



“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





ALLIANCE

TITLE & ESCROW CORP.

Yes, it matters where you close.

Plat Maps and/or CC&R's

A complete list of our locations and contact information can be found at:

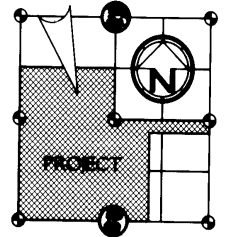
www.alliancetitle.com



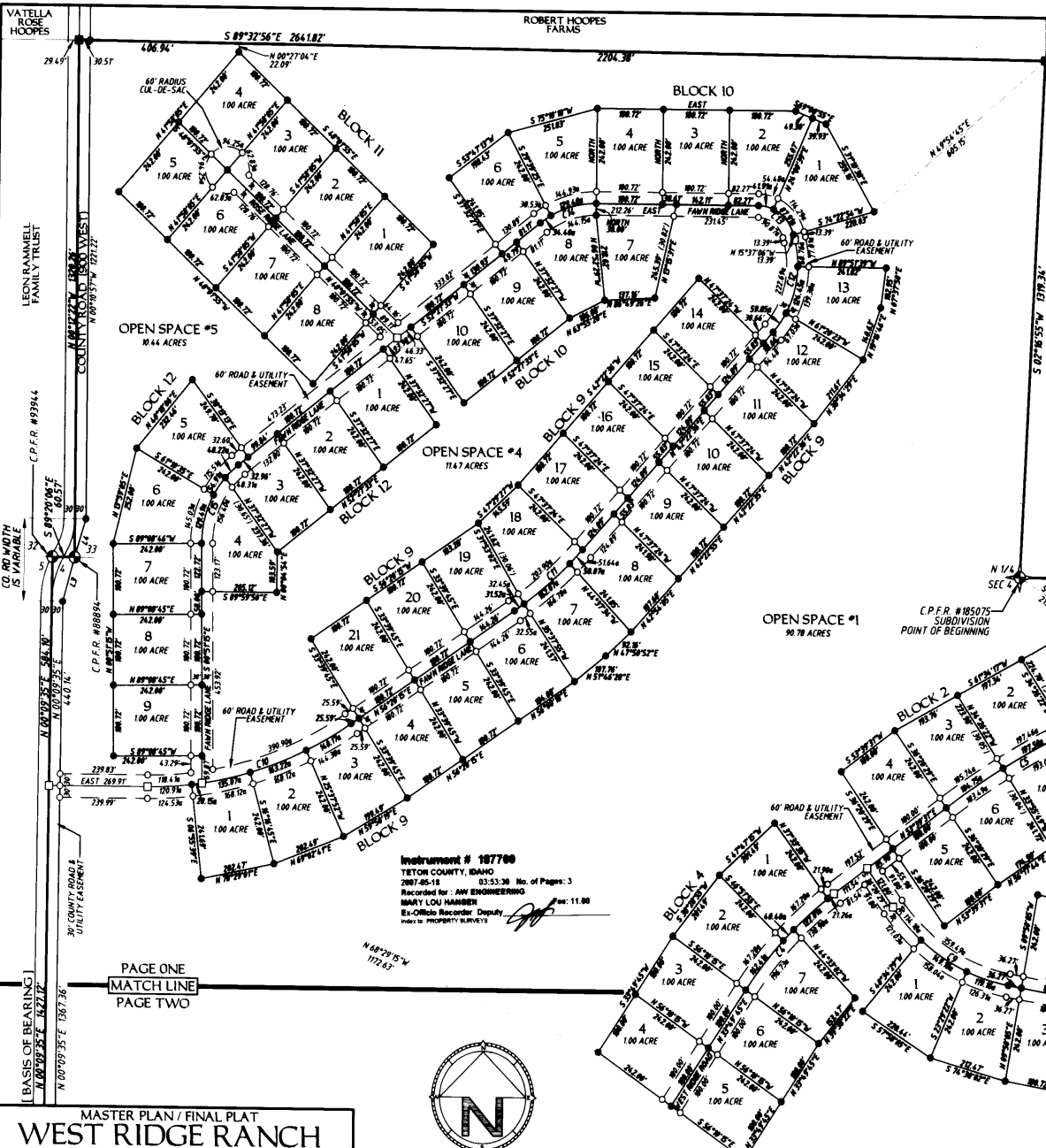
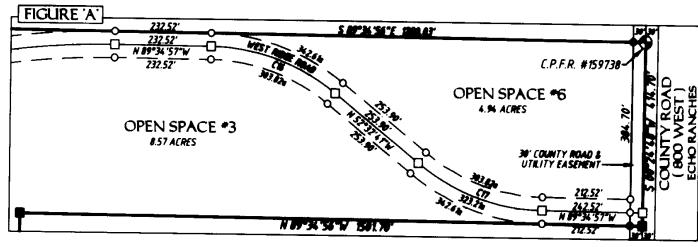
VATELLA ROSE HOOPES
LEVIN, KAMMILL FAMILY TRUST
COUNTY ROAD & UTILITY EASEMENT
C.P.F.R. #03944

ROBERT HOOPES FARMS

CURVE DATA TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C4	89°49'44"	2000.00	346.09	174.79	344.26	S43°44'30"W
C5	82°25'14"	2000.00	432.54	217.63	432.71	S59°52'00"W
C6	24°20'10"	1970.00	836.82	426.82	838.55	S70°14'54"W
C7	43°49'26"	500.00	302.44	201.12	373.10	S50°15'02"E
C8	33°39'45"	1000.00	507.52	302.51	578.11	N73°10'07"E
C9	13°57'39"	1000.00	243.64	122.44	243.00	N63°27'25"E
C10	57°59'42"	250.00	253.85	130.56	242.39	N52°22'44"E
C11	74°22'53"	100.00	129.82	75.00	120.09	N52°40'33"W
C14	37°32'27"	250.00	163.00	84.96	166.09	S77°04'47"W
C15	53°10'49"	250.00	232.62	125.50	224.32	S25°40'09"W
C16	37°02'16"	500.00	323.22	167.40	377.62	S77°04'49"E
C17	37°02'16"	500.00	323.21	167.40	377.62	S77°04'49"E



VICINITY MAP
PART OF THE N 1/2 OF SECTION 4,
TWP. 5N, RING. 44E, AND PART OF THE S 1/2
SW 1/4 OF SECTION 33, TWP. 6N, RING. 44E,
B.M., TETON COUNTY, IDAHO

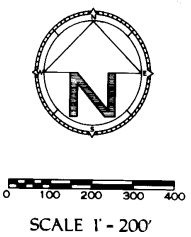


Instrument # 187700
TETON COUNTY, IDAHO
2017-05-18 03:33:30 No. of Pages: 3
Recorded for: AN ENGINEERING
MARY LOU HANSEN
ID Official Recorder Deputy Public No. 11,800
INDEXED BY PROPERTY SURVEY

OPEN SPACE #1
90.78 ACRES

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.

LINE	LENGTH	BEARING
L2	30.00	S89°50'04"W
L3	117.40	N15°15'18"E
L4	102.15	N16°42'07"E



LEGEND	
	SUBDIVISION POINT OF BEGINNING - SET 2" ALUMINUM PIPE WITH CAP INCORPORATED - AN ENG 2000
	SECTION CORNER FOUND ON SET AS NOTED
	PC / PT - SET 1/2" X 3/4" IRON PIN WITH CAP INCORPORATED - AN ENG 2000
	SET 5/8" ROAD OFFSET PIN WITH CAP INCORPORATED - AN ENG 2000 (OFFSET AT 30' PERPENDICULAR UNLESS OTHERWISE NOTED)
	SET 1" ROAD OFFSET PIN WITH CAP INCORPORATED - AN ENG 2000 (OFFSET AT 30' PERPENDICULAR UNLESS OTHERWISE NOTED)
	PROPERTY CORNER - ROUND 5/8" IRON PIN WITH CAP INCORPORATED - AN ENG 2000
	PROPERTY BOUNDARY
	LOT BOUNDARY
	ROAD & UTILITY EASEMENT - TYPE & WIDTH AS NOTED
	CORNER TIE

MASTER PLAN / FINAL PLAT
WEST RIDGE RANCH PLANNED UNIT DEVELOPMENT
PART OF THE N 1/2 OF SECTION 4, TWP. 5N, RING. 44E, & PART OF THE S 1/2 SW 1/4 OF SECTION 33, TWP. 6N, RING. 44E, B.M., TETON COUNTY, IDAHO

WEST RIDGE RANCH, LLC.
750 NORTH 150 EAST
TETON, IDAHO 83452
(208) 456-9207

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

PROJECT NUMBER: 2006-018
PAGE 1 OF 3

SURVEYED 01/31/06 6-44-33.DAT DRAWN BY: BJM 12/11/06 WWR/FINAL.DWG
REVISED BY: JOB 04/18/07 REVISED BY: BJM 05/09/07

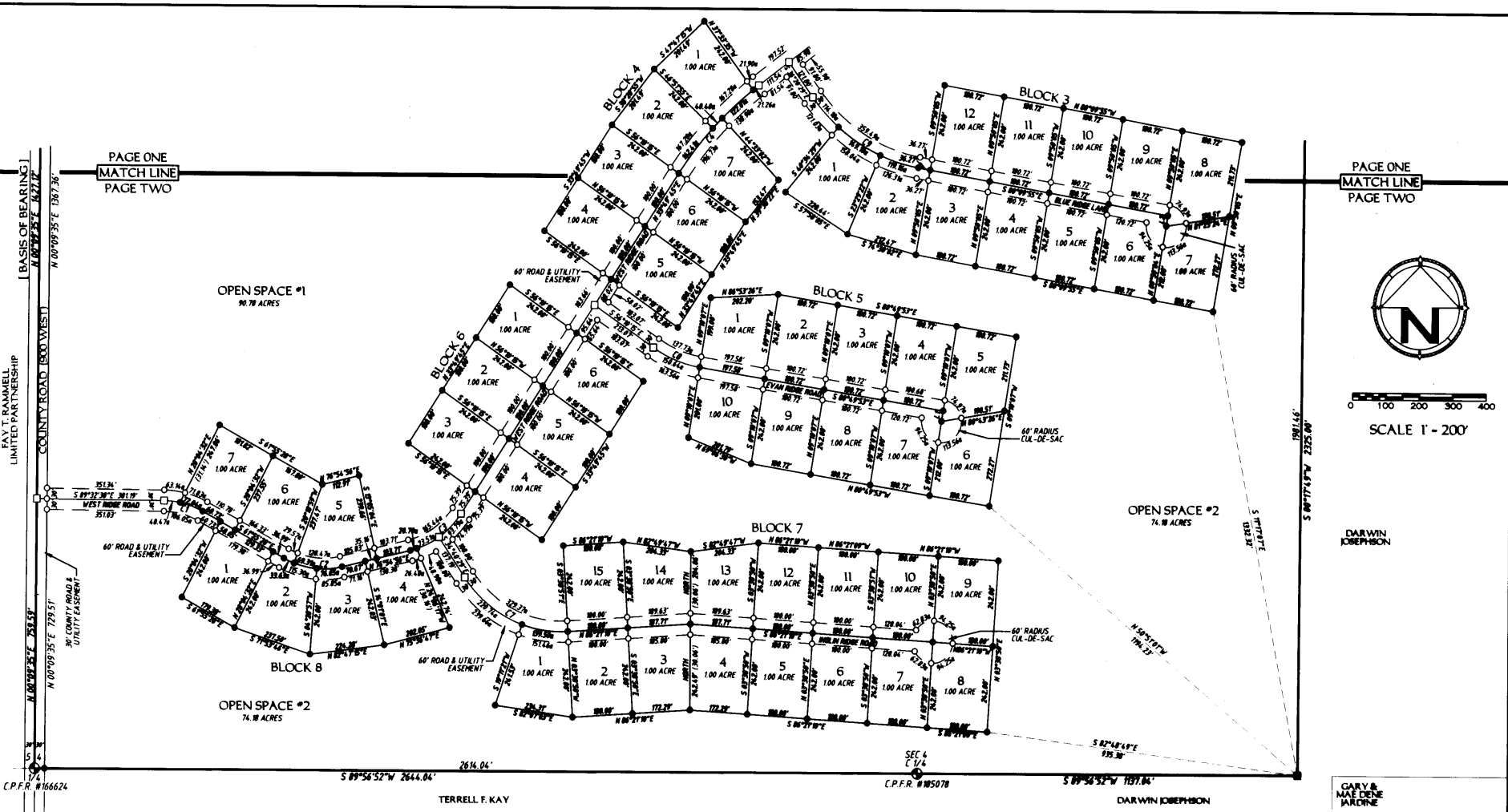
WEST RIDGE RANCH
PUD

SEC. 4, TWP. 5N, TNG. 44 E

187709

PAGE ONE
MATCH LINE
PAGE TWO

PAGE ONE
MATCH LINE
PAGE TWO



SCALE 1" = 200'

DARWIN JOSEPHSON

GARY R. MAE DEWE JARCIENE

DENSITY TABLE	
NUMBER OF LOTS	120
AREA OF SUBDIVISION ROADS (NOT WITHIN LOTS)	9.31 ACRES
AREA OF COUNTY ROADS	3.12 ACRES
AREA IN LOTS	120.00 ACRES
AREA IN OPEN SPACE	200.30 ACRES
TOTAL AREA	332.81 ACRES
PERCENTAGE OF OPEN SPACE	60.21 %

CURVE DATA TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	273°37'00"	250.00	120.57	61.65	198.35	N75°44'03"W
C2	47°09'35"	250.00	179.59	93.07	175.76	S82°38'16"E
C3	43°05'11"	250.00	188.00	98.70	183.60	N85°22'27"E
C4	19°49'46"	3000.00	366.00	174.79	364.30	S43°54'30"W
C7	59°58'27"	350.00	300.24	197.97	364.53	S64°09'48"E
C8	24°29'28"	350.00	158.64	78.51	183.60	S69°39'04"E
C9	43°49'26"	500.00	302.44	201.12	373.00	S59°15'12"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N89°09'37"E
L2	30.00	S89°59'04"W

SUBDIVISION NOTES

ZONING: A - 20

WATER: COMMUNITY CENTRAL SYSTEM

SEPTIC: INDIVIDUAL

LOT SIZE: 1.00 ACRE

- SOLID WASTE DISPOSAL VIA VOORHEES SANITATION

- COUNTY STANDARD SETBACKS:
FRONT - 30'
SIDE - 30'
REAR - 40'

LEGEND

- Subdivision Point of Beginning - Set 2" Aluminum Pipe with Cap Inscribed - AN ENG 2000
- Section Corner Found or Set as Noted
- PC / PT - Set 1/2" x 24" Iron Pin with Cap Inscribed - AN ENG 2000
- Set 5/8" Road Offset Pin with Cap Inscribed - AN ENG 2000
- Offset at 30' Perpendicular (Unless Otherwise Noted)
- Offset Distance if Not 30.00'
- Lot Corner - Set 5/8" Iron Pin with Cap Inscribed - AN ENG 2000
- Property Corner - Found 5/8" Iron Pin with Cap Inscribed - AN ENG 2000
- Property Boundary
- Lot Boundary
- Road & Utility Easement - Type & Width as Noted
- Corner Tie

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2066, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

Investment # 187709
TETON COUNTY, IDAHO
2007-05-18 03:53:30 No. of Pages: 3
Recorded for: ANN ENGINEERING
MARY LOU HARRISON
Ex-Officio Recorder, Deputy
www.idproperty.com

MASTER PLAN / FINAL PLAT
WEST RIDGE RANCH
PLANNED UNIT DEVELOPMENT

PART OF THE N 1/2 OF SECTION 4, TWP. 5N., R1NG. 44E., & PART OF THE S 1/2 SW 1/4 OF SECTION 33, TWP. 6N., R1NG. 44E., B.M., TETON COUNTY, IDAHO

WEST RIDGE RANCH, LLC.
750 NORTH 150 EAST
TETONIA, IDAHO 83452
(208) 456-9207



TREASURER'S CERTIFICATE

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

[Signature]
COUNTY TREASURER

5-17-07
DATE

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.

[Signature]
CHAIRMAN, PLANNING AND ZONING

5-18-07
DATE

COMMISSIONERS' CERTIFICATE

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

[Signature]
CHAIRMAN, COUNTY COMMISSIONERS

5-18-07
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.

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 ALL REQUIREMENTS OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

[Signature]
SURVEYOR

5-10-07
DATE

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 56, CHAPTER 13 HAVE BEEN SATISFIED SUBJECT TO THE INFORMATION CONTAINED IN THE ATTACHED SANITARY REGULATIONS AND RULES. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-126, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

[Signature]
DISTRICT HEALTH DEPARTMENT, REHS

17 May 07
DATE

TETON COUNTY FIRE MARSHAL

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.

[Signature]
TETON COUNTY FIRE MARSHAL

5/17/07
DATE

ASSESSOR'S CERTIFICATE

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

[Signature]
COUNTY ASSESSOR

5-17-06
DATE

OWNER'S CERTIFICATE

BE IT KNOWN THAT I, THE UNDERSIGNED OWNER 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 OWNER AND PROPRIETOR OF SAID DESCRIBED LANDS; THAT THE NAME OF THE SUBDIVISION SHALL BE WEST RIDGE RANCH PLANNED UNIT DEVELOPMENT; THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 800 WEST, 900 WEST, A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT KNOWN AS SADDLE BEND LANE, A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT KNOWN AS SADDLE BEND LANE, A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT KNOWN AS SUMMIT LANE, A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT KNOWN AS EVAN RIDGE ROAD, A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT KNOWN AS INELIN RIDGE ROAD, A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT KNOWN AS SADDLE LOOP ROAD, AND A 60 FOOT PRIVATE ROAD AND UTILITY EASEMENT KNOWN AS SADDLE ROSE LANE; WITH RIGHTS OF INGRESS AND EGRESS GRANTED TO EACH LOT; THAT RIGHTS OF ACCESS ON SAID PRIVATE ROADS AND UTILITY EASEMENTS ARE GRANTED FOR NORMAL SERVICES, DELIVERIES, POLICE AND EMERGENCY SERVICES; SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT; THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM ACT STATED IN IDAHO CODE SECTION 22-4506, AND DOES RECOGNIZE THE NEIGHBORING LAND RIGHTS UNDER THIS LAW; THAT THE DEDICATED EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE AND THE USE OF ROADS, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITIES; THAT MAINTENANCE IS PROVIDED THROUGH THE HOMEOWNERS' ASSOCIATION.

DESCRIPTION OF SUBDIVISION BOUNDARIES:

PART OF THE N 1/2 OF SECTION 4, TWP. 5N, RNG. 44E, AND THE S 1/2 SW 1/4 OF SECTION 33, TWP. 6N, RNG. 44E, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: COMMENCING AT THE N 1/4 CORNER OF SAID SECTION 4; THENCE S 89°34'56"E, 264.5 FEET TO THE NE CORNER OF SAID SECTION 4; THENCE N 00°24'48"W, 434.70 FEET TO A POINT; THENCE N 89°34'56"W, 1561.70 FEET TO A POINT; THENCE S 00°17'43"W, 2325.00 FEET TO A POINT; THENCE S 89°54'52"W, 1137.04 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 4; THENCE S 89°54'52"W, 2644.84 FEET TO THE W 1/4 CORNER OF SAID SECTION 4; THENCE N 00°09'35"E, 2778.90 FEET TO THE NW CORNER OF SAID SECTION 4; THENCE S 89°20'06"E, 60.57 FEET TO THE SW CORNER OF SAID SECTION 33; THENCE N 00°12'22"W, 1329.26 FEET TO A POINT; THENCE S 89°32'58"E, 264.182 FEET TO A POINT; THENCE S 82°18'55"W, 1379.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 332.81 ACRES MORE OR LESS.

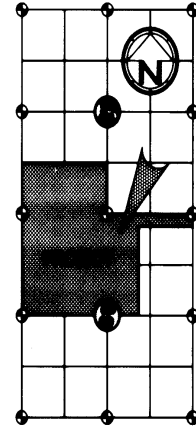
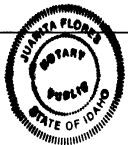
[Signature]
LUCRA INVESTMENTS INC.
JEFF BORER - AUTHORIZED REPRESENTATIVE

5-19-07
DATE

STATE OF Idaho)
COUNTY OF Teton) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF May, 2007, BY Jeff Borer
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *[Signature]*
MY COMMISSION EXPIRES: 2/2010



VICINITY MAP
PART OF THE N 1/2 OF SECTION 4,
TWP. 5N, RNG. 44E, AND PART OF THE S 1/2
SW 1/4 OF SECTION 33, TWP. 6N, RNG. 44E,
B.M., TETON COUNTY, IDAHO

IRRIGATION WATER RIGHTS

IRRIGATION WATER RIGHTS AND ASSESSMENT OBLIGATIONS ARE NOT APPURTENANT TO THE LANDS INCLUDED IN THIS PLAT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE AN IRRIGATION WATER RIGHT.

[Signature]

RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF TETON) SS

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 18th DAY OF May, 2007, AT 11:55 AM, AT THE REQUEST OF LUCRA INVESTMENTS INC. INSTRUMENT NUMBER 2006-010

COUNTY RECORDER

Instrument # 187700
TETON COUNTY, IDAHO
2007-05-18 11:55:38 No. of Pages: 3
Recorded by: AW 0100000000
MARTY LOU HARRISON
Idaho Notary Recorder Deputy
MAIL TO: PROPERTY SURVEYS

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2066, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



MASTER PLAN / FINAL PLAT
WEST RIDGE RANCH
PLANNED UNIT DEVELOPMENT

PART OF THE N 1/2 OF SECTION 4, TWP. 5N, RNG. 44E, & PART OF THE S 1/2 SW 1/4 OF SECTION 33, TWP. 6N, RNG. 44E, B.M., TETON COUNTY, IDAHO

LUCRA INVESTMENTS INC.
750 NORTH 150 EAST
TETONIA, IDAHO 83452
(208) 456-9207



WEST RIDGE RANCH
PUD

SEC 4, TWP. 5N, TNG. 44 E

187709