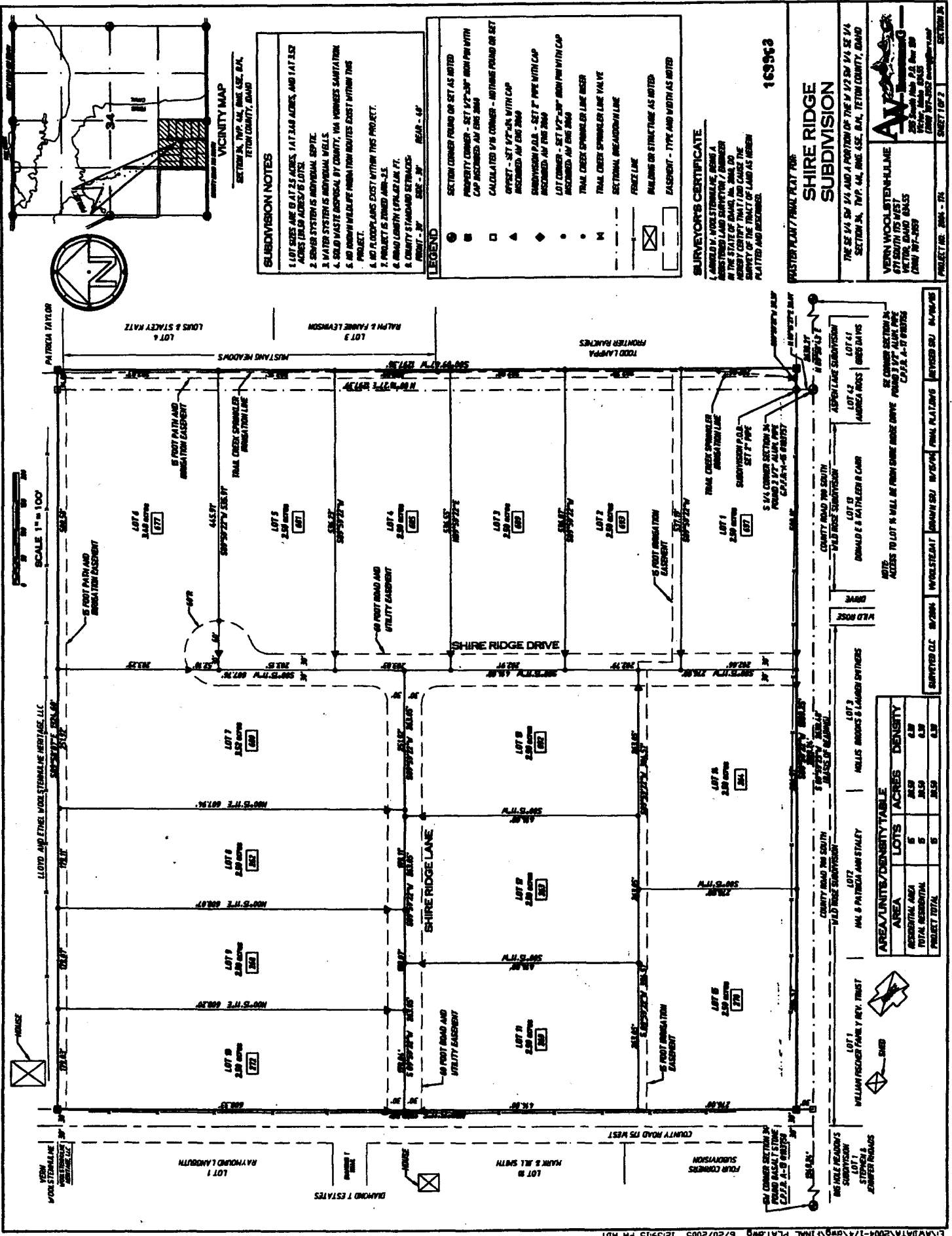
RECORDER'S CERTIFICATE

STATE OF IDAHO)
) SS
 COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 200____, AT _____ AT THE REQUEST OF _____ INSTRUMENT NUMBER _____

 COUNTY RECORDER

MASTER PLAN / FINAL PLAT FOR:	
SHIRE RIDGE SUBDIVISION	
THE SE 1/4 SW 1/4 AND A PORTION OF THE W 1/2 SW 1/4 SE 1/4 SECTION 34, TWP. 4N., RNG. 45E., B.M., TETON COUNTY, IDAHO	
VERN WOOLSTENHULME 671 SOUTH 175 WEST VICTOR, IDAHO 83455 (208) 787-2959	255 South Main P.O. Box 139 Victor, Idaho 83455 (208) 787-2952 aweng@srv.net
PROJECT NO. 2004 - 174	SHEET 2 OF 2 SECTION 34



AREA/UNITS/DENSITY TABLE

AREA	LOTS	ACRES	DENSITY
RESIDENTIAL AREA	5	12.50	4.00
TOTAL RESIDENTIAL	5	12.50	4.00
PROJECT TOTAL	5	12.50	4.00

NOTE:
 ACCESS TO LOT 14 WILL BE FROM SHIRE RIDGE DRIVE FROM 30' ALUM. PFC
 C.O.G.S. 4-9-97

NOTE:
 ACCESS TO LOT 14 WILL BE FROM SHIRE RIDGE DRIVE FROM 30' ALUM. PFC
 C.O.G.S. 4-9-97

WILLIAM FROEGER FARM / REV. TRUST
 LOT 1

THE WOLF HEADS SUBDIVISION
 LOT 1
 STEPHEN S. ZIMMERMAN

FOUR CORNERS SUBDIVISION
 LOT 1

TOOT LAMPRA FRONTIER RANCHES
 LOT 2

MUSTANG HEADS
 LOT 3

LOUIS & STACEY RATZ
 LOT 4

PATRICIA TAYLOR
 LOT 5

LOT 6

LOT 7

LOT 8

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LOT 153

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.
9-20-05
 DATE

COMMISSIONERS' CERTIFICATE
 PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
9-20-05
 DATE

NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY PART OF ANY STREET, ALLEY, OR ROAD WITHIN THIS SUBDIVISION.

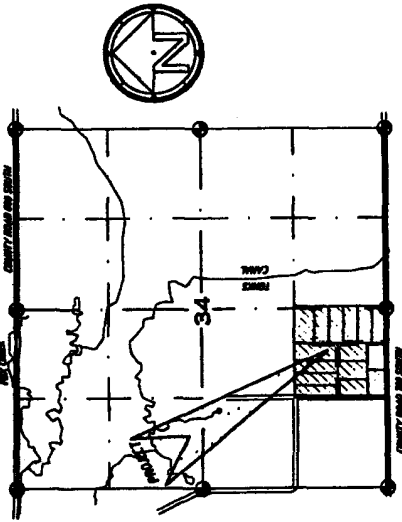
CERTIFICATE OF REVIEW
 I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF MONTANA, DO HEREBY CERTIFY THAT THIS PLAT AND ALL INFORMATION THEREON COMPLY WITH THE STATE OF MONTANA CODE RELATIVE TO PLANNING AND ZONING.
9-20-05
 DATE

TREASURER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND SHOWN ON THIS PLAT.
9-20-05
 DATE

HEALTH DEPARTMENT CERTIFICATE
 I HEREBY CERTIFY THAT ALL SANITARY RESTRICTIONS AS DESCRIBED IN SECTIONS 59-104-21, 59-104-22, 59-104-23, AND 59-104-24 HAVE BEEN SATISFIED, AND THIS PLAT IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING.
9-20-05
 DATE

ASSESSOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE HAS REVIEWED AND ACCEPTED THIS PLAT FOR APPROVAL AND ACCEPTANCE.
9-20-05
 DATE

TETON COUNTY FIRE MARSHALL
 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.
9-20-05
 DATE



VICINITY MAP
 TETON COUNTY, IDAHO

WATER RIGHTS STATEMENT
 BE IT KNOWN THAT THE ENGINEER, ARNOLD W. WOOLSTEHLIKE, HAS REVIEWED THE WATER RIGHTS ON THIS PROPERTY AND HEREBY STATES THAT THERE ARE SHARES BEING DESIGNED TO PROVIDE WATER TO EACH LOT FOR DISTRIBUTION OF SAID WATER RIGHTS ACCORDING TO THE LAWS OF THE STATE OF IDAHO AND THE RULES AND ORDINANCES OF TRAIL CREEK SPRINKLER IRRIGATION COMPANY.

SURVEYOR'S CERTIFICATE
 I, ARNOLD W. WOOLSTEHLIKE, BEING A LICENSED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I DO CHASE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

RECORDER'S CERTIFICATE
 STATE OF IDAHO / SS
 COUNTY OF TETON / SS
 I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____ AT THE REQUEST OF _____ AT INSTRUMENT NUMBER _____
 COUNTY RECORDER

OWNERS' CERTIFICATE

BE IT KNOWN THAT I, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROVISIONS OF SAID DESCRIBED LANDS THAT THE NAME OF THE SUBDIVISION SHALL BE SHIRE RIDGE; THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 700 SOUTH AND ITS WEST; THAT SHIRE RIDGE DRIVE AND SHIRE RIDGE LAKE ARE TO BE 60 FOOT PRIVATE ROAD AND UTILITY EASEMENTS; THAT RIGHTS OF ACCESS ON SHIRE RIDGE DRIVE AND SHIRE RIDGE LAKE ARE GRANTED FOR NORMAL SERVICES, BELONGING, POLICE AND EMERGENCY SERVICES; THAT THE SUBDIVISION IS SUBJECT TO DECLARATION OF CONVEYMENTS AND RESTRICTIONS OF RECORD; OR RECORD, AND AS INDICATED BY THIS PLAT; THAT THE DESIGNATED EASEMENTS ARE FOR THE USE OF SENIOR, WATER, ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES; THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO PLANNING ACT STATED IN BOARD CODE SECTION 20-4-04, AND DOES NOT AFFECT THE ADJACENT LAND UNDER THIS LAW; DESCRIPTION OF LANDS BEING DIVIDED:

THE SE 1/4 SW 1/4 AND A PORTION W 1/2 SW 1/4 SE 1/4 SECTION 34, TWP. 14N, RANG. 14E, B.1A, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: TRACTS S 09°39'27"N, 081.35 FEET TO A POINT; TRACTS N 09°15'17"E, 081.35 FEET TO A POINT; TRACTS S 09°49'47"W, 081.35 FEET TO A POINT; TRACTS S 09°39'27"N, 312.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 38.50 ACRES MORE OR LESS.

FOR WOODSTENHULME
Arnell W. Woolstehlike
 SURVEYOR

STATE OF _____, SS
 COUNTY OF _____, SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2005, BY Arnell W. Woolstehlike & Bonnie Whitehead
 WITNESS MY HAND AND OFFICIAL SEAL.



INSTRUMENT NO. 168963
 TETON COUNTY, IDAHO
 RECORDED BY: A.W. WOOLSTEHLIKE
 ON: 9/20/05
 BY: _____

MASTER PLAN 7700 PLATINGS
168963
SHIRE RIDGE SUBDIVISION
 THE SE 1/4 SW 1/4 AND A PORTION OF THE W 1/2 SW 1/4 SE 1/4 SECTION 34, TWP. 14N, RANG. 14E, B.1A, TETON COUNTY, IDAHO
 VERN WOOLSTENHULME
 COUNTY FIRE MARSHALL
 255 South Main P.O. Box 89
 TETON, IDAHO 83425
 (208) 787-7859
 PROJECT NO. 2004-174
 SHEET 2 OF 2
 SECTION 24

SURVEYED D.C. 8/20/04 BY WOODSTELIKE DRAWN BY 8/15/04 REVISION 8/15/05