

**LEGEND**

- MAIL BOX LOCATION
- TRAILS
- 30' WIDE TRAIL CREEK IRRIGATION EASEMENT
- 20' WIDE IRRIGATION & UTILITY EASEMENT (UNLESS OTHERWISE NOTED)
- TREES
- EXISTING TRAIL CREEK EASEMENT INSTRUMENT #67744 (TO BE ABANDONED)
- FEMA 100 YEAR FLOOD PLAIN
- OPEN SPACE DESIGNATION

**VICINITY MAP**  
 THE E 1/2 NE 1/4 OF SECTION 14, AND THE W 1/2 NW 1/4 OF SECTION 13, TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO

SCALE 1" = 200'

**SUBDIVISION NOTES**

- ALL OPEN SPACE AREAS ARE DEDICATED FOR UTILITIES WITH OWNERS & ENGINEERS APPROVAL.
- TRAIL CREEK EASEMENT TO BE MOVED TO FIT LAYOUT.

ZONE	PC	PR	VR
FRONT	30 / 50	25 / 50	30
SIDE	10	10	20
REAR	25	25	25
HEIGHT	35	35	35
CREEK	50'	50'	50'
MAX. COVERAGE	70 %	70 %	50 %

**RECEIVED** Instrument # 184307  
 JAN 18 2007  
 TETON CO. ID. CLERK REC'D

DRUIDS, TETON, IDAHO  
 2007-01-18 10:40:18 No. of Pages: 6  
 Recorded for: PC DEVELOPMENT  
 MARY LOU HANSEN  
 Ex-Officio Recorder Deputy  
 Index to: PLAT

**SURVEYOR'S CERTIFICATE**  
 I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

SURVEYED 08/23/05 TIMBERLN.DAT DRAWN BY: BJM 05/02/06 FINALPLAT1.DWG  
 REVISED BY: JDB 08/30/06  
 REVISED BY: BJM 11/22/06

**FINAL PLAT**  
**TIMBERLINE RANCH**  
**SUBDIVISION**  
 THE E 1/2 NE 1/4 OF SECTION 14, AND THE W 1/2 NW 1/4 OF SECTION 13,  
 TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO

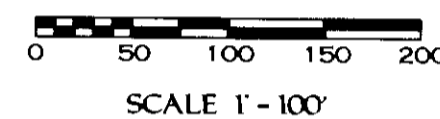
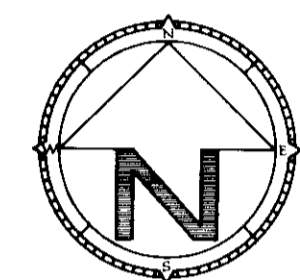
TIMBERLINE PARTNERS LLC,  
 JOHN DAVID OWEN -  
 MANAGING MEMBER  
 P.O. BOX 2556  
 JACKSON, WYOMING 83001

**AW ENGINEERING**  
 255 South Main P.O. Box 139  
 Victor, Idaho 83455  
 (208) 787-2952 aweng@tetontel.com

PROJECT NUMBER: 2005-265 SHEET 1 OF 6

CURVE DATA TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	BEARING
C1	49°07'04"	300.00	257.18	137.09	249.38	N24°33'32"W
C2	28°46'25"	200.00	100.44	51.30	99.39	N75°36'47"E
C3	90°00'00"	75.00	117.81	75.00	106.07	S45°00'00"E
C4	40°52'56"	200.00	142.71	74.54	139.70	S20°26'28"W
C5	40°52'56"	300.00	214.06	111.81	209.55	N69°33'32"W
C6	52°36'21"	250.00	229.54	123.57	221.56	S63°41'49"E
C7	52°36'21"	200.00	183.63	98.86	177.25	N63°41'49"W
C8	51°48'38"	250.00	226.07	121.42	218.44	N64°05'41"W
C9	180°00'00"	51.87	162.96	-	-	-
C10	38°11'22"	325.00	216.62	112.51	212.64	N19°05'41"W
C11	90°00'00"	150.00	235.62	150.00	212.13	N45°00'00"E
C12	90°00'00"	300.00	471.24	300.00	424.26	S45°00'00"E
C13	44°45'28"	350.00	273.41	144.11	266.51	S24°49'06"W

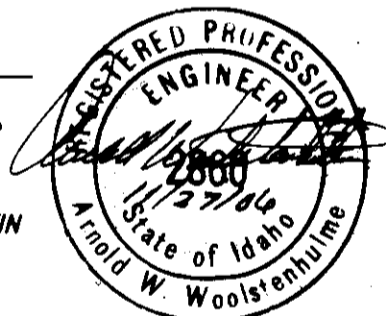
LINE TABLE		
LINE	BEARING	LENGTH
L1	N82°59'44"E	21.50'
L2	N21°55'55"E	119.65'
L3	N39°41'23"E	73.80'
L4	S25°50'30"E	58.62'
L5	N46°06'48"E	94.76'
L6	N49°41'14"W	42.20'
L7	N47°43'37"W	121.68'
L8	N43°22'09"W	38.79'
L9	N33°05'41"W	81.69'
L10	N33°05'41"W	56.75'
L11	N37°44'37"W	63.47'
L12	N37°44'36"W	42.66'
L13	N40°10'27"W	77.39'
L14	N40°10'27"W	31.43'
L15	N40°42'39"W	88.68'
L16	N40°42'39"W	31.32'
L17	N34°23'28"W	99.55'
L18	N83°55'49"E	113.69'



OPEN SPACE ACREAGE TABLE	
(H)	0.23 ACRES
(I)	0.12 ACRES

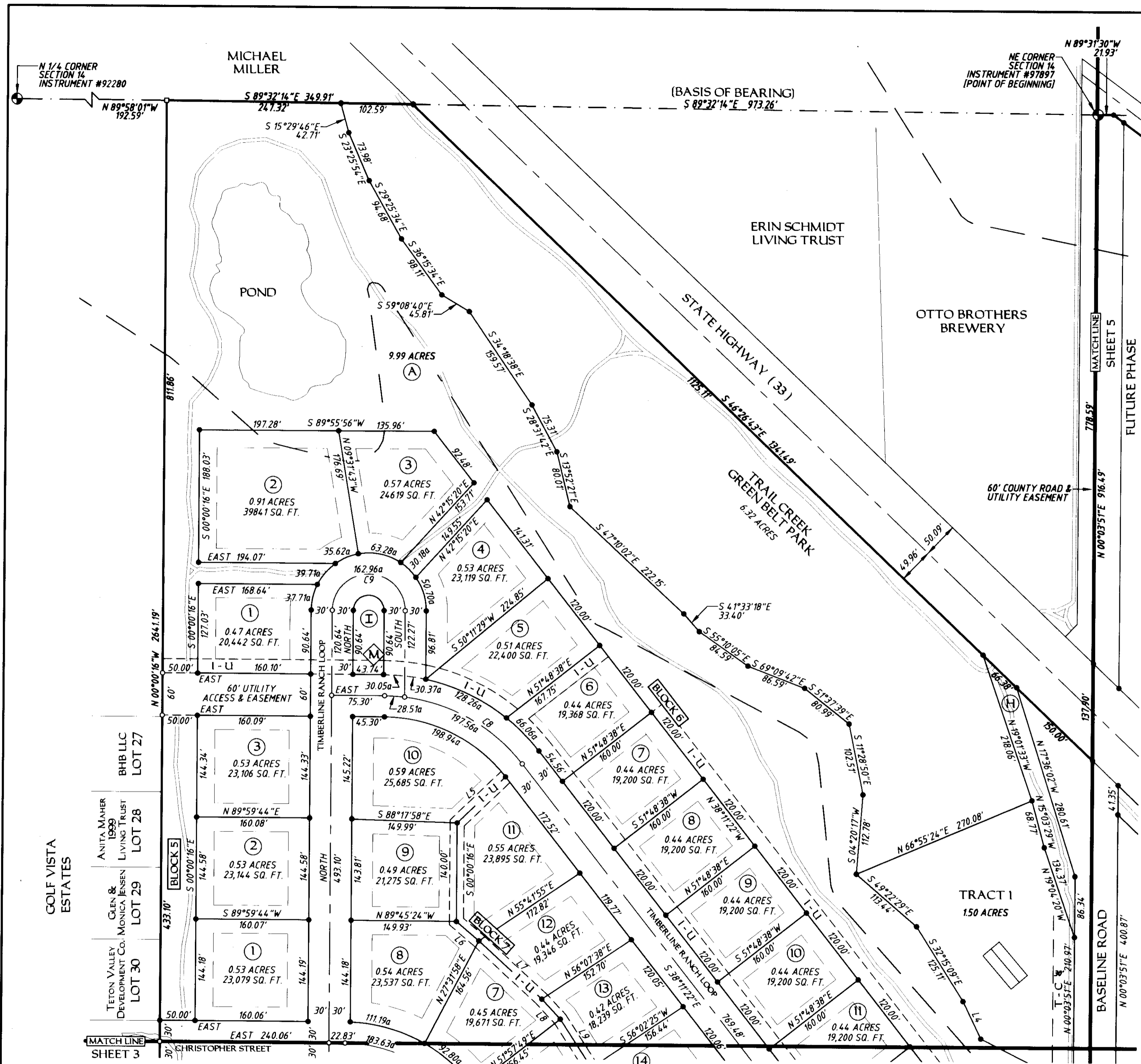
**SURVEYOR'S CERTIFICATE**

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



LEGEND	
(Symbol)	SECTION CORNER FOUND OR SET AS NOTED
(Symbol)	SET 5/8" ROAD CENTERLINE PIN (UNLESS OTHERWISE NOTED)
(Symbol)	SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
(Symbol)	MAIL BOX LOCATION
(Symbol)	TRAILS
(Symbol)	FEMA 100 YEAR FLOOD PLAIN
(Symbol)	LOT BOUNDARY
(Symbol)	PROPERTY BOUNDARY
(Symbol)	SECTIONAL BREAKDOWN LINE
(Symbol)	BUILDING SET BACK LINE
(Symbol)	20' WIDE IRRIGATION & UTILITY EASEMENT (UNLESS OTHERWISE NOTED)
(Symbol)	30' WIDE TRAIL CREEK IRRIGATION EASEMENT
(Symbol)	OPEN SPACE DESIGNATION

184307



FINAL PLAT  
**TIMBERLINE RANCH**  
 SUBDIVISION

THE E 1/2 NE 1/4 OF SECTION 14, AND THE W 1/2 NW 1/4 OF SECTION 13,  
 TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO

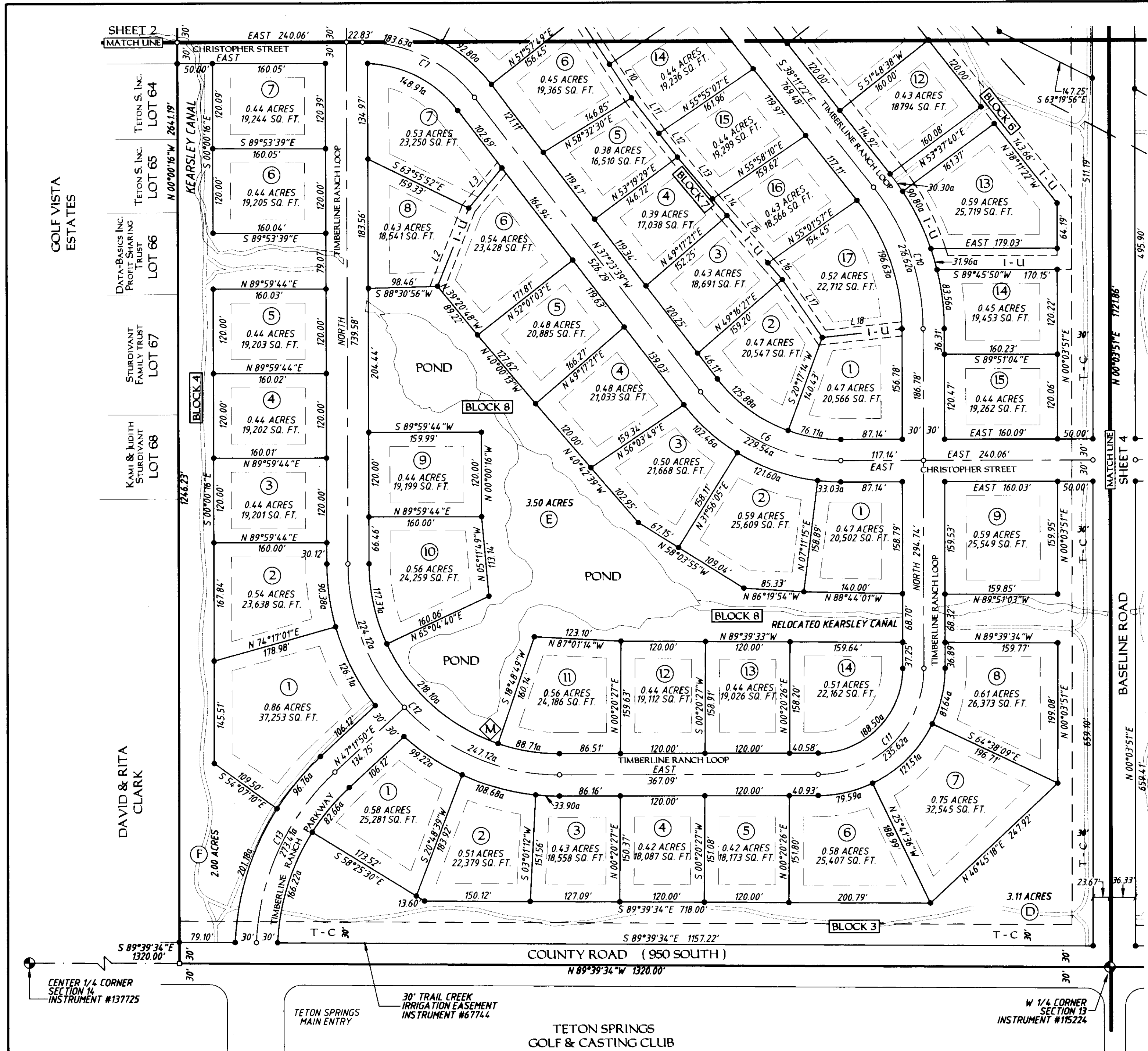
TIMBERLINE PARTNERS LLC,  
 JOHN DAVID OWEN -  
 MANAGING MEMBER  
 P.O. BOX 2556  
 JACKSON, WYOMING 83001

PROJECT NUMBER: 2005-265

AW Engineering  
 255 South Main P.O. Box 139  
 Victor, Idaho 83455  
 (208) 787-2952 aweng@tetonat.com

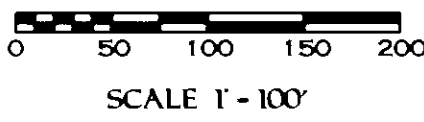
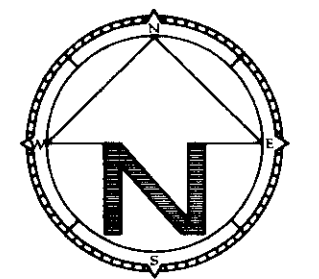
SHEET 2 OF 6

SURVEYED	08/23/05	TIMBERLN.DAT	DRAWN BY: BJM	05/02/06	FINALPLAT1.DWG	REVISED BY: JDB	08/30/06
						REVISED BY: BJM	11/21/06



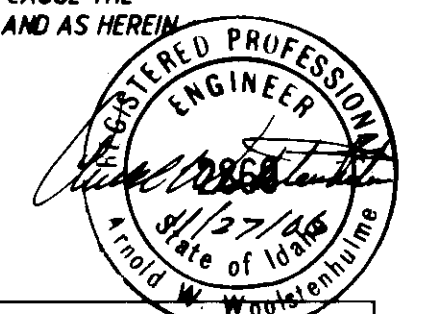
SUBDIVISION NOTES	
1.	SEWER SYSTEM IS CENTRAL SEWER
2.	WATER SYSTEM IS CENTRAL WATER
3.	NO KNOWN WILDLIFE MIGRATION ROUTES EXIST WITHIN THIS PROJECT.
4.	TRACTS: TRACT 1 - 150 ACRES TRACT 2 - 3.00 ACRES TRAIL CREEK PARK - 8.73 ACRES

DENSITY TABLE	
NUMBER OF LOTS	84
LOT SIZE RANGE	0.38 - 0.91 ACRES
TOTAL AREA IN LOTS	42.10 ACRES
TOTAL OPEN SPACE	31.70 ACRES
AREA OF TRACTS	4.50 ACRES
AREA OF SUBDIVISION ROADS	11.23 ACRES
AREA OF COUNTY ROADS	4.98 ACRES
GREEN BELT PARK AREA	9.23 ACRES
FUTURE PHASE AREA	25.15 ACRES
TOTAL AREA FOR PROJECT	128.89 ACRES



**SURVEYOR'S CERTIFICATE**

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2060, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



104307

19. 2005

LEGEND	
	SECTION CORNER FOUND OR SET AS NOTED
	SET 5/8" ROAD CENTERLINE PIN (UNLESS OTHERWISE NOTED)
	SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2060
	MAIL BOX LOCATION
	TRAILS
	FEMA 100 YEAR FLOOD PLAIN
	LDT BOUNDARY
	PROPERTY BOUNDARY
	SECTIONAL BREAKDOWN LINE
	BUILDING SET BACK LINE
	20' WIDE IRRIGATION & UTILITY EASEMENT (UNLESS OTHERWISE NOTED)
	30' WIDE TRAIL CREEK IRRIGATION EASEMENT
	OPEN SPACE DESIGNATION

SURVEYED 08/23/05 TIMBERL.DAT DRAWN BY: BJM 05/02/06 FINALPLAT1.DWG  
 REVISED BY: JOB 08/30/06 REVISED BY: BJM 11/21/06

FINAL PLAT  
**TIMBERLINE RANCH**  
 SUBDIVISION  
 THE E 1/2 NE 1/4 OF SECTION 14, AND THE W 1/2 NW 1/4 OF SECTION 13,  
 TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO

TIMBERLINE PARTNERS LLC,  
 JOHN DAVID OWEN -  
 MANAGING MEMBER  
 P.O. BOX 2556  
 JACKSON, WYOMING 83001

**AW**  
 ENGINEER  
 255 South Main P.O. Box 139  
 Victor, Idaho 83455  
 (208) 787-2952 aweng@tetonel.com

PROJECT NUMBER: 2005-265

SHEET 3 OF 6

Timberline Ranch

Sec 13, 14 Twp 3N Rng 45E

**OWNERS' CERTIFICATE**

BE IT KNOWN THAT I, THE UNDERSIGNED OWNER OF THE PROPERTY 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 THIS NAME OF THE SUBDIVISION SHALL BE  
 TIMBERLINE RANCH SUBDIVISION;  
 THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROADS 950 SOUTH AND 100 EAST (ALSO KNOWN AS "BASELINE ROAD")  
 THAT THE ROADS IN SAID SUBDIVISION WILL BE KNOWN AS TIMBERLINE RANCH LOOP, TIMBERLINE LOOP, AND CHRISTOPHER STREET.  
 THAT SAID ROADWAYS SHOWN ON THE PLAT ARE HEREBY DEDICATED AS PUBLIC ROADS  
 THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT;  
 THAT THE SUBDIVISION SHALL WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.  
 THAT THE DEDICATED EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE AND THE USE OF ROADS, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITIES;  
 THAT MAINTENANCE IS PROVIDED THROUGH THE CITY OF VICTOR.

**DESCRIPTION OF PROPERTY BOUNDARIES:**

A PORTION OF THE E 1/2 NE 1/4 OF SECTION 14, AND THE W 1/2 NW 1/4 OF SECTION 13, TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:  
 COMMENCING AT THE NE CORNER OF SECTION 14;  
 THENCE S 89°31'30"E, 21.93 FEET TO A POINT;  
 THENCE S 53°24'35"E, 991.86 FEET TO A POINT;  
 THENCE S 21°40'16"W, 111.40 FEET TO A POINT;  
 THENCE S 46°08'37"E, 713.47 FEET TO A POINT;  
 THENCE N 82°59'44"E, 21.50 FEET TO A POINT;  
 THENCE S 00°00'07"E, 1457.82 FEET TO A POINT;  
 THENCE N 89°44'00"W, 1315.99 FEET TO THE W 1/4 CORNER OF SAID SECTION 13;  
 THENCE N 89°39'34"W, 1320.00 FEET TO A POINT;  
 THENCE N 00°00'16"W, 264.19 FEET TO A POINT;  
 THENCE S 89°32'14"E, 349.91 FEET TO A POINT;  
 THENCE S 46°26'43"E, 134.149 FEET TO A POINT;  
 THENCE N 00°03'51"E, 916.49 FEET TO THE POINT OF BEGINNING.

LESS THE STATE HIGHWAY 33 RIGHT OF WAY, BEING FURTHER DESCRIBED AS:  
 BEGINNING AT A POINT 778.59 FEET, S 00°03'51"W OF THE NE CORNER OF SAID SECTION 14;  
 THENCE S 46°26'32"E, 1813.02 FEET TO A POINT;  
 THENCE S 00°00'07"E, 138.02 FEET TO A POINT;  
 THENCE N 46°26'35"W, 1813.24 FEET TO A POINT;  
 THENCE N 00°03'51"E, 137.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 128.89 ACRES MORE OR LESS.

SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY. ALSO SUBJECT TO A 60 FOOT COUNTY ROAD AND UTILITY EASEMENT RUNNING FROM NORTH TO SOUTH THROUGH THE CENTER OF SAID PROPERTY.

John David Owen  
 TIMBERLINE PARTNERS LLC,  
 JOHN DAVID OWEN -  
 MANAGING MEMBER

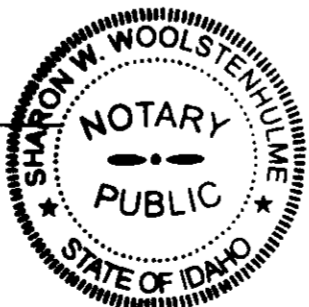
12-09-06  
 DATE

STATE OF Idaho )  
 ) SS  
 COUNTY OF Teton )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9<sup>th</sup> DAY OF December, 2006 BY John David Owen  
 WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC Sharon H. Wooten

MY COMMISSION EXPIRES: 10/15/2008



**DESCRIPTION OF SUBDIVISION BOUNDARIES:**

A PORTION OF THE E 1/2 NE 1/4 OF SECTION 14, AND PART OF THE W 1/2 NW 1/4 OF SECTION 13, TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO, FROM THE NE 1/4 CORNER OF SECTION 14  
 S 00°03'51"W, 916.49 FEET TO THE POINT OF BEGINNING;  
 THENCE S 46°26'35"E, 1813.24 FEET TO A POINT;  
 THENCE S 00°00'07"E, 478.52 FEET TO A POINT;  
 THENCE N 89°44'00"W, 1315.99 FEET TO THE W 1/4 CORNER OF SAID SECTION 13;  
 THENCE N 89°39'34"W, 1320.00 FEET TO A POINT;  
 THENCE N 00°00'16"W, 264.19 FEET TO A POINT;  
 THENCE S 89°32'14"E, 349.91 FEET TO A POINT;  
 THENCE S 46°26'43"E, 134.149 FEET TO THE POINT OF BEGINNING.

CONTAINS 103.07 ACRES MORE OR LESS.

SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY. ALSO SUBJECT TO A 60 FOOT COUNTY ROAD AND UTILITY EASEMENT RUNNING FROM NORTH TO SOUTH THROUGH THE CENTER OF SAID PROPERTY.

**TREASURER'S CERTIFICATE**

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

Don Chute 12-6-06  
 COUNTY TREASURER DATE

**ASSESSOR'S CERTIFICATE**

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

Jon Hansen for Bonnie Beard 12-6-06  
 COUNTY ASSESSOR DATE

**TETON COUNTY FIRE MARSHAL**

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT.

Bob Shell 12/6/06  
 TETON COUNTY FIRE MARSHAL DATE

**IRRIGATION COMPANY CERTIFICATE**

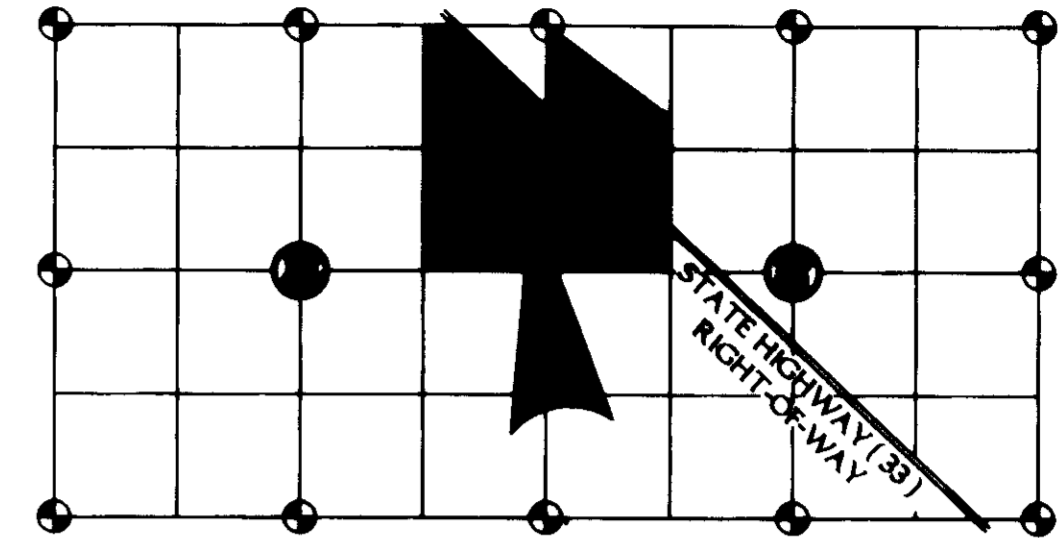
WE THE BOARD OF DIRECTORS OF TRAIL CREEK IRRIGATION COMPANY HEREBY APPROVE THE VACATION OF EASEMENT #67744, KEARSLY CANAL AND THE RE-LOCATION OF IRRIGATION EASEMENTS AS HEREIN PLATTED. PART OF THE TRAIL CREEK IRRIGATION EASEMENT INSTRUMENT #67744 WILL BE DELETED UPON ACCEPTANCE OF THE HEREIN PLATTED SUBDIVISION, BEING FURTHER DESCRIBED AS:  
 COMMENCING AT A POINT 300.00' SOUTH OF THE NE CORNER OF THE SE 1/4 NE 1/4 OF SECTION 14, RUNNING THENCE NORTHWESTERLY 144.0.00' TO A POINT 860.00' SOUTH OF THE NE CORNER OF THE NW 1/4 NE 1/4 OF SECTION 14.

John Winger 12/09/06  
 PRESIDENT, TRAIL CREEK SPRINKLER IRRIGATION COMPANY DATE

**HEALTH DEPARTMENT CERTIFICATE**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED SUBJECT TO THE INFORMATION CONTAINED IN THE ATTACHED SANITARY REGULATIONS AND RECOMMENDATIONS. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

M.D. 2 Jan 07  
 DISTRICT HEALTH DEPARTMENT, REHS DATE



**VICINITY MAP**

THE E 1/2 NE 1/4 OF SECTION 14, AND THE W 1/2 NW 1/4 OF SECTION 13, TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO

**CERTIFICATE OF REVIEW**

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT COMPLIES WITH THE USE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Dale J. Robinson 12-1-06  
 SURVEYOR DATE

**CITY OF VICTOR APPROVAL**

PRESENTED TO THE OFFICIALS OF THE CITY OF VICTOR ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION PLAT WAS APPROVED AND ACCEPTED.

Dale J. Olson 12-12-2007  
 CHAIRMAN, PLANNING AND ZONING DATE

MAYOR, CITY OF VICTOR, IDAHO DATE

ATTEST: Craig Boheme  
 CITY CLERK

[Signature] 1-10-07  
 CITY ENGINEER DATE

**SURVEYOR'S CERTIFICATE**

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, 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 )  
 ) SS  
 COUNTY OF TETON )  
 I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, AT \_\_\_\_\_  
 AT THE REQUEST OF \_\_\_\_\_  
 INSTRUMENT NUMBER \_\_\_\_\_

[Signature] COUNTY RECORDER

FINAL PLAT <b>TIMBERLINE RANCH SUBDIVISION</b>		TIMBERLINE PARTNERS LLC, JOHN DAVID OWEN - MANAGING MEMBER P.O. BOX 2556 JACKSON, WYOMING 83001 PROJECT NUMBER: 2005-265	 255 South Main P.O. Box 139 Victor, Idaho 83455 (208) 787-2952 avang@tetonid.com SHEET 6 OF 6
THE E 1/2 NE 1/4 OF SECTION 14, AND THE W 1/2 NW 1/4 OF SECTION 13, TWP. 3N., RNG. 45E., B.M., TETON COUNTY, IDAHO			

SURVEYED	08/23/05	TIMBERLNDAT	DRAWN BY: BJM	05/02/06	FINAL PLAT.DWG	REVISED BY: JDB	08/30/06
						REVISED BY: BJM	11/16/06

Timberline Ranch

Sec 13, 14 Twp 3N Rng 45E