

NUMBER	Bearing	Distance
L1	N65°43'45"E	35.67'
L2	N85°43'45"E	6.00'
L3	S85°43'45"W	35.67'
L4	N65°43'45"E	6.00'
L5	S65°44'25"E	35.67'
L6	N85°44'25"W	6.00'
L7	N65°44'25"E	35.67'
L8	S65°44'25"E	6.00'

84,067 sf (1.93 ac.) LOT 52 Planned Residential
 4,613 sf inside Building footprint 3
 4,613 sf inside Building footprint 4
 74,841 sf outside building footprints (common area)

Summary of uses:
 ZONING: PR (Planned Residential)
 TOTAL PROJECT ACREAGE: 1.93 ACRES
 TOTAL NUMBER OF CONDOMINIUM UNITS: 28

NUMBER OF UNITS PER ACRE: 14
 SQUARE FOOTAGE OF CONDOMINIUM UNITS:

BUILDING 3		BUILDING 4	
UNIT 301: 530 sf	UNIT 310: 1087 sf	UNIT 401: 530 sf	UNIT 410: 1087 sf
UNIT 302: 530 sf	UNIT 311: 530 sf	UNIT 402: 530 sf	UNIT 411: 530 sf
UNIT 303: 530 sf	UNIT 312: 530 sf	UNIT 403: 530 sf	UNIT 412: 530 sf
UNIT 304: 530 sf	UNIT 313: 530 sf	UNIT 404: 530 sf	UNIT 413: 530 sf
UNIT 305: 530 sf	UNIT 314: 530 sf	UNIT 405: 1087 sf	UNIT 414: 530 sf
UNIT 306: 1087 sf	UNIT 315: 530 sf	UNIT 406: 530 sf	UNIT 415: 530 sf
UNIT 307: 530 sf	UNIT 316: 530 sf	UNIT 407: 530 sf	UNIT 416: 530 sf
UNIT 308: 530 sf	UNIT 317: 530 sf	UNIT 408: 530 sf	UNIT 417: 530 sf
UNIT 309: 530 sf	UNIT 318: 530 sf	UNIT 409: 530 sf	UNIT 418: 530 sf

TREASURER'S CERTIFICATE
 Per the requirements of Idaho Code 50-1308, I, the undersigned County Treasurer, in and for the County of Teton, State of Idaho, do hereby certify that all delinquent and current County property taxes have been paid in full on the land described on this plat.
 Date: 3-10-07
 County Treasurer

CERTIFICATE OF OWNER
 The undersigned owners and proprietors of the lands shown and described herein hereby certify:
 that the foregoing subdivision and the survey and measure of the lands, buildings, and common area, as shown hereon is with the free consent and in accordance with the desires of the undersigned owners and proprietors;
 That the name of the subdivision is to be **THE PONDS CONDOMINIUM 2nd ADDITION**;

HEALTH DEPARTMENT CERTIFICATE
 Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the conditions of DEQ, then sanitary restrictions may be reimposed in accordance with Section 50-1306, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or septic requiring drinking water or sewer/septic facilities shall be allowed.
 Date: 6 DEC 07
 District Health Department, R2HS

That the lands of the subdivision are described as:
 Lot 52 of "The Ponds Phase 1 Second Filing" a recorded subdivision in the Office of the Teton County Clerk;
 Containing 2 acres, more or less, and subject to rights-of-way, easements, reservations, and restrictions, of sight and/or of record.
 Basis of Bearing for this plat is Geographic North, WGS84, which results in an observed bearing of N007°14'07"W from the Quarter Corner of Section 1 and 2 to the Northeast Corner of Section 2.
 That this subdivision is subject to that Declaration of Protective Covenants, Conditions, and Restrictions, for the Ponds as recorded in instrument no. 179471, that Amendment to Declaration of Protective Covenants, Conditions, and Restrictions for the Ponds as recorded in instrument no. 198949, the Declaration of Condominium for The Ponds Condominium First Addition a Condominium Project as recorded in instrument no. 186775 and to that Declaration of Condominium for The Ponds 2nd Addition to be recorded concurrently with this plat;

CITY ENGINEER'S CERTIFICATE
 I, the undersigned City Engineer of Victor, Idaho, do hereby certify that I have reviewed this plat and find that it complies with the State of Idaho and City of Victor Codes relating to plats and surveys.
 Date: 3-6-07
 City Engineer

that an easement across the Common Area(s) of this subdivision is hereby granted to those utility companies, their successors and assigns, serving this subdivision for the construction, maintenance and repair of utility services for this subdivision, and that the right to grant further easements across said Common Area(s) is hereby reserved to the undersigned owner, his successors and assigns, for the purpose of providing access and utility services to this subdivision;
 That this subdivision is in accordance with the Condominium Property Act, as defined in Idaho Code, Title 55, Chapter 1501-1527;
 That access to this subdivision shall be from Lupine Lane (public street) by way of Homestead Drive (private driveway);

CERTIFICATE SURVEYOR
 I, James F. 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 notes of surveys made by me or under my direction in December 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 24' wide driveway through this subdivision is a private drive for the use of owners of units within this Subdivision and neighboring properties to the east within the Ponds, Phase 1 and Phase 1 Second Filing Subdivisions;
 That this subdivision is subject to that 30' wide right-of-way easement to Trail Creek Sprinkler Company as recorded in instrument no. 88718, records of Teton County;
 That the 20' wide irrigation easement, the north line of which is parallel and coincident with the north line of Lot 52, is hereby reserved to the undersigned owner, heirs, successors and assigns for irrigation of this property and adjacent properties;
 That access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the City of Victor;

CITY OF VICTOR APPROVAL
 Presented to the City Council of Victor, Idaho on the following date at which time this subdivision was approved and accepted.
3/4/07
3/4/07
3/4/07
 Date

That access across the driveway located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting, and police vehicles;
 That this subdivision is subject to rights-of-way, easements, restrictions, and conditions, of sight and/or of record, imposed but not limited to, those shown hereon. Teton Properties, LLC a Wyoming limited liability company.
 Witness my hand and official seal.
 Joshua K. Thulin
 Notary Public
 State of Idaho

CERTIFICATE OF REVIEW
 I hereby certify that I have examined this plat and find it to be correct and accurate as required in Section 50-1305 of the Idaho Code.
 Date: 3/16/07



FINAL PLAT SUBMITTAL:
 UNIT 301: 530 sf
 UNIT 302: 530 sf
 UNIT 303: 530 sf
 UNIT 304: 530 sf
 UNIT 305: 530 sf
 UNIT 306: 1087 sf
 UNIT 307: 530 sf
 UNIT 308: 530 sf
 UNIT 309: 530 sf

NOTES:
 ALL LOTS TO BE CONNECTED TO THE CITY OF VICTOR SEWER SYSTEM.
 ALL LOTS TO BE CONNECTED TO THE CITY OF VICTOR WATER SYSTEM.
 THIS PROPERTY REMAINS IN AN IRRIGATION DISTRICT AND A SUITABLE IRRIGATION WATER DELIVERY SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805 SUBSECTION (1)(B), AS SHOWN ON THE APPROVED IMPROVEMENT DRAWINGS.

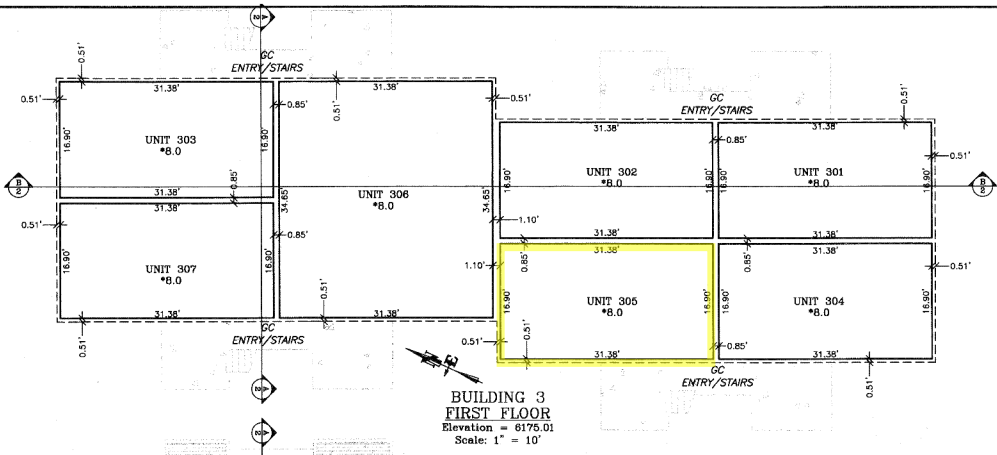
THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 16081C0141 C EFFECTIVE DATE AUGUST 4, 1988. ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN.

RECORDOR'S CERTIFICATE
 I do hereby certify that this plat was filed this 3-10-07 day of March, 2007, at the request of Teton Properties, LLC a Wyoming Limited Liability Company.

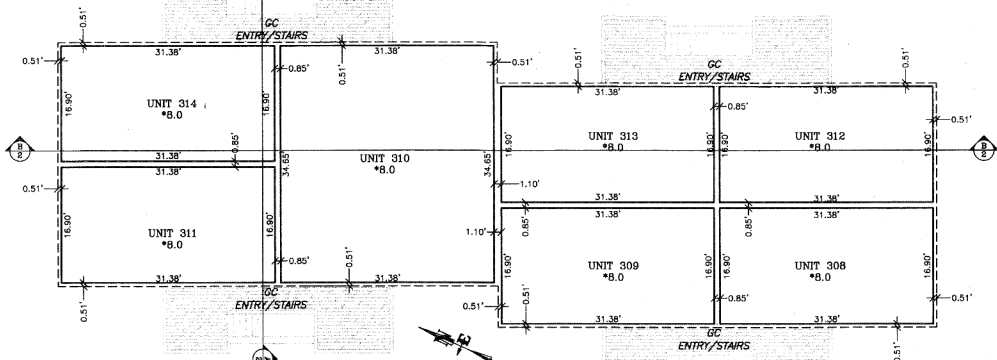
THE PONDS CONDOMINIUMS 2ND ADDITION
 a subdivision of Lot 52 of The Ponds Phase 1 Second Filing located within the NE 1/4, Section 2, Township 3 North, Range 45 East, B.M., City of Victor, Teton County, Idaho

Owner:
 Teton Properties, LLC
 P.O. Box 2871
 Jackson, Wyoming 83001
 (307) 733-7872

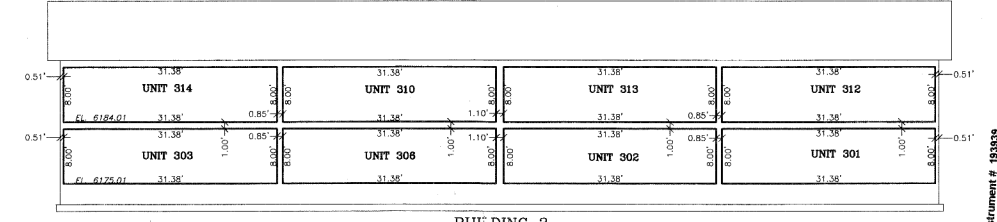
Surveyor:
 Nelson Engineering
 Box 1599
 Jackson, Wyoming 83001
 (307) 733-2087



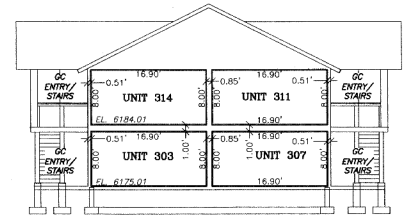
**BUILDING 3
FIRST FLOOR**
Elevation = 6175.01
Scale: 1" = 10'



**BUILDING 3
SECOND FLOOR**
Elevation = 6184.01
Scale: 1" = 10'



**BUILDING 3
SECTION B-B**
Scale: 1" = 10'



**BUILDING 3
SECTION A-A**
Scale: 1" = 10'

GC = General Common Element
 --- = Unit Boundary/Wall line
 - - - - = Building footprint/foundation line as shown on Sheet 1 of this plat.
 *7.94 = Ceiling Height above floor elevation
 *EL. 6175.01 = Floor Elevation

NOTES:

1. The plan views and sections were prepared from architectural plans and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances.

Summary of uses:

ZONING: PR (Planned Residential)
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NUMBER OF UNITS PER ACRE: 14
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FINAL PLAT SUBMITTAL:

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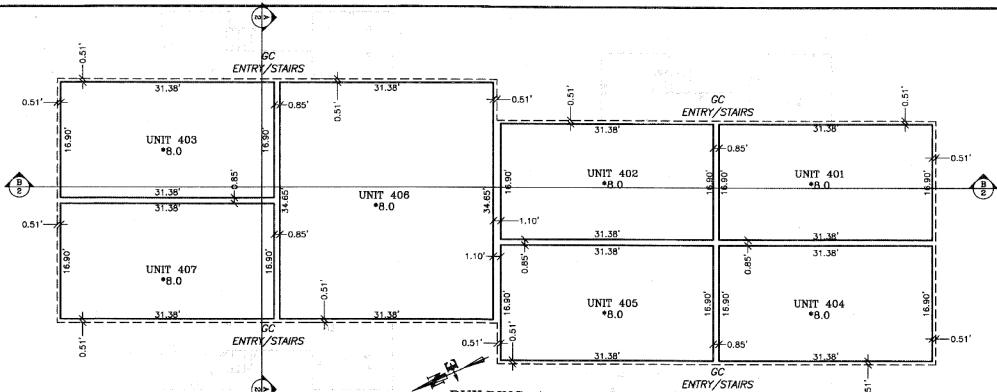
Owner:
 Teton Properties, LLC
 P.O. Box 2871
 Jackson, Wyoming 83001
 (307) 733-7872
Surveyor:
 Nelson Engineering
 Box 1599
 Jackson, Wyoming 83001
 (307) 733-2087



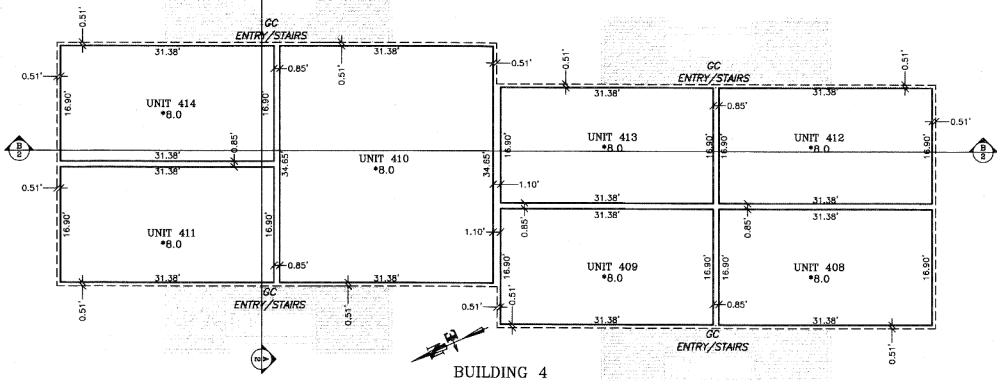
Instrument # 183539
 2007-12-10
 TETON COUNTY, IDAHO
 MARY LOUISE NELSON, ENGINEER
 11/13/08
 Surveyor, Registered, Idaho, No. 11543

**THE PONDS
CONDOMINIUMS
2ND ADDITION**

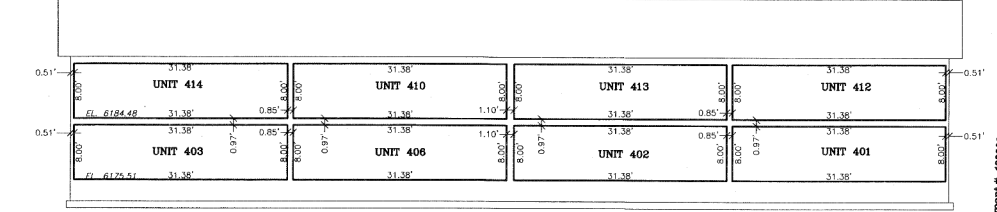
a subdivision of
 Lot 52
 of The Ponds Phase 1
 Second Filing
 located within the
 NE 1/4, Section 2,
 Township 3 North,
 Range 45 East, B.M.,
 City of Victor,
 Teton County, Idaho



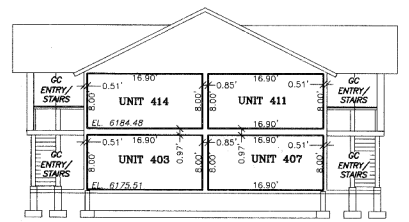
**BUILDING 4
FIRST FLOOR**
Elevation = 6175.51
Scale: 1" = 10'



**BUILDING 4
SECOND FLOOR**
Elevation = 6184.48
Scale: 1" = 10'



**BUILDING 4
SECTION B-B**
Scale: 1" = 10'



**BUILDING 4
SECTION A-A**
Scale: 1" = 10'

- GC = General Common Element
 - = Unit Boundary/Wall line
 - - - = Building footprint/foundation line as shown on Sheet 1 of this plat.
 - *8.0 = Ceiling Height above floor elevation
 - *EL. 6175.51 = Floor Elevation
- NOTES:

1. The plan views and sections were prepared from architectural plans and from actual measurements.
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Owner:
Teton Properties, LLC
P.O. Box 2871
Jackson, Wyoming 83001
(307) 733-7672

Surveyor:
Nelson Engineering
Box 1598
Jackson, Wyoming 83001
(307) 733-2087



**THE PONDS
CONDOMINIUMS
2ND ADDITION**

a subdivision of
Lot 52
of The Ponds Phase 1
Second Filing
located within the
NE 1/4, Section 2,
Range 45 East, B.M.,
City of Victor,
Teton County, Idaho

Instrument # 193939
2007-10-09
MARY LOU HAINION, ENGINEERING
MARY LOU HAINION, ENGINEERING
11543
JAMES F. HAINION
PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO