



Instrument # 1747073  
 05/22/2023  
 County of Idaho Falls, Idaho  
 Recorded for: HANSEN, LERRITT  
 E-307 FIDIC Recorder, Buhl, ID  
 To: PLAT  
 From: IVEGA

# TETON VIEW ESTATES, DIVISION NO. 1, FIRST AMENDED

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO  
 BEING A RE-PLAT OF LOTS 2-16, BLOCK 1, LOTS 1-7, BLOCK 3,  
 BLOCK 4, BLOCK 5, AND LOTS 10-24, BLOCK 6, TETON VIEW ESTATES, DIVISION NO. 1  
 PART OF THE NE 1/4 OF SECTION 31, T. 3 N., R. 38 E.B.M.

This document  
 provided courtesy  
 of TitleOne

### BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING THE NE 1/4 SECTION 31, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE S0°27'16"E 938.64 FEET; THENCE S89°33'36"W 686.24 FEET TO THE POINT OF BEGINNING; THENCE S89°32'06"W 954.31 FEET; THENCE N34°14'18"W 166.04 FEET; THENCE N18°10'46"W 122.31 FEET; THENCE N09°05'16"W 111.76 FEET; THENCE N05°36'24"W 119.66 FEET; THENCE N00°16'13"E 120.95 FEET; THENCE N04°28'19"E 180.83 FEET; THENCE N08°34'08"E 62.57 FEET; THENCE N06°45'34"W 29.87 FEET; THENCE N89°00'02"E 1356.75 FEET; THENCE S00°15'13"E 29.88 FEET; THENCE S00°01'11"W 479.75 FEET; THENCE S89°04'11"W 71.81 FEET; THENCE S00°00'08"E 161.27 FEET; THENCE S70°11'18"W 73.10 FEET; TO THE POINT OF A CURVE TO THE RIGHT; THENCE WESTERLY ALONG SAID CURVE HAVING A RADIUS OF 70.00 FEET, THE CHORD OF WHICH BEARS S79°52'01"W 23.53 FEET, HAVING A CENTRAL ANGLE OF 19°21'17", FOR AN ARC A DISTANCE OF 23.65 FEET; THENCE S89°32'43"W 117.90 FEET; THENCE S0°17'58"W 60.01 FEET; THENCE S45°13'42"E 28.40 FEET; THENCE S00°00'08"E 109.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.769 ACRES, MORE OR LESS. LESS AND EXCEPTING PREVIOUS DEDICATED PUBLIC RIGHT-OF-WAY DEDICATED ON INSTRUMENT NUMBER 1310084. NET ACREAGE LESS PUBLIC RIGHT-OF-WAY 20.145 ACRES. (25.769-5.624=20.145 AC.)

### ATTACHED HOMES NOTIFICATION

LOTS 18-49, BLOCK 1, LOTS 8,9 AND 12-15, BLOCK 3, LOTS 9-24, BLOCK 4, LOTS 22-53, BLOCK 5, AND LOTS 27-42, BLOCK 6, ARE PLATTED FOR USE BY ATTACHED SINGLE UNIT DWELLINGS AS PERMITTED BY THE COMPREHENSIVE ZONING ORDINANCE. OTHER RESIDENTIAL USE TYPES SHALL BE REQUIRED TO MEET THE STANDARDS OF THE COMPREHENSIVE ZONING ORDINANCE, AS IT IS AMENDED FROM TIME TO TIME.

### PREVIOUSLY PLATTED EASEMENTS VACATION CERTIFICATE

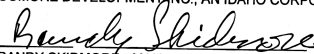
THE OWNER DOES HEREBY CERTIFY THAT THE REQUIREMENTS OF I.C. §50-1306A(5) HAVE BEEN COMPLIED WITH IN ORDER TO VACATE PORTIONS OF THE FOLLOWING EASEMENTS OF RECORD WITHIN THE PLAT BOUNDARY:

- 1.) STORM POND AND PLAYGROUND LOTS 3 AND 4, BLOCK 3 GRANTED BY TETON VIEW ESTATES DIVISION NO. 1, AN ADDITION TO THE CITY OF IDAHO FALLS, FILED WITH THE OFFICE OF THE RECORDER FOR BONNEVILLE COUNTY, IDAHO AS INSTRUMENT NUMBER 1310084, DATED: 8-27-2008.

The vacated easements listed have been removed from this drawing. All other existing easements shown hereon are still active and valid.

Upon approval by the City of Idaho Falls, execution and recording of this document, the portions of said easements shall be vacated without further function of law.

IN WITNESS WHEREOF, OWNER has hereunto subscribed its seal and signature this 27 day of February, 2023.

COMORE DEVELOPMENT INC., AN IDAHO CORPORATION  
  
 RANDY SKIDMORE - MANAGING MEMBER

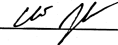
### SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 2-16, BLOCK 1, LOTS 1-7 BLOCK 3, ALL OF BLOCKS 4 AND 5, AND LOTS 10-24 BLOCK 6 OF TETON VIEW ESTATES, DIVISION NO. 1 INSTRUMENT NUMBER 1310084, CREATING ADDITIONAL LOTS. THE BOUNDARY WAS ESTABLISHED USING FOUND MONUMENTS FROM THE SENIOR, TETON VIEW ESTATES, DIVISION NO. 1, PLAT. THE LAND WITHIN THIS SUBDIVISION HAD BEEN CULTIVATED AFTER THE ORIGINAL TETON VIEW ESTATES, DIVISION NO. 1 PLAT WAS RECORDED, NOTHING FOUND ON THE INTERIOR OF THE PLAT WAS USABLE AS EVIDENCE. THEREFORE, THE ROAD RIGHT-OF-WAYS WERE ESTABLISHED USING THE RECORD LOCATION.

THE BEARING ALONG THE LINE LISTED ON THE DRAWING IS THE BASIS FOR ALL OTHER BEARINGS LISTED ON THIS SURVEY. THIS BEARING RELATES DIRECTLY TO THE "CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004", WHICH IS DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) US SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION, (REFERENCE FRAME NAD\_83(2011), EPOCH 2010.0000). THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE EAST ZONE CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.

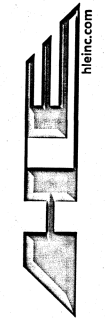
### SURVEYOR'S CERTIFICATE

I, CLINT M. JOLLEY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS TETON VIEW ESTATES, DIVISION NO. 1, FIRST AMENDED, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.

P.L.S. 15571  2/27/2023



CIVIL & STRUCTURAL ENGINEERING  
 MATERIALS TESTING & LAND SURVEYING  
 101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212  
 800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977  
 460 Lincoln Street, American Falls, ID 83211, (208)226-5764



DRAWN BY		DESIGN BY		CHECK BY	
TD	HLE	CMJ			
JOB NO: 2020-692					
DATE: February 23, 2023					
REVISIONS		DATE			

TETON VIEW ESTATES, DIVISION NO. 1,  
 FIRST AMENDED, AN ADDITION TO  
 THE CITY OF IDAHO FALLS  
 SEC. 31, T. 3 N., R. 38 E.B.M.  
 BONNEVILLE COUNTY, IDAHO

SHEET NO.  
 2  
 OF  
 3  
 SHEETS

Z:\Projects\05-2020\Projects\20-692 Teton View Est. Div. 1 - Randy Skidmore.dwg\Survey\20-692 TETON VIEW EST. DIV.1 Replat 4-4-22.dwg

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**TETON VIEW ESTATES, DIVISION NO. 1, FIRST AMENDED**  
**A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO**  
**BEING A RE-PLAT OF LOTS 2-16, BLOCK 1, LOTS 1-7, BLOCK 3,**  
**BLOCK 4, BLOCK 5, AND LOTS 10-24, BLOCK 6, TETON VIEW ESTATES, DIVISION NO. 1**  
**PART OF THE NE 1/4 OF SECTION 31, T. 3 N., R. 38 E.B.M.**

**This document provided courtesy of TitleOne**  
**RECORDER'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FOREGOING PLAT, TETON VIEW ESTATES, DIVISION NO. 1, FIRST AMENDED, WAS FILED IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO.

*Lisa Davis* DATE 5/22/23  
 BONNEVILLE COUNTY RECORDER

Instrument # 1747073  
 Bonneville County Idaho Falls, Idaho  
 05/22/2023 11:16:32 AM No. of Pages: 3  
 Recorded for: HARPER LEWITT ENGINEERING INC  
 Perry Manning Fee \$11.00  
 Ex-Officio Recorder Deputy *S.V. Ivesa*  
 Index to PLAT  
 Ivesa

**TREASURER'S CERTIFICATE**

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF BONNEVILLE, STATE OF IDAHO, PURSUANT TO THE REQUIREMENTS OF I.C. §50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN HEREON ARE CURRENT.

DATE: 4/20/23 *Craig Tibbitts by D.A.*  
 BONNEVILLE COUNTY TREASURER  
*B.H. Jett* 5-22-23

**IRRIGATION WATER RIGHTS RELEASE**

THE PROPERTY INCLUDED IN THIS PLAT HAS PETITIONED FOR AND BEEN REMOVED FROM ALL FUTURE IRRIGATION WATER RIGHTS.

DATE: 3/16/23 INSTRUMENT NO. 1743206

**CITY'S ACCEPTANCE**

THE ACCOMPANYING PLAT WAS DULY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF IDAHO FALLS ADOPTED THIS 23 DAY OF February, 2023.

*Madeline Dizon* Mayor  
*Carl Wille* City Clerk  
*Kenneth Baldwin Roberts* City Surveyor  
 KENT J. FUGAL, PE 9247  
 KENNETH BALDWIN ROBERTS, PLS 9755

**AIRPORT DISCLOSURE**

THIS PLAT FALLS WITHIN THE CITY OF IDAHO FALLS AIRPORT OVERLAY ZONE, ENACTED MAY 9, 2019, AND ALTHOUGH LOCATED OUTSIDE THE CRITICAL NOISE CONTOURS FOR THE AIRPORT, OCCASIONAL NUISANCE NOISE FROM AIR TRAFFIC OVERFLIGHT MAY BE PRESENT.

**FLOOD PLAIN DESIGNATION**

ZONE C, PER COMMUNITY-PANEL NUMBER 160027 0065 C WITH AN EFFECTIVE DATE OF NOVEMBER 4, 1981

**ACKNOWLEDGMENT**

STATE OF Idaho )  
 ) SS.  
 COUNTY OF Bonneville )

CLINT JOLLEY  
 Notary Public - State of Idaho  
 Commission Number 20230423  
 My Commission Expires Jan 30, 2029

ON THIS 27 DAY OF February, 2023, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RANDY SKIDMORE, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF COMORE DEVELOPMENT INC. AND THE OFFICER WHO SUBSCRIBED SAID CORPORATION'S NAME TO THE FOREGOING OWNER'S DEDICATION, PREVIOUSLY PLATTED EASEMENTS VACATION CERTIFICATE, AND THE DRINKING WATER SYSTEM CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO EXECUTE THE SAME FOR AND ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND THE YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

*Clint Jolley*  
 NOTARY PUBLIC FOR THE STATE OF Idaho

RESIDING AT: Bingham  
 COMMISSION EXPIRATION DATE: 1/30/2029

**DRINKING WATER SYSTEM CERTIFICATE**

PURSUANT TO I.C. §50-1334, THE OWNER DOES HEREBY, CERTIFY THAT ALL LOTS SHOWN ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER FROM THE CITY OF IDAHO FALLS MUNICIPAL WATER SYSTEM, AND SAID CITY HAS AGREED IN WRITING TO PROVIDE CULINARY WATER SERVICE TO SAID LOTS PURSUANT TO THE PROVISIONS OF TITLE 8, CHAPTER 4 OF THE IDAHO FALLS CITY CODE AS AMENDED FROM TIME TO TIME.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SET ITS SIGNATURE THIS DAY OF \_\_\_\_\_, 20\_\_.

COMORE DEVELOPMENT INC., AN IDAHO CORPORATION

*Randy Skidmore*  
 RANDY SKIDMORE - PRESIDENT

**HEALTH DEPARTMENT CERTIFICATE OF APPROVAL**

SANITARY RESTRICTIONS AS REQUIRED BY I.C. §50-1326 HAVE BEEN SATISFIED BASED ON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF 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 OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH I.C. §50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

*Clint M. Jolley*  
 ENVIRONMENTAL HEALTH SPECIALIST, REHS

4/19/23  
 DATE:

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, COMORE DEVELOPMENT INC., AN IDAHO CORPORATION, IS THE LAWFUL OWNER OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS AND STREETS, WHICH PLAT SHALL HEREAFTER BE KNOWN AS TETON VIEW ESTATES, DIVISION NO. 1, FIRST AMENDED, A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO.

BE IT FURTHER KNOWN, THAT OWNER DOES HEREBY DEDICATE GRANT AND CONVEY TO THE PUBLIC, ALL STREETS AND RIGHT-OF-WAYS SHOWN HEREON, THAT OWNER ALSO DOES HEREBY GRANT AND CONVEY TO THE CITY OF IDAHO FALLS ALL PUBLIC EASEMENTS FOREVER AS IRREVOCABLE PERMANENT NON-EXCLUSIVE PUBLIC EASEMENTS AS SHOWN AND DESCRIBED HEREON.

OWNER, OR ITS HEIRS AND ASSIGNS, AGREE THEY WILL CONSTRUCT NO PERMANENT STRUCTURE WITHIN OR UPON ANY EASEMENT SHOWN HEREON, AND THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES SHALL ALSO HAVE THE RIGHT, TO REMOVE, CUT OR TRIM ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANT WHICH MAY INJURE OR INTERFERE WITH THE USE THEREOF FOR ITS INTENDED PURPOSES, SUCH RIGHT MAY BE EXERCISED WITHOUT PRIOR NOTICE TO OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS FURTHER AGREE THAT THEY SHALL NOT PLANT ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANTS WHICH MAY HINDER THE SAFE AND EFFICIENT UTILIZATION OF SAID EASEMENTS.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS HEREBY RELEASES THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES FROM ANY CLAIM FOR DAMAGES, BASED UPON CONCEALED OR UNDISCLOSED PRIVATE IMPROVEMENTS CONSTRUCTED OR PERMITTED TO BE CONSTRUCTED BY OWNER OR ITS SUCCESSORS OR ASSIGNS WITHIN ANY PUBLIC EASEMENTS, SUBSEQUENT TO RECORDING THIS SUBDIVISION, THAT MAY BE INCURRED AS A RESULT OF THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES ORDINARY USE OF THE PUBLIC EASEMENTS WITH DUE CARE.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS DO HEREBY WARRANT AND SHALL DEFEND SUCH DEDICATION AND CONVEYANCES IN THE QUIET AND PEACEFUL POSSESSION OF THE PUBLIC OR THE CITY OF IDAHO FALLS, AS THE CASE MAY BE, AGAINST SAID OWNER AND ITS HEIRS, SUCCESSORS AND ASSIGNS, AND AGAINST EVERY PERSON WHOMSOEVER WHO LAWFULLY HOLDS OR WHO LATER CLAIMS TO HAVE LAWFULLY HELD ANY RIGHTS IN SAID ESTATE AS OF THE DATE HEREOF.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SUBSCRIBED ITS SEAL AND SIGNATURE THIS 27 DAY OF February, 2023

COMORE DEVELOPMENT INC., AN IDAHO CORPORATION

*Randy Skidmore*  
 RANDY SKIDMORE - PRESIDENT

**COUNTY SURVEYOR'S VERIFICATION**

I CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES WITH I.C. §50-1305.

DATE: 4/4/2023 *David Douglas Romrell*  
 BONNEVILLE COUNTY SURVEYOR DAVID DOUGLAS ROMRELL P.L.S. 12223

**SURVEYOR'S CERTIFICATE**

I, CLINT M. JOLLEY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS TETON VIEW ESTATES, DIVISION NO. 1, FIRST AMENDED, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.

P.L.S. 15571 *Clint M. Jolley* 2/27/2023



CIVIL & STRUCTURAL ENGINEERING  
 MATERIALS TESTING & LAND SURVEYING  
 101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212  
 800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977  
 460 Lincoln Street, American Falls, ID 83211, (208)226-5764



TD	HLE	CMJ
JOB NO: 2020-692		
DATE: February 27, 2023		
REVISIONS	DATE	

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 BONNEVILLE COUNTY, IDAHO

SHEET NO. 3  
 OF 3 SHEETS

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Z:\Projects\00-2020\Projects\20-692 Teton View Est. Div 1 - Randy Skidmore\Survey\20-692 TETON VIEW EST. DIV 1, Replat 4.4-22.dwg

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