



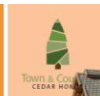
“Local Brokerage, National Results.”

Maps & Documents

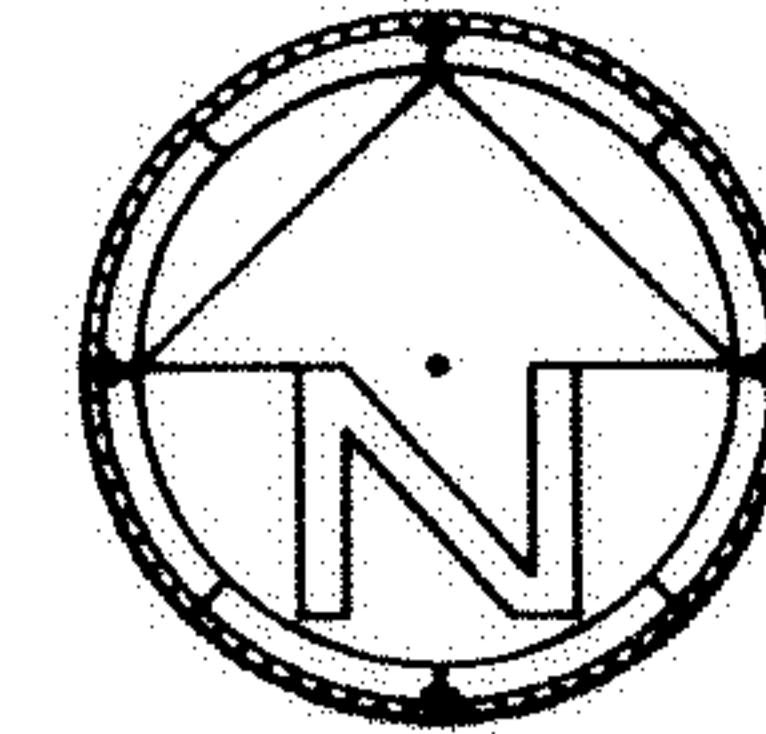
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Phone: 208.354.2439
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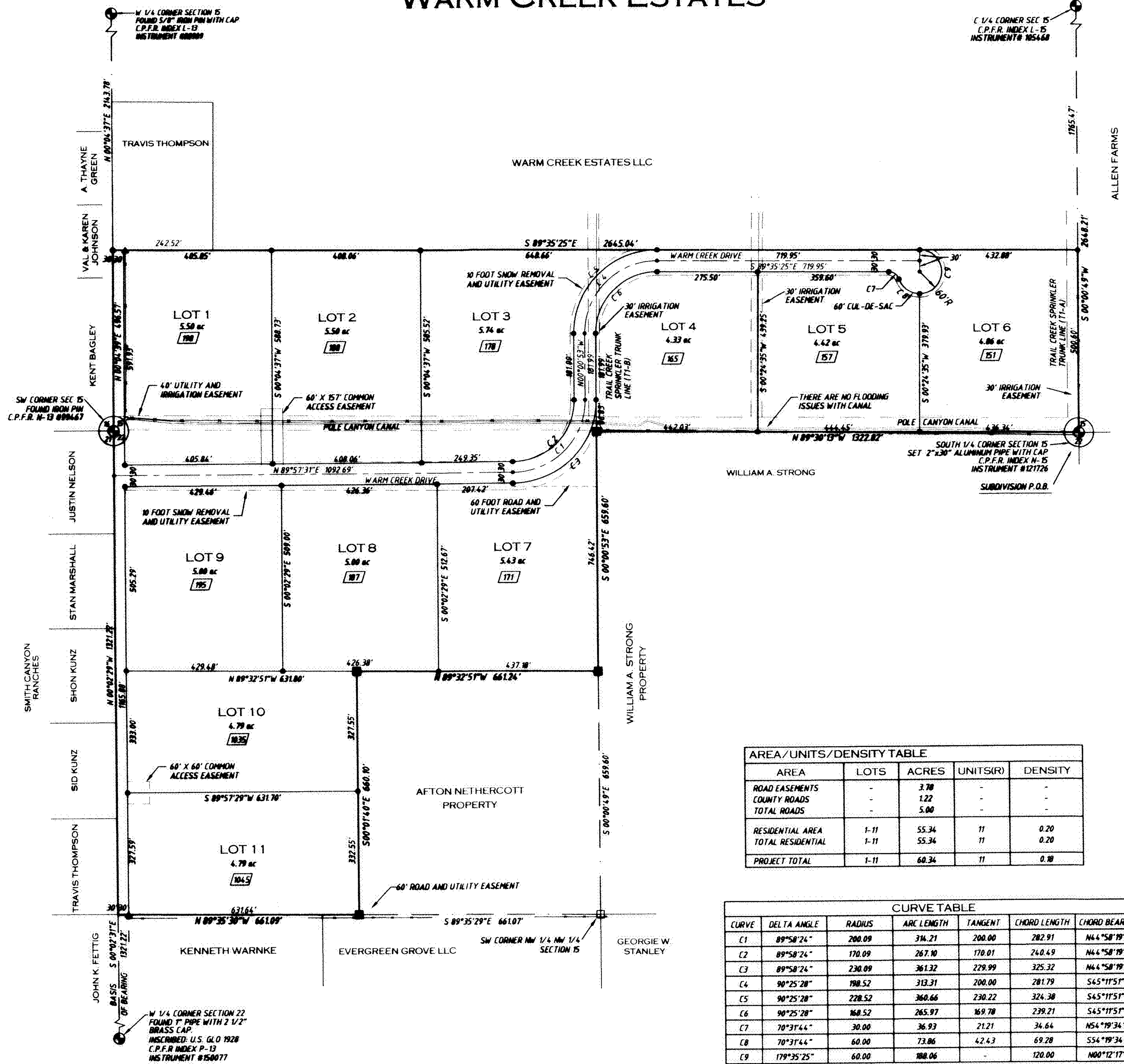
253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455



WARM CREEK ESTATES



SCALE 1" = 200'



SUBDIVISION NOTES

WATER SYSTEM IS INDIVIDUAL WELLS.
SEWER SYSTEM IS INDIVIDUAL SEPTIC.
BUILDING SETBACKS ARE 50' FROM PROPERTY LINES AND CREEK.
SUBDIVISION CONTAINS 60.34 ACRES MORE OR LESS.
PROJECT IS ZONED ARR-2.5.
LOTS 10 AND 11 SHALL BE ACCESSED FROM COUNTY ROAD 200 WEST
COUNTY STANDARD BUILDING SETBACKS:
FRONT - 30' REAR - 40' SIDE - 30'
CREEK - 50' CANAL - 25'

LEGEND

- SECTION CORNER FOUND AS NOTED
- ▲ OFFSET PIN - SET 1/2" X 24" IRON PIN
- 1/6th CORNER - FOUND IRON PIN
- SET SUBDIVISION CORNER - 5/8" IRON PIN WITH 2" ALUM. CAP INSCRIBED: AW ENG 2860
- SET LOT CORNER - 5/8" X 24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- SET ROAD CENTER LINE - 5/8" X 30" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- 146 ADDRESS NUMBERS
- SECTIONAL BREAKDOWN LINE
- ROAD CENTERLINE
- FENCE LINE
- EASEMENT - 10' SNOW REMOVAL AND UTILITY EASEMENT UNLESS OTHERWISE NOTED

AREA/UNITS/DENSITY TABLE

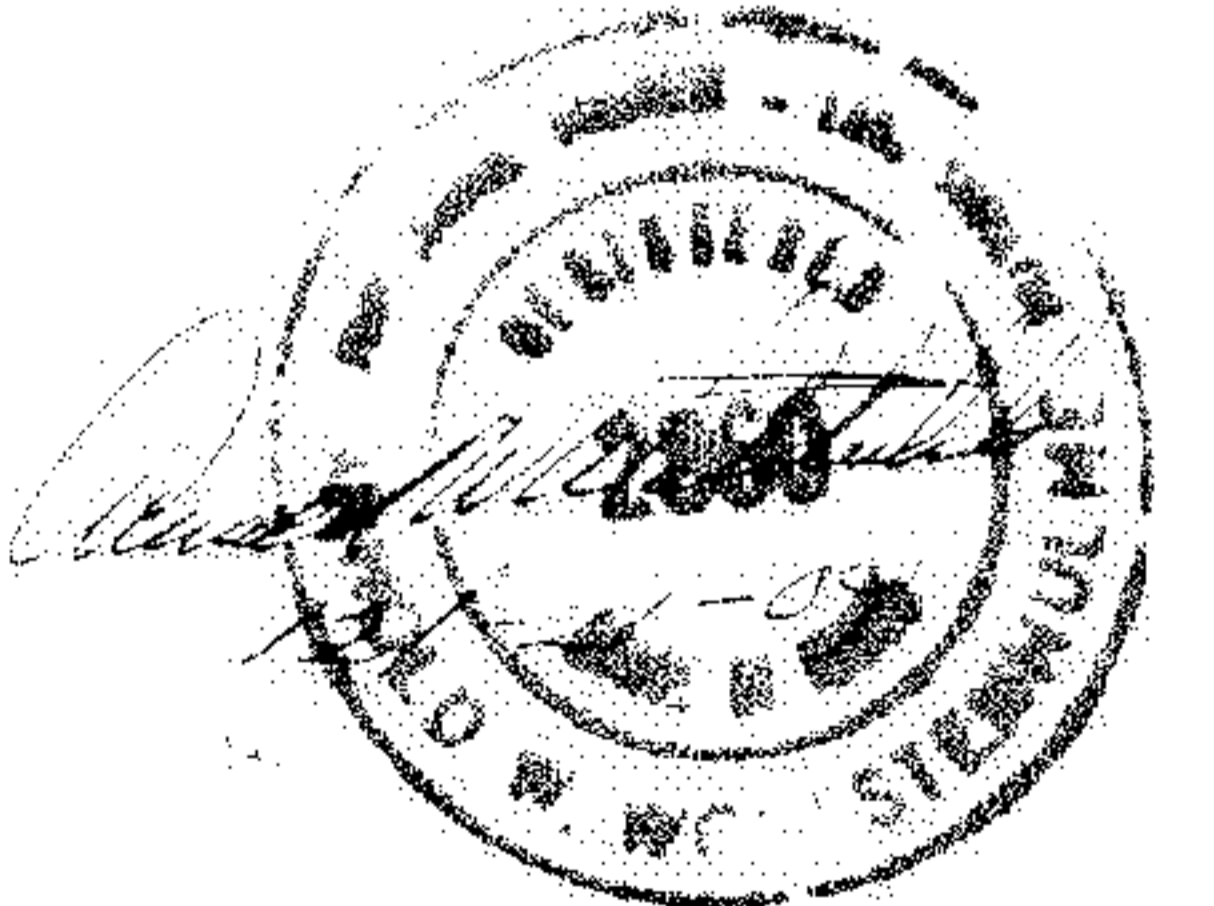
AREA	LOTS	ACRES	UNITS(R)	DENSITY
ROAD EASEMENTS	-	3.78	-	-
COUNTY ROADS	-	1.22	-	-
TOTAL ROADS	-	5.00	-	-
RESIDENTIAL AREA	1-11	55.34	11	0.20
TOTAL RESIDENTIAL	1-11	55.34	11	0.20
PROJECT TOTAL	1-11	60.34	11	0.18

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	89°58'24"	200.09	316.21	200.00	282.91	N44°58'19"E
C2	89°58'24"	170.09	267.10	170.01	240.49	N44°58'19"E
C3	89°58'24"	230.09	361.32	229.99	325.32	N44°58'19"E
C4	90°25'28"	198.52	313.31	200.00	281.79	S45°11'51"W
C5	90°25'28"	228.52	360.66	230.22	324.38	S45°11'51"W
C6	90°25'28"	168.52	265.97	169.78	239.21	S45°11'51"W
C7	70°31'44"	30.00	36.93	21.21	34.64	N54°19'34"W
C8	70°31'44"	60.00	73.86	42.43	69.28	N54°19'34"E
C9	179°35'25"	60.00	188.06	-	120.00	N00°12'17"E

Instrument # 168123
DRIGGS, TETON, IDAHO
2005-05-19 01:35:37 No. of Pages: 2
Recorded for: A W ENGINEERING Fee: 10.00
NOLAN G. BOYLE
Ex-Officio Recorder Deputy
index to PLAT

SURVEYOR'S CERTIFICATE
I, ARNOLD W. WOOD, STENHULME, 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.



MASTER PLAN / FINAL PLAT:
Warm Creek Estates
PART OF THE NW 1/4 NW 1/4 SECTION 22, AND PART OF THE S 1/2 SW 1/4 SECTION 15, TWP. 3N., RNG. 4S., B.M., TETON COUNTY, IDAHO

JT INC
WARM CREEK ESTATES, L.L.C.
P.O. BOX 408
Victor, Idaho 83455
(208) 787-2980

AW ENGINEERING
255 South Main P.O. Box 139
Victor, Idaho 83455
(208) 787-2952 aweng@srv.net

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING CHAIRMAN ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Robertson 4-29-05
CHAIRMAN, PLANNING AND ZONING DATE

COMMISSIONERS' CERTIFICATE

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

Mark Tapp 5-19-05
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.

TREASURER'S CERTIFICATE

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

James Deter 1-18-05
COUNTY TREASURER DATE

ASSESSOR'S CERTIFICATE

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

Denise Thomas (By Bill) 9-21-04
COUNTY ASSESSOR DATE

TETON COUNTY FIRE MARSHALL

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

Mike Hyl 12/21/04
TETON COUNTY FIRE MARSHALL DATE

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.

Rich By 1-18-05
DISTRICT 7 HEALTH DEPARTMENT DATE

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 COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Arnold W. Woolstenhulme 9/15/04
SURVEYOR DATE

ENGINEER IRRIGATION STATEMENT & SURVEYORS CERTIFICATE

BE IT KNOWN THAT THE ENGINEER, ARNOLD W. WOOLSTENHULME, HAS VERIFIED THAT THIS PROPERTY HOLDS IRRIGATION WATER SHARES IN THE TRAIL CREEK SPRINKLER IRRIGATION COMPANY. AN IRRIGATION PLAN HAS BEEN DESIGNED TO PROVIDE WATER TO EACH LOT AND TO DISTRIBUTE SAID WATER RIGHTS ACCORDING TO IDAHO LAW.

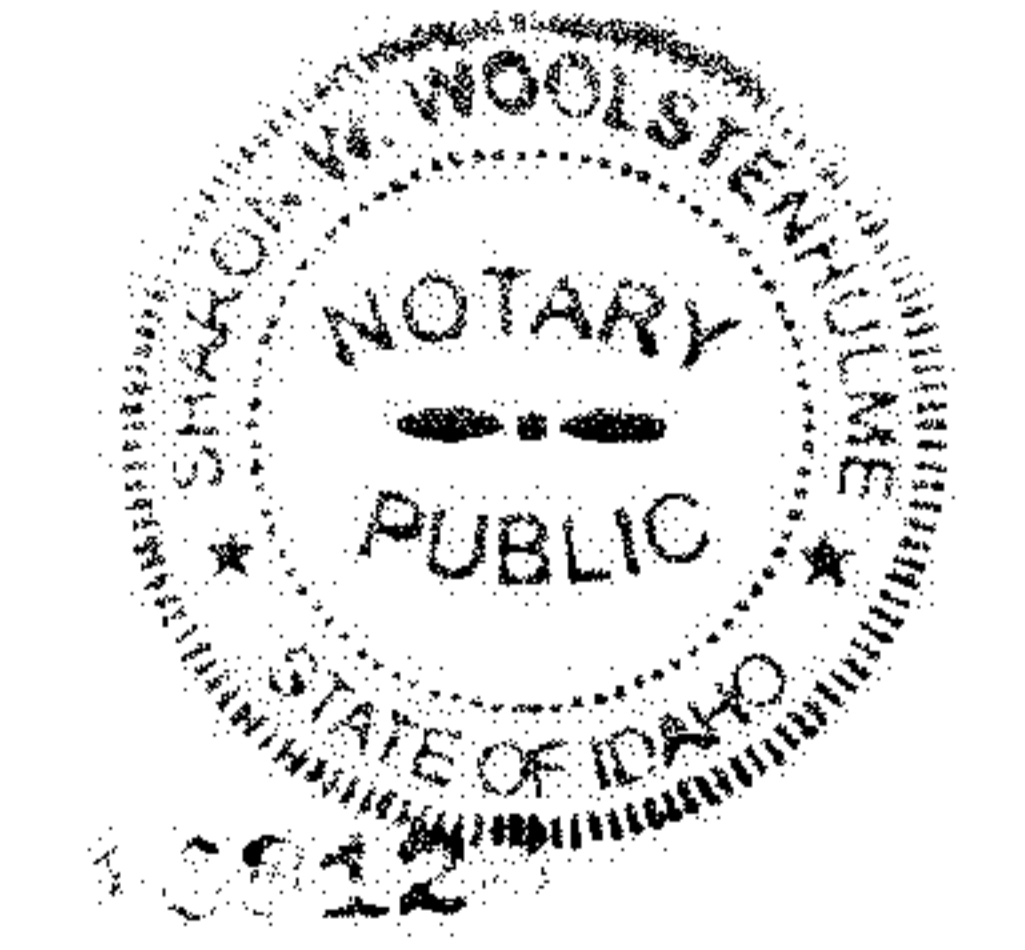
Arnold W. Woolstenhulme

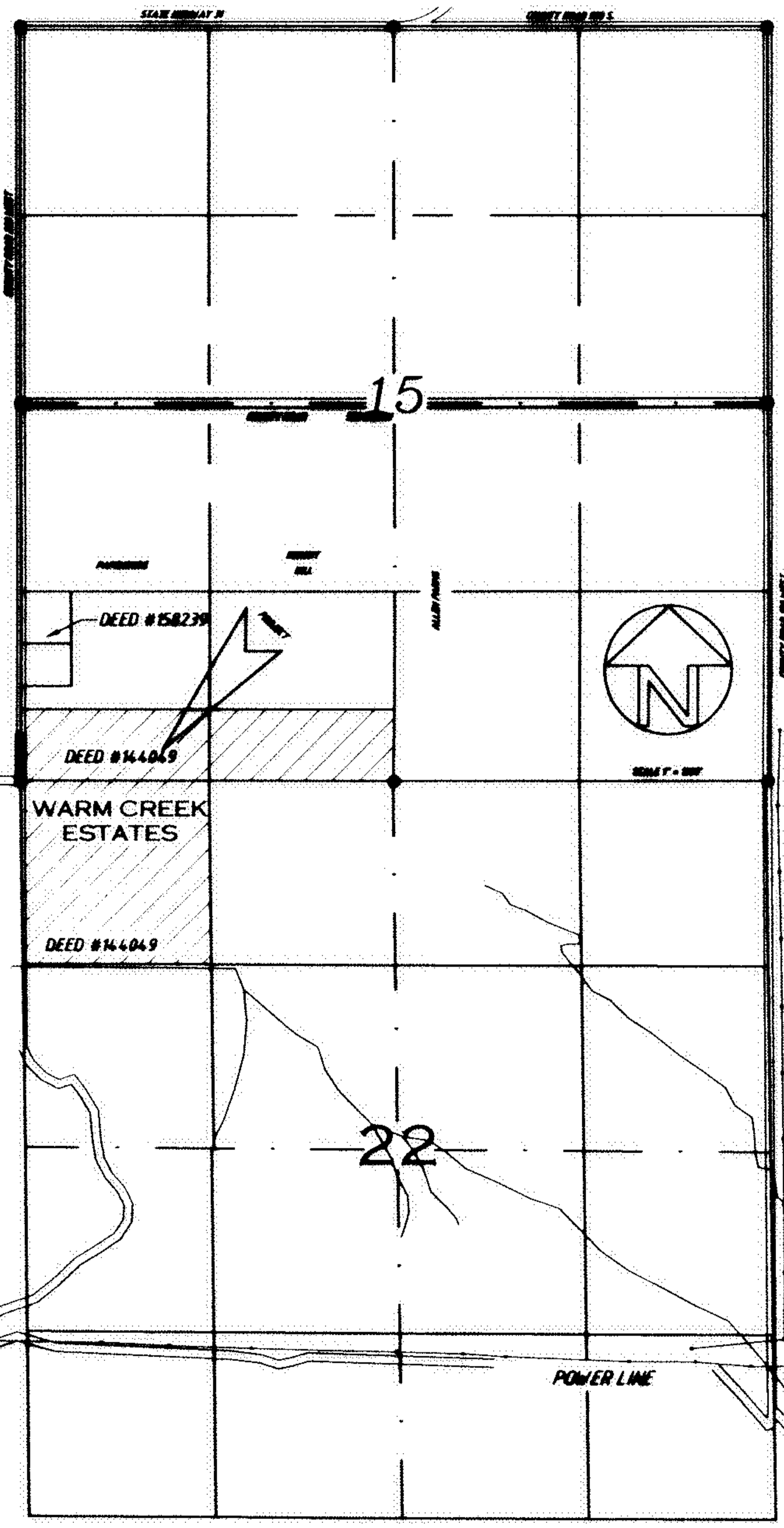
OWNERS' CERTIFICATE

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 WARM CREEK ESTATES SUBDIVISION, THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 200 WEST, THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT,
 THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF SIGHT OR RECORD AND AS DEDICATED BY THIS PLAT,
 THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM STATED IN IDAHO CODE SECTION 22-4500 AND DOES RECOGNIZE THE NEIGHBORING LAND RIGHTS UNDER THIS LAW;
 THAT ALL ROADS ARE FOR THE USE OF THE LOT OWNERS TO ACCESS THEIR INDIVIDUAL LOTS AND ARE TO BE PRIVATELY OWNED, MAINTAINED, AND CLEARED OF SNOW BY THE DEVELOPER UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES THE RESPONSIBILITY OF SAID OWNERSHIP AND MAINTENANCE;
 THAT THE PRIVATE OWNERSHIP DOES NOT RESTRICT OR PROHIBIT THE RIGHT OF ACCESS OF ANY EMERGENCY RESPONSE, SHERIFF'S DEPARTMENT, LAW ENFORCEMENT, PUBLIC SERVICE, POSTAL SERVICE, OR NATIONWIDE DELIVERY COMPANY PERSONEL IN THE PERFORMANCE OF THEIR RESPECTIVE DUTIES;
 THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE USE OF ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES, AND OTHER UTILITIES AS APPROVED BY THE HOMEOWNERS' ASSOCIATION;
 THAT THE OWNER/DEVELOPER WILL MAINTAIN ALL LANDSCAPING ACCORDING TO THE FINAL LANDSCAPING PLAN SUBMITTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID LANDSCAPING MAINTENANCE.
 DESCRIPTION OF LANDS BEING DIVIDED:
 A PART OF THE NW 1/4 NW 1/4 SECTION 22, AND PART OF S 1/2 SW 1/4 SECTION 15, TWP 3 N, RNG. 45 E, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:
 COMMENCING FROM THE S 1/4 CORNER SECTION 15, THE POINT OF BEGINNING;
 THENCE N 89°30'13"W, 1322.82 FEET ALONG THE SOUTH SECTION LINE OF SAID SECTION 15 TO THE NE CORNER OF THE NW 1/4 NW 1/4 SECTION 22;
 THENCE S 00°00'53"E, 659.60 FEET ALONG THE EAST LINE OF THE NW 1/4 NW 1/4 SECTION 22;
 THENCE N 89°32'51"W, 661.24 FEET TO A POINT;
 THENCE S 00°01'40"E, 660.10 FEET TO A POINT;
 THENCE N 89°35'30"W, 661.09 FEET TO A POINT ON THE WEST SECTION LINE OF SECTION 22;
 THENCE N 00°02'29"W, 1321.22 FEET ALONG SAID LINE TO THE SW CORNER OF SECTION 15;
 THENCE N 00°04'39"E, 496.57 FEET ALONG THE WEST LINE OF SECTION 15 TO A POINT;
 THENCE S 89°35'25"E, 2645.04 FEET TO A POINT;
 THENCE S 00°00'49"W, 500.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 60.34 ACRES, MORE OR LESS.
John Fine by Travis Thompson Pres managing member of Warm Creek Estates LLC
 STATE OF Idaho)
 COUNTY OF Teton) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 20th DAY OF September, 2004 BY Shawn H. Nordstrom
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC Shawn H. Nordstrom

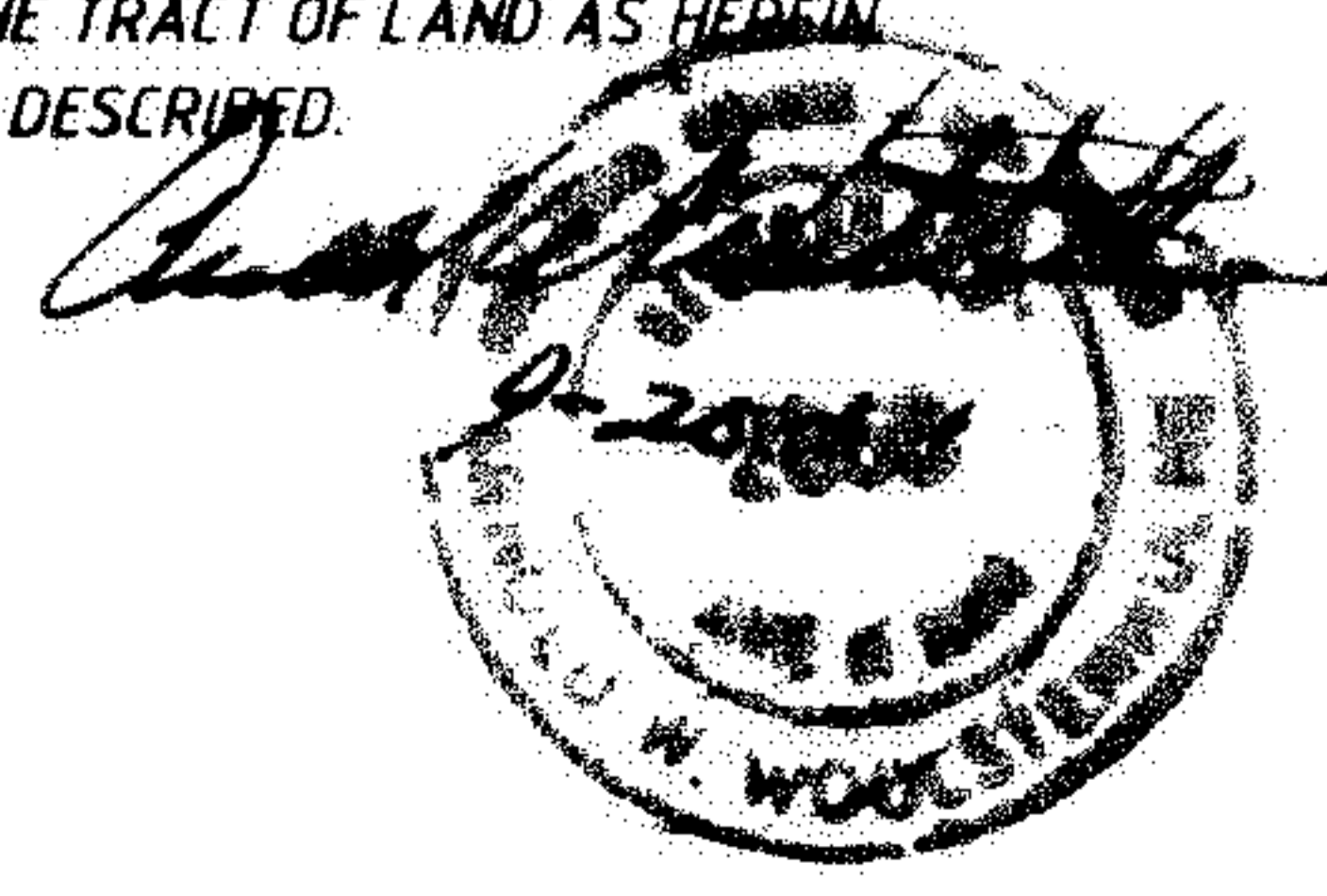
MY COMMISSION EXPIRES: 10-15-2008





VICINITY MAP
 SECTION 15 AND 22, TWP 3 N, RNG. 45 E, TETON COUNTY, ID

RECORDER'S CERTIFICATE
 STATE OF IDAHO)
) SS
 COUNTY OF TETON)
 I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 2004, AT _____ AT THE REQUEST OF _____ INSTRUMENT NUMBER _____

 COUNTY RECORDER

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.


MASTER PLAN / FINAL PLAT:
Warm Creek Estates
 PART OF THE NW 1/4 NW 1/4 SECTION 22, AND PART OF THE S 1/2 SW 1/4 SECTION 15, TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO
 JT INC
 WARM CREEK ESTATES, L.L.C.
 P.O. BOX 408
 Victor, Idaho 83455
 (208) 787-2980

 255 South Main P.O. Box 139
 Victor, Idaho 83455
 (208) 787-2952 aweng@srv.net
 PROJECT NO. 2001-205 SHEET 2 OF 2 SECTIONS 15 & 22

SURVEYED CLC	11/14/01	BJWETLND.DAT	DRAWN SRJ	01/16/04	FINAL 2.DWG	REVISED SRJ	06/08/04
						REVISED TDF	02/04/04

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