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COUN	SS) VIY OF TETON)
num	e undersigned owner and proprietor hereby certify that the foregoing subdivision of that parcel of land conveyed by that deed recorded as instrument ber 285467 being identical to Parcel 4 of that Record of Survey recorded as instrument number 285463 in the Office of the Clerk and Recorder of Teton ty, Idaho, as illustrated and described hereon, is with the free consent and in accordance with my desires;
THAT THAT THAT THAT priva also THAT THAT	the name of the subdivision shall be EDDYLINE RANCH; this subdivision is subject to the Declaration of Covenants, Conditions and Restrictions as recorded in accordance with the plat; this subdivision is subject to any easements, rights—of—ways, reservations, and restrictions, of sight and/or record; access to this subdivision shall be from County Road West 4000 North; the "Eddyline Drive, Viewline Drive and Creek Line Drive" sixty foot—wide (60') access and utility easement within said subdivision as shown hereon is te and dedicated to the Owner's Association, and shall serve as non—exclusive easements for access for each Lot owner within said subdivision, and are granted as non—exclusive easement to utility providers for underground utilities; the Lots shown hereon are subject to a 15 foot—wide (15') utility easement and a 20 foot—wide (20') trail easement; Lot 6 shall be used primarily as Eddy Line Ranch common area as described within the Declaration of Covenants, Conditions and Restrictions;
	the Lots shown hereon will be serviced by individual wells and sewage systems; this Plat represents a subdivision of the following described parcel of land:
<u>EGA</u>	L DESCRIPTION PARCEL 4
Quarte the S	rcel of land located in the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4), & the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 3, & the Southeast er (SE1/4), the Southwest Quarter (SW1/4), the Northwest Quarter (NW1/4), the West One—Half of the Northeast Quarter (W1/2NE1/4) of Section 2, Township 5 North, Range 44 East, & outh One—Half of the South One—Half of the Southwest Quarter (S1/2S1/2SW1/4) of Section 35, Township 6 North, Range 44 East, Boise Meridian, Teton County, Idaho, being described etes and bounds as follows:
HENC	NINIC at the Section Corner common to Sections 2, 3, 10, & 11, being marked by a rebar with an aluminum cap inscribed "LS 2860", along with other markings; TES 89°34'59" W, 1319.05 feet, along the Section line common to Sections 3 & 10, to the East One—Sixteenth Corner of said Section 3, being marked by a rebar with an aluminum cap bed "LS 2860";
	E continuing, S 89°34'59" W, 351.69 feet, along said Section line to a point being marked by a 5/8 inch diameter rebar with a 1–1/2 inch diameter aluminum cap inscribed "PLS"
THENC	EN 24°31'40" E, 165.43 feet, to a point marked by a 5/8 inch diameter rebar with a 1–1/2 inch diameter aluminum cap inscribed "PLS 19140"; EN 89°34'59" E, 1601.18 feet, to a point of intersection with the Section line common to said Sections 2 & 3, said point being marked by a 5/8 inch diameter rebar with a 1–1/2
inch d THENC	diameter aluminum cap inscribed "PLS 19140"; E N 00°20'19" W, 1169.61 feet, along said Section line to the South One—Sixteenth Corner common to said Sections 2 & 3, being marked by a 5/8 inch diameter rebar with a 2—1/2
inch d THENC	diameter aluminum cap inscribed "PLS 19140"; E continuing N 00°20'19" W, 1319.62 feet, along said Section line to the Quarter Section Corner common to said Sections 2 & 3, being marked by a 3/4 inch diameter rebar with a
THENC	2 inch diameter aluminum cap inscribed "LS 2860", along with other markings; EN 0020'23" W, 1319.64 feet, continuing along said Section line to the North One—Sixteenth Corner common to said Sections 2 & 3, being marked by a rebar with an aluminum cap
THENC	bed "LS 2860", along with other markings; "E continuing N 00°20'23" W, 1404.09 feet, along said Section line to the Section Corner common to said Sections 2 & 3, being marked by an aluminum pipe with an aluminum cap
HENC	bed "LS 2860", along with other markings; EEN 89°42'27" E, 48.89 feet, along the North line of said Section 2 to the Section Corner common to Sections 34 & 35, Township 6 North, Range 45 East, Boise Meridian, being Ed by an aluminum pipe with an aluminum cap inscribed "LS 2860", along with other markings;
THENC	EN 0112'35" W, 657.45 feet, along the West line of said S1/2S1/2SW1/4 to the South—South One—Sixty—Fourth Corner of said Section 35, being marked by a rebar with an aluminum ascribed "LS 2860":
	E N 89°40'29" E, 1299.93 feet, along the North line of S1/2S1/2SW1/4 to the Center—South—Southwest One—Sixty—Fourth Corner of said Section 35, being marked by a 5/8 inch ter rebar with a 2—1/2 inch diameter aluminum cap inscribed "PLS 19140";
rebar	E continuing N 89°40'29" E, 1299.93 feet, along the North line of said S1/2S1/2SW1/4 to the Center—South—South One—Sixty—Fourth Corner of said Section 35, being marked by a with an aluminum cap inscribed "LS 2860";
cap ir	ES 00°41'40" E, 658.65 feet, along the East line of said S1/2S1/2SW1/4 to the South Quarter Corner of said Section 35, being marked by a 3/4 inch diameter rebar with an aluminur ascribed "LS 2860", along with other markings;
North	EN 89°41'42" E, 1288.77 feet, along the Section line common to said Sections 2 & 35 to the East One—Sixteenth Corner of said Section 2, said corner being coincident with the east Corner of Gov't Lot 2, being marked by a rebar with an aluminum cap inscribed "LS 2860"; ES 00°35'57" E, 1365.45 feet, along the East line of said Gov't Lot 2 to the Northeast One—Sixteenth Corner of said Section 2, being marked by a 5/8 inch diameter rebar with a
2-1/.	2 inch diameter aluminum cap inscribed "PLS 19140"; E continuing S 00°35'57" E, 1322.01 feet, along the East line of the SW1/4NE1/4 to the Center–East One–Sixteenth Corner of said Section 2, being marked by a rebar with an
alumii	num cap inscribed "LS 2860", along with other markings; EEN 89°10'23" E, 60.00 feet, to a point marked by a 5/8 inch diameter rebar with a 1–1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENC THENC THENC	OES 00°42'53" E, 1218.69 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140"; OE continuing S 00°42'53" E, 1218.59 feet, to a point marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap inscribed "PLS 19140"; OE N 89°15'37" E, 1252.83 feet, to a point of intersection with the East line of said Section 2, being marked by a 5/8 inch diameter rebar with a 1-1/2 inch diameter aluminum cap bed "PLS 19140";
THENC	TES 13140 , SES 00°48'06" E, 208.00 feet, along said East line to the Section Corner Common to Sections 1, 2, 11, & 12, being marked by a 5/8 inch diameter rebar with a 1–1/2 inch diameter num cap inscribed "LS 2860", along with other markings;
THENC	ES 8975'37" W, 1313.14 feet, along the Section line common to said Sections 2 & 11 to the East One—Sixteenth Corner of said Sections 2 & 11, being marked by a 5/8 inch ter rebar with a 2–1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENC alumir	E N 00°42'53" W, 1322.59 feet, along the West line of the SE1/4SE1/4 of said Section 2 to the Southeast One—Sixteenth Corner of said Section 2, being marked by a rebar with an num cap inscribed "LS 2860";
alumii	E continuing N 00°42'53" W, 860.90 feet, along the West line of the NE1/4SE1/4 of said Section 2 to a point being marked by a 5/8 inch diameter rebar with a 1–1/2 inch diameter num cap inscribed "PLS 19140";
THENC	TE N 17°39'02" W, 742.02 feet, to a point being marked by a 5/8 inch diameter rebar with a 1–1/2 inch diameter aluminum cap inscribed "PLS 19140"; TE S 69°43'58" W, 746.87 feet, to a point being marked by a 5/8 inch diameter rebar with a 1–1/2 inch diameter aluminum cap inscribed "PLS 19140"; TE S 11°74'38" W, 673.75 feet, to a point being marked by a 5/8 inch diameter rebar with a 1–1/2 inch diameter aluminum cap inscribed "PLS 19140";
THENC	ES 21°34'28" W, 632.75 feet, to a point being marked by a 5/8 inch diameter rebar with a 1–1/2 inch diameter aluminum cap inscribed "PLS 19140"; ES 00°54'26" E, 736.71 feet, to a point of intersection with the South line of the NW1/4SE1/4 of said Section 2, being marked by a 5/8 inch diameter rebar with a 1–1/2 inch eter aluminum cap inscribed "PLS 19140";
THENC	THE SIMILITIES OF THE TESTIFIED FOR THE CONTROL OF THE CONTROL OF SAID SECTION 2, BEING MARKED BY A REBAY WITH AN ALUMINUM CAP INSCRIBED "LS 2860"; SES 8973'00" W, 1320.72 feet, along the South line of the NE1/4SW1/4 of said Section 2 to the Southwest One—Sixteenth Corner of said Section 2, being marked by a rebar with an
THENC	num cap inscribed "LS 2860"; EES 00°29'00" E, 1320.60 feet, along the East line of the SW1/4SW1/4 to the West One—Sixteenth Corner common to said Sections 2 & 11, being marked by a 5/8 inch diameter rebai EES 89°15'38" W, 1324.06 feet, along the Section line common to said Sections 2 & 11, to the <u>POINT OF BEGINNING</u> :
	Parcel 4 encompasses 423.83 Acres, more or less.
SUBJE SUBJE TOGE 1 TOGE 1	TCT TO a 30 foot Access and Utility Easement instrument number 190620. TCT TO a 40 foot wide and a 15 foot wide Electric Line Easement instrument number 232920. TCT TO a 10 foot Ingress and Egress Easement running with an existing two—track instrument number 223960. THER WITH and SUBJECT TO that County Road Right—Of—Way for West 4000 North. THER WITH and SUBJECT TO that County Road Right—Of—Way for North 7000 West. THER WITH and SUBJECT TO a 60 foot Access and Utility Easement illustrated hereon as Easement No. 2. THER WITH and SUBJECT TO a 60 foot Access and Utility Easement illustrated hereon as Easement No. 3.
STRR	, LLC, a Delaware limited liability company Date
r and	all Bone Managing Member
STAT	E OF) /TY OF)
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Residing at:

My commission expires:

TETON COUNTY FIRE MARSHAL

I hereby certify that the provisions for fire protection shown on this plat meet the Teton County Fire Code and have been approved by my department.

Teton County Fire Marshal Date

HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

Eastern Idaho Public Health, EHS Date

IRRIGATION CERTIFICATE

Dat

TETON COUNTY TREASURER CERTIFICATE

I, the undersigned Teton County, Idaho Treasurer have reviewed this plat per requirements of Idaho Code 50–1308, and hereby certify that all taxes for the property shown and described on this plat are current.

Teton County Treasurer Dat

TETON COUNTY ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the date show, at which time this subdivision was approved and accepted for filing.

Teton County Assessor Date

<u>PLANNING AND ZONING APPROVAL</u>

This plat was presented to the Teton County, Idaho Planning and Zoning Commission for their acceptance and approval on the following date.

Planning and Zoning Commission Chair Person Date

BOARD OF COUNTY COMMISSIONERS

This plat was presented to the Teton County Board of County Commissioners on the following date for approval and acceptance.

Board of County Commissioners, Chairperson Date

<u>RECORDER'S CERTIFICATE</u>

OWNER: STRR LLC

ASPEN, CO.

ENGINEER & SURVEYOR: HARMONY DESIGN, INC 18 N. MAIN, STE 305 DRIGGS, ID 83422

CERTIFICATE OF PLAT REVIEW

I, the undersigned, being a licensed surveyor in the State of Idaho, did review this plat and find that it complies with Idaho and Teton County codes and approve this plat to be recorded.

Teton County Review Surveyor Da

SURVEYOR'S CERTIFICATE

I, Patrick W. Gilroy, hereby certify that this plat was made from notes taken during an actual survey performed under my direction during the months of June 2023 through January 2025 and from records on file with the Office of the Clerk and Recorder, Teton County, Idaho, and that this plat represents Eddyline Ranch, being the parcel of land described hereon, and that this plat correctly represents the points and corners found at the time of said survey and is in conformity with the State of Idaho code relating to plats and surveys;

Patrick W. Gilroy
Idaho Professional Land Surveyor, License Number 19140
Dated this__day of______, 2025

PRELIMINARY PLAT EDDY LINE RANCH

LOCATED WITHIN SECTION 2 & SECTION 3,

T. 5 N., R. 44 E.,

& SECTION 35, T. 6 N., R. 44 E.,

BOISE MERIDIAN, TETON COUNTY, IDAHO

SHEET 2 OF 2



Witness my hand and official seal.

Signature of Notary

Name (printed)