



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

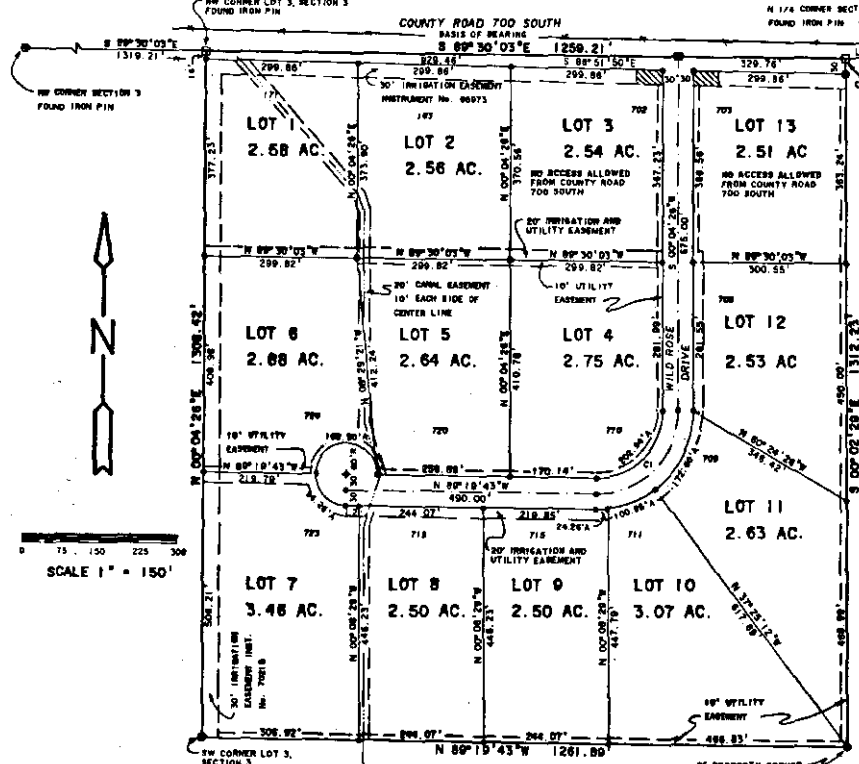
## Maps & Documents

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57 S Main St. # 210 Victor, ID 83455





F.O.B.  
 SET 3/4" x 30" IRON PIN WITH  
 2" ALUMINUM CAP INCORPORATED  
 AN ENG 2990  
 SET 3" x 6" x 24" CONCRETE  
 REFERENCE MONUMENT WITH  
 2" ALUMINUM CAP INCORPORATED IN CONCRETE  
 8' 00" OF 22" E. 30.00 FEET.

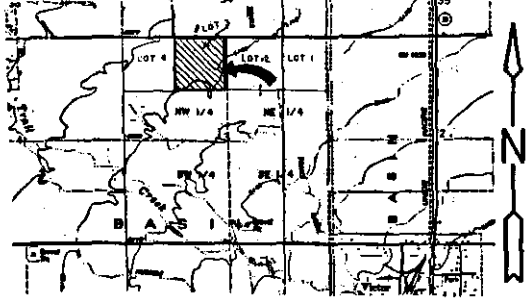
**LINE DATA TABLE**

LINE	BEARING	DISTANCE
L 1	S 89°30'03"W	80.00'
L 2	N 89°19'43"W	28.00'

ROAD ACRES: 2.77 AC. - SUBDIVISION  
 AND COUNTY ROAD  
 COMBINED

**LEGEND**

- SECTIONAL CORNER FOUND
- FOUND IRON PIN PROPERTY CORNER OR AS NOTED
- FOUND IRON PIN INCORPORATED IN CONCRETE OR AS NOTED
- SET 3/4" x 30" IRON PIN WITH 1 1/2" ALUMINUM CAP INCORPORATED: AN ENG 2990
- SET 1 1/2" x 30" IRON PIN WITH 1 1/2" ALUMINUM CAP INCORPORATED: AN ENG 2990
- SET 1 1/2" x 30" IRON PIN WITH YELLOW PLASTIC CAP INCORPORATED: AN ENG 2990
- EASEMENT - TYPE AND WIDTH AS NOTED
- FENCE LINE
- ▨ 50' x 30' LANDSCAPE AND SCHOOL BUS STOP EASEMENT FOR THE SOLE USE OF LOT OWNERS OR AS APPROVED BY LOT OWNERS
- 110 COUNTY ADDRESSING NUMBER
- CANCEL - APPROXIMATE CENTER LINE



**VICINITY MAP**  
 SECTION 3, TWP. 34N., RANG. 45E. B.M.  
 TETON COUNTY, IDAHO  
 SCALE 1" = 2000'

**CERTIFICATE OF OWNERS**

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 WILD ROSE SUBDIVISION; THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 700 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; THAT LOTS 3 & 13 OF WILD ROSE SUBDIVISION SHALL BE ALLOWED HIS ACCESS TO OR FROM COUNTY ROAD 700 SOUTH EXCEPT VIA WILD ROSE DRIVE.

*Albert J. Jean Muller*  
 SUB-DIVIDER  
*Jean Muller*  
 SUB-DIVIDER  
 Identification used: Florida Drivers Licenses  
 STATE of Florida )  
 COUNTY of Teton )

**ASSESSOR'S CERTIFICATE**

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE:  
*10-13-93*  
 COUNTY ASSESSOR 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 COMPLES ALL THE REQUIREMENTS OF THE STATE OF IDAHO CODE RELATING TO PLATS (PLAT SURVEYS) - N.E.C.  
 NAME: *P. S. M. Jones* DATE: *10/14/93* REG. NO.: *PLS 6930*

**SURVEYOR'S CERTIFICATE**

I, ARNOLD W. BOULEYDHALLE, BEING A REGISTERED LAND SURVEYOR/ENGINEER IN THE STATE OF IDAHO, 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 114995**

STATE OF IDAHO )  
 COUNTY OF TETON )  
 I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS *10th* DAY OF *Nov* 1993 AT *10:15 AM* AT THE REQUEST OF *Albert J. Jean Muller* INSTRUMENT NUMBER *114995*  
*Ann J. Drake*  
 COUNTY RECORDER

**COMMISSIONERS' CERTIFICATE**

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED:  
*Keith King* *12/28/93*  
 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 SUBDIVISION WAS APPROVED AND ACCEPTED:  
*Daniel Brackman* *10-5-93*  
 CHAIRMAN, PLANNING AND ZONING DATE

**TREASURER'S CERTIFICATE**

I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAT.  
*Scott B. Burre, Deputy* *10-13-93*  
 COUNTY TREASURER DATE

**CURVE DATA TABLE**

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	80°36'00"	180.34'	290.57'	190.00'	228.00'	S 49°22'22"W

**PROPERTY DESCRIPTION**

LOT 3, SECTION 3, TWP. 34N., RANG. 45E. B.M., TETON COUNTY, IDAHO, LESS THE EASTERN 80 FEET OF SAID LOT 3, BEING FURTHER DESCRIBED, FROM THE N 1/4 CORNER OF SAID SECTION 3, N 89°30'03"W, 80.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 00°02'28"E, 1312.23 FEET TO A POINT; THENCE N 89°19'43"W, 1281.80 FEET TO A POINT; THENCE N 00°04'26"E, 1308.48 FEET TO A POINT; THENCE S 89°30'03"W, 1288.21 FEET TO THE POINT OF BEGINNING; CONTAINING 37.88 ACRES MORE OR LESS, SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE NORTHERN PROPERTY LINE.

**HEALTH DEPARTMENT CERTIFICATE**

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN RC-130-29, IDAHO CODE HAVE BEEN SATISFIED, AND THIS PLAT IS HEREBY APPROVED BY THIS DEPARTMENT FOR RECORDING.  
*Jerry Woods* *10-7-93*  
 DISTRICT HEALTH DEPARTMENT DATE