



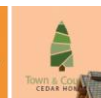
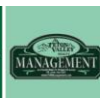
“Local Brokerage, National Results.”

Maps & Documents

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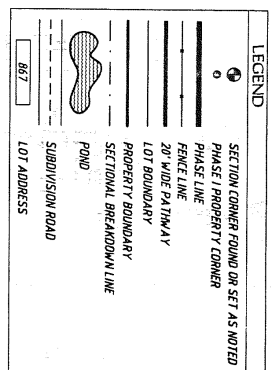
253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455



AREA UNITS/DENSITY TABLE			
COUNTY ROADS	11.66	11.66	1.01%
RESIDENTIAL AREA	50	753.99	84.81%
OPEN SPACE	4	123.22	13.88%
PROJECT TOTAL	54	891.86	

AREA UNITS/DENSITY TABLE PHASE I			
AREA	LOTS	ACRES	PERCENTAGE
COUNTY ROADS	-	10.30	1.99%
RESIDENTIAL AREA	24	423.32	80.81%
OPEN SPACE	3	89.14	17.17%
PROJECT TOTAL	27	522.76	

AREA UNITS/DENSITY TABLE PHASE II			
AREA	LOTS	ACRES	PERCENTAGE
COUNTY ROADS	-	1.36	0.27%
RESIDENTIAL AREA	26	334.66	90.43%
OPEN SPACE	1	33.89	9.10%
PROJECT TOTAL	27	370.00	



LEGEND

- SECTION CORNER POND OR SET AS NOTED
- PHASE I PROPERTY CORNER
- FENCE LINE
- 20' WIDE PATHWAY
- LOT BOUNDARY
- PROPERTY BOUNDARY
- SECTIONAL BREAKAWAY LINE
- POND
- SUBDIVISION ROAD
- LOT ADDRESS

SUBDIVISION NOTES

1. LOT SIZES RANGE 5.99 ACRES TO 32.18 ACRES (891.36 ACRES/50 LOTS).
2. SEWER SYSTEM IS INDIVIDUAL SEPTIC.
3. WATER SYSTEM IS INDIVIDUAL WELLS.
4. SOLID WASTE DISPOSAL BY COUNTY VIA WOMENS SANA TATION.
5. NO RAINWATER MIGRATION ROUTES EXIST WITHIN THIS PROJECT.
6. NO FLOODPLAINS EXIST WITHIN THIS PROJECT.
7. PROJECT IS ZONED ABR-2.5.
8. BOUNDARY STRIPS ARE:
9. AREA OF SUBDIVISION ROAD EASEMENT 5' FROM PROPERTY BOUNDARY BACK - 40'
10. AREA OF SUBDIVISION ROAD EASEMENT 5' FROM PROPERTY BOUNDARY FRONT - 30'
11. AREA OF SUBDIVISION ROAD EASEMENT 5' FROM PROPERTY BOUNDARY SIDE - 30'
12. AREA OF SUBDIVISION ROAD EASEMENT 5' FROM PROPERTY BOUNDARY CORNER - 30'

Instrument # 179570
 Recorded for PLANNING & ZONING
 DATE: 04/11/2005
 BY: DALE R. ROBERTSON
 SPRING HOLLOW RANCH
 500 SOUTH MAIN, P.O. BOX 139
 VICTOR, IDAHO 83455
 (208) 787-2952
 PROJECT NUMBER: 2005-399-05

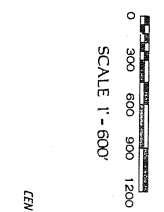
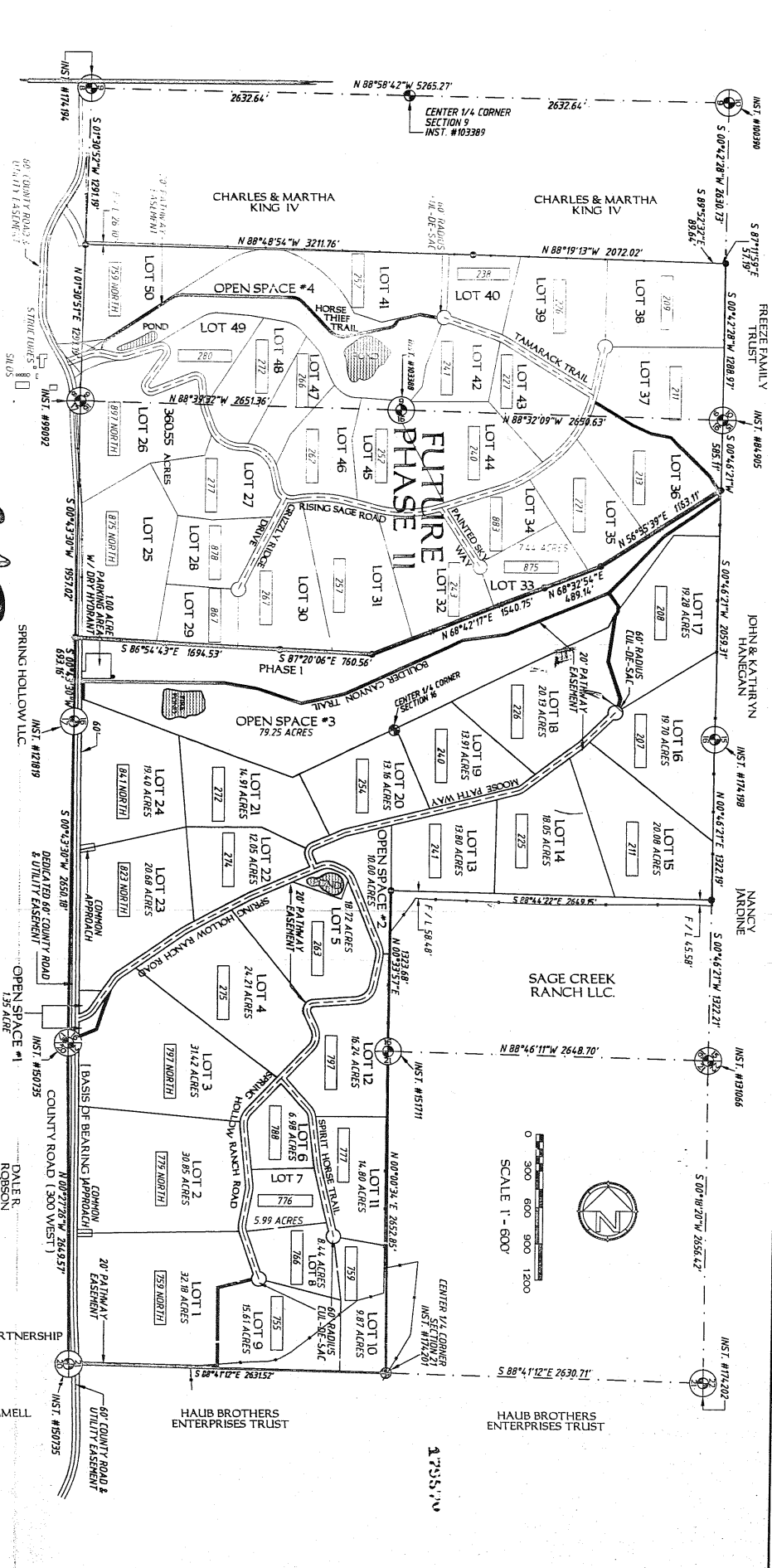
VICINITY MAP

PARTS OF SECTIONS 9, 16 & 21
 TWP. 6N., R1G. 45E.
 B.M., TETON COUNTY, IDAHO

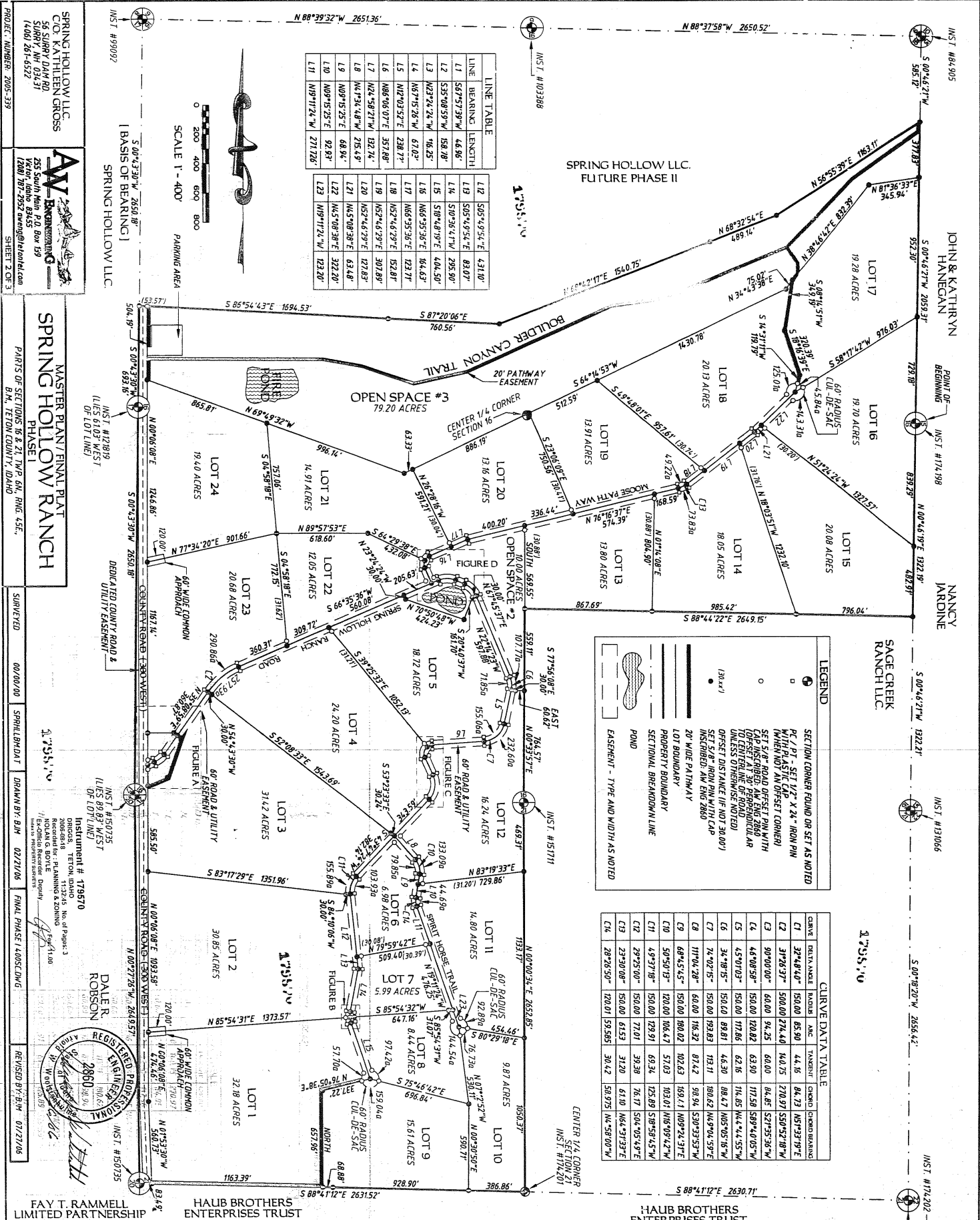
SURVEYOR'S CERTIFICATE

I, RANDOLPH WOOD STINULIWE, BEING A REGISTERED LAND SURVEYOR, ENGINEER NUMBER 12819, HAVE EXAMINED THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

REGISTERED PROFESSIONAL ENGINEER
 RANDOLPH WOOD STINULIWE
 1014 W. WOOD STINULIWE
 VICTOR, IDAHO 83455



SURVEYED 02/02/05 SPRING HOLLOW DRAWN BY BIM 11/23/05 MASTER PLAN FINAL PLAT REVISED BIM 07/19/06 PROJECT NUMBER: 2005-399-05 SHEET 1 OF 3



LINE TABLE

LINE	BEARING	LENGTH
L1	S57°57'39"W	46.96'
L2	S53°00'52"W	158.08'
L3	N23°24'24"W	16.25'
L4	N67°15'28"W	67.02'
L5	N12°03'52"E	228.77'
L6	N86°06'07"E	351.88'
L7	N42°58'21"W	132.74'
L8	N41°34'44"W	215.43'
L9	N09°15'25"E	68.94'
L10	N09°15'25"E	92.83'
L11	N19°17'24"W	271.26'
L12	S05°49'54"E	431.10'
L13	S05°49'54"E	83.07'
L14	S10°38'51"W	295.50'
L15	S10°48'19"E	404.50'
L16	N66°35'36"E	66.43'
L17	N66°35'36"E	123.71'
L18	N52°46'29"E	152.81'
L19	N52°46'29"E	302.78'
L20	N52°46'29"E	127.83'
L21	N45°08'39"E	63.48'
L22	N45°08'39"E	322.20'
L23	N19°17'24"W	123.20'

LEGEND

- SECTION CORNER FOUND OR SET AS NOTED
- PI / PT - SET 1/2" x 24" IRON PIN WITH PLASTIC CAP (WHEN NOT AN OFFSET CORNER)
- SET 5/8" ROAD OFFSET CORNER WITH CAP INScribed, AN ENG 2800 (OFF-SET) IN PERMANENT PLASTER UNLESS OTHERWISE NOTED)
- OFFSET DISTANCE (IF NOT 30.00')
- SET 5/8" IRON PIN WITH CAP INScribed, AN ENG 2800
- 20' WIDE PATHWAY
- PROBESITY BOUNDARY
- SECTIONAL BRANDOWN LINE
- LOT BOUNDARY
- POND
- EASEMENT - TYPE AND WIDTH AS NOTED

CURVE DATA TABLE

CHAVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CURVED BEARING
C1	32°48'10"	150.00	65.50	144.75	84.73	N51°33'19"E
C2	37°28'37"	500.00	274.40	440.15	270.97	S50°52'18"W
C3	90°00'13"	60.00	34.25	60.00	34.25	S27°35'36"W
C4	45°08'59"	150.00	120.82	63.00	117.58	S89°44'05"W
C5	45°07'03"	150.00	117.06	62.16	116.05	N4°44'55"W
C6	34°18'15"	150.00	98.81	46.30	98.47	N05°05'16"W
C7	74°02'15"	150.00	103.63	73.11	100.42	N49°04'59"E
C8	117°04'28"	60.00	116.32	102.63	109.74	S30°33'53"W
C9	68°45'45"	150.00	100.02	102.63	109.11	N09°24'31"E
C10	50°50'13"	120.00	106.47	57.03	103.01	N06°09'42"W
C11	49°37'18"	150.00	129.91	69.34	125.99	S10°50'45"W
C12	29°25'10"	150.00	77.01	39.38	76.17	S04°05'49"E
C13	23°30'08"	150.00	61.53	31.20	61.10	N64°31'33"E
C14	28°26'50"	120.01	59.585	30.42	58.975	N45°08'00"W

SPRING HOLLOW LLC
C/O KATHLEEN GROSS
505 WEST 1700 N
SALT LAKE CITY, UT 84119
(801) 261-4522

AY ENGINEERING
255 South Main P.O. Box 139
Vernal, Idaho 83455
(208) 787-2952 aveing@earthlink.net

PROJECT NUMBER: 2005-339
SHEET 2 OF 3

MASTER PLAN/FINAL PLAT
SPRING HOLLOW RANCH
PHASE I

PARTS OF SECTIONS 16 & 21, T1P. 6N., R1G. 45E.,
B.M. TETON COUNTY, IDAHO

SURVEYED 00/00/00 SPRHL/BL/DAT
DRAWN BY: BJM 02/27/10
REVISED BY: BJM 07/27/10

REGISTERED PROFESSIONAL ENGINEER
No. 2860
STATE OF IDAHO
FAY T. RAMMELL
1132 S. N. of PAGES 3
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