

SEC 25 T6N R45E

NORTH LEIGH CREEK RANCH

COMMISSIONERS' CERTIFICATE

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS AMENDED PLAT WAS APPROVED AND ACCEPTED:

3-07-07
CHAIRMAN, COUNTY COMMISSIONERS DATE

NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY STREET, ALLEY, OR ROAD WITHIN THIS SUBDIVISION.

NOTE: THE AMENDMENT CHANGES AS PLATTED HEREIN HAVE BEEN DEEMED TO BE INSIGNIFICANT CHANGES AS CITED IN TETON COUNTY SUBDIVISION ORDINANCE SECTION 9-3-35-1.

TREASURER'S CERTIFICATE

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

3-1-07
COUNTY TREASURER DATE

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS AMENDED PLAT WAS APPROVED AND ACCEPTED:

3-6-07
PLANNING AND ZONING DATE

ASSESSOR'S CERTIFICATE

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

3-1-07
COUNTY ASSESSOR DATE

CERTIFICATE OF REVIEW

I, THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT IS CORRECT AND ACCEPTABLE AS PER IDAHO CODE 50-1305.

1/23/07
NAME DATE

TETON COUNTY FIRE MARSHALL

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

3-1-07
TETON COUNTY FIRE MARSHALL 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.

1/24/07
DISTRICT HEALTH DEPARTMENT, REHS DATE

MORTGAGEES

AFFIDAVIT OF ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT BY MORTGAGEE, THE BANK OF COMMERCE, A STATE BANKING CORPORATION, RECORDED AS SEPARATE INSTRUMENT.

SURVEYOR'S CERTIFICATE

I, DAVID C. LEE, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, NUMBER 10897, DO HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY REFERRED TO HEREON WERE PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, TITLE 55, CHAPTER 19.

2/21/07
DAVID C. LEE, FLS #10897 DATE



OWNER'S DEDICATION

BE IT KNOWN THAT LEIGH CREEK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY, DOES HEREBY CERTIFY THAT IT IS THE LEGAL OWNER OF THE PARCEL OF LAND SHOWN ON THIS PLAT AND FURTHER DESCRIBED AS:

"A parcel of Land lying in Section 25, Township 6 North, Range 45 East of the Boise Meridian, Teton County, Idaho more particularly described as follows:

"That part of land located on the south side of a road, being the Northeast Quarter of the Northwest Quarter of Section 25, containing 40 acres; the West 10 acres of the Northeast Quarter of the Northeast Quarter; The East 25 acres of the Northwest Quarter of the Northeast Quarter; The West 15 acres of the Northwest Quarter of the Northeast Quarter; all in Section 25, Township 6 North, Range 45 East of the Boise Meridian", Teton County, Idaho.

Less and excepting therefrom the existing County Road right of way along the north boundary of the above described property, said parcel contains 66.35 acres more or less subject to easements and rights of way of record.

AND HAS CAUSED THE SAME TO BE RE-PLATTED AS THE AMENDED NORTH LEIGH CREEK RANCH SUBDIVISION AS REQUIRED BY THE TETON COUNTY, IDAHO SUBDIVISION ORDINANCE:

THAT SAID SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FILED IN THE OFFICE OF THE CLERK OF TETON COUNTY, IDAHO AS INSTRUMENT #179118;

THAT AS SHOWN ON THE OVERVIEW AND DETAIL MAPS OF THIS PLAT, CERTAIN LOTS OF THE FOREGOING SUBDIVISION ARE HEREBY MADE SUBJECT TO EASEMENTS FOR DRIVEWAYS AND UNDERGROUND UTILITIES BENEFITING ADJOINING LOT OF SAID SUBDIVISION;

THAT FALL RIVER RURAL ELECTRIC COOPERATIVE, INC. AND SILVER STAR COMMUNICATIONS, INC. AND THEIR HEIRS, SUCCESSORS AND ASSIGNS ARE HEREBY GRANTED NON-EXCLUSIVE RIGHTS-OF-WAY IN THE ACCESS DRIVEWAY AND UTILITY EASEMENTS FOR THE UNDERGROUND INSTALLATION OF POWER AND TELEPHONE SERVICES APPURTENANT TO THE FOREGOING SUBDIVISION;

THAT THE UNDERSIGNED OWNER, ITS HEIRS, SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT TO GRANT UNTO THEMSELVES OR IN FAVOR OF THIRD PARTIES, A NON-EXCLUSIVE EASEMENT OVER, UNDER, ACROSS AND THROUGH THE ROADS OR COMMON AREA OF THE FOREGOING SUBDIVISION;

THAT THE ROADS WITHIN SAID SUBDIVISION SHALL REMAIN FOR PUBLIC USE, BUILT AND MAINTAINED TO COUNTY STANDARD AND SHALL SERVE AS NON-EXCLUSIVE EASEMENTS FOR ACCESS TO UNDERGROUND UTILITIES FOR EACH OWNER OF A LOT WITHIN SAID SUBDIVISION;

THAT BUILDINGS WITHIN THE RESIDENTIAL LOTS ARE RESTRICTED TO BUILDING ENVELOPES AS DEFINED ON THIS PLAT;

THE CULINARY WASTE SYSTEM OF EACH LOT WILL BE PROVIDED BY PRIVATE WELLS;

THE WASTE WATER SYSTEM OF EACH LOT WILL BE PROVIDED BY PRIVATE SEWAGE SYSTEMS;

PORTIONS OF SOME LOTS ARE LOCATED IN A FLOOD PLAIN, "ZONE A" WITH THE REMAINING AREA IN "ZONE X", REFERENCE FEMA MAP NO. 16081C0100C DATED AUGUST 4, 1986 AND 104M, EFFECTIVE FEBRUARY 26, 2007, DEPICTED ON THE OVERVIEW OF THIS PLAT.

THAT THE FOREGOING SUBDIVISION IS SUBJECT TO ANY OTHER EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS OR ENCUMBRANCES OF RIGHT AND/OR RECORD.

LEIGH CREEK, L.L.C., AN IDAHO LIMITED LIABILITY COMPANY

Kelly Foster

KELLY FOSTER, MANAGING MEMBER

BE IT KNOWN THAT RESEARCHED WATER RIGHTS ON THE PROPERTY AS HEREIN DESCRIBED HAVE DETERMINED THAT THIS PROPERTY HAS (YEAR) _____ WATER RIGHTS IN (CREEK NAME) _____ LOCATED IN PORTIONS OF SECTION _____ TOWNSHIP _____ NORTH, RANGE _____ EAST, BOISE MERIDIAN.

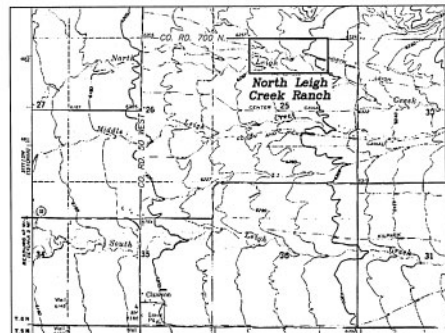
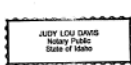
STATE OF IDAHO }
COUNTY OF TETON }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Kelly Foster THIS 1st DAY OF March, 2007.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Judy Lou Davis

MY COMMISSION EXPIRES: 12/04/10



VICINITY MAP
1"=2000'

= ENGINEER & SURVEYOR =
JORGENSEN ASSOCIATES, P.C.
P.O. Box 584
Driggs, ID 83422
(208) 354-8330

= OWNER =
LEIGH CREEK, LLC
525 Oak Knoll Lane
Menlo Park, CA 94025
(650) 868-3708

AREA - DENSITY TABLE
TOTAL AREA = 66.35 ACRES
TOTAL LOTS = 28
AVERAGE LOT SIZE = 3.16 ACRES
AREA IN ROADS = 7.97 ACRES

RECORDER'S CERTIFICATE

Instrument # 185721
TETON COUNTY, IDAHO
2/21/07 10:22 AM No. of Pages: 1
RECORDED BY: JORGENSEN ASSOCIATES
BY OFFICIAL RECORDER: Judy Lou Davis Date: 2/21/07

RECEIVED

MAR - 1 2007
TETON CO., ID
CLERK/RECORDER

185721

AMENDED PLAT
NORTH LEIGH
CREEK RANCH
BEING LOCATED WITHIN
SECTION 25
T6N, R45E, B.M.
TETON COUNTY, IDAHO
Certificates
Sheet 1 of 4

