



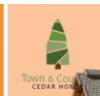
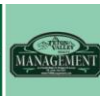
“Local Brokerage, National Results.”

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



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.

W. Moulton 5-13-02
CHAIRMAN, PLANNING AND ZONING DATE

COMMISSIONERS' CERTIFICATE

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

[Signature] 5-15-02
CHAIRMAN, COUNTY COMMISSIONERS DATE

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.

TREASURER'S CERTIFICATE

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

[Signature] 5-13-02
COUNTY TREASURER DATE

ASSESSOR'S CERTIFICATE

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

Denny Thomas by JLM 5/10/02
COUNTY ASSESSOR DATE

TETON COUNTY FIRE MARSHALL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT.

[Signature] 10 MAY 2002
TETON COUNTY FIRE MARSHALL DATE

148126

RECEIVED

MAY 16 2002

TETON CO. ID
CLERK RECORDER

RECORDER'S CERTIFICATE

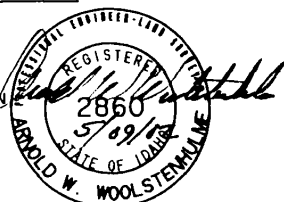
STATE OF IDAHO)
) SS
COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 2004, AT _____ AT THE REQUEST OF _____ INSTRUMENT NUMBER _____

COUNTY RECORDER Instrument # 148126
DRIGGS, TETON, IDAHO
2002-05-16 09:22:33 No. of Pages: 2
Recorded for: A W ENGINEERING
NOLAN G. BOYLE Fee: 5.00
Ex-Officio Recorder Deputy N. Duen
Index to: PLAT

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 CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN SECTIONS 50-1326-29, IDAHO CODE HAVE BEEN SATISFIED, AND THE PLAT IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING.

[Signature]
DISTRICT 7 HEALTH DEPARTMENT
5-10-02
DATE

CERTIFICATE OF REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

[Signature]
NAME
5/10/02
DATE

OWNERS' CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FIDELITY AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETOR DESCRIBED LANDS:

THAT THE NAME OF THE SUBDIVISION SHALL BE TETON SHADOWS SUBDIVISION THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 600 THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANT RESTRICTIONS TO BE RECORDED WITH THIS PLAT:

THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENT OR RECORD AND AS DEDICATED BY THIS PLAT: THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM STATED IN SECTION 22-4500 AND DOES RECOGNIZE THE NEIGHBORING LAND RIGHTS LAW:

THAT ALL ROADS ARE FOR THE USE OF THE LOT OWNERS TO ACCESS THE LOTS AND ARE TO BE PRIVATELY OWNED, MAINTAINED, AND CLEARED OF DEVELOPER UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES THE RESPONSIBILITY AND MAINTENANCE:

THAT THE PRIVATE OWNERSHIP DOES NOT RESTRICT OR PROHIBIT THE RIGHT OF ANY EMERGENCY RESPONSE, SHERIFF'S DEPARTMENT, LAW ENFORCEMENT SERVICE, POSTAL SERVICE, OR NATIONWIDE DELIVERY COMPANY PERSON PERFORMANCE OF THEIR RESPECTIVE DUTIES:

THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE USE OF TELEPHONE, AND CABLE TV UTILITIES, AND OTHER UTILITIES AS APPROVED BY THE HOMEOWNERS' ASSOCIATION:

THAT THE OWNER/DEVELOPER WILL MAINTAIN ALL LANDSCAPING ACCORDING TO THE FINAL LANDSCAPING PLAN SUBMITTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR LANDSCAPING MAINTENANCE.

DESCRIPTION OF LANDS BEING DIVIDED:

A PART OF SECTION 29, TWP. 6N., RANG. 46E., B.M., TETON COUNTY, BEING FURTHER DESCRIBED AS:

FROM THE SW CORNER OF SAID SECTION 29, THENCE S 89°56'51"E, 16 TO AN IRON PIN;
THENCE N 00°09'09"E, 598.96 FEET TO AN IRON PIN;
THENCE S 89°56'51"E, 248.80 FEET TO AN IRON PIN;
THENCE N 02°31'22"E, 378.10 FEET TO AN IRON PIN;
THENCE S 89°56'51"E, 808.25 FEET TO AN IRON PIN;
THENCE S 00°38'12"E, 67.12 FEET TO AN IRON PIN;
THENCE S 04°04'15"W, 391.15 FEET TO AN IRON PIN;
THENCE S 03°56'39"W, 520.61 FEET TO AN IRON PIN;
THENCE N 89°56'51"W, 60.89 FEET TO AN IRON PIN;
THENCE N 04°05'04"E, 434.46 FEET TO AN IRON PIN;
THENCE N 89°57'38"W, 559.11 FEET TO AN IRON PIN;
THENCE S 00°01'19"W, 433.26 FEET TO AN IRON PIN;
THENCE N 89°56'51"W, 423.24 FEET TO THE POINT OF BEGINNING.

CONTAINS 15.79 ACRES, MORE OR LESS.

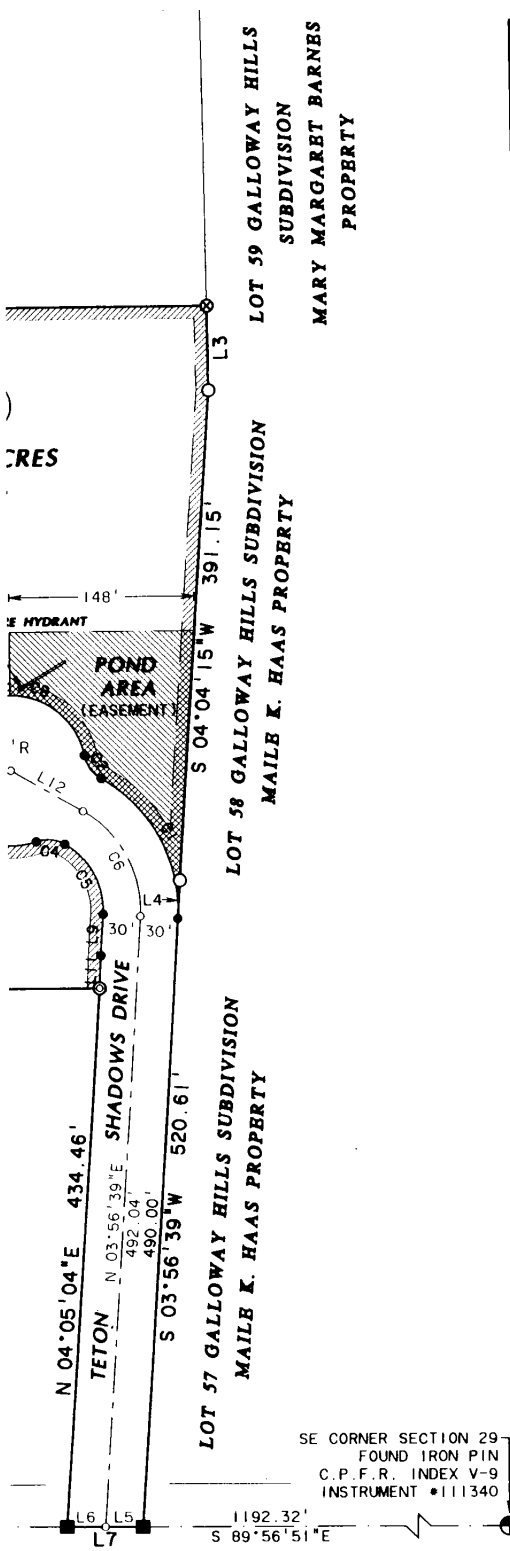
[Signature]

STATE OF Idaho)
) SS
COUNTY OF Teton)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 OF MAY, 2004 BY Trows Thompson WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC [Signature] IS 12

MY COMMISSION EXPIRES: 6/8/2004



AREA/UNITS/DENSITY TABLE	
AREA	
SUBDIVISION ROAD COUNTY ROAD	PRIVATE ROAD EASEMENT OF LOTS 0.33 ACRES DEDICATED TO COUNTY
TOTAL RESIDENTIAL LOTS	5
AVERAGE DENSITY	15.46 AC / 5 LOTS = 1 UNIT / 3.1 ACRES
OPEN SPACE	NONE - FIRE POND AREA EASEMENT OF LOT 5
TOTAL PROJECT	15.79 ACRES
DEVELOPMENT NOTES	
-- PROPOSED WATER SYSTEM - INDIVIDUAL WELLS -- PROPOSED SEWER SYSTEM - INDIVIDUAL SEPTIC TANKS -- ROAD 24' WIDE, CONSTRUCTED TO COUNTY STANDARDS IN 60' EASEMENT. -- CURRENT USE OF LAND: AGRICULTURAL -- ZONING: AG R-2.5	
MAP NOTES	
-- NO FLOOD PLAINS -- NO WETLANDS -- KNOWN WILDLIFE HABITAT MIGRATION ROUTE FOR BIG GAME	

SETBACKS	
COUNTY STANDARD SETBACKS:	
FRONT	30'
SIDE	30'
REAR	40'

LEGEND	
⊕	SECTION CORNER FOUND AS NOTED
▲	SECTION CORNER SET AS NOTED
⊙	SET SUBDIVISION P.O.B. - 2 1/2" ALUMINUM PIPE WITH CAP INSCRIBED: AW ENG 2860
⊗	FOUND SUBDIVISION CORNER - 1/2" IRON PIN WITH CAP INSCRIBED: EQUINOX PLS 5711 RESET WITH 5/8" IRON PIN AND 2" AW CAP
○	FOUND SUBDIVISION CORNER - MILAZZO PIN PER GALLOWAY HILLS SUBDIVISION PLAT RESET WITH 5/8" IRON PIN AND 2" AW CAP
⊙	FOUND SUBDIVISION CORNER - IRON PIN WITH CAP INSCRIBED: AW ENG 2860 RESET WITH 5/8" IRON PIN AND 2" AW CAP
■	SET SUBDIVISION CORNER - 5/8" IRON PIN WITH 2" ALUM. CAP INSCRIBED: AW ENG 2860
●	SET LOT CORNER - 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
○	ROAD POINT - SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
4	STREET ADDRESS OF LOT
---	SECTIONAL BREAKDOWN LINE
---	CENTERLINE OF SUBDIVISION ROAD
▨	EASEMENT - 10' UTILITY UNLESS OTHERWISE NOTED

148126


RECEIVED
 MAY 16 2002
 TETON CO., ID
 CLERK RECORDER

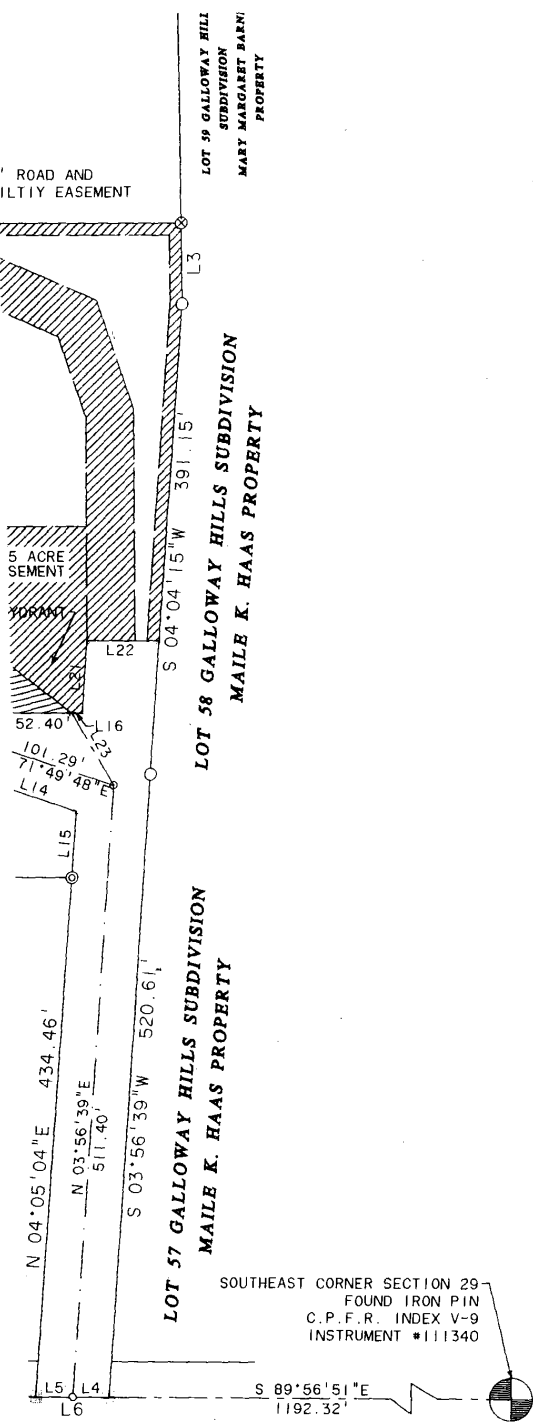
IUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
30'	74.90'	133.92'	127.08'	N 28°01'40"W
30'	12.55'	23.55'	22.84'	N 35°33'22"W
30'	58.85'	93.08'	84.03'	N 64°26'38"W
30'	12.55'	23.55'	22.84'	S 84°26'38"E
30'	37.45'	66.96'	63.54'	S 28°01'40"E
30'	56.18'	100.44'	95.31'	N 28°01'40"W
30'	43.59'	75.40'	70.53'	N 16°00'00"E
30'	97.70'	122.40'	102.26'	S 69°33'22"E

FINAL PLAT FOR:

TETON SHADOWS SUBDIVISION

PART OF THE SW 1/4 SE 1/4 SECTION 29. TWP. 6N.,
 RNG. 46E., B.M., TETON COUNTY, IDAHO

SURVEYED FOR: TRAVIS THOMPSON P.O. BOX 408 VICTOR, ID 83455 (208) 354-3236	 AW ENGINEERING 4 North Main P.O. Box 139 Victor, Idaho 83455 (208) 787-2952 aweng@srv.net
PROJECT NO. 2002 - 002	T-6N R-46E SECTION 29



AREA/UNITS/DENSITY TABLE	
AREA	
SUBDIVISION ROAD COUNTY ROAD	PRIVATE ROAD EASEMENT OF LOTS 0.33 ACRES DEDICATED TO COUNTY
TOTAL RESIDENTIAL LOTS	5
AVERAGE DENSITY	15.46 AC / 5 LOTS = 1 UNIT / 3.1 ACRES
OPEN SPACE	NONE - FIRE POND AREA EASEMENT OF LOT 5
TOTAL PROJECT	15.79 ACRES
DEVELOPMENT NOTES	
-- PROPOSED WATER SYSTEM - INDIVIDUAL WELLS -- PROPOSED SEWER SYSTEM - INDIVIDUAL SEPTIC TANKS -- ROAD 24' WIDE, CONSTRUCTED TO COUNTY STANDARDS IN 60' EASEMENT. -- CURRENT USE OF LAND: AGRICULTURAL -- ZONING: AG R-2.5	
MAP NOTES	
-- NO FLOOD PLAINS -- NO WETLANDS -- KNOWN WILDLIFE HABITAT MIGRATION ROUTE FOR BIG GAME	

OWNERS' CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND AMENDED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID LAND.

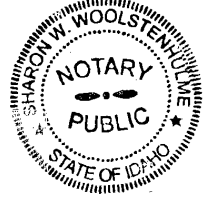
THAT ALL STATEMENTS AND CERTIFICATES ON PLAT # 148126 DO HEREBY APPLY TO THIS PLAT.
 DESCRIPTION OF LANDS BEING DIVIDED: SAME AS SHOWN ON PLAT # 148126.
 CONTAINS 15.79 ACRES, MORE OR LESS.

Travis Thompson President of JT Inc
 TRAVIS THOMPSON President of JT Inc

STATE OF Idaho)
 COUNTY OF Teton) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF OCTOBER 2003 BY TRAVIS THOMPSON
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *Sharon W. Woolstenhulme*
 MY COMMISSION EXPIRES: 10/15/2008



Instrument # 158118
 DRIGGS, TETON, IDAHO
 2003-10-28 09:08:43 No. of Pages: 1
 Recorded for: A W ENGINEERING
 NOLAN G. BOYLE Fee: 10.00
 Ex-Officio Recorder Deputy *PSB*
 Index to: PLAT

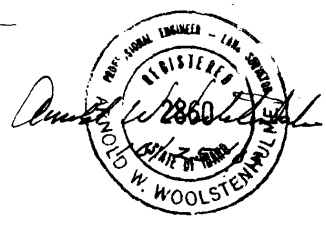
RECORDER'S CERTIFICATE

STATE OF IDAHO)
) SS
 COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 200__, AT _____
 AT THE REQUEST OF _____
 INSTRUMENT NUMBER _____

COUNTY RECORDER _____
158118
RECEIVED
 OCT 28 2003
 TETON CO. ID
 CLERK RECORDER

APPROVAL
 ZONING AND ZONING ADMINISTRATOR
 IF THIS PLAT WAS DETERMINED
 TO BE IN ACCORDANCE WITH THE
 IDAHO SUBDIVISION
 ACT, I HEREBY CERTIFY THAT THE
 PLAT IS IN ACCORDANCE WITH
 THE ACT.
10-25-03
 DATE



ENGINEER
 I DO
 HEREBY
 CERTIFY
 THAT
 THIS
 PLAT
 IS IN
 ACCORDANCE
 WITH
 THE
 ACT.

AMENDED FINAL PLAT # 2 FOR: inst. # 148126
TETON SHADOWS Subdivision

PART OF THE SW 1/4 SE 1/4 SECTION 29, TWP. 6N.,
 R. 46E., B.M., TETON COUNTY, IDAHO

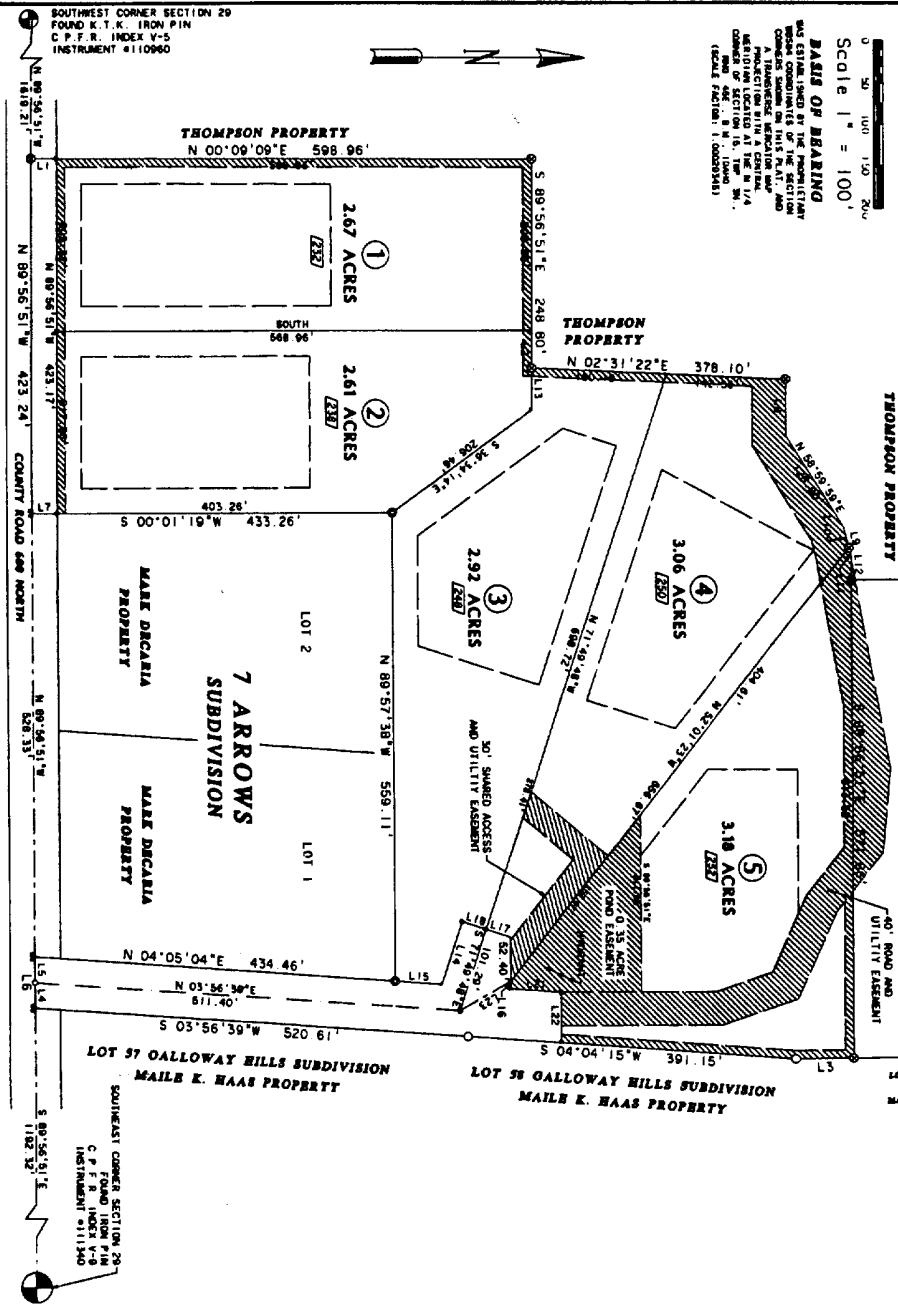
SURVEYED FOR:
 JT INC
 Travis Thompson President
 P.O. BOX 408
 VICTOR, ID 83455
 (208) 354-3236

AW ENGINEERING
 255 South Main P.O. Box 139
 Victor, Idaho 83455
 (208) 787-2952 aweng@srv.net

SHEET 1 OF 1
 PROJECT NO. 2002 - 002
 T-6N R-46E SECTION 29

SETBACKS:
 COUNTY STANDARD SETBACKS:
 FRONT 30'
 SIDE 30'
 REAR 40'

Scale 1" = 100'
 BASIS OF BEARING
 AND ESTABLISHED OF THE PROBABLY
 VISIBLE CORNER OF THE SECTION
 CORNER OF THE SECTION
 A TRIANGULAR REFERENCE MARK
 PRODUCED WITH A GROUND
 CORNER OF SECTION 29, T14N, R2E,
 R14E, SEC. 31, T. 14N., R. 2E.,
 (RECORD PLAT 1, 148823841)



LINE DATA TABLE

LINE	BEARING	DISTANCE
L 1	N 00°09'09"E	45.00'
L 2	S 89°56'51"E	67.12'
L 3	N 00°09'09"E	30.82'
L 4	N 89°56'51"W	30.82'
L 5	N 89°56'51"W	60.80'
L 6	N 89°56'51"W	30.00'
L 7	S 00°01'18"W	34.22'
L 8	S 89°56'51"E	34.22'
L 9	N 89°56'51"E	24.40'
L 10	N 89°56'51"E	24.40'
L 11	S 00°01'18"W	25.55'
L 12	S 89°56'51"E	25.55'
L 13	N 00°09'09"E	45.00'
L 14	S 89°56'51"E	45.00'
L 15	N 00°09'09"E	45.00'
L 16	S 89°56'51"E	67.12'
L 17	N 00°09'09"E	30.82'
L 18	N 89°56'51"W	30.82'
L 19	N 89°56'51"W	60.80'
L 20	N 89°56'51"W	30.00'
L 21	S 00°01'18"W	34.22'
L 22	S 89°56'51"E	34.22'
L 23	N 89°56'51"E	24.40'

LEGEND

- SECTION CORNER FOUND AS NOTED
- FORMAL SUBDIVISION CORNER - 1/4" IRON PIN
- NON-FORMAL SUBDIVISION CORNER - 1/4" IRON PIN
- REMARKS: SEE PLAT FOR 1/4" IRON PIN AND 2" ALUM CAP
- SET SUBDIVISION CORNER - 5/8" IRON PIN
- REMARKS: SEE PLAT FOR 5/8" IRON PIN AND 2" ALUM CAP
- SET LOT CORNER - 5/8" IRON PIN WITH CAP
- REMARKS: SEE PLAT FOR 5/8" IRON PIN WITH CAP
- ROAD POINT - 1/2" ALUM CAP
- REMARKS: SEE PLAT FOR 1/2" ALUM CAP
- STREET ADDRESS OF LOT
- SECTIONAL, SUBDIVISION LINE
- CENTERLINE OF SUBDIVISION ROAD
- EASEMENT - 10' UTILITY EASEMENT OTHERWISE NOTED
- ADJACENT BUILDING DEVELOPER

PLANNING AND ZONING APPROVAL

PREPARED FOR THE TETON COUNTY PLANNING AND ZONING ADMINISTRATION TO BE FILED IN THE TETON COUNTY PLANNING AND ZONING ADMINISTRATION RECORDS. SECTION 31-1-4 SUBDIVISION G.I.I. WITH ADDRESSES AS SHOWN ON THIS PLAT. DATE: 8/23/03

SURVEYOR'S CERTIFICATE

I, ARNOLD B. WOODSTEADT, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I DID MAKE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

Arnold B. Woodsteadt
 Registered Professional Surveyor
 No. 4214
 State of Idaho

SUBMITTED DEC 01/02/02

APPROVED DATE	DATE	BY
08/13/03	08/13/03	ARNDEN T. JOOS

AREA/UNITS/DENSITY TABLE

AREA	UNITS/DENSITY
SUBDIVISION ROAD	PRIVATE ROAD EASEMENT OF LOT 5
COUNTY ROAD	0.33 ACRES DEDICATED TO COUNTY
TOTAL RESIDENTIAL LOTS	5
AVERAGE DENSITY	15.46 AC / 5 LOTS = 3.09 AC / 1 LOT
OPEN SPACE	NONE - FIRE POND AREA EASEMENT OF LOT 5
TOTAL PROJECT	15.79 ACRES

DEVELOPMENT NOTES

- PROPOSED WATER SYSTEM - INDIVIDUAL WELLS
- PROPOSED SEWER SYSTEM - INDIVIDUAL SEPTIC TANKS
- ROAD 25' WIDE, CONSTRUCTION TO COUNTY STANDARDS IN 30' EASEMENT.
- CURRENT USE OF LAND: AGRICULTURAL
- ZONING: AO R-2-S

MAP NOTES

- NO FLOOD PLAIN
- NO WETLANDS
- DROWN BUILDLIFE IMMEDIATE ABUTMENT ROUTE FOR 3100 OAK

OWNERS' CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND HEREBY CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID LAND...

STATE of Idaho
 COUNTY of Teton

Sharon M. Woodsteadt
 President of Teton Shadows

NOTARY PUBLIC

ARNDEN T. JOOS
 Notary Public

RECORDER'S CERTIFICATE

Instrument # 458418
 Recorded in the Teton County and Teton State Records on 08/13/03 at 11:00 AM.

STATE OF IDAHO)
 COUNTY OF TETON)
 I, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS ___ DAY OF _____, 200__ AT _____.

REC'D
 AUG 13 2003
 TETON COUNTY CLERK

TETON SHADOWS subdivision

ARNDEN T. JOOS, Notary Public
 245 South Main Street
 Victor, ID 83455
 (208) 964-3245

AW Engineering
 245 South Main Street
 Victor, ID 83455
 (208) 787-2822

PROJECT NO. 1 - 2002 - 002
 SHEET 1 OF 1 - 2002 - 002