



“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



The undersigned County Treasurer, in and
delinquent and current County property

State

Sections 1326 to 1329, Idaho Code, have been
recording by filing of this certificate.

[Signature]

that I have reviewed this plat and find that
g to plats and surveys.

[Signature]

at which time this subdivision was

[Signature]

[Signature]

[Signature]
Zoning Commission

erties, LLC a Wyoming Limited Liability

Idaho
plies
s.

26 Oct 2006
Date

State of Idaho, Registration No. 11543, hereby certify, to the

under my direction in January of 2004 and from records of

owners hereon, and conforms to the applicable sections of the

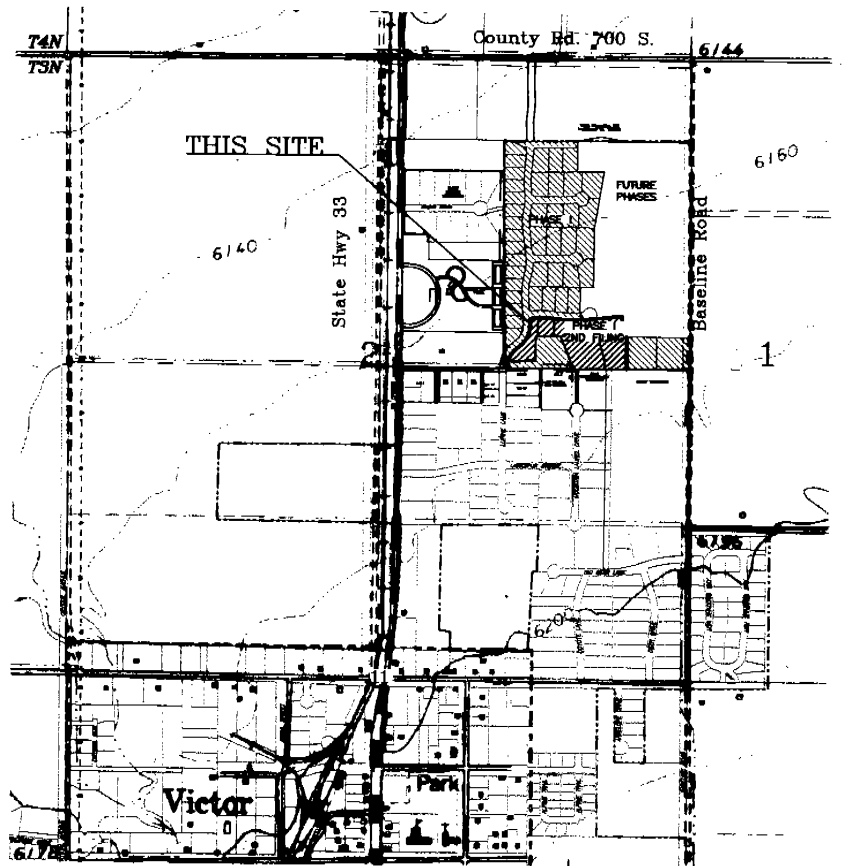
Title 50, Section 1303, Idaho Code.



WER SYSTEM.

ATER SYSTEM.

A SUITABLE IRRIGATION WATER DELIVERY
SECTION 3805, SUBSECTION (1)(B), IDAHO
INGS.



VICINITY MAP
SCALE: 1" = 1000'
Section 2, T3N, R45E
Teton County



Summary of uses:
LAND USE DISTRICT: R2 (Residential 2)
PR (Planned Residential)

3 (R2) LOTS 54-56 = 2.50 ACRES
2 (PR) LOTS 51,52 = 3.26 ACRES
1 PARK = 1.00 ACRES

R2 ZONE ALLOWS 8 UNITS PER ACRE
PR ZONE ALLOWS 14 UNITS PER ACRE

Instrument # 182553

DRIGGS, TETON, IDAHO
2006-11-15 11:45:17 No. of Pages: 2
Recorded for: JOSH THULIN
NOLAN G. BOYLE
Ex-Officio Recorder Deputy
Index to: PLAT

[Signature]

182553

RECEIVED
OCT 2006
TETON CO., ID
CLERK RECORDER

Owner and Subdivider:
Teton Properties, LLC
P.O. Box 2871
Jackson, Wyoming 83001
(307) 733-7872

Engineer and Surveyor:
Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087

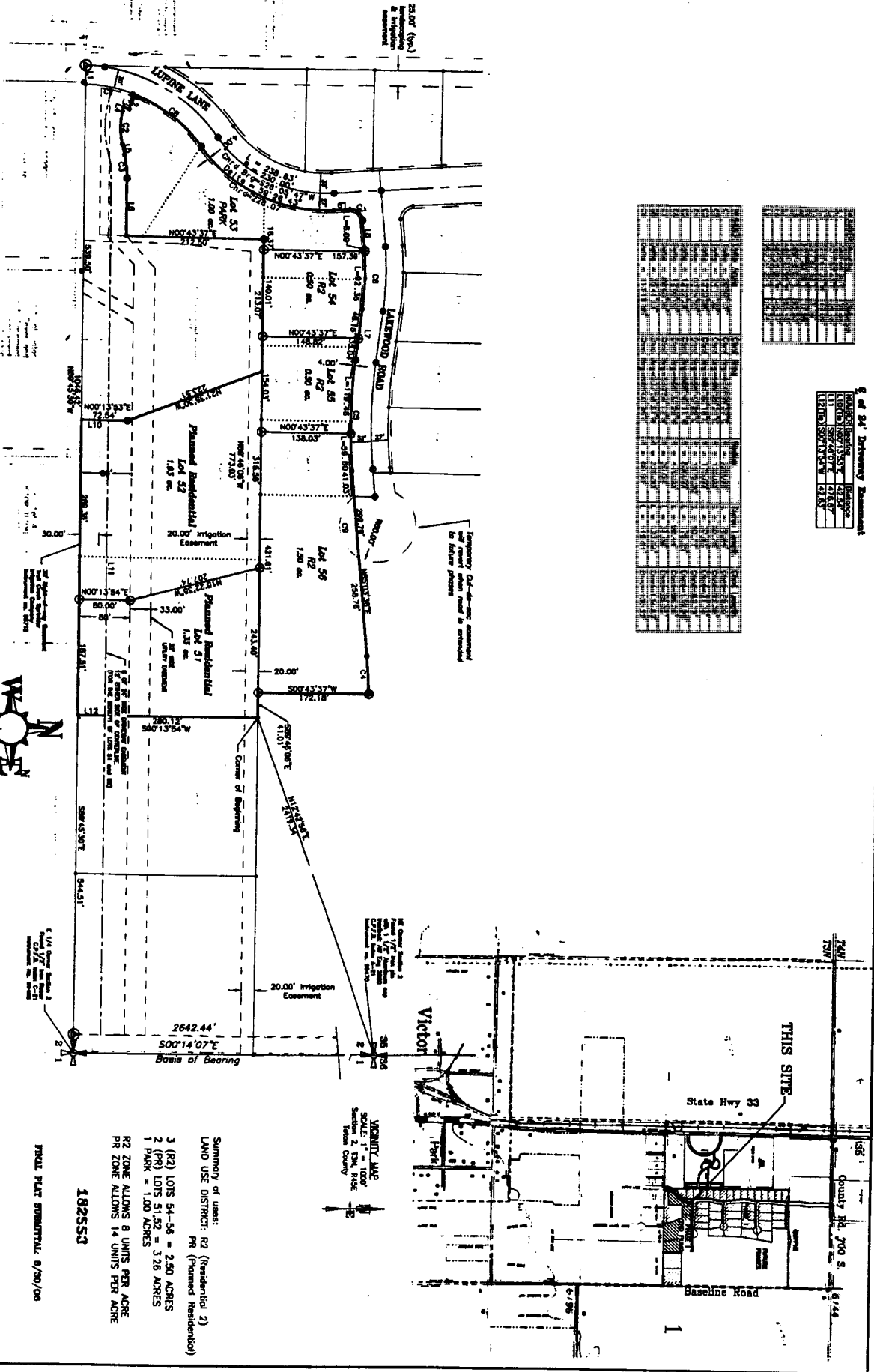
THE PONDS PHASE I SECOND FILING

located within the
NE 1/4, Section 2,
Township 3 North,
Range 45 East, B.M.,
City of Victor,
Teton County, Idaho

5 of 24 Driveway Easement

Lot	Area	Volume
100	1.00	1.00
101	1.00	1.00
102	1.00	1.00
103	1.00	1.00
104	1.00	1.00
105	1.00	1.00
106	1.00	1.00
107	1.00	1.00
108	1.00	1.00
109	1.00	1.00
110	1.00	1.00
111	1.00	1.00
112	1.00	1.00
113	1.00	1.00
114	1.00	1.00
115	1.00	1.00
116	1.00	1.00
117	1.00	1.00
118	1.00	1.00
119	1.00	1.00
120	1.00	1.00

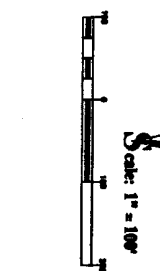
Lot	Area	Volume
100	1.00	1.00
101	1.00	1.00
102	1.00	1.00
103	1.00	1.00
104	1.00	1.00
105	1.00	1.00
106	1.00	1.00
107	1.00	1.00
108	1.00	1.00
109	1.00	1.00
110	1.00	1.00
111	1.00	1.00
112	1.00	1.00
113	1.00	1.00
114	1.00	1.00
115	1.00	1.00
116	1.00	1.00
117	1.00	1.00
118	1.00	1.00
119	1.00	1.00
120	1.00	1.00



LEGEND

- Property Boundary Line
- Lot Line
- Wooded Lot Line
- Adjacent Property Line
- Adjacent Property Line
- Adjacent Property Line
- Centerline of Road
- Easement Line
- Existing Easement Line

⊙ = Found rebar with cap inscribed "PLS 9389"
 ⊙ = Found 5/8" x 24" rebar with Aluminum cap "PLS 11543"
 ⊙ = Found 5/8" x 30" rebar with Aluminum cap "PLS 11543"
 ⊙ = To be set 5/8" x 24" rebar with Aluminum cap "PLS 11543"



Owner and Subdivider:
 Teton Properties, LLC
 P.O. Box 2071
 Jackson, Wyoming 83201
 (307) 733-7072

Engineer and Surveyor:
 Nelson Engineering
 Box 1509
 Jackson, Wyoming 83201
 (307) 733-2087

Basis of Bearing for this plat is Geographic North WCSN4, which results in an observed bearing of N00°14'07"W from the Quarter Corner of Section 1 and 2 to the Northeast Corner of Section 2.

Summary of Units:
 LAND USE DISTRICT: R2 (Residential 2)
 PR (Planned Residential)

3 (R2) LOTS 54-56 = 2.50 ACRES
 2 (PR) LOTS 51-52 = 3.28 ACRES
 1 PARK = 1.00 ACRES

R2 ZONE ALLOWS 8 UNITS PER ACRE
 PR ZONE ALLOWS 14 UNITS PER ACRE

1822553

FINAL PLAT SUBMITTED 6/20/06

**THE PONDS
 PHASE I
 SECOND FILING**

Included within the
 NE 1/4, Section 2,
 Township 3 North,
 Range 45 East, B.M.,
 City of Victor,
 Teton County, Idaho

Drawn: 8-20-06 per Review: 10-05-06
 Produced: 01-03-12

CERTIFICATE OF OWNER

State of Idaho) ss
County of Teton) ss

The undersigned owners and proprietors of the above shown and described parcel hereby certify that the foregoing subdivision of said land is shown in accordance with the plans and specifications of said owners and proprietors.

The name of the subdivision is to be **THE POND PHASE I SECOND FILING**.

This subdivision is located in the NE 1/4 of Section 2, Township 3 North, Range 45 East, 14th Principal Meridian, Teton County, Idaho, and is shown in accordance with the plans and specifications of said owners and proprietors. The subdivision is shown in accordance with the plans and specifications of said owners and proprietors. The subdivision is shown in accordance with the plans and specifications of said owners and proprietors. The subdivision is shown in accordance with the plans and specifications of said owners and proprietors.

Depositing of the subdivision plan of Lot 42 of the Pond Phase I, Range 45 East, 14th Principal Meridian, Teton County, Idaho, and is shown in accordance with the plans and specifications of said owners and proprietors. The subdivision is shown in accordance with the plans and specifications of said owners and proprietors. The subdivision is shown in accordance with the plans and specifications of said owners and proprietors. The subdivision is shown in accordance with the plans and specifications of said owners and proprietors.

through a curved angle of 287°11'37" on one distance of 52.78 feet. through a curved angle of 287°11'37" on one distance of 52.78 feet. through a curved angle of 287°11'37" on one distance of 52.78 feet. through a curved angle of 287°11'37" on one distance of 52.78 feet.

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TOWNSHIP'S CERTIFICATE

The requirements of Title 20, Section 1201, Idaho Code, of the undersigned County Treasurer, in and to the subdivision of said land, are hereby approved and the same are hereby certified to be in accordance with the laws of the State of Idaho.

[Signature]
County Treasurer

PLANNING DEPARTMENT CERTIFICATE

I, hereby certify that the subdivision shown on the attached plan of Section 1201, Idaho Code, has been reviewed and found to be in accordance with the provisions of said Code.

[Signature]
City Engineer

CITY ENGINEER'S CERTIFICATE

I, hereby certify that the subdivision shown on the attached plan of Section 1201, Idaho Code, has been reviewed and found to be in accordance with the provisions of said Code.

[Signature]
City Engineer

CITY OF VICTOR APPROVAL

Presented to the City Council of Victor, Idaho, on the following date of which time the subdivision was approved and accepted.

[Signature]
Mayor City of Victor

NOV 8, 2006
[Signature]
City Clerk

NOV 8, 2006
[Signature]
Planning and Zoning Commission

NOV 8, 2006
[Signature]
City Council

NOV 8, 2006
[Signature]
City Council

NOV 8, 2006
[Signature]
City Council

NOV 8, 2006
[Signature]
City Council

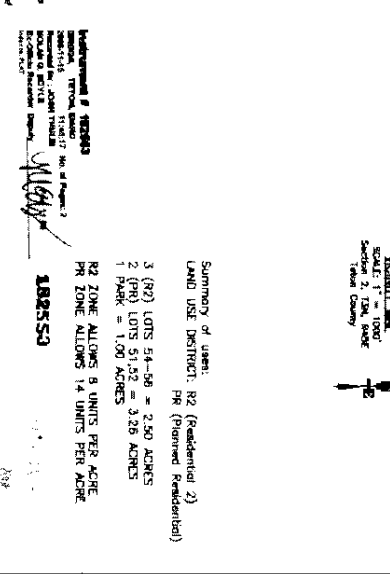
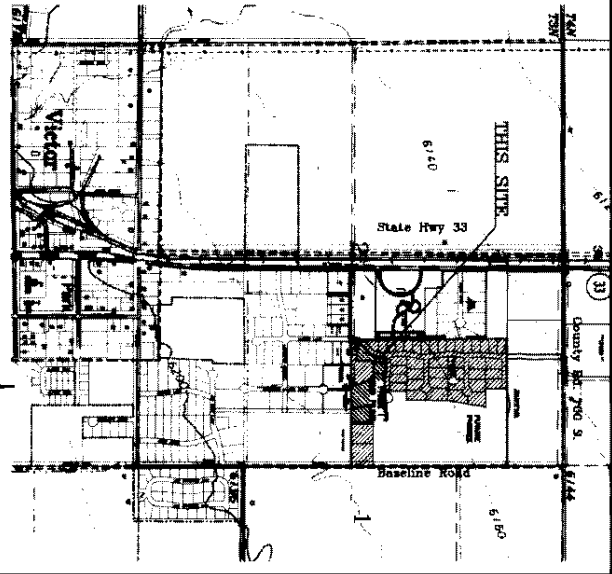
NOV 8, 2006
[Signature]
City Council

NOV 8, 2006
[Signature]
City Council

NOV 8, 2006
[Signature]
City Council

NOV 8, 2006
[Signature]
City Council

NOV 8, 2006
[Signature]
City Council



THE PONDS PHASE I SECOND FILING

NE 1/4, Section 2, Township 3 North, Range 45 East, B.M., City of Victor, Teton County, Idaho

182559

Summary of users:
Lot 42 (Residential)
Lot 43 (Residential)
Lot 44 (Residential)
Lot 45 (Residential)
Lot 46 (Residential)
Lot 47 (Residential)
Lot 48 (Residential)
Lot 49 (Residential)
Lot 50 (Residential)

182559

Owner and Subdivider:
Telon Properties, LLC
P.O. Box 2811
Jackson, Wyoming 83201
(307) 733-7872

Engineer and Surveyor:
Telon Engineering
Box 1540
Jackson, Wyoming 83201
(307) 733-7872

PROJECTED BY: LR 003, 2003

DATE: 11/1/06

11/1/06

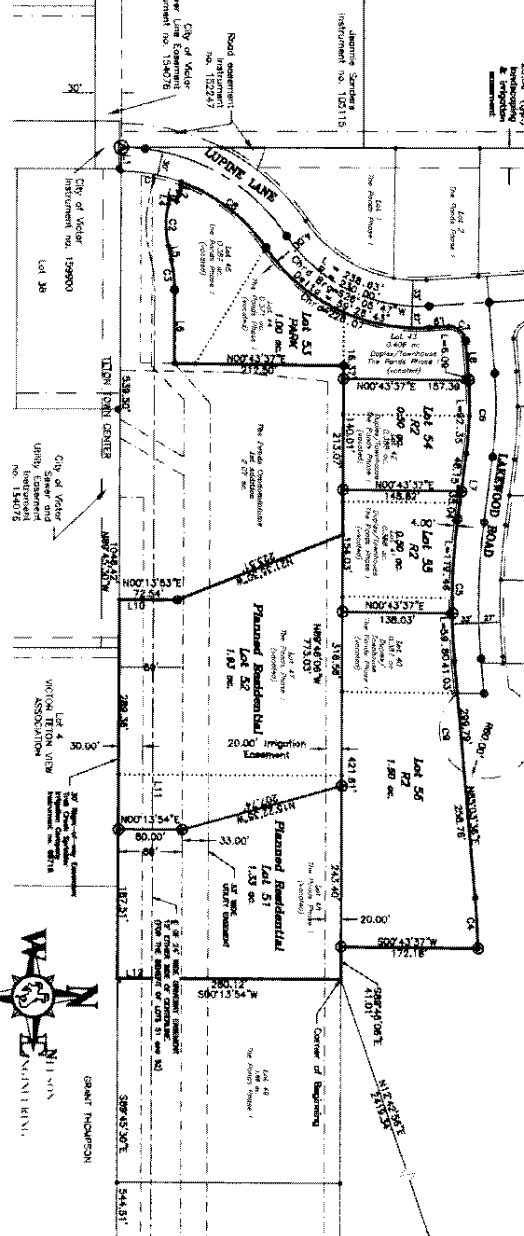
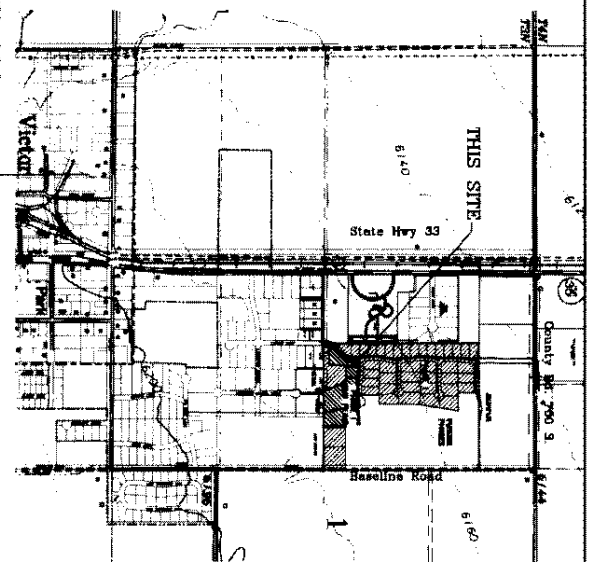
The Ponds Phase I

Sec 2 TWP 3N Rng 45E

Section 2 of 24 Delivery Statement

UNIT	UNIT NO.	ACRES	UNIT AREA
1	1	3.26	3.26
2	2	3.26	3.26
3	3	3.26	3.26
4	4	3.26	3.26
5	5	3.26	3.26
6	6	3.26	3.26
7	7	3.26	3.26
8	8	3.26	3.26
9	9	3.26	3.26
10	10	3.26	3.26
11	11	3.26	3.26
12	12	3.26	3.26
13	13	3.26	3.26
14	14	3.26	3.26
15	15	3.26	3.26
16	16	3.26	3.26
17	17	3.26	3.26
18	18	3.26	3.26
19	19	3.26	3.26
20	20	3.26	3.26
21	21	3.26	3.26
22	22	3.26	3.26
23	23	3.26	3.26
24	24	3.26	3.26

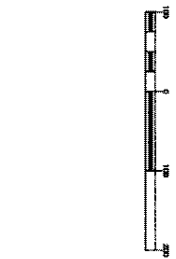
UNIT	AREA	TYPE	PERCENT	ACRES
1	1.00	Residential	4.17	1.00
2	1.00	Residential	4.17	1.00
3	1.00	Residential	4.17	1.00
4	1.00	Residential	4.17	1.00
5	1.00	Residential	4.17	1.00
6	1.00	Residential	4.17	1.00
7	1.00	Residential	4.17	1.00
8	1.00	Residential	4.17	1.00
9	1.00	Residential	4.17	1.00
10	1.00	Residential	4.17	1.00
11	1.00	Residential	4.17	1.00
12	1.00	Residential	4.17	1.00
13	1.00	Residential	4.17	1.00
14	1.00	Residential	4.17	1.00
15	1.00	Residential	4.17	1.00
16	1.00	Residential	4.17	1.00
17	1.00	Residential	4.17	1.00
18	1.00	Residential	4.17	1.00
19	1.00	Residential	4.17	1.00
20	1.00	Residential	4.17	1.00
21	1.00	Residential	4.17	1.00
22	1.00	Residential	4.17	1.00
23	1.00	Residential	4.17	1.00
24	1.00	Residential	4.17	1.00



LEGEND

- Property Boundary Line
- Lot Line
- Watered Lot Line
- Adjacent Property Line
- Allyport point line
- Centerline of Road
- Easement Line
- Existing Easement Line

- Found rebar with cap inscribed "P.L.S. 9269"
- Found 5/8 x 24" rebar with Aluminum cap "P.L.S. 11543"
- Found 5/8 x 30" rebar with Aluminum cap "P.L.S. 11543"
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Summary of units:
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 1 PARK = 1.00 ACRES
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 P2 ZONE ALLOWS 14 UNITS PER ACRE
182553

THE PONDS
PHASE I
SECOND FILING

located within the
 NE 1/4, Section 2,
 Township 3 North,
 Range 45 East, B.M.,
 City of Victor,
 Teton County, Idaho

Owner and Subdivider:
 Tetron Properties, LLC
 P.O. Box 2871
 Jackson, Wyoming 83001
 (307) 733-7872

Engineer and Surveyor:
 Nelson Engineering
 Box 1580
 Jackson, Wyoming 83001
 (307) 733-7087

Supervised By: LR REC. 2003
 DRAWN: SR
 SHEET NO. 01-024-12
 SHEET 2 OF 2