



“Local Brokerage, National Results.”

Maps & Documents

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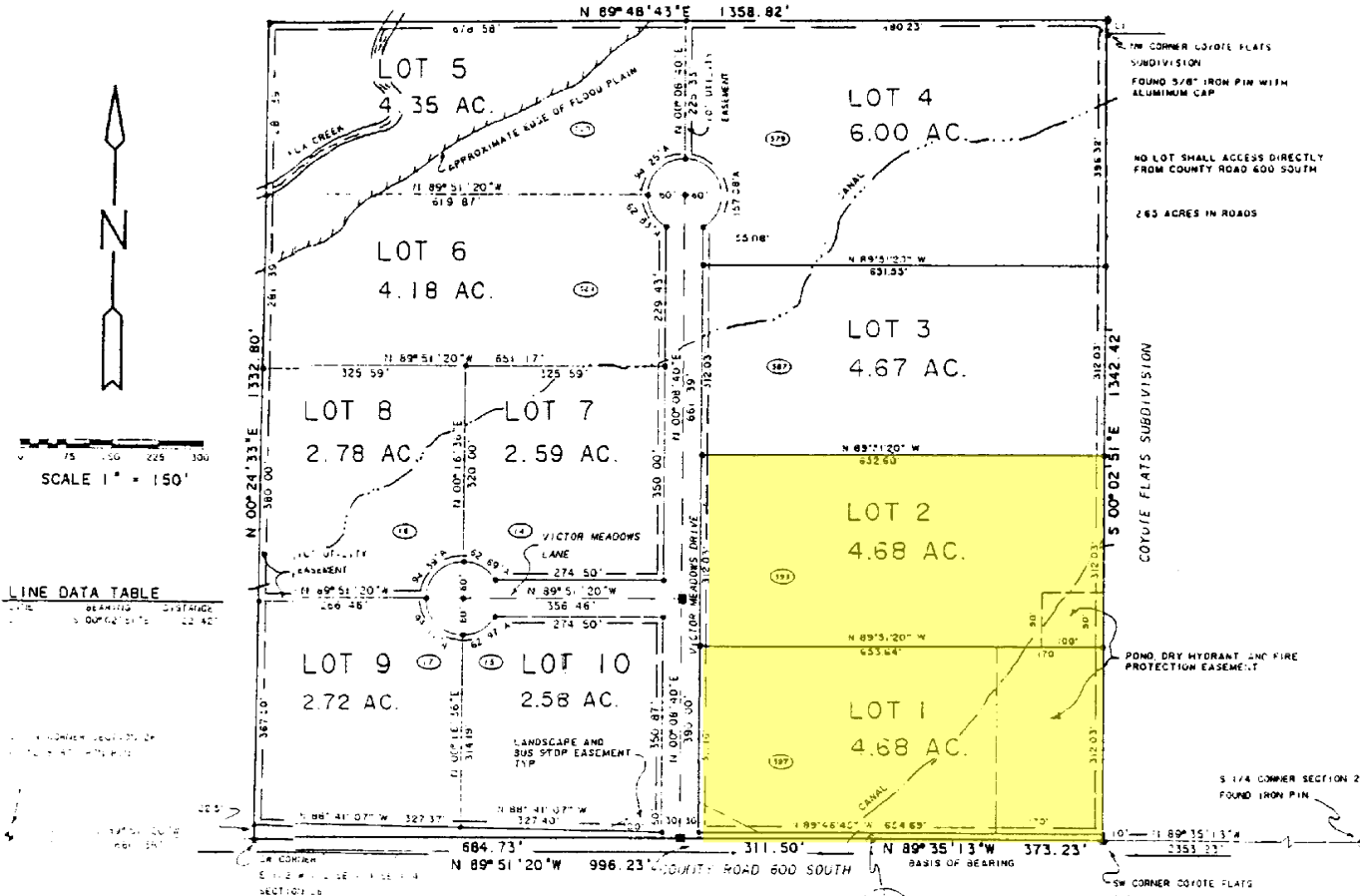
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253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455



HORIZON PARK RANCH SUBDIVISION

CERTIFICATE OF OWNERS



LINE DATA TABLE

LINE	BEARING	DISTANCE
1	N 00° 24' 33" E	380.00
2	N 89° 51' 20" W	684.73
3	N 89° 51' 20" W	996.23
4	N 89° 35' 13" W	373.23
5	S 00° 02' 51" E	1342.42
6	S 1/4 CORNER SECTION 25	FOUND IRON PIN
7	N 89° 15' 13" W	3353.33
8	N 00° 08' 40" E	350.00
9	N 00° 08' 40" E	350.00
10	N 00° 08' 40" E	350.00
11	N 00° 08' 40" E	350.00
12	N 00° 08' 40" E	350.00
13	N 00° 08' 40" E	350.00
14	N 00° 08' 40" E	350.00
15	N 00° 08' 40" E	350.00
16	N 00° 08' 40" E	350.00
17	N 00° 08' 40" E	350.00
18	N 00° 08' 40" E	350.00
19	N 00° 08' 40" E	350.00
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21	N 00° 08' 40" E	350.00
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24	N 00° 08' 40" E	350.00
25	N 00° 08' 40" E	350.00
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28	N 00° 08' 40" E	350.00
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41	N 00° 08' 40" E	350.00
42	N 00° 08' 40" E	350.00
43	N 00° 08' 40" E	350.00
44	N 00° 08' 40" E	350.00
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51	N 00° 08' 40" E	350.00
52	N 00° 08' 40" E	350.00
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80	N 00° 08' 40" E	350.00
81	N 00° 08' 40" E	350.00
82	N 00° 08' 40" E	350.00
83	N 00° 08' 40" E	350.00
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87	N 00° 08' 40" E	350.00
88	N 00° 08' 40" E	350.00
89	N 00° 08' 40" E	350.00
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92	N 00° 08' 40" E	350.00
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95	N 00° 08' 40" E	350.00
96	N 00° 08' 40" E	350.00
97	N 00° 08' 40" E	350.00
98	N 00° 08' 40" E	350.00
99	N 00° 08' 40" E	350.00
100	N 00° 08' 40" E	350.00

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND 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 VICTOR MEADOWS SUBDIVISION; THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 800 SOUTH; 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 UTILITIES.

DESCRIPTION OF LANDS BEING DIVIDED: A PARCEL OF LAND DESCRIBED AS BEING THE E 1/2 W 1/2 SE 1/4 SW 1/4 SE 1/4 SW 1/4 SECTION 28; THE W 1/2 W 1/2 SW 1/4 SW 1/4 SECTION 25 AND GAPS BETWEEN THE ABOVE NAMED PARCELS AND HORIZON PARK RANCH SUBDIVISION AS WELL AS COYOTE FLATS SUBDIVISION, ALL BEING LOCATED IN TWP. 4N., RNG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: BEGINNING AT THE SE CORNER OF SAID SECTION 28; THENCE N 89° 51' 20" W, 996.23 FEET ALONG THE SOUTH LINE OF SECTION 28 TO A POINT, THE SW CORNER OF THE E 1/2 W 1/2 SE 1/4 SW 1/4 SECTION 25; THENCE N 00° 24' 33" E, 1332.80 FEET ALONG THE WEST LINE OF THE E 1/2 W 1/2 SE 1/4 SW 1/4 SECTION 25 TO A POINT ON THE SOUTH LINE OF HORIZON PARK RANCH SUBDIVISION; THENCE N 89° 48' 43" E, 1358.82 FEET ALONG THE SOUTH LINE OF HORIZON PARK RANCH SUBDIVISION TO A POINT BEING PROJECTED FROM THE WEST LINE OF COYOTE FLATS SUBDIVISION TO A POINT ON THE SOUTH LINE OF SECTION 25; THENCE S 00° 02' 51" E, 1342.42 FEET ALONG THE SAID WESTERN LINE OF COYOTE FLATS SUBDIVISION TO A POINT ON THE SOUTH LINE OF SECTION 25; THENCE N 89° 35' 13" W, 373.23 FEET TO THE POINT OF BEGINNING. CONTAINS 41.87 ACRES MORE OR LESS SUBJECT TO A COUNTY ROAD AND UTILITY EASEMENT ACROSS THE SOUTHERN LINE OF THE ABOVE DESCRIBED PARCEL. BUS STOP EASEMENT IS DEDICATED TO THE PUBLIC.

LOH M. LUND, GENERAL PARTNER
R.L. ASSOCIATES, A WYOMING LIMITED PARTNERSHIP

STATE OF IDAHO
COUNTY OF TETON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF FEB, 1994, BY LOH M. LUND, GENERAL PARTNER WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC David W. Winters MY COMMISSION EXPIRES 6/8/98

CERTIFICATE OF REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR OF THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE HEREIN AND THIS PLAT COMPLY WITH THE STATE OF IDAHO LAWS RELATING TO PLATTING SURVEYS.

PLANNING AND ZONING APPROVAL

I, THE TETON COUNTY PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE PLANNING AND ZONING LAWS OF TETON COUNTY, IDAHO.

COMMISSIONERS' CERTIFICATE

I, THE TETON COUNTY BOARD OF COMMISSIONERS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE PLANNING AND ZONING LAWS OF TETON COUNTY, IDAHO.

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE: 2-7-94

TREASURER'S CERTIFICATE

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

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.

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.



LEGEND

- SECTIONAL CORNER FOUND AS NOTED
- ADJACENT SUBDIVISION CORNER FOUND AS NOTED
- SET 2" X 30" ALUMINUM MONUMENT INSCRIBED: AW ENG 2860 VICTOR MEADOWS SUBDIVISION
- SET 5/8" X 24" IRON PIN WITH YELLOW PLASTIC CAP INSCRIBED: AW ENG 2860
- SECTIONAL CORNER FOUND AS NOTED
- ADJACENT SUBDIVISION CORNER FOUND AS NOTED
- FENCE LINE
- EASEMENT - TYPE AND WIDTH AS NOTED
- CANAL - 30' MAINT. EASEMENT 15' EACH SIDE OF CANAL
- FOX CREEK

RECORDER'S CERTIFICATE

STATE OF IDAHO: SS
COUNTY OF TETON: SS

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 14 DAY OF FEB, 1994, AT 10:12 AM AT THE REQUEST OF AW ENGINEERING INSTRUMENT NUMBER 208-787-2952 INSTRUMENT TYPE PLAT

VICTOR MEADOWS SUBDIVISION

THE W 1/2 W 1/2 SW 1/4 SW 1/4 SECTION 25, E 1/2 SE 1/4 SE 1/4 AND E 1/2 W 1/2 SE 1/4 SE 1/4 SECTION 28, TWP. 4N., RNG. 45E., B.M., TETON COUNTY, IDAHO

AW ENGINEERING
R.L. ASSOCIATES, LTD.
DEVELOPER
FRED REIMERS

P.O. BOX 139
VICTOR, IDAHO 83455
208-787-2952

This plat is made for location purposes only, no liability is assumed hereto for any incorrectness with actual survey.