



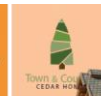
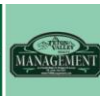
“Local Brokerage, National Results.”

Maps & Documents

Teton Valley Realty or this website makes no representation regarding sufficiency, completeness, or any other matters referred to any documents herein, or information provided on this web site. Teton Valley Realty advises you consult with independent legal counsel regarding these documents. When purchasing real estate, it is advised that you obtain full and complete documents, and not rely on these pages.

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



AREA UNITS/DENSITY TABLE - PHASE I	
ACRES IN LOTS	126.38
NUMBER OF LOTS	28
AVERAGE LOT SIZE	7.13
ACRES IN COUNTY ROADS	1.14
ACRES IN SUBDIVISION ROADS	6.04
ACRES IN OPEN AREA	40.00
TOTAL ACRES IN SUBDIVISION	175.56

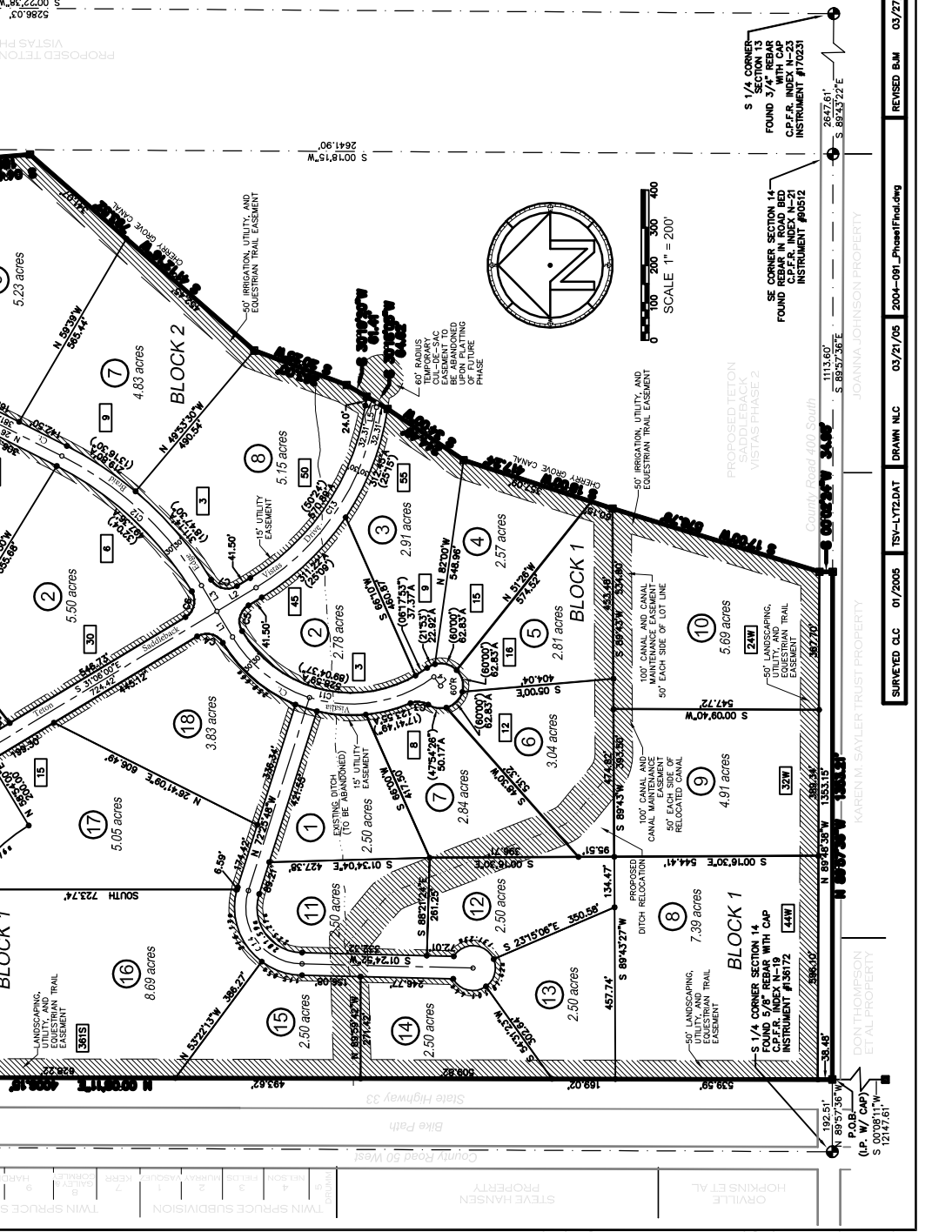
LEGEND	
●	FOUND SECTION CORNER AS NOTED
■	SUBDIVISION CORNER - SET 5/8" IRON PIN WITH CAP INSCRIBED: AN ENG 2880
□	HIGHWAY MONUMENT - FOUND 6" x 6" CONCRETE POST
○	ROAD INTERSECTION POINT - SET 5/8" IRON PIN WITH CAP INSCRIBED: AN ENG 2880
•	LOT CORNER - SET IRON PIN WITH CAP INSCRIBED: AN ENG 2880
•	CALCULATED POINT - NOTHING FOUND OR SET
—	SECTION LINE
—	SUBDIVISION BOUNDARY
—	LOT LINE
—	ROAD CENTERLINE
—	PROPERTY LINE OF ADJACENT
—	EXISTING OR PROPOSED DITCH
—	EASEMENT AS NOTED
42	STREET ADDRESS OF LOT

SURVEYOR'S CERTIFICATE
 I, ARNOLD W. WOOLSTONHILL, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, HAVE CONDUCTED A SURVEY OF THE TRACT OF LAND AS HEREIN PLATED AND DESCRIBED.

MASTER PLAN / FINAL PLAN FOR AMENDED PLAT FOR PHASE I TETON SADDLEBACK VISTAS INSTRUMENT #173852
 A PART OF THE E 1/2 SECTION 14, AND A PART OF THE W 1/2 SECTION 13, TWP. 4N., R. 10E., S. 12E., TETON COUNTY, IDAHO

RICK MASSIE
 970 W. BROADWAY PHB 441
 JACKSON, WY 83201
 (307) 739-1958
 (200) 797-2952 www.rickmassie.com

PROJECT NO. 2004 - 091
 SHEET 1 OF 3
 SECTIONS 13/14



REVISIONS:
 01/2005 TSV-LYTJ.DAT DRAWN NLC
 03/21/05 2004-091_PhaseIPlan.dwg
 03/27/06 REVISED B.M

PROPERTY OWNERS:
 MARGARET SAUTER TRUST PROPERTY
 JOHANNA JOHNSON PROPERTY
 DON THOMPSON ET AL PROPERTY