

CERTIFICATE OF OWNERS

STATE OF IDAHO)
COUNTY OF TETON)

I, the undersigned owner and proprietor hereby certify that the foregoing subdivision of that tract of land being identical to Parcel 1 of that Record of Survey recorded as instrument number 272164 and conveyed by that deed recorded as instrument number 273259 in the Office of the Clerk of Teton County, Idaho, as illustrated and described hereon is with the free consent and in accordance with my desires;

THAT the name of the subdivision shall be the DANIEL HIGHLANDS SUBDIVISION;
THAT this subdivision is subject to the Declaration of Covenants, Conditions and Restrictions as recorded in accordance with the plat;
THAT this subdivision is subject to any easements, rights-of-ways, reservations, and restrictions, of sight and/or record;
THAT access to this subdivision shall be from Ballhead Drive and County Road South 5000 West as shown hereon;
THAT a forty five foot-wide (45') and a sixty foot-wide (60') access and utility easements within said subdivision as shown hereon being Ballhead Drive and Daniel Drive are private and dedicated to the Home Owner's Association, and shall serve as non-exclusive easements for access for each owner of a Lot within said subdivision, and are also granted as non-exclusive easement to utility providers for underground utilities;
THAT a portion of Ballhead Drive access and utility easement along the north line of Lot 1 and Lot 2 is hereby granted to and shall serve as non-exclusive easement for access and utilities to that tract of land conveyed by that warranty deed recorded as instrument number 273125;
THAT the Lots shown hereon will be serviced by individual wells and sewage systems;
THAT in compliance with the disclosure requirements of Idaho code 31-3805(2), irrigation water has not been provided by the owner, and the lots shown on this plat shall be subject to assessments by the local irrigation district.
THAT this Plat represents a subdivision of the following described parcel of land:

LEGAL DESCRIPTION PARCEL 1

The Southeast Quarter of the Southwest Quarter (SE1/4SW1/4), the Southwest Quarter of the Southeast Quarter (SW1/4SE1/4), the South One-Half of the Southeast Quarter of the Southeast Quarter (S1/2SE1/4SE1/4) of Section 13, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho;

Said PARCEL 1 encompasses 100.15 acres, more or less.

PARCEL 1 is SUBJECT TO and TOGETHER WITH that 30 foot wide Road and Utility Easement for Ballhead Drive as shown hereon, said easement being Fifteen (15) Feet each side of the North line of said S1/2SE1/4SE1/4 of Section 13, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho;

HIGHLAND RANCH LLC OWNER
JEFFREY J. SHOLL-MANAGING MEMBER DATE

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Jeffrey J. Sholl, Managing Member of Highland Ranch LLC. this _____ day of _____, 2025.
Witness my hand and official seal.

Signature of Notary

Name (printed)

Residing at:
My commission expires:

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 April 2021 through April 2025, and from records on file with the Office of the Clerk and Recorder, Teton County, Idaho, and that this plat represents Daniel Highlands, a Subdivision of the parcel of land described hereon, and that this plat correctly represents the points and corners found at the time of said survey;

Patrick W. Gilroy
Idaho Professional Land Surveyor, License Number 19140
Dated this _____ day of _____, 2025



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

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 Date

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

PLANNING AND ZONING APPROVAL

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, Chairperson 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.

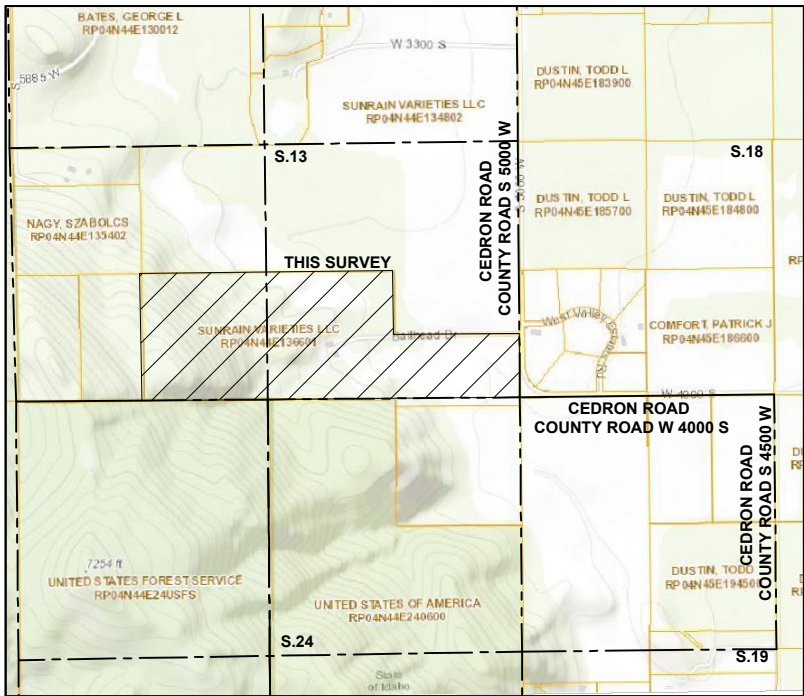
Board of County Commissioners, Chairperson Date

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 Date

RECORDER'S CERTIFICATE



VICINITY MAP
NOT TO SCALE

OWNER:
HIGHLAND RANCH LLC
1801 KINSALE DR
KELLER TX
76262

ENGINEER & SURVEYOR:
HARMONY DESIGN, INC
18 N. MAIN, STE 305
DRIGGS, ID 83455