



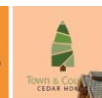
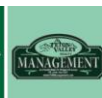
“Local Brokerage, National Results.”

Maps & Documents

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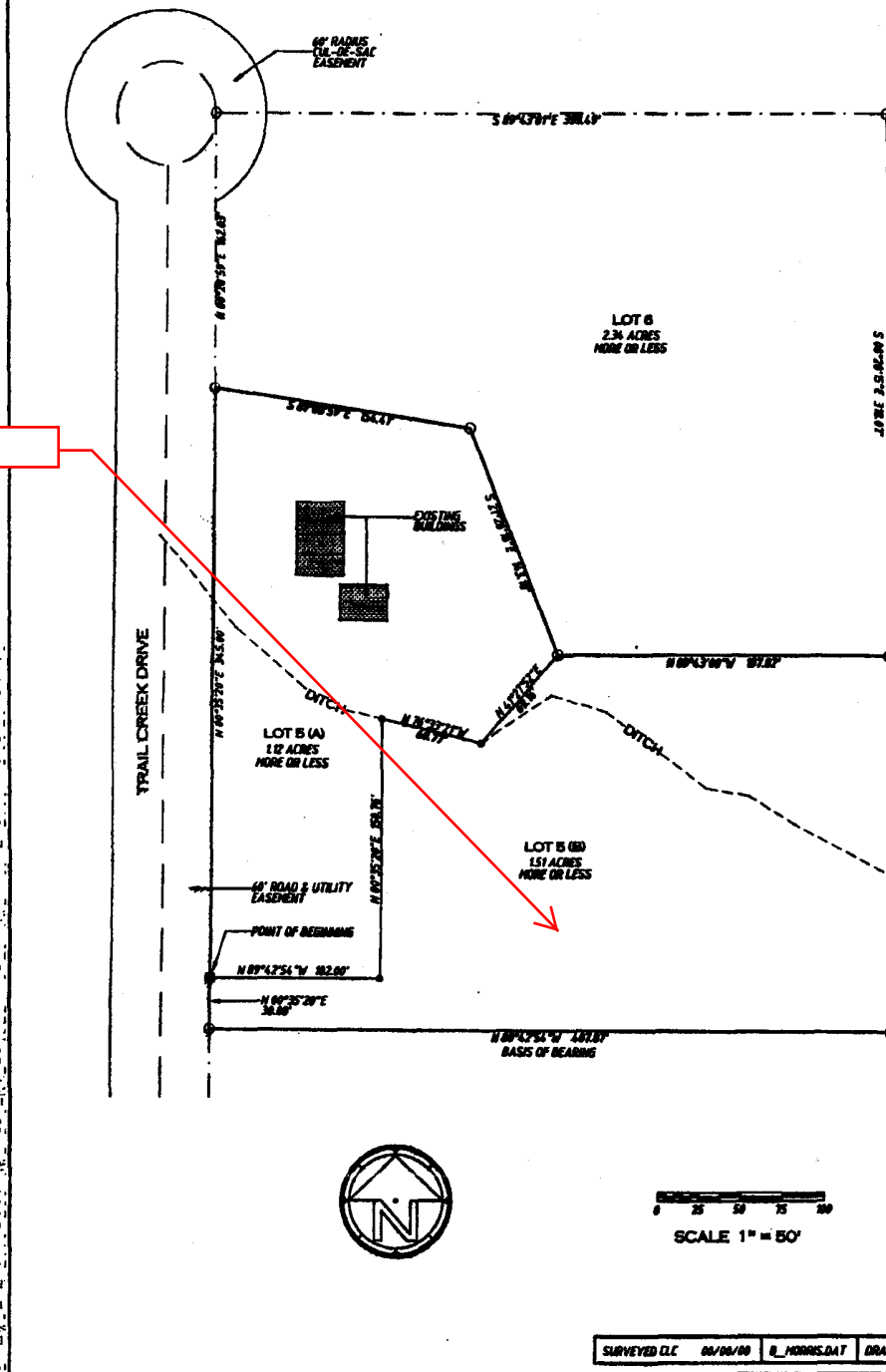
Phone: 208.354.2439
Email : info@tetonvalleyrealty.com

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



Listed Property

173121



PROPERTY DESCRIPTION

LOT 5 (A)

PART OF THE E 1/2 SW 1/4 SECTION 11, TWP. 3N, R1G. 4SE, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: FROM THE SW CORNER OF EXISTING LOT-5 OF TRAIL CREEK SUBDIVISION INSTRUMENT #14 000; THENCE N 00°35'20"E, 30.00 FEET TO THE POINT OF BEGINNING; THENCE N 00°35'20"E, 34.50 FEET TO THE NW CORNER OF EXISTING LOT 5; THENCE S 47°00'50"E, 64.41 FEET TO A POINT; THENCE S 27°26'14"E, 14.30 FEET TO A POINT; THENCE S 47°27'52"E, 64.16 FEET TO A POINT; THENCE N 0°35'20"W, 64.77 FEET TO A POINT; THENCE S 00°35'20"W, 150.76 FEET TO A POINT; THENCE N 89°42'54"W, 102.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.2 ACRES MORE OR LESS.

SUBJECT TO A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT ALONG THE WESTERN PROPERTY BOUNDARY.

LOT 5 (B)

PART OF THE E 1/2 SW 1/4 SECTION 11, TWP. 3N, R1G. 4SE, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: FROM THE SW CORNER OF EXISTING LOT-5 OF TRAIL CREEK SUBDIVISION INSTRUMENT #14 000; THENCE N 00°35'20"E, 30.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°42'54"E, 102.00 FEET TO A POINT; THENCE N 89°42'54"E, 150.76 FEET TO A POINT; THENCE S 76°35'27"E, 64.77 FEET TO A POINT; THENCE S 89°43'00"E, 197.82 FEET ALONG THE SOUTHERN MOST BOUNDARY OF EXISTING LOT-4 TO THE SE CORNER OF EXISTING LOT-4; THENCE S 89°40'05"E, 28.00 FEET ALONG THE EASTERN BOUNDARY OF EXISTING LOT-5 TO THE SE CORNER OF EXISTING LOT-5; THENCE N 89°42'54"W, 407.87 FEET TO THE SW CORNER OF LOT-5; THENCE N 89°35'20"E, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.51 ACRES MORE OR LESS.

SUBJECT TO A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT ALONG THE SOUTHWESTERN PROPERTY BOUNDARY.

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING ADMINISTRATOR ON THE FOLLOWING DATE AT WHICH TIME THIS LAND SPLIT WAS APPROVED AND ACCEPTED.

[Signature]
ADMINISTRATOR, PLANNING AND ZONING

10-25-06
DATE

CITY OF VICTOR APPROVAL

WE THE OFFICIALS OF THE CITY OF VICTOR HAVE HEREBY APPROVED THE LOT SPLIT AS HERIN DESCRIBED AND PLATTED.

[Signature]
PLANNING AND ZONING CHAIRMAN

Oct. 11, 2005
DATE

RECEIVED

JUN 14 2006

2006

RECORDER'S CERTIFICATE

STATE OF IDAHO /
COUNTY OF TETON /
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 2006, AT _____ AT THE REQUEST OF _____ INSTRUMENT NUMBER _____

COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTEIN, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2040, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HERIN PLATTED AND DESCRIBED.

Instrument # 173121
TETON, IDAHO
2006-09-28
Numbered by: A.W. WOOLSTEIN
KELAN G. BOYLE
Idaho State Recorder, District 13



173121

RECORD OF SURVEY LOT SPLIT

SECTION 11, TWP. 3N, R1G. 4SE, B.M., TETON COUNTY, IDAHO.

BRIAN MORRIS
P.O. BOX 607
VICTOR, IDAHO 83455
(208) 201-7087



PROJECT NO. 2005-233

SHEET 1 OF 1

SURVEYED I.C. 00/00/00 R_MORRIS.DAT DRAWN BY B.M. 00/00/05 BRIANMORRIS.LOT.SPLIT.DWG REVISED BY B.M. 06/04/05