



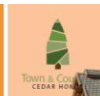
“Local Brokerage, National Results.”

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





ALLIANCE

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Plat Maps and/or CC&R's

A complete list of our locations and contact information can be found at:

www.alliancetitle.com



CERTIFICATE OF SURVEYOR

State of Wyoming) ss.
 County of Teton) ss.
 I, Michael J. Quinn, a Registered Professional Land Surveyor of Wilson, Wyoming, hereby certify, to the best of my knowledge and belief:

That this plat was made from the notes of surveys made by me, or under my supervision, and from records in the Office of the Teton County Clerk;

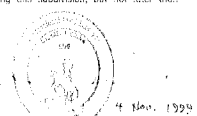
That by authority of the owners, I have subdivided the lands shown hereon into lots, in so known as Targhee Village;

That the lands shown hereon are described as:
 A tract of land located in the SE 1/4 NW 1/4, SW 1/4 NE 1/4, and NW 1/4 NE 1/4 of Section 32, T44N, R118W, 6th P.M., Teton County, Wyoming, being more particularly described as follows:

Beginning at the Northeast Corner of Said NW 1/4 NE 1/4, the east one sixteenth corner common to Sections 29 and 32 of said Township and Range;
 Thence along the east boundary of Said NW 1/4 NE 1/4, S 07°05'23" W, 150.68 feet to the southeast corner of Said NW 1/4 NE 1/4, the northeast one sixteenth corner of Said Section 32, and the northeast corner of Said SW 1/4 NE 1/4;
 Thence along the east boundary of Said SW 1/4 NE 1/4, S 07°05'21" W, 150.06 feet to the southeast corner of Said SW 1/4 NE 1/4, the center east one sixteenth corner of Said Section;
 Thence along the east west midsection line of Said Section, S 89°22'40" W, 1316.75 feet to the center one quarter corner of Said Section;
 Thence continuing along said east west midsection line, S 89°23'20" W, 1326.32 feet to the center west one sixteenth corner of Said Section, the southwest corner of Said SW 1/4 NW 1/4;
 Thence along the west boundary of Said SW 1/4 NW 1/4, N 07°06'38" W, 144.28 feet to a point;
 Thence N 48°43'35" E, 675.59 feet to a point;
 Thence N 85°38'36" E, 1085.75 feet to a point;
 Thence N 04°44'33" E, 441.53 feet to a point;
 Thence N 89°58'36" E, 260.00 feet to a point;
 Thence S 02°47'51" E, 610.14 feet to a point;
 Thence S 33°37'26" E, 157.49 feet to a point;
 Thence S 84°20'53" E, 143.56 feet to a point;
 Thence N 41°36'48" E, 75.15 feet to a point;
 Thence N 23°16'07" E, 63.49 feet to a point;
 Thence N 08°12'36" E, 228.11 feet to a point;
 Thence N 71°29'22" E, 64.74 feet to a point;
 Thence N 84°24'48" E, 89.30 feet to a point;
 Thence N 02°21'00" E, 88.35 feet to a point of curvature;
 Thence along a horizontal, circular curve to the left having a radius of 129.95 feet, a chord of 60.69 feet bearing N 11°09'17" W, through a delta angle of 27°00'26", an arc distance of 61.25 feet to a point;
 Thence N 26°39'26" W, 73.26 feet to a point of curvature;
 Thence along a horizontal, circular curve to the right having a radius of 168.31 feet, a chord of 102.84 feet bearing N 08°54'17" W, through a delta angle of 35°30'19", an arc distance of 104.30 feet to a point of reverse curvature;
 Thence along a horizontal, circular curve to the left having a radius of 180.25 feet, a chord of 94.95 feet bearing N 05°29'28" W, through a delta angle of 37°32'39", an arc distance 96.09 feet to a point;
 Thence N 27°41'48" W, 26.11 feet to a point of curvature;
 Thence along a horizontal, circular curve to the right having a radius of 69.06 feet, a chord of 51.71 feet bearing N 07°17'53" E, through a delta angle of 43°58'36", an arc distance of 53.01 feet to a point;
 Thence N 27°16'51" E, 28.72 feet to a point of curvature;
 Thence along a horizontal, circular curve to the left having a radius of 533.44 feet, a chord of 129.56 feet bearing N 10°24'41" E, through a delta angle of 22°22'18", an arc distance of 130.19 feet to a point;
 Thence N 07°05'23" W, 298.60 feet to a point;
 Thence S 89°50'54" W, 160.00 feet to a point;
 Thence N 07°05'23" W, 161.00 feet to a point on the north line of Said Section 32;
 Thence along said north line, N 89°51'18" E, 430.32 feet to the Corner of Beginning.

Said tract contains 16.29 acres, more or less, and is subject to easements, rights-of-way, reservations and restrictions, of right and/or record, including but not limited to those shown hereon.

That all corners will be monumented as shown hereon following completion of construction of the road and utility facilities serving this subdivision, but not later than October 1, 2000.



Michael J. Quinn, Wyoming Professional Land Surveyor #4270

The foregoing instrument was acknowledged before me by Michael J. Quinn this 14th day of November, 1999.

Witness my hand and official seal.

Notary Public My commission expires: 12/31/2000

CERTIFICATE OF MORTGAGEES

Certificate of Mortgagees, Jackson State Bank and the Katherine Lynn Suptan Living Trust, by separate affidavit

WATER RIGHTS NOTES

Portions of the lands of this Subdivision have adjudicated surface water rights through the Southside Canal, with supplemental supply by the pipeline extension(s) of the D1, Wood Canal. A portion of these rights will be abandoned. Water rights to Targhee Reservoir No. 5 will be retained, and a Petition for a Change of Use has been filed with the State Board of Control to change surface water rights for irrigation to miscellaneous use. The protection use is stored in Targhee Reservoir # 5. An application to expand Targhee Reservoir No. 5 has been filed with the Office of the State Engineer.

CERTIFICATE OF OWNER

State of Wyoming) ss.
 County of Teton) ss.
 The undersigned owners and proprietors of the lands shown hereon and described herein hereby certify:

That the foregoing subdivision of said lands into lots as shown hereon is with their free consent and in accordance with their desires;

That the subdivision is to be known as Targhee Village;

That Perimeter Drive as shown hereon is hereby dedicated as an access and utility easement, with a right-of-way hereby granted to each owner of a lot within this subdivision and to those utility companies serving this subdivision and their heirs, assigns, and successors in interest;

That a right of way in Perimeter Drive and along that access easement along the line between lots 21 and 22 as shown hereon is hereby granted to William L. and Pauline Dalling, their heirs and assigns, for access to their residence located in the NE 1/4 SW 1/4 of Section 32, and adjacent to this subdivision;

That a right of way in Perimeter Drive and along that access easement along the line between lots 18 and 19 as shown hereon is hereby granted to Frank L. Falton, his heirs, and assigns, for access to his property located in the E 1/2 W 1/2 of Section 32 adjacent to this subdivision;

That a right of way in that portion of Perimeter Drive lying westerly of the westerly line of Lot 1 as shown hereon and extending westerly to State Line County Road No. 22, 16' and along that 15 foot non motorized public access easement along the northerly line of Lot 1 as shown hereon is hereby granted to the public for use as a non-motorized access easement to the public lands lying easterly of this subdivision, and for emergency vehicle access to said lands;

That an easement across Lot 3 as shown hereon is hereby dedicated as an access and utility easement for the use of the owners of Lot 4, subject to the right of the owners of Lot 3 to use said easement for access and utility purposes also;

That the undersigned reserve unto themselves, their heirs, assigns, and successors in interest, the right to grant to third parties a right-of-way in Perimeter Drive;

That Perimeter Drive will be constructed to the standards of the Land Development Regulations of Teton County;

That the undersigned reserve unto themselves, their heirs, assigns, and successors in interest, an easement for grading for the construction of the roads of this subdivision along the sides of Perimeter Drive as shown hereon;

That the development of this subdivision is to be in accordance with the Conditions of approval of the Final Development Plan submitted with this subdivision application;

That this subdivision is subject to a Declaration of Protective Covenants, Conditions, and Restrictions to be filed concurrently with this plat;

That all rights under and by virtue of the Homestead Exemption laws of the State of Wyoming are hereby waived and released;

That seller does not warrant to purchaser any rights to the natural flow of any stream or river within or adjacent to the subdivision;

That Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the bank of the stream or river;

That there are surface water rights appurtenant to the lands of this subdivision, and a portion of said rights will be abandoned in accordance with Section 18-5-306 (a)(vi), Wyoming Statutes, 1977, as amended;

Water rights not abandoned will be dealt with as described in the "water rights notes" below, including an application for an enlargement of Targhee Reservoir No. 5, and a Petition for a Change of Use for water to be stored in Targhee Reservoir No. 5;

That lot owners within this subdivision have NO IRRIGATION water rights through the Southside Canal which flows through this subdivision EXCEPT for water supply to the Targhee Reservoir No. 5 and may NOT interfere with the flow of water through this facility;

That an easement of historical use extending 15 feet from the high water lines of the irrigation ditch and reservoir as shown hereon is reserved for the maintenance of the ditch and reservoir;

That all other easements shown hereon, including that pipeline easement along a portion of the southerly boundary line of this subdivision, and that roadway and utility easement for Perimeter Drive through portions of Lots 1 and 2 of this subdivision, and that easement for a fire protection water system and pond in Lots 9, 10, and 12 of this subdivision, and that driveway easement across portions of Lots 10 and 12 of this subdivision, are hereby dedicated for the purposes stated and to the entities named on this plat.

SIGNATURE BY SIGNATURE AFFIDAVIT

Roland E. Lange, President Attest: Marlowe Book
 (for) Targhee Village, Inc.

The foregoing instrument was acknowledged before me by Roland E. Lange and Marlowe Book this 14th day of November, 1999.

Witness my hand and official seal.

Notary Public My commission expires:

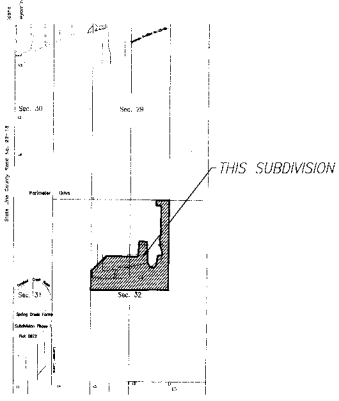
CERTIFICATE OF APPROVAL

State of Wyoming) ss.
 County of Teton) ss.

Pursuant to Section 34-12-103 and Section 18-5-301 through 18-5-315, Wyoming Statutes, 1977, as amended, and the Land Development Regulations of Teton County, Wyoming, as amended, the foregoing subdivision, Targhee Village, was approved at the regular meeting of the Board of County Commissioners held on the 14th day of November, 1999.

Subject to the conditions of approval of the Final Development Plan for this subdivision made this 17th day of August, 1999.

Attest: Sherry Duque, TETON COUNTY CLERK
 BOARD OF COUNTY COMMISSIONERS
 Chair, Teton County Board of Commissioners



LOCATION MAP
 SCALE: 1" = 200'
 Sections 29, 30, 31, 32
 T44N, R118W, 6th P.M.
 TETON COUNTY, WYOMING

NO PUBLIC MAINTENANCE OF STREETS OR ROADS

NO PROPOSED PUBLIC WATER SYSTEM

NO PROPOSED PUBLIC SEWAGE COLLECTION OR TREATMENT SYSTEM

SELLER DOES NOT WARRANT TO PURCHASER THAT HE SHALL HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO THE NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

Owner: Targhee Village, Inc. 524 Cameron Drive Brigham City, Utah 84302
 Summary of uses: LAND USE DISTRICT: Rural - a "specifically recognized project"
 NUMBER OF LOTS: 26

Developer: Paul Vaughn, Agent Box 1492 Jackson, WY 83001 (307) 733-7792
 24 RESIDENTIAL LOTS - 66.03 ACRES
 1 UTILITY LOT - 0.59 ACRES
 1 AFFORDABLE LOTS - 1.67 ACRES
 TOTAL PROPERTY ACRES: 68.29 ACRES
 AVERAGE LOT SIZE: 2.71 ACRES

Surveyor & Engineer: Nelson Engineering P.O. Box 1599 430 South Cache St. Jackson, WY 83001 (307) 733-2087
 BUILDING SETBACKS: FRONT - 25 FEET SIDE - 10 FEET REAR - 40 FEET

TARGHEE VILLAGE
 LOCATED IN THE
 SE 1/4 NW 1/4, SW 1/4 NE 1/4, NW 1/4 NE 1/4
 SECTION 32, T44N, R118W, 6th P.M.,
 Teton County, Wyoming

971

NETELSON ENGINEERING, INC.
 P.O. BOX 1599, JACKSON WYOMING 83001 733-733-2087
 DRAWING TITLE: TARGHEE VILLAGE
 CERTIFICATE SHEET: 1 OF 3
 SHEET: 1 OF 3
 JOB NO: TARGHEE VILLAGE FINAL PLAT
 JOB DATE: 11/15/99
 DRAWN BY: JAV
 CHECKED BY: JAV
 APPROVED BY: JAV

Dwain Claiborn
235 West 4th Street
Dodge, WI

State Plane Coordinates
Teton County Basis
NAD 83/93, U.S. Survey foot
N = 2316441.078
E = 2314081.712
11. 640854
1/4 SECTION 32

Boyl Lynn Green
130 Greenleaf Road
Idaho, WI

Mark Malches and Ben Van Meter
70 Yellow River Drive
Alto, WI
Book 122 Photo page 649

State Plane Coordinates
Teton County Basis
NAD 83/93, U.S. Survey foot
N = 151029.298
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61-6447.50

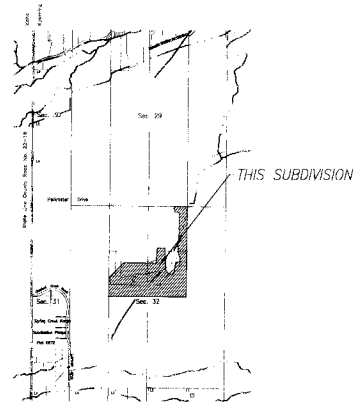
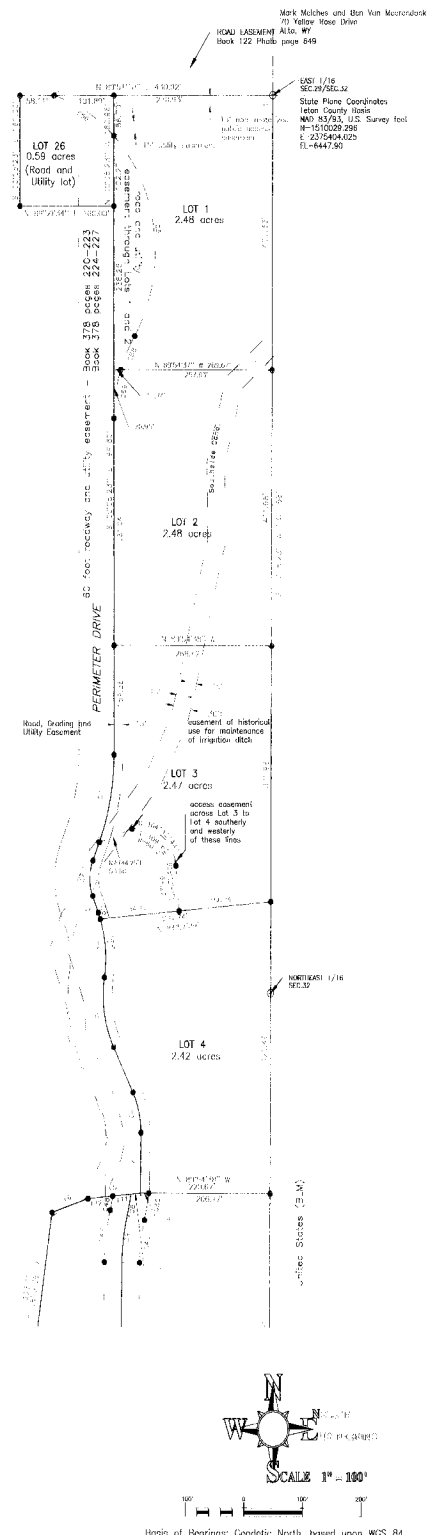
63 foot roadway and utility easement Hook 378 pages 220-223
Book 378 pages 224-227

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NO PUBLIC MAINTENANCE OF STREETS OR ROADS

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Owner:
Targhee Village, Inc.
324 Comeren Drive
Higham City, Utah 84302

Developer:
Paul Vaughn, Agent
Box 1492
Jackson, WY 83001
(307) 733-1792

Surveyor & Engineer:
Nelson Engineering
P.O. Box 1999
430 South Cache St.
Jackson, WY 83001
(307) 733-2087

Summary of uses:
LAND USE: DISTRICT: Rural "specifically recognized project"

NUMBER OF LOTS: 26

24 RESIDENTIAL LOTS = 66.03 ACRES
1 UTILITY LOT = 0.59 ACRES
1 AFFORDABLE LOTS = 1.67 ACRES

TOTAL PROJECT CREASE: 68.29 ACRES
AVERAGE LOT SIZE = 2.71 ACRES

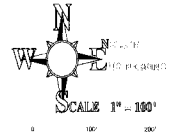
BUILDING SETBACKS:
FRONT = 25 FEET
SIDE = 10 FEET
REAR = 40 FEET

10 FOOT IRRIGATION PIPELINE EASEMENT
NOTE: THESE EASEMENTS FOLLOW THE PHYSICAL LOCATION OF PIPELINE AND MAY NOT BE AS DEPICTED HEREON.

80' driveway and access easement to lots 10 and 11, and an easement for collection, maintenance, access, and operation of fire fighting water supply system.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- IRRIGATION DITCH
- SECTION OR ALIQUOT PART LINE
- HAND CORNER RECORD ON FILE
- 8" SFT SPLIT REINFORCING BAR W/CMP INSCRIBED "NELSON ENGR Pt & LS 5/8"



FINAL PLAT
TARGHEE VILLAGE

LOCATED IN THE
SE1/4 NW1/4, SW1/4 NW1/4, NW1/4 NE1/4
SECTION 32, T44N, R118W, 6th P.M.,
Teton County, Wyoming

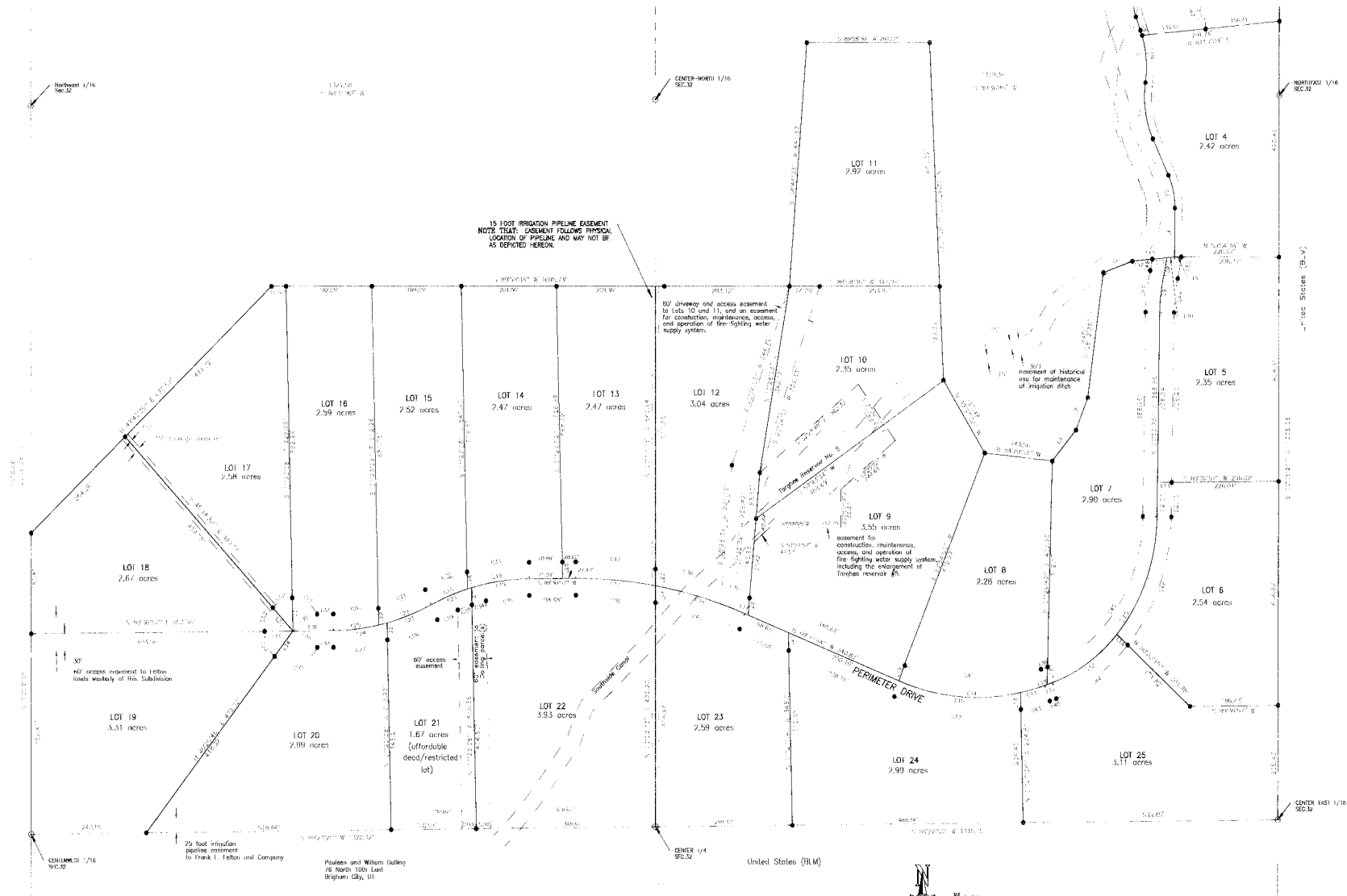
DRAWING TITLE: TARGHEE VILLAGE
 SHEET 2 OF 3
 DATE: 6/4/09
 SUBMITTED: []
 DRAWN: []
 CHECKED: []
 APPROVED: []
 JOB NO: 98-059
 DRAWING NO: 2 OF 3
 JOB NO: 98-059

NELSON ENGINEERING, INC.
 P.O. BOX 1599, JACKSON, WYOMING (307) 733-2087

971

Frank J. Feltus & Co.
1745 Laramie Lane
Alto, WY

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Alto, WY



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- IRRIGATION DITCH
- - - SECTION OR QUARTER RANGE LINE
- LAND CORNER RECORD ON FILE
- SET STEEL REINFORCING BAR W/CAP INSCRIBED "NELSON ENGR. PL. & IS 5/8"

NO PUBLIC MAINTENANCE OF STREETS OR ROADS

NO PROPOSED PUBLIC WATER SYSTEM

NO PROPOSED PUBLIC SEWAGE COLLECTION OR TREATMENT SYSTEM

SELLER DOES NOT WARRANT TO PURCHASER THAT HE SHALL HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO THE NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

Owner:
Targhee Village, Inc.
324 Cameron Drive
Brigham City, Utah 84302

Developer:
Paul Vaughn, Agent
Box 1492
Jackson, WY 83001
(307) 755-7792

Surveyor & Engineer:
Nelson Engineering
P.O. Box 1599
430 South Coche St.
Jackson, WY 83001
(307) 755-2087

Summary of uses:
LAND USE DISTRICT: Rural a "specifically recognized project"

NUMBER OF LOTS: 26
24 RESIDENTIAL LOTS = 66.03 ACRES
1 UTILITY LOT = 0.58 ACRES
1 AFFORDABLE LOTS = 1.67 ACRES
TOTAL PROJECT ACREAGE: 68.28 ACRES
AVERAGE LOT SIZE: 2.71 ACRES

BUILDING SETBACKS:
FRONT = 25 FEET
SIDE = 10 FEET
REAR = 40 FEET



Basis of Bearings: Geodetic North, based upon NGS 84

**FINAL PLAT
TARGHEE VILLAGE**

LOCATED IN THE
SE1/4 NW1/4, SW1/4 NE1/4, NW1/4 NE1/4
SECTION 32, T44N, R18W, 6th P.M.,
Teton County, Wyoming

971

DATE SUBMITTED	0/4/09	REV.
	DRAWN	NE
	CHECKED	SK
	APPROVED	MAQ
DRAWING TITLE FINAL PLAT TARGHEE VILLAGE SHEET 3 OF 3		JOB NO. 98-069
JOB TITLE TARGHEE VILLAGE		DATE 0/4/09
JOB NO. 3 OF 3		REV. NE
JOB NO. 98-069		SK
		MAQ
		APPROVED

NELSON ENGINEERING INC
P.O. BOX 596, JACKSON WYOMING (307) 733-0087

