



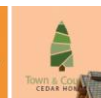
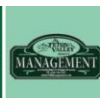
**“Local Brokerage, National Results.”**

## Maps & Documents

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

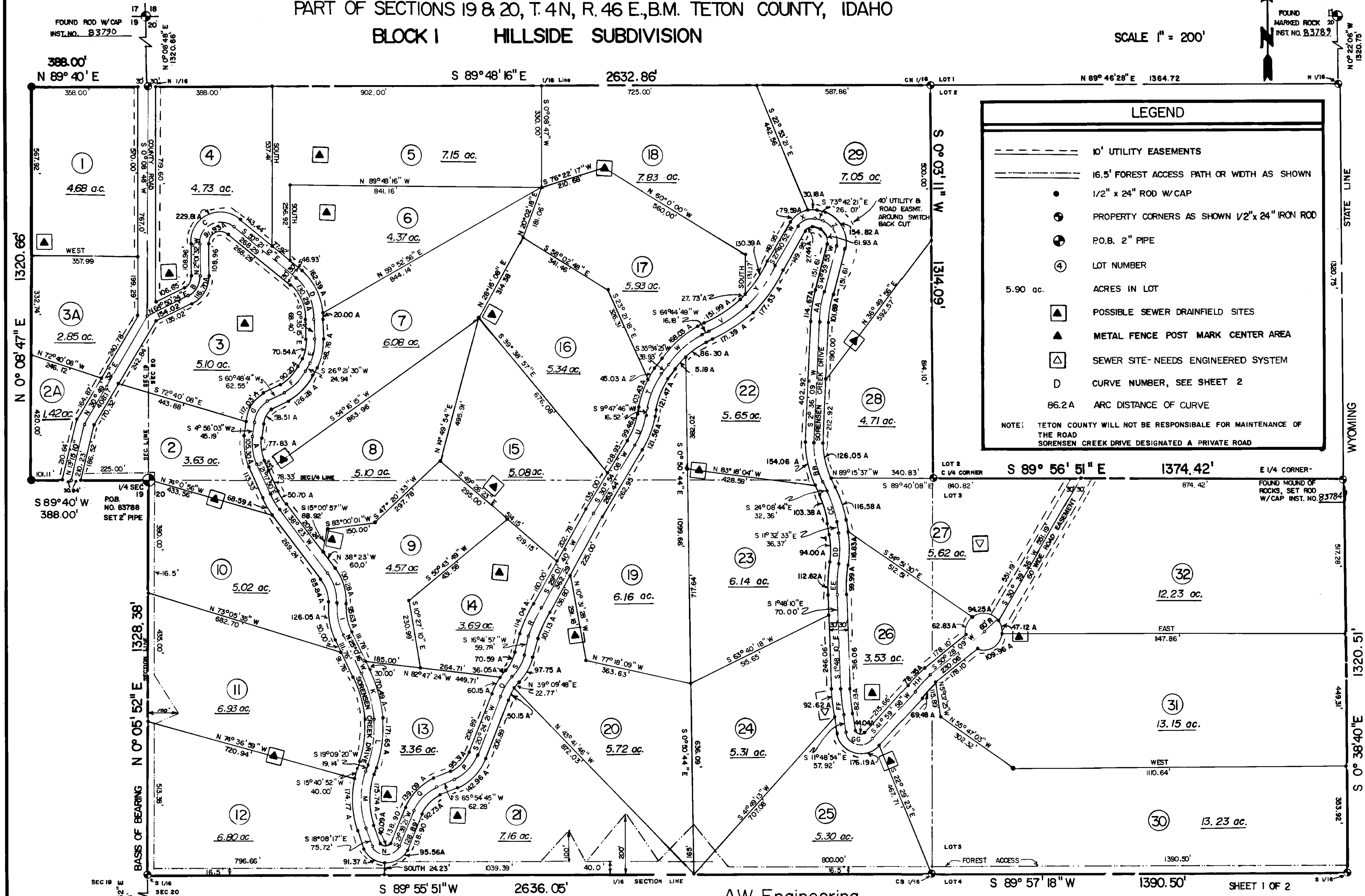
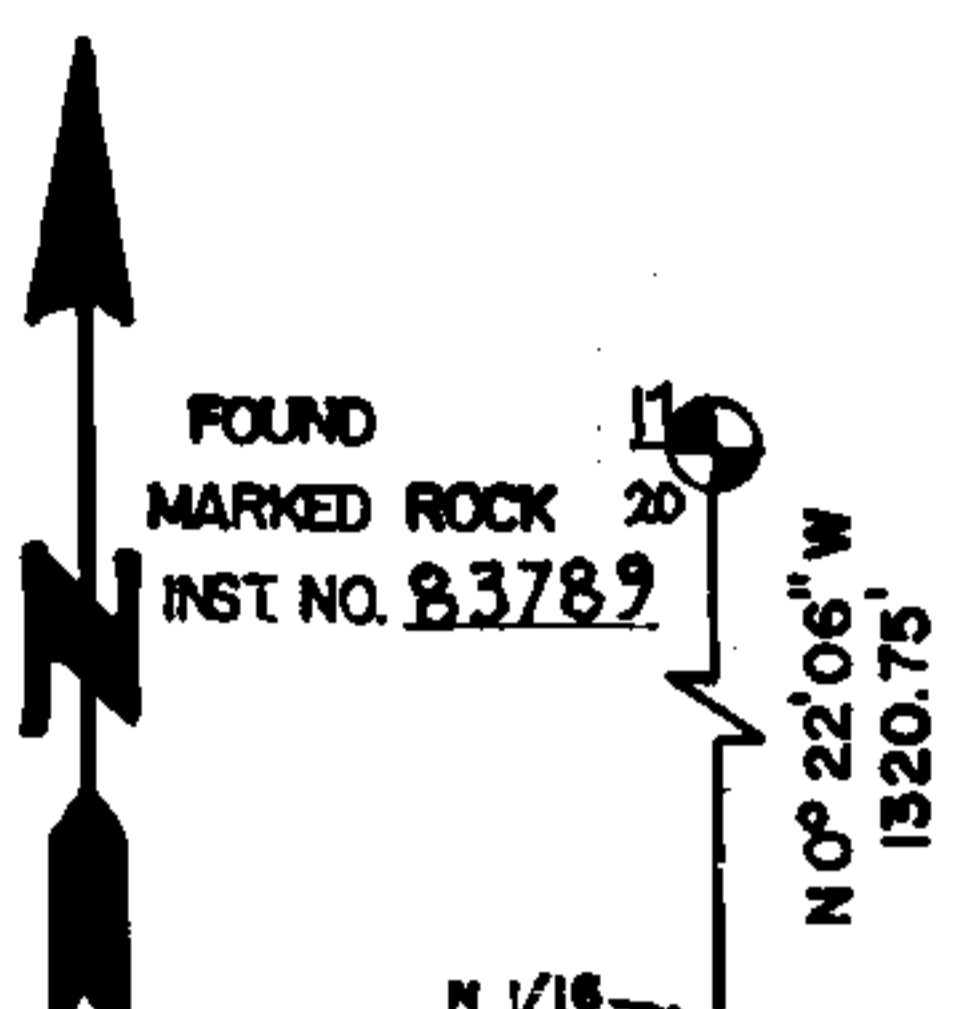


# SORENSEN CREEK SUBDIVISION

PART OF SECTIONS 19 & 20, T. 4N, R. 46 E., B.M. TETON COUNTY, IDAHO

## BLOCK I HILLSIDE SUBDIVISION

SCALE 1" = 200'



**LEGEND**

- 10' UTILITY EASEMENTS
- 16.5' FOREST ACCESS PATH OR WIDTH AS SHOWN
- 1/2" x 24" ROD W/CAP
- ⊙ PROPERTY CORNERS AS SHOWN 1/2" x 24" IRON ROD
- ⊙ P.O.B. 2" PIPE
- ④ LOT NUMBER
- 5.90 ac. ACRES IN LOT
- ▲ POSSIBLE SEWER DRAINFIELD SITES
- ▲ METAL FENCE POST MARK CENTER AREA
- ⊠ SEWER SITE-NEEDS ENGINEERED SYSTEM
- D CURVE NUMBER, SEE SHEET 2
- 86.2 A ARC DISTANCE OF CURVE

NOTE: TETON COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE ROAD SORENSEN CREEK DRIVE DESIGNATED A PRIVATE ROAD

AW Engineering  
Victor, Idaho

NOV. 83	81-02	Reed Harman
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# SORENSEN CREEK SUBDIVISION

PART OF SECTIONS 19, 20 T. 4N, R. 46 E., B.M. TETON COUNTY, IDAHO

## CURVE DATA

CURVE	DELTA	RADIUS	TAN.	ARC
A	26° 13' 53"	200	46.60	91.56
B	66° 51' 56"	70.0	46.21	81.69
C	131° 40' 20"	70.0	156.02	160.87
D	49° 45' 57"	180	83.49	156.34
E	26° 56' 45"	180	43.12	84.65
F	34° 27' 11"	180	55.81	108.24
G	55° 52' 38"	90	47.73	87.77
H	17° 05' 10"	200	30.04	59.64
I	29° 03' 15"	218.59	56.64	110.87
J	42° 26' 02"	145.9	56.64	108.06
K	20° 23' 17"	449.12	80.76	159.82
L	23° 46' 19"	383.71	80.76	159.2
M	37° 17' 37"	300	195.27	101.23
N	164° 33' 24"	47.45	349.94	136.27
O	22° 13' 37"	217.96	42.82	84.55
P	45° 30' 24"	150	62.19	119.14
Q	44° 16' 24"	150	61.02	115.91
R	12° 19' 43"	500	54.0	107.59
S	25° 56' 05"	185.96	42.82	84.17
T	25° 46' 39"	300	68.65	134.97
U	21° 06' 22"	300	55.89	110.51
V	18° 31' 41"	500	81.56	161.69
W	29° 10' 24"	300	78.07	152.75
X	78° 36' 47"	50	40.93	68.80
Y	18° 32' 16"	518.70	84.65	167.82
Z	88° 42' 16"	70	68.44	108.37
AA	12° 23' 46"	500	54.3	108.18
BB	26° 44' 53"	300	71.33	140.05
CC	12° 36' 11"	500	55.21	109.98
DD	21° 47' 58"	277.07	53.35	105.42
EE	12° 03' 36"	505.06	53.35	106.31
FF	10° 00' 44"	500	43.80	87.37
GG	126° 11' 08"	50	98.53	110.12
HH	8° 28' 11"	500	37.02	73.91

## CERTIFICATES

### PROPERTY DESCRIPTION

The S 1/2 NW 1/4, N 1/2 SW 1/4 & Lot 3 of Sec. 20, & the Eastern 388.0 ft. of the SE 1/4 NE 1/4 Sec. 19, Twp. 4 N, R. 46 E., B.M. being further described as beginning at the NW 1/4 corner of Sec. 20, T. 4 N, R. 46 E., B.M. and running thence S 89° 40' W, 388.0 ft. to the property line; thence N 0° 03' 41" E, 1320.66 ft. to the 1/16 line; thence N 89° 40' E, 388.0 ft. to the Section Line of Sec. 19; thence S 89° 48' 16" E, 2632.86 ft. to the 1/16 corner; thence S 0° 03' 11" W, 1314.09 ft. to the center 1/4 corner; thence S 89° 56' 51" E, 1374.42 ft. more or less to the E 1/4 corner; thence S 0° 38' 40" E, 1320.51 ft. along the state line to the 1/16 corner; thence S 89° 51' 13" W, 1590.50 ft.; thence S 89° 55' 51" W, 2635.05 ft. to the West line of Sec. 20; thence N 0° 05' 52" E, 1328.38 ft. along the Section line to the point of beginning. Contains 213.51 Acres more or less. *12.95 miles in road*

### OWNERS' CERTIFICATE

Be it known that we undersigned owners, do hereby certify that we are the legal owners of the tract of land shown on this plat and have caused the same to be divided into lots to be known as the Sorensen Creek Subdivision, Teton County, Idaho. Sorensen Creek Drive is being deeded to the Sorensen Creek Subdivision Homeowners' Association, an Idaho non-profit corporation, for the use and benefit of the owners of Lots 1-32 inclusive, shown hereon, as more particularly described in the Declaration of Covenants, Conditions, & Restrictions of the Sorensen Creek Subdivision, recorded concurrently herewith. We further certify that we do hereby grant and dedicate to the public for perpetual use all other easements as shown hereon. In witness whereof we have hereunto set our signatures.

Reed Harman Reed Harman Sec. 1/28/84  
Don E. Nicholas Don E. Nicholas 4/2/84

### ACKNOWLEDGEMENT

State of Idaho  
 County of Teton  
 The foregoing instrument was acknowledged on the following date. Witness my hand.  
Jan 28, 1984  
April 3, 1984  
Ulrich S. Rehnbeller  
 Notary Public

My commission expires: Lide

### TREASURER'S CERTIFICATE

I hereby certify that all taxes due have been paid on the tract of land shown on this plat.  
4-26-84  
William J. Brien  
 County Treasurer

### ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the following date for approval and acceptance.  
4-12-84  
Carolyne Douglas  
 County Assessor

### COUNTY ENGINEER'S CERTIFICATE

Being the County Engineer for Teton County, Idaho, I do hereby certify that I have reviewed this plat and find that it complies with the State of Idaho Code relating to Plats and Surveys.  
1/6/84  
Clinton Kingford  
 County Engineer

Note: Teton County will not be held responsible for the construction or maintenance of any nature of any street, alley, or road within this subdivision.

### PLANNING & ZONING APPROVAL

Presented to the Teton County Planning & Zoning Commission on the following date at which time this subdivision was approved and accepted.  
5-3-1984  
Lavel H. Johnson  
 Planning & Zoning Chairman

### COMMISSIONERS' CERTIFICATE

Presented to the Teton County Board of Commissioners on the following date at which time this subdivision was approved & accepted.  
May 29, 1984  
Jerry Locke  
 County Commissioners

### HEALTH DEPT. CERTIFICATE

Sanitary Restrictions as required by Idaho Code Section 50-1326 are in force. No building that would require water supply or sewage disposal facilities may be constructed without prior written approval from District 7 Health Dept. Suitable sewage disposal locations have been identified on all lots except Lots 24 & 27, and are marked on the ground with a metal post. The identified location must be used for the sewage disposal system unless it can be shown that an alternative site having a slope of less than 20% and bedrock greater than six feet below the ground surface is available on the lot. Prior to removal of the sanitary restrictions on any lot by issuance of a sewage disposal permit, detailed plans showing dimensions, slope, vegetation, and other factors affecting the installation of the system, must be submitted. Maximum absorption depth is not to exceed 24 inches and a 4 ft. separation must be maintained between the bottom of the absorption area and any bedrock. Drainfields and sewer lines must be constructed in a manner to limit erosion and vegetation removal. Lines on slopes greater than 20% may require hand trenching. Sewage disposal systems for Lots 24 & 27 must be designed by a professional engineer in addition to meeting the criteria listed above. This plat is hereby approved for recording by filing of this certificate.

12 January 1984  
 Date

Richard E. H.S.  
 Dist. Health Department

### RECORDER'S CERTIFICATE

State of Idaho  
 County of Teton  
 I do hereby certify that this plat was filed this 29 day of May, 1984, at 4:55, at the request of Reed Harman.  
 Instrument No. \_\_\_\_\_

E. Wayne Shores  
 County Recorder  
Bonnie Satch

### NOTE CONDITIONS

- 1 TETON COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE ROAD.
- 2 SORENSEN CREEK DRIVE DESIGNATED A PRIVATE ROAD.
- 3 AVAILABILITY OF CULINARY WATER MAY VARY AS TO LOCATION AND DEPTH. SEE RECORDED COVENANTS FOR EXHIBITS PERTAINING THERETO.

### SURVEYOR'S CERTIFICATE

I, Arnold W. Woolstenhulme, being a registered Land Surveyor in the State of Idaho, No. 2860, do hereby certify that I have surveyed the tract of land shown on this plat and have divided said tract into lots and streets as shown.

Nov 18, 1983  
 Date

Arnold W. Woolstenhulme



AW Engineering  
 Victor, Idaho