



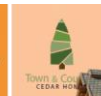
“Local Brokerage, National Results.”

Maps & Documents

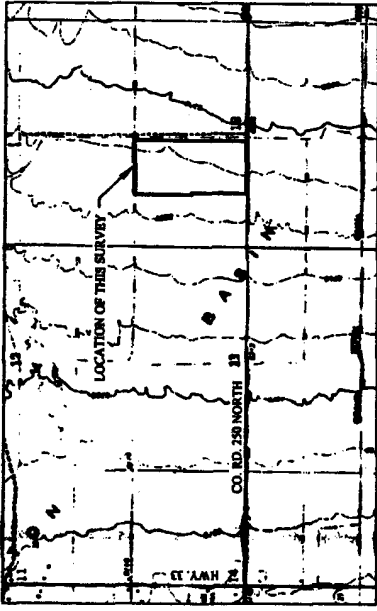
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253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455



VICINITY MAP
1" = 8000'



AMENDED PLAT
HASTINGS FARM COUNTRY
HOMES P. U.D.
BEING LOCATED WITHIN
SECTION 18
T5N, R46E, B.M.
TETON COUNTY, IDAHO
Overlay
Sheet 2 of 4



177507

- LEGEND**
- Subdivision boundary
 - Existing lot boundary
 - New lot boundary
 - Section subdivisions
 - Easement
 - Constructed road to remain
 - Platted road to be abandoned
 - Proposed road centerline
 - Proposed road surface
 - Existing irrigation ditch
 - Edge of Country Road 250 N.

AREA - DENSITY TABLE
Total area = 78.81 acres
Open space = 33.84 acres
Road area = 9.64 acres
Minimum building area = 0.41 acres
Residential area = 7.42 acres
Average lot size = 0.62 acres

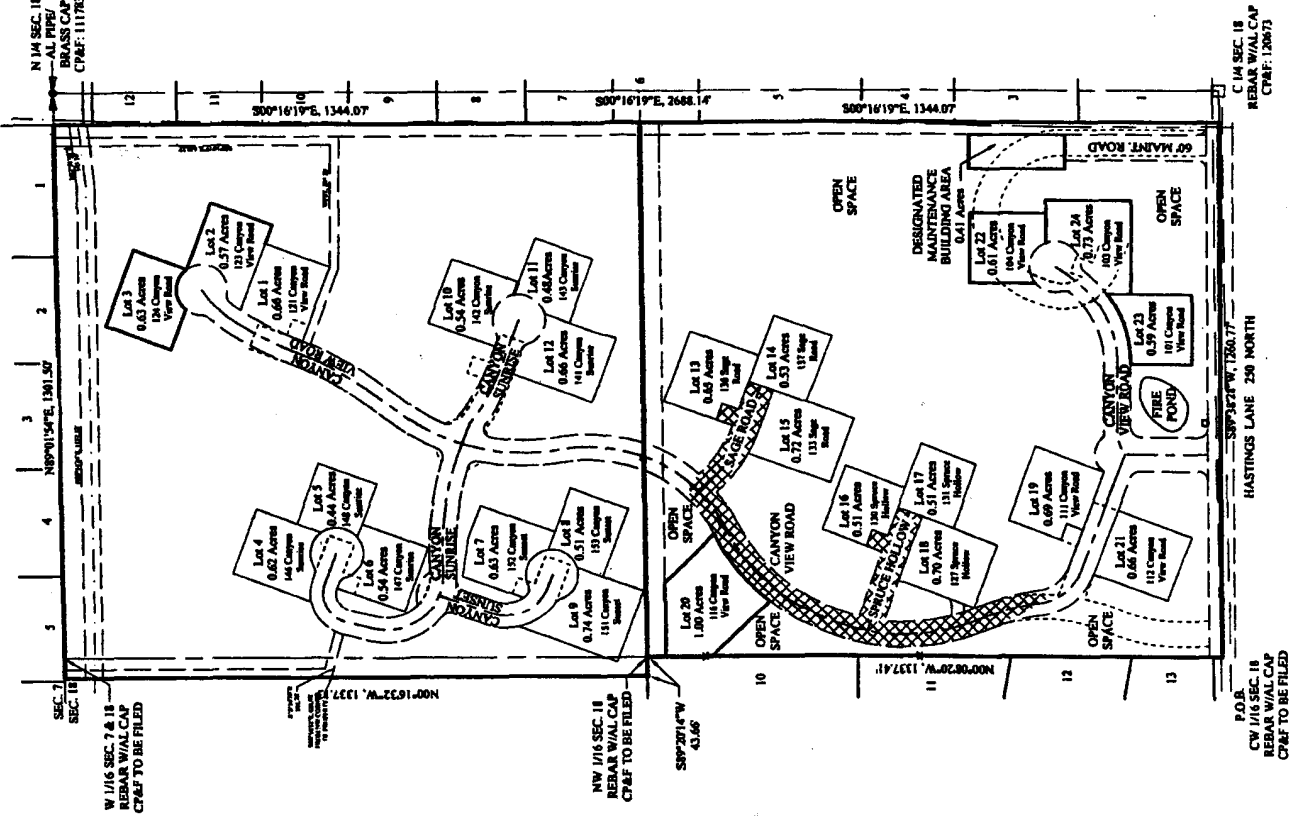


LINE TABLE

LINE	LENGTH	BEARING	REMARKS
L1	33.54	N89°01'54"E	View Road
L2	39.15	N89°01'54"E	View Road
L3	40.00	N89°01'54"E	View Road
L4	40.00	N89°01'54"E	View Road
L5	40.00	N89°01'54"E	View Road
L6	40.00	N89°01'54"E	View Road
L7	40.00	N89°01'54"E	View Road
L8	40.00	N89°01'54"E	View Road
L9	40.00	N89°01'54"E	View Road
L10	40.00	N89°01'54"E	View Road
L11	40.00	N89°01'54"E	View Road
L12	40.00	N89°01'54"E	View Road
L13	40.00	N89°01'54"E	View Road
L14	40.00	N89°01'54"E	View Road
L15	40.00	N89°01'54"E	View Road
L16	40.00	N89°01'54"E	View Road
L17	40.00	N89°01'54"E	View Road
L18	40.00	N89°01'54"E	View Road
L19	40.00	N89°01'54"E	View Road
L20	40.00	N89°01'54"E	View Road

CURVE TABLE

CRD	CHORD	ANGLE	PERCENT	DELTA	CHORD	BEARING	REMARKS
C1	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C2	31.24	31.24	100.00	31.24	31.24	N89°01'54"E	View Road
C3	34.27	34.27	100.00	34.27	34.27	N89°01'54"E	View Road
C4	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C5	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C6	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C7	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C8	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C9	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C10	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C11	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C12	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C13	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C14	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C15	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C16	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C17	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C18	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C19	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road
C20	34.61	34.61	100.00	34.61	34.61	N89°01'54"E	View Road



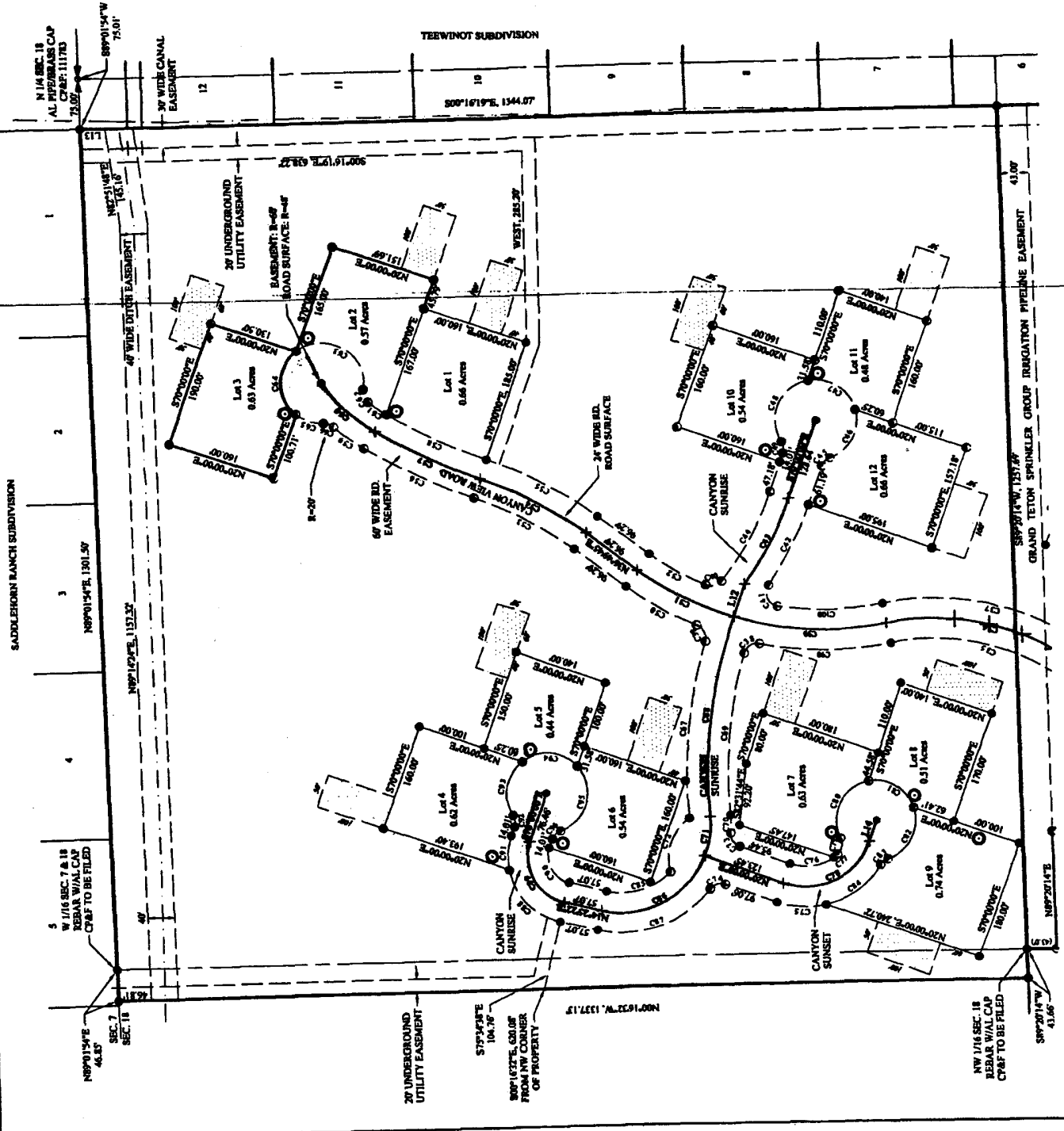


- LEGEND**
- Subdivision boundary
 - New lot boundary
 - Section subdivision
 - Easement as noted
 - Existing irrigation ditch
 - Proposed road surface
 - Table with cap stamped "TELS 6607"
 - Table with aluminum cap "TELS 10897" to be set this survey
 - Table with plastic cap "75607"
 - PT or PC of curve
 - Center of cut-to-put
 - Radius: R = 67'
 - Road surface: R = 48'
 - Proposed well location
 - 100' ± 50' apicite easement (5000 square feet)



AMENDED PLAT
HASTINGS FARM COUNTRY
HOMES P. U.D.
 BEING LOCATED WITHIN
 N1/2NW1/4 and SE1/4NW1/4
SECTION 18
 T5N, R46E, B.M.
 TETON COUNTY, IDAHO

Sheet 4 of 4



JORGENSEN ASSOCIATES, P.C. BOX 584 DRIGGS, IDAHO 83422 (208)354-8330

Project No. 05548
 Map Prepared: 5 May 2005

Id. 30005 005-648; Id. Amending Farm Report; only 05548 Report No. 8-4-05

COMMISSIONERS' CERTIFICATE
 PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE
 FOLLOWING DATE AT WHICH TIME THIS AMENDED PLAT WAS APPROVED AND
 ACCEPTED.
 6-16-06
 DATE
 CHAIRMAN COUNTY COMMISSIONERS

NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE
 CONSTRUCTION OR MAINTENANCE OF ANY STREET, ALLEY, OR ROAD WITHIN
 THIS SUBDIVISION.
 NOTE: THE AMENDMENT CHANGES AS PLATTED HEREBY HAVE BEEN DEEMED TO
 BE INSIGNIFICANT CHANGES AS CITED IN TETON COUNTY SUBDIVISION
 ORDINANCE SECTION 5-5-1.

TREASURER'S CERTIFICATE
 THEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF
 LAND AS SHOWN ON THIS PLAT:
 6-15-06
 DATE
 COUNTY TREASURER

PLANNING AND ZONING APPROVAL
 PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON
 THE FOLLOWING DATE, AT WHICH TIME THIS AMENDED PLAT WAS APPROVED
 AND ACCEPTED:
 6-20-06
 DATE
 CHAIRMAN PLANNING AND ZONING

ASSESSOR'S CERTIFICATE
 PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR
 APPROVAL AND ACCEPTANCE:
 6-15-06
 DATE
 COUNTY ASSESSOR

CERTIFICATE OF REVIEW
 I, THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR IN THE STATE OF
 IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND
 THAT IT IS CORRECT AND ACCEPTABLE AS PER IDAHO CODE 54-101.
 6-15-06
 DATE
 PROFESSIONAL LAND SURVEYOR

TETON COUNTY FIRE MARSHALL
 THEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS
 SUBDIVISION MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED
 BY MY DEPARTMENT.
 6-14-06
 DATE
 TETON COUNTY FIRE MARSHALL

HEALTH DEPARTMENT CERTIFICATE
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 54, CHAPTER 13
 HAVE BEEN SATISFIED SUBJECT TO THE RECOMMENDATIONS CONTAINED IN THE
 ATTACHED SANITARY REGULATIONS AND RECOMMENDATIONS. SANITARY
 RESTRICTIONS MAY BE ENFORCED IN ACCORDANCE WITH SECTION 54-134,
 IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.
 6-15-06
 DATE
 HEALTH DEPARTMENT, REHS

MORTGAGEES
 AFFIDAVIT OF ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT BY MORTGAGEE
 OF THE BANK OF COMMERCIAL, A STATE BANKING CORPORATION, RECORDED AS
 SEPARATE INSTRUMENT.

SURVEYOR'S CERTIFICATE
 I, DAVID C. LEE, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF
 IDAHO, NUMBER 10897, DO HEREBY CERTIFY THAT I AM UNDER MY RESPONSIBLE
 CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, TITLE 54, CHAPTER 18.
 David C. Lee, P.L.S. #10897



OWNER'S DEDICATION

BE IT KNOWN THAT CANYON RESERVE LLC DOES HEREBY CERTIFY THAT THEY ARE THE
 LEGAL OWNER OF ALL LOTS WITHIN HASTINGS FARM COUNTY PLATS WITH THE
 EXCEPTION OF LOTS 11, 14, 16-20, FURTHER DESCRIBED AS:

A parcel of land located in the NW1/4NW1/4 of Section 18, T3N, R46E, B1M, Teton County,
 Idaho, is herewith dedicated as follows:
 1. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the southwest corner of said NW1/4NW1/4;
 2. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the northeast corner of said NW1/4NW1/4;
 3. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the southwest corner of said SE1/4NW1/4;
 4. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the northeast corner of said SE1/4NW1/4;
 5. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the southwest corner of said NW1/4NW1/4;
 6. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the northeast corner of said NW1/4NW1/4;
 7. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the southwest corner of said NE1/4NW1/4 of said Section 18, NW1/4NW1/4, 1254.83 feet to a rebar with minimum cap recovered at the northeast corner of said NE1/4NW1/4;
 8. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the southwest corner of said NE1/4NW1/4;
 9. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the northeast corner of said NE1/4NW1/4;
 10. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the southwest corner of said NE1/4NW1/4;
 11. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the northeast corner of said NE1/4NW1/4;
 12. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the southwest corner of said NE1/4NW1/4;
 13. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the northeast corner of said NE1/4NW1/4;
 14. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the southwest corner of said NE1/4NW1/4;
 15. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the northeast corner of said NE1/4NW1/4;
 16. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the southwest corner of said NE1/4NW1/4;
 17. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the northeast corner of said NE1/4NW1/4;
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 22. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the southwest corner of said NE1/4NW1/4;
 23. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the northeast corner of said NE1/4NW1/4;
 24. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the southwest corner of said NE1/4NW1/4;
 25. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the northeast corner of said NE1/4NW1/4;
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 99. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the northeast corner of said NE1/4NW1/4;
 100. A parcel of land with dimensions of 1337.13 feet by 46.83 feet to a rebar with minimum cap recovered at the southwest corner of said NE1/4NW1/4;

AND HAS CAUSED THE SAME TO BE RE-PLATTED AS THE AMENDED HASTINGS FARM COUNTY
 HOMES P.U.D. AS REQUIRED BY THE TETON COUNTY, IDAHO SUBDIVISION ORDINANCE.
 THAT SAID P.U.D. IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
 AND RESERVATIONS TO BE FILED IN THE OFFICE OF THE CLERK OF TETON COUNTY, IDAHO
 CONCURRENTLY WITH THIS PLAT:

SAID DECLARATION PROVIDES FOR THE ADMINISTRATION OF OPEN SPACE LOT AND THE
 CREATION OF BUILDING ENVELOPES.
 EACH LOT SHALL BE SERVED BY ITS OWN PRIVATE WELL. WELLS SHALL BE PLACED IN THE
 LOCATIONS DESIGNATED ON EACH LOT.
 EACH LOT WILL BE SERVED BY AN INDIVIDUAL SEPTIC SYSTEM. SEPTIC SYSTEMS SHALL BE
 PLACED WITHIN THE LOT BOUNDARIES AND/OR WITHIN THE DESIGNATED SEPTIC EASEMENTS.
 FIRE PROTECTION OF SAID P.U.D. WILL BE PROVIDED BY THE EXISTING FIRE POND ON THE
 SOUTH END OF THE PROPERTY.
 THE P.U.D. DOES NOT LIE IN A FLOOD ZONE. REFERENCE FEMA MAP NO. 180100006C DATED
 AUGUST 4, 1988.

THAT ALL ROADS WITHIN SAID P.U.D. ARE PRIVATE AND SHALL SERVE AS NON-EXCLUSIVE
 EASEMENTS FOR ACCESS AND UNDERGROUND UTILITIES FOR EACH OWNER OF ANY LOT WITHIN
 SAID P.U.D. THAT AS SHOWN ON THE OVERVIEW AND DETAIL TO EASEMENTS FOR ROADS AND
 UNDERGROUND UTILITIES BENEFITING ADDITIONAL LOT OF SAID P.U.D.
 THAT ALL OTHER UTILITIES, ELECTRIC COOPERATIVE, INC. AND SEVERAL OTHER COMMUNICATIONS
 INC. AND THEIR HEIRS, SUCCESSORS, AND ASSIGNS ARE HEREBY GRANTED NON-EXCLUSIVE
 RIGHTS-OF-WAY IN THE ACCESS DRIVEWAY AND UTILITY EASEMENTS APPURTENANT TO THE
 UNDERGROUND INSTALLATION OF POWER AND TELEPHONE SERVICES APPURTENANT TO THE
 FOREGOING P.U.D.
 THAT THE UNDERSIGNED OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT
 TO GRANT UNTO THEMSELVES OR IN FAVOR OF THIRD PARTIES, A NON-EXCLUSIVE
 EASEMENT OVER, UNDER, ACROSS, AND THROUGH THE ROADS OR COMMON AREA OF THE
 FOREGOING P.U.D.
 THAT THE FOREGOING SUBDIVISION IS SUBJECT TO ANY OTHER EASEMENTS, RIGHTS-OF-WAY,
 COVENANTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS OR ENCUMBRANCES OF RIGHT
 AND/OR RECORD.

Jack M. Taylor, P.E. 6/16/06
 JACK BARTELL
 CANYON RESERVE LLC
 BE IT KNOWN THAT RESEARCHED WATER RIGHTS ON THE PROPERTY AS HEREBY DESCRIBED HAVE
 DETERMINED THAT THIS PROPERTY HAS (TERRACE) WATER RIGHTS IN (CREEK) NAME
 LOCATED IN PORTIONS OF SECTION 18, TOWNSHIP NORTH RANGE EAST
 RANGE MERIDIAN. (See Original plat for description of water rights info.)

STATE OF IDAHO)
 COUNTY OF TETON)
 I,)
 DO)
 WITNESS MY HAND AND OFFICIAL SEAL.
 NOTARY PUBLIC *John M. Quinn*
 MY COMMISSION EXPIRES: 12/06/07

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY *Robert A. Hastings* 16th
 DAY OF *June*, 2006.
 WITNESS MY HAND AND OFFICIAL SEAL.

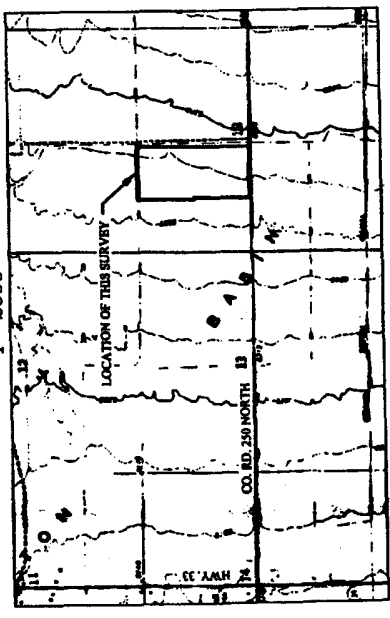
NOTARY PUBLIC *John M. Quinn*
 MY COMMISSION EXPIRES: 12/06/07

STATE OF IDAHO)
 COUNTY OF TETON)
 I,)
 DO)
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *John M. Quinn*
 MY COMMISSION EXPIRES: 12/06/07

NOTARY PUBLIC *John M. Quinn*
 MY COMMISSION EXPIRES: 12/06/07

VICINITY MAP
 1" = 2000'



= ENGINEER & SURVEYOR =
 JORGENSEN ASSOCIATES, P.C.
 P.O. Box 584
 Driggs, ID 83422
 (208) 354-8330

= OWNER =
 CANYON RESERVE LLC
 3218 NW 29th Ave
 Corral, WA 98607
 (360) 904-8003

NOTE:
 1. This survey was performed on the request of Canyon Reserve LLC to amend the plat of
 Hastings Farm County Homes P.U.D., Instrument #124752.
 2. This Survey was conducted on December 8, 2005 using a Trimble 970 RTK GPS system.
 3. BEARS OF BEARINGS: N49°01'54"E on the North line of the Northwest quarter of Section
 18, T.5N, R.45E, B.1M.

AREA ADJUSTMENT TABLE
 Total area = 71.11 acres
 Open space = 6.44 acres
 Residential building area = 0.41 acres
 Residential area = 14.02 acres
 Number of lots = 24
 Average lot size = 0.62 acres

BUILDING RESTRICTIONS
 Front: 10 feet
 Side: 10 feet
 Rear: 10 feet

RECORDER'S CERTIFICATE

Instrument # 177907
 Date of Recording 6/16/06
 Recorded by: JORGENSEN ASSOCIATES, P.C.
 Book & Page 584-8330
 County of Teton, Idaho

AMENDED PLAT
HASTINGS FARM COUNTY
 HOMES P.U.D.
 BEING LOCATED WITHIN
 SECTION 18
 N1/2NW1/4 and SE1/4NW1/4
 T5N, R46E, B.1M.
 TETON COUNTY, IDAHO
 Certificate
 Sheet 1 of 4