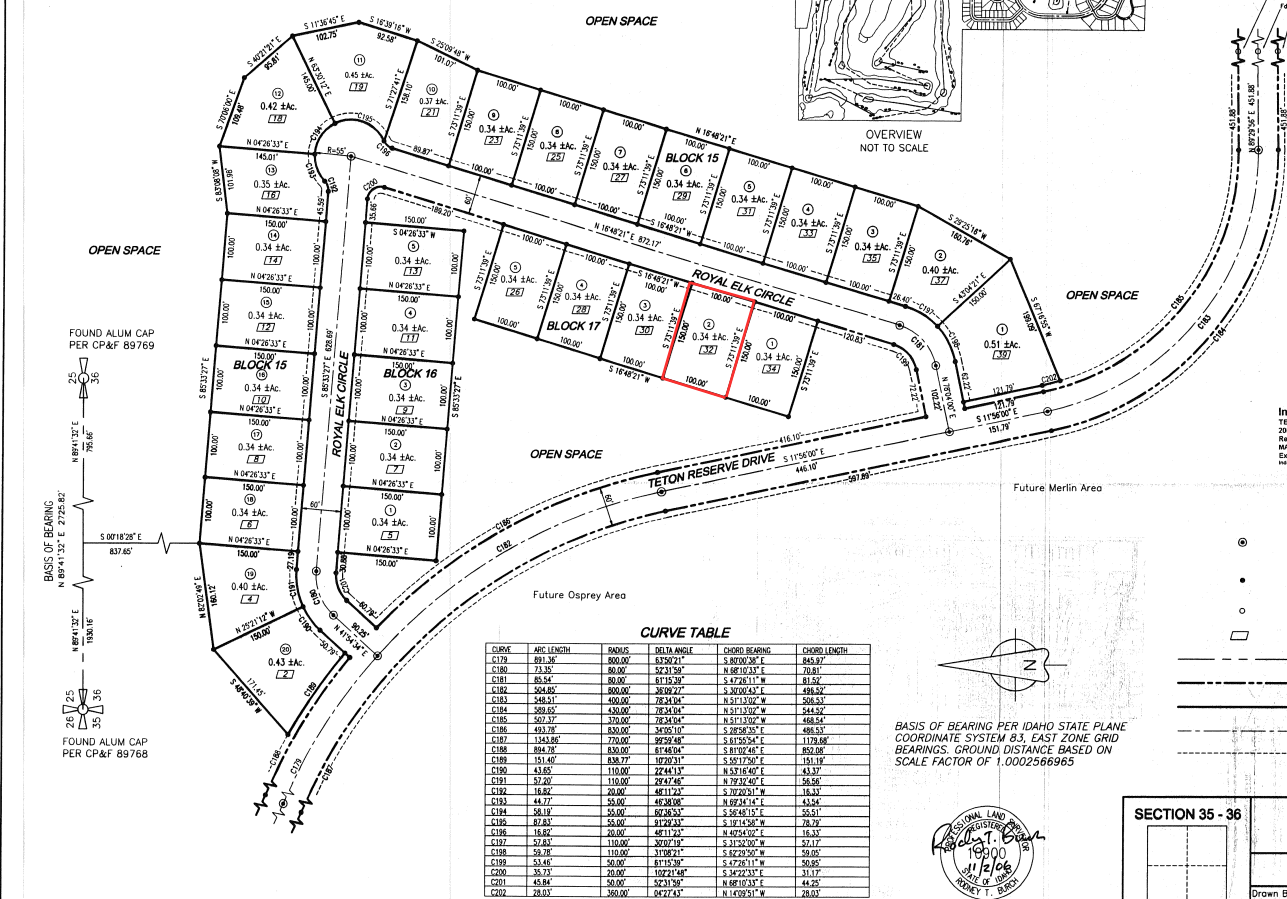
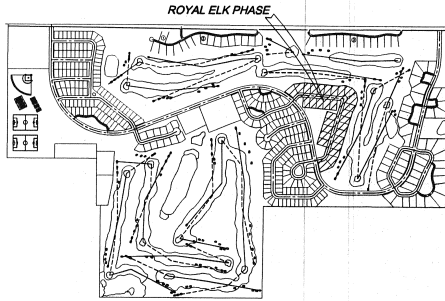


TETON RESERVE PLANNED UNIT DEVELOPMENT - ROYAL ELK PLAT

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO



1/2" per Snow Goose/Trumpet Swan Plot
5/8" per Snow Goose/Trumpet Swan Plot
1/2" per Snow Goose/Trumpet Swan Plot

Instrument # 186347
TETON COUNTY, IDAHO
2007-03-30 03:34:00 No. of Pages: 1
Recorded for: PLANNING & ZONING
MARY LOU HANSEN
Ex-Officio Recorder Deput. M. Olsen
Date Rec'd: 3/30/07

LEGEND

- SET 5/8" x 30" REBAR WITH ALUM CAP PLS 10900
- SET 1/2" x 24" REBAR WITH PLASTIC CAP PLS 10900
- FOUND REBAR AS NOTED
- PARCEL STREET ADDRESS
- SECTION LINES
- RIGHT-OF-WAY LINES
- LOT LINES
- ROADWAY CENTERLINE
- - - 10' UTILITY EASEMENT AS SHOWN

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C172	891.36	800.00	8320.21°	S 8200.36° E	845.97
C180	73.00	80.00	3293.90°	N 8010.35° E	70.81
C181	80.54	80.00	6112.30°	S 4728.11° W	81.52
C182	508.85	300.00	3038.27°	S 3000.84° E	488.32
C183	548.51	400.00	7824.04°	N 5113.02° W	506.53
C184	589.65	430.00	7824.04°	N 5113.02° W	544.52
C185	500.32	370.00	7824.04°	N 5113.02° W	488.54
C186	493.38	830.00	3455.10°	S 2858.35° E	488.53
C187	1343.88	2700.00	8929.48°	S 8130.54° E	1179.88
C188	894.35	830.00	8148.04°	S 8102.61° E	850.85
C189	151.40	838.77	1020.31°	S 8571.50° E	151.19
C190	43.65	110.00	2244.15°	N 8718.40° E	43.37
C191	57.20	110.00	2847.46°	N 7932.40° E	56.58
C192	16.82	20.00	4811.24°	S 10202.11° W	16.33
C193	44.77	55.00	4038.08°	N 6724.14° E	43.04
C194	58.19	55.00	8028.52°	S 5648.15° E	55.51
C195	87.83	55.00	8120.24°	S 10148.58° W	78.70
C196	16.82	20.00	4811.24°	N 6724.14° E	16.33
C197	57.83	110.00	3007.19°	S 3132.00° W	57.17
C198	59.78	110.00	3108.21°	S 4229.50° W	59.05
C199	53.45	50.00	8115.30°	S 4728.11° W	50.85
C200	35.73	20.00	10211.48°	S 14223.33° E	31.17
C201	45.84	50.00	5231.36°	N 8810.33° E	44.75
C202	28.83	350.00	0427.43°	N 14025.11° W	28.03

BASIS OF BEARING PER IDAHO STATE PLANE COORDINATE SYSTEM B3, EAST ZONE GRID BEARINGS. GROUND DISTANCE BASED ON SCALE FACTOR OF 1.0002566865



SECTION 35 - 36
T. 4N., R.45E.

Dioptra Geomatics
TETON RESERVE

Drawn By: BVB Scale: 1"=100'
Date: 10-26-06 Project: 05009

SHEET 1 OF 2

TETON RESERVE PLANNED UNIT DEVELOPMENT - ROYAL ELK PLAT

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO

OWNERS CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATED 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 TETON RESERVE;

THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 600 SOUTH;

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 NOT RECOGNIZE THE NEIGHBORING LAND RIGHTS UNDER THIS LAW;

THAT ALL ROADS WILL BE CONSIDERED PRIVATE ROADS FOR MAINTENANCE, GRADING, SNOW CLEARING, AND RIGHT OF ACCESS TO THE SUBDIVISION.

THAT THE OWNER/DEVELOPER OF THE PROJECT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND SNOW CLEARING OF ALL ROADS UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID MAINTENANCE AND SNOW CLEARING;

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 LAND BEING DIVIDED:

A PART OF SECTIONS 35 AND 36, TOWNSHIP 4 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, LOCATED IN TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 36;

THENCE N 89-41-33° E 2725.82 FEET ALONG THE NORTH LINE OF SAID SECTION 36 TO THE NORTH 1/4 CORNER OF SAID SECTION 36;

THENCE N 89-24-29° E 1336.22 FEET TO THE NE CORNER OF THE W 1/2 OF THE NE 1/4 OF SAID SECTION 36;

THENCE S 00-32-58° W 2643.86 FEET ALONG THE EAST LINE OF SAID W 1/2 OF THE NE 1/4 OF SAID SECTION 36 TO THE SE CORNER OF SAID W 1/2 OF THE NE 1/4 OF SAID SECTION 36;

THENCE S 89-29-44° W 2674.97 FEET ALONG THE LATITUDINAL CENTERLINE OF SAID SECTION 36 TO THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 36;

THENCE S 00-01-23° W 1326.45 FEET ALONG THE EAST LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 36 TO THE SE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 36;

THENCE S 89-25-28° W 1334.51 FEET ALONG THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 36 TO THE SW CORNER OF SAID NW 1/4 OF THE SW 1/4 OF SAID SECTION 36;

THENCE S 89-34-48° W 1056.02 FEET ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35;

THENCE N 00-33-03° W 1336.46 FEET;

THENCE S 89-26-43° W 58.96 FEET;

THENCE N 00-32-40° W 805.05 FEET;

THENCE S 89-27-14° W 1317.80 FEET TO THE EASTERN RIGHT OF WAY LINE OF HIGHWAY 33;

THENCE N 00-32-53° W 1966.75 FEET ALONG SAID EASTERN RIGHT OF WAY TO A POINT ON THE NORTH LINE OF SAID SECTION 35;

THENCE N 89-24-00° E 2440.33 FEET ALONG SAID NORTH LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING.

*Teton Valley Golf Associates LP by
Broadmoor Properties
Cousins Partners*

STATE OF IDAHO)
) SS
COUNTY OF TETON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF March, 2007, BY Paul Wasser

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC Jodi Deje
MY COMMISSION EXPIRES 12-9-2012



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.

Patricia McNeill Hammond 3-28-07
CHAIRMAN, PLANNING AND ZONING DATE

ASSESSOR'S CERTIFICATE

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

Bonnie Beard 3-26-07
COUNTY ASSESSOR DATE

RECORDER'S CERTIFICATE

STATE OF IDAHO)
) SS
COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 2007, AT _____ AT THE REQUEST OF _____ INSTRUMENT NUMBER _____

TREASURER'S CERTIFICATE

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

Bonnie Beard 3-27-07
COUNTY TREASURER DATE

COMMISSIONERS' CERTIFICATE

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

[Signature] 3-29-07
CHAIRMAN, COUNTY COMMISSIONERS 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.

[Signature]
DISTRICT 7 HEALTH DEPARTMENT
26 Mar 07
DATE

SURVEYORS CERTIFICATE

I, Rodney T. Burch, a Registered Professional Land Surveyor in the state of Idaho do hereby certify that this survey was made under my direction of the premises described in the legal description and shown on the accompanying plat upon which this certification appears. I further certify that plat is prepared under my direction and that the monumentation shown conforms with that set on the ground and that the pertinent statutes of the State of Idaho, together with all local ordinances have been complied with.



Instrument # 186347
TETON COUNTY, IDAHO
2007-03-30 03-26-08 No. of Pages: 1
Recorded for: PLANNING & ZONING
MARY LOU HANSEN Fee: 5.00
Ex-Officio Recorder, Deputy Surveyor
NORTH PLAT

SECTION 35 - 36 	Dioptra Geomatics	
	TETON RESERVE	
Drawn By: <u>BVG</u>	Scale: <u>1"=100'</u>	
Date: <u>10-26-06</u>	Project: <u>05009</u>	

SHEET 2 OF 2

T. 4N., R. 45E.