



**“Local Brokerage, National Results.”**

## Maps & Documents

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Phone: 208.354.2439  
Email : [info@tetonvalleyrealty.com](mailto:info@tetonvalleyrealty.com)

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

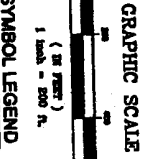
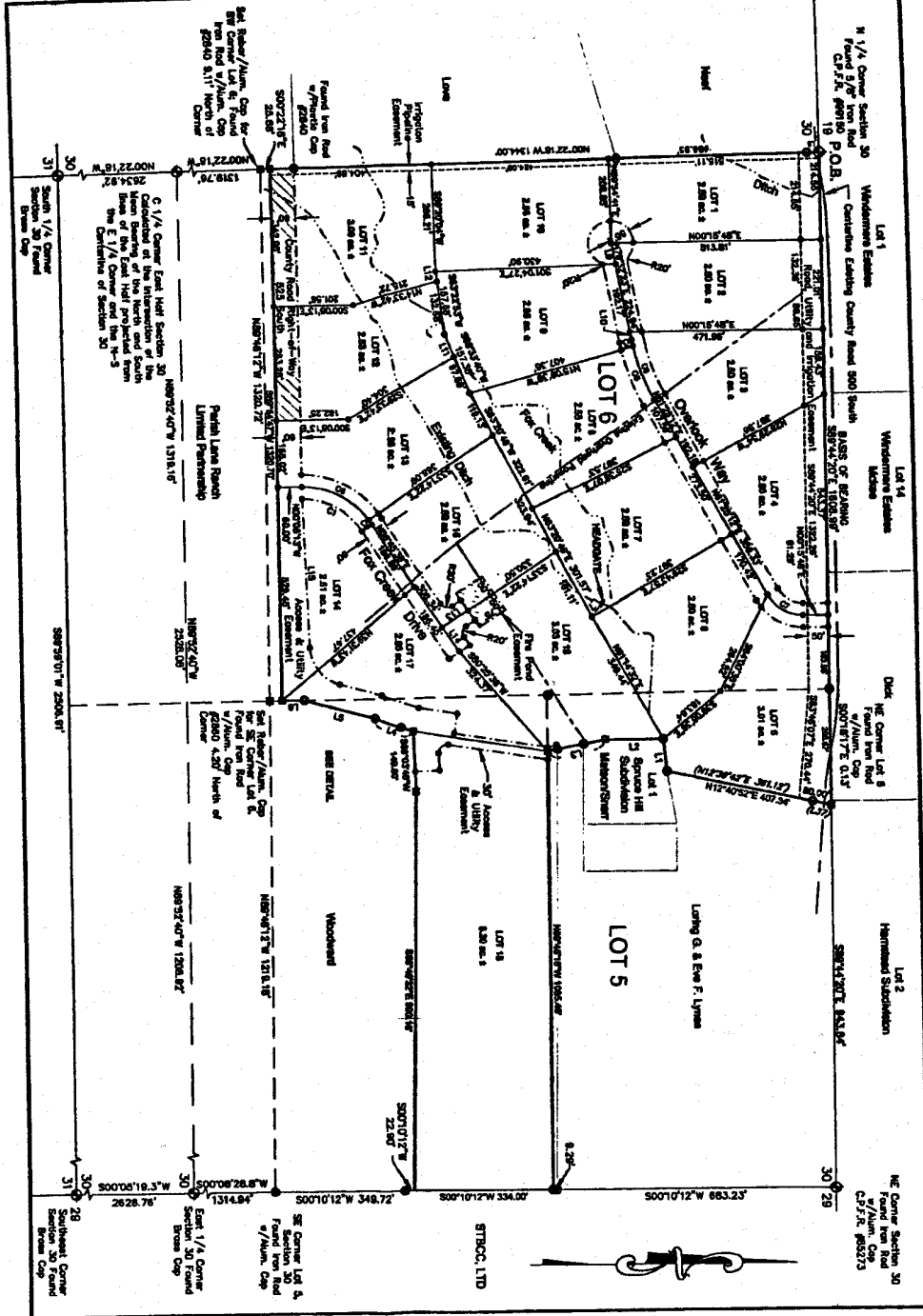


# Final Plat

## THE OVERLOOK AT FOX CREEK

LOCATED IN LOTS 5 AND 6; SECTION 30; T4N; R46E OF THE BOISE MERIDIAN, TETON COUNTY, IDAHO

Instrument # 188382  
 TETON COUNTY, IDAHO  
 Recorded by: RENDEZVOUS ENGINEERING, P.C.  
 MAP BY: ALMADEN  
 Date: 5-25-02



1" = 200'

1" = 200'

1" = 200'

1" = 200'

1" = 200'

1" = 200'

1" = 200'

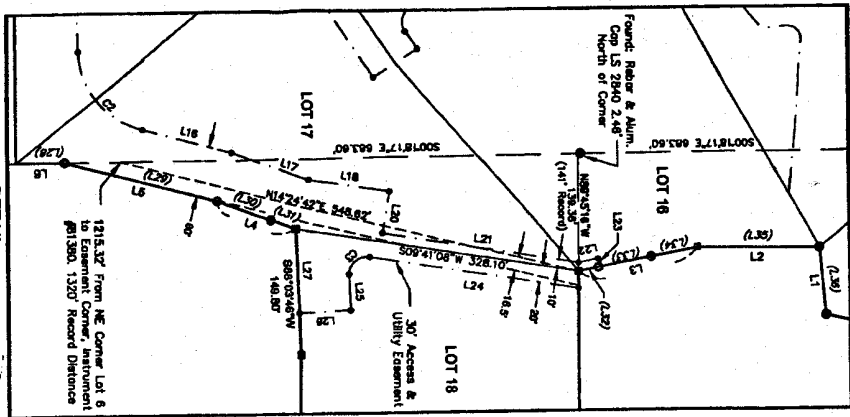
1" = 200'

1" = 200'

1" = 200'

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	128.20	178.79	86.9702°	97.23
C2	132.75	100.00	7.3114°	74.28
C3	35.47	20.00	101.3725°	24.53
C4	16.81	488.47	1.9071°	8.00
C5	14.312	500.00	1.8707°	71.64
C6	15.812	500.00	1.8707°	78.73
C7	105.12	100.00	61.9224°	59.09
C8	184.68	200.79	53.1078°	104.48
C9	13.71	200.79	5.9453°	6.74

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S84.910°W	60.28	L10	N80.017°W	50.00
L2	S27.222°W	17.42	L11	S17.187°W	23.00
L3	S11.016°E	106.00	L12	S72.515°W	33.21
L4	S11.016°E	106.00	L13	S72.515°W	10.00
L5	S11.016°E	106.00	L14	S72.515°W	241.42
L6	S00.017°E	60.44	L15	S89.015°W	42.71
L7	N4.091°E	41.28	L16	N01.561°W	100.00
L8	S00.017°E	31.00	L17	S89.015°W	60.00
L9	N72.515°E	32.91	L18	N01.561°W	154.85
L10	N72.515°E	32.91	L19	N01.561°W	68.81
L11	S11.016°E	59.70	L20	N18.465°E	184.85
L12	S11.016°E	59.70	L21	N18.465°E	68.81
L13	N45.017°E	73.00	L22	N11.016°W	23.77
L14	N45.017°E	73.00	L23	N11.016°W	61.52
L15	N45.017°E	73.00	L24	N11.016°W	53.78
L16	N45.017°E	73.00	L25	N11.016°W	53.78
L17	S11.016°E	59.70	L26	N11.016°W	53.78
L18	S11.016°E	59.70	L27	N11.016°W	53.78
L19	S11.016°E	59.70	L28	N11.016°W	53.78
L20	S11.016°E	59.70	L29	N11.016°W	53.78
L21	S11.016°E	59.70	L30	N11.016°W	53.78
L22	S11.016°E	59.70	L31	N11.016°W	53.78
L23	S11.016°E	59.70	L32	N11.016°W	53.78
L24	S11.016°E	59.70	L33	N11.016°W	53.78
L25	S11.016°E	59.70	L34	N11.016°W	53.78
L26	S11.016°E	59.70	L35	N11.016°W	53.78
L27	S11.016°E	59.70	L36	N11.016°W	53.78
L28	S11.016°E	59.70	L37	N11.016°W	53.78
L29	S11.016°E	59.70	L38	N11.016°W	53.78
L30	S11.016°E	59.70	L39	N11.016°W	53.78
L31	S11.016°E	59.70	L40	N11.016°W	53.78



Scale: 1"=100'

### SURVEYOR'S CERTIFICATE

I, Kenneth M. Linn, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that the survey of the subdivision, located in the State of Idaho, in Teton County, Idaho, shown on the plat of THE OVERLOOK AT FOX CREEK, in Teton County, Idaho, and correctly related as indicated by the plat and the accompanying field notes, and that the field measurements were taken on or before May 25, 2002 in accordance with Section 50, 1302, Idaho Code relating to plats and surveys and in accordance with the accompanying plat.



Surveyor's Name: Kenneth M. Linn  
 License No.: 5358  
 Date: 5-25-02

RENDEZVOUS ENGINEERING, P.C.  
 P.O. Box 400, Jackson, Wyoming 83001  
 25 SOUTH OGDEN AVENUE, SUITE 200  
 PINEBLUFF, WY 83416 FAX: 307.733.8334

PROJECT NO.	2006
DATE	May 25, 2007
PREPARED BY:	KML
REVISIONS:	2 OF 2

# Final Plat

## THE OVERLOOK AT FOX CREEK

LOCATED IN LOTS 5 AND 6; SECTION 30; T4N; R46E OF THE BOISE MERIDIAN, TETON COUNTY, IDAHO

### OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, That G&J Properties, an Arizona Limited Liability Company, does hereby certify that they are the owners of the real property included within the boundary description shown hereon and have caused the same to be properly laid out and divided to be hereinafter known as THE OVERLOOK AT FOX CREEK, Teton County, Idaho. The measurements and areas shown hereon (except County Corals) are not intended to be perfect, but the right to adjust measurements and areas are reserved for public utility or for any other use contemplated on the plat.

IN WITNESS WHEREOF, I have hereunto set my hand.

*G&J Properties, LLC*  
STATE OF ARIZONA  
COUNTY OF PINAL

CHARLES HILL  
Notary Public  
State of Idaho

The foregoing instrument was acknowledged before me by: Charles Hill  
on the 6 day of June, 2007.  
Witness my hand and official seal.  
Notary Public: Charles Hill  
My Commission Expires: May 21, 2013

### BOUNDARY DESCRIPTION

A portion of Government Lots 5 & 6, Section 30, Township 4 North, Range 46 East of the Boise Meridian and being more particularly described as follows:  
Beginning at the North 1/4 corner of said Section 30; S89°44'07"E 1003.80 feet; Thence S12°41'23"W 407.24 feet; Thence S84°41'05"W 80.29 feet; Thence S00°27'37"W 411.22 feet; Thence S11°08'15"E 139.43 feet; Thence S89°45'15"E 1095.46 feet; Thence S00°10'12"W 324.00 feet; Thence N88°42'32"W 900.18 feet; Thence S88°03'47"W 148.00 feet; Thence S17°45'42"E 100.00 feet; Thence S14°46'37"W 194.00 feet; Thence S00°18'17"E 66.65 feet; Thence S89°54'47"W 130.70 feet; Thence N00°27'15"W 134.00 feet to the Point of Beginning.

Said parcel contains an area of 53.46 acre more or less.  
The State of Idaho is S89°44'07"E between the North 1/4 corner and the NE corner of said Section 30.  
Said parcel is subject to any and all easements and rights-of-way of record and/or existing including the following:

An easement for an existing irrigation ditch along the north side.  
An easement for an existing irrigation ditch south of Fox Creek.  
An easement for public utility granted to Fall River Electric Cooperative, Inc. as set forth in Instrument Numbers 82650 and 82687 of Official Records.  
A Right-of-Way along the east side of Lot 17 and the west side of Lot 18 as set forth in Instrument Number 81280 of Official Records.  
County road Rights-of-Way along the north and part of the south boundaries.

### SURVEYOR'S CERTIFICATE

I, Kenneth M. Lutz, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as THE OVERLOOK AT FOX CREEK, in Teton County, Idaho was made by me or under my direction, and that the necessary measurements were taken and computed in accordance with the laws of the State of Idaho. I am duly sworn and hold my commission under authority of the State of Idaho. My commission expires on the 23rd day of February, 2012. I have read the plat and approve the same in accordance with the accompanying plat.

*Kenneth M. Lutz*  
Licensure No. 7012 Date 5-25-07



### EXAMINING SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the plat of THE OVERLOOK AT FOX CREEK, and find it to be analytically correct and acceptable as required in section 50-1206 of the State of Idaho Code relating to plats and surveys.

*Robert B. Butler*  
Date 25 May 2007

### FIRE MARSHALL APPROVAL

I hereby certify that this Plat conforms to the INTERNATIONAL FIRE CODE as adopted by the State of Idaho and the County of Teton.

*Robert S. Lee*  
Date 6-4-07

### ASSESSORS CERTIFICATE

Presented to the Teton County Assessor on the following date as which was the Plat was approved and accepted.

*Benjamin Black*  
Date 6-4-07

### PLANNING AND ZONING APPROVAL

Presented to the Teton County Planning and Zoning Commission on the following date as which was the Plat was approved and accepted.

*John K. Hoff*  
Date 6-7-07

### COMMISSIONERS' CERTIFICATE

Presented to the Teton County Board of Commissioners at which time the subdivision was approved and accepted.

*John K. Hoff*  
Date 6-7-07

### TETON COUNTY TREASURER

Approved this 4 day of 2007

*Bonnie E. Stealy*  
County Treasurer

### RECORDERS CERTIFICATE

I do hereby certify that the Plat was filed this 6 day of 2007, at \_\_\_\_\_ o'clock, at \_\_\_\_\_ of the recorder of \_\_\_\_\_.

*Bonnie E. Stealy*  
County Recorder

### HEALTH CERTIFICATE

Sanitary residences are required by Idaho Code, Title 30, Chapter 13 have been satisfied. Subject to the information contained in the Sanitary Regulations and Recommendations. Sanitary residences may be re-inspected in accordance with Section 50-1204, Idaho Code, by the issuance of a certificate of despatch.

*Robert S. Lee*  
Date 6/4/07

### SANITARY REGULATIONS AND RECOMMENDATIONS

The subject land development has been reviewed for sanitary regulations described in Idaho Code Section 50-1204. The following comments are intended to inform and educate all parties as to the sanitary disposal and/or possible water abatement particular to this development.

Sanitary disposal:  
A current site analysis indicates standard sanitary disposal systems should be substituted for lots 1-4 and lot 10. Lot 5-9 and 11-18 may require alternative sanitary disposal systems and/or structures on the residential portion of these lots. Sanitary disposal systems must comply with design criteria contained in IDHO 50-0103. This includes, but is not limited to: providing for the collection and storage of sanitary waste; providing for the transport of sanitary waste to a sanitary disposal system; and a permit issued prior to construction on any lot. Site specific soil holes will be required for each permit.

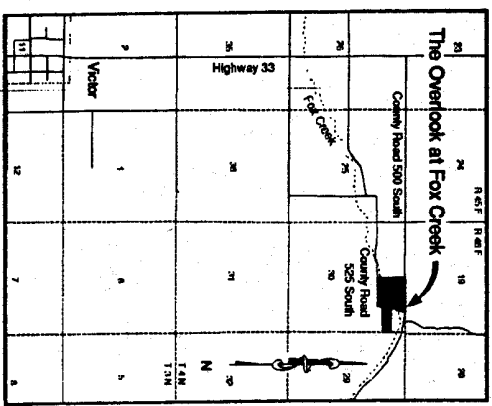
Public water:  
Individual well drilling is authorized by the Idaho Department of Water Resources. Therein lots are subject to all applicable public health and sanitation regulations, as well as county ordinances. No subsurface crossing shall be constructed without a valid sanitary disposal permit.

*Robert S. Lee*  
Date 6/4/07

NOTES: 1) Lots 14, 17 and 18 shall be required to install nonvented the gaslines in accordance with National Fire Protection Association (NFPA) 1301.

2) There has to be a designated FEMA flood plain areas shown for the subdivision (Floodplain, Map No. 1001020101)

3) The Overlook at Fox Creek has water rights via the Fox Creek Canal Company and Rock Road Spillback Irrigation Company. The use of these water rights will be shared among the property owners within the subdivision in accordance with said status.



Instrument #: 483342  
TETON COUNTY, IDAHO  
2007-04-11 - 11:00 AM  
RENDERVOUS ENGINEERING, P.C.  
1100 W. MAIN ST., SUITE 110  
BOISE, IDAHO 83725  
PHONE: 208-333-5525 FAX: 208-333-5524

**RENDERVOUS ENGINEERING, P.C.**  
P.O. BOX 408, ANDERSON, WYOMING 82001  
25 SOUTH OYCE VENTURE STREET  
PHONE: 307-733-5525 FAX: 307-733-5524

PROJECT NUMBER	05-008	SHEET NUMBER	1 OF 2	DATE	May 25, 2007	PREPARED BY	KAL
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# Final Plat THE OVERLOOK AT FOX CREEK

LOCATED IN LOTS 5 AND 6; SECTION 30; T4N; R4E OF THE BOISE MERIDIAN, TETON COUNTY, IDAHO

### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that GUY HOLDINGS, an Arizona Limited Liability Company, does hereby certify that they are the owners of the real property indicated above the plat hereon shown as THE OVERLOOK AT FOX CREEK, Teton County, Idaho. The same was and is being conveyed to the said Guy Holdings by deed and recorded in the public. All the rights and interests and interests are reserved for public utilities or for any other use designated on the plat.

IN WITNESS WHEREOF, I have hereunto set my hand  
at Boise, Idaho  
this 14th day of June, 2007.

*[Signature]*  
GUY HOLDINGS LLC  
STATE OF ARIZONA  
COUNTY OF TULSA

CHARENSE HILL  
Notary Public  
Boise, Idaho

The foregoing instrument was acknowledged before me by Charense Hill on this 14 day of June, 2007.

Witness my hand and official seal  
Notary Public: Charense Hill  
By Commission Expires: May 21, 2013

### BOUNDARY DESCRIPTION

A portion of Government L20 S 8 N, Section 30, Township 4 North, Range 4 East of the Boise Meridian and being more particularly described as follows:  
Beginning at the North 1/4 corner of said Section 30; S87°40'00" E; 1988.00 feet; Thence S87°41'27" W; 407.34 feet; Thence S88°41'00" W; 80.24 feet; Thence S87°27'00" E; 141.22 feet; Thence S171°00'00" E; 128.43 feet; Thence S89°45'00" E; 108.40 feet; Thence S87°10'00" E; 100.00 feet; Thence S14°42'00" W; 164.20 feet; Thence S20°10'00" E; 66.46 feet; Thence S87°24'17" W; 1230.70 feet; Thence N87°02'18" W; 1344.50 feet to the Point of Beginning.  
Said parcel contains an area of 53.86 acre more or less.

The books of Blowing is S87°40'00" E between the North 1/4 corner and the NE corner of said Section 30.  
Said parcel is subject to any and all easements and rights-of-way of record and/or existing including but not limited to:  
An easement for an existing irrigation canal along the north side.  
An easement for an existing irrigation ditch along the west side.  
Easements for utility lines shown on the plat.  
Easements for the County Public Corporation, Inc. as set forth in Instrument Number 82500 and 82087 of Official Records.  
A Right-of-Way along the east side of Lot 17 and the west side of Lot 18 as set forth in Instrument Number 87260 of Official Records.  
County Road Rights-of-Way along the north and east of the north boundary.

### SUBREYTOR'S CERTIFICATE

I, Robert B. Butcher, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that the survey of the subdivisions depicted on THE OVERLOOK AT FOX CREEK, in Teton County, Idaho was made by me or under my direct supervision, and that said subdivision complies with the provisions of the laws of the State of Idaho and the rules and regulations of the Board of Professional Land Surveyors and the Board of Professional Engineers and shall be set on file with me on or before May 20, 2008 in accordance with Section 50112(a) Idaho Code relating to filed plat surveys and in accordance with the accompanying plat.

Known to Me: 7012 License No. 5-25-07 Date

### EXAMINING SURVEYOR'S CERTIFICATE

I, surveyor, find that the surveyor has filed THE OVERLOOK AT FOX CREEK, and that it is substantially correct and acceptable as required by section 50112(a) of the State of Idaho Code relating to filed plat surveys.

Robert B. Butcher Date 25 May 2007

### FIRE MARSHALL APPROVAL

I hereby certify that this Plat conforms to the INTERNATIONAL FIRE CODE as adopted by the State of Idaho and the County of Idaho.

Ray S. Sore Date 6-4-07

### ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the following date at which time the Plat was approved and accepted:  
Charense Hill Date 6-4-07  
County Assessor

### PLANNING AND ZONING APPROVAL

Presented to the Teton County Planning and Zoning Commission on the following date at which time the Plat was approved and accepted:  
Charense Hill Date 6-8-07  
Commissioner, Planning and Zoning

### COMMISSIONER'S CERTIFICATE

Presented to the Teton County Board of Commissioners at which time the subdivision was approved and accepted:  
Charense Hill Date 6-7-07  
Commissioner

### TETON COUNTY TREASURER

Approved for Charense Hill Date 6-7-07  
I certify that all county property interests in this property are correct.  
Charense Hill  
County Treasurer

### RECORDER'S CERTIFICATE

Recorded in Book 1 Page 1 of 1 of the County of Teton, Idaho.  
I, the undersigned, do hereby certify that this Plat was filed this 14 day of June, 2007, at Boise Idaho, in accordance with the laws of the State of Idaho relating to filed plat surveys.

### HEALTH CERTIFICATE

Sanitary conditions as required by Idaho Code, Title 30, Chapter 13 have been satisfied and the plat is hereby approved for filing in accordance with the laws of the State of Idaho relating to filed plat surveys. I, the undersigned, do hereby certify that this Plat was filed this 14 day of June, 2007, at Boise Idaho, in accordance with the laws of the State of Idaho relating to filed plat surveys.

### VICINITY MAP



### SANITARY REGULATIONS AND RECOMMENDATIONS

The sanitary regulations have been reviewed for sanitary conditions specified in Idaho Code, sections 50-1202. The following comments are presented to inform and indicate all needed as to the sanitary disposal of solid waste, wastewater, and other pollutants to the environment.

### Sanitary Disposal

A current site analysis indicates standard sanitary disposal systems should be provided for lots 1, 4 and lot 10. Lots 2, 9 and 11 do not require sanitary disposal systems. All sanitary disposal systems shall be designed to meet or exceed the standards of the Idaho Department of Health and Welfare, 16-01-01. The sanitary disposal systems shall be designed to meet or exceed the standards of the Idaho Department of Health and Welfare, 16-01-01. A public health department, and a permit issued under the authority of the Idaho Department of Health and Welfare, shall be required for each system.

### Public Water

Individual well drilling is authorized by the Idaho Department of Water Resources. These wells are subject to all applicable public health and sanitation regulations. 16-01-01. The sanitary disposal systems shall be designed to meet or exceed the standards of the Idaho Department of Health and Welfare, 16-01-01.

### Notes

1) Lots 14, 17 and 18 shall be required to install wastewater treatment systems in accordance with National Fire Protection Association (NFPA) 13D.  
2) There are no designated FEMA flood plain areas shown by the subdivision.  
(Reference: map No. 50501C11810)

### THE OVERLOOK AT FOX CREEK



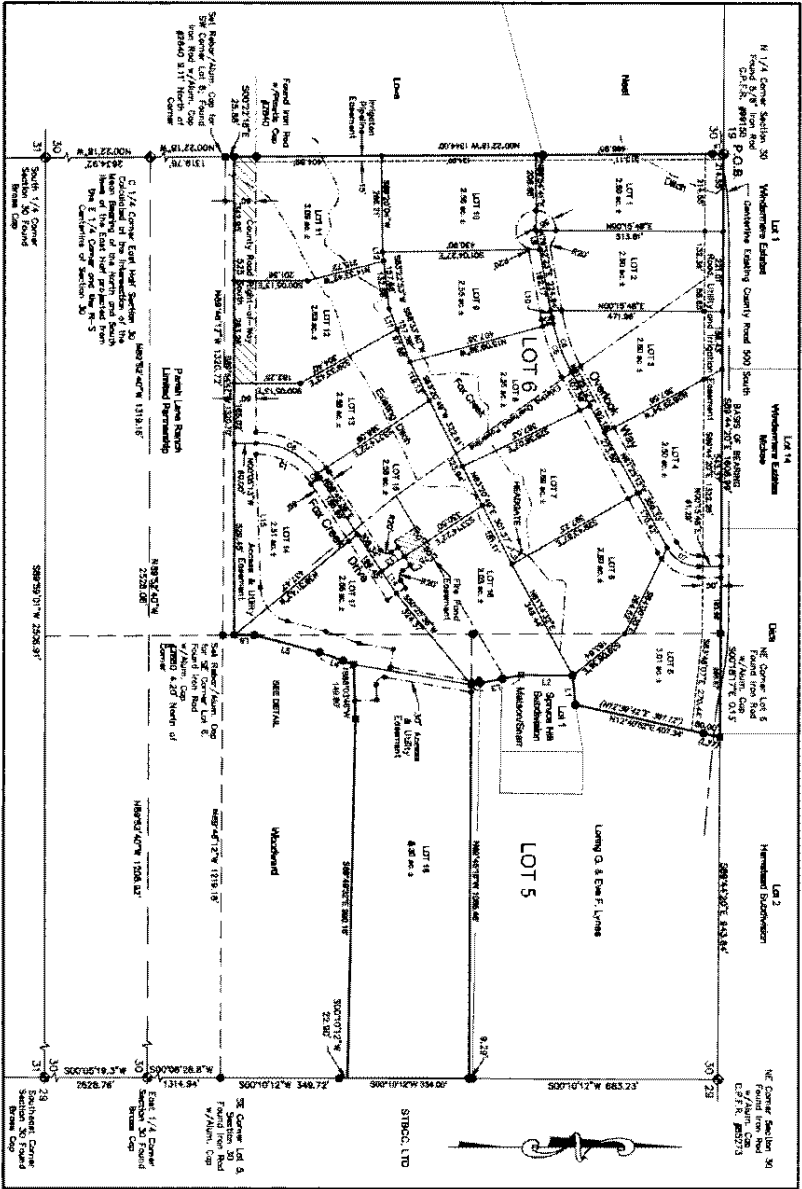
### RENDERZVOUS ENGINEERING, P.C.

Professional Engineer  
P.O. Box 4660 Jackson Wyoming 83001  
Phone: 307.733.9200 Fax: 307.733.9204

PROJECT NUMBER	02096	SHEET NUMBER	1 OF 2	DATE	May 23, 2007	PREPARED BY	DKL
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# Final Plat THE OVERLOOK AT FOX CREEK

LOCATED IN LOTS 5 AND 6; SECTION 30; T4N; R46E OF THE BOISE MERIDIAN, TETON COUNTY, IDAHO



- 1. Contour to be laid
- 2. Road from Road Station C&E
- 3. Road from Road Station C&F
- 4. Road from Road Station C&G
- 5. Road from Road Station C&H
- 6. Road Station Monument as Filed

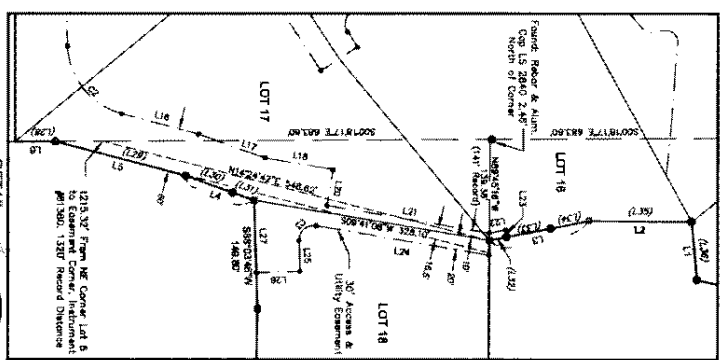


### SYMBOL LEGEND

- Property Property Boundary
- Boundary of Section 30
- Utility Easement Line
- Utility Easement Line
- Appropriated Canal and Their Location
- Adjacent Claimants

LINE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	178.36	178.36	90°00'00"	178.36	S 90°00'00" W
C2	33.47	33.47	90°00'00"	33.47	S 90°00'00" W
C3	14.21	14.21	90°00'00"	14.21	S 90°00'00" W
C4	14.21	14.21	90°00'00"	14.21	S 90°00'00" W
C5	14.21	14.21	90°00'00"	14.21	S 90°00'00" W
C6	14.21	14.21	90°00'00"	14.21	S 90°00'00" W
C7	14.21	14.21	90°00'00"	14.21	S 90°00'00" W
C8	14.21	14.21	90°00'00"	14.21	S 90°00'00" W
C9	14.21	14.21	90°00'00"	14.21	S 90°00'00" W

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
1	S 88°15'32" W	60.29	150	N 80°00'00" W	250.00
2	S 88°15'32" W	60.29	151	N 80°00'00" W	250.00
3	S 88°15'32" W	60.29	152	N 80°00'00" W	250.00
4	S 88°15'32" W	60.29	153	N 80°00'00" W	250.00
5	S 88°15'32" W	60.29	154	N 80°00'00" W	250.00
6	S 88°15'32" W	60.29	155	N 80°00'00" W	250.00
7	S 88°15'32" W	60.29	156	N 80°00'00" W	250.00
8	S 88°15'32" W	60.29	157	N 80°00'00" W	250.00
9	S 88°15'32" W	60.29	158	N 80°00'00" W	250.00
10	S 88°15'32" W	60.29	159	N 80°00'00" W	250.00
11	S 88°15'32" W	60.29	160	N 80°00'00" W	250.00
12	S 88°15'32" W	60.29	161	N 80°00'00" W	250.00
13	S 88°15'32" W	60.29	162	N 80°00'00" W	250.00
14	S 88°15'32" W	60.29	163	N 80°00'00" W	250.00
15	S 88°15'32" W	60.29	164	N 80°00'00" W	250.00
16	S 88°15'32" W	60.29	165	N 80°00'00" W	250.00
17	S 88°15'32" W	60.29	166	N 80°00'00" W	250.00
18	S 88°15'32" W	60.29	167	N 80°00'00" W	250.00
19	S 88°15'32" W	60.29	168	N 80°00'00" W	250.00
20	S 88°15'32" W	60.29	169	N 80°00'00" W	250.00
21	S 88°15'32" W	60.29	170	N 80°00'00" W	250.00
22	S 88°15'32" W	60.29	171	N 80°00'00" W	250.00
23	S 88°15'32" W	60.29	172	N 80°00'00" W	250.00
24	S 88°15'32" W	60.29	173	N 80°00'00" W	250.00
25	S 88°15'32" W	60.29	174	N 80°00'00" W	250.00
26	S 88°15'32" W	60.29	175	N 80°00'00" W	250.00
27	S 88°15'32" W	60.29	176	N 80°00'00" W	250.00
28	S 88°15'32" W	60.29	177	N 80°00'00" W	250.00
29	S 88°15'32" W	60.29	178	N 80°00'00" W	250.00
30	S 88°15'32" W	60.29	179	N 80°00'00" W	250.00
31	S 88°15'32" W	60.29	180	N 80°00'00" W	250.00



**SURVEYORS CERTIFICATE**

I, Kenneth M. Linn, a duly Registered Professional Land Surveyor in the State of Idaho, do hereby certify that the survey of the subdivision, designated as THE OVERLOOK AT FOX CREEK, in Teton County, Idaho, was made by me or under my supervision, and that the same was made in accordance with the laws of Idaho and the State of Idaho Code and that the proper measurements were taken on or before May 26, 2007 in accordance with Section 54-2203, Idaho Code, relating to plats and surveys and in accordance with the accompanying plat.

Kenneth M. Linn  
License No. 17012  
C&E



**RENDEZVOUS ENGINEERING, P.C.**  
P.O. Box 408  
200 SOUTH LAMAR AVENUE STREET  
BOISE, IDAHO 83724  
PHONE: 208-333-7888 FAX: 208-333-7888

PROJECT: 05-095  
SHEET: 2 OF 2  
DATE: May 22, 2007  
PREPARED BY: NAL