



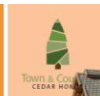
**“Local Brokerage, National Results.”**

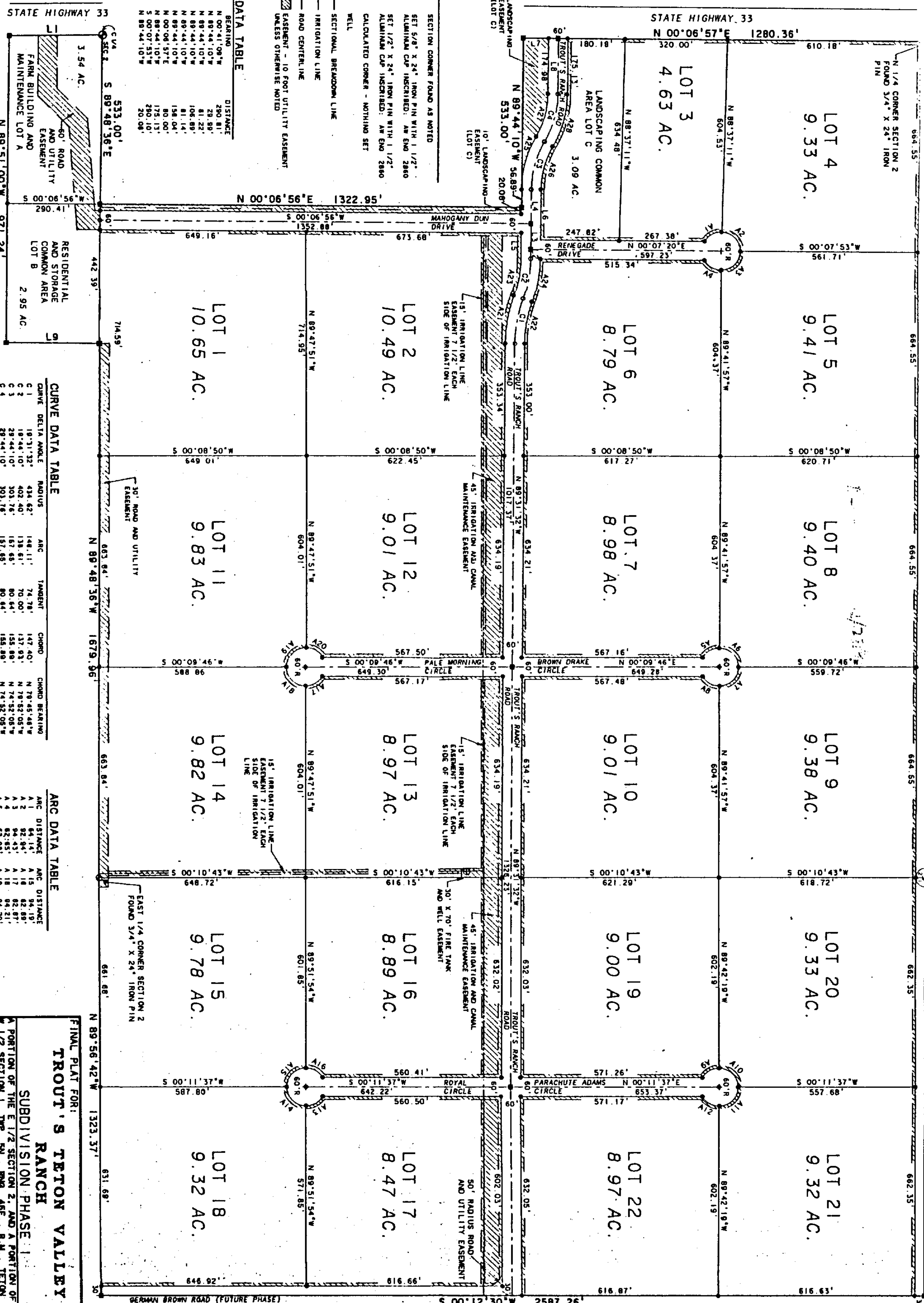
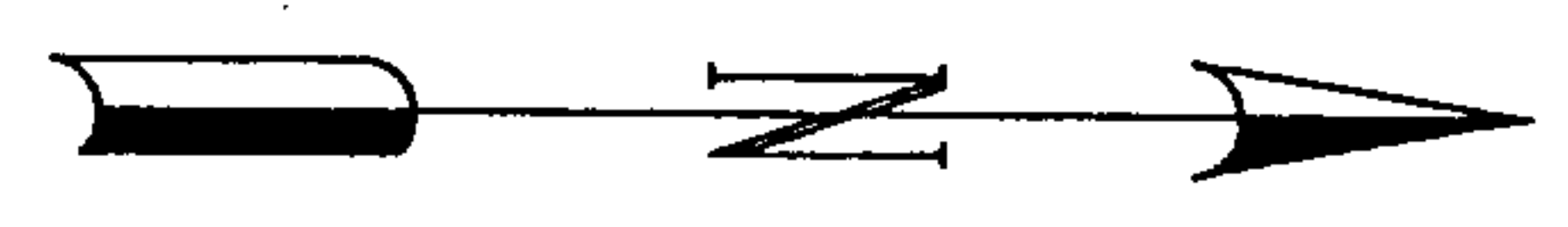
## Maps & Documents

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](mailto:info@tetonvalleyrealty.com)

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





**LEGEND**

- ⊙ SECTION CORNER FOUND AS NOTED
- SET 5/8" X 24" IRON PIN WITH 1/2" ALUMINUM CAP INSCRIBED: AN END 2860
- SET 1/2" X 24" IRON PIN WITH 1/2" ALUMINUM CAP INSCRIBED: AN END 2860
- CALCULATED CORNER - NOTHING SET
- ⊕ WELL
- SECTIONAL BREAKDOWN LINE
- IRRIGATION LINE
- ROAD CENTERLINE
- EASEMENT - 10 FOOT UTILITY EASEMENT UNLESS OTHERWISE NOTED

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L 1	N 00°41'08"W	290.81
L 2	N 89°44'10"W	29.89
L 3	N 89°44'10"W	81.22
L 4	N 89°44'10"W	106.89
L 5	N 89°44'10"W	81.14
L 6	N 89°44'10"W	158.04
L 7	N 89°44'10"W	80.00
L 8	N 89°44'10"W	175.13
L 9	S 00°07'53"W	290.10
L 10	N 89°44'10"W	20.08

**CURVE DATA TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	18°31'32"	434.62	148.11	74.78	147.40	N 78°45'48"W
C 2	18°44'10"	402.40	138.61	70.00	155.80	N 78°52'05"W
C 3	28°44'10"	303.76	157.65	80.54	158.88	N 74°52'05"W
C 4	28°44'10"	303.76	157.65	80.54	158.88	N 74°52'05"W

**ARC DATA TABLE**

ARC	DISTANCE	ARC DISTANCE
A 1	64.14	94.19
A 2	92.94	82.89
A 3	94.43	82.87
A 4	82.65	84.21
A 5	82.98	84.20
A 6	94.10	82.79
A 7	94.38	82.80
A 8	82.89	82.80
A 9	94.14	82.80
A 10	94.14	82.80
A 11	82.35	82.80
A 12	82.35	82.80
A 13	82.35	82.80
A 14	82.35	82.80
A 15	82.35	82.80
A 16	82.35	82.80
A 17	82.35	82.80
A 18	82.35	82.80
A 19	82.35	82.80
A 20	82.35	82.80
A 21	82.35	82.80
A 22	82.35	82.80
A 23	82.35	82.80
A 24	82.35	82.80
A 25	82.35	82.80

**FINAL PLAT FOR:**  
**TROUT'S TETON VALLEY RANCH**  
 SUBDIVISION PHASE I  
 A PORTION OF THE E 1/2 SECTION 2, AND A PORTION OF THE W 1/2 SECTION 1, TWP. 5N., RND. 46E., B.M., TETON COUNTY, IDAHO

PRIME COMMERCIAL PARTNERS, L.L.C.  
 A W ENGINEERING  
 P.O. BOX 139-  
 VICTOR, IDAHO 83455



**OWNER'S CERTIFICATE**

BE IT KNOWN THAT I, THE MANAGING MEMBER OF TROUT'S TETON VALLEY RANCH SUBDIVISION AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS THAT THE NAME OF THE SUBDIVISION SHALL BE TROUT'S TETON VALLEY RANCH; THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD; THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RIGHT OR RECORD THAT ALL ROADS ARE HEREBY DEDICATED TO THE PUBLIC WITH RIGHT OF ACCESS BEING LIMITED BY THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS ACCEPTED BY TETON COUNTY; THAT THE DEVELOPER/HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL ROADWAYS UNTIL SUCH TIME AS TETON COUNTY ACCEPTS SAID MAINTENANCE; THAT THE DEDICATED TO FOOT UTILITY EASEMENT IS FOR THE UNLIMITED USE OF ELECTRIC, TELEPHONE, AND CABLE TV (IF WHEN AVAILABLE) UTILITIES. DESCRIPTION OF LANDS BEING DIVIDED: A PORTION OF THE E 1/2 SECTION 2, AND A PORTION OF THE W 1/2 SECTION 1, TWP. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS COMMENCING AT THE NW CORNER OF SECTION 1, SAID POINT BEING THE POINT OF BEGINNING: THENCE S 89°36'54"E, 1324.72 FEET ALONG THE NORTHERN SECTION LINE OF SAID SECTION 1 TO A POINT; THENCE S 0°12'30"W, 2987.28 FEET TO A POINT; THENCE N 89°58'42"W, 1323.37 FEET TO THE E 1/4 CORNER OF SECTION 2; THENCE N 89°48'36"W, 1879.06 FEET ALONG THE EAST-WEST 1/4 LINE TO A POINT; THENCE S 0°07'53"W, 290.10 FEET TO A POINT; THENCE N 89°51'00"W, 871.24 FEET TO A POINT; THENCE N 0°41'09"W, 290.81 FEET TO THE S.W. CORNER SEC. 2; THENCE S 89°48'36"E, 533.00 FEET TO A POINT; THENCE N 0°06'56"E, 1322.85 FEET TO A POINT; THENCE N 89°44'10"W, 533.00 FEET TO A POINT; THENCE N 0°06'57"E, 1280.36 FEET TO THE N 1/4 CORNER OF SAID SECTION 2; THENCE S 89°36'54"E, 2658.22 FEET ALONG THE NORTHERN SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 227.60 ACRES, MORE OR LESS, SUBJECT TO A COUNTY ROAD AND UTILITY EASEMENT ACROSS THE NORTHERN PROPERTY LINE AND IRRIGATION EASEMENTS AS RECORDED.

STEVE LEBBY MANAGING MEMBER, TROUT'S TETON VALLEY RANCH, L.L.C.

STATE OF IDAHO )  
COUNTY OF TETON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ON DEC 6 1994, BY STEVE LEBBY WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC David W. Little  
MY COMMISSION EXPIRES: 6/28/1998



**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 FIND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

NAME: David W. Little DATE: 11/30/94 REG. NO. 7161



**COMMISSIONERS' CERTIFICATE**

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

Keith Kears 12/5/94  
CHAIRMAN, COUNTY COMMISSIONERS

NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY STREET, ALLEY, OR ROAD WITHIN THIS SUBDIVISION.

**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.

Paul B. Bowers 11/5/94  
CHAIRMAN, PLANNING AND ZONING

**ASSESSOR'S CERTIFICATE**

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

James L. ... 12-1-94  
COUNTY ASSESSOR

**TREASURER'S CERTIFICATE**

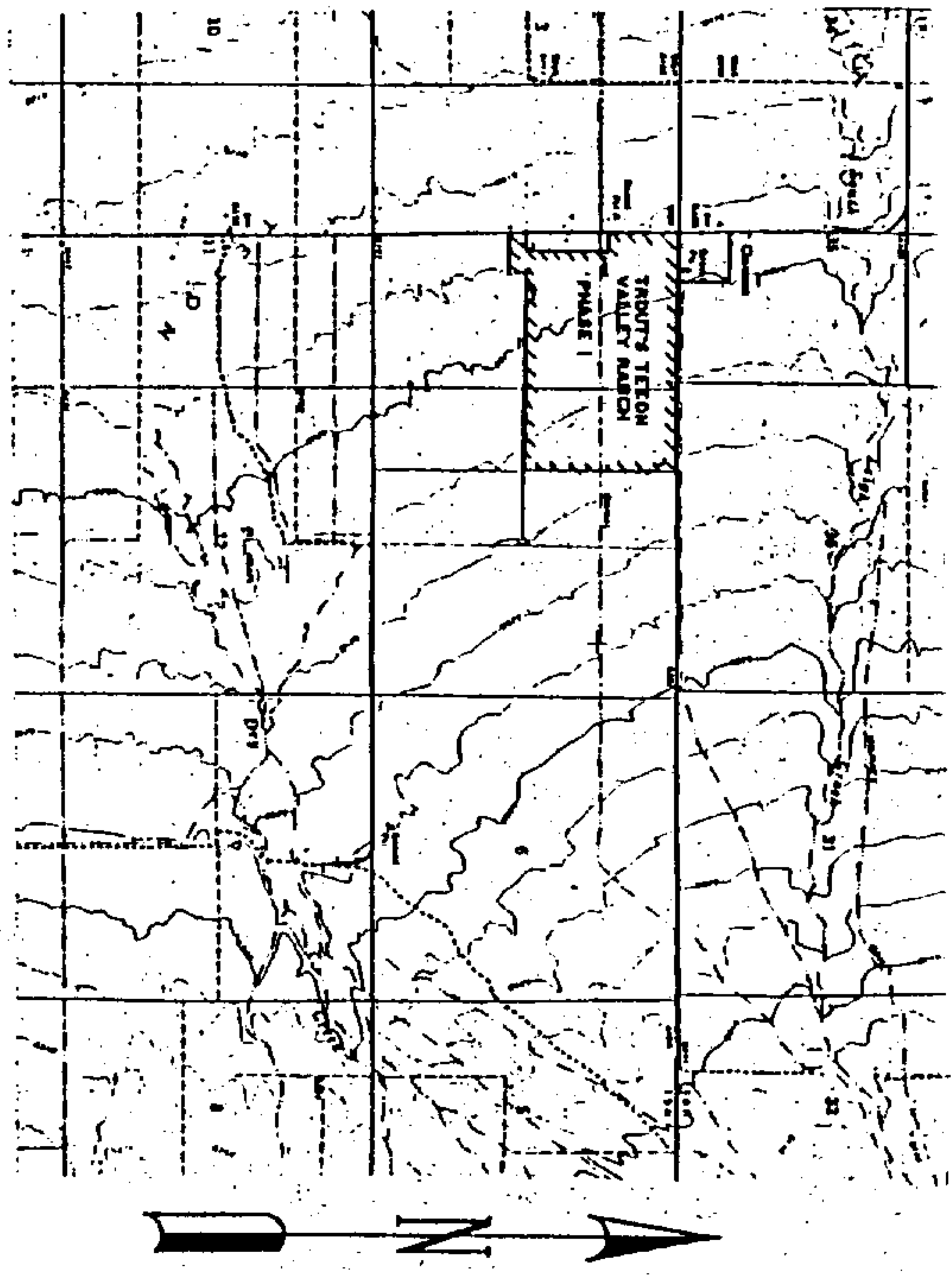
I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAT.

James L. ... 12-1-94  
COUNTY TREASURER

**HEALTH DEPARTMENT CERTIFICATE**

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

Harold ... EHS 12 DEC 94  
DISTRICT 7 HEALTH DEPARTMENT



**TETON COUNTY FIRE MARSHALL**

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

Robert ... 12-5-1994  
TETON COUNTY FIRE MARSHALL

**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 SURVEY THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED ACCORDING TO THE LAWS OF THE STATE OF IDAHO.



**RECORDER'S CERTIFICATE**

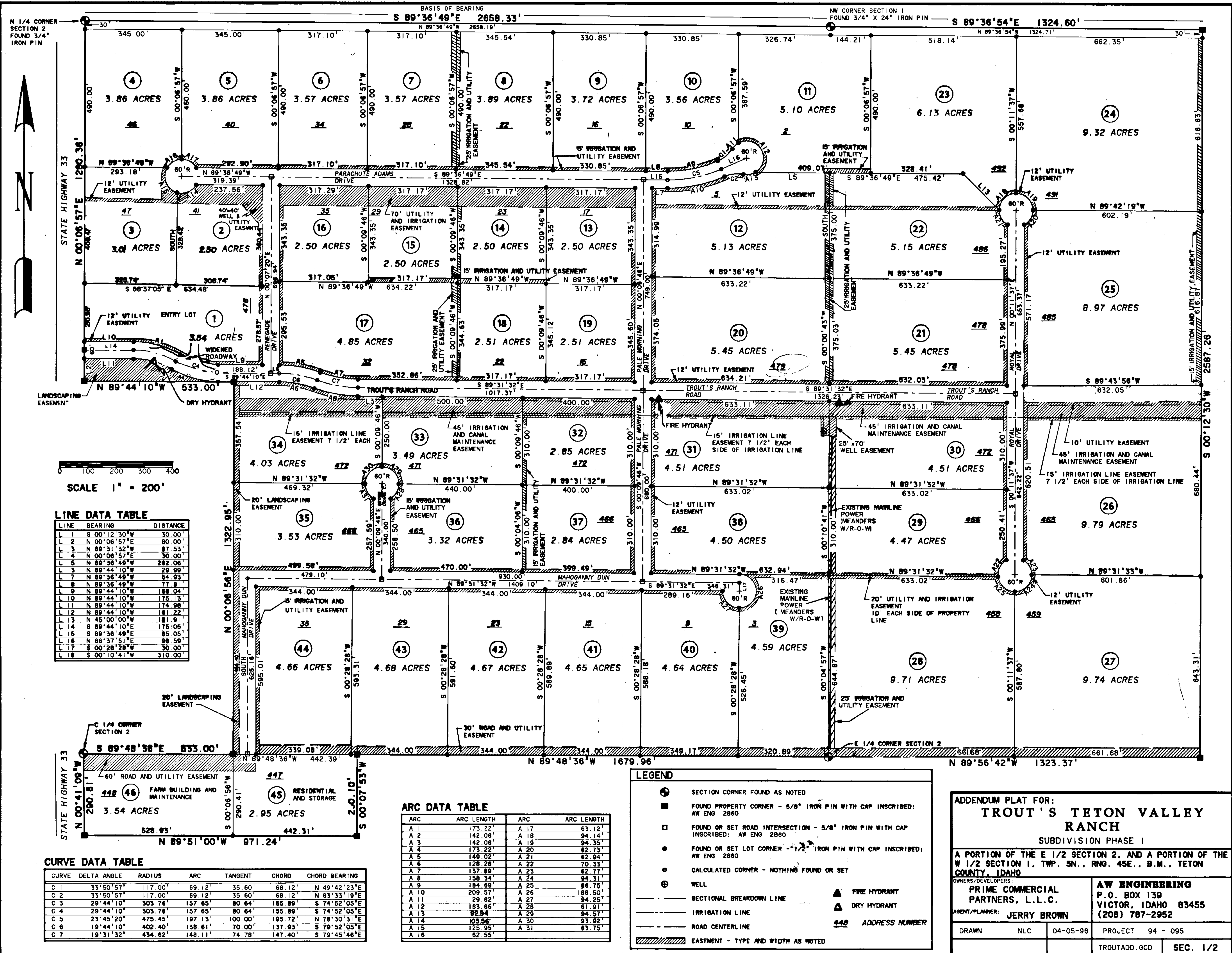
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 10th DAY OF March 1995 AT 11:30 AM AT THE REQUEST OF David W. Little INSTRUMENT NUMBER 119343

FINAL PLAT FOR:  
**TROUT'S TETON VALLEY RANCH**  
SUBDIVISION PHASE I

A PORTION OF THE E 1/2 SECTION 2, AND A PORTION OF W 1/2 SECTION 1, TWP. 45E., B.M., TETON COUNTY, IDAHO

OWNER/DEVELOPER:  
PRIME COMMERCIAL

A W ENGINEERING  
P O BOX 170



SCALE 1" = 200'

**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L 1	S 00°12'30"W	30.00'
L 2	N 00°06'57"E	80.00'
L 3	N 89°31'32"W	87.53'
L 4	N 00°06'57"E	30.00'
L 5	N 89°36'49"W	262.06'
L 6	N 89°44'10"W	29.99'
L 7	N 89°36'49"W	54.93'
L 8	N 89°36'49"W	77.81'
L 9	N 89°44'10"W	158.04'
L 10	N 89°44'10"W	175.13'
L 11	N 89°44'10"W	174.98'
L 12	N 89°44'10"W	161.22'
L 13	N 45°00'00"W	181.91'
L 14	S 89°44'10"E	175.05'
L 15	S 89°36'49"E	85.05'
L 16	N 66°37'51"E	98.59'
L 17	S 00°28'28"W	310.00'
L 18	S 00°10'41"W	310.00'

**CURVE DATA TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	33°50'57"	117.00'	69.12'	35.60'	68.12'	N 49°42'23"E
C 2	33°50'57"	117.00'	69.12'	35.60'	68.12'	N 83°33'19"E
C 3	29°44'10"	303.76'	157.65'	80.64'	185.89'	S 74°52'05"E
C 4	29°44'10"	303.76'	157.65'	80.64'	185.89'	S 74°52'05"E
C 5	23°45'20"	475.45'	197.13'	100.00'	195.72'	N 78°30'31"E
C 6	19°44'10"	402.40'	138.61'	70.00'	137.93'	S 79°52'05"E
C 7	19°31'32"	434.62'	148.11'	74.78'	147.40'	S 79°45'46"E

**ARC DATA TABLE**

ARC	ARC LENGTH	ARC	ARC LENGTH
A 1	173.22'	A 17	63.12'
A 2	142.08'	A 18	94.14'
A 3	142.08'	A 19	94.35'
A 4	173.22'	A 20	62.73'
A 5	149.02'	A 21	62.94'
A 6	128.28'	A 22	70.33'
A 7	137.89'	A 23	62.77'
A 8	158.34'	A 24	94.31'
A 9	184.69'	A 25	88.75'
A 10	209.57'	A 26	188.50'
A 11	29.87'	A 27	94.25'
A 12	153.85'	A 28	61.91'
A 13	82.94'	A 29	94.57'
A 14	105.56'	A 30	93.92'
A 15	125.95'	A 31	63.75'
A 16	62.55'		

**LEGEND**

- ⊙ SECTION CORNER FOUND AS NOTED
- FOUND PROPERTY CORNER - 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- FOUND OR SET ROAD INTERSECTION - 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- FOUND OR SET LOT CORNER - 1/2" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- CALCULATED CORNER - NOTHING FOUND OR SET
- ⊙ WELL
- SECTIONAL BREAKDOWN LINE
- IRRIGATION LINE
- ROAD CENTERLINE
- EASEMENT - TYPE AND WIDTH AS NOTED
- ▲ FIRE HYDRANT
- △ DRY HYDRANT
- 448 ADDRESS NUMBER

**ADDENDUM PLAT FOR:**  
**TROUT'S TETON VALLEY RANCH**  
 SUBDIVISION PHASE I

A PORTION OF THE E 1/2 SECTION 2, AND A PORTION OF THE W 1/2 SECTION 1, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO

OWNERS/DEVELOPERS:  
**PRIME COMMERCIAL PARTNERS, L.L.C.**  
 AGENT/PLANNER: **JERRY BROWN**

**AW ENGINEERING**  
 P.O. BOX 139  
 VICTOR, IDAHO 83455  
 (208) 787-2952

DRAWN: NLC 04-05-96 PROJECT: 94 - 095  
 TROUTADD.GCD SEC. 1/2

**OWNER'S CERTIFICATE**

BE IT KNOWN THAT I, THE MANAGING MEMBER OF TROUT'S TETON VALLEY RANCH SUBDIVISION AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS:  
 THAT TROUT'S TETON VALLEY RANCH SUBDIVISION PLAT #119343 IS HEREBY VACATED UPON THE FILING OF THIS ADDENDUM PLAT;  
 THAT THE NAME OF THE SUBDIVISION SHALL BE TROUT'S TETON VALLEY RANCH;  
 THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD;  
 THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RIGHT OR RECORD;  
 THAT ALL ROADS ARE HEREBY DEDICATED TO THE PUBLIC WITH RIGHT OF ACCESS BEING LIMITED BY THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS ACCEPTED BY TETON COUNTY;  
 THAT THE DEVELOPER/HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL ROADWAYS UNTIL SUCH TIME AS TETON COUNTY ACCEPTS SAID MAINTENANCE;  
 THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE UNLIMITED USE OF ELECTRIC, TELEPHONE, AND CABLE TV (IF/WHEN AVAILABLE) UTILITIES.  
 DESCRIPTION OF LANDS BEING DIVIDED:  
 A PORTION OF THE E 1/2 SECTION 2, AND A PORTION OF THE W 1/2 SECTION 1, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:  
 COMMENCING AT THE NW CORNER OF SECTION 1, SAID POINT BEING THE POINT OF BEGINNING:  
 THENCE S 89°36'54"E, 1324.72 FEET ALONG THE NORTHERN SECTION LINE OF SAID SECTION 1 TO A POINT;  
 THENCE S 0°12'30"W, 2587.28 FEET TO A POINT;  
 THENCE N 89°56'42"W, 1323.37 FEET TO THE E 1/4 CORNER OF SECTION 2;  
 THENCE N 89°48'36"W, 1879.98 FEET ALONG THE EAST-WEST 1/4 LINE TO A POINT;  
 THENCE S 0°07'53"W, 290.10 FEET TO A POINT;  
 THENCE N 89°51'00"W, 971.24 FEET TO A POINT;  
 THENCE N 0°41'09"W, 290.81 FEET TO A POINT;  
 THENCE S 89°48'36"E, 533.00 FEET TO A POINT;  
 THENCE N 0°06'56"E, 1322.95 FEET TO A POINT;  
 THENCE N 89°44'10"W, 533.00 FEET TO A POINT;  
 THENCE N 0°06'57"E, 1280.36 FEET TO THE N 1/4 CORNER OF SAID SECTION 2;  
 THENCE S 89°36'49"E, 2658.22 FEET ALONG THE NORTHERN SECTION LINE TO THE POINT OF BEGINNING.  
 CONTAINS 227.60 ACRES, MORE OR LESS.  
 SUBJECT TO A COUNTY ROAD AND UTILITY EASEMENT ACROSS THE NORTHERN PROPERTY LINE AND IRRIGATION EASEMENTS AS RECORDED.

Steve Urry Managing Member  
 STEVE URRY TROUT'S TETON VALLEY RANCH, L.L.C.

STATE OF Utah )  
 ) SS  
 COUNTY OF Salt Lake

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ON June 17, 1996, BY Steven P. Urry.  
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Jan Cannon  
 MY COMMISSION EXPIRES: 1/2/98

**COMMISSIONERS' CERTIFICATE**

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME TROUT'S TETON VALLEY RANCH SUBDIVISION PLAT #119343 WAS VACATED AND AT WHICH TIME THIS ADDENDUM PLAT WAS APPROVED AND ACCEPTED.

Brend Baker 7-22-96  
 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.

**PLANNING AND ZONING APPROVAL**

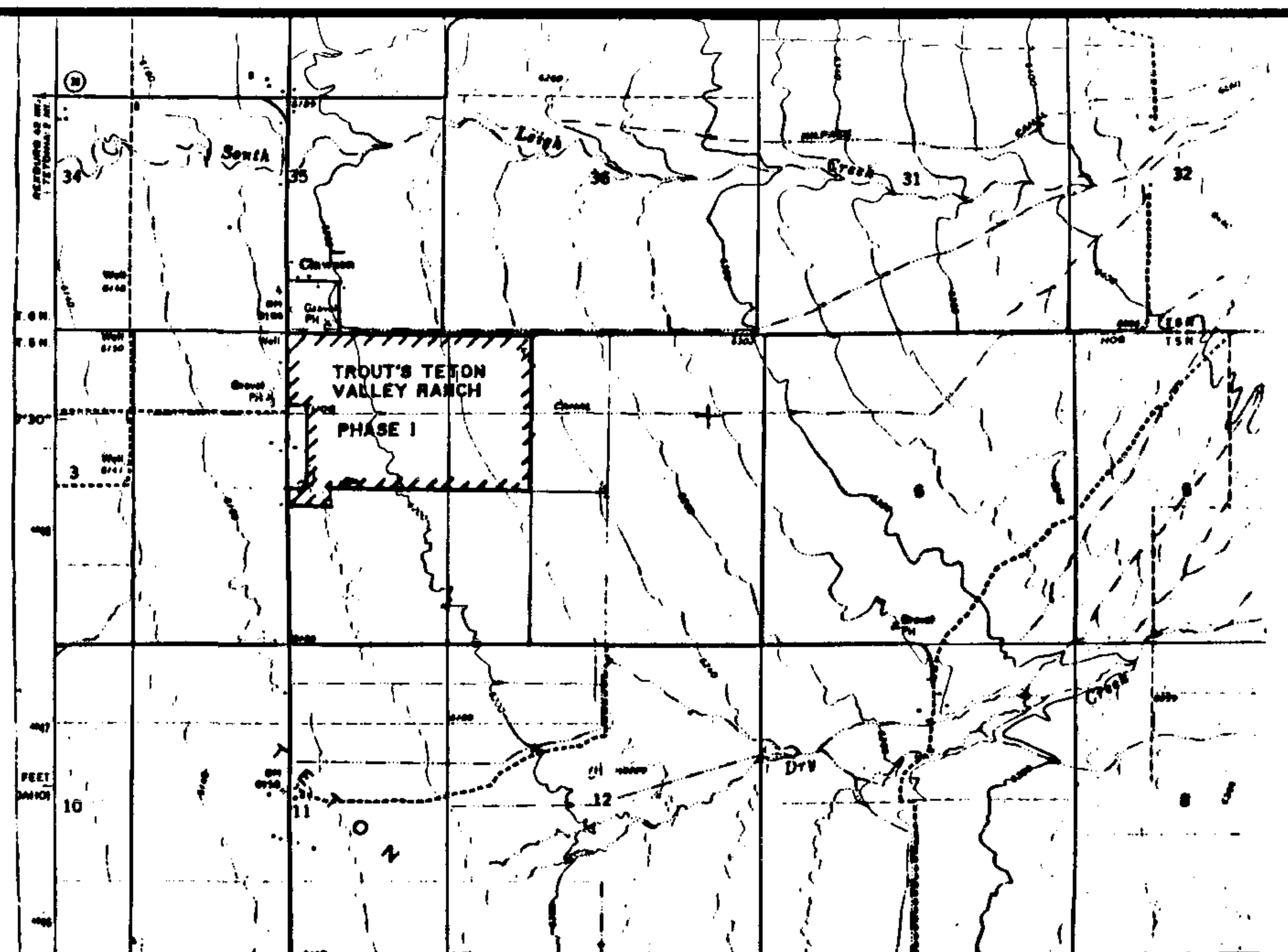
PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS ADDENDUM PLAT WAS APPROVED AND ACCEPTED.

Ken Burk 7-1-96  
 CHAIRMAN, PLANNING AND ZONING DATE

**HEALTH DEPARTMENT CERTIFICATE**

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN SECTIONS 50-1326-29, IDAHO CODE HAVE BEEN SATISFIED, WITH THE CONDITION THAT NO DRAINFIELDS BE INSTALLED AT A DEPTH OF OVER 2 FEET, AND THAT THIS PLAT IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING.

Raymond  
 DISTRICT 7 HEALTH DEPARTMENT  
20 June 96  
 DATE

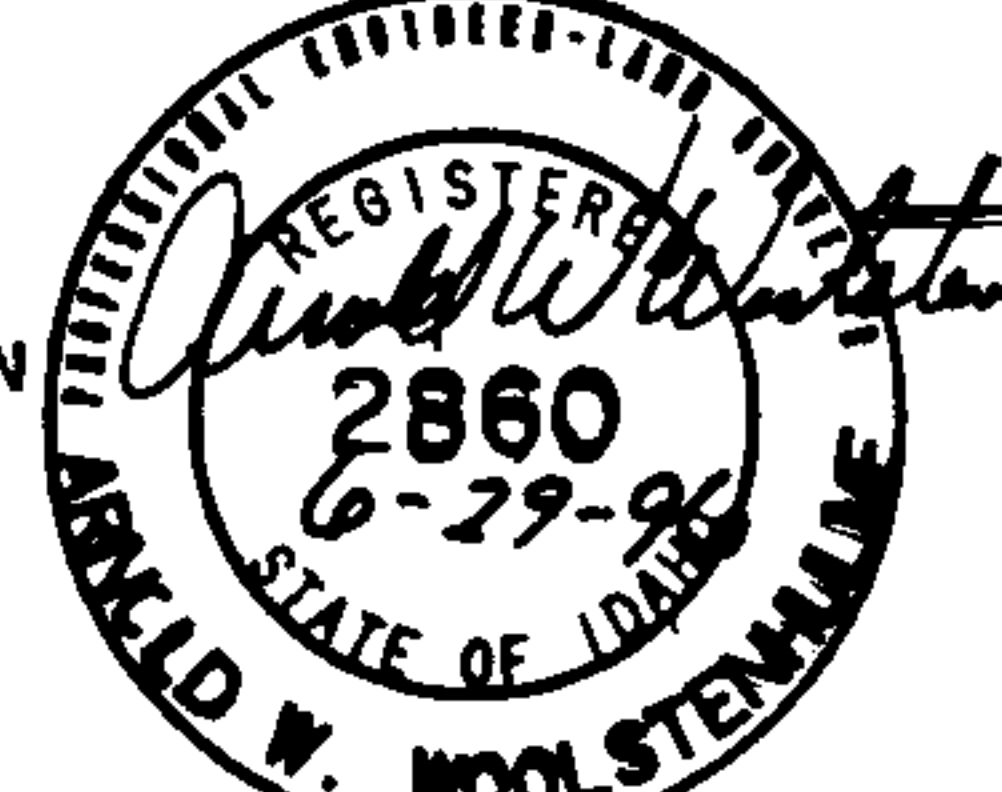


**VICINITY MAP**  
 SECTIONS 1 AND 2, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO  
 SCALE 1" = 2000'

**TETON COUNTY FIRE MARSHALL**

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS SUBDIVISION MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT.  
Angie Hunsell 7/1/1996  
 TETON COUNTY FIRE MARSHALL DATE

**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.  


**RECORDER'S CERTIFICATE 124512**

STATE OF IDAHO )  
 ) SS  
 COUNTY OF TETON )  
 I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 22 DAY OF July, 1996, AT 4:30pm AT THE REQUEST OF Jerry Brown  
 INSTRUMENT NUMBER 124512  
Asa J. Drake  
 COUNTY RECORDER

ADDENDUM PLAT FOR:			
<b>TROUT'S TETON VALLEY RANCH SUBDIVISION PHASE I</b>			
A PORTION OF THE E 1/2 SECTION 2, AND A PORTION OF THE W 1/2 SECTION 1, TWP. 5N., RNG. 45E., B.M., TETON COUNTY, IDAHO			
OWNERS/DEVELOPERS:		A W ENGINEERING P.O. BOX 139 VICTOR, IDAHO 83455 208-787-2952	
PRIME COMMERCIAL PARTNERS, L.L.C.			
DRAWN NLC	11-21-94	PROJECT 94 - 095	SHEET 2 OF 2
REVISED NLC	05-06-96		
TROUTAD2.GCD		<b>SECTION 2</b>	