



THE S 1/2 NE 1/4, AND THE N 1/2 OF THE SE 1/4 OF SECTION 33, TWP. 6N., RNG. 44E., B.M., TETON COUNTY, IDAHO

DENSITY TABLE	
NUMBER OF LOTS	45
LOT SIZE RANGE	1.20-2.68 ACRES
AREA OF SUBDIVISION (NOT WITHIN LOTS)	152 ACRES
AREA OF COUNTY ROADS	17 ACRES
AREA IN LOTS	76.28 ACRES
AREA IN OPEN SPACE	78.28 ACRES
TOTAL AREA	154.56 ACRES
PERCENTAGE OF OPEN SPACE	50.38 %

- SUBDIVISION NOTES**
- SEWER SYSTEM IS INDIVIDUAL SEPTIC
 - WATER SYSTEM IS PUBLIC USE - TOGETHER WITH "WEST RIDGE RANCH"
 - SOLID WASTE IS VIA "HODGENSEN SANITATION"
 - GEOGRAPHIC HAZARDS: NO SPECIFIC HAZARDS EXCEPT IN ZONE-3 (EARTHQUAKE AREA)
 - THERE ARE NO FLOOD PLAINS WITHIN THIS PROJECT
 - PROJECT IS ZONED (A-20)
 - COUNTY STANDARD SETBACKS
FRONT - 30'
SIDE - 10'
BACK - 10'

LEGEND

○	SECTION CORNER FOUND OR SET AS NOTED
●	PC / PT - SET 5/8" X 24" IRON PIN WITH CAP DESCRIBED: AM ENG 2840
○	SET 5/8" ROAD OFFSET PIN WITH CAP DESCRIBED: AM ENG 2840
○	SET 5/8" ROAD OFFSET PIN WITH CAP (OFFSET AT 30' PERPENDICULAR UNLESS OTHERWISE NOTED)
120 ±'	OFFSET DISTANCE IF NOT 300'
●	LOT CORNER - SET 5/8" IRON PIN WITH CAP DESCRIBED: AM ENG 2840
●	PROPERTY CORNER - FOUND 5/8" IRON PIN WITH CAP DESCRIBED: AM ENG 2840
---	SECTIONAL BREAKDOWN LINE
---	PROPERTY BOUNDARY
---	LOT BOUNDARY
---	ROAD & UTILITY EASEMENT - TYPE & WIDTH AS NOTED (40' WIDE TYPICAL)
-----	BPA POWERLINE



**MASTER PLAN / FINAL PLAN
APPALOOSA RIDGE
PLANNED UNIT DEVELOPMENT**

THE S 1/2 NE 1/4, AND THE N 1/2 OF THE SE 1/4 OF SECTION 33, TWP. 6N., RNG. 44E., B.M., TETON COUNTY, IDAHO

DAVID M. POLANCO
JOS ENTERPRISES LLC
1995 VELA DR
SANDORA, CA 95370
(209) 533-3737



SURVEYED: CLC 05/31/06 APPSSRD.PLT DRAWN BY: RWB 05/30/06 FINAL.DWG REVISIONS: B.J.M 06/07/07

PROJECT NUMBER: 2004-255 SHEET 1 OF 2

OWNERS' CERTIFICATE

BE IT KNOWN THAT I, 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...

DESCRIPTION OF SUBDIVISION BOUNDARIES:

PART OF THE S 1/2 NE 1/4, AND THE N 1/2 OF THE SE 1/4 OF SECTION 33, TWP 6N, R1NG 44E, B.M. TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 33...

CONTAINS 87.25 ACRES MORE OR LESS.

Signature of David M. Polanco, dated 7/5/07. Signature of J.P. Sumner, dated 7-3-07.

STATE OF IDAHO, COUNTY OF TETON. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF July 2007 BY Don Seitz.

NOTARY PUBLIC: Don Seitz. MY COMMISSION EXPIRES: 6/3/2010.

HEALTH DEPARTMENT CERTIFICATE. SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 58, CHAPTER 13 HAVE BEEN SATISFIED SUBJECT TO THE INFORMATION CONTAINED IN THE ATTACHED SANITARY REGULATIONS AND RULES...

TETON COUNTY FIRE MARSHAL. I HEREBY CERTIFY THAT THE PROVISIONS FOR THE PROTECTION FOR THIS PLAT MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT. Signature: Pat Seill, dated 7/9/07.

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE. Signature: Bonnie Beard, dated 7-9-07.

Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, TANGENT, CHORD LENGTH, CHORD BEARINGS. Contains 58 rows of curve data.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAT. Signature: Bonnie Beard, dated 7-9-07.

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING CHAIRMAN ON THE FOLLOWING DATE AT WHICH TIME THIS PLANNED UNIT DEVELOPMENT WAS APPROVED AND ACCEPTED. Signature: [Signature], dated 7-3-07.

COMMISSIONERS' CERTIFICATE

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS PLANNED UNIT DEVELOPMENT WAS APPROVED AND ACCEPTED. Signature: [Signature], dated 7-23-07.

NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY NATURE OF ANY STREET, ALLEY, OR ROAD WITHIN THIS PLANNED UNIT DEVELOPMENT.

CERTIFICATE OF REVIEW

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FOUND IT TO BE ANALYTICALLY CORRECT AND ACCEPTABLE AS REQUIRED IN SECTION 58-1005 OF IDAHO CODE. I HAVE PERFORMED NO FIELD VERIFICATION OF THE INFORMATION ON THIS PLAT AND ASSUME ONLY THE RESPONSIBILITY OF THE REVIEW SURVEYOR FOR THIS PLAT. Signature: Steve Beard, dated 6-8-07.

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTEPHAN, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2868, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



RECORDER'S CERTIFICATE

STATE OF IDAHO, COUNTY OF TETON. I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 2007 AT THE REQUEST OF INSTRUMENT NUMBER.

COUNTY RECORDER

Instrument # 188669. TETON COUNTY, IDAHO. 2007-07-24. 12:52:00 PM. of Page: 4. Book: 100. Page: 1100. Recorder: Don Seitz.

WATER RIGHTS STATEMENT

WATER RIGHTS AND ASSESSMENT OBLIGATIONS ARE NOT APPLICANT TO THE LANDS INCLUDED WITHIN THIS PLAT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE A WATER RIGHT. Signature: Don Seitz, dated 6/7/07.

Table with columns: SURVEYED, APPL. SPR. DAT, DRAWN BY: PNG, FINAL DWG, REVISD BY: B.M., DATE.

MASTER PLAN / FINAL PLAT APPALOOSA RIDGE PLANNED UNIT DEVELOPMENT. THE S 1/2 NE 1/4, AND THE N 1/2 OF THE SE 1/4 OF SECTION 33, TWP. 6N, R1NG 44E, B.M. TETON COUNTY, IDAHO. DAVID M. POLANCO, IDS ENTERPRISES LLC. 1959 VILLA DR, SONDRA, IA 50370. (2007) 533-3732. AV ENGINEERING & SURVEYING. 255 South Main P.O. Box 129, Victor, Idaho 83455. (2007) 787-2952. PROJECT NUMBER: 2006-055. SHEET 2 OF 2.

OWNERS' CERTIFICATE

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 MAP OF THE SUBDIVISION SHALL BE APPALOOSA RIDGE, A PLANNED UNIT DEVELOPMENT, THAT ACCESS TO SAID PLANNED UNIT DEVELOPMENT SHALL BE FROM COUNTY ROAD 800 WEST, AN EXISTING 66 FOOT COUNTY ROAD AND UTILITY EASEMENT, A 66 FOOT PRIVATE ROAD AND UTILITY EASEMENT KNOWN AS APPALOOSA RIDGE TRAIL AND A 66 FOOT PRIVATE ROAD AND UTILITY EASEMENT KNOWN AS APPALOOSA WAY 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, THAT THE DESIGNATED EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE AND THE USE OF ROADS, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITIES, THAT THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT, THAT ALL OPEN SPACE WILL BE OWNED, MANAGED AND GOVERNED AS STATED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS, THAT THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE RIGHT TO FARM ACT

ASSESSOR'S CERTIFICATE

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

Bernie's Board 7-9-07
COUNTY ASSESSOR DATE

TREASURER'S CERTIFICATE

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

Bernie's Board 7-9-07
COUNTY TREASURER DATE

CURVE TABLE with columns: CURVE, DEL TA ANGLE, RADIUS, ARC LENGTH, TANGENT, CHORD LENGTH, CHORD BEARING. Rows C1 through C12.

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING CHAIRMAN ON THE FOLLOWING DATE AND BY WHOM THIS PLANNED UNIT DEVELOPMENT WAS APPROVED AND ACCEPTED

7-23-07
DATE

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF TUOLUMNE)

On 07-16-07 before me, SHERRI NORTHINGTON, Notary Public, personally appeared

DAVID M. POLANCO
B. DON SMITH

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SherrI Northington
SHERRI NORTHINGTON,
Notary Public Signature
Expires 08-06-10



Instrument # 189669
TETON COUNTY, IDAHO
2007-07-26 12:32:08 No. of Pages: 4
Recorded for: A W ENGINEERING
MARY LOU HANSEN
E-Office Recorder Deputy, 09/11/07

Butch Seal 7/9/07
TETON COUNTY FIRE MARSHAL DATE

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
County of Tuolumne) SS

On this 5th day of July in the year of 2007, before me, Megan L O'Malley, a Notary Public in and for said State, personally appeared DAVID M. POLANCO known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Megan L O'Malley

Notary Public for



Residing at:

My commission expires: August 3, 2008

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Instrument # 189669
TETON COUNTY, IDAHO
2007-07-26 12:32:08 No. of Pages: 4
Recorded for: A W ENGINEERING
MARY LOU HANSEN
E-Office Recorder Deputy, 09/11/07

OWNERS' CERTIFICATE

TETON COUNTY BOARD OF COMMISSIONERS ON THE WHEN THE THIS PLANNED UNIT DEVELOPMENT ACCEPTED

7-23-07
DATE

Y WILL NOT BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ANY NATURE OF ANY STREET, WHEN THIS PLANNED UNIT DEVELOPMENT.

OF REVIEW

I AT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED BY IDAHO CODE. I HAVE PERFORMED A FIELD VERIFICATION OF THIS PLAT AND ASSUME ONLY THE RESPONSIBILITY THEREOF FOR THIS PLAT.

6-8-07
DATE

CERTIFICATE

TENNALINE, BEING A SURVEYOR & ENGINEER, HAS EXAMINED THE PLAT AND HAS FOUND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED BY IDAHO CODE. I HAVE PERFORMED A FIELD VERIFICATION OF THIS PLAT AND ASSUME ONLY THE RESPONSIBILITY THEREOF FOR THIS PLAT.



CERTIFICATE

SS

THAT THIS PLAT WAS FILED THIS 20th DAY OF JULY, 2007.

Instrument # 189669
TETON COUNTY, IDAHO
2007-07-26 12:32:08 No. of Pages: 4
Recorded for: A W ENGINEERING
MARY LOU HANSEN
E-Office Recorder Deputy, 09/11/07

MASTER PLAN / FINAL PLAT
APPALOOSA RIDGE
PLANNED UNIT DEVELOPMENT

S 1/2 NE 1/4, AND THE N 1/2 OF THE SE 1/4 OF SECTION 33, TWP. 6N, RNG. 44E, 0.1M, TETON COUNTY, IDAHO

V/D M. POLANCO ENTERPRISES LLC
255 South Main P.O. Box 129 Victor, Idaho 83455
(208) 787-2952 av@vdpotnet.com

