



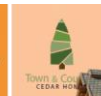
“Local Brokerage, National Results.”

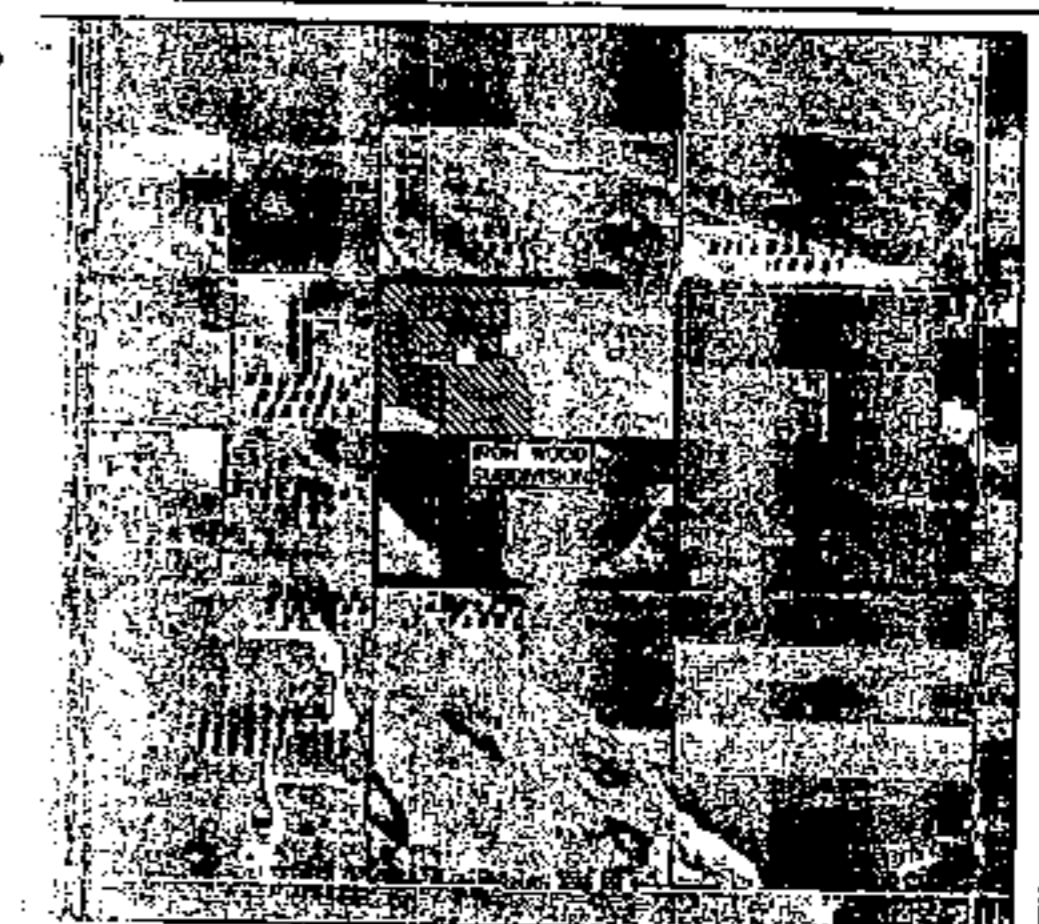
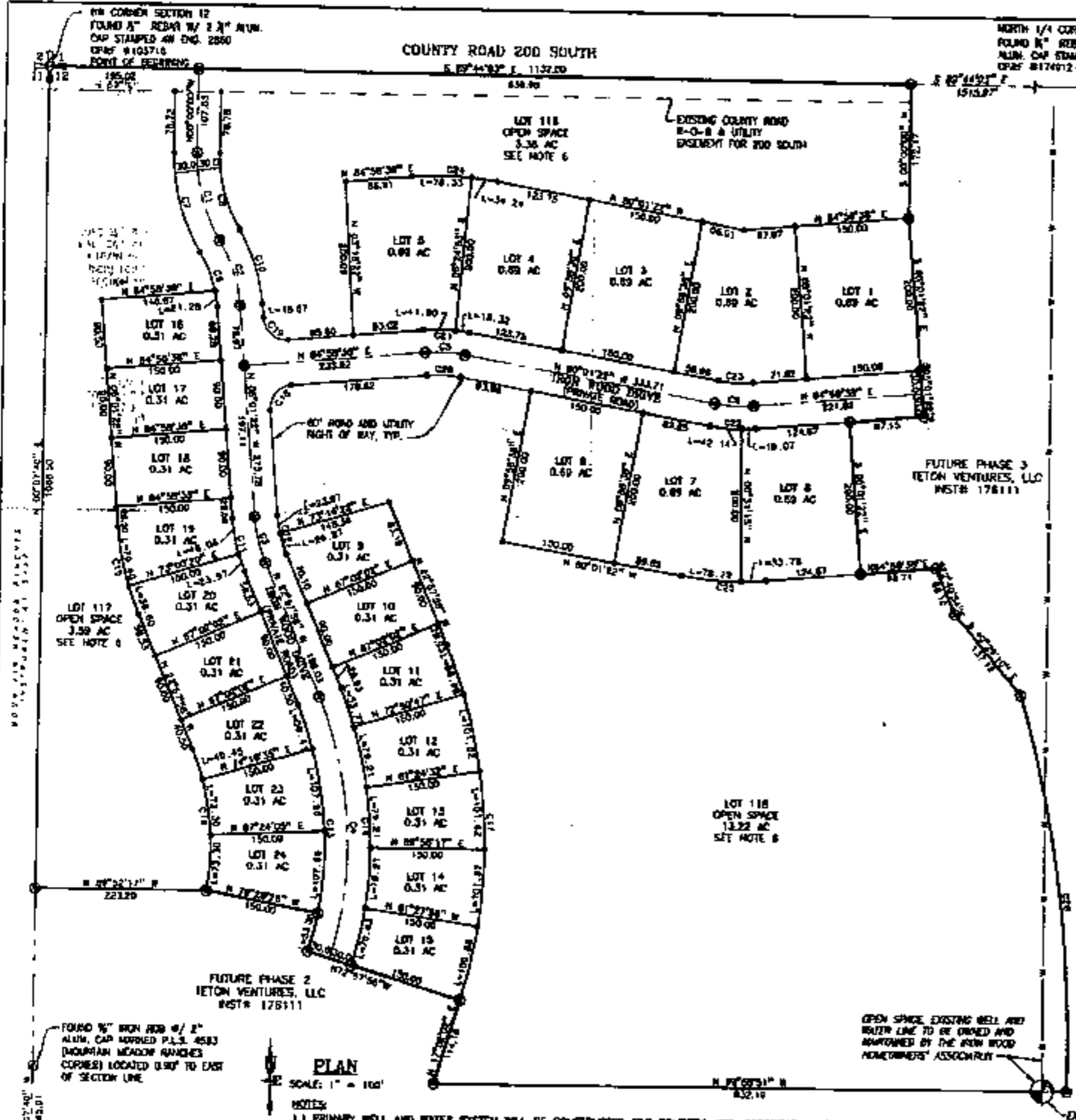
Maps & Documents

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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





THE USE OF OFFING FOR THIS PLAT IS SPECIFICALLY FOR THE NORTH LINE OF THE NW 1/4 QUARTER OF SECTION 12.

NEIGHBORHOOD MAP
SCALE: 1" = 1000'
Section 12, T4N, R4E
Teton County

SUMMARY OF LOTS:
 ZONE: URBAN RESERVE AREA
 PLANNED DEVELOPMENT
 TOTAL PLAT AREA: 34.14
 TOTAL NUMBER OF RESIDENTIAL LOTS: 24
 AREA OF IDENTICAL LOTS: 10.49
 AVERAGE IDENTICAL LOT SIZE = 0.44 ACRES
 TOTAL AREA OF OPEN SPACE = 2.82 ACRES
 TOTAL AREA OF OPEN SPACE = 20.17 ACRES

Lot No.	Area (Ac)	Area (Sq Ft)	Perimeter (Feet)	Area (Ac)	Area (Sq Ft)
1	0.89	38750	1500	0.89	38750
2	0.89	38750	1500	0.89	38750
3	0.89	38750	1500	0.89	38750
4	0.89	38750	1500	0.89	38750
5	0.89	38750	1500	0.89	38750
6	0.89	38750	1500	0.89	38750
7	0.89	38750	1500	0.89	38750
8	0.89	38750	1500	0.89	38750
9	0.31	13450	1000	0.31	13450
10	0.31	13450	1000	0.31	13450
11	0.31	13450	1000	0.31	13450
12	0.31	13450	1000	0.31	13450
13	0.31	13450	1000	0.31	13450
14	0.31	13450	1000	0.31	13450
15	0.31	13450	1000	0.31	13450
16	0.31	13450	1000	0.31	13450
17	0.31	13450	1000	0.31	13450
18	0.31	13450	1000	0.31	13450
19	0.31	13450	1000	0.31	13450
20	0.31	13450	1000	0.31	13450
21	0.31	13450	1000	0.31	13450
22	0.31	13450	1000	0.31	13450
23	0.31	13450	1000	0.31	13450
24	0.31	13450	1000	0.31	13450

- LEGEND
- SITE BOUNDARY
 - SECTION BOUNDARY
 - LOT LINES
 - CENTERLINE
 - EASEMENT AS NOTED
 - SET 1/2" REBAR W/ ALUMINUM CAP "NELSON ENGR. PLS 11543"
 - SET 1/2" REBAR W/ ALUMINUM CAP "NELSON ENGR. PLS 11543"
 - FOUND REBAR & CAP AS NOTED

RECEIVED
 JUL 21 2008
 TETON COUNTY



OWNER/DEVELOPER
 TETON VENTURES, LLC
 150 N. WOODRUTT
 IDAHO FALLS, ID 83401
 208-552-6086

FINAL PLAT	LOCATED IN THE	PLAT PREPARED 21 JULY 2008
IRON WOOD PUD PHASE 1	NW 1/4 NW 1/4 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 45 EAST OF BOISE MERIDIAN, TETON COUNTY, IDAHO	SHEET 1 OF 2
NELSON ENGINEERING 30 N. 1ST EAST DRIGGS, ID 83422 (208) 354 2087	DRAWN: BJC	REVIEW: JS, PE
SURVEYED: AM ENO. 2005	PROJECT NO. 05-369-1	

CERTIFICATE OF OWNERS

KNOW ALL MEN THESE PRESENTS THAT THE UNDERSIGNED OWNERS AND MEMBERS OF THE LAND TRUST AND ASSOCIATED BOUNDARY SURVEY COMPANY...

THAT WE HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED AND BOUNDARIES TO BE DETERMINED AND HAVE THE COUNTY OF TETON HEREBY CERTIFIED TO THE ACCURACY OF THE SURVEY...

BEARING AT THE INTERSECTION CORNER OF SAID SECTION 12 THENCE S89°44'00"W 112.00 FEET, THENCE S00°00'00"W 172.17 FEET, THENCE S00°00'00"W 200.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF IRON WOOD DRIVE AS SHOWN ON THIS PLAN...

THE DESCRIPTION CONTAINED IN SAID INSTRUMENT IS SUBJECT TO THE RIGHTS OF THE NORTHWEST QUARTER OF SAID SECTION 12

TETON VENTURES, LLC
Dustin Foster

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DUSTIN FOSTER AS A MANAGING MEMBER OF TETON VENTURES, LLC, AN IDAHO LIMITED LIABILITY COMPANY.

THIS 10th DAY OF August 2006

WITNESS MY HAND AND OFFICIAL SEAL

STATE OF Idaho
COUNTY OF Teton

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF August 2006 BY Dustin Foster

NOTARY PUBLIC: Justin Anderson
MY COMMISSION EXPIRES: 11/23/07

COUNTY COMMISSIONERS' CERTIFICATE

1-31-07
DATE: 1-31-07
CHAIRPERSON, COUNTY COMMISSIONERS

HEALTH DEPARTMENT CERTIFICATE

28 Dec 06
DATE: 28 Dec 06
HEALTH DEPARTMENT HEAD

PLANNING AND ZONING CERTIFICATE

1-31-07
DATE: 1-31-07
CHAIRPERSON, PLANNING AND ZONING

ASSESSOR'S CERTIFICATE

1-29-07
DATE: 1-29-07
COUNTY ASSESSOR

TETON COUNTY FIRE MARSHAL CERTIFICATE

2-28-06
DATE: 2-28-06
TETON COUNTY FIRE MARSHAL

COUNTY TREASURER'S CERTIFICATE

1-22-07
DATE: 1-22-07
COUNTY TREASURER

CITY OF DRUGS CERTIFICATE

1-26-07
DATE: 1-26-07
CITY ENGINEER

CERTIFICATE OF REVIEW

8-8-06
DATE: 8-8-06
RECORDS

RECORDS CERTIFICATE

STATE OF IDAHO
COUNTY OF TETON
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS DATE OF 2006 AT THE REQUEST OF TETON VENTURES, LLC AN IDAHO LIMITED LIABILITY COMPANY.

CERTIFICATE OF SURVEYOR

I, JIM HANLON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NO. 11543, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF...

THAT THIS PLAT WAS MADE FROM THE RECORDS OF SURVEYS MADE BY ME OR UNDER MY DIRECTION IN APRIL OF 2006 AND FROM RECORDS OF THE CLERK OF TETON COUNTY.

THAT IT CORRECTLY REPRESENTS THE LAND DESCRIBED IN THE CERTIFICATE OF OWNERS HEREON, AND CONFORMS TO THE APPLICABLE SECTION OF THE IDAHO CODE.

THAT THE INSTRUMENT MONUMENTS WILL BE SET ON OR BEFORE OCTOBER 2006 IN ACCORDANCE WITH SECTION 64-1302, IDAHO CODE.

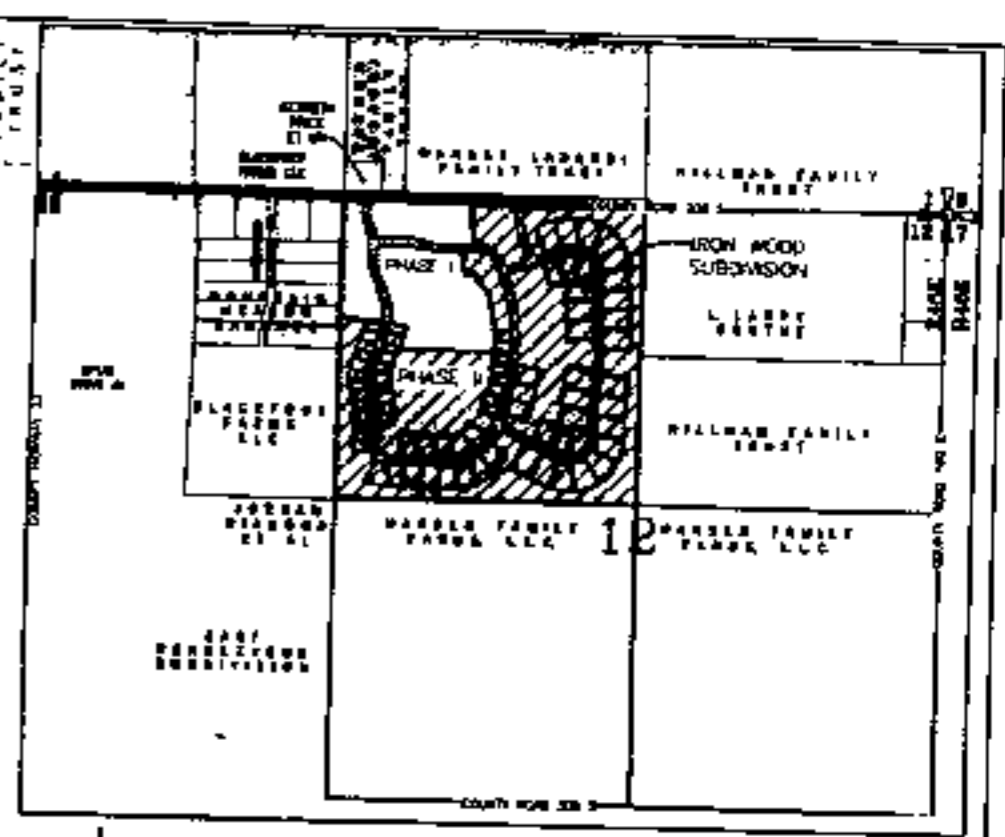
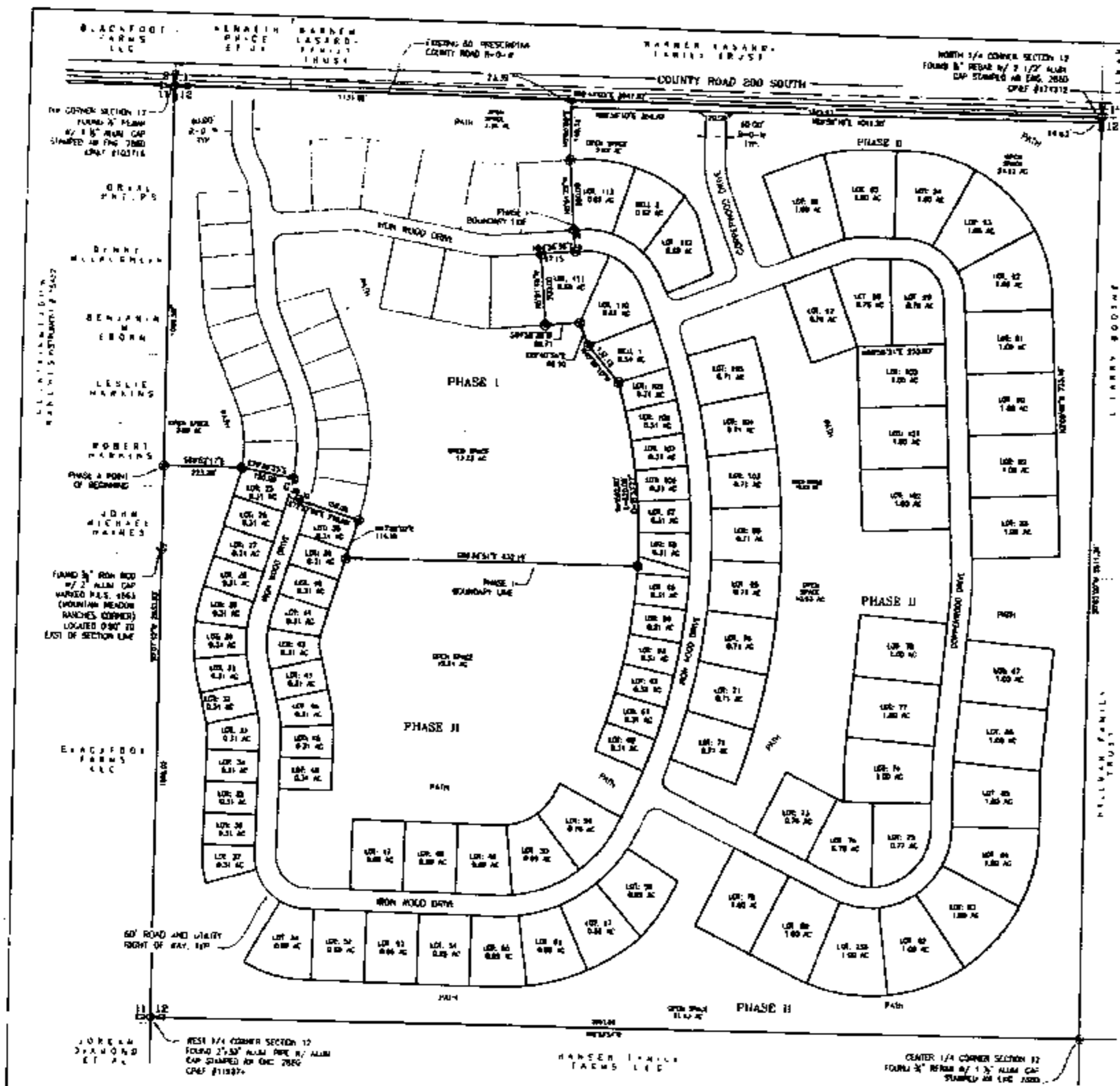


Jim Hanlon, Idaho LS No. 11543

INSTRUMENT # 28671
OFFICE: TETON, IDAHO
DATE: 08/08/06
REVIEWED BY: JELSON ENGINEERING
MAY 100 PAGES
BY: JIM HANLON SURVEYOR, 08/08/06

FINAL PLAT SUBMITTAL

Table with 2 columns: Final Plat Information and Location/Preparation Details. Includes fields for Final Plat, Location, Date Prepared, Surveyed, Drawn, Review, and Project No.



VICINITY MAP
 SCALE: 1" = 1200'
 Section 12, T4N, R45E
 Teton County

PROJECT TOTAL
 TOTAL ACRES = 150.00
 30 LOTS @ AVG 0.51 = 15.30 AC
 28 LOTS @ AVG 0.88 = 24.64 AC
 24 LOTS @ AVG 1.00 = 24.00 AC
 2 WELL LOTS = 1.15 AC
 TOTAL = 115 LOTS = 69.09 AC

PHASE II
 TOTAL ACRES = 125.18
 24 LOTS @ AVG 0.51 = 12.24 AC
 21 LOTS @ AVG 0.88 = 18.48 AC
 24 LOTS @ AVG 1.00 = 24.00 AC
 2 LOTS @ AVG 1.15 = 2.30 AC
 TOTAL = 51 LOTS = 57.02 AC

ROADS = 1.85 MILES (10250 LF)
 NEW R-O-W = 1380 AC
 EX R-O-W = 1.28 AC

OPEN SPACE REQUIRED = 86.6 AC OR 40%
OPEN SPACE PROVIDED = 77.10 AC OR 48%

ZONE AND URBAN RESERVE AREA
 PLANNED LAND DEVELOPMENT

CURVE TABLE

Curve #	Chord Bearing	Chord Length	Delta Angle	Curve Length	Radius
1	N 137° 07' 00" W	476.00	63° 26' 27"	171.36	111.36

- NOTES**
1. PRIMARY WELL AND WATER SYSTEM AND SE. CONDUIT FOR DOMESTIC USE. SECONDARY WATER SYSTEM WILL BE CONSTRUCTED FOR PROPOSED SEWER COLLECTION SYSTEM AND BE CONNECTED TO THE CITY OF DRIGGS WASTE WATER TREATMENT SYSTEM.
 2. COSTING WILL BE SUBMITTED FOR THE PROTECTION CURRENT PRODUCTION APPROPRIATELY.
 3. ALL LOTS SHALL USE IRON WOOD DRIVE AND COURTNEY DRIVE TO ACCESS COUNTY ROAD 200 SOUTH.
 4. LOT NUMBERING WILL BE SEQUENTIAL THROUGH THE PHASE AND OPEN SPACE LOTS ARE NUMBERED AFTER RESERVABLE LOTS.
- INSTRUMENT # 196037
 TETON COUNTY, IDAHO
 11/19/2010 10:44 AM
 PREPARED BY: NELSON ENGINEERING & SURVEYING
 200 N. WOODRUFF
 GRAND FALLS, ID 83401
 (208) 354-2087

THE BOOK OF RECORDING PLAT CEN 1241 IS 200747478 FOR THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12.

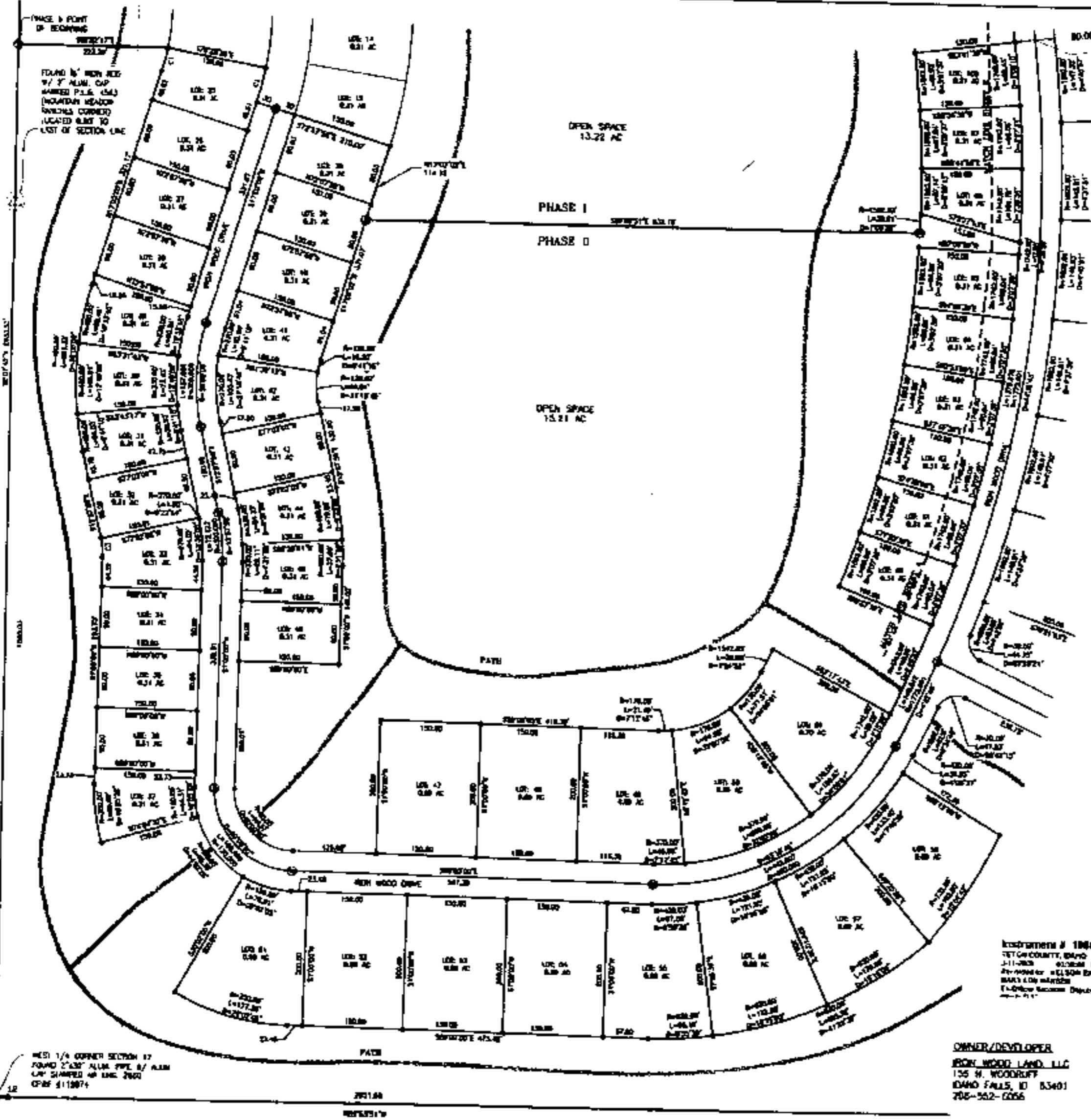
OWNER/DEVELOPER
 IRON WOOD LAND, LLC
 120 N. WOODRUFF
 GRAND FALLS, ID 83401
 208-552-6056

ENGINEER & SURVEYOR
 NELSON ENGINEERING
 200 N. 121 EAST
 DRIGGS, ID 83422
 (208) 354-2087

SCALE 1" = 200'



FINAL PLAT PHASE II
IRON WOOD PUD
 Located within the
 NW 1/4 OF SECTION 12, TOWNSHIP 4 NORTH,
 Range 45 East, OF Boise Meridian,
 Teton County, Idaho



LEGEND

- SITE BOUNDARY
- - - PHASE II BOUNDARY
- MASTER LINE
- - - SECTION LINE
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED PATTERLY
- EXISTING EASEMENT OR UTILITY
- PROPERTY CORNER
- SET 1/4" CORNER BY ALUMINUM CAP NELSON ENGR. PLS 11543
- SET 1/4" CORNER BY ALUMINUM CAP NELSON ENGR. PLS 11543

SCALE 1" = 100'

CURVE TABLE

Curve #	Chord Brg	Radius	Delta Angle	Curve Length	Chg Length
C1	S15°47'29"W	316.81	6°30'47"	36.74	36.77
C2	N13°47'07"E	470.00	6°35'26"	53.38	53.35
C3	S5°33'14"E	120.00	1°05'27"	27.45	27.39

PHASE II
 TOTAL ACRES = 128.18
 24 LOTS @ AVE. 891' = 21.38 AC
 24 LOTS @ AVE. 688' = 16.66 AC
 24 LOTS @ AVE. 1,000' = 24.00 AC
 2 LOTS @ AVE. 1,100' = 2.14 AC
 TOTAL = 94 LOTS = 64.18 AC
 ROAD = 1.53 MILES (248,000 LF)
 24" R-0-V = 31.00 AC
 24" P-0-V = 8.00 AC
 OPEN SPACE = 64.00



RECORDING # 188827
 SET IN COUNTY, IDAHO
 J-11-2023 02:00PM 1st of Page 1
 Prepared by NELSON ENGINEERING
 300 S. 1st EAST
 DRIGGS, ID 83422
 (208) 354-2067

OWNER/DEVELOPER
 IRON WOOD LAND, LLC
 135 N. WOODRUFF
 DANDY FALLS, ID 83401
 208-562-0056

ENGINEER & SURVEYOR
 NELSON ENGINEERING
 30 S. 1st EAST
 DRIGGS, ID 83422
 (208) 354-2067

FINAL PLAT PHASE II
IRON WOOD PUD
 Located within the
 NW 1/4 OF SECTION 12, TOWNSHIP 4 NORTH,
 Range 48 East, OF Boise Meridian,
 Teton County, Idaho

WEST 1/4 CORNER SECTION 12
 FOUND 2" X 2" ALUM. PIPE 8" ALUM.
 CAP SHOWN ON ENC. 2000
 OF RE 1119974

EXISTING 60' PAVED COUNTY ROAD R-0-0

COUNTY ROAD 200 SOUTH

NORTH 1/4 CORNER SECTION 12
TOWNSHIP 4 NORTH R. 45 EAST
DAP STAMPED AND DATED 2000
CP# 817612

LEGEND

- SITE BOUNDARY
- PHASE II BOUNDARY
- MATCH LINE
- SECTION LINE
- PROPOSED LOT
- PROPOSED ROAD
- PROPOSED PATHWAY
- EXISTING EASEMENT AS NOTED
- PROPERTY CORNER
- SET 1/4" 24' BEAM BY ALUMINUM CAP NELSON ENGR. PLS 11543
- SET 1/4" 24' BEAM BY ALUMINUM CAP NELSON ENGR. PLS 11543

PHASE II
 TOTAL ACRES = 125.19
 24 LOTS @ AVE. 0.87 = 21.04 AC
 24 LOTS @ AVE. 0.88 = 21.12 AC
 2 LOTS @ AVE. 1.00 = 2.00 AC
 2 LOTS @ AVE. 1.00 = 2.00 AC
 TOTAL = 24 LOTS = 46.16 AC

ROADS = 1.40 MILES (PROPOSED)
 NET 2-0-0 = 11.00 AC
 CL 2-0-0 = 0.80 AC

OPEN SPACE = 58.53



SCALE 1" = 100'

Registration # 188037
 FETTER COUNTY, IOWA
 2-11-2000 07:45 AM No. of Pages: 1
 Recorder: NELSON ENGINEERING
 BARRY LOM ANGELO
 City Office Address: Des Moines, IA 50319
 Phone: 515-281-1111

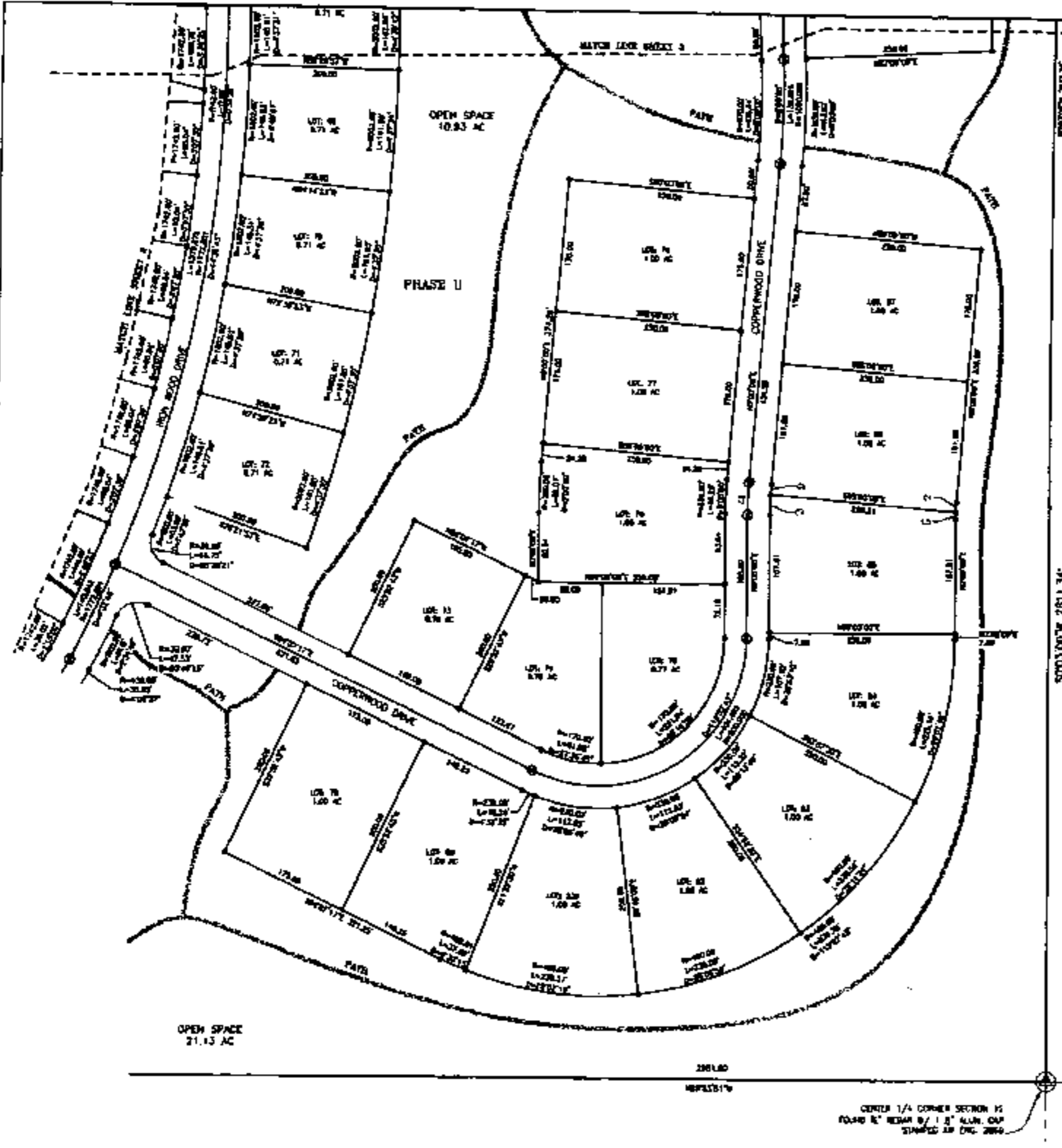


FINAL PLAT PHASE II
IRON WOOD PUD
 located within the
 NW 1/4 OF SECTION 12, TOWNSHIP 4 NORTH,
 Range 45 East, OF Dolan Meridian,
 Teton County, Idaho

OWNER/DEVELOPER
 IRON WOOD LAND, LLC
 155 N. WOODBURY
 BOWEN FALLS, ID 83401
 208-562-6056

ENGINEER & SURVEYOR
 NELSON ENGINEERING
 30 N. 1st EAST
 BOZEMAN, ID 83427
 (208) 254-2087

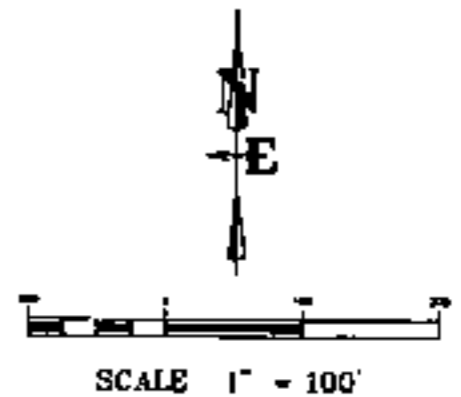
Sheet



- LEGEND**
- SITE BOUNDARY
 - PHASE II BOUNDARY
 - MATCH LINE
 - SECTION LINE
 - PROPOSED LOT
 - PROPOSED ROAD
- PROPOSED PATHWAY**
- ACCEPTED EASEMENT AS NOTED
 - PROPERTY CORNER
 - SET 1/4" REAR BY ALIGNMENT OF NELSON CORP. PLS 11547
 - ⊙ SET 1/4" REAR BY ALIGNMENT OF NELSON CORP. PLS 11847

PHASE II
 TOTAL LOTS = 100
 34 LOTS @ AVG. 0.81 = 27.74 AC
 24 LOTS @ AVG. 0.81 = 19.44 AC
 24 LOTS @ AVG. 1.00 = 24.00 AC
 18 LOTS @ AVG. 1.13 = 20.34 AC
 TOTAL = 100 LOTS = 91.52 AC

ROADS = 1.65 MILES (21,000 LF)
 NEW 1/4" = 11,000 LF
 EX 1/4" = 10,000 LF
 OPEN SPACE = 31.97 AC



Curve #	Chord Brgng	Radius	Delta Angle	Curve Length	Chord Length
C4	N31°50'00"E	220.00	3°28'20"	13.33	13.33
C5	N84°59'00"E	218.21	1°15'17"	5.87	5.87
C6	S41°11'16"W	470.00	1°37'28"	13.33	13.33
C7	S1°41'16"W	470.00	3°22'32"	27.69	27.69
C8	N2°30'00"E	500.00	5°00'00"	43.63	43.62

INSTRUMENT # 196037
 TETON COUNTY, IDAHO
 3-11-2025
 WITNESSED BY NELSON ENGINEERS
 2025 LON AMBER
 2025 Nelson Engineering

CENTER 1/4 CORNER SECTION 12
 ROAD N. REAR BY 1/4" ALIGN. CAP
 STAMPED BY ENG. 2025



OWNER/DEVELOPER
 IRON WOOD LAND, LLC
 155 N. WOODRUFF
 SAND FALLS, ID 83401
 208-552-8206

ENGINEER & SURVEYOR
 NELSON ENGINEERING
 30 N 1st EAST
 ORWIGS, ID 83422
 (208) 554-2087

FINAL PLAT PHASE II
IRON WOOD PUD
 located within the
 NW 1/4 OF SECTION 12, TOWNSHIP 4 NORTH,
 Range 45 East, OF Boise Meridian,
 Teton County, Idaho

STATEMENT OF WORK

WORK BY ALL THESE PARTIES SHALL BE THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE LANDS SHOWN AND DESCRIBED HEREON HEREBY CERTIFY:

THAT WE HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED INTO BLOCKS, LOTS, AND STRIPS AND DO HEREBY WARRANT AND BOND THE COUNTY OF TETON HERETOFORE FROM ANY EXISTING ENCUMBRANCES OR ENCUMBRANCES IN THE FUTURE OF THE LANDS TO BE DESCRIBED IN THE SOUTHWEST QUARTER OF THIS PLAT THE LOCATIONS AND THE DIMENSIONS OF THE BLOCKS, LOTS AND STRIPS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THIS PROJECT. COUNTY ROAD 200 SOUTH IS INDICATED RIGHT-OF-WAY TO TETON COUNTY, ID.

THAT ACCESS TO THIS SUBDIVISION SHALL BE FROM COUNTY ROAD 200 SOUTH.

THAT ALL STREETS WITHIN THIS SUBDIVISION SHALL BE BUILT TO COUNTY STANDARDS, DESIGNATED AS PRIVATE, WITH EACH OWNER OF A LOT WITHIN IRON WOOD GRANTED A NON-EXCLUSIVE ACCESS, DRAINAGE AND UTILITY EASEMENT; AND THAT MAINTENANCE OF SAID STREETS WILL BE PROVIDED BY THE IRON WOOD OWNERS ASSOCIATION. PRIVATE OWNERSHIP DOES NOT RESTRICT OR PREVENT THE RIGHT OF ACCESS OF ANY EMERGENCY, LAW ENFORCEMENT, OR PUBLIC SERVICES, UTILITY PROVIDERS, OR WASTEWATER DELIVERY SERVICES IN THE PERFORMANCE OF THEIR DUTIES.

THE IRON WOOD HOME OWNERS ASSOCIATION IS GRANTED THE PRIVATE OWNERSHIP AND USE OF THE OPEN SPACE DESIGNATED ON THIS PLAT. USE SHALL INCLUDE THE MAINTENANCE OF THE OPEN SPACE AND DRAINAGE, PATHS, FIRE PROTECTION/FIREWORKS, ROUTES, DOMESTIC WATER SYSTEM, WELLS, TELEPHONE, POWER UTILITIES, AND ALL ASSOCIATED EQUIPMENT AND PIPING.

THE IRON WOOD PUD SURFACE WATER RUNS THROUGH THE CENTER WATER CANALS, AND BROWNS HOLE RUNS THROUGH BANK EWER BROWNS HOLE SYSTEM PER CERTIFICATION NO. 22-724.

THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS, TO BE RECORDED SEPARATELY WITH THIS PLAT.

THAT THE FOREGOING SUBDIVISION OF SAID LANDS AS SET FORTH HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS.

THAT IRON WOOD IS NOT IN A DESIGNATED FLOOD PLAIN.

THAT THE NAME OF THIS SUBDIVISION IS TO BE IRON WOOD.

A PARCEL OF LAND LOCATED IN THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, TETON COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, SAID CORNER IS MARKED WITH A IRON AND ALUMINUM CAP BEARING "M 200 2000".

THENCE S00°07'47" W 1086.00 FEET TO THE WEST CORNER OF SAID SECTION 12 TO A IRON AND ALUMINUM CAP BEARING "M 200 2000".

THENCE CONTINUING S00°07'47" W 1,464.00 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO THE WEST QUARTER CORNER OF SAID SECTION 12. SAID CORNER IS MARKED WITH A IRON AND ALUMINUM CAP BEARING "M 200 2000".

THENCE S00°07'47" W 1,464.00 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO THE CENTER OF SAID SECTION 12. SAID CORNER IS MARKED WITH A IRON AND ALUMINUM CAP BEARING "M 200 2000".

THENCE S00°07'47" W 1,464.00 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12 TO A IRON AND ALUMINUM CAP BEARING "M 200 2000" ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 200. SAID PUD IS OFFSET 14.63 FEET SOUTH OF THE SOUTH QUARTER CORNER.

THENCE S00°07'47" W 1,464.00 FEET ALONG THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 200 TO A IRON AND ALUMINUM CAP BEARING "M 200 2000" ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 200. SAID PUD IS OFFSET 14.63 FEET SOUTH OF THE SOUTH QUARTER CORNER.

THENCE S00°07'47" W 148.75 FEET TO A IRON AND ALUMINUM CAP BEARING "M 200 2000".

THENCE S00°07'47" W 148.75 FEET TO A IRON AND ALUMINUM CAP BEARING "M 200 2000" AND THE NORTHERLY RIGHT-OF-WAY OF IRON WOOD DRIVE.

THENCE CONTINUING S00°07'47" W 82.00 FEET TO A IRON AND ALUMINUM CAP BEARING "M 200 2000" AND THE SOUTHERLY RIGHT-OF-WAY OF IRON WOOD DRIVE.

THENCE S00°07'47" W 82.00 FEET TO A IRON AND ALUMINUM CAP BEARING "M 200 2000".

THENCE S00°07'47" W 82.00 FEET TO A IRON AND ALUMINUM CAP BEARING "M 200 2000".

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THENCE S00°07'47" W 82.00 FEET TO A IRON AND ALUMINUM CAP BEARING "M 200 2000".

THENCE ON A NON-TANGENT LINE INTERSECTING 82.00 FEET TO A IRON AND ALUMINUM CAP BEARING "M 200 2000".

THENCE N77°07'27" W 148.75 FEET TO A IRON AND ALUMINUM CAP BEARING "M 200 2000".

THENCE N77°07'27" W 100.00 FEET TO A IRON AND ALUMINUM CAP BEARING "M 200 2000" AND THE EASTEYLY RIGHT-OF-WAY OF IRON WOOD DRIVE.

THENCE CONTINUING N77°07'27" W 82.00 FEET TO A IRON AND ALUMINUM CAP BEARING "M 200 2000" AND THE WESTEYLY RIGHT-OF-WAY OF IRON WOOD DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE BOWING TO THE NORTHEAST HAVING A CHORD OF 176.00 FEET AND 90 DEGREES BECOMING A RADIAL LINE BEARS S77°07'27" E.

THENCE INTERSECTING SAID CURVE THROUGH A CENTRAL ANGLE OF 90°07'27" TO A IRON AND ALUMINUM CAP BEARING "M 200 2000".

THENCE ON A NON-TANGENT LINE INTERSECTING 100.00 FEET TO A IRON AND ALUMINUM CAP BEARING "M 200 2000".

THENCE N77°07'27" W 100.00 FEET TO THE POINT OF BEGINNING.

THE DIMENSION CONTAINS 125.12 ACRES MORE OR LESS.

THE PACES OF BEARING FOR THIS SUBDIVISION IS S00°07'47" W FOR THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12.

IRON WOOD LAND, LLC
PO BOX 1000 LAND, LLC (TETON COUNTY REGISTERED MEMBER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY IRON WOOD LAND, LLC, REPRESENTATIVE OF THE OWNER OF SAID LAND, I.E. AN IDAHO LIMITED LIABILITY COMPANY.

THIS _____ DAY OF _____, 2007.

BEFORE MY HAND AND OFFICIAL SEAL.

STATE OF _____

COUNTY OF _____

WITNESSED BY HAND AND SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

COUNTY COMMISSIONERS' CERTIFICATE
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED IN SECTION 50-1-101 OF THE IDAHO CODE.

10/23/07 DATE
3-10-08 DATE
CLERK OF COUNTY COMMISSIONERS

HEALTH DEPARTMENT CERTIFICATE
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED IN SECTION 50-1-101 OF THE IDAHO CODE.

1-16-08 DATE
HEALTH DEPARTMENT

PLANNING AND ZONING CERTIFICATE
I HEREBY CERTIFY THAT THE PROVISIONS FOR THIS PROJECT FOR THIS PLAT MEET THE TETON COUNTY ZONING AND PLANNING DEPARTMENT'S REQUIREMENTS.

2-22-08 DATE
PLANNING AND ZONING DEPARTMENT

ASSESSOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PROVISIONS FOR THIS PROJECT FOR THIS PLAT MEET THE TETON COUNTY TAX CODE AND REQUIREMENTS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

10-10-2007 DATE
ASSESSOR

TETON COUNTY FIRE MARSHAL CERTIFICATE
I HEREBY CERTIFY THAT THE PROVISIONS FOR THIS PROJECT FOR THIS PLAT MEET THE TETON COUNTY FIRE CODE AND REQUIREMENTS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

11/5/07 DATE
TETON COUNTY FIRE MARSHAL

COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THE PROVISIONS FOR THIS PROJECT FOR THIS PLAT MEET THE TETON COUNTY TAX CODE AND REQUIREMENTS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

10-10-07 DATE
COUNTY TREASURER

CITY OF DRiggs CERTIFICATE
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED IN SECTION 50-1-101 OF THE IDAHO CODE.

Not required DATE
Not required DATE
Not required DATE
CITY ENGINEER

RECORDING CERTIFICATE
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DATE AT THE REQUEST OF _____ TETON COUNTY, IDAHO AN IDAHO LIMITED LIABILITY COMPANY.

10/23/07 DATE
RECORDING DEPARTMENT

COUNTY RECORDER

CERTIFICATE OF SURVEYOR
I, DAN HAMILTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NO. 11468, EXERCISE MY DUTY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10/23/07 DATE
DAN HAMILTON SURVEYOR



See Record, Maps of vol. 11543 Page _____

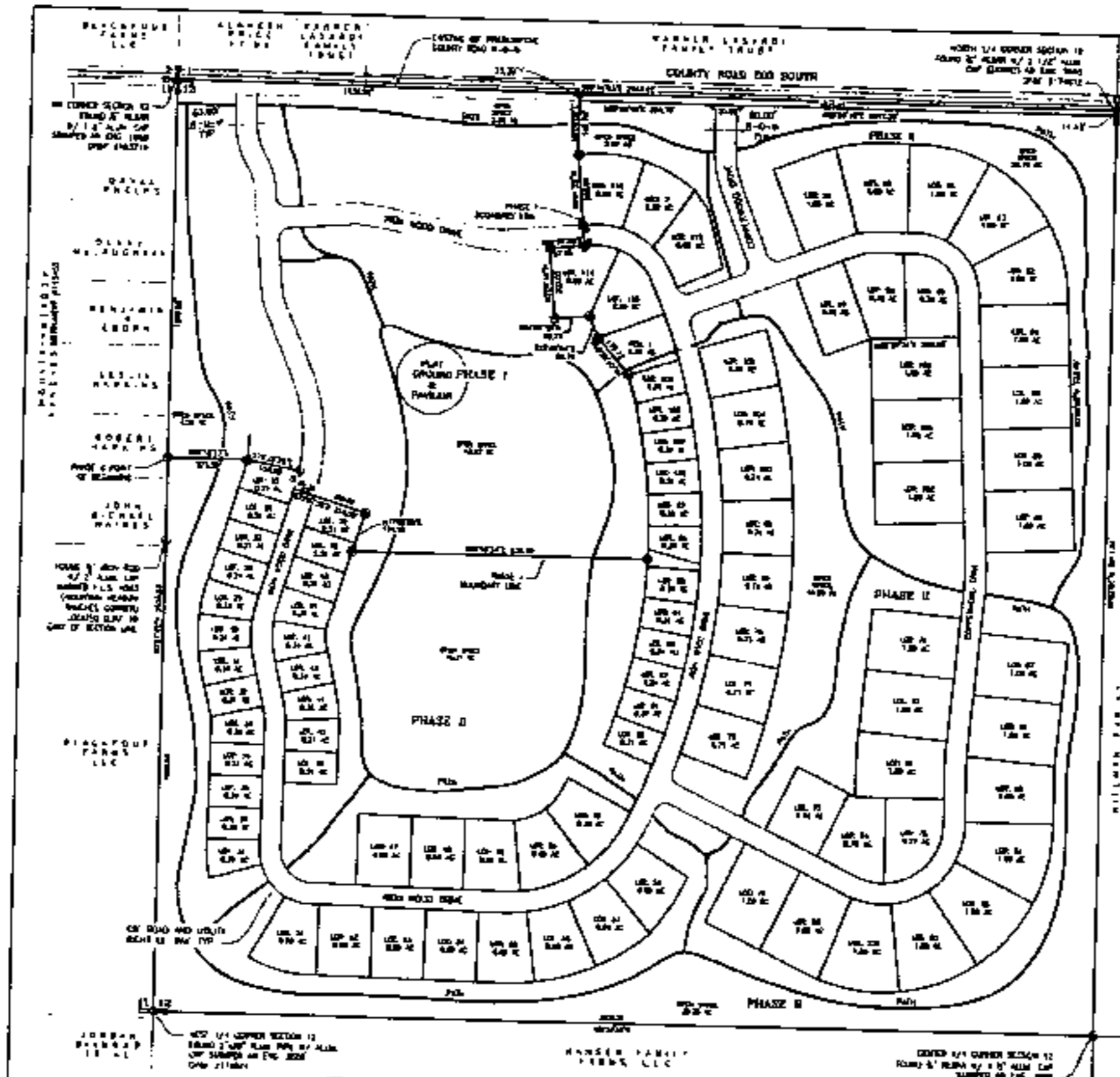
INSTRUMENT # 198937
TETON COUNTY, IDAHO
FILED BY DAN HAMILTON
DATE 10/23/07
11:50 AM
RECORDING DEPARTMENT

FINAL PLAT PHASE II IRON WOOD PUD
located within the NW 1/4 OF SECTION 12, TOWNSHIP 4 NORTH, Range 45 East, OF Boise Meridian, Teton County, Idaho

OWNER/DEVELOPER
IRON WOOD LAND, LLC
155 N. WOODPLAT
IDAHO FALLS, ID 83401
208-552-6058

ENGINEER & SURVEYOR
NELSON ENGINEERING
30 N. 1st EAST
DRIGGS, ID 83422
(208) 354-2087

IRON WOOD PUD
AMENDED FINAL PLAT
PHASE II

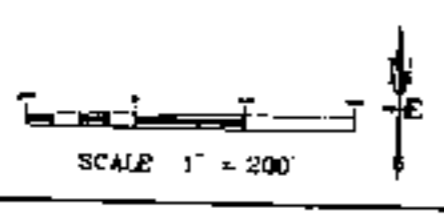


PHASE I
TOTAL ACRES = 120.00
 20 LOTS @ 2.00 AC = 40.00 AC
 20 LOTS @ 2.00 AC = 40.00 AC
 2 LOTS @ 4.00 AC = 8.00 AC
 1 LOT @ 8.00 AC = 8.00 AC
 TOTAL = 88 LOTS = 88.00 AC

PHASE II
TOTAL ACRES = 120.00
 20 LOTS @ 2.00 AC = 40.00 AC
 20 LOTS @ 2.00 AC = 40.00 AC
 2 LOTS @ 4.00 AC = 8.00 AC
 1 LOT @ 8.00 AC = 8.00 AC
 TOTAL = 88 LOTS = 88.00 AC

PHASING AND ZONING CERTIFICATE
 PREPARED TO THE BIRMINGHAM COUNTY PLANNING AND ZONING COMMISSION BY THE
 FOLLOWING DATE: 11/20/2012. THIS CERTIFICATE IS VALID FOR 180 DAYS FROM THE DATE OF ISSUANCE.

PLANNING AND ZONING COMMISSION
 11/20/2012



NOTES

1. ALL LOTS SHALL BE SUBMITTED FOR PERMITS AND CONNECTIONS TO THE CITY OF BIRMINGHAM.
2. ALL LOTS SHALL BE SUBMITTED FOR PERMITS AND CONNECTIONS TO THE CITY OF BIRMINGHAM.
3. ALL LOTS SHALL BE SUBMITTED FOR PERMITS AND CONNECTIONS TO THE CITY OF BIRMINGHAM.
4. ALL LOTS SHALL BE SUBMITTED FOR PERMITS AND CONNECTIONS TO THE CITY OF BIRMINGHAM.

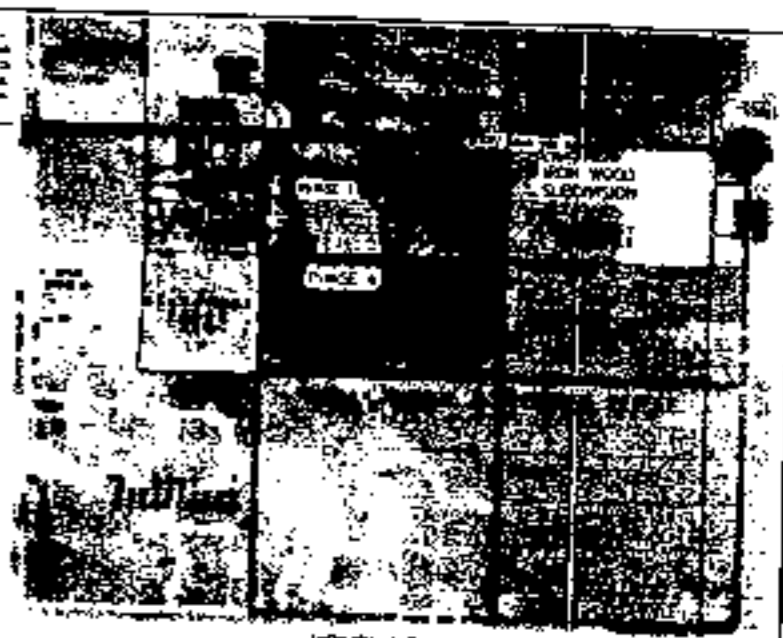
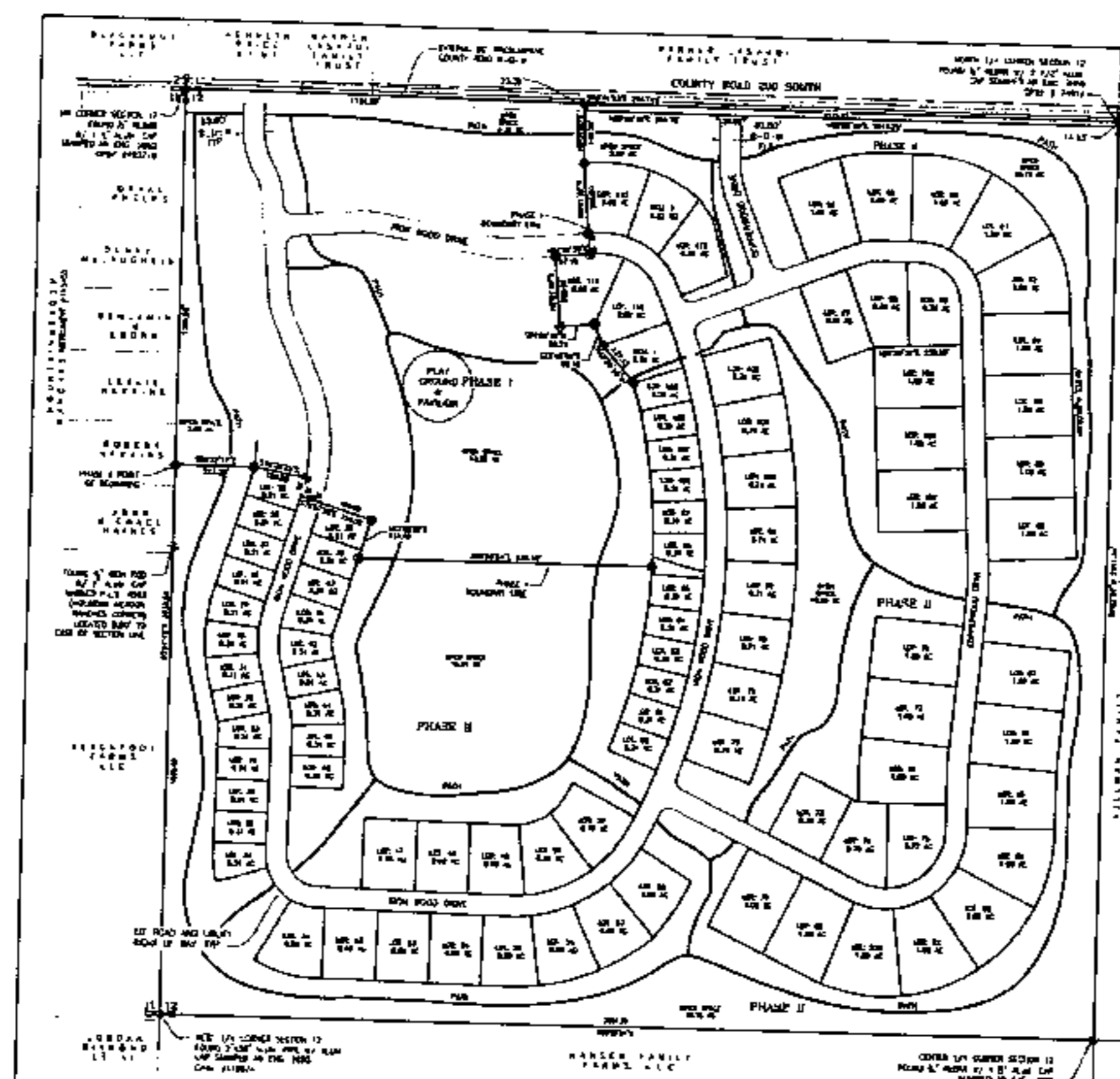
CURVE TABLE

Curve #	Chord (ft)	Radius (ft)	Delta Angle (deg)	Length (ft)	Area (sq ft)
1	411.77	470.00	67.97	51.30	17.33

OWNER/DEVELOPER
 IRON WOOD LAND, LLC
 123 N. WOODSTOCK
 DUNWOODY, GA 30328
 204-202-4028

ENGINEER & SURVEYOR
 JESSE ENGINEERING
 30 N. 1st ST
 DECATUR, GA 30030
 (770) 304-2087

AMENDED FINAL PLAT PHASE II IRON WOOD PUD
 Located within the
 NW 1/4 OF SECTION 18, TOWNSHIP 4 NORTH,
 RANGE 46 East, OF BIRMINGHAM, ALABAMA



PHASE I TOTAL ACRES = 158.64

- 20 LOTS @ 1.00 AC = 20.00 AC
- 20 LOTS @ 0.50 AC = 10.00 AC
- 10 LOTS @ 0.25 AC = 2.50 AC
- 10 LOTS @ 0.125 AC = 1.25 AC
- 10 LOTS @ 0.0625 AC = 0.625 AC
- 10 LOTS @ 0.03125 AC = 0.3125 AC
- 10 LOTS @ 0.015625 AC = 0.15625 AC
- 10 LOTS @ 0.0078125 AC = 0.078125 AC
- 10 LOTS @ 0.00390625 AC = 0.0390625 AC
- 10 LOTS @ 0.001953125 AC = 0.01953125 AC
- 10 LOTS @ 0.0009765625 AC = 0.009765625 AC
- 10 LOTS @ 0.00048828125 AC = 0.0048828125 AC
- 10 LOTS @ 0.000244140625 AC = 0.00244140625 AC
- 10 LOTS @ 0.0001220703125 AC = 0.001220703125 AC
- 10 LOTS @ 0.00006103515625 AC = 0.0006103515625 AC
- 10 LOTS @ 0.000030517578125 AC = 0.00030517578125 AC
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- 10 LOTS @ 0.00000762939453125 AC = 0.0000762939453125 AC
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- 10 LOTS @ 0.0000019073486328125 AC = 0.000019073486328125 AC
- 10 LOTS @ 0.00000095367431640625 AC = 0.0000095367431640625 AC
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