



“Local Brokerage, National Results.”

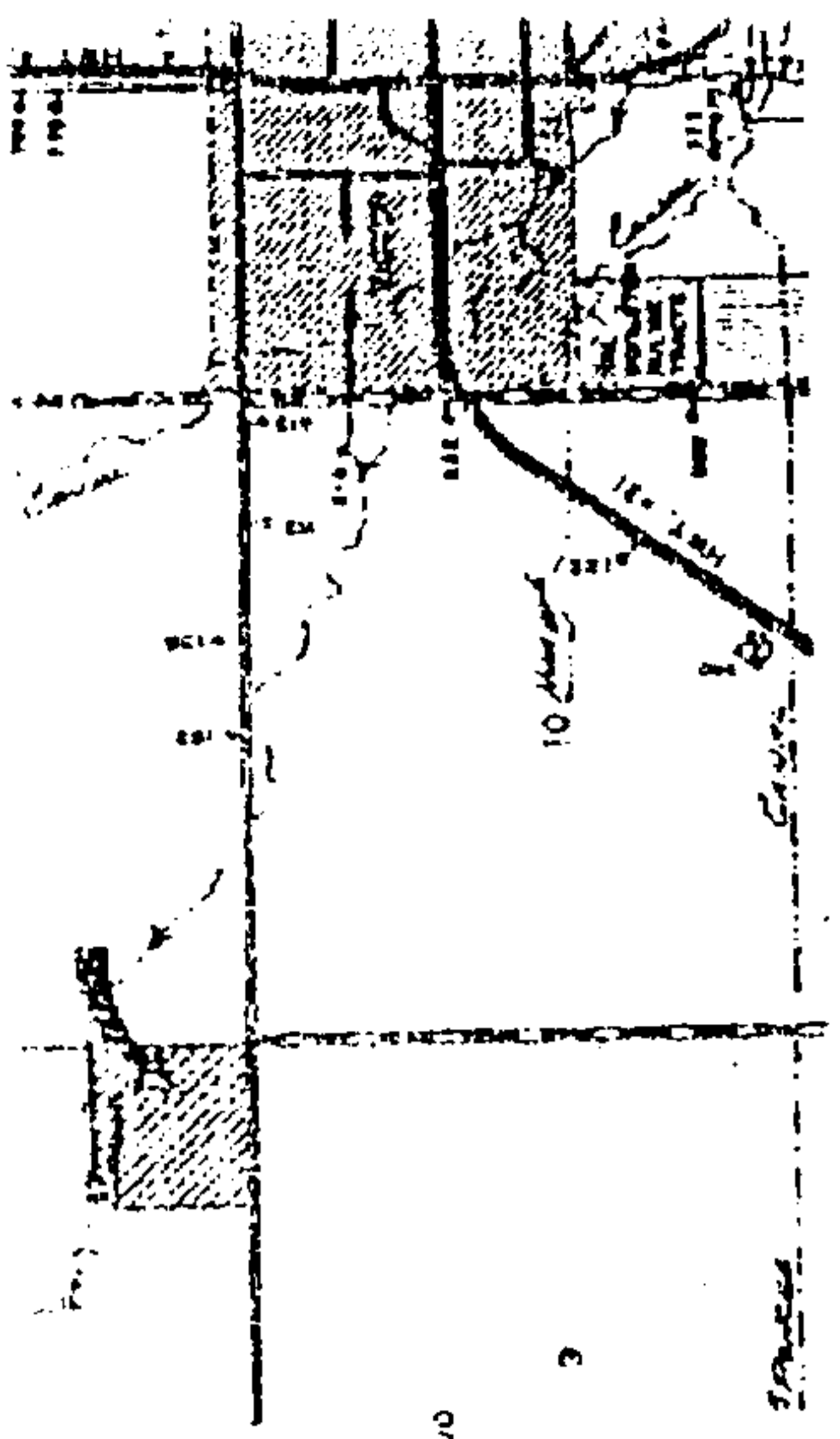
Maps & Documents

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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





VICINITY MAP
SE 1/4 SE 1/4 SECTION 4, TWP. 31N, R10E, 45E.

CURVE DATA

CURVE	STATION	RADIUS	CHORD	CHORD BEARING
C1	12+23.14	386.13	100.00	S 10°18'21" E
C2	98+58.27	170.83	500.00	N 25°38'14" W
C3	71+31.53	154.15	208.43	S 63°30'44" E
C4	24+30.00	234.73	60.00	S 17°49'00" E
C5	4+33.14	123.83	12.22	S 10°18'21" E

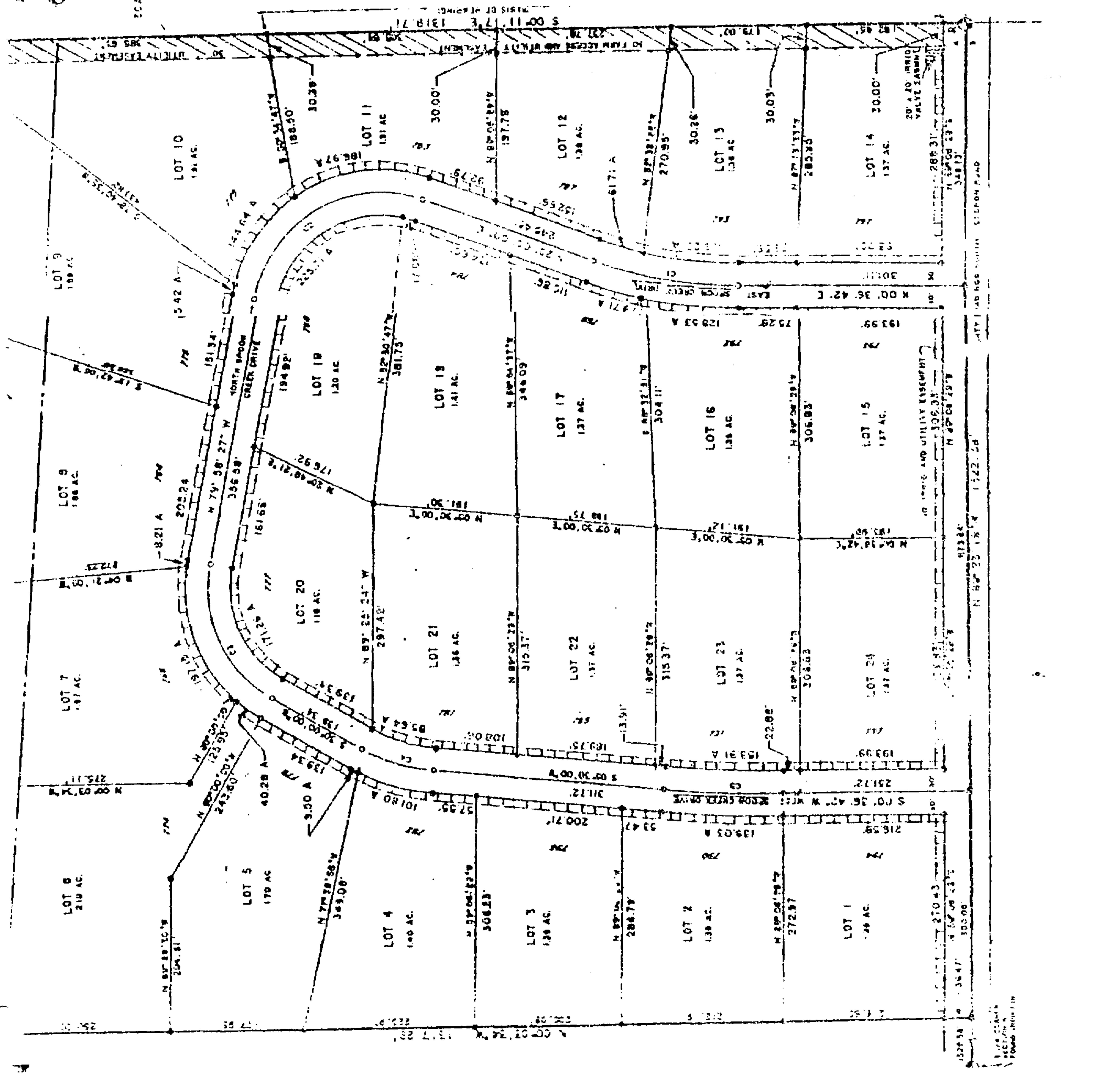
- LEGEND**
- SECTIONAL CORNER FOUND
 - LOT CORNER
 - 1/2" x 24" IRON PIN WITH 1 1/2" ALUMINUM CAP
 - REF. CORNER AT ROAD 6
 - 1/2" x 24" IRON PIN WITH YELLOW PLASTIC CAP
 - 1/2" x 24" ALUM. CAP
 - 1/2" x 24" ALUM. CAP
 - FLOOD AREA BOUNDARY
 - FENCE LINE
 - 10' UTILITY EASEMENT
 - 60' ROAD (SPOON CREEK DRIVE)

SPOON CREEK ACRES

THE SE 1/4 SE 1/4 SECTION 4, TWP. 31N, R10E, 45E, B.M. TETON COURT, IDAHO

ART KENNEDY
A.W. ENGINEERING
304 139 VICTOR, IDAHO

DRAWN BY: 3-20-02
SURVEYED BY: 3-2-02 PROJECT: 01



#110637
7/28/92

PROPERTY DESCRIPTION

THE SE 1/4 SE 1/4 SECTION 4, TWP. 3N., RING. 45E., B.M., TETON COUNTY, IDAHO, BEING DESCRIBED AS:
BEGINNING AT THE SE CORNER OF SAID SECTION 4;
THENCE N 89° 23' 18" W, 1322.38 FEET TO A POINT;
THENCE N 00° 03' 34" W, 1317.29 FEET TO A POINT;
THENCE S 89° 23' 30" E, 1319.39 FEET TO A POINT;
THENCE S 00° 11' 17" E, 1319.71 FEET TO THE POINT OF BEGINNING.
CONTAINS 39.98 ACRES MORE OR LESS.
SUBJECT TO A COUNTY ROAD AND UTILITY EASEMENT ALONG THE SOUTHERN PROPERTY LINE.

HEALTH DEPT. CERTIFICATE

I HEREBY CERTIFY THAT THE SANITARY RESTRICTIONS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, SECTION 50-1326, HAVE BEEN SATISFIED AND THIS PLAT IS HEREBY APPROVED FOR RECORDING BY FILING OF THIS CERTIFICATE.

7/2/92 DATE
Robert L. Webster DIST. 7 HEALTH DEPT.

TREASURER'S CERTIFICATE

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

7-8-92 DATE
Donna C. Sells COUNTY TREASURER

ASSESSOR'S CERTIFICATE

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

7-8-92 DATE
James J. ... COUNTY ASSESSOR

COUNTY ENGINEER'S CERTIFICATE

BEING THE COUNTY ENGINEER FOR TETON COUNTY, IDAHO, I DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

July 2, 1992 DATE
John W. ... COUNTY ENGINEER

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.

7-10-92 DATE
Brant Roberson CHAIRMAN, P & Z

COMMISSIONER'S CERTIFICATE

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

7/22/92 DATE
John ... CHAIRMAN, COUNTY COMMISSIONERS

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.

CERTIFICATE OF OWNERS

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH THE 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 SPOON CREEK ACRES;
THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 800 SOUTH;
THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD;
THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RIGHT OR RECORD;
THAT ALL ROADS ARE HEREBY DEDICATED TO THE PUBLIC WITH RIGHT OF ACCESS BEING LIMITED BY THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS ACCEPTED BY TETON COUNTY;
THAT THE DEVELOPER/HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL ROADWAYS UNTIL SUCH TIME AS TETON COUNTY ACCEPTS SAID MAINTENANCE;
THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE USE OF ELECTRIC AND TELEPHONE UTILITIES.

Art W. Kearsley
(SEE ATTACHED AFFIDAVITS FOR REMAINDER OF OWNERS' SIGNATURES)

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF TETON

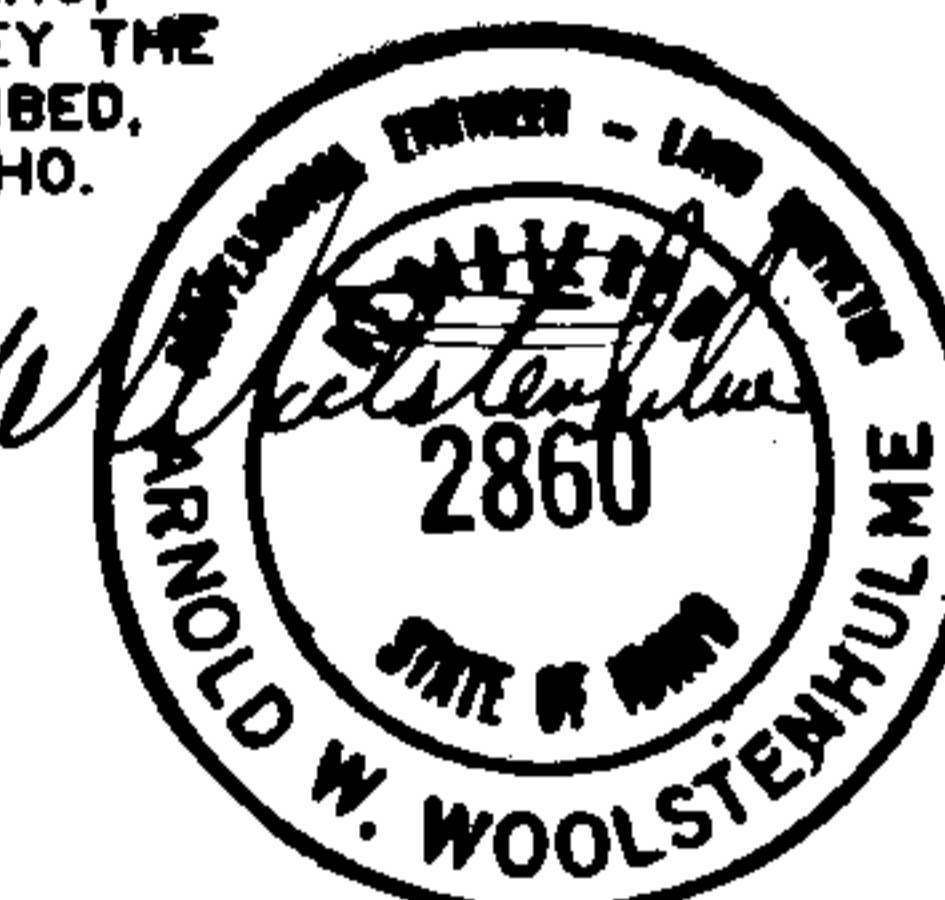
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DATE AS STATED. WITNESS MY HAND AND SEAL.

DATE 7/7/92 NOTARY PUBLIC Arnold W. Woolstenhulme
COMMISSION EXPIRES 6/8/98

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 SURVEY THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED, ACCORDING TO THE LAWS OF THE STATE OF IDAHO.

June 25, 1992 DATE
Arnold W. Woolstenhulme



110637

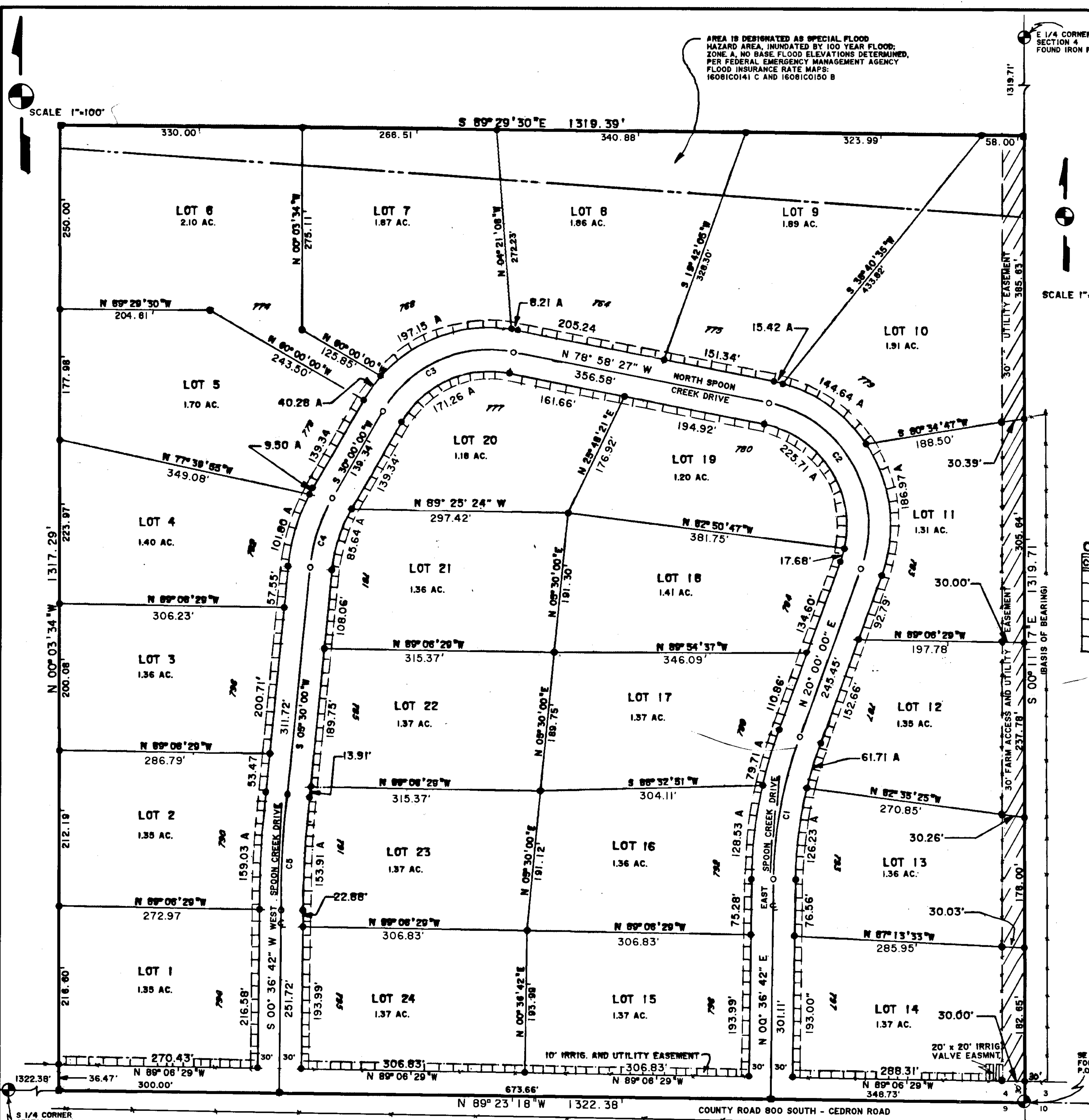
RECORDER'S CERTIFICATE

STATE OF IDAHO
COUNTY OF TETON

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 28 DAY OF July, 1992, AT 1:30 pm AT THE REQUEST OF Ryan Kearsley INSTRUMENT NO. 110637

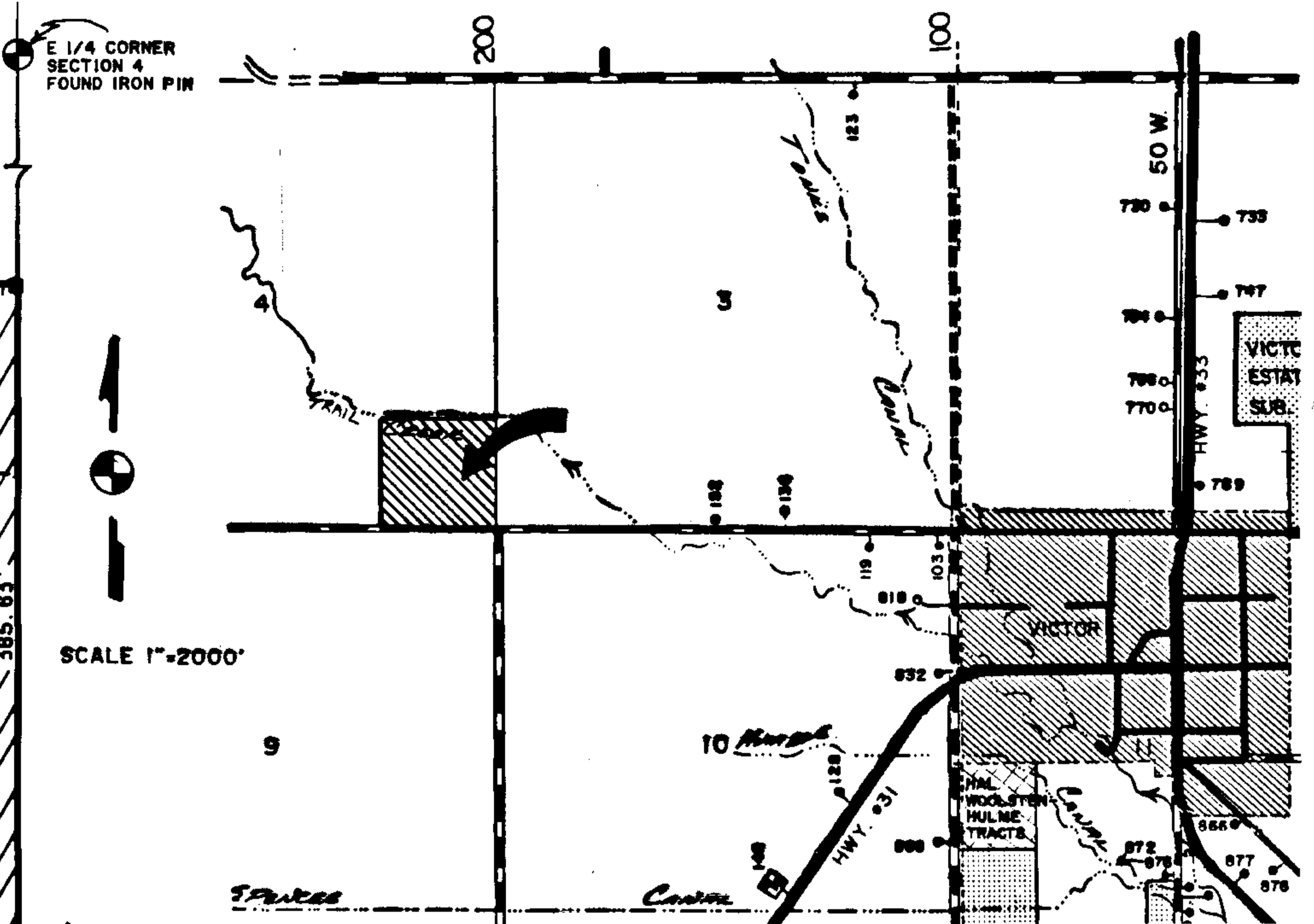
Ann J. Drake
COUNTY RECORDER

SPOON CREEK ACRES		
THE SE 1/4 SE 1/4 SECTION 4, TWP. 3N., RING. 45E., B.M., TETON COUNTY, IDAHO		
OWNER:	A W ENGINEERING BOX 139 VICTOR, IDAHO 83455 208-787-2952	
ART KEARSLEY		
DRAWN BSL	3-26-92	SHEET 1 OF 2
SURVEYED AWW	3-2-92	PROJECT 91-46B



AREA IS DESIGNATED AS SPECIAL FLOOD HAZARD AREA, INUNDATED BY 100 YEAR FLOOD; ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS: 16081C0141 C AND 16081C0150 B

SCALE 1"=100'



VICINITY MAP
SE 1/4 SE 1/4 SECTION 4, TWP. 3N., RNG. 45E.

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	19°23'18"	585.38	198.09	100.00	197.14	N 10°18'21" E
C2	98°58'27"	170.89	295.20	200.00	259.85	N 29°29'14" W
C3	71°01'33"	168.15	208.45	120.00	195.36	S 65°30'46" W
C4	24°30'00"	230.29	98.47	50.00	97.72	S 17°45'00" W
C5	4°53'18"	1833.89	156.47	78.28	156.42	S 3°03'21" W

LEGEND

- SECTIONAL CORNER FOUND
- LOT CORNER SET 1/2" x 24" IRON PIN WITH 1/2" ALUMINUM CAP
- REF. CORNER AT ROAD & SET 1/2" x 24" IRON PIN WITH YELLOW PLASTIC CAP
- SET 5/8" x 24" IRON PIN WITH 1/2" ALUMINUM CAP
- FLOOD AREA BOUNDARY
- FENCE LINE
- 10' UTILITY EASEMENT
- 60' ROAD (SPOON CREEK DRIVE)
- 789 COUNTY ADDRESSING NUMBER

SPOON CREEK ACRES

THE SE 1/4 SE 1/4 SECTION 4, TWP. 3N., RNG. 45E., B.M. TETON COUNTY, IDAHO

OWNER: ART KEARSLEY	A W ENGINEERING BOX 139 VICTOR, IDAHO 83455
DRAWN BSL	3-26-92 SHEET 2 OF 2
SURVEYED AWW	3-2-92 PROJECT 91 - 46B

REVISED 4-21-92 "A"