



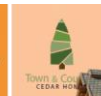
**“Local Brokerage, National Results.”**

## 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



**ENGINEER'S CERTIFICATE**

I, WICKER W. PAMASHIRO, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER, AND THAT I HOLD CERTIFICATE NO. 2112, AS PREPARED UNDER THE LAWS OF THE STATE OF IDAHO. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PERFORMED THE SURVEY AND DESIGN OF A TRACT OF LAND SHOWN ON THIS PLAN BASED ON A BOUNDARY SURVEY AND DESCRIPTION OF SAID TRACT PERFORMED IN NOVEMBER, 1972 BY STANLEY W. CARPENTER, JR., A REGISTERED CIVIL ENGINEER, AS PREPARED BY THE WORKS OF THE STATE OF IDAHO, WHOSE MAPS OF SURVEY WERE FILED AT THE CLERK'S OFFICE, IDAHO COUNTY, IDAHO, ON MARCH 2, 1973 AND ASSIGNED INSTRUMENT NO. 79301 AND 79302. I FURTHER CERTIFY THAT BY AUTHORITY OF SAID OWNERS I HAVE MADE A BOUNDARY RE-EXAMINATION OF THE TRACT OF LAND SHOWN ON THIS PLAN, AND DESCRIBED BELOW, AND HAVE SUBDIVIDED, MARKED ON THE GROUND, AND MONUMENTED SAID TRACT OF LAND INTO LOTS AND STREETS AS SHOWN ON THE PLAN.

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LYING IN THE SE 1/4 OF SECTION 2, T. 34N., R. 43E., 34M., SAID PARCEL BEING A PART OF AND CONTAINED WITHIN THE LANDS COMPLETED BY ALBERT W. LEE, ET AL., TO HAROLD E. ALLEN AND WICKER W. PAMASHIRO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COURSE DISTANCE**

500° 37' E	408.18'
500° 37' E	170.07'
400° 30' W	400.30'

COMMENCING AT THE E 1/4 CORNER OF SECTION 2, T. 34N., R. 43E., 34M., THENCE TO THE POINT OF BEGINNING, THENCE ALONG THE PROPERTY LINE TO THE E 1/4 CORNER OF SAID SECTION; THENCE TO A POINT, THENCE ALONG THE SOUTH PROPERTY LINE, THENCE MORE OR LESS TO A POINT ON THE SOUTH PROPERTY LINE, THENCE ALONG THE PROPERTY LINE TO THE SE 1/4 CORNER OF SAID SECTION 2, THENCE TO A POINT, THENCE ALONG THE PROPERTY LINE TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINS 39.095 ACRES, MORE OR LESS.

AND ALSO A PORTION OF THE SE 1/4, SECTION 2, T. 34N., R. 43E., 34M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 500° 37' E. 34.00' OF THE SE 1/4 CORNER OF SAID SECTION 2, T. 34N., R. 43E., 34M., THENCE ALONG THE FOLLOWING COURSES AND DISTANCES: TO A POINT, THENCE TO A POINT, THENCE TO THE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINS 5.147 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCELS OF LAND BEING SUBJECT TO ANY EXISTING EASEMENTS AND RIGHTS OF MINING AND MINERAL RESERVATIONS EXPLICITLY CONTAINED

**CERTIFICATE OF OWNERS**

HAVING ALL BEEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, DO HEREBY CERTIFY AS FOLLOWS: THAT WE ARE COLLECTIVELY THE OWNERS OF THE TRACT OF LAND AS SHOWN ON THIS MAP, BEING A PORTION OF THE SE 1/4 OF SECTION 2, T. 34N., R. 43E., 34M., TOWN COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED IN THE ENGINEER'S CERTIFICATE; THAT THE SUBDIVISION OF SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS; THAT THE NAME OF THE SUBDIVISION SHALL BE RECORDED IN THE PUBLIC RECORDS; THAT THE SUBDIVISION IS SUBJECT TO CONVEYANCES AND RESTRICTIONS OF RECORD; THAT WE HEREBY DEDICATE TO THE PUBLIC ALL RIGHTS AND PUBLIC RIGHTS SHOWN ON OUR MAPS AS HEREBY DEDICATED FOR PUBLIC USE AND THAT EACH OF SAID LOTS IS SUBJECT TO A 25 FOOT ROADWAY AND PUBLIC UTILITY EASEMENT IS SUBJECT TO A 10 FOOT PUBLIC UTILITY EASEMENT; THAT THIS SUBDIVISION IS SUBJECT TO ANY EXISTING EASEMENTS OF RIGHTS OF RECORD.

**ACKNOWLEDGEMENT**

IN WITNESS WHEREOF WE HAVE HERETOFORE SET OUR SIGNATURES THIS 15<sup>th</sup> DAY OF June, 1974.

Stanley W. Carpenter, Jr. Notary Public

Wicker W. Pamashiro Notary Public

**COUNTY APPROVAL & ACCEPTANCE**

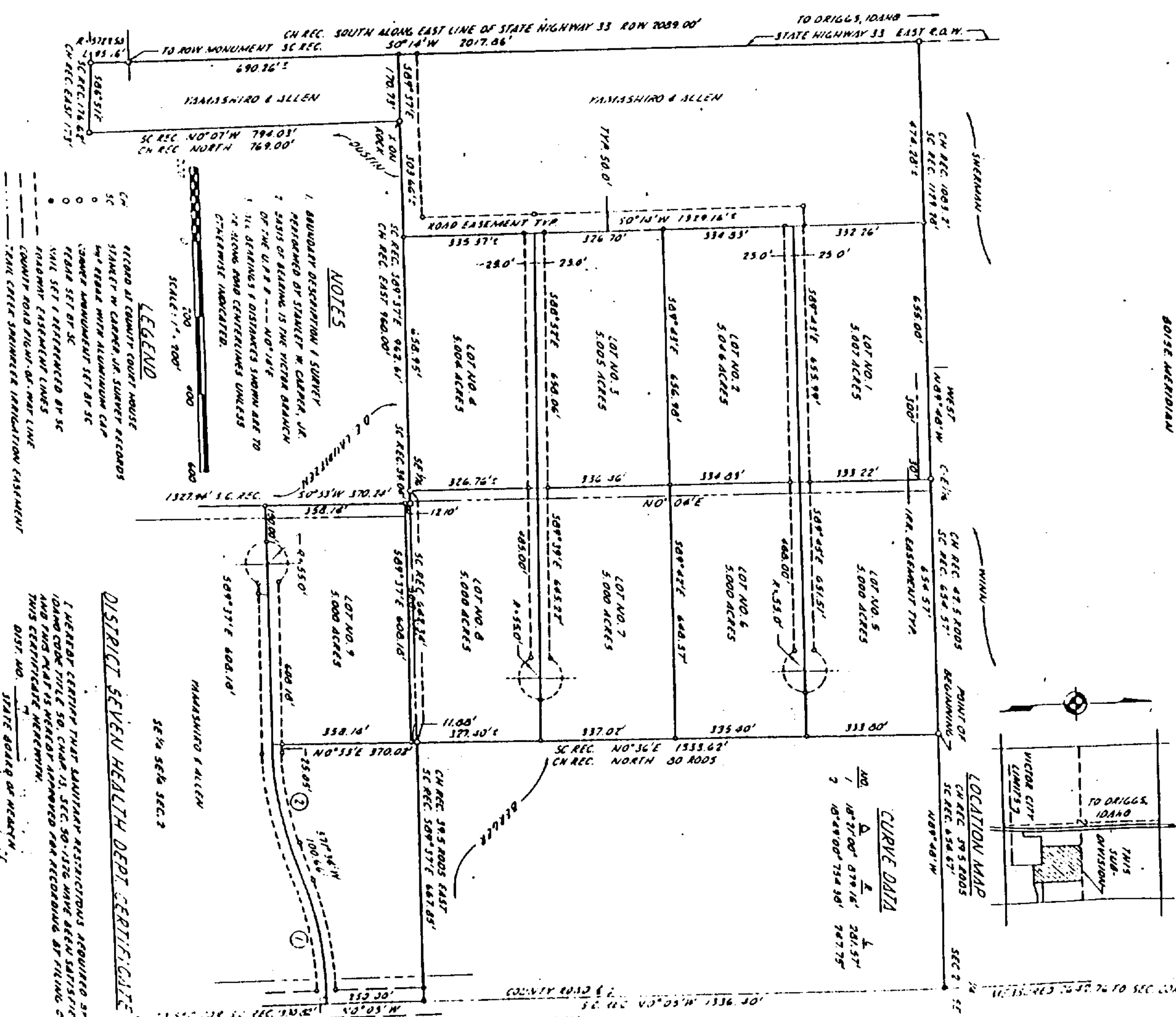
APPROVED TO THE TOWN COUNTY BOARD OF COUNTY COMMISSIONERS THIS 15<sup>th</sup> DAY OF June, 1974, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Wicker W. Pamashiro Notary Public

**COUNTY RECORDER**

FILED FOR RECORD IN THE CLERK'S OFFICE OF IDAHO COUNTY, IDAHO, THIS 15<sup>th</sup> DAY OF June, 1974.

**VICTOR ESTATES**  
TETON COUNTY, IDAHO  
A PORTION OF THE SE 1/4  
OF SEC. 2, T. 34N., R. 43E.  
BOISE MERIDIAN



ENGINEER'S CERTIFICATE

Victor Estates Second Filing

TETON COUNTY, IDAHO  
A PORTION OF THE SE 1/4 OF THE SE 1/4  
OF SECTION 2, T. 34. N. 45E.  
BOISE MERIDIAN

I, MICHAEL W. TAMMASHINGO, DO HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER AND THAT I HOLD CERTIFICATE NO. 2118, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF IDAHO. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE PERFORMED THE SURVEY AND DESCRIPTION OF THE TRACT OF LAND SHOWN ON THIS PLAN BASED ON A BOUNDARY SURVEY AND DESCRIPTION OF SAID TRACT PERFORMED IN NOVEMBER, 1972 BY STANLEY W. CARRER, JR., A REGISTERED CIVIL ENGINEER, AS PRESCRIBED BY THE LAWS OF THE STATE OF IDAHO. WHOSE MAPS OF SURVEY WERE FILED AT THE TETON COUNTY, IDAHO COURT HOUSE ON APRIL 3, 1973 AND ASSIGNED INSTRUMENT NO. 75301. I FURTHER CERTIFY THAT BY AUTHORITY OF SAID OWNERS I WILL MAKE A BOUNDARY SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBE SAID SURVEY AND WILL SUBMIT THE PLAN OF SAID SURVEY TO THE TETON COUNTY CLERK OF PUBLIC WORKS TO BE FILED IN THE PUBLIC RECORDS OF SAID COUNTY AND TO BE OPEN TO THE VIEW OF ALL PERSONS AT ALL TIMES. I WILL ALSO MAKE A PLAN OF SAID SURVEY TO BE FILED IN THE PUBLIC RECORDS OF SAID COUNTY AND TO BE OPEN TO THE VIEW OF ALL PERSONS AT ALL TIMES.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LINGING IN PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, T. 34. N. 45E., BOISE MERIDIAN, SAID PARCEL BEING A PART OF AND CONTAINED WITHIN THE LANDS COVERED BY INSTRUMENT NO. 75301, TO RAYMOND L. ALLEN AND MICHAEL W. TAMMASHINGO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N05°05' W	130.82'	COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 12, 11 AND 13, T. 34. N. 45E., R. 45E., SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE
N89°37' W	44.785'	ALONG THE SECTION LINE COMMON TO SECTIONS 1 AND 2, T. 34. N. 45E., R. 45E., TO THE 3/4 CORNER COMMON TO SECTIONS 1 AND 2; THENCE
S0°30' E	118.8'	ALONG THE PROPERTY LINE TO A POINT; THENCE
S6°03' W	27.81'	ALONG SAID EAST BOUNDARY OF THE WCTOR ESTATES SUBDIVISION; THENCE
N89°37' W	40.818'	ALONG THE PROPERTY LINE TO A POINT; THENCE
S0°30' E	42.730'	ALONG THE PROPERTY LINE TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 2 AND 1, T. 34. N. 45E., R. 45E.; THENCE
S89°37' E	128.85'	ALONG THE SECTION LINE TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINS 36.21 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, DO HEREBY CERTIFY AS FOLLOWS: THAT WE ARE COLLECTIVELY THE OWNERS OF THE TRACT OF LAND AS SHOWN ON THIS MAP, BEING A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SECTION 2, T. 34. N. 45E., R. 45E., BOISE MERIDIAN, AND MORE PARTICULARLY DESCRIBED IN THE ENGINEER'S CERTIFICATE. THAT THE SUBDIVISION OF THE SAID LANDS IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS; THAT THE NAME OF THE SUBDIVISION IS 'VICTOR ESTATES'; THAT THE SUBDIVISION IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD; THAT WE HEREBY DEDICATE TO THE PUBLIC USE AND THAT THE PUBLIC LOT LINE AND PUBLIC UTILITY STATEMENT IS SUBJECT TO A 20 FOOT PUBLIC UTILITY EASEMENT; THAT THIS SUBDIVISION IS SUBJECT TO ANY EXISTING EASEMENTS OF RECORD.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURES THIS 20<sup>TH</sup> DAY OF AUGUST 1974.  
*Raymond L. Allen*  
*Michael W. Tammashingo*

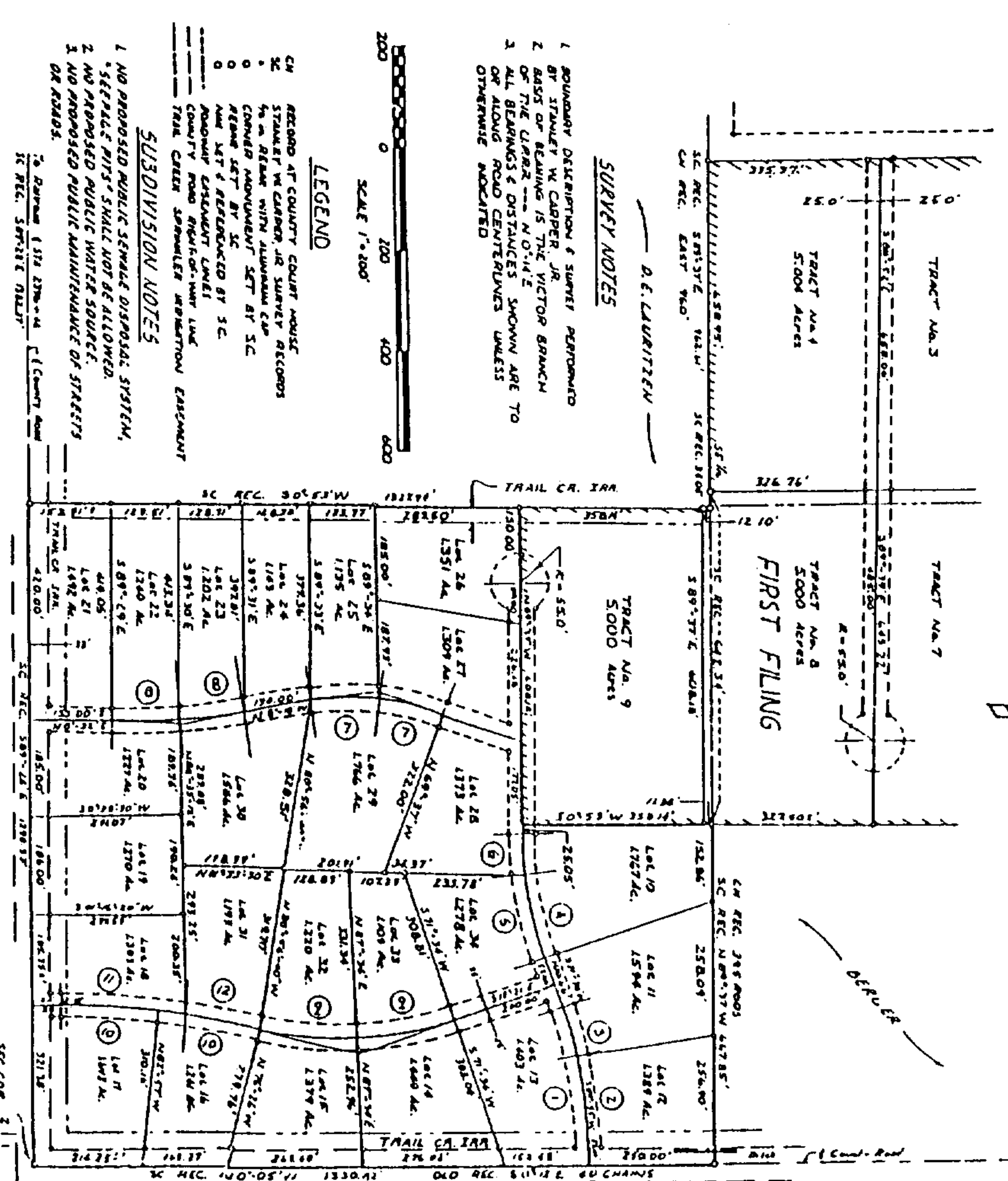
ACKNOWLEDGMENT

STATE OF IDAHO  
COUNTY OF TETON  
ON THE 20 DAY OF AUGUST, 1974, I, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND SAID STATE, THE SIGNERS OF THE ATTACHED OWNERS' DECLARATION, WHO DULY KNOWN AND ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.  
AT TEST: August 16, 1974

COUNTY APPROVAL AND ACCEPTANCE

PRESENTED TO THE TETON COUNTY BOARD OF COUNTY COMMISSIONERS THIS 14 DAY OF AUGUST 1974, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.  
ATTESTED: *[Signature]* CHAIRMAN

PRESENTED TO THE TETON CITY COUNCIL THIS 17 DAY OF AUGUST, 1974, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
ATTESTED: *[Signature]* MAYOR



LEGEND  
 1. RECORD AT COUNTY COURT HOUSE  
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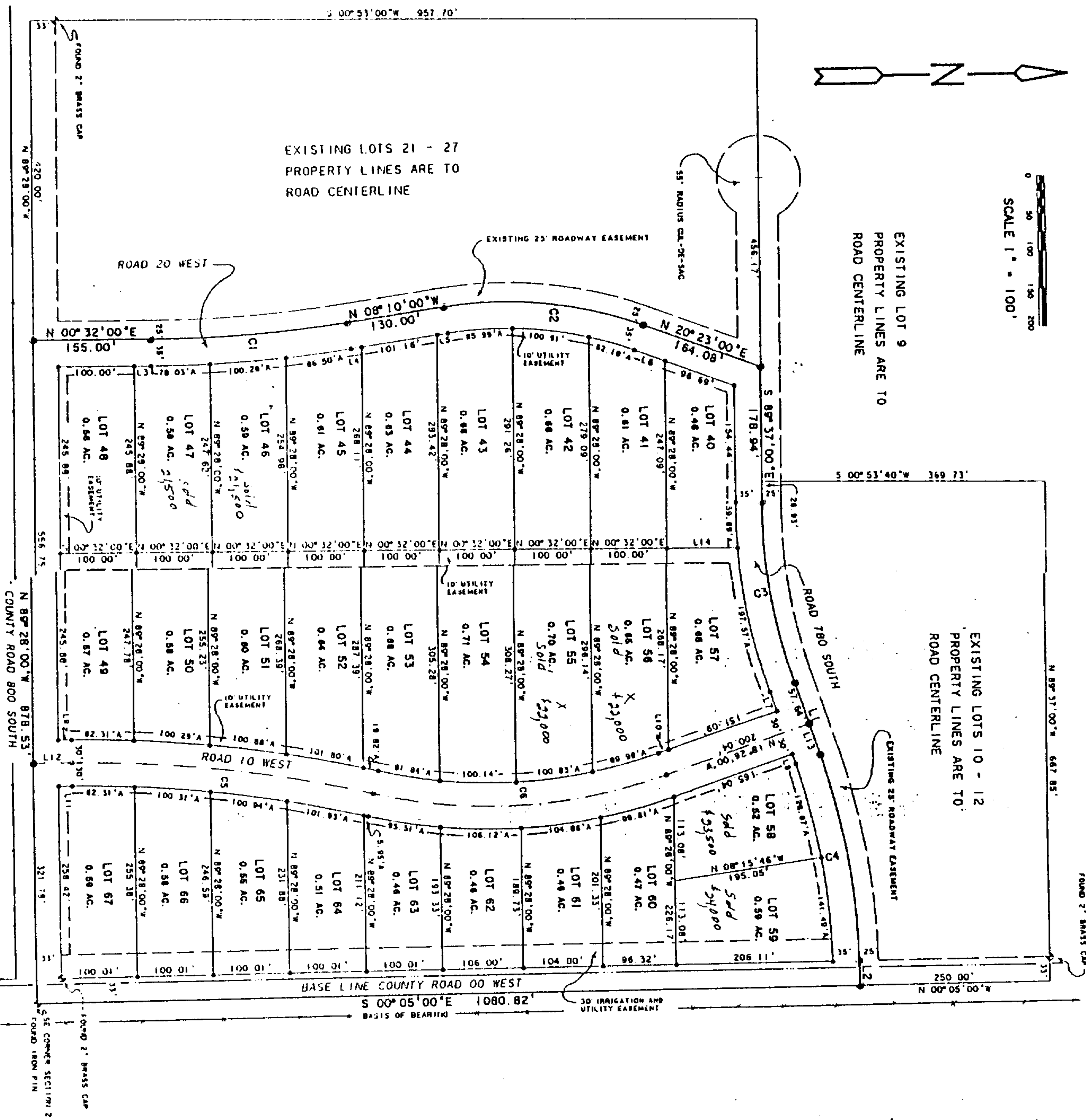
78316  
 COUNTY RECORDER

DISTRICT SEVEN HEALTH DEPT. CERTIFICATE  
 STATE OF IDAHO COUNTY OF TETON, REGISTERED AND FILED AT THE REQUEST OF  
 RAYMOND L. ALLEN AND MICHAEL W. TAMMASHINGO  
 12-13-76 TIME 2:30 P.M. FEE \$ 5.00  
 STATE RECORDER  
 COUNTY RECORDER

STATE BOARD OF HEALTH  
 DIVISION OF ENVIRONMENTAL HEALTH SPECIALISTS  
 I HEREBY CERTIFY THAT SUBDIVISION RESTRICTIONS REQUIRED BY IDAHO CODE TITLE 30, CHAPTER 31, SEC. 50-1326 HAVE BEEN SATISFIED AND THIS PLAN IS HEREBY APPROVED FOR RECORDING BY FILING OF THIS CERTIFICATE HEREWITH.  
 DIST. NO. 7



SCALE 1" = 100'



EXISTING LOTS 10 - 12  
PROPERTY LINES ARE TO  
ROAD CENTERLINE

EXISTING LOT 9  
PROPERTY LINES ARE TO  
ROAD CENTERLINE

EXISTING LOTS 21 - 27  
PROPERTY LINES ARE TO  
ROAD CENTERLINE

CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	00° 47' 00"	1709.00'	259.50'	150.00'	259.25'	N 07° 49' 00" W
C 2	20° 33' 00"	534.80'	246.53'	136.10'	253.79'	N 00° 06' 30" E
C 3	10° 49' 00"	878.16'	291.57'	142.10'	290.35'	N 00° 44' 30" E
C 4	10° 49' 00"	878.16'	291.57'	142.10'	290.35'	N 00° 44' 30" E
C 5	17° 02' 00"	1750.85'	388.21'	200.00'	387.42'	N 07° 03' 00" E
C 6	37° 00' 00"	687.48'	388.55'	200.00'	384.50'	N 02° 28' 00" W

LINE DATA TABLE

LINE	BEARING	DISTANCE
L 1	N 71° 34' 00" E	100.00'
L 2	N 89° 35' 00" E	33.00'
L 3	N 00° 32' 00" E	22.00'
L 4	N 00° 10' 00" W	14.37'
L 5	N 00° 10' 00" W	14.47'
L 6	N 20° 13' 00" E	42.88'
L 7	N 21° 34' 00" E	27.64'
L 8	N 71° 34' 00" E	13.02'
L 9	N 00° 32' 00" E	17.72'
L 10	N 89° 35' 00" W	13.95'
L 11	N 00° 32' 00" E	50.72'
L 12	N 00° 32' 00" E	43.02'
L 13	N 71° 34' 00" E	93.78'
L 14	N 00° 32' 00" E	93.78'

LEGEND

- ⊙ CONTROL CORNER FOUND AS NOTED
- SET 5/8" x 24" IRON PIN WITH 1/2" ALUMINUM CAP INSCRIBED: AN END 2880
- SET 1/2" x 24" IRON PIN WITH 1/2" ALUMINUM CAP INSCRIBED: AN END 2880
- CALCULATED POINT - NOTHING SET
- EASEMENT - TYPE AND WIDTH AS NOTED
- IRRIGATION DITCH

SUBDIVISION NOTES:

- TOTAL ACREAGE IN SUBDIVISION: 20.48 ACRES
- TOTAL ACREAGE IN LOTS: 16.32 ACRES
- TOTAL ACREAGE IN STREETS: 4.17 ACRES
- TOTAL ACREAGE IN COMMON AREAS: 0.00 ACRES

VICTOR ESTATES SECOND FILING  
RE-DIVISION

115636

MOST OF VICTOR ESTATES SECOND FILING LOCATED IN SECTION 2, T19N 31E, R10E, S1, B.M., WITHIN THE CITY OF VICTOR, IDAHO.

BRAD BROWN  
A W ENGINEERING  
P.O. BOX 139  
VICTOR, IDAHO 83456  
208-787-2952

DRAWN	ESL	1-19-94	SHEET	2	OF	2
SUBMITTED FOR	AWB	9-19-93	REV. EGT	01	-	11

134318

AMENDED PROTECTIVE COVENANTS FOR VICTOR ESTATES SECOND FILING RE-DIVISION - TETON COUNTY, STATE OF IDAHO BY AGREEMENT OF TWO-THIRDS (2/3) VOTE OF THE PRESENT OWNERS.

RECEIVED

JUL 01 1999

TETON CO. ID CLERK RECORDER

In accordance with the terms stated in Paragraph 9 Entitled "Term", Page Two of the Amended Protective Covenants for Victor Estates Second Filing, Teton County, State of Idaho and filed with the Teton County Courthouse on March 24, 1994 the foregoing covenants are hereby amended by agreement of a vote of two-thirds of the owners in Victor Estates Second Filing Re-Division.

134318

10 Homeowner's Association

Each lot owner within Victor Estates Second Filing Re-Division shall be a member of the Victor Estates Homeowner's Association for the purpose of assessing each owner's share of the 34 shares of stock that Victor Estates Second Filing Re-Division holds in Trail Creek Irrigation. The Victor Estates Homeowner's Association shall have the power to assess and collect from each member his or her proportionate share of the total Trail Creek Irrigation assessment as determined by the Homeowner's Association. The Homeowner's Association shall provide each member access to irrigation water to the sub-division through the buried lateral line running along the west boundary of said sub-division. Each member, at his own expense, shall be responsible for hooking up to said lateral line at the existing risers and installing and maintaining above-ground pipe, valves or other attachments necessary to carry the water from the lateral line to his or her lot or lots. All placements of pipelines by members shall be subject to the prior approval of the Board of Directors of the Homeowner's Association. All irrigation water used by members shall be subject to and each member shall abide by the restrictions or limitations in the time, amount, time or place of use of such irrigation water as may be imposed by Trail Creek Irrigation or the Victor Estates Owner's Association.

RESOLVED, that the Restrictive Covenants shall be amended as set forth above, and a copy of said amended covenants recorded at the Teton County, Idaho Courthouse.

RESOLVED further that said amendment is hereby adopted and approved

DATED this 17<sup>th</sup> day of May, 1999

VICTOR ESTATES SECOND FILING HOMEOWNER'S ASSOCIATION

134318

FILED

AT THE REQUEST OF

*Elizabeth A. Knight*

AT 58 MINUTES PAST 12 P.M.

DATE *July 1999*

*Gayle Bressler*

CLERK OF RECORDS  
BY *Gayle Bressler*  
DEPUTY

By *Rick Westerberg*  
Rick Westerberg, President

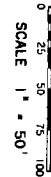
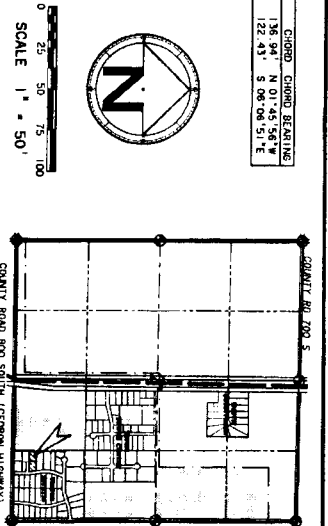
By *Clint Mathin*  
Clint Mathin, Vice-President

By *Sue Knight*  
Sue Knight, Secretary/Treasurer

GAYLE BRESSLER  
NOTARY PUBLIC  
STATE OF IDAHO

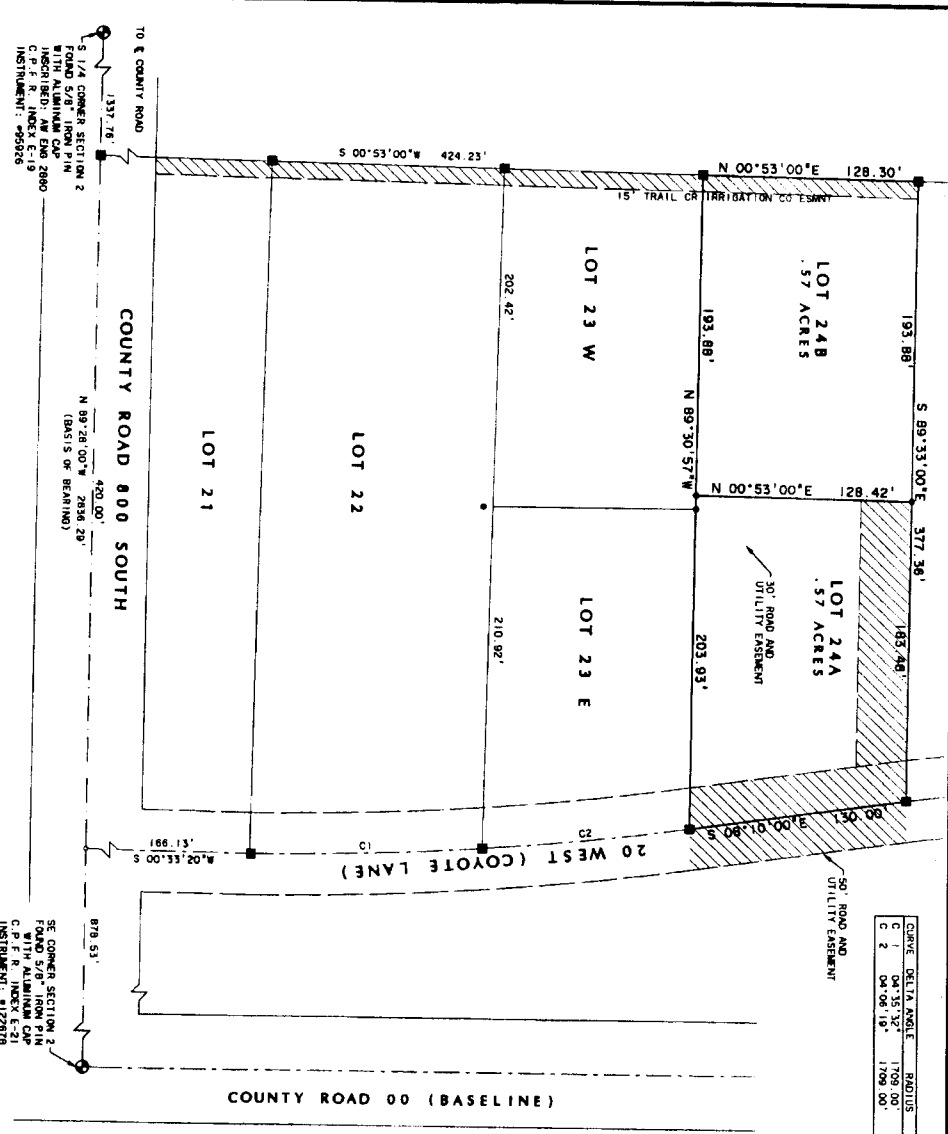
SUBSCRIBED & SWORN TO  
ME THIS *17* DAY OF *July* 1999  
BY *Elizabeth A. Knight*  
NOTARY PUBLIC  
RESIDING AT *Victor*  
MY COMMISSION EXPIRES *4-10-2001*

CURVE	DELTA ANG E	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	04°15'12"	1709.00'	136.86'	122.45'	132.43'	S 08°48'50"E
C 2	04°06'18"	1709.00'	122.45'	61.25'	122.43'	S 08°48'50"E



SCALE 1" = 50'

VICINITY MAP  
SECTION 2, TWP 3N, R9G 4SE, B.M.,  
TETON COUNTY, IDAHO



**OWNERS' CERTIFICATE**

THE UNDERSIGNED OWNERS AND PROPRIETORS OF LOT 24 VICTOR ESTATES AS SHOWN AND AS SHOWN HEREON HEREBY CERTIFY THAT THE FOREGOING LOT SPLIT OF SAID LOT 24 IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES.

*Michael Jones*  
DATE 10-15-03  
SHERIFF JAMES

**CITY OF VICTOR APPROVAL**

PRESENTED TO THE CITY COUNCIL OF VICTOR, IDAHO, ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED:

*Robert Hamilton*  
DATE 10/24/03  
MAYOR, CITY OF VICTOR, IDAHO

*Lee Kachner*  
DATE 11/11/03  
PLANNING & ZONING CHAIR

**RECORDER'S CERTIFICATE**

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

STATE OF IDAHO )  
COUNTY OF TETON )

**PROPERTY DESCRIPTION**

LOT 24B - VICTOR ESTATES  
BEING FURTHER AT THE SOUTHEAST CORNER OF LOT 24 OF VICTOR ESTATES COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 24, N 89°30'57" W, 203.93 FEET TO THE POINT OF BEGINNING;  
THENCE S 89°53'00" E, 193.88 FEET TO A POINT;  
THENCE S 08°10'00" E, 130.08 FEET TO THE POINT OF BEGINNING.

**RECORD OF SURVEY LAND SPLIT**

LOT 24, VICTOR ESTATES, SECTION 2, TWP. 3N., R9G. 4SE., B.M., TETON COUNTY, IDAHO

INQUIRY / SERIAL JONES & TIDON JONES  
P.O. BOX 272  
VICTOR, IDAHO 83455  
(208) 787-2403



NOV 13 2003  
RECEIVED  
CLERK RECORDER

**LEGEND**

- SECTION CORNER FOUND OR SET AS NOTED
- PROPERTY CORNER - FOUND IRON PIN
- PROPERTY CORNER - SET IRON PIN WITH CAP
- INScribed: AM ENG 2860
- ROAD POINT - NOTHING FOUND OR SET
- SECTIONAL BREAKDOWN LINE
- EASEMENT - TYPE AND WIDTH AS NOTED

SUBMITTED D.C.	9/2/2003	JONES DATE	08/27/03	DRAMA SHD	08/27/03	JONES DATE	08/27/03	REVISID	08/00/00
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PROJECT NO. 2003 - 141  
SECTION 6