



AGENDA ACTION ITEM

DATE: December 30, 2020

TO: Board of County Commissioners

FROM: Public Works Director Darryl Johnson

ITEM TITLE: ACTION ITEM: PACKSADDLE ROAD VACATION & DEDICATION

SUMMARY STATEMENT:

In 2015 Ag Rim/Grandview Ranch submitted a Road Vacation Application to Teton County. The landowners proposed vacating the existing county road from the bottom of Kay's Hill up to Susie's Nipple. In exchange for the road vacation, the applicant proposed constructing a new road built to county standards along a corridor farther to the east of the existing corridor. Attached is the Agreement to Vacate and Relocate Road between landowners and County. The applicant has been working on new road construction since 2015. The County has inspected and signed off on portions of the improvements as they were completed. Public Works issued a final acceptance letter on July 31, 2020 noting the Kay's Hill reclamation still needed to be completed. To date, Kay's Hill has not been reclaimed.

Additional conditions to the agreement include a \$50,000 cash bond and one-year warranty period. The cash bond is to be held by a mutual agreed upon escrow holder. Both Public Works and the developer are recommending that legal firm Hall Angell & Associates LLP as the escrow holder.

The necessary public hearings for road vacation were noticed and held during negotiations in 2015. It has been agreed upon by staff and Prosecuting Attorney that all state statute requirements have been met and final acceptance only requires an approved motion by the BoCC.

Acceptance will need to be conditioned on the reclamation of Kay's Hill in the spring. I am recommending that a completion date of June 30, 2021 be included in the motion.

Vacation and Dedication exhibits have been attached. Only the dedication documents will be attached to the grant deed. Vacation documents should also be recorded but separate.

Also attached are:

Original agreement and both addendums.

Substantial Completion Letter

Final Acceptance Letter

Escrow Agreement. Paragraph 2 of the Escrow Agreement addresses when the warranty period for Kay's Hill reclamation work begins.

This action item is for approval of the attached Grant Deed and Escrow Agreement

FISCAL NOTES:

Teton County will vacate the existing corridor and, in exchange, the newly constructed road will be dedicated to the County. Teton County will be responsible for maintenance of the new road.

STAFF RECOMMENDATION:

Approve both Grant Deed and Escrow Agreement.

SUGGESTED MOTION:

Approve the Grant Deed as presented for dedication of the new Packsaddle Road Corridor

and

Approve the Escrow Agreement as presented securing a \$50,000 cash bond as required in the original Packsaddle Road Agreement to Vacate and Relocate Road.

AGREEMENT TO VACATE AND RELOCATE ROAD

THIS AGREEMENT is made and entered into as of the 24th day of May, 2017, by and between AG RIM, LLC, whose mailing address is P.O. Box 50130, Idaho Falls, Idaho 83405, its successors and/or assigns (hereafter "Ag Rim"), GRANDVIEW RANCH II, LP, GRANDVIEW RANCH III, LP, GRANDVIEW RANCH IV, LP, GRANDVIEW RANCH V, LP, and GRANDVIEW RANCH VI, LP, each whose mailing address is 3565 Las Vegas Boulevard South, Suite 705, Las Vegas, Nevada 89109, its successors and/or assigns (collectively Grandview Ranch II, Grandview Ranch, III, Grandview Ranch IV, Grandview Ranch V, and Grandview Ranch VI are hereafter known as "Grandview") (Ag Rim and Grandview are referred to collectively as the "Landowners"), and Teton County Idaho, a political subdivision of the State of Idaho (hereafter "County").

WHEREAS, the County is the local highway authority for purposes of Title 40 of the Idaho Code.

WHEREAS, Ag Rim, and Grandview desire to construct a road and other improvements, shown for the purpose of identification in red on Exhibits "A" and "B" (the "Road");

WHEREAS, Landowners own land that the existing County road traverses, which ownership is shown within Exhibit "B" (the "Ownership Map") free of lien or interest that would need approval from third parties or partial release.

WHEREAS, Ag Rim, Grandview and County have agreed that the Road and the area near or surrounding the road must be enhanced with certain improvements (the "Plan") as further described and agreed upon in this Agreement;

WHEREAS, Landowners have requested that when the Plan has been executed and maintained in accordance with the provisions of this Agreement and the specification the Board of County Commissioners, the County shall abandon and vacate portions of West 4000 North, (sometimes more commonly known as Packsaddle Road and/or Milk Creek Road), identified in magenta on Exhibit "A" and Exhibit "B", pursuant to Idaho Code § 40-203;

WHEREAS, Landowners have requested that when the Plan has been executed in accordance with the provisions of this Agreement and conform to the County Road Standards for Teton County, Idaho, as amended. (Resolution 2013-411B), the County shall, pursuant to Idaho Code § 40-202, adopt and designate the newly aligned Road as a public right-of-way as identified in red on Exhibit "A";

WHEREAS, it is the intent and purpose of the Ag Rim, Grandview, and the County to enter into this Agreement that will guarantee the full and satisfactory completion of the required Improvements on the Property described in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

Conditions of Acceptance

A. The Road Construction: Except as otherwise specified hereafter, and at their sole expense, Ag Rim and Grandview shall construct the Road depicted in Exhibit "A" in conformance with the County Road Standards for Teton County, Idaho, as amended. (Resolution 2013-411B).

B. The Plan Condition: Except as otherwise specified hereafter, and at their sole expense, Ag Rim and Grandview shall carry out and complete the additional improvements which are described below and further identified in Exhibits "A" to this Agreement (the "Plan"). All improvements shall be constructed in a good and workmanlike manner in accordance with the provisions of this Agreement, the County Road Standards for Teton County, Idaho, as amended. (Resolution 2013-411B), and in accordance with the plans and specifications found in Exhibit "C" on or before November 30, 2019.

- **Scenic Pullouts** – Ag Rim and Grandview will designate and include in the Road scenic pullout rights-of-way for potential future construction and development by the County as located and illustrated on Exhibit "C" and designed suitably to the approximate site as generally shown on Exhibit "C".
- **Multi-Use Trail** – In addition to constructing the Road, a multi-use trail will be constructed in accordance with Exhibit "B" that will be a shaped, flat, revegetated surface approximately 14 feet wide within a 20-foot easement. This multi-use trail will be placed approximately parallel to the Road, and open to off-road, motorized, traffic between December 1st to March 31st. All other months of the year, the multi-use trail will be closed to motorized use, but remain open for all other types of non-motorized traffic.
- **Utilities** – The County agrees that any utilities placed in the Road or the Multi-Use Trail will be buried underground and agrees that any right-of-way or easement does not include rights for overhead utilities.
- **Traffic Impact Study** – Ag Rim and Grandview have submitted a traffic impact study to the Idaho Transportation Department ("ITD"), which has been approved by ITD and is outlined on Exhibit "D".
- **BLM Property** – The County will take the lead and work with the United States Bureau of Land Management ("BLM") to route the Road right-of-way through BLM property. Ag Rim and Grandview will be responsible for the reclamation and revegetation of the old roadways through the BLM property. If approval for routing the Road through the BLM property is not obtained on or before June 7, 2017, Landowners and County agree, without further review, that the Road will be routed around the BLM property in accordance with Exhibit "A-Alt", which will instead become the new County road. That portion of the existing public right-of-way through the BLM property will be abandoned by the County and all roads through the BLM property will be reclaimed and revegetated in native grasses by Ag Rim and

any claim asserted by BLM arising from reclamation or revegetation for a period of one year after the abandonment of the existing county road and adoption of the Road.

- Reclamation of Abandoned Road – Ag Rim and Grandview shall be responsible for the cost of the revegetation of any portion of the existing County road that is vacated, identified in magenta on Exhibit “A”, to natural vegetation or appropriate ground cover for farming. Further, Landowners will warranty the revegetation and provide weed control along the existing County road and Road for one year after the abandonment of the existing County road and adoption of the Road.
- Public Parking Area – Ag Rim agrees to construct and convey to County, via standard grant deed, fee-simple ownership to the public parking area as described in Exhibit “E”.
- Signage – Ag Rim and Grandview will provide and install signage in accordance with Exhibit “F”.
- Cattle Guards – Ag Rim agrees to install and/or remove any cattle guards on the Road to control adjacent National Forest Service grazing, if needed. Any cattle guards installed on the Road will provide a minimum width of 16-feet.
- Snowplowing – This Agreement does not create a new obligation on the part of the County to maintain the Road. However, nothing in this Agreement prevents the Landowners, or future landowners, from requesting County snowplowing services or maintenance to the Road in accordance with the County snowplowing and road maintenance policies.
- Norton Conservation Easement Property – Ag Rim will place signs every 300 feet along the boundary alerting the public to the Norton conservation easement property adjacent to the County road as identified in Exhibit “F”.
- Road Extension Evaluation – Landowners will provide an engineering evaluation to the County that details the known construction issues (including, but not limited to, existing underground utilities, proposed road relocation, potential easement ownership conflicts, and cost of construction) surrounding extending the Road along that portion of the road commonly known as the Milk Creek Road to Highway 33.

- Bainbridge/Felger/Assante Easement – Ag Rim will dedicate a 60-foot easement across its property located at the southeast corner of the Ag Rim boundary as presented in Exhibit “G” for access to the adjacent properties presently owned by Michael Joseph Asante, Joseph W. Felger and Earl Bainbridge Family Trust (the “Adjacent Properties”) or a substantially similar easement mutually agreed to by Ag Rim, and the owners of the Adjacent Properties. The owners of the Adjacent Properties have represented to the County that they will enter into a private contract for mutual access from Ag Rim to their properties. If the owners of the Adjacent Properties are unable to execute an agreement and create mutual access to all three properties on or before November 30, 2018, then existing road will not be vacated below the north boundary of parcel RP05N44E082700. In accordance with Exhibit “F”, Ag Rim agrees to pay for and put up signs for traffic control and a private drive at the intersection of the new Road and the access easement identified in Exhibit “G” for the Adjacent Properties.
- The Road(s) will not be accepted until the County Engineer issues a “Final Certificate” indicating that the Road(s), and Public Parking Area and Plan are complete and meet the specifications of the County Road Standards for Teton County, Idaho, as amended. (Resolution 2013-411B).

Ag Rim and Grandview shall maintain the Road until the issuance of the Final Certificate. Within forty-five (45) days of receipt of written application from Ag Rim and Grandview, the County shall inspect the Road and where necessary provide Ag Rim and Grandview with a definitive list in writing of any remedial works required to be carried out before the issuance of the Final Certificate. Ag Rim and Grandview will warranty the Road improved by this Agreement for one year from the date the Final Certificate is issued. Further, Landowners shall provide a cash bond of Fifty Thousand Dollars (\$50,000.00) to be held by a mutual agreed upon escrow holder for the benefit of the County. The parties agree that the aforementioned bond will only be used, if necessary, solely for reparative work, described and agreed to in this Agreement, for the Road, road reclamation, and/or weed control along the Road or associated with the existing County road reclamation during the warranty period. The monies remaining in escrow, if any, will be released to the Landowners at the conclusion of the warranty period.

Road Designation

Upon the satisfactory completion of the Road in accordance with the specifications of the County Road Standards for Teton County, Idaho, as amended. (Resolution 2013-411B), (or satisfactory completion of the partial sections thereof identified by the station markers below), and issuance of the Final Certificate for the Road, the Board of County Commissioners agree that the completed Road (identified in red on Exhibit “B”), or partial section thereof, Landowners will grant the necessary deeds of easement and the Road (or sections thereof as identified below) will become the new County right-of-way. The Road shall be commonly known and identified as follows, subject to County GIS approval:

- 1) Packsaddle Road – from station marker 1+00.00 to station marker 86+64.79;

and

- 3) Grandview Road – from station marker 242+61.36 to station marker 401+50.00.
- 4) Packsaddle Lake Road – existing.

Vacation of Old Road

Upon the issuance of the Final Certificate for the Road, or partial section thereof, the Board of County Commissioners agree that those portions of West 4000 North identified in magenta on Exhibit "A" and Exhibit "B" are abandoned as a County right-of-way. Final Certificate and vacation of the Road may be obtained for the Road as a whole, or for Packsaddle Road, Packsaddle Bench Road, and Grandview Road as a separate section of the Road. However, the issuance of Final Certificate and vacating of a separate section of the Road does not eliminate the obligation of the Ag Rim and Grandview to complete the remaining sections of the Road in accordance with this Agreement.

Binding upon Successors

This Agreement shall be binding upon and inure to the benefit of the parties' their respective heirs, successors, assigns, personal representatives, and the County in perpetuity. Nothing herein shall in any way prevent the sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners of the Ag Rim and Grandview properties shall be both benefited and bound solely by the realignment of the Road and the vacation of the West 4000 North as expressed herein.

Integration

This is the parties complete agreement and supersedes all prior negotiations, representations and agreements between the parties regarding the subject hereof.

Notices

All notices in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee when delivered in person on a business day at the address set forth below or on the third day after being deposited in the United States mail, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, to the address set forth below.

Notices to the County shall be addressed to, or delivered at, the following address:

Teton County Board of County Commissioners
ATTN: Public Works Director
150 Courthouse Drive, Rm. 107
Driggs, Idaho 83422

with copies to:

Teton County Prosecuting Attorney
230 N Main St
Driggs, ID 83422

Notices to the Landowners shall be addressed to, or delivered at, the following addresses:

Ag Rim
c/o Tammie Smith
P.O. Box 50130
Idaho Falls, Idaho 83405

Grandview
c/o Ron Judy
P.O. Box 750
Rancho Santa Fe, CA 92067

with copies to:
Sean R. Moulton
P.O. Box 631
Driggs, ID 83422

By notice complying with the requirements of this Section, each party shall have the right to change the address for all future notices, but no notice of a change of address shall be effective until received as provided above.

Amendments or Alterations

All changes, amendments, omissions, or additions to this Agreement shall be in writing and shall be signed by each party.

Governing Law

This Agreement shall be construed and governed according to the laws of the State of Idaho. The venue for any action arising out of this Agreement shall be exclusively in the District Court of the Seventh Judicial District of the State of Idaho, Teton County, or in the United States District Court for the District of Idaho. The parties agree to submit to personal jurisdiction in these exclusive venues.

IN WITNESS WHEREOF, the parties have executed this Agreement in multiple counterparts on the day and year set forth above.

BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, IDAHO



Mark Ricks, Chairman

Ag Rim, LLC

Tammie Smith

Tammie Smith, Manager

Grandview Ranch II, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

Grandview Ranch III, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

Grandview Ranch IV, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

Grandview Ranch V, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

Ag Rim, LLC

Tammie Smith, Manager

Grandview Ranch II, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

Grandview Ranch III, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

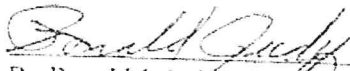
Grandview Ranch IV, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

Grandview Ranch V, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

Grandview Ranch VI, LP

A handwritten signature in dark ink, appearing to read "Ronald J. Judy", is written over a horizontal line.

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner



drewmep@gmail.com

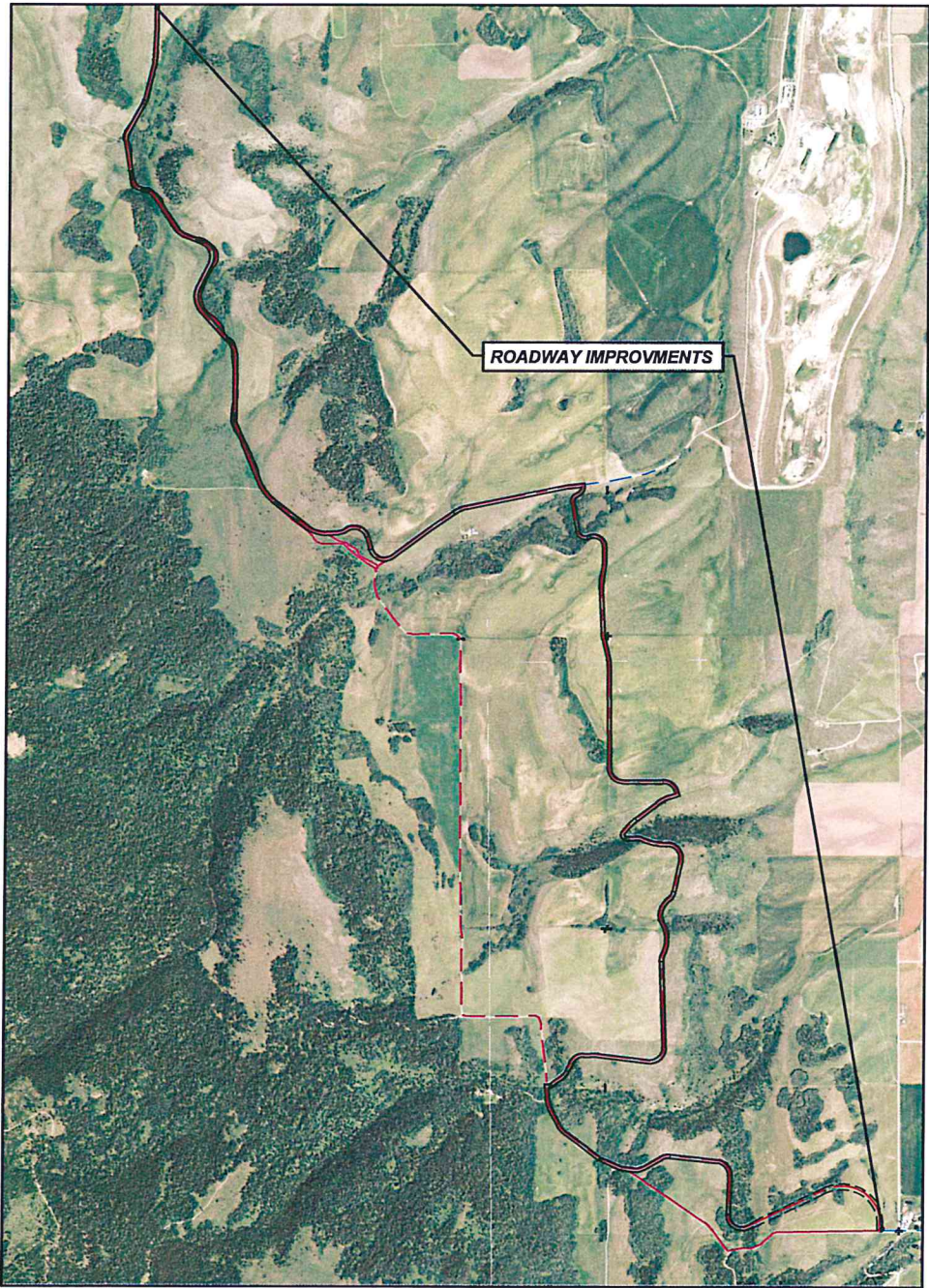
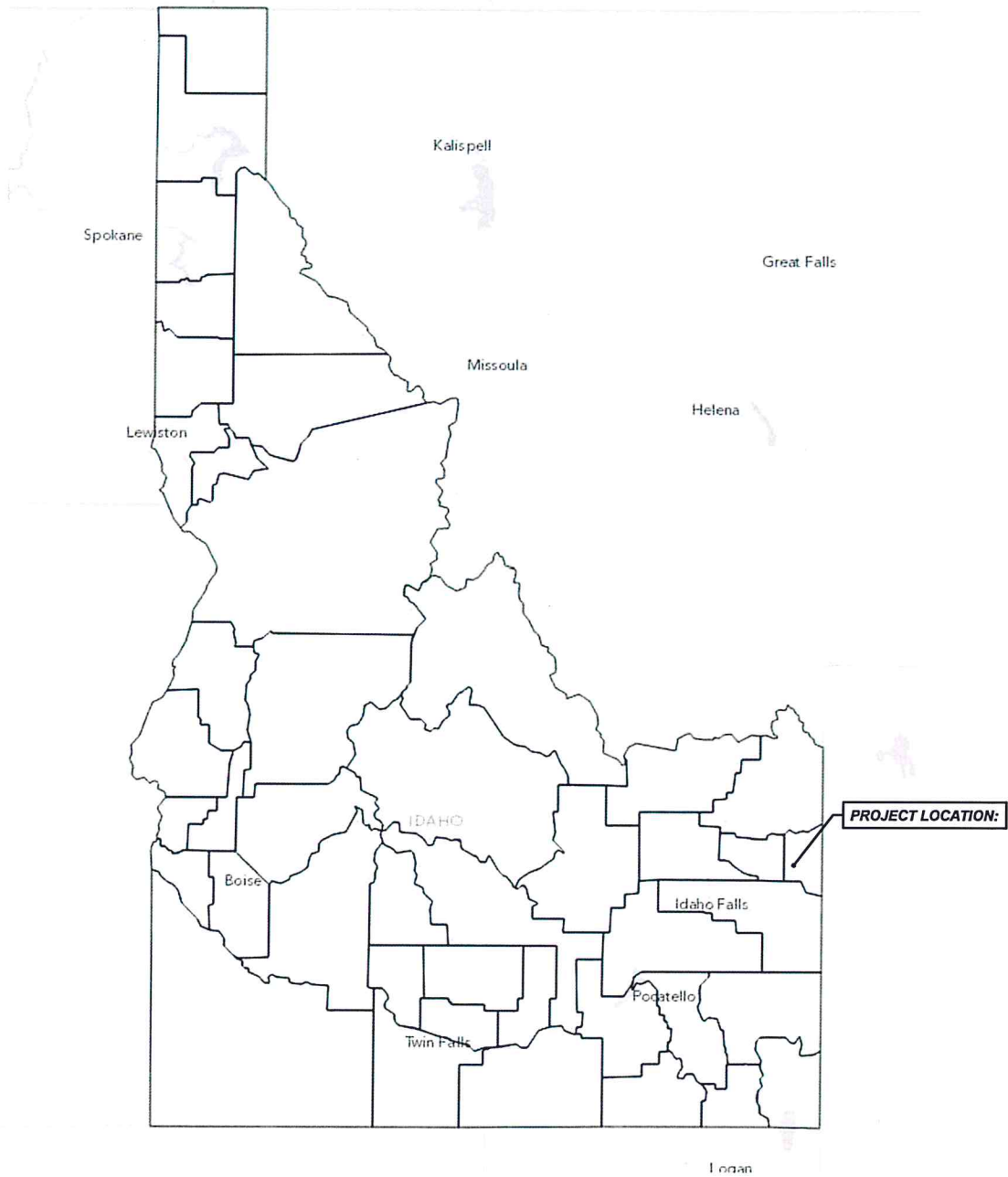
789 N. 450 E. Firth, Idaho, 83236

208.313.4267

Exhibit A

PACKSADDLE RD, PACKSADDLE BENCH RD, & GRANDVIEW RD
PRELIMINARY REALIGNMENT

5.23.17_Roadway.dwg



HORIZONTAL SCALE

(22x34) 1"=200'
(11x17) 1"=400'



VERTICAL SCALE

(22x34) 1"=100'
(11x17) 1"=200'



SHEET INDEX

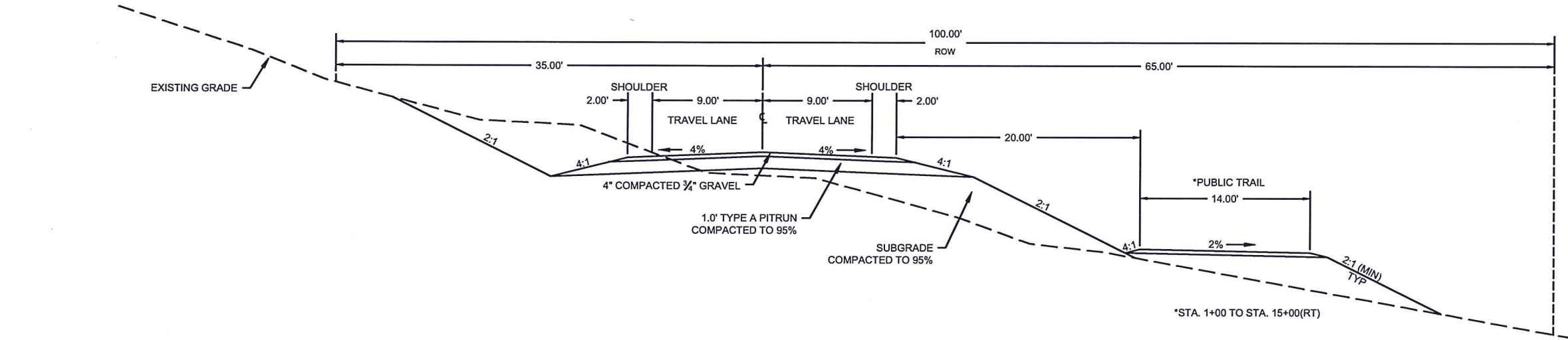
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2	TYPICAL SECTION & CULVERT TABLE
3 - 10	ROADWAY PLANS



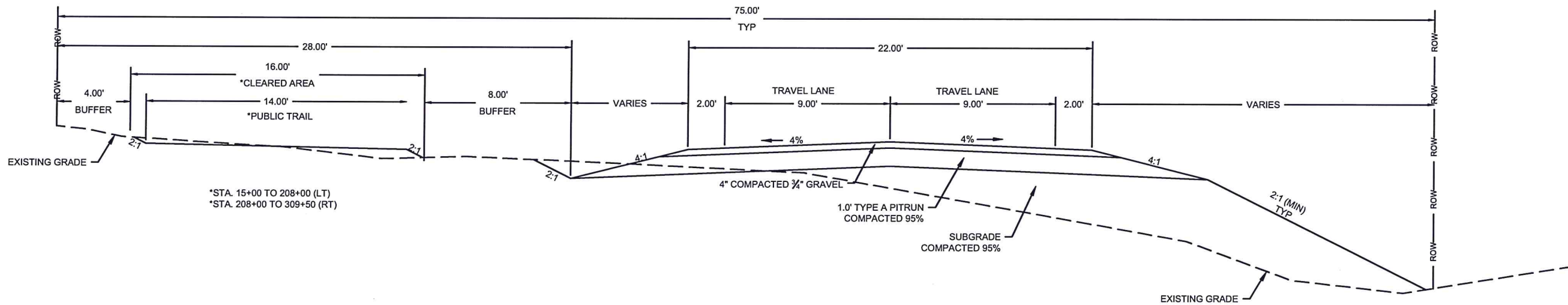
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DRAWN: T.D.M./T.R.M.
PROJECT NO. 14978
REVISION:
789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

5.23.17_Roadway.dwg

TYPICAL SECTION
STA. 1+00 TO 30+49

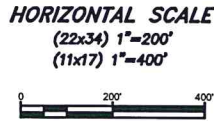


TYPICAL SECTION
STA. 30+49 TO 401+02



*Seeding should be done with certified seed as follows: 25% of mix Western Wheatgrass at a full Pure Live Seed (PLS) rate of 3lbs/acre, Mountain Brome 25% of mix at a PLS of 2 lbs/acre, Slender Wheatgrass 25% of mix at PLS of 2 lbs/acre, Idaho Fescue 25% of mix at PLS of 10 lbs/acre. Included seeding/planting plan should be completed and included for review and approval by Teton County Weeds.

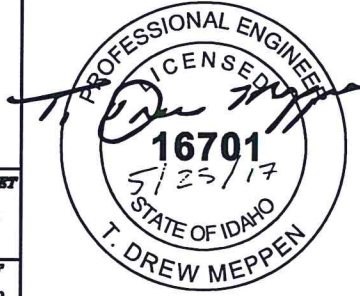
- COUNTY ROAD TO BE REALIGNED
- EXISTING COUNTY ROAD
- TETON VALLEY SCENIC PARKWAY

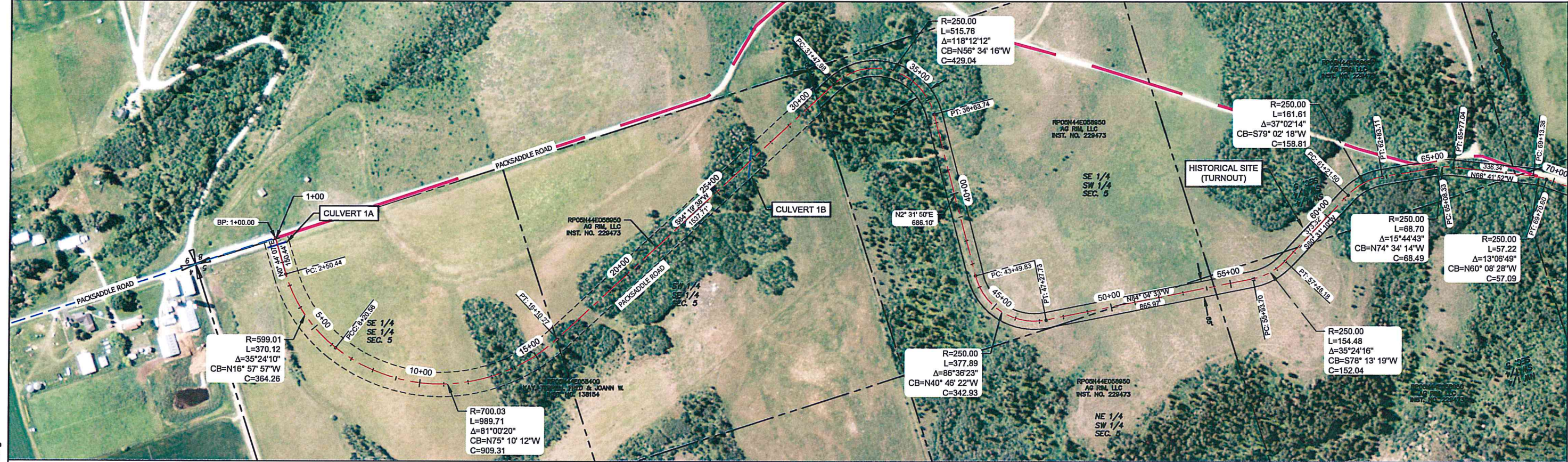


PLAN & PROFILE
PRELIMINARY
PROPOSED CL ALIGNMENT

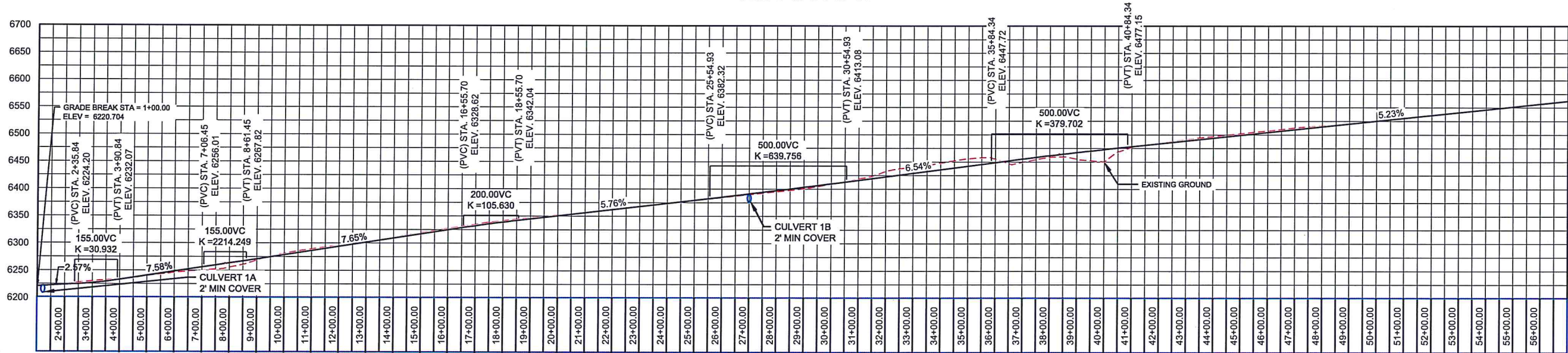


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DRAWN: T.D.M./T.R.M.	tmeppen@gmail.com	
PROJECT NO. 14078		
REVISION:		





STA: 1+00 TO 57+00



COUNTY ROAD TO BE REALIGNED
(22x34) 1"=200'

EXISTING COUNTY ROAD
(11x17) 1"=400'

TETON VALLEY SCENIC PARKWAY

HORIZONTAL SCALE
(22x34) 1"=200'
(11x17) 1"=400'

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200'

400'

PLAN & PROFILE

PRELIMINARY
PROPOSED CL ALIGNMENT

BENCHMARK

LAND SURVEYING

PACKSADDLE RD, PACKSADDLE BENCH RD,
& GRANDVIEW RD
T. 5N. & 6N, R. 4E ERM AND T. 6N, R. 4S ERM.

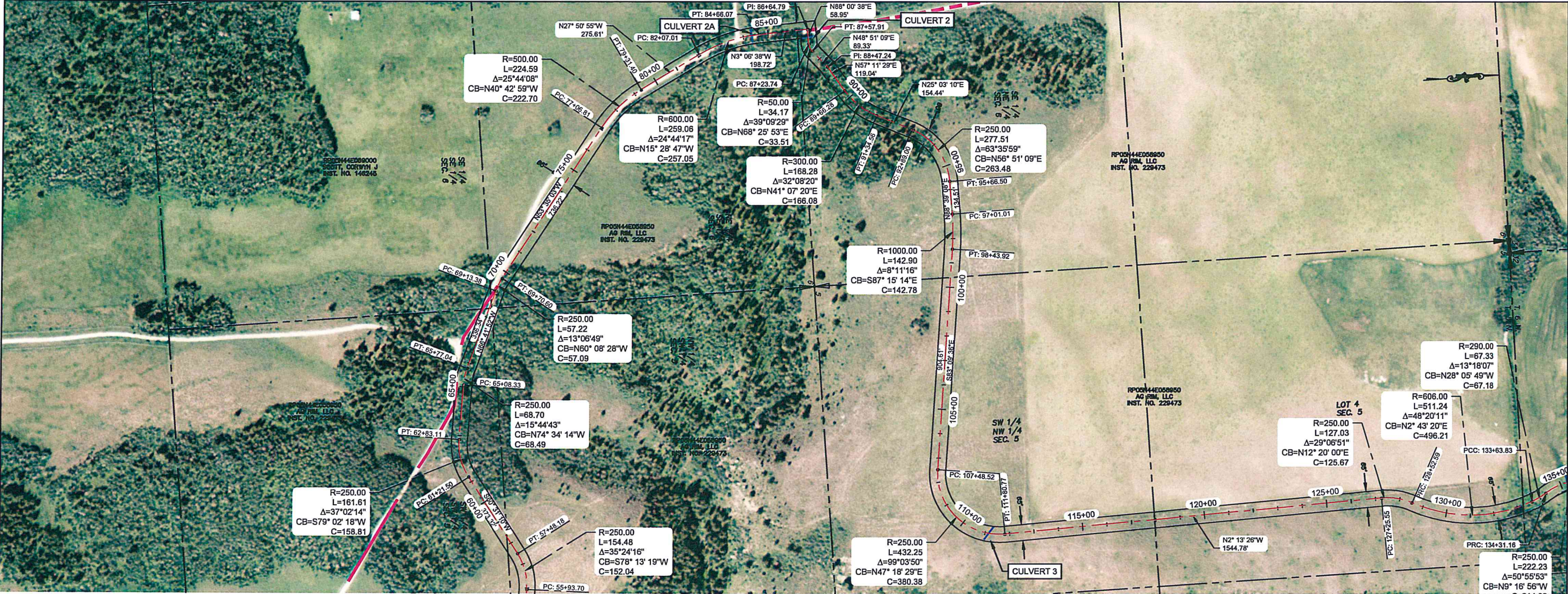
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REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

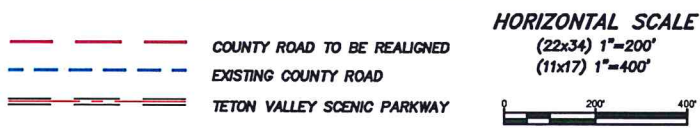
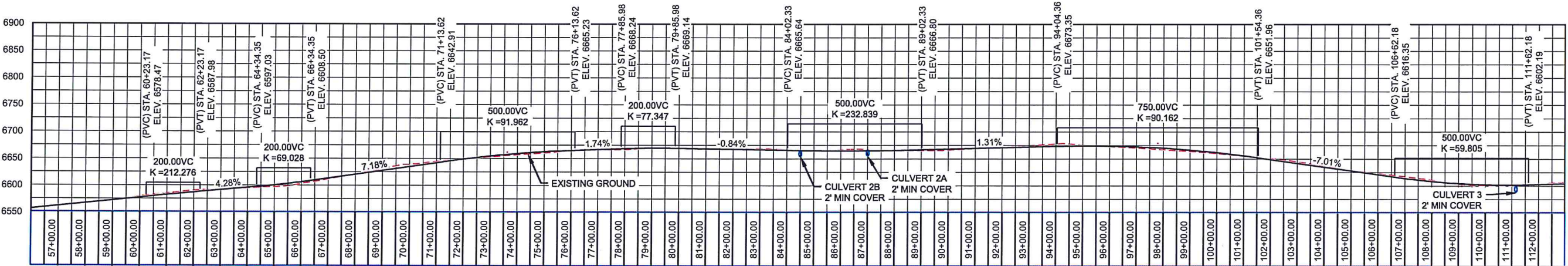
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PROFESSIONAL ENGINEER
LICENSED
16701
STATE OF IDAHO
T. DREW MEPPEN

5/23/17



STA: 56+00 TO 113+00

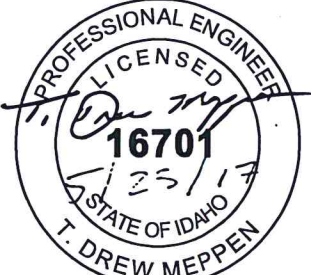


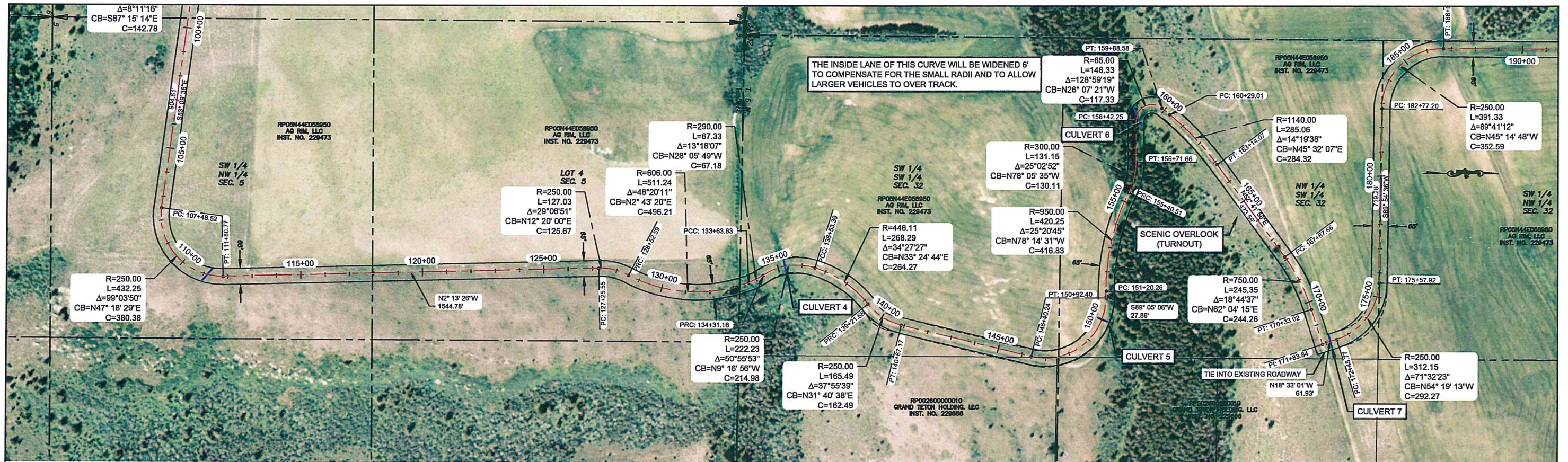
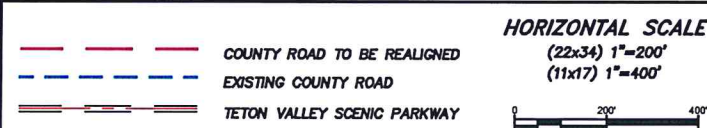
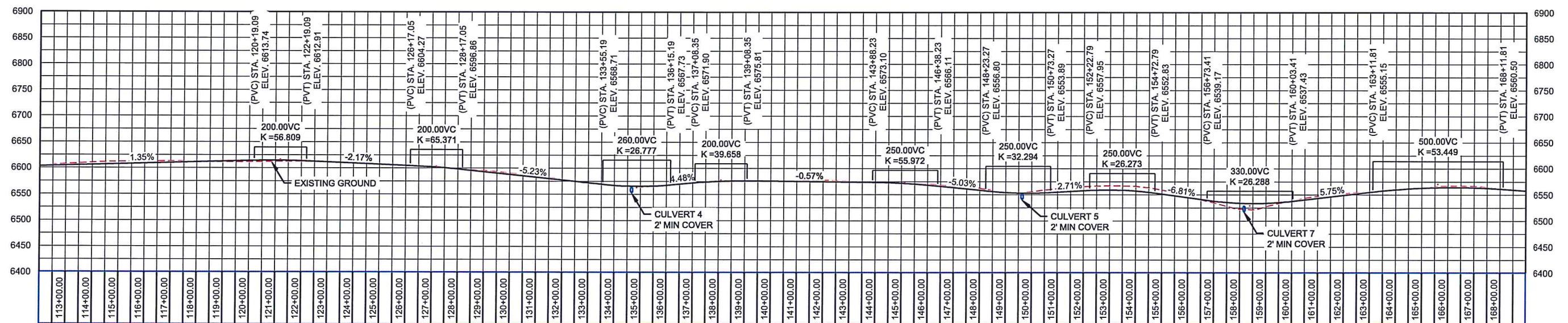
PLAN & PROFILE

**PRELIMINARY
PROPOSED CL ALIGNMENT**



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PROJECT NO. 14076		
REVISION:		
789 NORTH 450 EAST FIRTH, IDAHO 83236 tmeppen@gmail.com		



**STA: 112+00 TO 169+00**

HORIZONTAL SCALE
(22x34) 1"=200'
(11x17) 1"=400'

PLAN & PROFILE

***PRELIMINARY
PROPOSED CL ALIGNMENT***



**PACKSADDLE RD, PACKSADDLE BENCH RD,
& GRANDVIEW RD**

T. 5N & 6N, R 44 ERM AND T. 6 N., R 43 ERM.

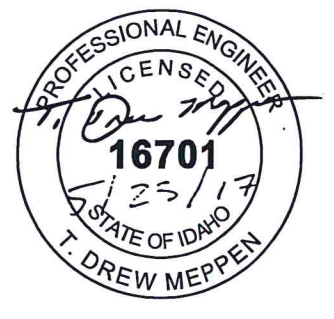
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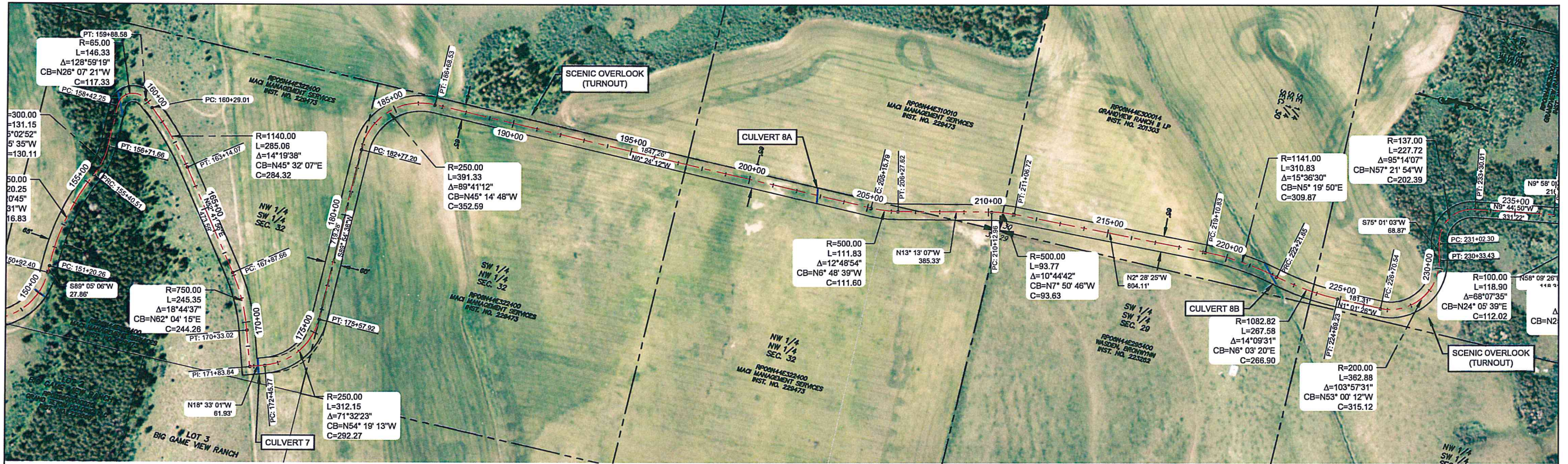
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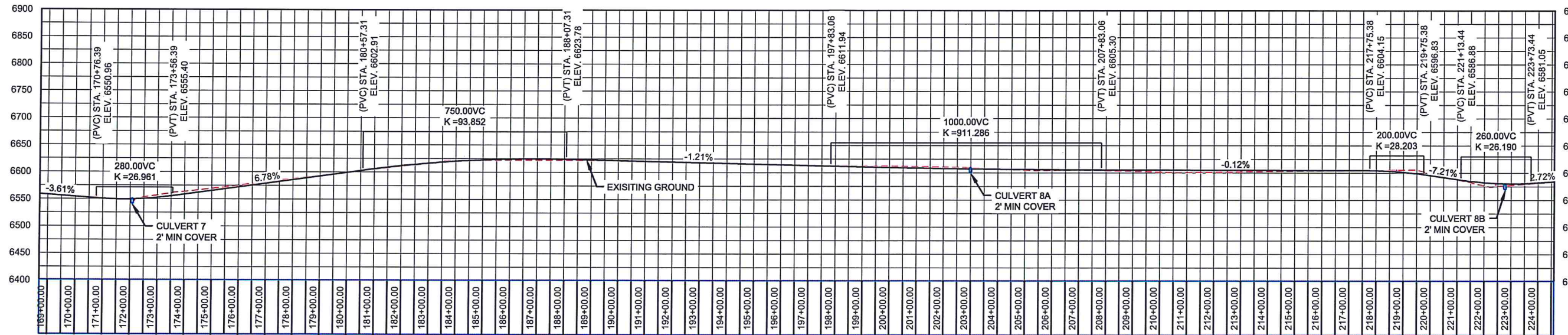
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STA: 168+70 TO 224+60



LEGEND

- COUNTY ROAD TO BE REALIGNED
- EXISTING COUNTY ROAD
- TETON VALLEY SCENIC PARKWAY

HORIZONTAL SCALE
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PLAN & PROFILE

**PRELIMINARY
PROPOSED CL ALIGNMENT**



**PACKSADDLE RD, PACKSADDLE BENCH RD,
& GRANDVIEW RD**

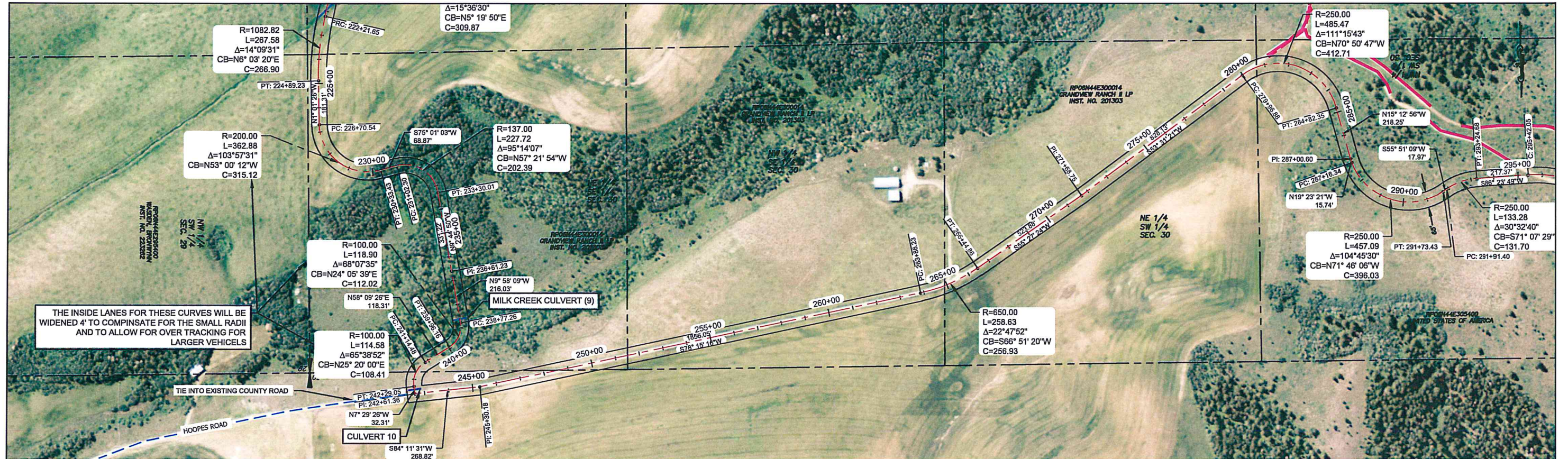
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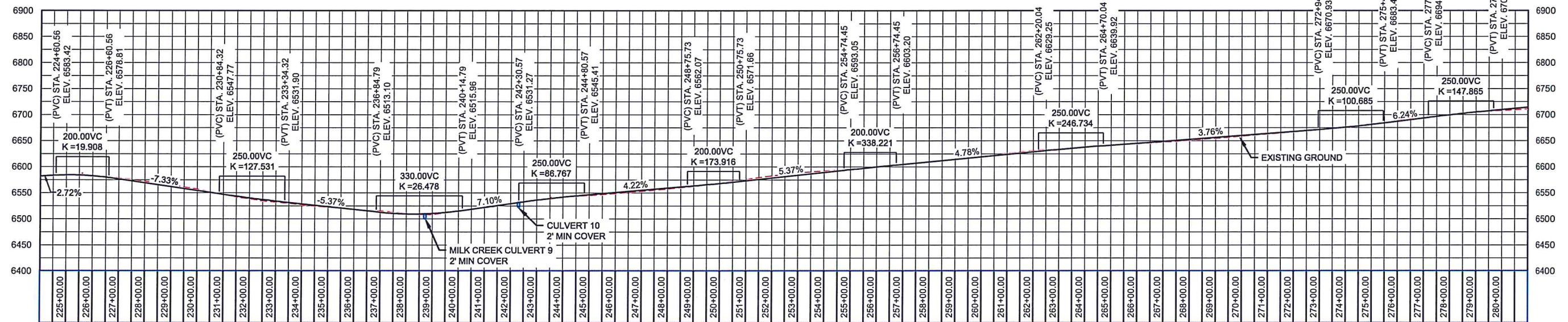
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SHEET 6 OF 10





STA: 224+00 TO 281+00



--- COUNTY ROAD TO BE REALIGNED
--- EXISTING COUNTY ROAD
--- TETON VALLEY SCENIC PARKWAY

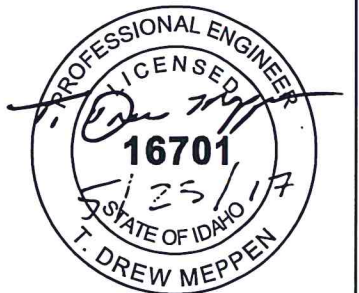
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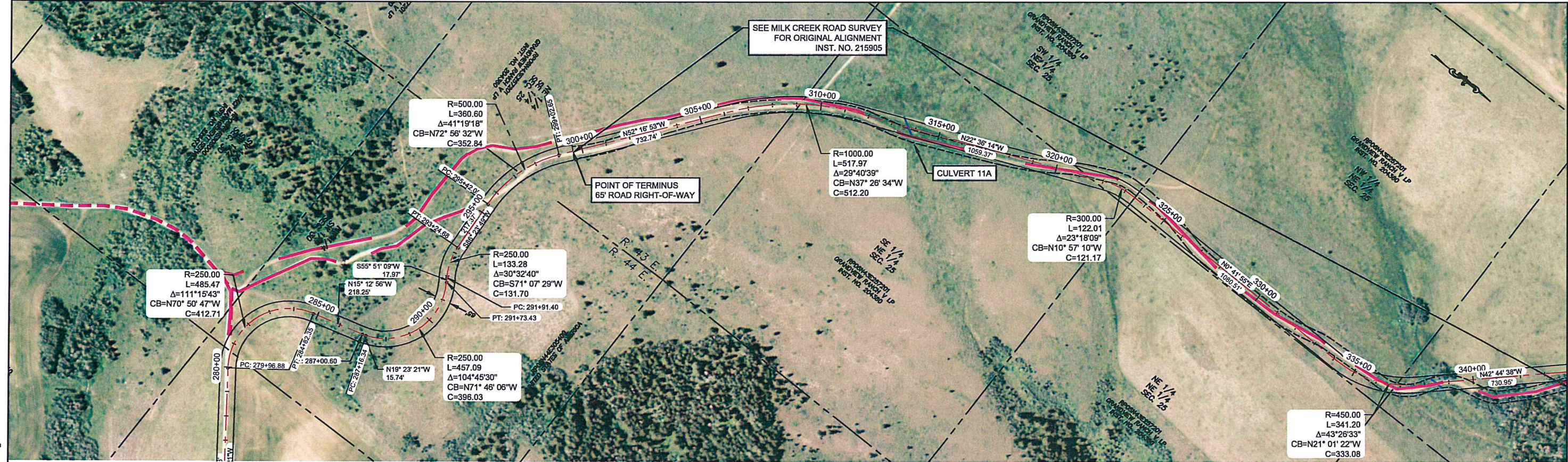
PLAN & PROFILE
PRELIMINARY
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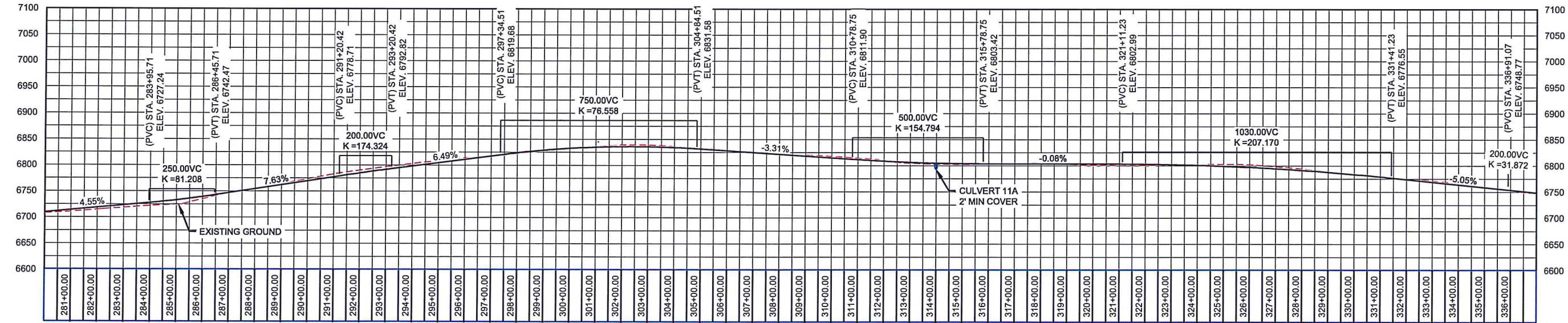
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OF
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STA: 280+00 TO 337+00



COUNTY ROAD TO BE REALIGNED

EXISTING COUNTY ROAD

TETON VALLEY SCENIC PARKWAY

HORIZONTAL SCALE

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200'

400'

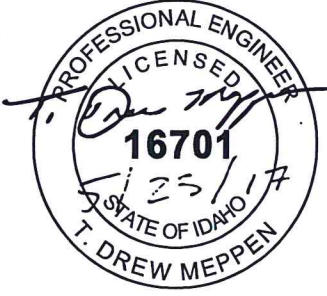
PLAN & PROFILE

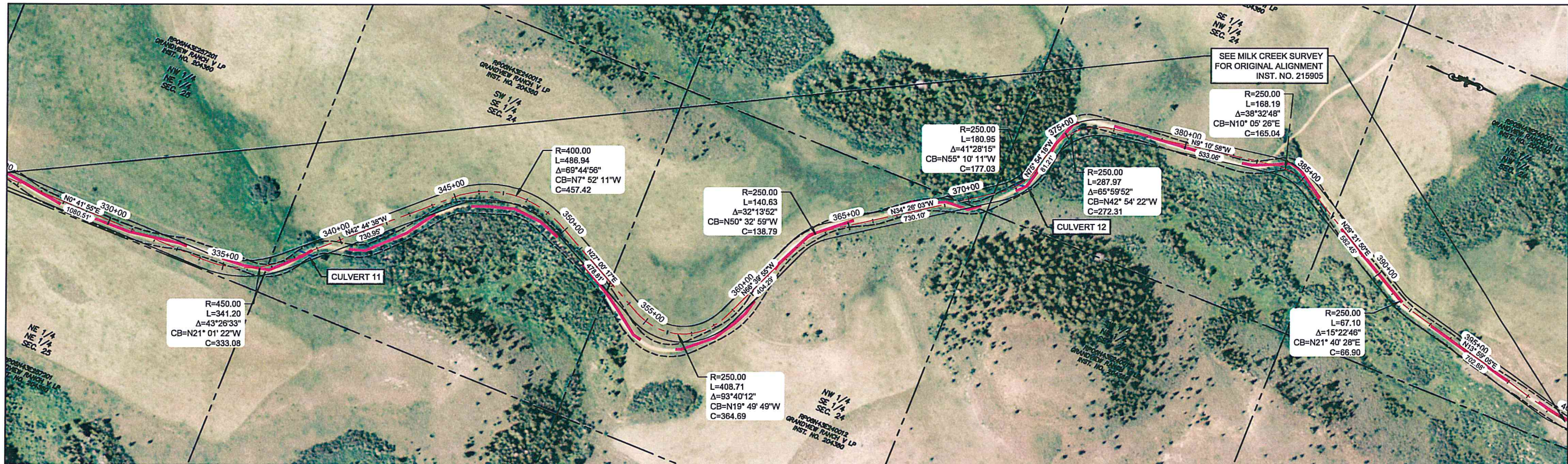
PRELIMINARY

PROPOSED CL ALIGNMENT

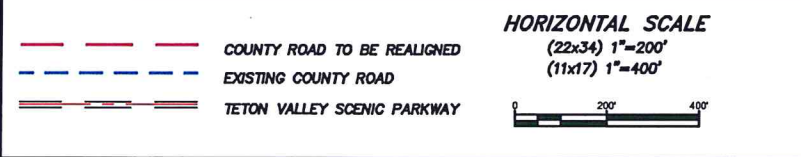
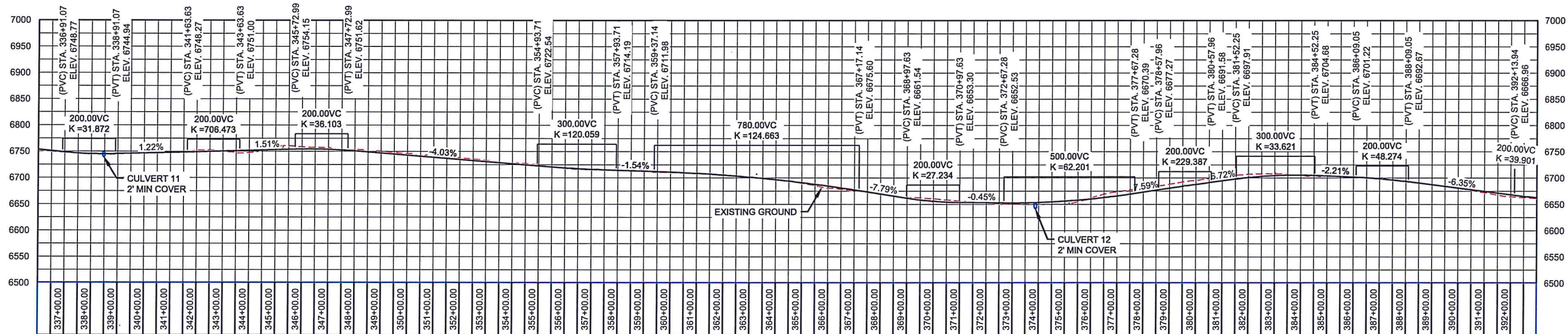


PACKSADDLE RD, PACKSADDLE BENCH RD, & GRANDVIEW RD		SHEET
T. 5N. & 6N. R. 44 ERM. AND T. 6 N., R. 43 ERM.		8
DATE: 5-28-2014	789 NORTH 450 EAST FIRTH, IDAHO 83236 trmeppe@gmail.com	OF 10
DESIGN: T.D.M./T.R.M.		
DRAWN: T.D.M./T.R.M.		
PROJECT NO. 14078		
REVISION:		





STA: 336+00 TO 393+00

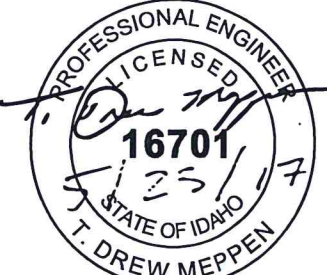


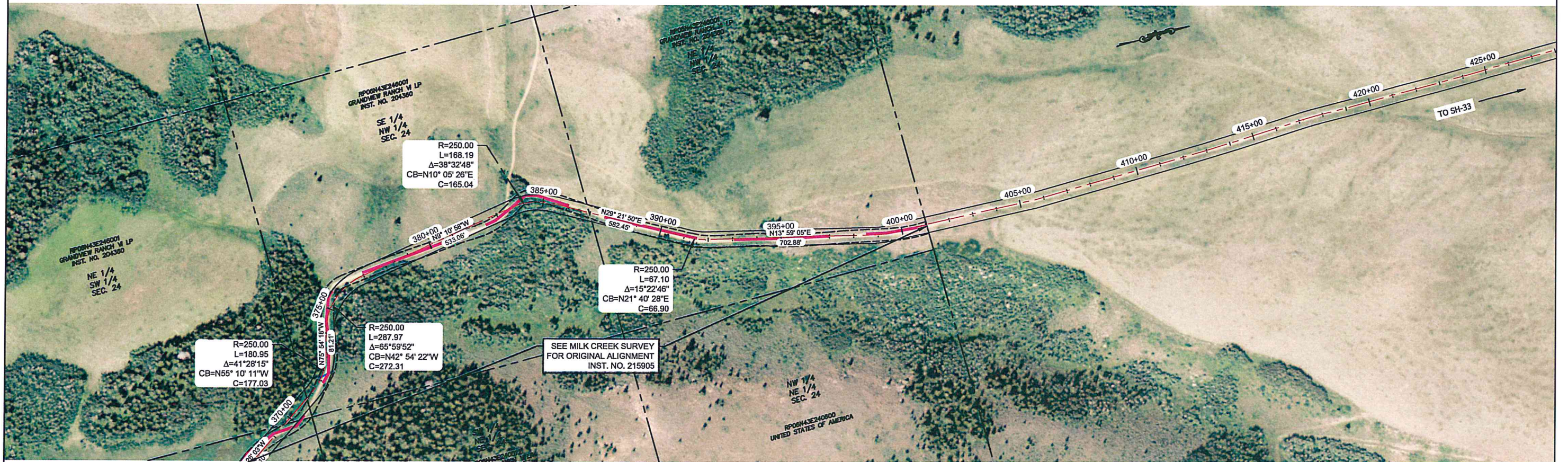
PLAN & PROFILE

PRELIMINARY
PROPOSED CL ALIGNMENT

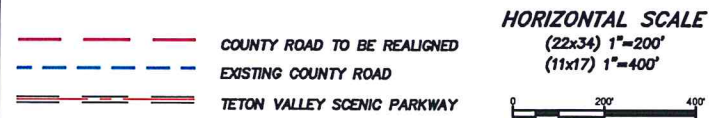
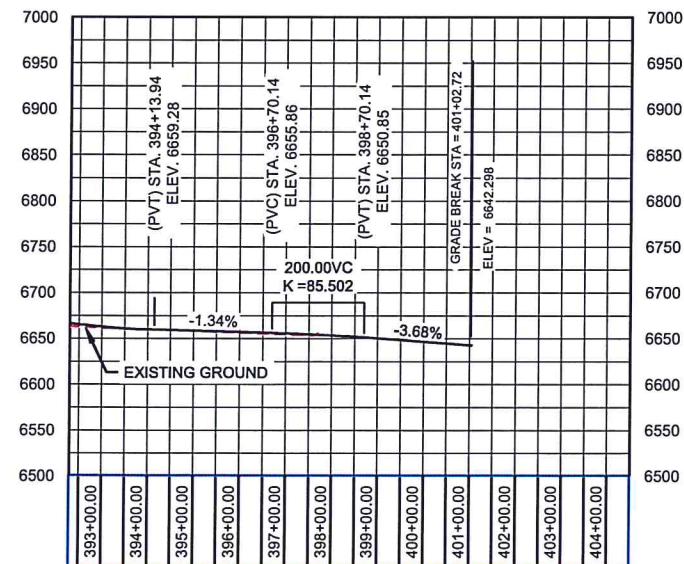


PACKSADDLE RD, PACKSADDLE BENCH RD, & GRANDVIEW RD		SHEET
T. 5N. & 6N, R. 4E ERM AND T. 6N, R. 4E ERM		9
DATE: 5-28-2014	789 NORTH 450 EAST	OF
DESIGN: T.D.M./T.R.M.	FIRTH, IDAHO 83236	10
DRAWN: T.D.M./T.R.M.	tmappen@gmail.com	
PROJECT NO. 14078		
REVISION:		





STA: 392+30 TO 404+50

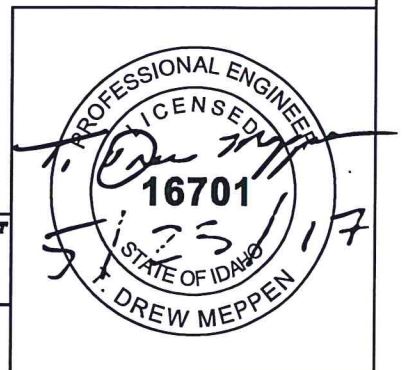


PLAN & PROFILE

PRELIMINARY
PROPOSED CL ALIGNMENT



PACKSADDLE RD, PACKSADDLE BENCH RD, & GRANDVIEW RD		SHEET
T. 5N. & 6N, R. 44 ERM AND T. 6 N, R. 43 ERM		10
DATE: 5-28-2014	789 NORTH 450 EAST	OF
DESIGN: T.D.M./T.R.M.	FIRTH, IDAHO 83236	10
DRAWN: T.D.M./T.R.M.	tmeppen@gmail.com	
PROJECT NO. 14076		
REVISION:		



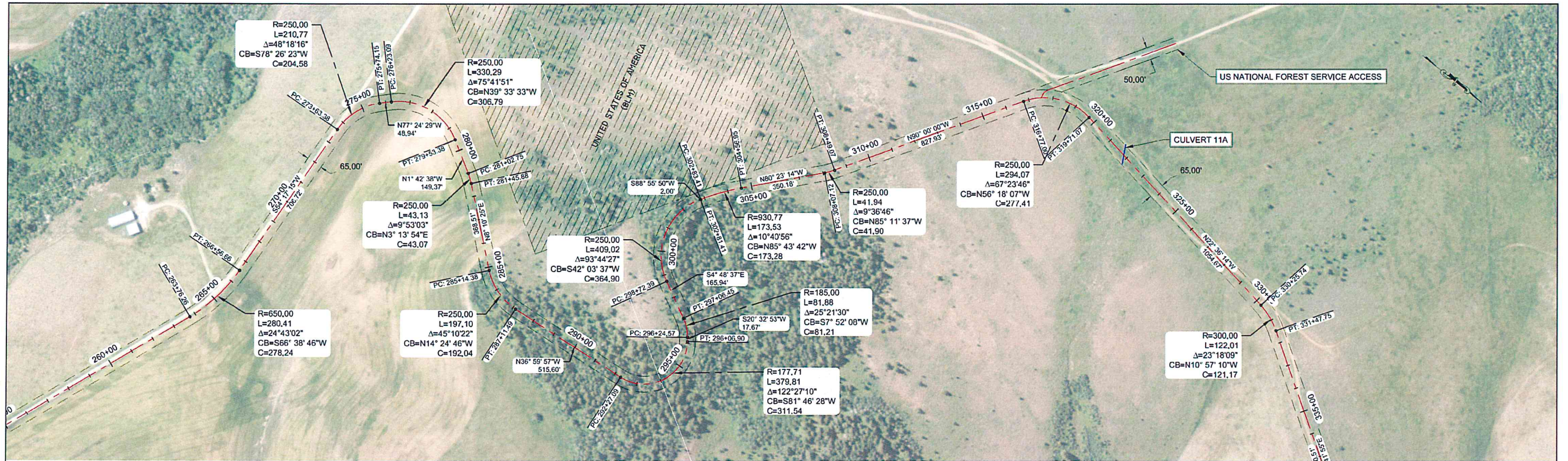


drewmep@gmail.com

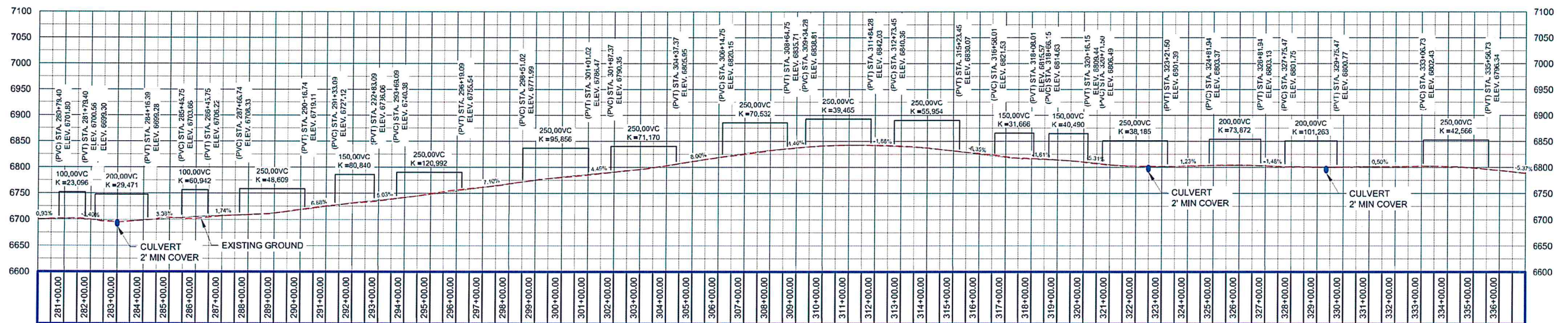
789 N. 450 E. Firth, Idaho, 83236

208.313.4267

Exhibit A-Alt



STA: 280+00 TO 337+00



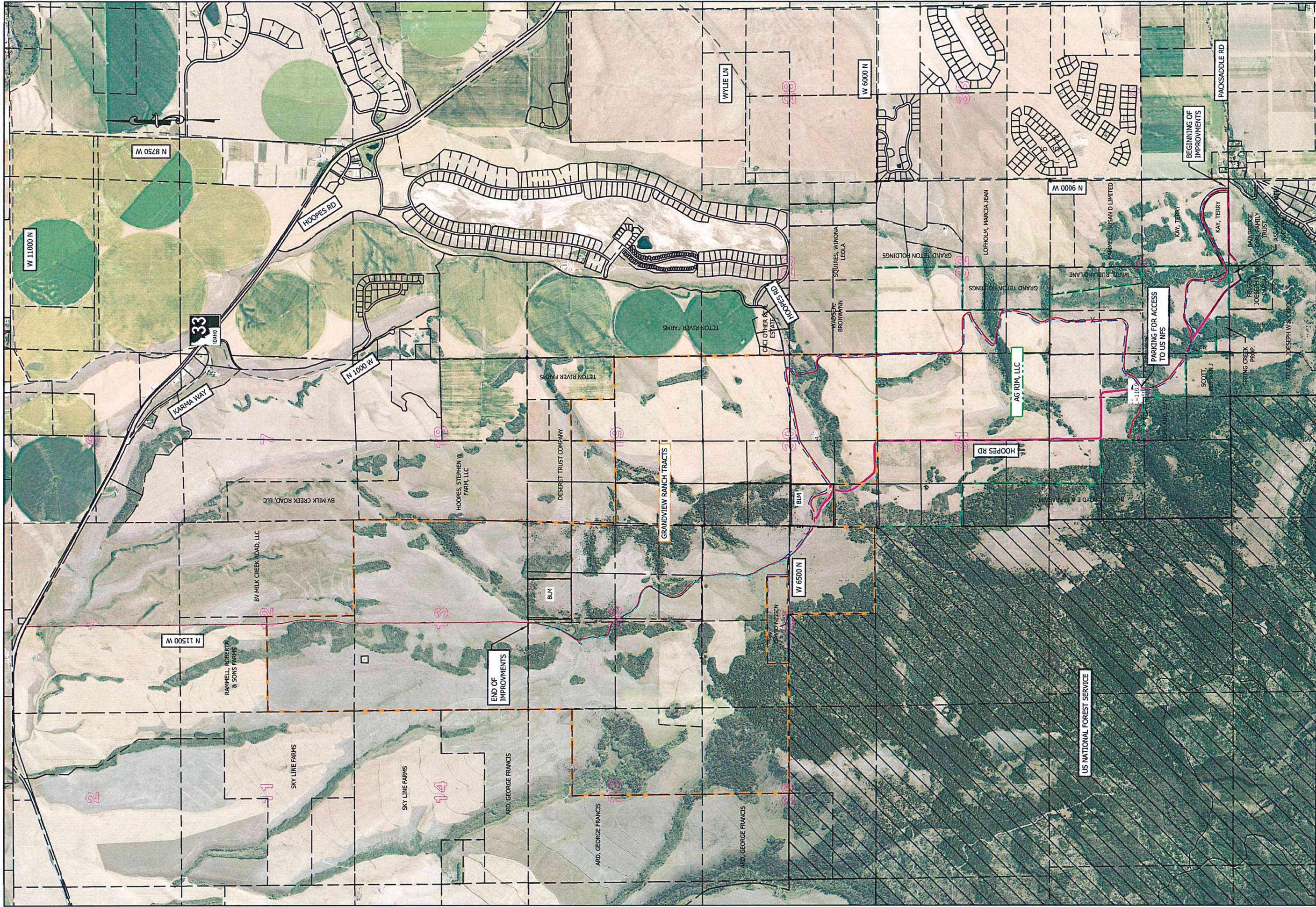


drewmep@gmail.com

789 N. 450 E. Firth, Idaho, 83236

208.313.4267

Exhibit B



LEGEND

- PACKSADDLE ROAD
- US NATIONAL FOREST SERVICE ROAD
- PACKSADDLE PUBLIC TRAIL
- AG RIM, LLC
- EXISTING COUNTY ROAD
- SECTION OF COUNTY ROAD TO BE RELOCATED

PROJECT OVERVIEW MAP

HORIZONTAL SCALE

(22x34) 1"=1300'
(11x17) 1"=2600'

PACKSADDLE BENCH

T. 5N. & 6N., R. 44 ERM. AND T. 6 N., R. 49 ERM.

DATE: _____
DESIGN: _____
DRAWN: _____
PROJECT NO: _____
REVISION: _____

789 NORTH 450 EAST
FIRTH, IDAHO 83236
lmeppen@gmail.com

BENCHMARK

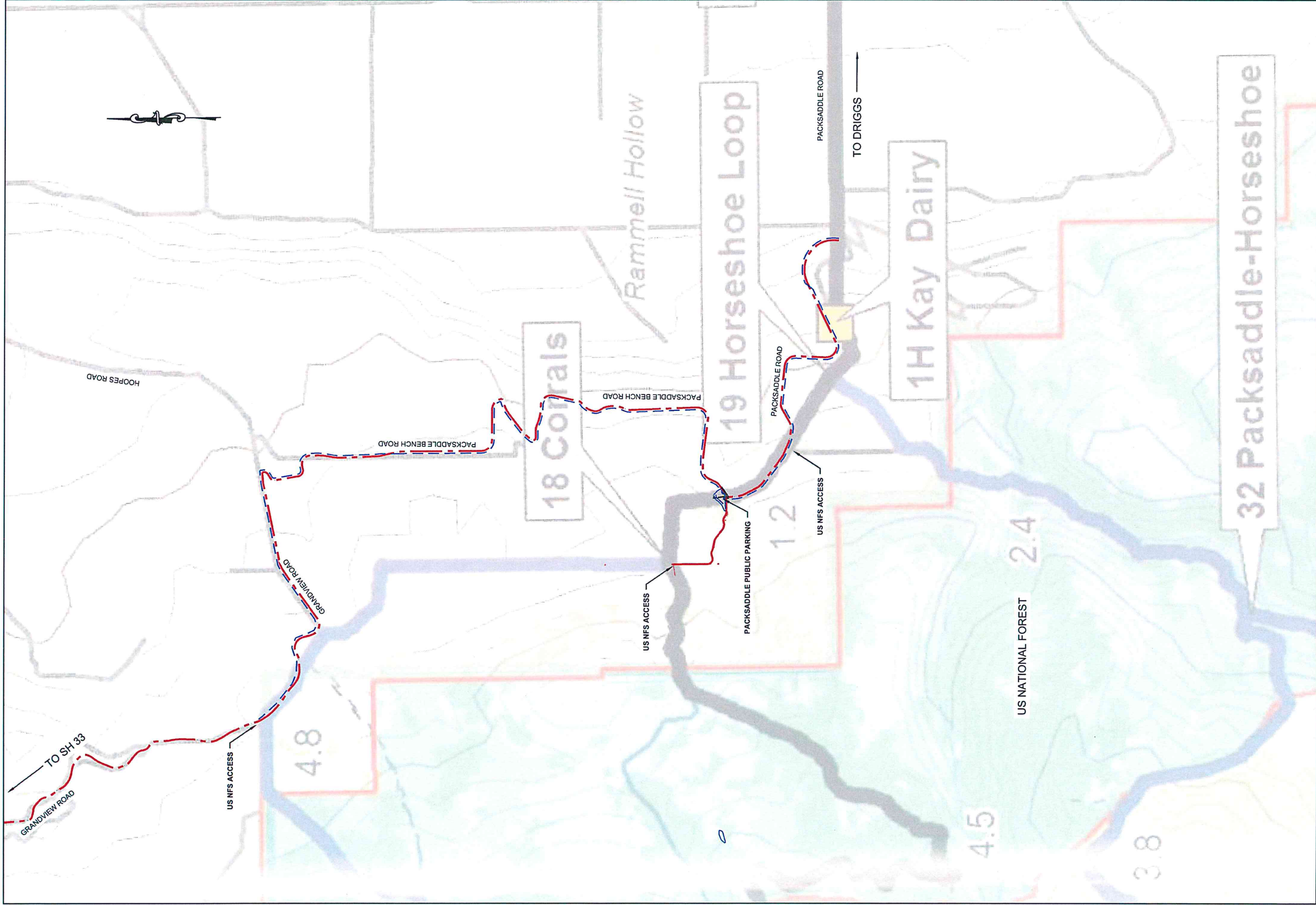
LAND SURVEYING

PACKSADDLE BENCH

T. 5N. & 6N., R. 44 ERM. AND T. 6 N., R. 49 ERM.

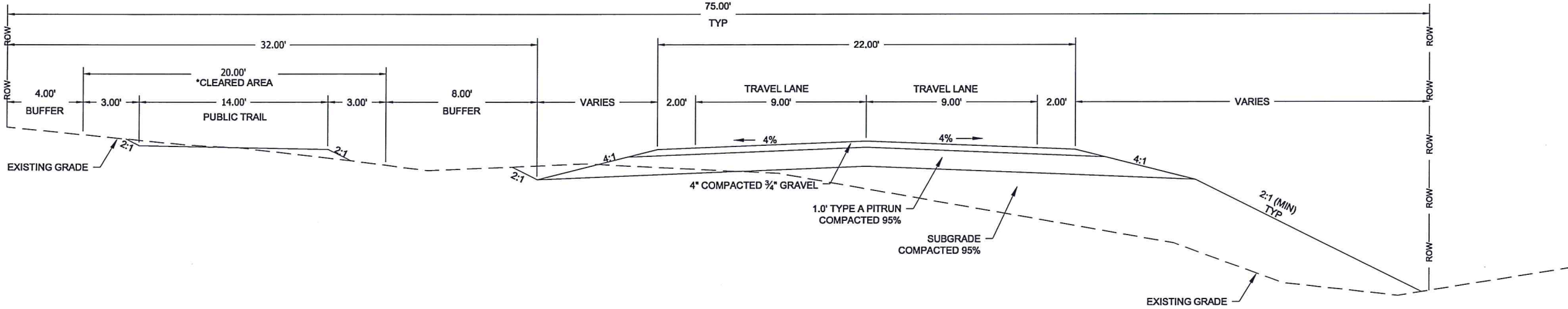
DATE: _____
DESIGN: _____
DRAWN: _____
PROJECT NO: _____
REVISION: _____

789 NORTH 450 EAST
FIRTH, IDAHO 83236
lmeppen@gmail.com



LEGEND	HORIZONTAL SCALE (22x34) 1"=1000' (11x17) 1"=2000'	 BENCHMARK LAND SURVEYING	PACKSADDLE TRAIL MAP	SECRET
			T. 5N. & 6N., R. 44 ERM. AND T. 6 N., R. 43 ERM.	1
			DATE: DESIGN: PROJECT NO. REVISION	OF
			789 NORTH 450 EAST FIRTH, IDAHO 83236 lmeppen@gmail.com	1

TYPICAL SECTION



*Seeding should be done with certified seed as follows: 25% of mix Western Wheatgrass at a full Pure Live Seed (PLS) rate of 3lbs/acre, Mountain Brome 25% of mix at a PLS of 2 lbs/acre, Slender Wheatgrass 25% of mix at PLS of 2 lbs/acre, Idaho Fescue 25% of mix at PLS of 10 lbs/acre. Included seeding/planting plan should be completed and included for review and approval by Teton County Weeds.

HORIZONTAL SCALE

(11x17) 1"=3'



TYPICAL SECTION

PROPOSED CL ALIGNMENT



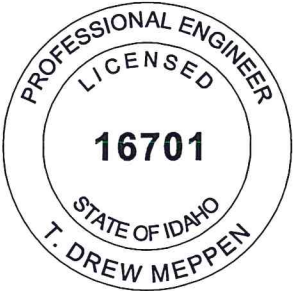
PACKSADDLE RD, PACKSADDLE BENCH RD,
& GRANDVIEW RD
T. 5N. & 6N., R. 44 E.R.M. AND T. 6 N., R. 43 E.R.M.

DATE: 5-28-2014
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO. 14076
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET
1

OF
1



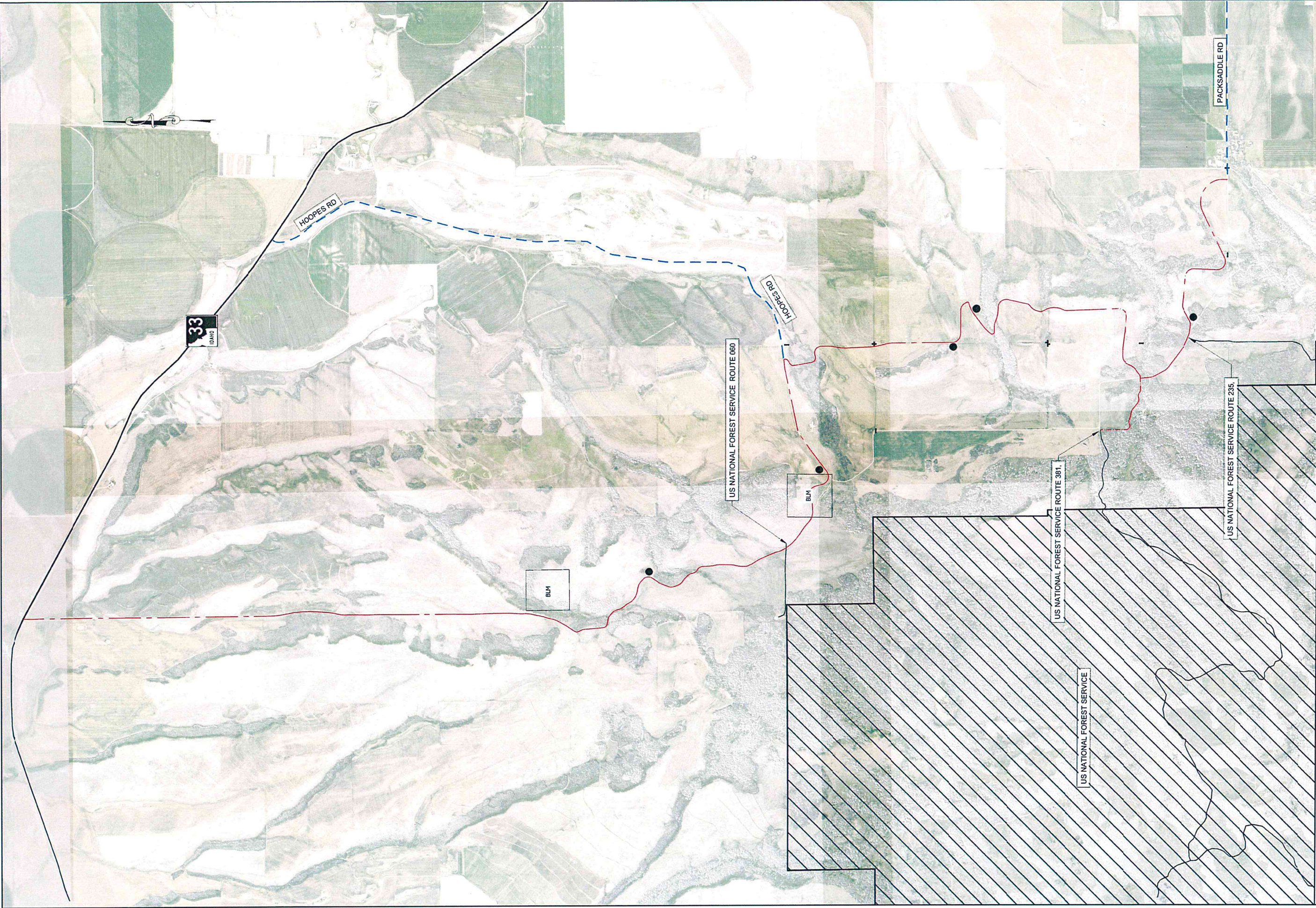


drewmep@gmail.com

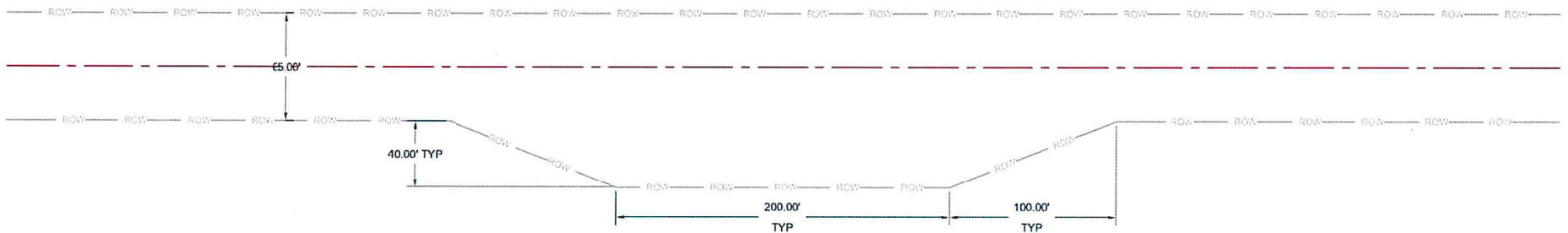
789 N. 450 E. Firth, Idaho, 83236


208.313.4267

Exhibit C



LEGEND		PROJECT OVERVIEW MAP		BENCHMARK LAND SURVEYING		PACKSADDLE ROAD		SHEET
---	EXISTING COUNTY ROAD	●	PULLOVERS	HORIZONTAL SCALE 0 50 100 FEET (22x34) 1"=1,800' (11x17) 1"=2,600'		T. 5N. & 6N., R. 44 ERM. AND T. 6 N., R. 43 ERM.		1
---	PACKSADDLE ROAD							
---	US NATIONAL FOREST SERVICE ROAD					789 NORTH 450 EAST FIRTH, IDAHO 83236 tmeppen@gmail.com		OF
						DATE: 5-28-2014 DESIGNER: TDM/ERM DRAWN: TDM/ERM CHECKED: TDM/ERM REVISION: 1		1



LEGEND		PROJECT OVERVIEW MAP			TYPICAL PULLOVER LAYOUT	PULLOVER DESIGN		SHEET
— ROW — ROW — — ROW — ROW — PACKSADDLE ROAD		HORIZONTAL SCALE  (11x17) 1"=40'				T. 5N. & 6N., R. 44 E.B.M. AND T. 6 N., R. 43 E.B.M.		1
						DATE: _____ DESIGN: _____ DRAWN: _____ PROJECT NO. _____ REVISION: _____	785 NORTH 450 EAST FIRTH, IDAHO 83236 lmeppen@gmail.com	OF 1



drewmep@gmail.com

789 N. 450 E. Firth, Idaho, 83236

208.313.4267

Exhibit D



Packsaddle Road

Traffic Impact Study

7.11.16

AG Rim, LLC & Grandview Ranch LLC





drewmep@gmail.com

789 N. 450 E. Firth, Idaho, 83236

208.313.4267

7.11.2016

Attn:
Ben Burke
Traffic Engineer
Idaho Transportation Department

The intent of this letter is to inform you of improvements made to Teton County's Packsaddle Road (W 4000 N) and Milk Creek Road (W 11500 W) and to address impacts to traffic that it may have at the intersection of Milk Creek Road and SH-33 at Mile Post 121.99. Currently these improvements end 2.83 miles South of SH-33. Part of the purposed agreement in accepting these improvements is that the remaining 2.83 miles be brought up to County standards.

Background

Ag Rim, LLC and Grandview Ranch, LLC have constructed a private road and improved sections of the existing Teton County's Packsaddle Road and Milk Creek Road to meet county standards. In this area Packsaddle and Milk Creek Road intersect with SH-33 at M.P. 137.27 and M.P. 121.99 respectively. The purpose for the construction and improvements of this road was to allow better access to the parcels owned by the said parties above (see attached Exhibit A).

Impacts

It has been proposed that portions of the existing Packsaddle Road be vacated and the new constructed road be adopted in its new location as Packsaddle Road. A public hearing has been held and is currently open pending the final agreement between Teton County BOCC and Ag Rim, LLC and Grandview Ranch, LLC. There have been some concerns that these improvements will significantly increase the ADT in this area.

Packsaddle Road in this area serves those wanting access to the US National Forest, 3 residents, and 4 other agricultural land owners. Future planned development would be 6,000 acres divided into 11 separate ranches. In order to address these concerns I have made some assumptions that will help provide an educated factual opinion.

The current condition of packsaddle road in this area is a unmaintained 2 track road with limited to no drainage. The new constructed road is built to Teton County's Standard Specifications which will allow the traveling public to maneuver the roadway easier and more safely. With easier access to these areas, especially the US National Forest, it is anticipated that an increase of ADT will occur. Packsaddle road is not the only county road that services access to the US NFS. Hoops Road also is a popular route to access the US NFS and is the shortest route from SH-33 M.P. 124.63 to the US NFS. Packsaddle allows access from the North and from the East. That is a total of 3 routes.

The acreage of US NFS that is served by these routes in Teton County is 9,664 Acres (see Figure 1 Site Layout).

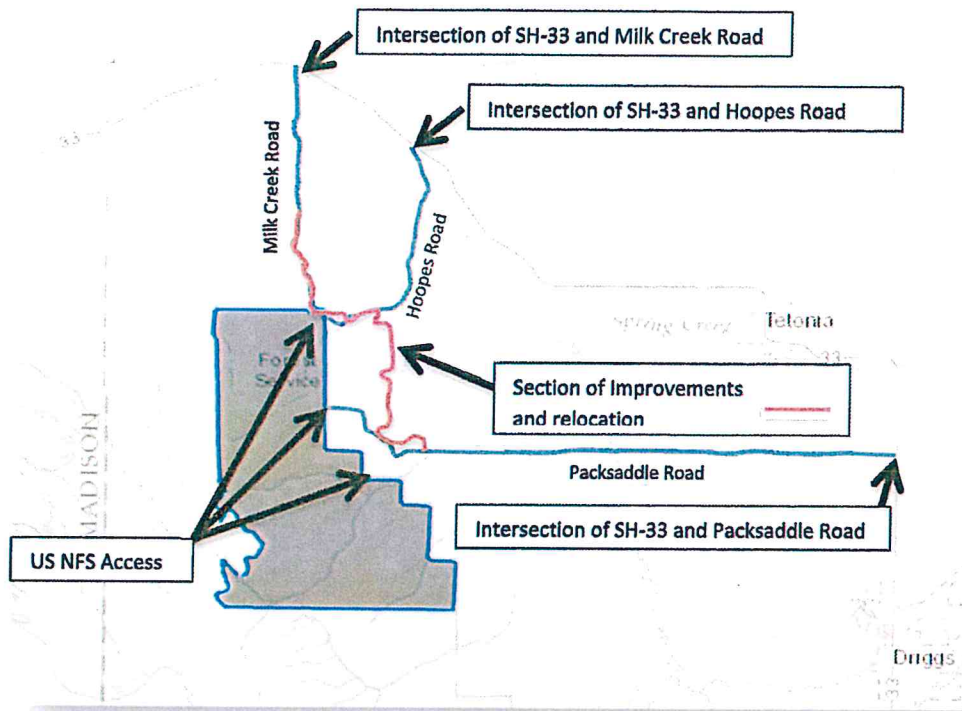


Figure 1 Site Layout

To estimate the number of trips I used the trip generation that a state park would generate.

Land Use	Base Unit	ADT	Trip Generation
State Park	9,664 Acres	.10 per acre	966.4
Recreational Home	11 dwelling units	3.00 per dwelling unit	33
Single Family Home	3 dwelling units	4.31	12.93
Total			1,012.33



drewmep@gmail.com

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208.313.4267

Currently 2 of the 3 residents use Packsaddle road off of SH-33 to access their homes. The other resident uses Hoopes Road off of SH-33.

If we divided the ADT from the state park and the future 11 ranches equally between the 3 routes they would have 333.13 ADT.

Conclusion

The relocation and upgrades to Packsaddle road will provide safer access to the US NFS and adjoining properties. There will be no development that has not already been there historically to cause an increase in ADT. The improvements will make it easier to access US NFS and probably result in an increase in ADT. Taking the findings above, it is my conclusion that a TIS will not be needed due to the improvements made to Packsaddle road.

Thanks

T. Drew Meppen



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 97
Rigby, ID 83442-0097

(208) 745-7781
itd.idaho.gov

April 3, 2017

Drew Meppen
3860 Deer Stream
Idaho Falls, ID 83401

Mr. Meppen,

Thank you for giving me an opportunity to review your proposed improvements to the county road system.

There is no defined method to determine the increase in traffic due to road improvements. ITE's Trip Generation Manual does not have a method to determine the increase in traffic if the roadway itself is improved from one standard to the next. The increase in traffic will have to be assumed by using your engineer judgment.

You made some assumptions about the current trips coming and going to the National Forest area. Since the ITE Trip Generation Manual does not have a land use for National Forest, I concur with your estimate of trips using the State Park land use. I feel that most of the traffic that is coming to the area and leaving the area will use Packsaddle Road since it is more improved than Hoopes Road or Milk Creek Road. The intersection of Packsaddle Road with State Highway 33 has already been upgraded and now has dedicated left and right turn lanes. I feel that based on your improvements to the county roads, no mitigation measures are required at the intersection of Packsaddle Road and State Highway 33.

The remaining additional traffic that does not use Packsaddle Road will be using Hoopes Road or Milk Creek Road. I feel that based on your improvements to the county roads, no mitigation measures are required at the intersections on State Highway 33 with Hoopes Road or MilkCreek Road.

If you have any further questions, please contact me at (208)745-5630.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ben Burke', is written over a light blue horizontal line.

Ben Burke
District Six Traffic Engineer

BB:ab



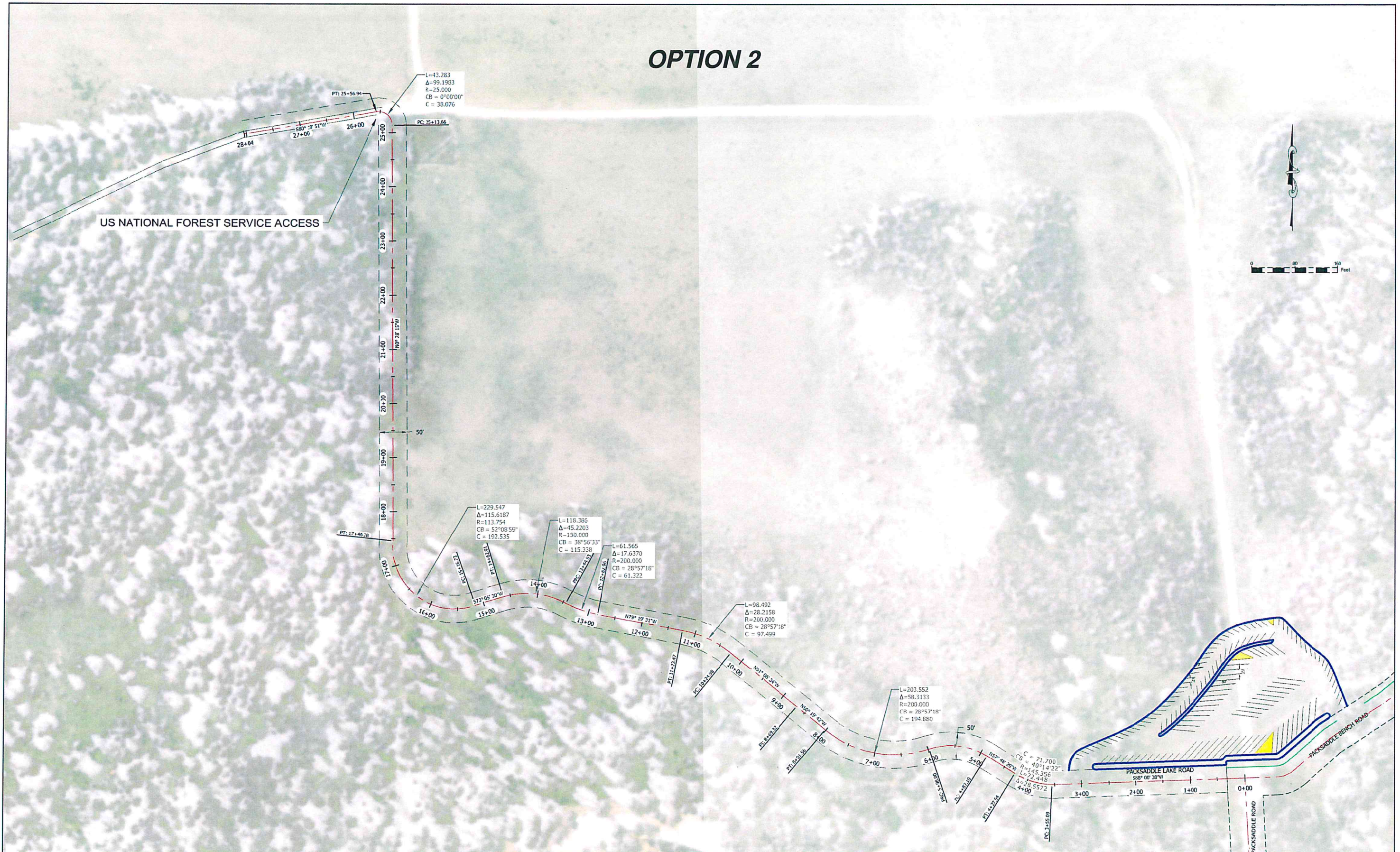
drewmep@gmail.com


789 N. 450 E. Firth, Idaho, 83236

208.313.4267

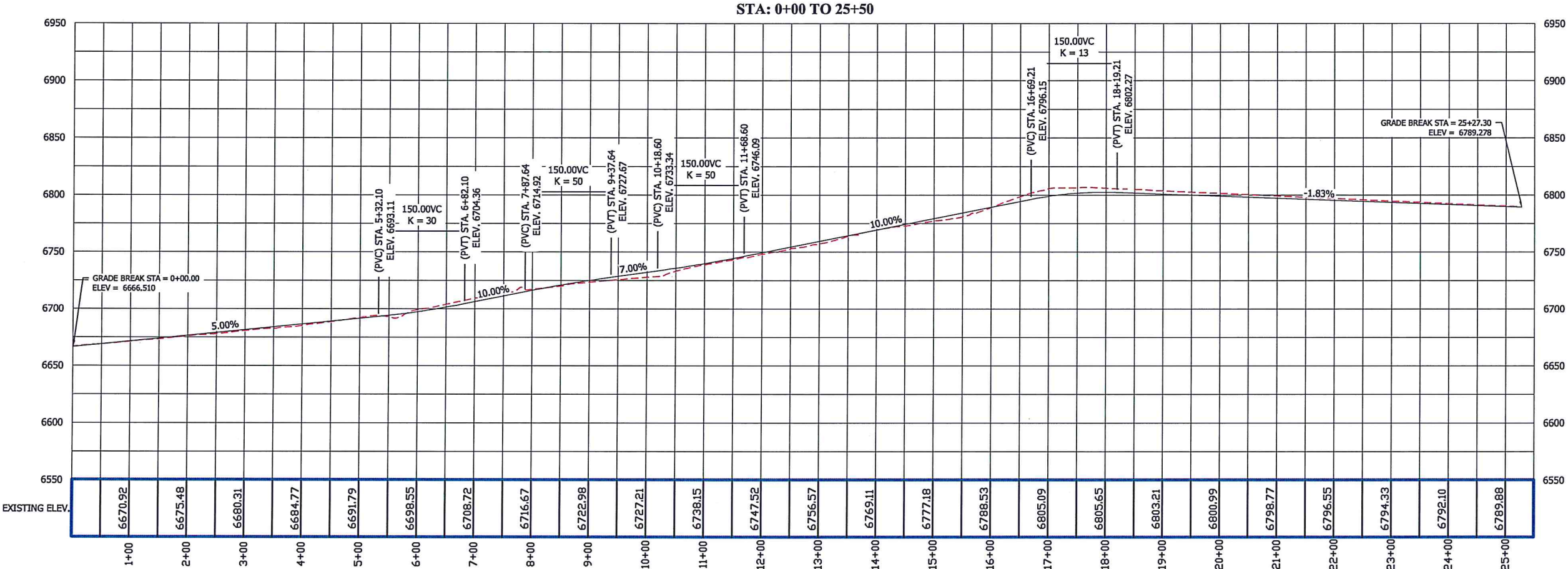
Exhibit E

OPTION 2



<p>LEGEND</p> <p>ROAD TO BE RELOCATED</p> <p>EXISTING COUNTY ROAD</p> <p>PACKSADDLE ROAD</p> <p>US NATIONAL FOREST SERVICE ROAD</p>		<p>HORIZONTAL SCALE</p> <p>(22x34) 1"=80'</p> <p>(11x17) 1"=160'</p>		<p>PLAN AND PROFILE</p> <p>PACKSADDLE LAKE ROAD</p> <p>& PUBLIC PARKING</p>		<div><p>BENCHMARK LAND SURVEYING</p></div>		<p>PACKSADDLE PUBLIC PARKING</p>		<p>SHEET</p> <p>1</p> <p>OF</p> <p>2</p>	
						<p>DATE: 5-5-2015</p> <p>DESIGN: T.D.M/T.R.M.</p> <p>DRAWN: T.D.M/T.R.M.</p> <p>PROJECT NO. 14076</p> <p>REVISION:</p>		<p>789 NORTH 450 EAST</p> <p>FIRTH, IDAHO 83236</p> <p>tmeppen@gmail.com</p>			

OPTION 2



LEGEND

- ROAD TO BE RELOCATED
- EXISTING COUNTY ROAD
- PACKSADDLE ROAD
- US NATIONAL FOREST SERVICE ROAD

HORIZONTAL & VERTICAL SCALE
(22x34) 1"=100'
(11x17) 1"=200'

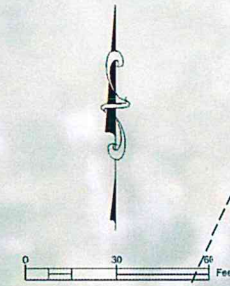
PLAN AND PROFILE

PACKSADDLE LAKE ROAD
& PUBLIC PARKING



PACKSADDLE PUBLIC PARKING		SHEET
		2
DATE: 5-5-2015	789 NORTH 450 EAST	OF
DESIGN: T.D.N/T.R.M.	FIRTH, IDAHO 83236	2
DRAWN: T.D.N/T.R.M.	tmappen@gmail.com	
PROJECT NO. 14076		
REVISION:		

OPTION 2

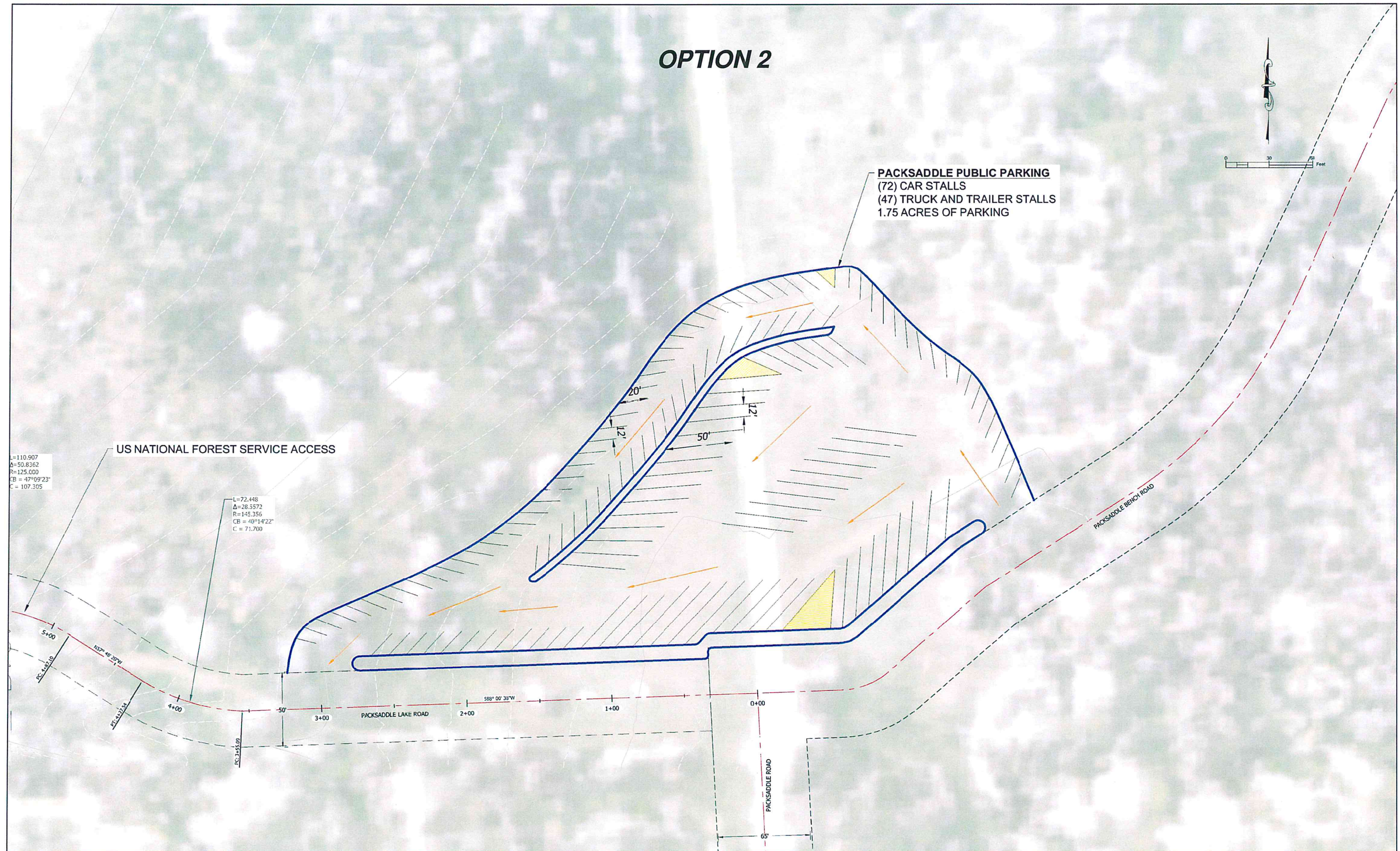


PACKSADDLE PUBLIC PARKING
(72) CAR STALLS
(47) TRUCK AND TRAILER STALLS
1.75 ACRES OF PARKING

US NATIONAL FOREST SERVICE ACCESS

L=110.907
Δ=50.8362
R=125.000
CB=47°09'23"
C=107.305

L=72.448
Δ=28.3572
R=145.356
CB=40°14'22"
C=71.700



LEGEND

- ROAD TO BE RELOCATED
- EXISTING COUNTY ROAD
- PACKSADDLE ROAD
- US NATIONAL FOREST SERVICE ROAD

HORIZONTAL SCALE
(22x34) 1"=80'
(11x17) 1"=160'

PLAN AND PROFILE

PACKSADDLE LAKE ROAD
& PUBLIC PARKING



PACKSADDLE PUBLIC PARKING		SHEET
		1
		OF
		2
DATE: 5-5-2015	789 NORTH 450 EAST	
DESIGN: T.D.M/T.R.M.	FIRTH, IDAHO 83236	
DRAWN: T.D.M/T.R.M.		
PROJECT NO: 14076		
REVISION:	imeppen@gmail.com	



drewmep@gmail.com

789 N. 450 E. Firth, Idaho, 83236

208.313.4267

Exhibit F



drewmep@gmail.com

789 N. 450 E. Firth, Idaho, 83236

208.313.4267

Proposed Signage for Packsaddle Road

Station	Side of Road	Sign Number	Sign Description	Sign Color	Sign Size
*	Right	W1-1R	Right Turn	Yellow/Black	36x36
*	Right	W13-1P	5 MPH	Yellow/Black	24x30
0+00	At 90° Turn	W1-6	Arrow	Yellow/Black	48x24
	At 90° Turn	W1-6	Arrow	Yellow/Black	48x24
1+00	Left	W1-1L	Left Turn	Yellow/Black	36x36
	Left	W13-1P	5 MPH	Yellow/Black	24x30
13+00	Right	W11-15	Trail Crossing	Yellow/Black	30x30
	Right	W11-15P	Trail Crossing Plaque	Yellow/Black	24x15
16+00	Left	W11-15	Trail Crossing	Yellow/Black	30x30
	Left	W11-15P	Trail Crossing Plaque	Yellow/Black	24x15
66+77	Access Road	R1-1	Stop	Red/White	36x36
	Access Road	Special Sign	Route 235	Brown/White	Variablex9
85+00	Right	W1-1R	Right Turn	Yellow/Black	36x36
	Right	W13-1P	5 MPH	Yellow/Black	24x30
86+65	At 90° turn	W1-6	Arrow	Yellow/Black	48x24
	At 90° turn	W1-6	Arrow	Yellow/Black	48x24
	At 90° turn	Special Sign	To Route 381	Brown/White	Variablex9
	Access Road	R1-1	Stop	Red/White	36x36
	Access Road	Special Sign	Packsaddle Lake Road	Brown/White	Variablex9
	Access Road	Special Sign	Packsaddle Bench Road	Brown/White	Variablex9
	Access Road	Special Sign	Packsaddle Road	Brown/White	Variablex9
88+00	Left	W1-1L	Left Turn	Yellow/Black	36x36
	Left	W13-1P	5 MPH	Yellow/Black	24x30
157+00	Right	W1-11R	Curve to Right	Yellow/Black	30x30
	Right	W13-1P	10 MPH	Yellow/Black	24x30
**	Left	W1-8	Chevrons	Yellow/Black	18x24
161+50	Left	W1-11L	Curve to Left	Yellow/Black	36x36
	Left	W13-1P	10 MPH	Yellow/Black	24x30
170+50	Right	W1-1R	Right Turn	Yellow/Black	36x36
	Right	W13-1P	5 MPH	Yellow/Black	24x30
171+84	At 90° turn	W1-6	Arrow	Yellow/Black	48x24
	At 90° turn	W1-6	Arrow	Yellow/Black	48x24
173+00	Left	W1-1L	Left Turn	Yellow/Black	36x36
	Left	W13-1P	5 MPH	Yellow/Black	24x30
207+00	Right	W11-15	Trail Crossing	Yellow/Black	30x30
	Right	W11-15P	Trail Crossing Plaque	Yellow/Black	24x15
209+00	Left	W11-15	Trail Crossing	Yellow/Black	30x30



drewmep@gmail.com

789 N. 450 E. Firth, Idaho, 83236

208.313.4267

	Left	W11-15P	Trail Crossing Plaque	Yellow/Black	24x15
225+50	Right	W1-2L	Left Curve	Yellow/Black	36x36
	Right	W13-1P	15 MPH	Yellow/Black	24x30
230+50	Left	W1-2R	Right Curve	Yellow/Black	36x36
	Left	W13-1P	15 MPH	Yellow/Black	24x30
230+50	Right	W1-2R	Right Curve	Yellow/Black	36x36
	Right	W13-1P	15 MPH	Yellow/Black	24x30
234+50	Left	W1-2L	Left Curve	Yellow/Black	36x36
	Left	W13-1P	15 MPH	Yellow/Black	24x30
237+00	Right	W1-2R	Right Curve	Yellow/Black	36x36
	Right	W13-1P	15MPH	Yellow/Black	24x30
241+00	Left	W1-2 L	Left Curve	Yellow/Black	36x36
	Left	W13-1P	15 MPH	Yellow/Black	24x30
241+00	Right	W3-1	Stop Ahead	Yellow/Black	30x30
242+29	Right	R1-1	Stop	Red/White	36x36
	Access Road	Special Sign	Packsaddle Bench Road	Brown/White	Variablex9
	Access Road	Special Sign	Grandview Road	Brown/White	Variablex9
	Access Road	Special Sign	Hoopes Road	Brown/White	Variablex9
308+00	Right	W11-15	Trail Crossing	Yellow/Black	30x30
	Right	W11-15P	Trail Crossing Plaque	Yellow/Black	24x15
309+50	Access Road	R1-1	Stop	Red/White	36x36
	Access Road	Special Sign	To Route 060	Brown/White	Variablex9
310+50	Left	W11-15	Trail Crossing	Yellow/Black	30x30
	Left	W11-15P	Trail Crossing Plaque	Yellow/Black	24x15

*Place Sign 100' before station 0+00 on Packsaddle Road.

**Place 8 chevrons around curve, spacing between chevron groups is 40 feet. (See Figure 2C-2 MUTCD 2009 Edition for configuration)

***25 MPH speed limit signs (R2-1, 30x36) will be placed at the beginning of the project and throughout the project on both sides of each access road.

Packsaddle Lake Road and Parking Signage

Quantity	Sign	Location
15	Private Conservation Property – No Trespassing	Parallel to Packsaddle Lake Road and Norton Property
1	Information Kiosk	Packsaddle Lake Parking



drewmep@gmail.com

789 N. 450 E. Firth, Idaho, 83236

208.313.4267

Exhibit G



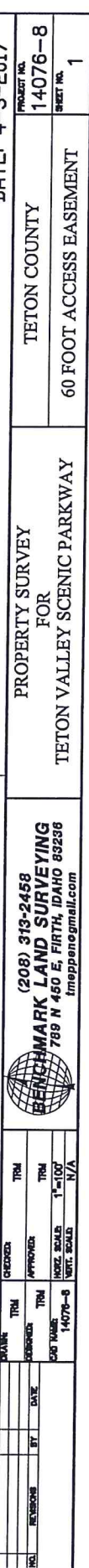
Job No. 14076-8
3-28-2017
T.R.M.

LEGAL DESCRIPTION

(60 FOOT ACCESS EASEMENT – ASSANTE, FELGER, & BAINBRIDGE)

Beginning at the Quarter corner common to Sections 5 and 8, Township 5 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence S.00°44'21"E. 16.89 feet along the north-south centerline through Section 8 to a point of curve; thence 10.65 feet along said curve to the left, Curve Data: Delta = 30°31'30", Radius = 20.00 feet, Chord bearing = S.16°00'06"E. 10.53 feet; thence S.31°15'51"E. 184.94 feet to a point of curve; thence 133.22 feet along said curve to the right, Curve Data: Delta = 95°24'51", Radius = 80.00 feet, Chord bearing = S.16°26'34"W. 118.35 feet; thence S.64°09'00"W. 68.19 feet to the north-south centerline through Section 8; thence N.00°44'21"W. 66.26 feet along said north-south centerline through Section 8; thence N.64°09'00"E. 40.07 feet to a point of curve; thence 33.31 feet along said curve to the left, Curve Data: Delta = 95°24'51", Radius = 20.00 feet, Chord bearing = N.16°26'34"E. 29.59 feet; thence N.31°15'51"W. 184.94 feet to a point of curve; thence 42.62 feet along said curve to the right, Curve Data: Delta = 30°31'30", Radius = 80.00 feet, Chord bearing = N.16°00'06"W. 42.12 feet; thence N.00°44'21"W. 16.65 feet to the north line of said Section 8; thence continuing N.00°38'40"W. 46.43 feet in Section 5, Township 5 North, Range 44 East of the Boise Meridian, Teton County, Idaho to the southerly right-of-way line of a proposed roadway; thence along the southerly right-of-way line of proposed roadway the following two courses: (1) N.60°03'00"E. 21.73 feet to a point of curve; thence (2) 48.38 feet along said curve to the left, Curve Data: Delta = 5°12' 19", Radius = 532.50 feet, Chord bearing = N57°26'50"E. 48.36 feet to the north-south centerline through said Section 5; thence S.00°38'38"E. 82.28 feet to the point of beginning.

Easement contains 0.592 acres.





AGENDA ACTION ITEM

DATE: December 9, 2019

TO: Board of County Commissioners

FROM: Public Works Director Darryl Johnson

ITEM TITLE: ACTION ITEM: FIRST AMENDMENT TO AGREEMENT TO VACATE AND RELOCATE PACKSADDLE ROAD; AMENDED PARKING LOT DESIGN

SUMMARY STATEMENT:

Ag Rim LLC submitted a proposed change to the Packsaddle Lake Parking Lot. The proposal was tabled at the 10/25 BoCC meeting, at the 11/11 meeting with the request to add details to the exhibit and then the BoCC got distracted at the 11/22 meeting by discussion about winter grooming. Attached is a proposed First Amendment with revised exhibit prepared by our County Attorney. Original narrative from the 10/25 meeting is as follows:

Ag Rim LLC has submitted a proposed change to the parking lot configuration associated with the Packsaddle Road Vacation Agreement. Attached is the initial configuration and the alternate design being proposed. The initial parking lot encompassed 1.75 acres of parking that would accommodate 72 vehicles and 47 vehicle with trailer units. Clearing the area and prepping for the proposed parking lot has led the landowner to realize the original design was too big and, if built as designed, would be out of character for the site. Attached is the revised layout being proposed. The proposed alternate is large enough to accommodate up to 11 vehicle with trailer units and 13 vehicles. The proposed layout provides for a landscaped area that could accommodate future parking expansion if necessary. Public Works is in support of this proposed change.

Also attached is the proposed First Amendment to Agreement to Vacate and Relocate Road. This has been reviewed and approved by Ag Rim legal counsel.

FISCAL NOTES:

There are no financial implications associated with this design change

STAFF RECOMMENDATION: Approve

SUGGESTED MOTION:

Approve the proposed First Amendment to Agreement to Vacate and Relocate Road reconfiguring the Packsaddle Parking lot as proposed.

**FIRST AMENDMENT TO
AGREEMENT TO VACATE AND RELOCATE ROAD**

THIS AMENDMENT TO THE AGREEMENT TO VACATE AND RELOCATE ROAD is made and entered into as of October 28, 2019, by and between AG RIM, LLC, whose mailing address is P.O. Box 50130, Idaho Falls, Idaho 83405, its successors and/or assigns (hereafter “Ag Rim”), GRANDVIEW RANCH II, LP, GRANDVIEW RANCH III, LP, GRANDVIEW RANCH IV, LP, GRANDVIEW RANCH V, LP, and GRANDVIEW RANCH VI, LP, each whose mailing addresses is 3565 Las Vegas Boulevard South, Suite 705, Las Vegas, Nevada 89109, its successors and/or assigns (collectively Grandview Ranch II, Grandview Ranch, III, Grandview Ranch IV, Grandview Ranch V, and Grandview Ranch VI are hereafter known as “Grandview”) (Ag Rim and Grandview are referred to collectively as the “Landowners”), and Teton County, an Idaho body corporate and politic (hereafter “County”).

WHEREAS, Ag Rim, Grandview and County entered the Agreement to Vacate and Relocate Road effective May 24, 2017 (the “Agreement”); and

WHEREAS, Ag Rim, Grandview, and the County mutually desire to amend the Agreement by changing the public parking lot;

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree that the document attached as Exhibit E-1 to this Amendment shall be substituted for and replace Exhibit E to the Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement in multiple counterparts on the day and year set forth above.

TETON COUNTY

By Cindy Riegel
Chairman of its Board of County Commissioners

AG RIM, LLC

By Tammie Smith
Its Manager

GRANDVIEW RANCH II, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH III, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH IV, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

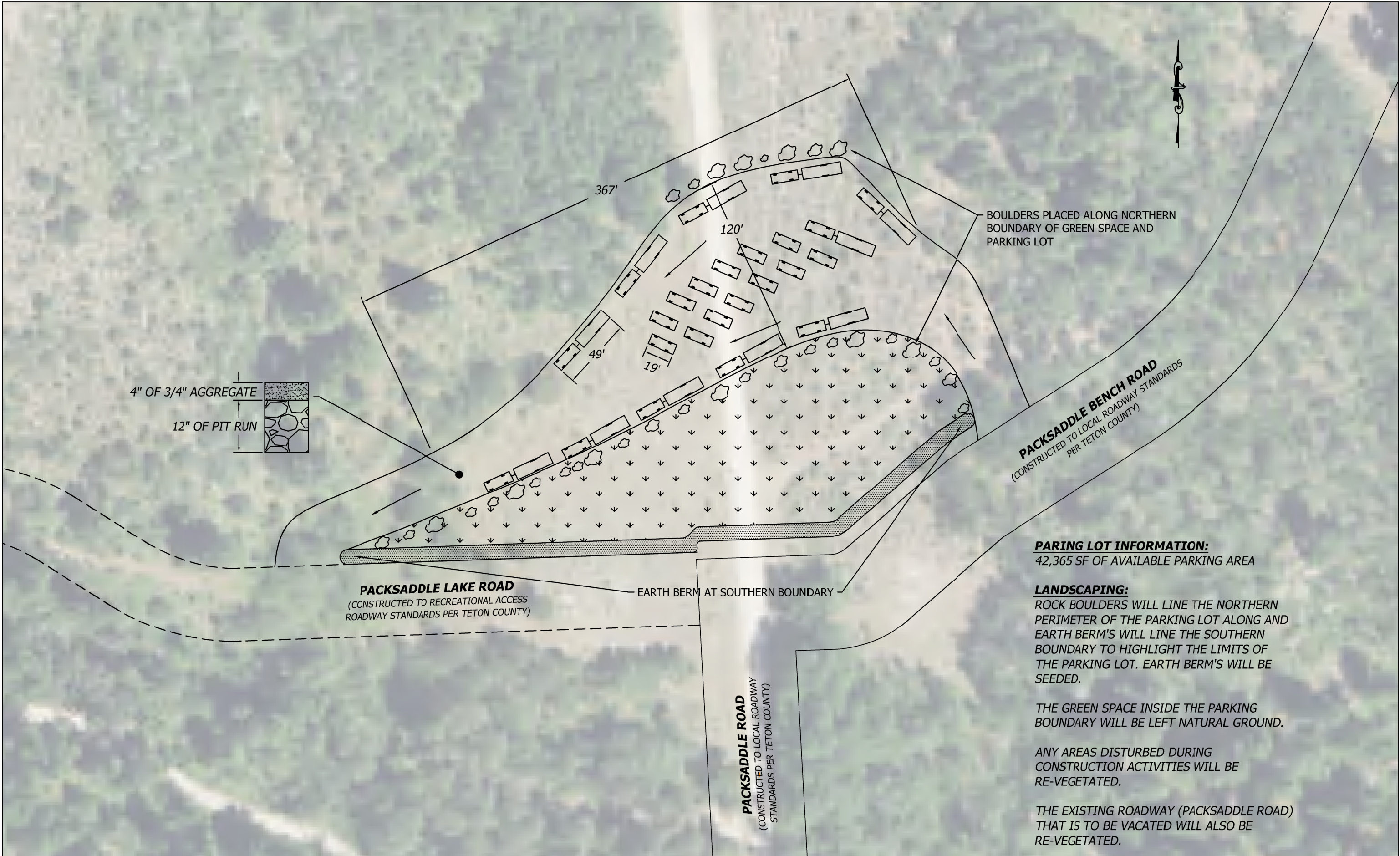
GRANDVIEW RANCH V, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH VI, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

EXHIBIT E-1



PARING LOT INFORMATION:
42,365 SF OF AVAILABLE PARKING AREA

LANDSCAPING:
ROCK BOULDERS WILL LINE THE NORTHERN PERIMETER OF THE PARKING LOT ALONG AND EARTH BERM'S WILL LINE THE SOUTHERN BOUNDARY TO HIGHLIGHT THE LIMITS OF THE PARKING LOT. EARTH BERM'S WILL BE SEEDED.

THE GREEN SPACE INSIDE THE PARKING BOUNDARY WILL BE LEFT NATURAL GROUND.

ANY AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES WILL BE RE-VEGETATED.

THE EXISTING ROADWAY (PACKSADDLE ROAD) THAT IS TO BE VACATED WILL ALSO BE RE-VEGETATED.

LEGEND

- ROAD TO BE RELOCATED
- EXISTING COUNTY ROAD
- PACKSADDLE ROAD
- US NATIONAL FOREST SERVICE ROAD

HORIZONTAL SCALE
(22x34) 1"=30'
(11x17) 1"=60'

PARKING LAYOUT

PACKSADDLE LAKE PARKING



SITUATION & LAYOUT

DATE: 6-5-2015
DESIGN: T.O.M/T.R.M.
DRAWN: T.O.M/T.R.M.
PROJECT NO.: 14076
REVISION:
789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com



AGENDA ACTION ITEM

DATE: December 9, 2019

TO: Board of County Commissioners

FROM: Public Works Director Darryl Johnson

ITEM TITLE: ACTION ITEM: PACKSADDLE ROAD; COUNTY AGREEMENT TO VACATE AND RELOCATE ROAD EXTENSION REQUEST

SUMMARY STATEMENT:

The Agreement to Vacate and Relocate Road for Packsaddle Road expired on November 30, 2019. The original agreement was signed in May of 2017. Attached is a request to extend that agreement deadline to October 1, 2020.

FISCAL NOTES:

There are no financial impacts related to the extension.

STAFF RECOMMENDATION: Approve

SUGGESTED MOTION:

Approve the Second Amendment to Agreement to Vacate and Relocate Road extending the contract completion date to October 1, 2020 as requested.

**SECOND AMENDMENT TO
AGREEMENT TO VACATE AND RELOCATE ROAD**

THIS AMENDMENT TO THE AGREEMENT TO VACATE AND RELOCATE ROAD is made and entered into as of December 9, 2019, by and between AG RIM, LLC, whose mailing address is P.O. Box 50130, Idaho Falls, Idaho 83405, its successors and/or assigns (hereafter "Ag Rim"), GRANDVIEW RANCH II, LP, GRANDVIEW RANCH III, LP, GRANDVIEW RANCH IV, LP, GRANDVIEW RANCH V, LP, and GRANDVIEW RANCH VI, LP, each whose mailing addresses is 3565 Las Vegas Boulevard South, Suite 705, Las Vegas, Nevada 89109, its successors and/or assigns (collectively Grandview Ranch II, Grandview Ranch, III, Grandview Ranch IV, Grandview Ranch V, and Grandview Ranch VI are hereafter known as "Grandview") (Ag Rim and Grandview are referred to collectively as the "Landowners"), and Teton County, an Idaho body corporate and politic (hereafter "County").

WHEREAS, Ag Rim, Grandview and County entered the Agreement to Vacate and Relocate Road effective May 24, 2017 (the "Agreement") with a completion date of November 30, 2019;

WHEREAS, Ag Rim and Grandview made substantial efforts to complete their obligations under the agreement, but, due to complications and delays during construction, were not able to meet the completion deadline; and

WHEREAS, Ag Rim, Grandview and the County believe that an extension of the completion date will be to the benefit of all parties and the community;

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree that the deadline of November 30, 2019 contained on page 2 paragraph B of the Agreement shall be amended to October 1, 2020.

IN WITNESS WHEREOF, the parties have executed this Amendment in multiple counterparts effective as of the day and year set forth above.

TETON COUNTY

By Cindy Riegel
Chairman of its Board of County Commissioners

AG RIM, LLC

By Tammie Smith
Its Manager

GRANDVIEW RANCH II, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH III, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH IV, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH V, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH VI, LP

By Ronald J. Judy, Manager
For RJJ International, LLC, General Partner



Teton County

Request for Agreement Extension

11.26.2019

AG Rim, LLC & Grandview Ranch LLP





drewmep@gmail.com

789 N. 450 E. Firth, Idaho,
83236

208.313.4267

11.26.2019

Teton County Board of County Commissioners
ATTN: Public Works Director

This letter is to request an extension of the *County Agreement to Vacate and Relocate Road* dated the 24th of May, 2017.

The intent and purpose of the above agreement was that the construction of the new roadway and items under the agreement were to be completed on or before the 30th of November, 2019. Due to complications and delays during construction over the last (3) years, we recognize that this deadline will not be accomplished.

Ag Rim LLC and Grandview Ranch LLP strongly believe that the agreement made and entered into with the County as of the 24th of May, 2017 provides a substantial benefit to both parties and the local community.

A substantial amount of time and resources have been spent toward the completion of the agreement:

- A significant portion of the roadway, drainage features, and signage have been constructed per *County Road Standards for Teton County*.
- The new Packsaddle Lake Parking lot has been constructed and awaits the natural aesthetic features and boundaries for completion.
- The new Packsaddle Lake access road has been constructed.
- Portions of the Packsaddle Trail network have been roughed in and needs to be finalized.

On 11th of November, 2019 a letter requesting Final Certificate of Acceptance on portions of the roadway was submitted. Darryl Johnson has informed me that the County will provide a punch list of items needed for Final Acceptance. As we work through the punch list items needed for Acceptance, Ag Rim LLC and Grandview Ranch LLP hereby request an extension to the agreement so that the landowners can complete the punch list and complete the balance of the remaining roadwork. The remaining roadwork and likely punch list items can be finalized within an additional construction season. To the end, Ag Rim LLC and Grandview Ranch LLP respectfully request an amendment to the agreement and a new completion date of **October 1st, 2020**.



drewmep@gmail.com

789 N. 450 E. Firth, Idaho,
83236

208.313.4267

Ag Rim LLC and Grandview Ranch LLP have every intent to complete the roadway improvements stated in the agreement and appreciate your time and consideration with reviewing this request. Please let me know if you have any questions or concerns.

Thanks,

T. Drew Meppen

Certificate of Substantial Completion

Project: Packsaddle Road, Packsaddle Bench Road & Grandview Road Realignment	
Owner: Teton County	Owner's Contract No.: 15007
Contractor: Ag Rim, Grandview	Engineer's Project No.: 15007

This Certificate of Substantial Completion applies to:

☐ All Work under the Contract Documents: ☒ The following specified portions of the Work:
Packsaddle Road

Packsaddle Lake Road

Packsaddle Lake Parking Lot

Packsaddle Bench Road

July 24, 2020

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Project or portion thereof designated above is hereby declared and is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below.

A list of items to be completed or corrected is attached hereto. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance and warranties shall be as provided in the Contract Documents except as amended as follows:

☐ Amended Responsibilities ☒ Not Amended

Owner's Amended Responsibilities:

Contractor's Amended Responsibilities:

The following documents are attached to and made part of this Certificate:

Packsaddle Substantial Completion Request Letter

Teton County Substantial Completion Punch List

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract Documents.



Executed by Engineer

7-24-20

Date



Accepted by Contractor

7.30.20

Date

Accepted by Owner

Date



Thursday, July 16, 2020

Teton County Public Works Director
Darryl Johnson,

Thank you for your cooperation with the Packsaddle Road project. We have reached a point that all roadway items, signing, culverts, and Punch List Items listed in the letter dated 11/20/2019 have been completed for the following:

- *Packsaddle Road*
- *Packsaddle Lake Road*
- *Packsaddle Lake Parking Lot*
- *Packsaddle Bench Road*

We would like to request the following:

Request No. 1

We would like to formally request Substantial Completion on *Packsaddle Road, Packsaddle Lake Road, and Packsaddle Bench Road*.

Request No. 2

We are requesting to move forward with reclamation of the existing Packsaddle Road from Milk Creek, South to the new Packsaddle Parking Lot.

Request No. 3

We are requesting to close and detour Packsaddle Road at the bottom of Kay's Hill west to approximately Horse Shoe approach on Monday, July 20th 2020.

Request No. 4

Upon closing and detouring Packsaddle Road in Request No. 3, we would like to request moving forward with reclamation on the portion of Packsaddle Road mentioned in Request No. 3.

Request No. 5

We would like to formally request that Final Certificate of Acceptance be issued for *Packsaddle Road, Packsaddle Lake Road, and Packsaddle Bench Road* with the following exceptions:



drewmep@gmail.com

3860 Deer Stream, Idaho Falls, Idaho 83401

208.313.2458

- Seeding to be done early Fall (Completion is insured and warranted through Bond set in agreement).
- Reclamation of existing Packsaddle Road (Completion is insured and warranted through Bond set in agreement).
- Final Grading for handoff (Completion is insured and warranted through Bond set in agreement).

Request No. 6

Upon issuance of Final Certificate of Acceptance, the dedication process will begin for the new roadway easement. We would request that the submission for the dedication be required no more than 60 days from Final Certificate of Acceptance. We understand that upon the recording of the dedication of easement, the abandonment and vacation is effective immediately. Please provide any necessary clarification of this process.

We appreciate your consideration with these items. Let me know if you have any questions or concerns.

Thanks,

T. Drew Meppen



Public Works Department

July 24, 2020

Mr. Drew Meppen
Benchmark Land Surveying
789 N. 450E Firth, Idaho 83236

Delivered via e-mail to drewmep@gmail.com

RE: Substantial Completion Punch List for Packsaddle Road, Packsaddle Lake Road, Packsaddle Lake Parking Lot & Packsaddle Bench Road

Dear Mr. Meppen;

This letter is a punch list identifying items needing attention in response to your request for substantial completion of Packsaddle Road, Packsaddle Lake Road, Packsaddle Lake Parking Lot and Packsaddle Bench Road dated July 16, 2020. This punch list is an attachment to the Certificate of Substantial Completion dated July 24, 2020.

Items requiring additional attention are as follows:

- Remove debris from all new culverts installed
- Culvert at Sta 172+83 requires shoulder work. Inside curve needs re-shaped
- Consider culvert across pathway at 158+42 or some other type of erosion protection through drainage section
- Cut extra post material off top of signs
- The large tree on Packsaddle Lake Road is in the clear zone; Consider removing
- If Copeland existing driveway is to remain, it will need a culvert
- Culvert No. 2 is missing
- Culvert No. 10 is missing
- Consider culvert across driveway just west of Horseshoe Road
- Culvert No. 8B is shown as 36" diameter in drainage design. A 24" diameter culvert was installed
- All Roads need final grading
- Missing W1-6 Arrow sign at 0+00 (bottom of Kay's Hill)

Your Substantial Completion request identifies the following exceptions:

- Seeding to be done early Fall
- Reclamation of existing Packsaddle Road
- Final Grading for handoff
- Install Parking Lot Kiosk

Certificate of Substantial Completion Punch List

Per the Agreement between Teton County and Ag Rim, reclamation of existing County Roads may begin upon receipt of Substantial Completion.

Final Completion will require addressing all items on punch list and other items discovered incomplete prior to final acceptance. Final Acceptance requires record documents to be prepared and submitted to the Board of County Commissioners for approval. A fifty thousand dollar bond is also required at the time of Final Acceptance.

Sincerely:

A handwritten signature in black ink, appearing to read 'Darryl Johnson', with a stylized flourish at the end.

Darryl Johnson, P.E., P.L.S.
Public Works Director



Public Works Department

July 31, 2020

Mr. Drew Meppen
Benchmark Land Surveying
789 N. 450E Firth, Idaho 83236

Delivered via e-mail to drewmep@gmail.com

RE: Final Acceptance for Packsaddle Road, Packsaddle Lake Road, Packsaddle Lake Parking Lot & Packsaddle Bench Road

Dear Mr. Meppen;

The purpose of this letter is to inform you that all items on the Punch List dated July 23, 2020 have been satisfactorily addressed for Packsaddle Road, Packsaddle Lake Road, Packsaddle Lake Parking Lot and Packsaddle Bench Road. Exceptions agreed to were early fall seeding and existing road reclamation. Note that Kay's Hill must be included in your reclamation efforts.

Final Acceptance will be provided by the Board of County Commissioners once final record documents have been submitted and approved and a fifty-thousand-dollar bond is in place.

Agreement language states "*the issuance of Final Certificate and vacating of a separate section of the Road does not eliminate the obligation of the Ag Rim and Grandview to complete the remaining sections of the Road in accordance with this Agreement*". It is assumed ALL Road sections will be complete by the contract extension date of October 1, 2020.

Sincerely:

A handwritten signature in black ink, appearing to read "Darryl Johnson".

Darryl Johnson, P.E., P.L.S.
Public Works Director

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Sean R. Moulton
Mouton Law Office
P.O. Box 631
Driggs, Idaho 83422

(Space Above For Recorder's Use)

GRANT DEED

For value received, AG RIM, LLC, whose mailing address is P.O. Box 50130, Idaho Falls, Idaho 83405, its successors and/or assigns, GRANDVIEW RANCH II, LP, GRANDVIEW RANCH III, LP, GRANDVIEW RANCH IV, LP, GRANDVIEW RANCH V, LP, and GRANDVIEW RANCH VI, LP, each whose mailing addresses are 3565 Las Vegas Boulevard South, Suite 705, Las Vegas Nevada 89109, its successors and/or assigns, (collectively as "Grantor"), grants, bargains, sells and conveys to Teton County Idaho, a political subdivision of the State of Idaho ("Grantee"), and its successors and assigns forever, the following described real property situated in Teton County, State of Idaho:

SEE EXHIBIT A

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described.

Grantor covenants that prior to the execution of the Grant Deed, Grantor has not conveyed this real property to any other person, and at the time of execution, the real property is free from encumbrances done, made, or suffered by the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument this ____ day of _____, 2020.

[SIGNATURE PAGES TO FOLLOW]

AG RIM, LLC

By: Tammie Smith
Title: Manager

ACKNOWLEDGMENT

STATE OF IDAHO)
)ss.
County of Teton)

 This record was acknowledged before me on day of _____, 2020 by
_____as _____of AG RIM LLC.

(seal)

Signature of Notary Public
My commission expires: _____

GRAND TETON HOLDINGS, LLC

By: Jesse Horton as Trustee for Mingo Tribal Preservation Trust
Title: Member

ACKNOWLEDGMENT

STATE OF IDAHO)
)ss.
County of Teton)

 This record was acknowledged before me on day of _____, 2020 by
_____ as _____ of GRAND TETON HOLDINGS, LLC.

(seal)

Signature of Notary Public
My commission expires: _____

GRANDVIEW RANCH II, LP

By: Ronald J. Judy
Title: Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH III, LP

By: Ronald J. Judy
Title: Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH IV, LP

By: Ronald J. Judy
Title: Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH V, LP

By: Ronald J. Judy
Title: Manager
For RJJ International, LLC, General Partner

STATE OF IDAHO)
)ss.
County of Teton)

This record was acknowledged before me on day of _____, 2020 by
_____ as _____ of GRANDVIEW RANCH II, LP, GRANDVIEW
RANCH III, LP, GRANDVIEW RANCH IV, LP, and GRANDVIEW RANCH V, LP.

(seal)

Signature of Notary Public
My commission expires: _____

BOARD OF COUNTY COMMISSIONERS
TETON COUNTY IDAHO

STATE OF _____)
)ss.
County of _____)

(seal)

GRANT DEED - 5

EXHIBIT A



**Legal Description for
Packsaddle Road Right-of-Way, Teton County, Idaho
(Ag Rim, LLC)**

Beginning at a point that is S 89°23'02"W 292.82 feet along the section line from the Southeast corner of Section 5, Township 5 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence S 89° 23' 02" W a distance of 99.66 feet; thence N 00° 42' 44" E for a distance of 152.25 feet to the beginning of a curve; thence 341.44 feet along said curve turning to the left through 35° 34' 11", having a radius of 550.00 feet, and whose long chord bears N 17° 04' 21" W for a distance of 335.99 feet to the beginning of a compound curve; thence 917.06 feet along said curve turning to the left through an angle of 80° 50' 10", having a radius of 650.00 feet, and whose long chord bears N 75° 16' 31" W for a distance of 842.87 feet; thence S 64° 18' 23" W for a distance of 1469.79 feet to the east line of the Southwest Quarter of said Section 5, Township 5 North, Range 44 East; thence S 00° 38' 19" E for a distance of 5.88 feet along said east line; thence S 57° 54' 59" W for a distance of 103.63 feet; thence S 89° 03' 22" W for a distance of 134.89 feet; thence N 26° 22' 59" W for a distance of 154.79 feet to the beginning of a curve; thence 108.14 feet along said curve turning to the left through an angle of 06° 30' 31", having a radius of 952.00 feet, and whose long chord bears N 29° 38' 15" W for a distance of 108.09 feet; thence N 32° 53' 30" W for a distance of 11.15 feet to the beginning of a curve; thence 135.59 feet along said curve turning to the right through an angle of 19° 31' 10", having a radius of 398.00 feet, and whose long chord bears N 23° 07' 55" W for a distance of 134.93 feet; thence N 13° 22' 20" W for a distance of 32.54 feet to the beginning of a curve; thence 24.57 feet along said curve turning to the left through an angle of 04° 37' 50", having a radius of 304.00 feet, and whose long chord bears N 15° 41' 15" W for a distance of 24.56 feet; thence N 18° 00' 10" W for a distance of 238.08 feet to the beginning of a curve; thence 210.61 feet along said curve turning to the right through an angle of 30° 37' 39", having a radius of 394.00 feet, and whose long chord bears N 02° 41' 21" W for a distance of 208.12 feet; thence N 12° 37' 29" E for a distance of 91.68 feet to the beginning of a curve; thence 173.43 feet along said curve turning to the left through an angle of 52° 17' 55", having a radius of 190.00 feet, and whose long chord bears N 13° 31' 28" W for a distance of 167.47 feet; thence N 39° 40' 26" W for a distance of 4.99 feet to the beginning of a curve; thence 264.10 feet along said curve turning to the left through an angle of 44° 14' 43", having a radius of 342.00 feet, and whose long chord bears N 61° 47' 47" W for a distance of 257.59 feet; thence N 83° 55' 09" W for a distance of 458.03 feet to the beginning of a curve; thence 282.27 feet along said curve turning to the left through 02° 30' 13", having a radius of 6460.00 feet, and whose long chord bears N 85° 10' 15" W for a distance of 282.25 feet to the beginning of compound curve; thence 201.44 feet along said curve turning to the left through an angle of 43° 33' 13", having a radius of 265.00 feet, and whose long chord bears S 71° 48' 02" W for a distance of 196.63 feet; thence S 50° 01' 26" W for a distance of 285.52 feet; thence S 29° 32' 53" W for a distance of 100.00 feet to the beginning of a curve; thence 200.00 feet along said curve turning to the right through an angle of 44° 04' 25", having a radius of 260.00 feet, and whose long chord bears S 83°



20' 11" W for a distance of 195.11 feet to a point of intersection with a non-tangential line; thence N 43° 04' 59" W for a distance of 100.00 feet to the beginning of a curve; thence 176.84 feet along said curve turning to the left through an angle of 03° 44' 05", having a radius of 2713.00 feet, and whose long chord bears N 66° 07' 33" W for a distance of 176.81 feet; thence N 67° 59' 34" W for a distance of 20.33 feet to the beginning of a curve; thence 89.91 feet along said curve turning to the right through 04° 57' 11", having a radius of 1040.00 feet, and whose long chord bears N 65° 30' 58" W for a distance of 89.88 feet to the beginning of a reverse curve; thence 189.99 feet along said curve turning to the left through an angle of 01° 05' 34", having a radius of 9960.00 feet, and whose long chord bears N 63° 35' 10" W for a distance of 189.98 feet; thence N 64° 07' 57" W for a distance of 19.31 feet; thence N 64° 07' 57" W for a distance of 182.49 feet to the beginning of a curve; thence 210.57 feet along said curve turning to the right through an angle of 11° 36' 23", having a radius of 1039.50 feet, and whose long chord bears N 58° 19' 46" W for a distance of 210.21 feet; thence N 52° 31' 34" W for a distance of 513.64 feet to the beginning of a curve; thence 233.58 feet along said curve turning to the right through an angle of 24° 48' 22", having a radius of 539.50 feet, and whose long chord bears N 40° 07' 23" W for a distance of 231.76 feet; thence N 27° 43' 12" W for a distance of 263.34 feet to the beginning of a curve; thence 273.84 feet along said curve turning to the right through an angle of 24° 32' 05", having a radius of 639.50 feet, and whose long chord bears N 15° 27' 10" W for a distance of 271.75 feet; thence N 03° 11' 07" W for a distance of 155.27 feet; thence N 89° 06' 13" E for a distance of 75.06 feet; thence S 03° 11' 07" E for a distance of 152.27 feet to the beginning of a curve; thence 241.73 feet along said curve turning to the left through an angle of 24° 32' 05", having a radius of 564.50 feet, and whose long chord bears S 15° 27' 10" E for a distance of 239.88 feet; thence S 27° 43' 12" E for a distance of 263.34 feet to the beginning of a curve; thence 201.11 feet along said curve turning to the left through an angle of 24° 48' 22", having a radius of 464.50 feet, and whose long chord bears S 40° 07' 23" E for a distance of 199.54 feet; thence S 52° 31' 34" E for a distance of 513.64 feet to the beginning of a curve; thence 195.38 feet along said curve turning to the left through an angle of 11° 36' 23", having a radius of 964.50 feet, and whose long chord bears S 58° 19' 46" E for a distance of 195.04 feet; thence S 64° 07' 57" E for a distance of 182.49 feet; thence S 64° 07' 57" E for a distance of 19.31 feet to the beginning of a curve; thence 191.42 feet along said curve turning to the right through 01° 05' 34", having a radius of 10035.00 feet, and whose long chord bears S 63° 35' 10" E for a distance of 191.41 feet to the beginning of reverse curve; thence 83.42 feet along said curve turning to the left through an angle of 04° 57' 11", having a radius of 965.00 feet, and whose long chord bears S 65° 30' 58" E for a distance of 83.40 feet; thence S 67° 59' 34" E for a distance of 20.33 feet to the beginning of a curve; thence 165.19 feet along said curve turning to the right through 03° 23' 41", having a radius of 2788.00 feet, and whose long chord bears S 66° 17' 45" E for a distance of 165.17 feet to the beginning of reverse curve; thence 279.56 feet along said curve turning to the left through an angle of 65° 22' 40", having a radius of 245.00 feet, and whose long chord bears N 82° 42' 46" E for a distance of 264.64 feet; thence N 50° 01' 26" E for a distance of 263.43 feet to the beginning of a curve; thence 258.45 feet along said curve turning to the right through 43° 33' 13", having a radius of 340.00 feet, and whose long chord bears N 71° 48' 02" E for a distance of 252.27 feet to the beginning of a compound curve; thence 285.55 feet along said curve turning to the right through an angle of 02° 30' 13", having a radius of 6535.00



feet, and whose long chord bears S 85° 10' 15" E for a distance of 285.52 feet; thence S 83° 55' 09" E for a distance of 458.03 feet to the beginning of a curve; thence 322.02 feet along said curve turning to the right through an angle of 44° 14' 43", having a radius of 417.00 feet, and whose long chord bears S 61° 47' 47" E for a distance of 314.08 feet; thence S 39° 40' 26" E for a distance of 4.99 feet to the beginning of a curve; thence 241.89 feet along said curve turning to the right through an angle of 52° 17' 55", having a radius of 265.00 feet, and whose long chord bears S 13° 31' 28" E for a distance of 233.58 feet; thence S 12° 37' 29" W for a distance of 91.68 feet to the beginning of a curve; thence 170.52 feet along said curve turning to the left through an angle of 30° 37' 39", having a radius of 319.00 feet, and whose long chord bears S 02° 41' 21" E for a distance of 168.50 feet; thence S 18° 00' 10" E for a distance of 238.08 feet to the beginning of a curve; thence 30.63 feet along said curve turning to the right through an angle of 04° 37' 50", having a radius of 379.00 feet, and whose long chord bears S 15° 41' 15" E for a distance of 30.62 feet; thence S 13° 22' 20" E for a distance of 32.54 feet to the beginning of a curve; thence 110.04 feet along said curve turning to the left through an angle of 19° 31' 10", having a radius of 323.00 feet, and whose long chord bears S 23° 07' 55" E for a distance of 109.51 feet; thence S 32° 53' 30" E for a distance of 11.15 feet to the beginning of a curve; thence 116.66 feet along said curve turning to the right through an angle of 06° 30' 31", having a radius of 1027.00 feet, and whose long chord bears S 29° 38' 15" E for a distance of 116.60 feet; thence S 26° 22' 59" E for a distance of 64.70 feet to the beginning of a curve; thence 116.92 feet along said curve turning to the left through an angle of 95° 42' 01", having a radius of 70.00 feet, and whose long chord bears S 74° 14' 00" E for a distance of 103.80 feet; thence N 57° 54' 59" E for a distance of 111.71 feet to the west line of the Southeast Quarter of Section 5, Township 5 North, Range 44 East; thence N 00° 38' 19" W for a distance of 28.53 feet along said West line; thence N 64° 18' 23" E for a distance of 1422.63 feet to the beginning of a curve; thence 1058.16 feet along said curve turning to the right through 80° 50' 14", having a radius of 750.00 feet, and whose long chord bears S 75° 16' 31" E for a distance of 972.55 feet to the beginning of a compound curve; thence 403.52 feet along said curve turning to the right through an angle of 35° 34' 09", having a radius of 650.00 feet, and whose long chord bears S 17° 04' 22" E for a distance of 397.07 feet; thence S 00° 42' 44" W for a distance of 149.94 feet to the point of beginning.



**Legal Description for
Packsaddle Bench Road Right-of-Way, Teton County, Idaho
(Ag Rim, LLC)**

Beginning at a point that is S 89°06'13" W 1088.59 feet along the east-west centerline through the section from the East Quarter corner of Section 6, Township 5 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence N 03° 11' 07" W for a distance of 50.04 feet; thence N 03° 11' 07" W for a distance of 5.71 feet; thence N 68° 32' 24" E for a distance of 76.88 feet to the beginning of a curve; thence 49.33 feet along said curve turning to the left through an angle of 13° 47' 18", having a radius of 205.00 feet, and whose long chord bears N 61° 38' 45" E for a distance of 49.22 feet; thence N 54° 45' 06" E for a distance of 169.10 feet; thence N 36° 08' 21" W for a distance of 27.47 feet; thence N 71° 11' 38" E for a distance of 21.28 feet to the beginning of a curve; thence 135.26 feet along said curve turning to the left through an angle of 51° 40' 01", having a radius of 150.00 feet, and whose long chord bears N 45° 21' 37" E for a distance of 130.73 feet; thence N 19° 31' 37" E for a distance of 136.45 feet to the beginning of a curve; thence 314.09 feet along said curve turning to the right through an angle of 65° 26' 22", having a radius of 275.00 feet, and whose long chord bears N 52° 14' 48" E for a distance of 297.29 feet; thence N 84° 57' 59" E for a distance of 3.21 feet to the beginning of a curve; thence 385.98 feet along said curve turning to the right through an angle of 11° 56' 52", having a radius of 1851.00 feet, and whose long chord bears S 89° 03' 35" E for a distance of 385.28 feet; thence S 83° 05' 09" E for a distance of 860.75 feet to the beginning of a curve; thence 364.23 feet along said curve turning to the left through an angle of 99° 22' 29", having a radius of 210.00 feet, and whose long chord bears N 47° 13' 36" E for a distance of 320.26 feet; thence N 02° 27' 39" W for a distance of 1482.14 feet to the beginning of a curve; thence 222.52 feet along said curve turning to the right through an angle of 21° 14' 58", having a radius of 600.00 feet, and whose long chord bears N 08° 09' 50" E for a distance of 221.25 feet; thence N 18° 47' 19" E for a distance of 73.64 feet to the beginning of a curve; thence 344.76 feet along said curve turning to the left through an angle of 39° 30' 25", having a radius of 500.00 feet, and whose long chord bears N 00° 57' 53" W for a distance of 337.97 feet; thence N 20° 43' 06" W for a distance of 150.81 feet to the beginning of a curve; thence 391.84 feet along said curve turning to the right through an angle of 64° 08' 45", having a radius of 350.00 feet, and whose long chord bears N 11° 21' 16" E for a distance of 371.70 feet; thence N 43° 25' 39" E for a distance of 101.86 feet to the beginning of a curve; thence 186.28 feet along said curve turning to the left through an angle of 30° 29' 38", having a radius of 350.00 feet, and whose long chord bears N 28° 10' 50" E for a distance of 184.09 feet; thence N 12° 56' 01" E for a distance of 463.15 feet to the beginning of a curve; thence 390.64 feet along said curve turning to the left through an angle of 99° 28' 30", having a radius of 225.00 feet, and whose long chord bears N 36° 48' 15" W for a distance of 343.39 feet; thence N 86° 32' 30" W for a distance of 165.36 feet to the beginning of a curve; thence 38.13 feet along said curve turning to the right through an angle of 08° 44' 21", having a radius of 250.00 feet, and whose long chord bears N 82° 10' 19" W for a distance of 38.10 feet; thence N 77° 48' 08" W for a distance of 302.88 feet to the



beginning of a curve; thence 62.33 feet along said curve turning to the left through an angle of $14^{\circ} 17' 03''$, having a radius of 250.00 feet, and whose long chord bears $N 84^{\circ} 56' 40'' W$ for a distance of 62.16 feet; thence $S 87^{\circ} 54' 49'' W$ for a distance of 311.06 feet; thence $N 02^{\circ} 34' 57'' E$ for a distance of 111.68 feet to the beginning of a curve; thence 177.58 feet along said curve turning to the right through an angle of $40^{\circ} 41' 55''$, having a radius of 250.00 feet, and whose long chord bears $N 22^{\circ} 55' 55'' E$ for a distance of 173.87 feet; thence $N 43^{\circ} 16' 52'' E$ for a distance of 118.81 feet to the beginning of a curve; thence 231.09 feet along said curve turning to the right through an angle of $09^{\circ} 44' 09''$, having a radius of 1360.00 feet, and whose long chord bears $N 48^{\circ} 08' 57'' E$ for a distance of 230.82 feet; thence $N 53^{\circ} 01' 01'' E$ for a distance of 462.46 feet to the beginning of a curve; thence 104.46 feet along said curve turning to the right through an angle of $16^{\circ} 37' 31''$, having a radius of 360.00 feet, and whose long chord bears $N 61^{\circ} 19' 46'' E$ for a distance of 104.09 feet; thence $N 69^{\circ} 38' 32'' E$ for a distance of 223.27 feet to the beginning of a non-tangential curve; thence 261.45 feet along said curve turning to the left through an angle of $68^{\circ} 58' 47''$, having a radius of 217.17 feet, and whose long chord bears $N 56^{\circ} 12' 31'' W$ for a distance of 245.94 feet; thence $S 89^{\circ} 52' 50'' W$ for a distance of 685.80 feet to the beginning of a curve; thence 502.03 feet along said curve turning to the right through an angle of $89^{\circ} 53' 15''$, having a radius of 320.00 feet, and whose long chord bears $N 45^{\circ} 10' 33'' W$ for a distance of 452.10 feet; thence $N 00^{\circ} 13' 55'' W$ for a distance of 299.59 feet; thence $N 23^{\circ} 48' 37'' W$ for a distance of 100.00 feet; thence $N 00^{\circ} 13' 55'' W$ for a distance of 202.09 feet; thence $N 23^{\circ} 20' 46'' E$ for a distance of 100.00 feet; thence $N 00^{\circ} 13' 55'' W$ for a distance of 1085.93 feet to the beginning of a curve; thence 124.33 feet along said curve turning to the left through an angle of $12^{\circ} 43' 15''$, having a radius of 560.00 feet, and whose long chord bears $N 06^{\circ} 35' 33'' W$ for a distance of 124.08 feet; thence $N 12^{\circ} 57' 10'' W$ for a distance of 367.94 feet to the beginning of a curve; thence 41.04 feet along said curve turning to the right through an angle of $10^{\circ} 21' 29''$, having a radius of 227.00 feet, and whose long chord bears $N 07^{\circ} 46' 26'' W$ for a distance of 40.98 feet; thence $N 02^{\circ} 35' 41'' W$ for a distance of 66.34 feet; thence $N 88^{\circ} 47' 29'' E$ for a distance of 75.05 feet to the beginning of a non-tangential curve; thence 163.94 feet along said curve turning to the left through an angle of $09^{\circ} 53' 15''$, having a radius of 950.00 feet, and whose long chord bears $S 08^{\circ} 00' 33'' E$ for a distance of 163.74 feet; thence $S 12^{\circ} 57' 10'' E$ for a distance of 295.61 feet to the beginning of a curve; thence 140.98 feet along said curve turning to the right through an angle of $12^{\circ} 43' 15''$, having a radius of 635.00 feet, and whose long chord bears $S 06^{\circ} 35' 33'' E$ for a distance of 140.69 feet; thence $S 00^{\circ} 13' 55'' E$ for a distance of 1770.91 feet to the beginning of a curve; thence 384.36 feet along said curve turning to the left through an angle of $89^{\circ} 53' 15''$, having a radius of 245.00 feet, and whose long chord bears $S 45^{\circ} 10' 33'' E$ for a distance of 346.14 feet; thence $N 89^{\circ} 52' 50'' E$ for a distance of 685.45 feet to the beginning of a curve; thence 433.96 feet along said curve turning to the right through an angle of $85^{\circ} 06' 12''$, having a radius of 292.17 feet, and whose long chord bears $S 48^{\circ} 04' 01'' E$ for a distance of 395.16 feet to a point of intersection with a non-tangential line; thence $S 69^{\circ} 38' 32'' W$ for a distance of 65.85 feet; thence $S 46^{\circ} 03' 50'' W$ for a distance of 100.00 feet; thence $S 69^{\circ} 38' 32'' W$ for a distance of 131.08 feet to the beginning of a curve; thence 69.64 feet along said curve turning to the left through an angle of $16^{\circ} 37' 31''$, having a radius of 240.00 feet, and whose long chord bears $S 61^{\circ} 19' 46'' W$ for a distance of 69.40 feet to a point of intersection with a non-tangential line; thence $S 76^{\circ} 35' 43'' W$ for a distance of



100.00 feet; thence S 53° 01' 01" W for a distance of 370.81 feet to the beginning of a curve; thence 217.50 feet along said curve turning to the left through an angle of 09° 44' 09", having a radius of 1280.00 feet, and whose long chord bears S 48° 08' 57" W for a distance of 217.24 feet; thence S 43° 16' 52" W for a distance of 138.47 feet to the beginning of a curve; thence 125.02 feet along said curve turning to the left through an angle of 130° 14' 24", having a radius of 55.00 feet, and whose long chord bears S 21° 50' 20" E for a distance of 99.79 feet; thence S 86° 57' 32" E for a distance of 232.24 feet to the beginning of a curve; thence 63.70 feet along said curve turning to the right through an angle of 16° 35' 23", having a radius of 220.00 feet, and whose long chord bears S 78° 39' 51" E for a distance of 63.48 feet; thence S 70° 22' 10" E for a distance of 139.44 feet to the beginning of a curve; thence 134.07 feet along said curve turning to the left through an angle of 16° 10' 20", having a radius of 475.00 feet, and whose long chord bears S 78° 27' 20" E for a distance of 133.63 feet; thence S 86° 32' 30" E for a distance of 165.37 feet to the beginning of a curve; thence 264.84 feet along said curve turning to the right through an angle of 50° 34' 50", having a radius of 300.00 feet, and whose long chord bears S 61° 15' 05" E for a distance of 256.32 feet to a point of intersection with a non-tangential line; thence S 00° 09' 49" E for a distance of 93.70 feet; thence S 00° 09' 49" E for a distance of 359.81 feet; thence S 12° 56' 01" W for a distance of 247.49 feet to the beginning of a curve; thence 226.19 feet along said curve turning to the right through an angle of 30° 29' 38", having a radius of 425.00 feet, and whose long chord bears S 28° 10' 50" W for a distance of 223.53 feet; thence S 43° 25' 39" W for a distance of 101.86 feet to the beginning of a curve; thence 307.88 feet along said curve turning to the left through an angle of 64° 08' 45", having a radius of 275.00 feet, and whose long chord bears S 11° 21' 16" W for a distance of 292.05 feet; thence S 20° 43' 06" E for a distance of 150.81 feet to the beginning of a curve; thence 396.48 feet along said curve turning to the right through an angle of 39° 30' 25", having a radius of 575.00 feet, and whose long chord bears S 00° 57' 53" E for a distance of 388.67 feet; thence S 18° 47' 19" W for a distance of 73.64 feet to the beginning of a curve; thence 194.71 feet along said curve turning to the left through an angle of 21° 14' 58", having a radius of 525.00 feet, and whose long chord bears S 08° 09' 50" W for a distance of 193.59 feet; thence S 02° 27' 39" E for a distance of 1482.15 feet to the beginning of a curve; thence 494.30 feet along said curve turning to the right through an angle of 99° 22' 24", having a radius of 285.00 feet, and whose long chord bears S 47° 13' 39" W for a distance of 434.64 feet; thence N 83° 05' 09" W for a distance of 860.75 feet to the beginning of a curve; thence 370.34 feet along said curve turning to the left through an angle of 11° 56' 52", having a radius of 1776.00 feet, and whose long chord bears N 89° 03' 35" W for a distance of 369.67 feet; thence S 84° 57' 59" W for a distance of 3.21 feet to the beginning of a curve; thence 228.43 feet along said curve turning to the left through an angle of 65° 26' 22", having a radius of 200.00 feet, and whose long chord bears S 52° 14' 48" W for a distance of 216.21 feet; thence S 19° 31' 37" W for a distance of 122.59 feet to the beginning of a curve; thence 199.81 feet along said curve turning to the right through an angle of 35° 13' 30", having a radius of 325.00 feet, and whose long chord bears S 37° 08' 21" W for a distance of 196.67 feet; thence S 54° 45' 06" W for a distance of 185.79 feet to the beginning of a curve; thence 65.57 feet along said curve turning to the right through an angle of 13° 39' 34", having a radius of 275.05 feet, and whose long chord bears S 61° 42' 35" W for a distance of 65.42 feet; thence S 68°



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32' 24" W for a distance of 21.01 feet; thence S 03° 11' 07" E for a distance of 9.80 feet; thence S 89° 06' 13" W a distance of 75.06 feet to the point of beginning.



**Legal Description for
Packsaddle Bench Road Right-of-Way, Teton County, Idaho
(Grand Teton Holdings, Big Game View Ranch, Lot 1)**

Beginning at a point that is S 89°58'24" W 1325.35 feet along the section line and N 00°09'49" W 952.69 feet from the South Quarter corner of Section 32, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence N 00° 09' 49" W for a distance of 359.81 feet; thence N 89° 54' 29" E for a distance of 45.33 feet to the beginning of a non-tangential curve; thence 151.34 feet along said curve turning to the right through an angle of 28° 54' 14", having a radius of 300.00 feet, and whose long chord bears S 01° 31' 07" E for a distance of 149.74 feet; thence S 12° 56' 01" W a distance of 215.66 feet to the Point of Beginning.



**Legal Description for
Packsaddle Bench Road Right-of-Way, Teton County, Idaho
(Grand Teton Holdings, Big Game View Ranch, Lot 2)**

Beginning at a point that is S 89°58'24" W 1325.35 feet along the section line and N 00°09'49" W 1312.50 feet from the South Quarter corner of Section 32, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence N 00° 09' 49" W for a distance of 93.70 feet to the beginning of a non-tangential curve; thence 104.67 feet along said curve turning to the right through an angle of 19° 59' 26", having a radius of 300.00 feet, and whose long chord bears S 25° 57' 57" E for a distance of 104.14 feet to a point of intersection with a non-tangential line; thence S 89° 54' 29" W a distance of 45.33 feet to the Point of Beginning.



**Legal Description for
Packsaddle Bench Road Right-of-Way, Teton County, Idaho
(Grandview, LLC)**

Beginning at a point that is S 88°47'29" W 34.41 feet along the section line from the Southeast corner of Section 30, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence S 88° 47' 29" W for a distance of 75.05 feet; thence N 02° 35' 41" W for a distance of 793.46 feet to the beginning of a curve; thence 269.77 feet along said curve turning to the right through an angle of 11° 37' 17", having a radius of 1330.00 feet, and whose long chord bears N 03° 12' 57" E for a distance of 269.30 feet; thence N 09° 01' 36" E for a distance of 179.63 feet to the beginning of a curve; thence 295.19 feet along said curve turning to the left through an angle of 14° 27' 20", having a radius of 1170.00 feet, and whose long chord bears N 01° 47' 56" E for a distance of 294.41 feet; thence N 05° 25' 45" W for a distance of 40.24 feet to the beginning of a curve; thence 301.84 feet along said curve turning to the left through an angle of 88° 41' 13", having a radius of 195.00 feet, and whose long chord bears N 49° 46' 21" W for a distance of 272.59 feet; thence S 85° 53' 02" W for a distance of 78.87 feet to the beginning of a curve; thence 287.25 feet along said curve turning to the right through an angle of 84° 24' 00", having a radius of 195.00 feet, and whose long chord bears N 51° 54' 58" W for a distance of 261.97 feet; thence N 09° 42' 58" W for a distance of 503.19 feet to the beginning of a curve; thence 135.85 feet along said curve turning to the right through an angle of 53° 40' 48", having a radius of 145.00 feet, and whose long chord bears N 17° 07' 26" E for a distance of 130.94 feet; thence N 43° 57' 50" E for a distance of 50.73 feet to the beginning of a curve; thence 45.39 feet along said curve turning to the right through an angle of 11° 49' 17", having a radius of 220.00 feet, and whose long chord bears N 49° 52' 28" E for a distance of 45.31 feet; thence N 55° 47' 06" E for a distance of 92.34 feet to the beginning of a curve; thence 69.78 feet along said curve turning to the left through an angle of 49° 58' 25", having a radius of 80.00 feet, and whose long chord bears N 30° 47' 54" E for a distance of 67.59 feet to a point of intersection with a non-tangential line; thence N 83° 10' 02" E for a distance of 80.98 feet to the beginning of a non-tangential curve; thence 157.32 feet along said curve turning to the right through an angle of 56° 20' 04", having a radius of 160.00 feet, and whose long chord bears S 27° 37' 04" W for a distance of 151.05 feet; thence S 55° 47' 06" W for a distance of 92.34 feet to the beginning of a curve; thence 28.88 feet along said curve turning to the left through an angle of 11° 49' 17", having a radius of 140.00 feet, and whose long chord bears S 49° 52' 28" W for a distance of 28.83 feet; thence S 43° 57' 50" W for a distance of 56.93 feet to the beginning of a curve; thence 60.90 feet along said curve turning to the left through an angle of 53° 40' 48", having a radius of 65.00 feet, and whose long chord bears S 17° 07' 26" W for a distance of 58.70 feet; thence S 09° 42' 58" E for a distance of 446.98 feet to the beginning of a curve; thence 222.61 feet along said curve turning to the left through an angle of 77° 18' 05", having a radius of 165.00 feet, and whose long chord bears S 48° 22' 01" E for a distance of 206.11 feet; thence S 87° 01' 03" E for a distance of 97.92 feet to the beginning of a curve; thence 377.36



feet along said curve turning to the right through an angle of $81^{\circ} 35' 19''$, having a radius of 265.00 feet, and whose long chord bears $S 46^{\circ} 13' 24'' E$ for a distance of 346.27 feet; thence $S 05^{\circ} 25' 45'' E$ for a distance of 48.00 feet to the beginning of a curve; thence 314.11 feet along said curve turning to the right through an angle of $14^{\circ} 27' 20''$, having a radius of 1245.00 feet, and whose long chord bears $S 01^{\circ} 47' 56'' W$ for a distance of 313.28 feet; thence $S 09^{\circ} 01' 36'' W$ for a distance of 179.63 feet to the beginning of a curve; thence 254.55 feet along said curve turning to the left through an angle of $11^{\circ} 37' 17''$, having a radius of 1255.00 feet, and whose long chord bears $S 03^{\circ} 12' 57'' W$ for a distance of 254.12 feet; thence $S 02^{\circ} 35' 41'' E$ for a distance of 787.48 feet to the beginning of a curve; thence 7.80 feet along said curve turning to the left through $00^{\circ} 28' 14''$, having a radius of 950.00 feet, and whose long chord bears $S 02^{\circ} 49' 48'' E$ for a distance of 7.80 feet to the point of beginning.



**Legal Description for
Neville Spring Road Right-of-Way, Teton County, Idaho
(Grandview, LLC Section 1)**

Beginning at a point that is S 88°55'56" W 355.41 feet along the east-west centerline through the section and N 01°02'43" W 84.86 feet from the East Quarter corner of Section 30, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence S 83° 10' 02" W for a distance of 80.98 feet; thence S 83° 10' 02" W for a distance of 282.15 feet to the beginning of a curve; thence 58.24 feet along said curve turning to the left through an angle of 04° 56' 36", having a radius of 675.00 feet, and whose long chord bears S 80° 41' 44" W for a distance of 58.22 feet; thence S 78° 13' 25" W for a distance of 1749.89 feet to the beginning of a curve; thence 311.77 feet along said curve turning to the left through an angle of 23° 02' 56", having a radius of 775.00 feet, and whose long chord bears S 66° 41' 57" W for a distance of 309.67 feet; thence S 55° 10' 29" W for a distance of 492.56 feet to the beginning of a curve; thence 143.32 feet along said curve turning to the left through an angle of 01° 39' 02", having a radius of 4975.00 feet, and whose long chord bears S 54° 20' 58" W for a distance of 143.32 feet; thence S 53° 31' 27" W for a distance of 716.46 feet to the beginning of a curve; thence 68.53 feet along said curve turning to the right through 22° 55' 40", having a radius of 171.25 feet, and whose long chord bears S 64° 59' 17" W for a distance of 68.07 feet to the beginning of a compound curve; thence 6.06 feet along said curve turning to the right through an angle of 01° 14' 25", having a radius of 280.00 feet, and whose long chord bears S 77° 04' 19" W for a distance of 6.06 feet to the West line of the Northeast Quarter of the Southwest Quarter of Section 30, Township 6 North, Range 44 East of the Boise Meridian; thence N 00° 06' 46" E for a distance of 5.12 feet; thence N 00° 06' 46" E for a distance of 67.47 feet; thence N 00° 06' 46" E for a distance of 5.34 feet to the beginning of a curve; thence 25.11 feet along said curve turning to the left through an angle of 14° 56' 41", having a radius of 96.25 feet, and whose long chord bears N 61° 36' 37" E for a distance of 25.03 feet; thence N 29° 56' 46" E for a distance of 99.99 feet; thence N 53° 31' 27" E for a distance of 202.09 feet; thence N 77° 06' 09" E for a distance of 100.00 feet; thence N 53° 31' 27" E for a distance of 332.11 feet to the beginning of a curve; thence 145.48 feet along said curve turning to the right through an angle of 01° 39' 02", having a radius of 5050.00 feet, and whose long chord bears N 54° 20' 58" E for a distance of 145.48 feet; thence N 55° 10' 29" E for a distance of 492.56 feet to the beginning of a curve; thence 341.94 feet along said curve turning to the right through an angle of 23° 02' 56", having a radius of 850.00 feet, and whose long chord bears N 66° 41' 57" E for a distance of 339.64 feet; thence N 78° 13' 25" E for a distance of 1749.89 feet to the beginning of a curve; thence 64.71 feet along said curve turning to the right through an angle of 04° 56' 36", having a radius of 750.00 feet, and whose long chord bears N 80° 41' 44" E for a distance of 64.69 feet; thence N 83° 10' 02" E for a distance of 364.09 feet; thence S 06° 05' 55" E a distance of 75.01 feet to the point of beginning.



**Legal Description for
Neville Spring Road Right-of-Way, Teton County, Idaho
(Grandview, LLC Section 2)**

Beginning at a point that is S 0°32'04" W 617.97 feet along the section line from the West Quarter corner of Section 30, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence S 00° 32' 04" W for a distance of 5.44 feet; thence S 00° 32' 04" W for a distance of 69.32 feet; thence S 00° 32' 04" W a distance of 5.27 feet to the beginning of a non-tangent curve; thence 8.67 feet along said curve turning to the right through 00° 59' 37", having a radius of 500.00 feet, and whose long chord bears N 70° 46' 59" W for a distance of 8.67 feet to the beginning of a compound curve; thence 114.15 feet along said curve turning to the right through an angle of 21° 01' 49", having a radius of 311.00 feet, and whose long chord bears N 59° 46' 15" W for a distance of 113.51 feet; thence N 49° 15' 21" W for a distance of 103.14 feet to the beginning of a curve; thence 218.00 feet along said curve turning to the left through an angle of 07° 02' 13", having a radius of 1775.00 feet, and whose long chord bears N 52° 46' 27" W for a distance of 217.86 feet; thence N 56° 17' 34" W for a distance of 240.94 feet to the beginning of a curve; thence 94.00 feet along said curve turning to the right through an angle of 05° 15' 15", having a radius of 1025.00 feet, and whose long chord bears N 53° 39' 56" W for a distance of 93.96 feet; thence N 51° 02' 18" W for a distance of 78.16 feet to the beginning of a curve; thence 494.59 feet along said curve turning to the right through an angle of 27° 38' 47", having a radius of 1025.00 feet, and whose long chord bears N 37° 12' 55" W for a distance of 489.80 feet; thence S 66° 36' 29" W for a distance of 12.50 feet; thence N 23° 23' 31" W for a distance of 753.14 feet to the beginning of a curve; thence 155.75 feet along said curve turning to the left through an angle of 09° 16' 17", having a radius of 962.50 feet, and whose long chord bears N 28° 01' 39" W for a distance of 155.58 feet; thence N 32° 39' 48" W for a distance of 68.87 feet to the beginning of a curve; thence 79.85 feet along said curve turning to the right through an angle of 04° 24' 36", having a radius of 1037.50 feet, and whose long chord bears N 30° 27' 30" W for a distance of 79.83 feet; thence N 28° 15' 12" W for a distance of 28.43 feet to the beginning of a curve; thence 306.26 feet along said curve turning to the right through an angle of 33° 54' 29", having a radius of 517.50 feet, and whose long chord bears N 11° 17' 57" W for a distance of 301.81 feet; thence N 05° 39' 17" E for a distance of 13.78 feet to the beginning of a curve; thence 116.55 feet along said curve turning to the right through an angle of 05° 10' 55", having a radius of 1288.72 feet, and whose long chord bears N 08° 52' 31" E for a distance of 116.51 feet; thence N 12° 05' 44" E for a distance of 67.51 feet to the beginning of a curve; thence 154.90 feet along said curve turning to the left through an angle of 11° 38' 23", having a radius of 762.50 feet, and whose long chord bears N 06° 16' 33" E for a distance of 154.64 feet; thence N 00° 27' 21" E for a distance of 292.81 feet to the beginning of a curve; thence 140.25 feet along said curve turning to the left through an angle of 12° 07' 46", having a radius of 662.50 feet, and whose long chord bears N 05° 36' 32" W for a distance of 139.99 feet; thence N 11° 40' 25" W for a distance of 43.28 feet to the beginning of a curve; thence 124.59 feet along said curve turning to the right through an angle of 08° 14' 51",



having a radius of 865.50 feet, and whose long chord bears N 07° 32' 59" W for a distance of 124.48 feet; thence N 03° 25' 33" W for a distance of 191.87 feet to the beginning of a curve; thence 131.56 feet along said curve turning to the left through an angle of 39° 09' 22", having a radius of 192.50 feet, and whose long chord bears N 23° 00' 14" W for a distance of 129.01 feet; thence N 42° 34' 55" W for a distance of 248.19 feet to the beginning of a curve; thence 65.26 feet along said curve turning to the left through an angle of 01° 48' 47", having a radius of 2062.48 feet, and whose long chord bears N 43° 32' 04" W for a distance of 65.26 feet; thence N 44° 29' 14" W for a distance of 390.80 feet to the beginning of a curve; thence 584.27 feet along said curve turning to the right through an angle of 67° 58' 18", having a radius of 492.50 feet, and whose long chord bears N 10° 30' 05" W for a distance of 550.60 feet; thence N 23° 29' 04" E for a distance of 37.61 feet to the beginning of a curve; thence 303.00 feet along said curve turning to the right through an angle of 08° 31' 14", having a radius of 2037.50 feet, and whose long chord bears N 27° 44' 41" E for a distance of 302.72 feet; thence N 32° 00' 18" E for a distance of 213.54 feet to the beginning of a curve; thence 170.87 feet along said curve turning to the left through an angle of 76° 47' 07", having a radius of 127.50 feet, and whose long chord bears N 06° 23' 16" W for a distance of 158.37 feet; thence N 44° 46' 50" W for a distance of 52.62 feet to the beginning of a curve; thence 217.38 feet along said curve turning to the left through an angle of 31° 05' 55", having a radius of 400.50 feet, and whose long chord bears N 60° 19' 47" W for a distance of 214.72 feet; thence N 75° 52' 45" W for a distance of 152.07 feet to the beginning of a curve; thence 415.55 feet along said curve turning to the right through an angle of 43° 29' 14", having a radius of 547.50 feet, and whose long chord bears N 54° 08' 08" W for a distance of 405.65 feet; thence N 32° 23' 31" W for a distance of 125.13 feet to the beginning of a curve; thence 102.11 feet along said curve turning to the right through an angle of 02° 52' 17", having a radius of 2037.50 feet, and whose long chord bears N 30° 57' 22" W for a distance of 102.10 feet; thence N 29° 31' 13" W for a distance of 280.63 feet to the beginning of a curve; thence 284.93 feet along said curve turning to the left through an angle of 45° 02' 09", having a radius of 362.50 feet, and whose long chord bears N 52° 02' 17" W for a distance of 277.65 feet; thence N 74° 33' 22" W for a distance of 110.30 feet to the beginning of a curve; thence 284.39 feet along said curve turning to the right through an angle of 68° 36' 28", having a radius of 237.50 feet, and whose long chord bears N 40° 15' 08" W for a distance of 267.70 feet; thence N 05° 56' 54" W for a distance of 553.62 feet to the beginning of a curve; thence 16.85 feet along said curve turning to the left through an angle of 05° 56' 25", having a radius of 162.50 feet, and whose long chord bears N 08° 55' 06" W for a distance of 16.84 feet; thence N 11° 53' 18" W for a distance of 172.90 feet to the beginning of a curve; thence 191.04 feet along said curve turning to the right through an angle of 46° 05' 11", having a radius of 237.50 feet, and whose long chord bears N 11° 09' 17" E for a distance of 185.93 feet; thence N 34° 11' 52" E for a distance of 116.22 feet to the beginning of a curve; thence 75.99 feet along said curve turning to the left through an angle of 04° 05' 38", having a radius of 1063.45 feet, and whose long chord bears N 32° 09' 03" E for a distance of 75.97 feet; thence N 30° 06' 14" E for a distance of 103.18 feet to the beginning of a curve; thence 591.12 feet along said curve turning to the left through an angle of 17° 15' 28", having a radius of 1962.50 feet, and whose long chord bears N 21° 28' 30" E for a distance of 588.88 feet; thence N 12° 50' 46" E for a distance of 155.92 feet to the beginning of a curve; thence 49.89 feet along said curve turning to the left



through an angle of $02^{\circ} 58' 11''$, having a radius of 962.50 feet, and whose long chord bears $N 11^{\circ} 21' 41'' E$ for a distance of 49.88 feet; thence $N 09^{\circ} 52' 35'' E$ for a distance of 65.90 feet to the beginning of a curve; thence 33.45 feet along said curve turning to the right through an angle of $02^{\circ} 17' 19''$, having a radius of 837.50 feet, and whose long chord bears $N 11^{\circ} 01' 15'' E$ for a distance of 33.45 feet; thence $N 12^{\circ} 09' 54'' E$ for a distance of 108.74 feet to the beginning of a curve; thence 171.77 feet along said curve turning to the left through an angle of $12^{\circ} 54' 26''$, having a radius of 762.50 feet, and whose long chord bears $N 05^{\circ} 42' 41'' E$ for a distance of 171.41 feet; thence $N 00^{\circ} 44' 32'' W$ for a distance of 206.93 feet; thence $N 89^{\circ} 10' 53'' E$ for a distance of 75.00 feet; thence $S 00^{\circ} 44' 32'' E$ for a distance of 207.03 feet to the beginning of a curve; thence 188.67 feet along said curve turning to the right through an angle of $12^{\circ} 54' 26''$, having a radius of 837.50 feet, and whose long chord bears $S 05^{\circ} 42' 41'' W$ for a distance of 188.27 feet; thence $S 12^{\circ} 09' 54'' W$ for a distance of 108.74 feet to the beginning of a curve; thence 30.46 feet along said curve turning to the left through an angle of $02^{\circ} 17' 19''$, having a radius of 762.50 feet, and whose long chord bears $S 11^{\circ} 01' 15'' W$ for a distance of 30.46 feet; thence $S 09^{\circ} 52' 35'' W$ for a distance of 65.90 feet to the beginning of a curve; thence 53.77 feet along said curve turning to the right through an angle of $02^{\circ} 58' 11''$, having a radius of 1037.50 feet, and whose long chord bears $S 11^{\circ} 21' 41'' W$ for a distance of 53.77 feet; thence $S 12^{\circ} 50' 46'' W$ for a distance of 155.92 feet to the beginning of a curve; thence 613.71 feet along said curve turning to the right through an angle of $17^{\circ} 15' 28''$, having a radius of 2037.50 feet, and whose long chord bears $S 21^{\circ} 28' 30'' W$ for a distance of 611.39 feet; thence $S 30^{\circ} 06' 14'' W$ for a distance of 103.18 feet to the beginning of a curve; thence 81.35 feet along said curve turning to the right through an angle of $04^{\circ} 05' 38''$, having a radius of 1138.45 feet, and whose long chord bears $S 32^{\circ} 09' 03'' W$ for a distance of 81.33 feet; thence $S 34^{\circ} 11' 52'' W$ for a distance of 116.22 feet to the beginning of a curve; thence 130.71 feet along said curve turning to the left through an angle of $46^{\circ} 05' 11''$, having a radius of 162.50 feet, and whose long chord bears $S 11^{\circ} 09' 17'' W$ for a distance of 127.21 feet; thence $S 11^{\circ} 53' 18'' E$ for a distance of 172.90 feet to the beginning of a curve; thence 24.62 feet along said curve turning to the right through an angle of $05^{\circ} 56' 25''$, having a radius of 237.50 feet, and whose long chord bears $S 08^{\circ} 55' 06'' E$ for a distance of 24.61 feet; thence $S 05^{\circ} 56' 54'' E$ for a distance of 553.62 feet to the beginning of a curve; thence 194.58 feet along said curve turning to the left through an angle of $68^{\circ} 36' 28''$, having a radius of 162.50 feet, and whose long chord bears $S 40^{\circ} 15' 08'' E$ for a distance of 183.16 feet; thence $S 74^{\circ} 33' 22'' E$ for a distance of 110.30 feet to the beginning of a curve; thence 343.88 feet along said curve turning to the right through an angle of $45^{\circ} 02' 09''$, having a radius of 437.50 feet, and whose long chord bears $S 52^{\circ} 02' 17'' E$ for a distance of 335.10 feet; thence $S 29^{\circ} 31' 13'' E$ for a distance of 280.63 feet to the beginning of a curve; thence 98.36 feet along said curve turning to the left through an angle of $02^{\circ} 52' 17''$, having a radius of 1962.50 feet, and whose long chord bears $S 30^{\circ} 57' 22'' E$ for a distance of 98.35 feet; thence $S 32^{\circ} 23' 31'' E$ for a distance of 125.13 feet to the beginning of a curve; thence 358.63 feet along said curve turning to the left through an angle of $43^{\circ} 29' 14''$, having a radius of 472.50 feet, and whose long chord bears $S 54^{\circ} 08' 08'' E$ for a distance of 350.08 feet; thence $S 75^{\circ} 52' 45'' E$ for a distance of 152.07 feet to the beginning of a curve; thence 258.09 feet along said curve turning to the right through an angle of $31^{\circ} 05' 55''$, having a radius of 475.50 feet, and whose long chord bears $S 60^{\circ} 19' 47'' E$ for a distance of 254.93 feet; thence $S 44^{\circ} 46'$



50" E for a distance of 27.73 feet; thence S 61° 36' 56" E for a distance of 100.80 feet to the beginning of a non-tangential curve; thence 213.73 feet along said curve turning to the right through an angle of 50° 29' 55", having a radius of 242.50 feet, and whose long chord bears S 02° 21' 41" E for a distance of 206.88 feet; thence S 53° 35' 04" W for a distance of 100.43 feet; thence S 32° 00' 18" W for a distance of 158.58 feet to the beginning of a curve; thence 291.85 feet along said curve turning to the left through an angle of 08° 31' 14", having a radius of 1962.50 feet, and whose long chord bears S 27° 44' 41" W for a distance of 291.58 feet; thence S 23° 29' 04" W for a distance of 37.61 feet to the beginning of a curve; thence 495.29 feet along said curve turning to the left through an angle of 67° 58' 18", having a radius of 417.50 feet, and whose long chord bears S 10° 30' 05" E for a distance of 466.75 feet; thence S 44° 29' 14" E for a distance of 390.81 feet to the beginning of a curve; thence 67.75 feet along said curve turning to the right through an angle of 01° 48' 37", having a radius of 2144.27 feet, and whose long chord bears S 43° 32' 04" E for a distance of 67.74 feet; thence S 42° 34' 55" E for a distance of 248.19 feet to the beginning of a curve; thence 182.81 feet along said curve turning to the right through an angle of 39° 09' 22", having a radius of 267.50 feet, and whose long chord bears S 23° 00' 14" E for a distance of 179.27 feet; thence S 03° 25' 33" E for a distance of 191.87 feet to the beginning of a curve; thence 113.79 feet along said curve turning to the left through an angle of 08° 14' 51", having a radius of 790.50 feet, and whose long chord bears S 07° 32' 59" E for a distance of 113.69 feet; thence S 11° 40' 25" E for a distance of 43.28 feet to the beginning of a curve; thence 156.13 feet along said curve turning to the right through an angle of 12° 07' 46", having a radius of 737.50 feet, and whose long chord bears S 05° 36' 32" E for a distance of 155.84 feet; thence S 00° 27' 21" W for a distance of 292.81 feet to the beginning of a curve; thence 170.14 feet along said curve turning to the right through an angle of 11° 38' 23", having a radius of 837.50 feet, and whose long chord bears S 06° 16' 33" W for a distance of 169.85 feet; thence S 12° 05' 44" W for a distance of 67.49 feet to the beginning of a curve; thence 108.20 feet along said curve turning to the left through an angle of 06° 26' 27", having a radius of 962.50 feet, and whose long chord bears S 08° 52' 31" W for a distance of 108.14 feet; thence S 05° 39' 17" W for a distance of 13.76 feet to the beginning of a curve; thence 261.88 feet along said curve turning to the left through an angle of 33° 54' 29", having a radius of 442.50 feet, and whose long chord bears S 11° 17' 57" E for a distance of 258.07 feet; thence S 28° 15' 12" E for a distance of 28.43 feet to the beginning of a curve; thence 74.08 feet along said curve turning to the left through an angle of 04° 24' 36", having a radius of 962.50 feet, and whose long chord bears S 30° 27' 30" E for a distance of 74.06 feet; thence S 32° 39' 48" E for a distance of 68.87 feet to the beginning of a curve; thence 167.88 feet along said curve turning to the right through an angle of 09° 16' 17", having a radius of 1037.50 feet, and whose long chord bears S 28° 01' 39" E for a distance of 167.70 feet; thence S 23° 23' 31" E for a distance of 753.14 feet; thence N 66° 36' 29" E for a distance of 12.50 feet to the beginning of a non-tangential curve; thence 458.40 feet along said curve turning to the left through an angle of 27° 38' 47", having a radius of 950.00 feet, and whose long chord bears S 37° 12' 55" E for a distance of 453.96 feet; thence S 51° 02' 18" E for a distance of 78.16 feet to the beginning of a curve; thence 87.12 feet along said curve turning to the left through an angle of 05° 15' 15", having a radius of 950.00 feet, and whose long chord bears S 53° 39' 56" E for a distance of 87.09 feet; thence S 56° 17' 34" E for a distance of 240.94 feet to the beginning of a curve; thence 227.21 feet along said



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curve turning to the right through an angle of $07^{\circ} 02' 13''$, having a radius of 1850.00 feet, and whose long chord bears $S 52^{\circ} 46' 27'' E$ for a distance of 227.07 feet; thence $S 49^{\circ} 15' 21'' E$ for a distance of 103.14 feet to the beginning of a curve; thence 68.99 feet along said curve turning to the left through an angle of $16^{\circ} 44' 54''$, having a radius of 236.00 feet, and whose long chord bears $S 57^{\circ} 37' 47'' E$ for a distance of 68.74 feet to the point of beginning.



**Legal Description for
Packsaddle Lake Road Right-of-Way, Teton County, Idaho
(Ag Rim, LLC)**

Beginning at a point that is S 89°06'13" W 1088.59 feet along the east-west centerline through the section from the East Quarter corner of Section 6, Township 5 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence S 89° 06' 13" W for a distance of 172.54 feet to the beginning of a curve; thence 170.42 feet along said curve turning to the right through an angle of 24° 24' 37", having a radius of 400.00 feet, and whose long chord bears N 78° 41' 28" W for a distance of 169.13 feet; thence N 66° 29' 10" W for a distance of 24.33 feet to the beginning of a curve; thence 154.39 feet along said curve turning to the left through 22° 53' 12", having a radius of 386.50 feet, and whose long chord bears N 77° 55' 46" W for a distance of 153.36 feet; thence N 89° 22' 22" W for a distance of 68.16 feet to the beginning of a curve; thence 177.81 feet along said curve turning to the right through an angle of 33° 57' 35", having a radius of 300.00 feet, and whose long chord bears N 72° 23' 35" W for a distance of 175.22 feet; thence N 55° 24' 48" W for a distance of 228.73 feet to the beginning of a curve; thence 28.50 feet along said curve turning to the left through an angle of 16° 19' 52", having a radius of 100.00 feet, and whose long chord bears N 63° 34' 44" W for a distance of 28.41 feet; thence N 71° 44' 40" W for a distance of 279.40 feet to the beginning of a curve; thence 122.75 feet along said curve turning to the left through an angle of 35° 09' 51", having a radius of 200.00 feet, and whose long chord bears N 89° 19' 35" W for a distance of 120.83 feet; thence S 73° 05' 30" W for a distance of 29.70 feet to the beginning of a curve; thence 257.70 feet along said curve turning to the right through an angle of 106° 25' 00", having a radius of 138.75 feet, and whose long chord bears N 53° 42' 00" W for a distance of 222.23 feet to the West line of the Southwest Quarter of the of the Northeast Quarter of Section 6, Township 5 North, Range 44 East; thence N 00° 29' 30" W for a distance of 810.02 feet to the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 6; thence N 88° 55' 49" E for a distance of 50.00 feet ; thence S 00° 29' 30" E for a distance of 810.53 feet to the beginning of a curve; thence 164.84 feet along said curve turning to the left through an angle of 106° 25' 00", having a radius of 88.75 feet, and whose long chord bears S 53° 42' 00" E for a distance of 142.15 feet; thence N 73° 05' 30" E for a distance of 29.70 feet to the beginning of a curve; thence 153.43 feet along said curve turning to the right through an angle of 35° 09' 51", having a radius of 250.00 feet, and whose long chord bears S 89° 19' 35" E for a distance of 151.04 feet; thence S 71° 44' 40" E for a distance of 279.40 feet to the beginning of a curve; thence 42.75 feet along said curve turning to the right through an angle of 16° 19' 52", having a radius of 150.00 feet, and whose long chord bears S 63° 34' 44" E for a distance of 42.61 feet; thence S 55° 24' 48" E for a distance of 228.73 feet to the beginning of a curve; thence 148.18 feet along said curve turning to the left through an angle of 33° 57' 35", having a radius of 250.00 feet, and whose long chord bears S 72° 23' 35" E for a distance of 146.02 feet; thence S 89° 22' 22" E for a distance of 68.16 feet to the beginning of a curve; thence 174.36 feet along said curve turning to the right through 22° 53' 12", having a radius of 436.50 feet, and whose long chord bears S 77° 55' 46" E



drewmep@gmail.com

3860 Deer Stream, Idaho Falls, Idaho 83401

208.313.2458

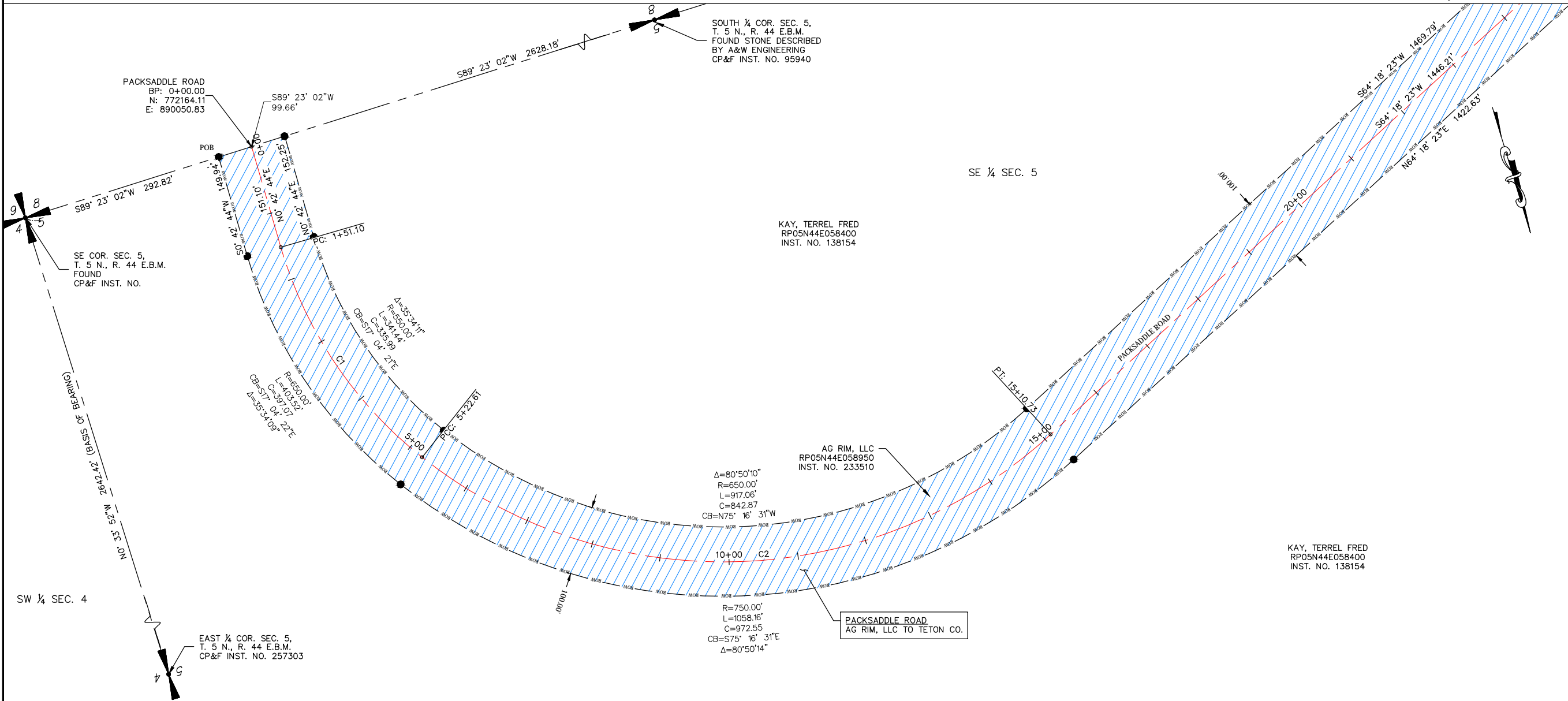
for a distance of 153.20 feet; thence S $66^{\circ} 29' 10''$ E for a distance of 24.33 feet to the beginning of a curve; thence 149.11 feet along said curve turning to the left through an angle of $24^{\circ} 24' 37''$, having a radius of 350.00 feet, and whose long chord bears S $78^{\circ} 41' 28''$ E for a distance of 147.99 feet; thence N $89^{\circ} 06' 13''$ E for a distance of 170.54 feet; thence S $03^{\circ} 11' 07''$ E a distance of 50.04 feet to the point of beginning.

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO

RECORDER'S CERTIFICATE

Instrument No. _____
Time of Day _____
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County Recorder



ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	600.00'	371.51'	N17°05'28"W	365.61'	35°28'36"
C2	700.00'	988.12'	N75°13'19"W	908.10'	80°52'43"

SURVEYOR'S CERTIFICATE

I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen
License No. 7380



Date _____

LEGEND

- 0 100 200 Feet
- Section corner control.
- Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.
- Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.
- Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

DATE: 8/21/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET
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OF
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PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
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RECORDER'S CERTIFICATE

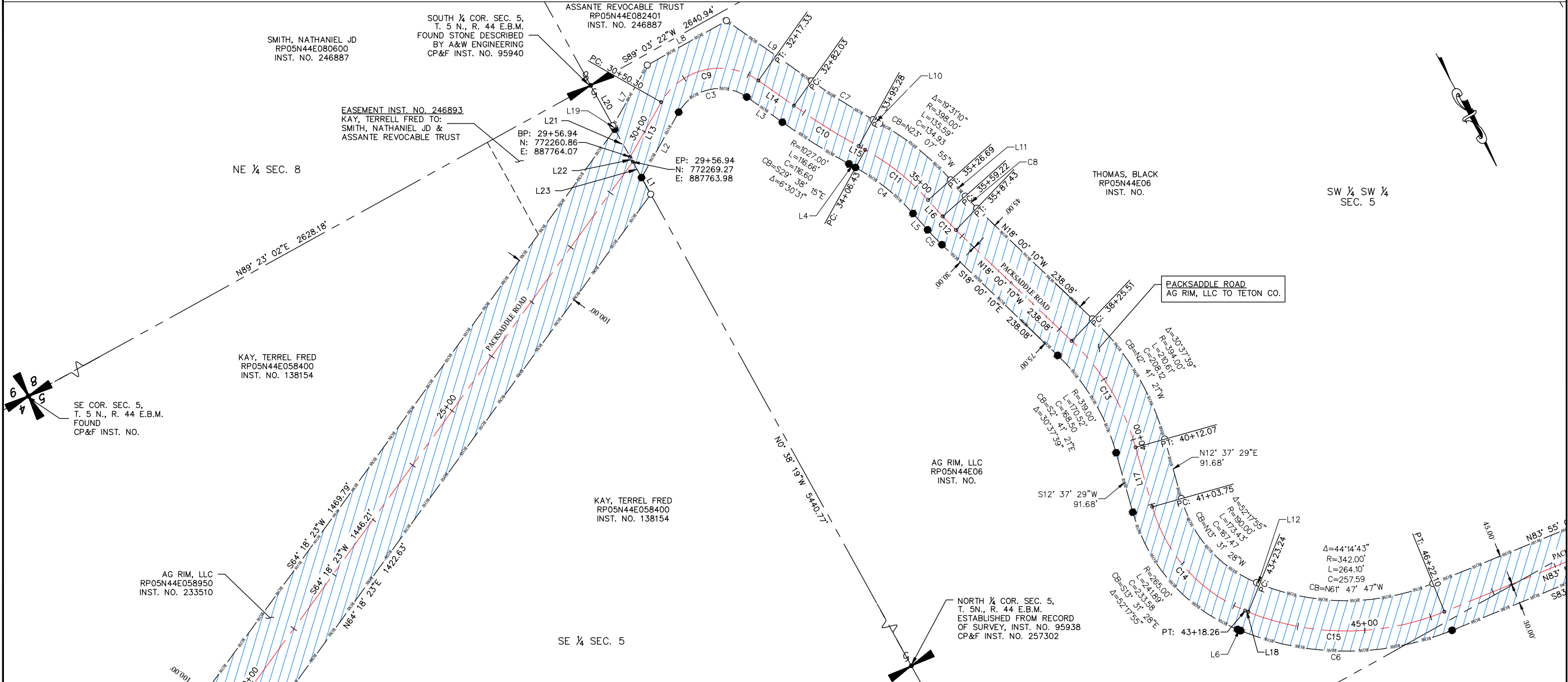
Instrument No. _____

Time of Day _____

Date _____

Recorded in Teton County, Idaho _____

County Recorder _____



ROW LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	28.53'	N0°38'19"W
L2	111.71'	N57°54'59"E
L3	64.70'	S26°22'59"E
L4	11.15'	S32°53'30"E
L5	32.54'	S13°22'20"E
L6	4.99'	S39°40'26"E
L7	103.63'	S57°54'59"W
L8	134.89'	S89°03'22"W
L9	154.79'	N26°22'59"W
L10	11.15'	N32°53'30"W
L11	32.54'	N13°22'20"W
L12	4.99'	N39°40'26"W
L19	5.88'	S0°38'19"E

ROW CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C3	70.00'	116.92'	S74°14'00"E	103.80'	95°42'01"
C4	323.00'	110.04'	S23°07'55"E	109.51'	19°31'10"
C5	379.00'	30.63'	S15°41'15"E	30.62'	4°37'50"
C6	417.00'	322.02'	S61°47'47"E	314.08'	44°14'43"
C7	952.00'	108.14'	N29°38'15"W	108.09'	6°30'31"
C8	304.00'	24.57'	N15°41'15"W	24.56'	4°37'50"

LINE TABLE		
LINE NO.	LENGTH	BEARING
L20	68.59'	N0°38'19"W
L21	46.90'	N0°38'19"W
L22	8.27'	N0°38'19"W
L23	26.90'	N0°38'19"W

ALIGNMENT LINE TABLE		
LINE NO.	LENGTH	BEARING
L13	93.36'	S57° 54' 59"W
L14	64.70'	N26° 22' 59"W
L15	11.15'	N32° 53' 30"W
L16	32.54'	N13° 22' 20"W
L17	91.68'	S12° 37' 29"W
L18	4.99'	N39° 40' 26"W

ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C9	100.00'	167.03'	N74°14'00"W	148.28'	95°42'01"
C10	997.00'	113.26'	N29°38'15"W	113.19'	6°30'31"
C11	353.00'	120.26'	N23°07'55"W	119.68'	19°31'10"
C12	349.00'	28.21'	N15°41'15"W	28.20'	4°37'50"
C13	349.00'	186.56'	N2°41'21"W	184.35'	30°37'39"
C14	235.00'	214.50'	N13°31'28"W	207.13'	52°17'55"
C15	387.00'	298.85'	N61°47'47"W	291.48'	44°14'43"

SURVEYOR'S CERTIFICATE

I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen
License No. 7380



Date _____

TETON COUNTY, IDAHO

DATE: 8/11/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION: _____
789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET
2
OF
21

LEGEND

Section corner control.

Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.

Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.

Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.

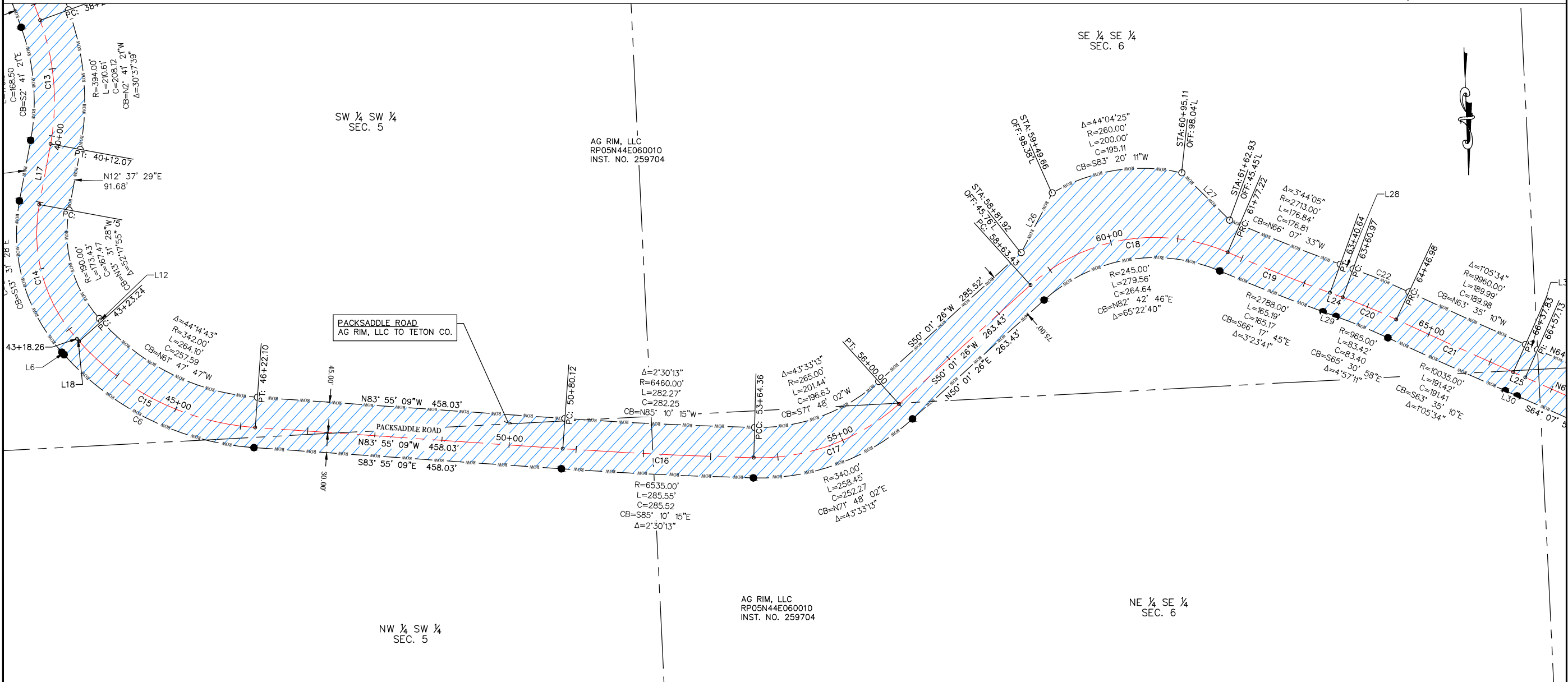


PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
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RECORDER'S CERTIFICATE

Instrument No. _____
Time of Day _____
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County Recorder



ROW LINE TABLE		
LINE NO.	LENGTH	BEARING
L26	100.00'	S29°32'53"W
L27	100.00'	N43°04'59"W
L28	20.33'	N67°59'34"W
L29	20.33'	S67°59'34"E
L30	19.31'	S64°07'57"E

ROW CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C22	1040.00'	89.91'	N65°30'58"W	89.88'	4°57'11"

ALIGNMENT LINE TABLE		
LINE NO.	LENGTH	BEARING
L24	20.33	N67° 59' 34"W
L25	19.31	N64° 07' 57"W

ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C16	6505.00'	284.23'	N85°10'15"W	284.21'	2°30'13"
C17	310.00'	235.65'	S71°48'02"W	230.01'	43°33'13"
C18	275.00'	313.79'	S82°42'46"W	297.04'	65°22'40"
C19	2758.00'	163.41'	N66°17'45"W	163.39'	3°23'41"
C20	995.00'	86.02'	N65°30'58"W	85.99'	4°57'11"
C21	10005.00'	190.84'	N63°35'10"W	190.84'	1°05'34"

SURVEYOR'S CERTIFICATE

I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen
License No. 7380



Date _____

LEGEND

0 100 200 Feet
Section corner control.
Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.
Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.
Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

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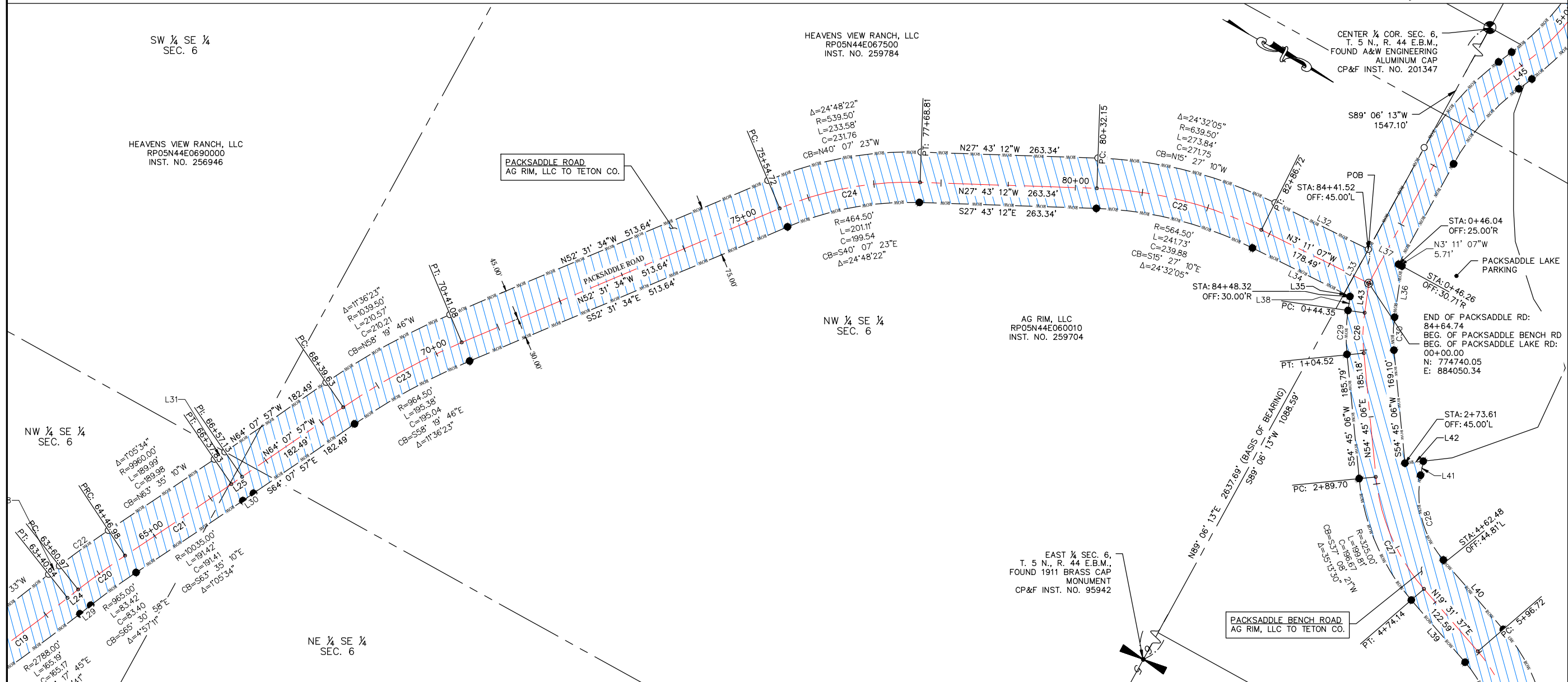
SHEET
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PART OF
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LINE NO.	LENGTH	BEARING
L31	19.31'	N64°07'57\"W
L32	155.27'	N3°11'07\"W
L33	75.06'	N89°06'13\"E
L34	152.27'	S3°11'07\"E
L35	9.80'	N3°11'07\"W
L36	76.88'	N68°32'24\"E
L37	50.04'	N3°11'07\"W
L38	21.01'	S68°32'24\"W
L39	122.59'	S19°31'37\"W
L40	136.45'	N19°31'37\"E
L41	21.28'	N71°11'38\"E
L42	27.47'	N36°08'21\"W

CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C28	150.00'	135.26'	N45°21'37\"E	130.73'	51°40'01\"
C29	275.05'	65.57'	S61°42'35\"W	65.42'	13°39'34\"
C30	205.00'	49.33'	N61°38'45\"E	49.22'	13°47'18\"

LINE NO.	LENGTH	BEARING
L43	44.35'	N68° 32' 24\"E

CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C23	994.50'	201.45'	N58°19'46\"W	201.11'	11°36'23\"
C24	494.50'	214.09'	N40°07'23\"W	212.43'	24°48'22\"
C25	594.50'	254.57'	N15°27'10\"W	252.63'	24°32'05\"
C26	250.00'	60.16'	N61°38'45\"E	60.02'	13°47'18\"
C27	300.00'	184.44'	N37°08'21\"E	181.55'	35°13'30\"

SURVEYOR'S CERTIFICATE

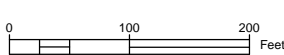
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Terry R. Meppen
License No. 7380



Date

LEGEND



Section corner control.

Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.

Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.

Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

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SHEET
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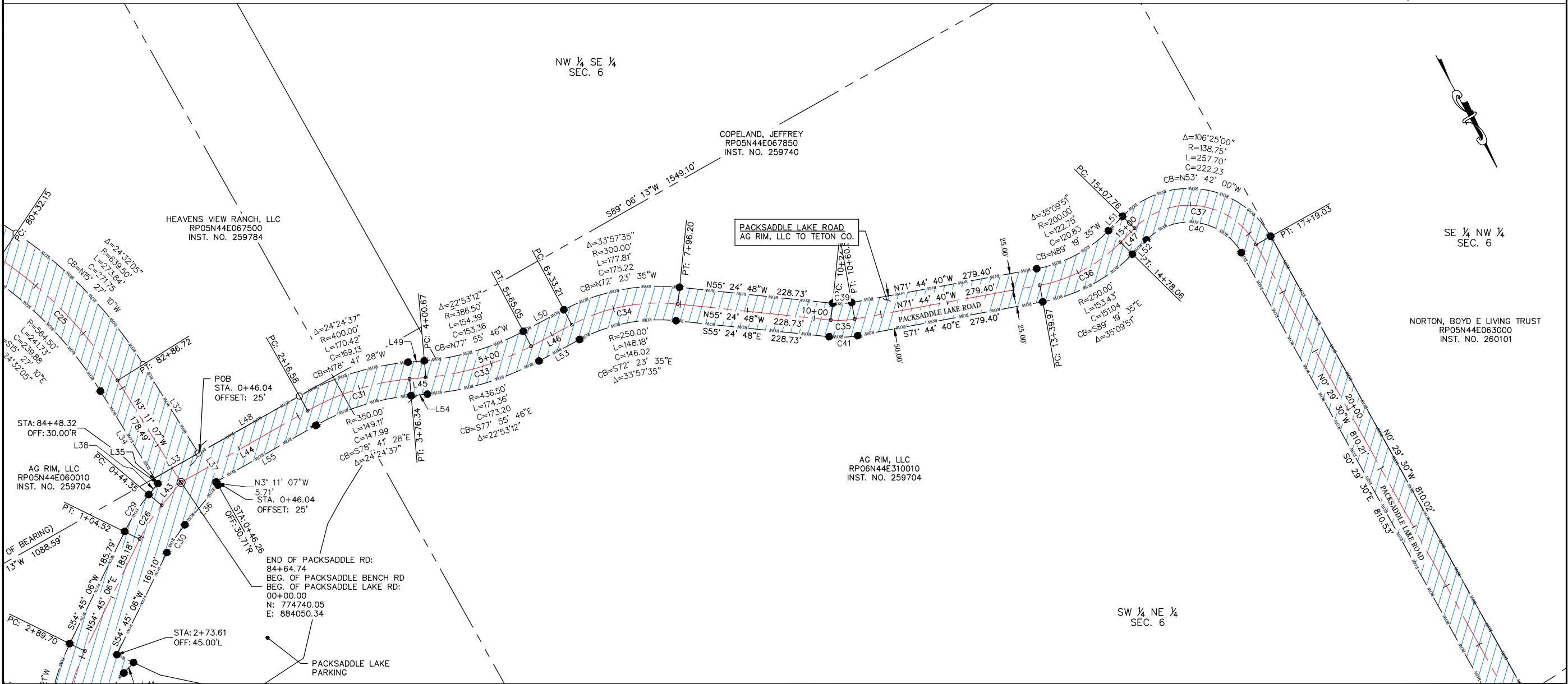
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21

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ROW LINE TABLE		
LINE NO.	LENGTH	BEARING
L48	172.54'	S89°06'13\"W
L49	24.33'	N66°29'10\"W
L50	68.16'	N89°22'22\"W
L51	29.70'	S73°05'30\"W
L52	29.70'	N73°05'30\"E
L53	68.16'	S89°22'22\"E
L54	24.33'	S66°29'10\"E
L55	170.54'	N89°06'13\"E

ROW CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C39	100.00'	28.50'	N63°34'44\"W	28.41'	16°19'52\"
C40	88.75'	164.84'	S53°42'00\"E	142.15'	106°25'00\"
C41	150.00'	42.75'	S63°34'44\"E	42.61'	16°19'52\"

ALIGNMENT LINE TABLE		
LINE NO.	LENGTH	BEARING
L44	216.58	S89° 06' 13\"W
L45	24.33	N66° 29' 10\"W
L46	68.16	N89° 22' 22\"W
L47	29.70	S73° 05' 30\"W

ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C31	375.00'	159.77'	N78°41'28\"W	158.56'	24°24'37\"
C33	411.50'	164.37'	N77°55'46\"W	163.28'	22°53'12\"
C34	275.00'	162.99'	N72°23'35\"W	160.62'	33°57'35\"
C35	125.00'	35.63'	N63°34'44\"W	35.51'	16°19'52\"
C36	225.00'	138.09'	N89°19'35\"W	135.93'	35°09'51\"
C37	113.75'	211.27'	N53°42'00\"W	182.19'	106°25'00\"

SURVEYOR'S CERTIFICATE

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Terry R. Meppen
License No. 7380



Date _____

LEGEND

- 0 100 200 Feet
- Section corner control.
- Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.
- Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.
- Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

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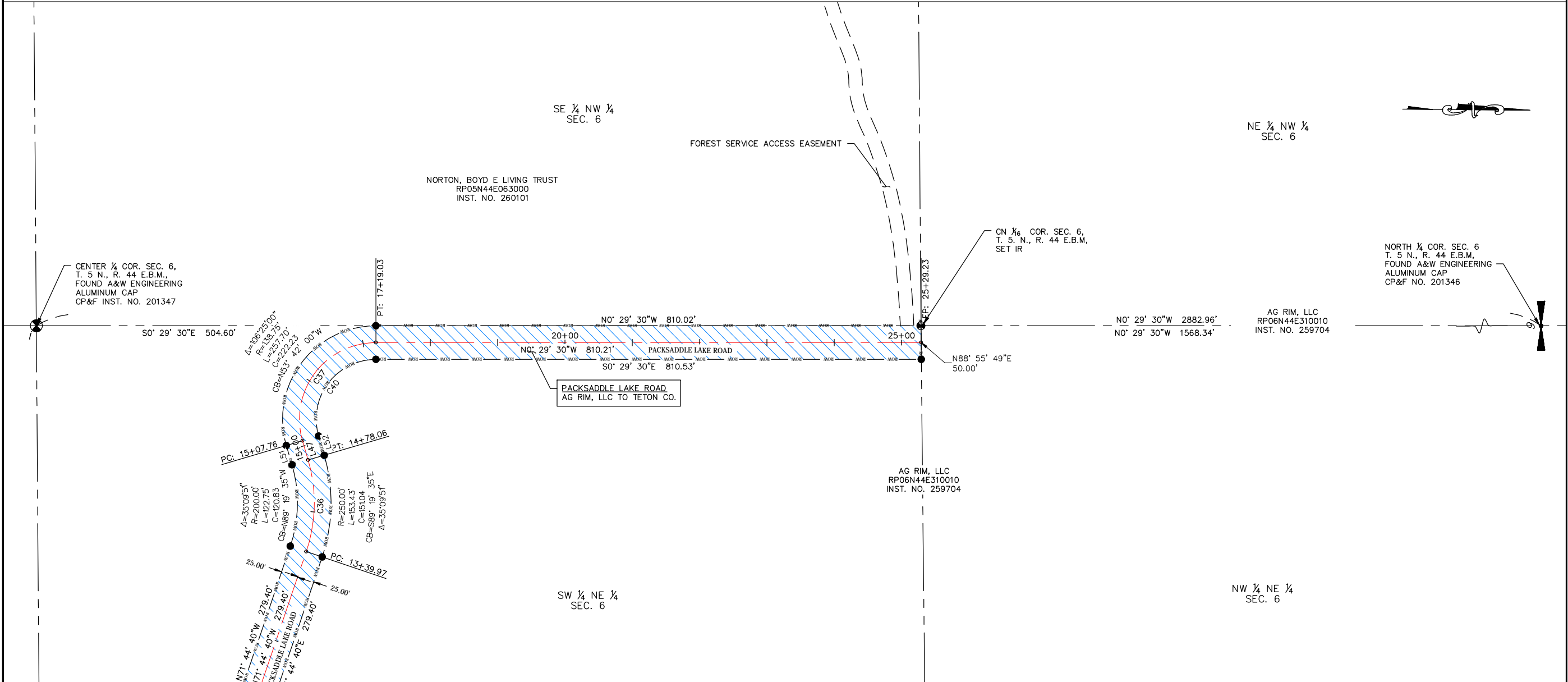
SHEET
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21

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Date

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RIGHT OF WAY DRAWINGS

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TETON COUNTY, IDAHO

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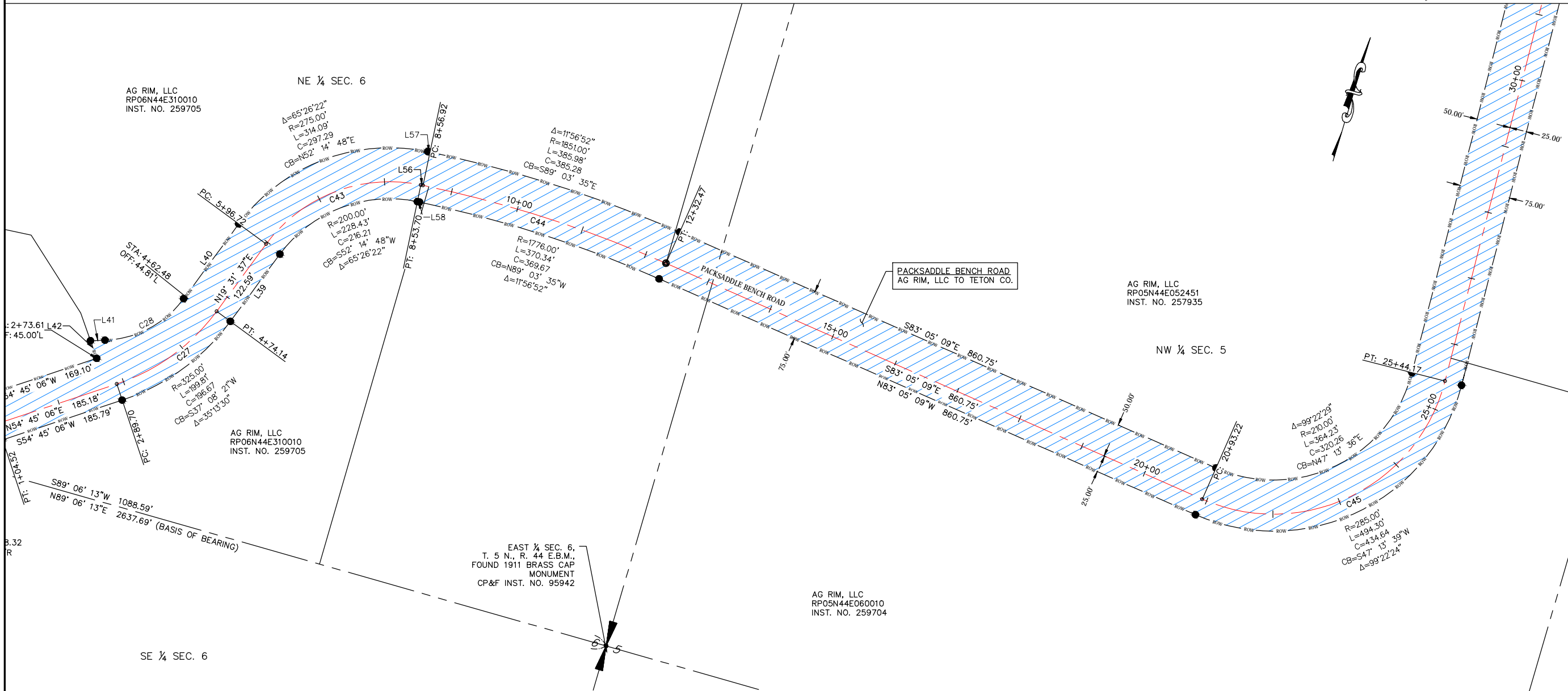
SHEET
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21

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ROW LINE TABLE		
LINE NO.	LENGTH	BEARING
L57	3.21'	N84°57'59"E
L58	3.21'	S84°57'59"W

ALIGNMENT LINE TABLE		
LINE NO.	LENGTH	BEARING
L56	3.21	N84° 57' 59"E

ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C43	225.00'	256.98'	N52°14'48"E	243.24'	65°26'22"
C44	1801.00'	375.56'	S89°03'35"E	374.88'	11°56'52"
C45	260.00'	450.95'	N47°13'36"E	396.51'	99°22'29"

SURVEYOR'S CERTIFICATE

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RIGHT OF WAY DRAWINGS

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PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

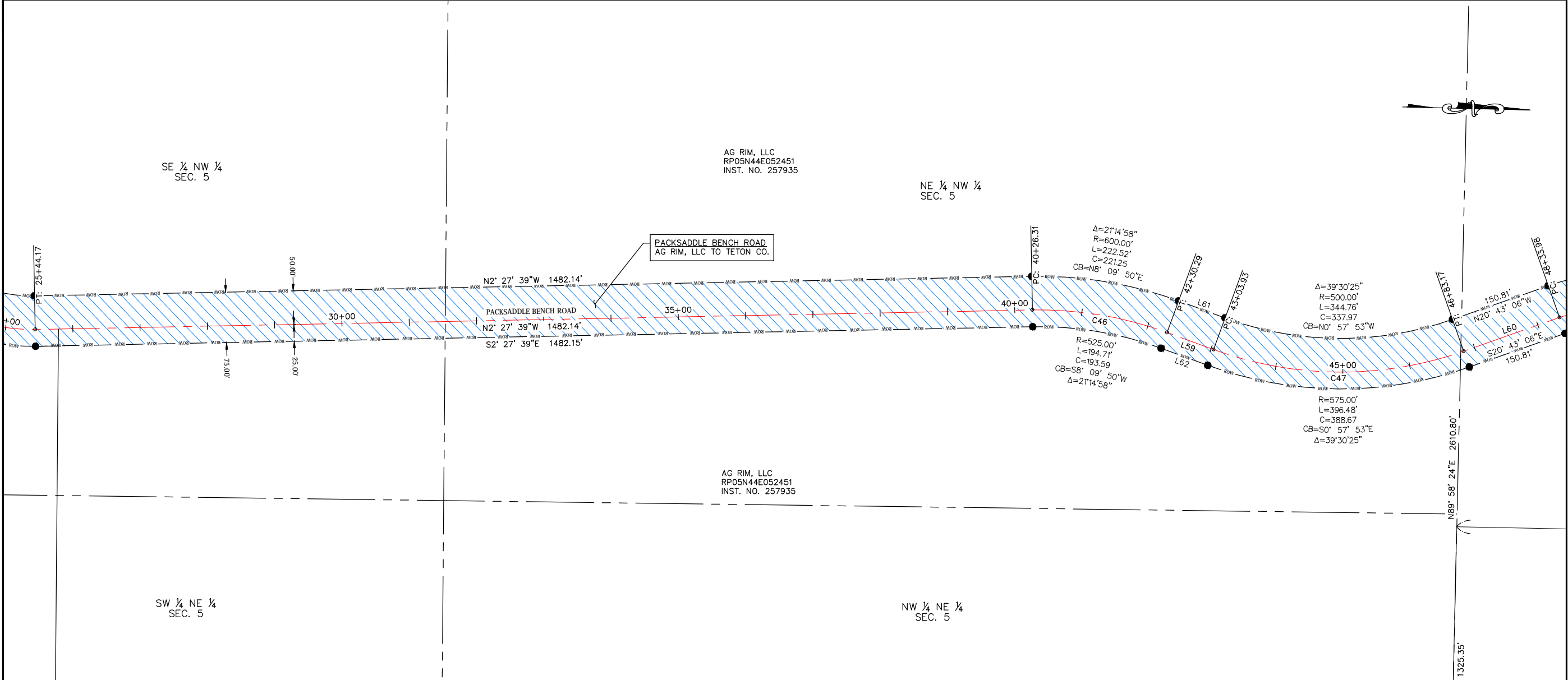
SHEET
7
OF
21

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO

RECORDER'S CERTIFICATE

Instrument No. _____
Time of Day _____
Date _____
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County Recorder



ROW LINE TABLE		
LINE NO.	LENGTH	BEARING
L61	73.64'	N18°47'19"E
L62	73.64'	S18°47'19"W

ALIGNMENT LINE TABLE		
LINE NO.	LENGTH	BEARING
L59	73.64	N18° 47' 19"E
L60	150.81	N20° 43' 06"W

ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C46	550.00'	203.98'	N8°09'50"E	202.81'	21°14'58"
C47	550.00'	379.24'	N0°57'53"W	371.77'	39°30'25"

SURVEYOR'S CERTIFICATE

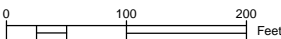
I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen
License No. 7380



Date _____

LEGEND



Section corner control.

Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.

Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.

Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

DATE: 8/21/2020
DESIGN: T.D.M./T.R.M.
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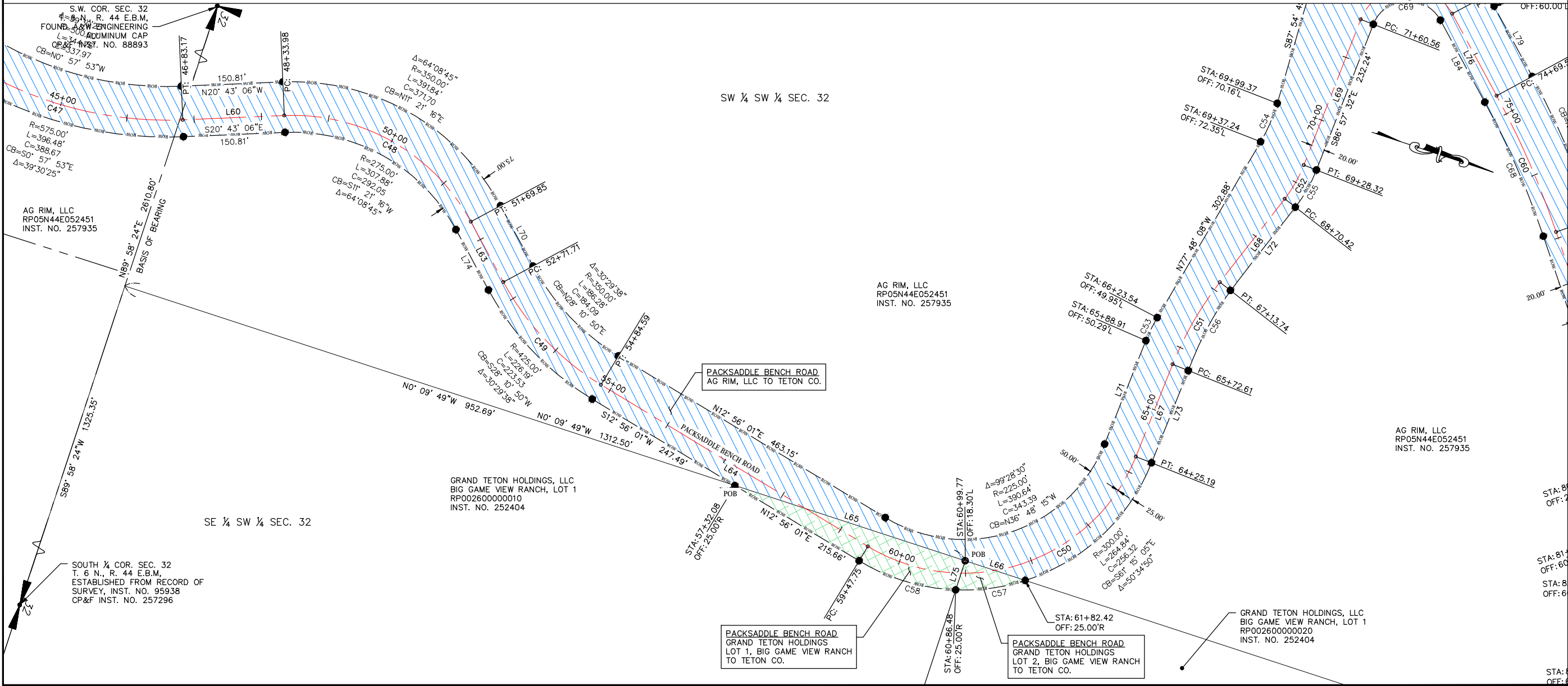
SHEET
8

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ROW LINE TABLE			ROW CURVE TABLE						ALIGNMENT LINE TABLE			ALIGNMENT CURVE TABLE					
LINE NO.	LENGTH	BEARING	CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	LINE NO.	LENGTH	BEARING	CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
L65	359.81'	S0°09'49"E	C53	250.00'	38.13'	N82°10'19"W	38.10'	8°44'21"	L63	101.86'	N43°25'39"E	C48	300.00'	335.87'	N11°21'16"E	318.60'	64°08'45"
L66	93.70'	S0°09'49"E	C54	250.00'	62.33'	N84°56'40"W	62.16'	14°17'03"	L64	463.15'	N12°56'01"E	C49	400.00'	212.89'	N28°10'50"E	210.38'	30°29'38"
L70	101.86'	N43°25'39"E	C55	220.00'	63.70'	S78°39'51"E	63.48'	16°35'23"	L67	147.41'	N86°32'30"W	C50	275.00'	477.45'	N36°48'15"W	419.70'	99°28'30"
L71	165.36'	N86°32'30"W	C56	475.00'	134.07'	S78°27'20"E	133.63'	16°10'20"	L68	156.68'	N70°22'10"W	C51	500.00'	141.13'	N78°27'20"W	140.66'	16°10'20"
L72	139.44'	S70°22'10"E	C57	300.00'	104.67'	N25°57'57"W	104.14'	19°59'26"	L69	232.24'	N86°57'32"W	C52	200.00'	57.91'	N78°39'51"W	57.71'	16°35'23"
L73	165.37'	S86°32'30"E	C58	300.00'	151.34'	N1°31'07"W	149.74'	28°54'14"									
L74	101.86'	S43°25'39"W															
L75	45.33'	S89°54'29"W															

LEGEND

Section corner control.

Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.

Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.

Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.

BENCHMARK
LAND SURVEYING

TETON COUNTY, IDAHO

DATE: 8/11/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET
9
OF
21

SURVEYOR'S CERTIFICATE

I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen
License No. 7380



Date _____

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
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County Recorder

NW ¼ SEC. 32

AG RIM, LLC
RP06N44E322400
INST. NO. 257934

SW ¼ SW ¼ SEC. 32

AG RIM, LLC
RP05N44E052451
INST. NO. 257935

AG RIM, LLC
RP05N44E052451
INST. NO. 257935

PACKSADDLE BENCH ROAD
AG RIM, LLC TO TETON CO.

AG RIM, LLC
RP06N44E310010
INST. NO. 259705

EXISTING BIG GAME VIEW
RANCH EASEMENT

GRAND TETON HOLDINGS, LLC
BIG GAME VIEW RANCH, LOT 3
RP002600000030
INST. NO. 252404

ROW LINE TABLE		
LINE NO.	LENGTH	BEARING
L79	118.81'	N43°16'52"E
L80	65.85'	S69°38'32"W
L81	100.00'	S46°03'50"W
L82	131.08'	S69°38'32"W
L83	100.00'	S76°35'43"W
L84	138.47'	S43°16'52"W

ROW CURVE TABLE						
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	
C63	250.00'	177.58'	N22°55'55"E	173.87'	40°41'55"	
C64	360.00'	104.46'	N61°19'46"E	104.09'	16°37'31"	
C65	217.17'	261.45'	N56°12'31"W	245.94'	68°58'47"	
C66	292.17'	433.96'	S48°04'01"E	395.16'	85°06'12"	
C67	240.00'	69.64'	S61°19'46"W	69.40'	16°37'31"	
C68	1280.00'	217.50'	S48°08'57"W	217.24'	9°44'09"	
C69	55.00'	125.02'	S21°50'20"E	99.79'	130°14'24"	

ALIGNMENT LINE TABLE		
LINE NO.	LENGTH	BEARING
L76	138.47	N43° 16' 52"E
L77	462.46	N53° 01' 01"E
L78	267.64	N69° 38' 32"E

ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C59	75.00'	170.48'	N21°50'20"W	136.08'	130°14'24"
C60	1300.00'	220.90'	N48°08'57"E	220.63'	9°44'09"
C61	300.00'	87.05'	N61°19'46"E	86.74'	16°37'31"
C62	267.17'	382.96'	N49°34'36"W	351.01'	82°07'45"

SURVEYOR'S CERTIFICATE

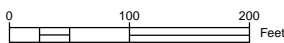
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Terry R. Meppen
License No. 7380



Date _____

LEGEND



Section corner control.

Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.

Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.

Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

DATE: 8/21/2020
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DRAWN: T.D.M./T.R.M.
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789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

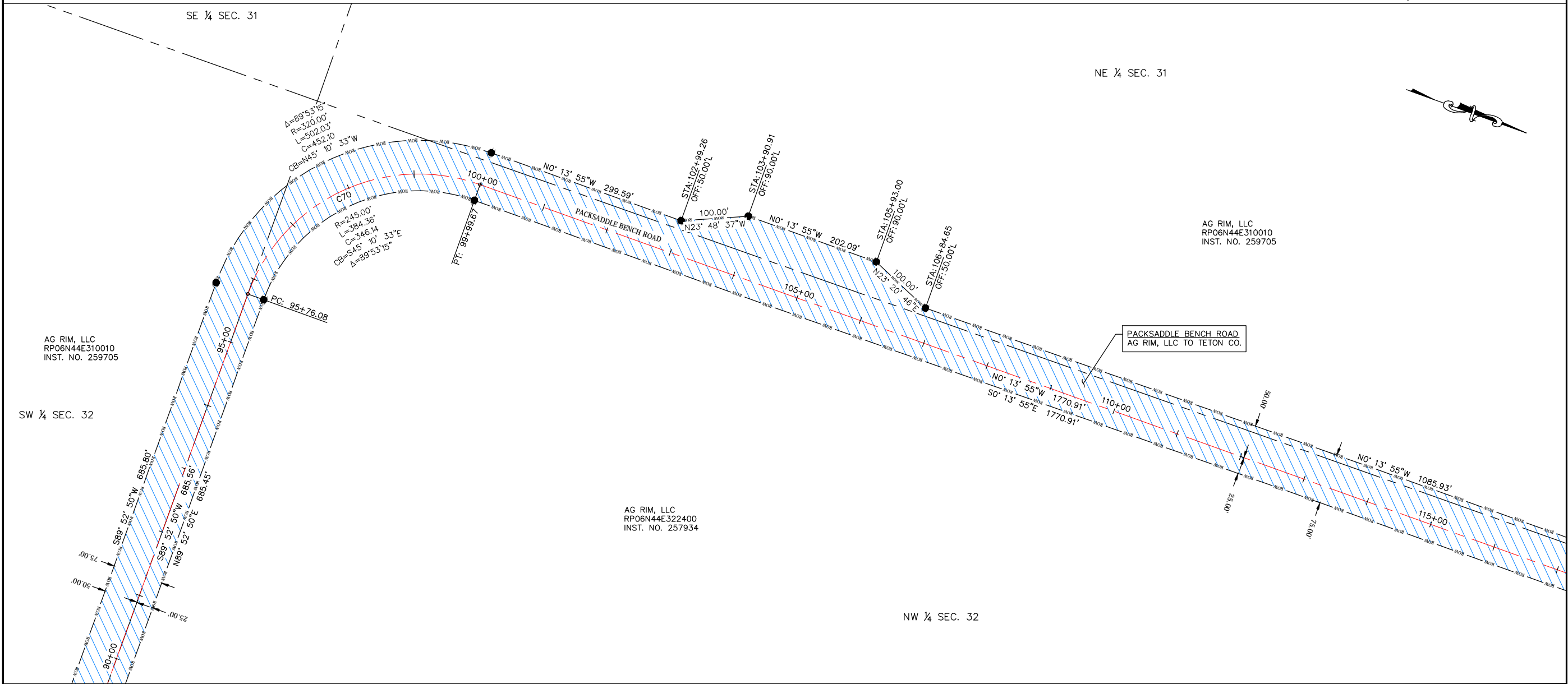
SHEET
10
OF
21

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO

RECORDER'S CERTIFICATE

Instrument No. _____
Time of Day _____
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Recorded in Teton County, Idaho _____

County Recorder



ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C70	270.00'	423.58'	N45°10'33"W	381.46'	89°53'15"

SURVEYOR'S CERTIFICATE

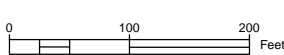
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Terry R. Meppen
License No. 7380



Date _____

LEGEND



Section corner control.



Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.



Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.



Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

DATE: 8/11/2020
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FIRTH, IDAHO 83236
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SHEET

11

OF

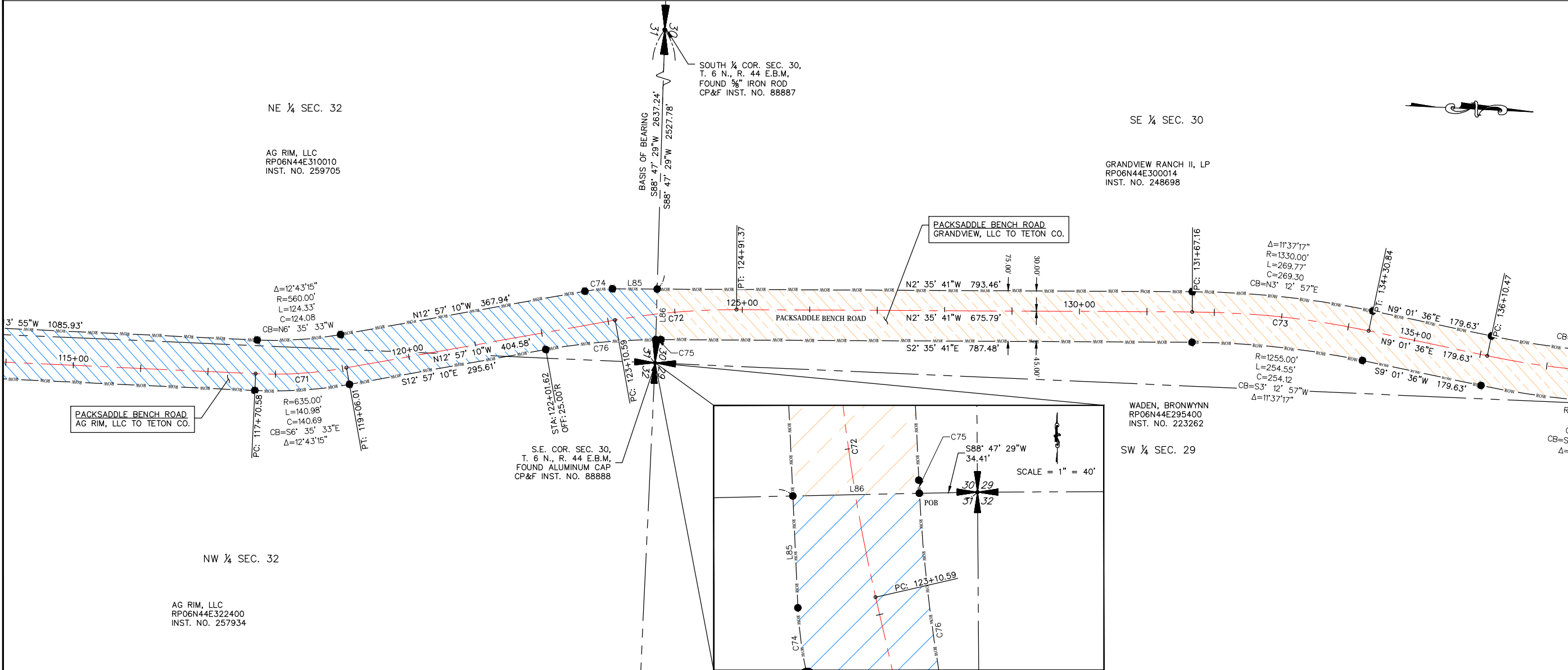
21

PART OF
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SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO

RECORDER'S CERTIFICATE

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County Recorder



ROW LINE TABLE		
LINE NO.	LENGTH	BEARING
L85	66.34'	N2°35'41"W
L86	75.05'	N88°47'29"E

ROW CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C74	227.00'	41.04'	N7°46'26"W	40.98'	10°21'29"
C75	950.00'	7.80'	S2°49'48"E	7.80'	0°28'14"
C76	950.00'	163.94'	S8°00'33"E	163.74'	9°53'15"

ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C71	610.00'	135.43'	N6°35'33"W	135.15'	12°43'15"
C72	1000.00'	180.78'	N7°46'26"W	180.54'	10°21'29"
C73	1300.00'	263.68'	N3°12'57"E	263.23'	11°37'17"

SURVEYOR'S CERTIFICATE

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Terry R. Meppen
License No. 7380



Date _____

LEGEND

0 100 200 Feet
Section corner control.
Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.
Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.
Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

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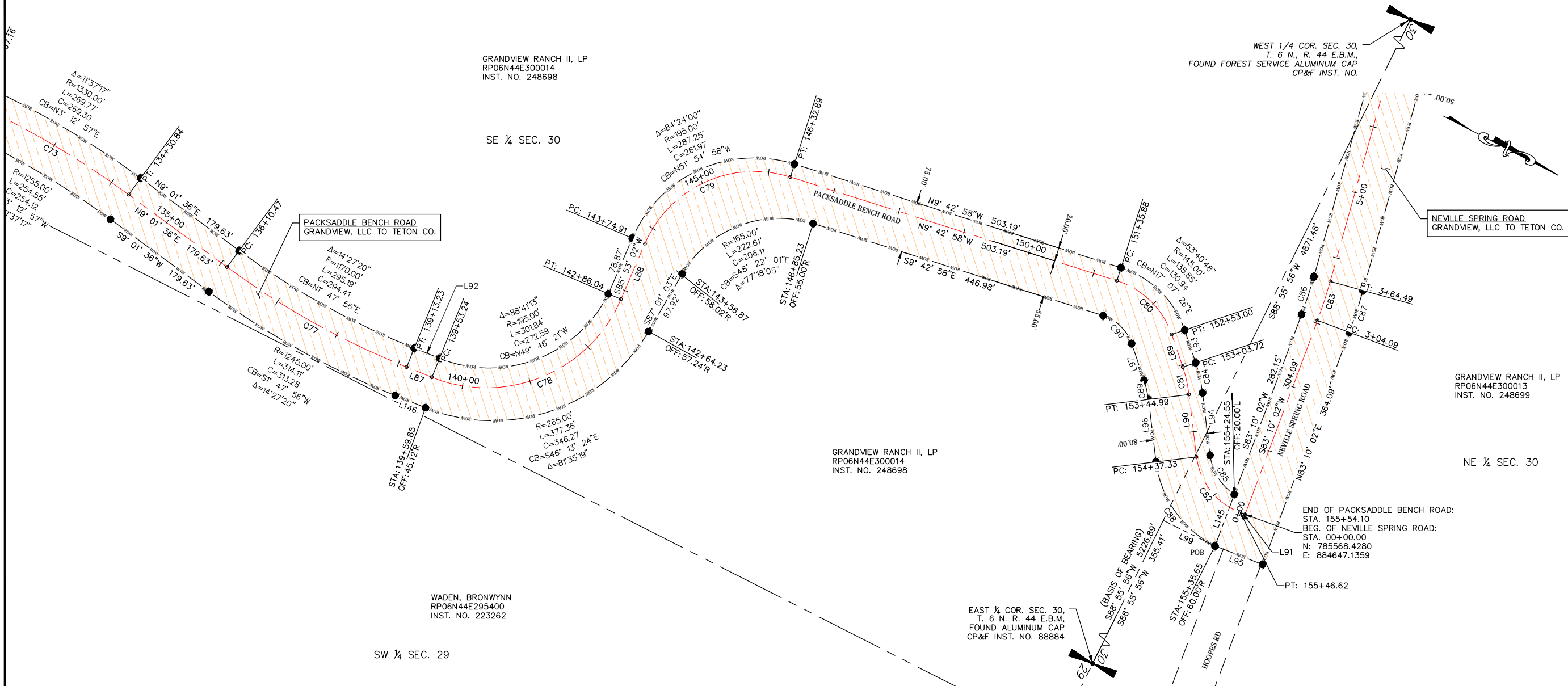
SHEET
12
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21

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SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
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ROW LINE TABLE		
LINE NO.	LENGTH	BEARING
L92	40.24'	N5°25'45"W
L93	50.73'	N43°57'50"E
L94	92.34'	N55°47'06"E
L95	75.01'	S6°05'55"E
L96	92.34'	S55°47'06"W
L97	56.93'	S43°57'50"W
L145	80.98'	S83°10'02"W
L146	48.00'	S5°25'45"E

ROW CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C84	220.00'	45.39'	N49°52'28"E	45.31'	11°49'17"
C85	80.00'	69.78'	N30°47'54"E	67.59'	49°58'25"
C86	675.00'	58.24'	S80°41'44"W	58.22'	4°56'36"
C87	750.00'	64.71'	N80°41'44"E	64.69'	4°56'36"
C88	160.00'	157.32'	S27°37'04"W	151.05'	56°20'04"
C89	140.00'	28.88'	S49°52'28"W	28.83'	11°49'17"
C90	65.00'	60.90'	S17°07'26"W	58.70'	53°40'48"

ALIGNMENT LINE TABLE		
LINE NO.	LENGTH	BEARING
L87	40.01	N5° 25' 45"W
L88	88.87	S85° 53' 02"W
L89	50.73	N43° 57' 50"E
L90	92.34	N55° 47' 06"E
L91	7.49	N6° 49' 58"W

ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C77	1200.00'	302.76'	N1°47'56"E	301.96'	14°27'20"
C78	215.00'	332.79'	N49°46'21"W	300.55'	88°41'13"
C79	175.00'	257.78'	N51°54'58"W	235.10'	84°24'00"
C80	125.00'	117.11'	N17°07'26"E	112.88'	53°40'48"
C81	200.00'	41.26'	N49°52'28"E	41.19'	11°49'17"
C82	100.00'	109.29'	N24°28'34"E	103.93'	62°37'04"
C83	700.00'	60.40'	S80°41'44"W	60.38'	4°56'36"

SURVEYOR'S CERTIFICATE

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Terry R. Meppen
License No. 7380



Date _____

LEGEND

0 100 200 Feet
Section corner control.
Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.
Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.
Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

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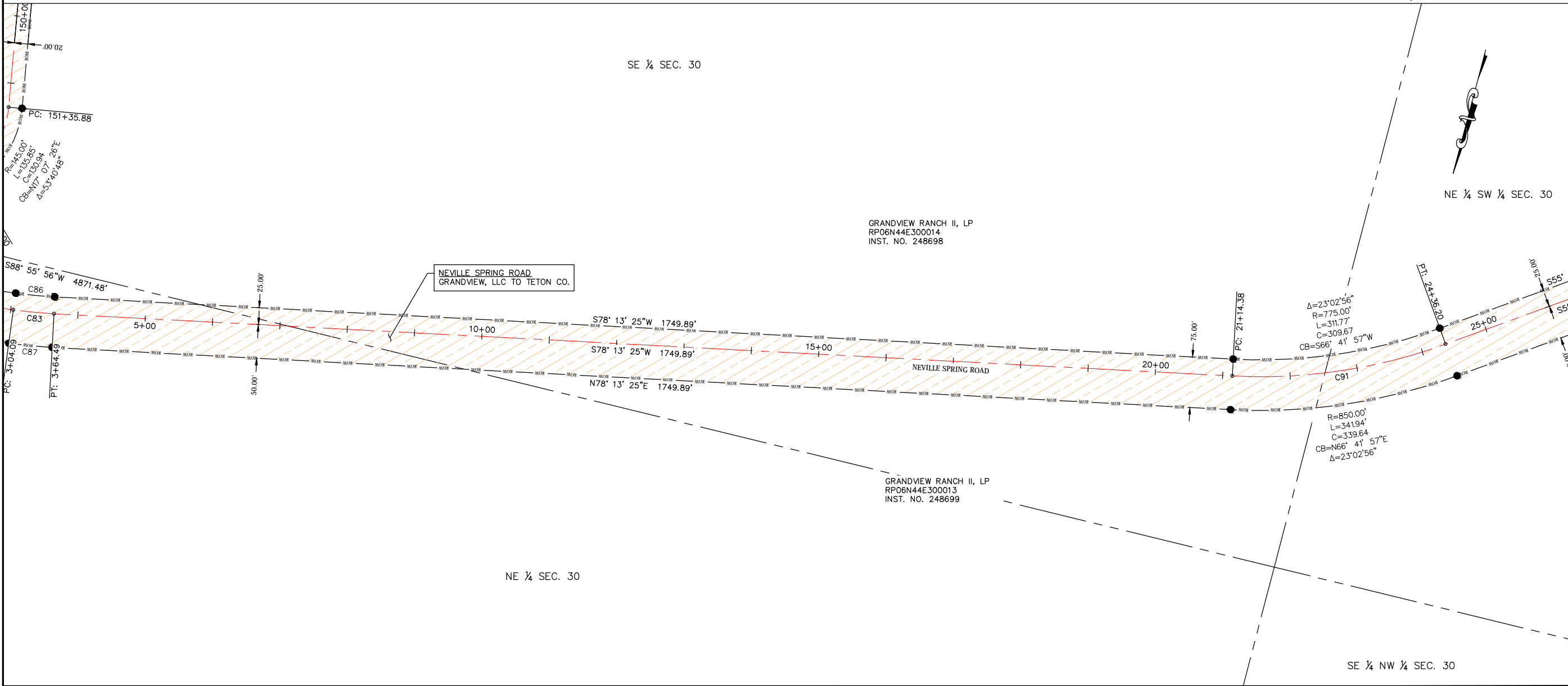
SHEET
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21

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County Recorder



ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C91	800.00'	321.82'	S66°41'57"W	319.66'	23°02'56"

SURVEYOR'S CERTIFICATE

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Terry R. Meppen
License No. 7380



Date

LEGEND

0 100 200 Feet
Section corner control.
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Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.
Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
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TETON COUNTY, IDAHO

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SHEET
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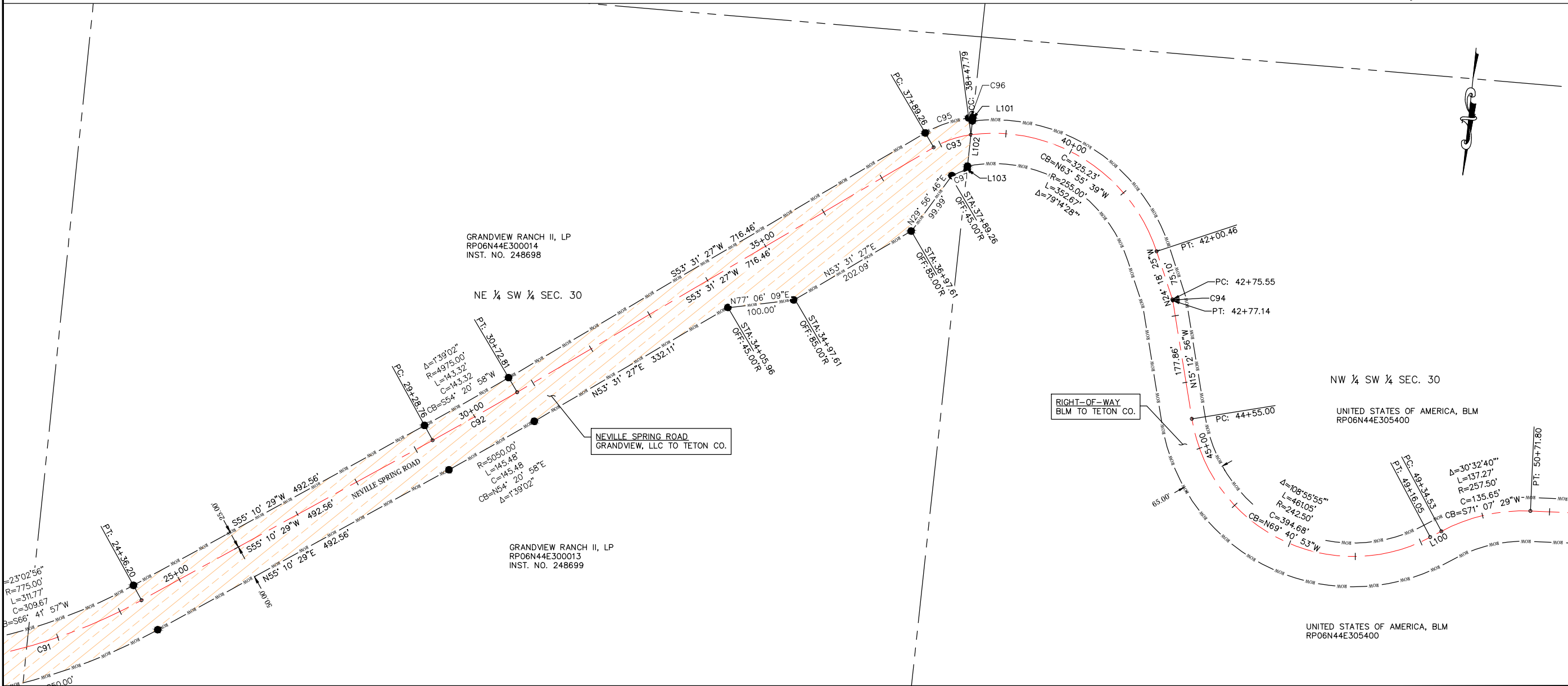
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ROW LINE TABLE			ROW CURVE TABLE						ALIGNMENT LINE TABLE			ALIGNMENT CURVE TABLE						<p>SURVEYOR'S CERTIFICATE</p> <p>I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.</p> <div><div>Terry R. Meppen License No. 7380</div><div><div>PROFESSIONAL LAND SURVEYOR REGISTERED 7380 STATE OF IDAHO TERRY R. MEPPEN</div><div>Date _____</div></div></div>
LINE NO.	LENGTH	BEARING	CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	LINE NO.	LENGTH	BEARING	CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	
L101	5.12'	S0°06'46"W	C95	171.25'	68.53'	S64°59'17"W	68.07'	22°55'40"	L100	18.48	S55° 51' 09"W	C92	5000.00'	144.04'	S54°20'58"W	144.04'	1°39'02"	
L102	67.47'	S0°06'46"W	C96	280.00'	6.06'	S77°04'19"W	6.06'	1°14'25"				C93	146.25'	58.52'	S64°59'17"W	58.13'	22°55'40"	
L103	5.34'	S0°06'46"W	C97	96.25'	25.11'	N61°36'37"E	25.03'	14°56'41"				C94	10.00'	1.59'	N19°45'41"W	1.59'	9°05'30"	

0100200Feet

Section corner control.

Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.

Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.

Found iron rod with plastic cap.

LEGEND

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.

BENCHMARK

LAND SURVEYING

TETON COUNTY, IDAHO

DATE: 8/21/2020
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DRAWN: T.D.M./T.R.M.
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REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET

15

OF

21

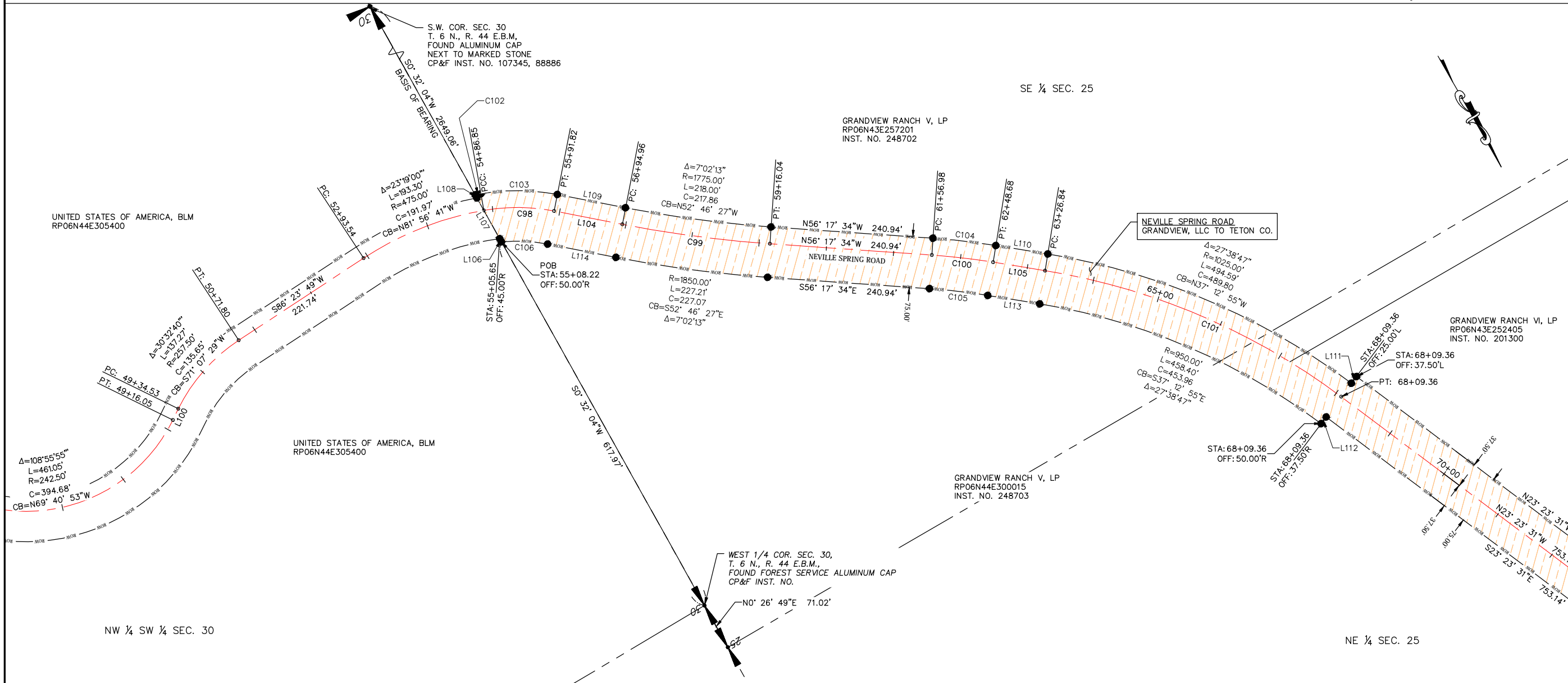
12.8.20_packsaddle row(100 ft & 75 ft)

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO

RECORDER'S CERTIFICATE

Instrument No. _____
Time of Day _____
Date _____
Recorded in Teton County, Idaho _____

County Recorder



ROW LINE TABLE		
LINE NO.	LENGTH	BEARING
L106	5.44'	S0°32'04"W
L107	69.32'	S0°32'04"W
L108	5.27'	S0°32'04"W
L109	103.14'	N49°15'21"W
L110	78.16'	N51°02'18"W
L111	12.50'	S66°36'29"W
L112	12.50'	N66°36'29"E
L113	78.16'	S51°02'18"E
L114	103.14'	S49°15'21"E

ROW CURVE TABLE						
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	
C102	500.00'	8.67'	N70°46'59"W	8.67'	0°59'37"	
C103	311.00'	114.15'	N59°46'15"W	113.51'	21°01'49"	
C104	1025.00'	94.00'	N53°39'56"W	93.96'	5°15'15"	
C105	950.00'	87.12'	S53°39'56"E	87.09'	5°15'15"	
C106	236.00'	68.99'	S57°37'47"E	68.74'	16°44'54"	

ALIGNMENT LINE TABLE		
LINE NO.	LENGTH	BEARING
L104	103.14'	N49°15'21"W
L105	78.16'	N51°02'18"W

ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C98	286.00'	104.97'	N59°46'15"W	104.39'	21°01'49"
C99	1800.00'	221.07'	N52°46'27"W	220.93'	7°02'13"
C100	1000.00'	91.70'	N53°39'56"W	91.67'	5°15'15"
C101	1000.00'	482.52'	N37°12'55"W	477.85'	27°38'47"

SURVEYOR'S CERTIFICATE

I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen
License No. 7380



Date

LEGEND

0 100 200 Feet
Section corner control.
Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.
Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.
Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

DATE: 8/11/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

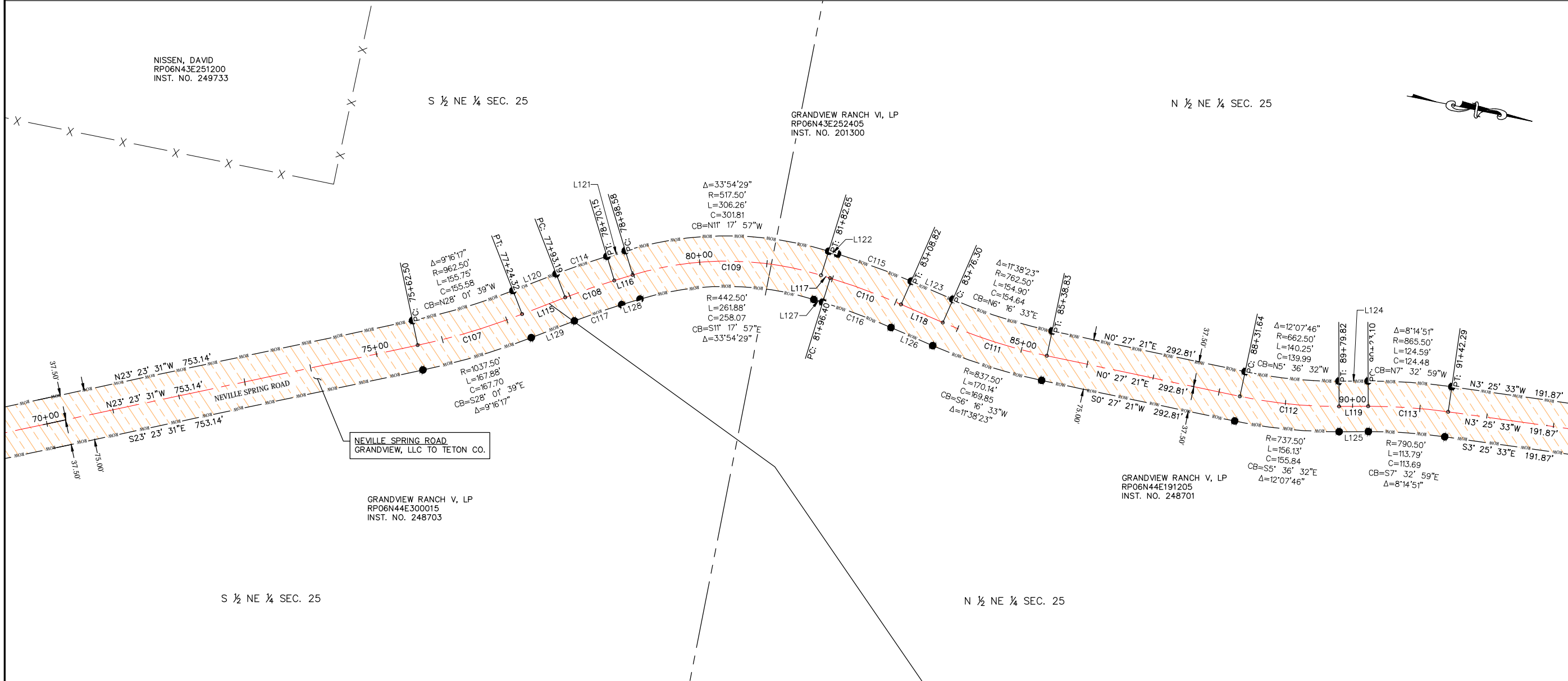
SHEET
16
OF
21

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO

RECORDER'S CERTIFICATE

Instrument No. _____
Time of Day _____
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County Recorder



ROW LINE TABLE		
LINE NO.	LENGTH	BEARING
L120	68.87'	N32°39'48"W
L121	28.43'	N28°15'12"W
L122	13.78'	N5°39'17"E
L123	67.51'	N12°05'44"E
L124	43.28'	N11°40'25"W
L125	43.28'	S11°40'25"E
L126	67.49'	S12°05'44"W
L127	13.76'	S5°39'17"W
L128	28.43'	S28°15'12"E
L129	68.87'	S32°39'48"E

ROW CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C114	1037.50'	79.85'	N30°27'30"W	79.83'	4°24'36"
C115	1288.72'	116.55'	N8°52'31"E	116.51'	5°10'55"
C116	962.50'	108.20'	S8°52'31"W	108.14'	6°26'27"
C117	962.50'	74.08'	S30°27'30"E	74.06'	4°24'36"

ALIGNMENT LINE TABLE		
LINE NO.	LENGTH	BEARING
L115	68.87	N32° 39' 48"W
L116	28.43	N28° 15' 12"W
L117	13.76	N5° 39' 17"E
L118	67.49	N12° 05' 44"E
L119	43.28	N11° 40' 25"W

ALIGNMENT CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C107	1000.00'	161.81'	N28°01'39"W	161.64'
C108	1000.00'	76.97'	N30°27'30"W	76.95'
C109	480.00'	284.07'	N11°17'57"W	279.94'
C110	1000.00'	112.41'	N8°52'31"E	112.35'
C111	800.00'	162.52'	N6°16'33"E	162.24'
C112	700.00'	148.19'	N5°36'32"W	147.91'
C113	828.00'	119.19'	N7°32'59"W	119.09'

SURVEYOR'S CERTIFICATE

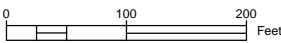
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Terry R. Meppen
License No. 7380



Date _____

LEGEND



Section corner control.

Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.

Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.

Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

DATE: 8/21/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
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SHEET
17

OF
21

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO

RECORDER'S CERTIFICATE

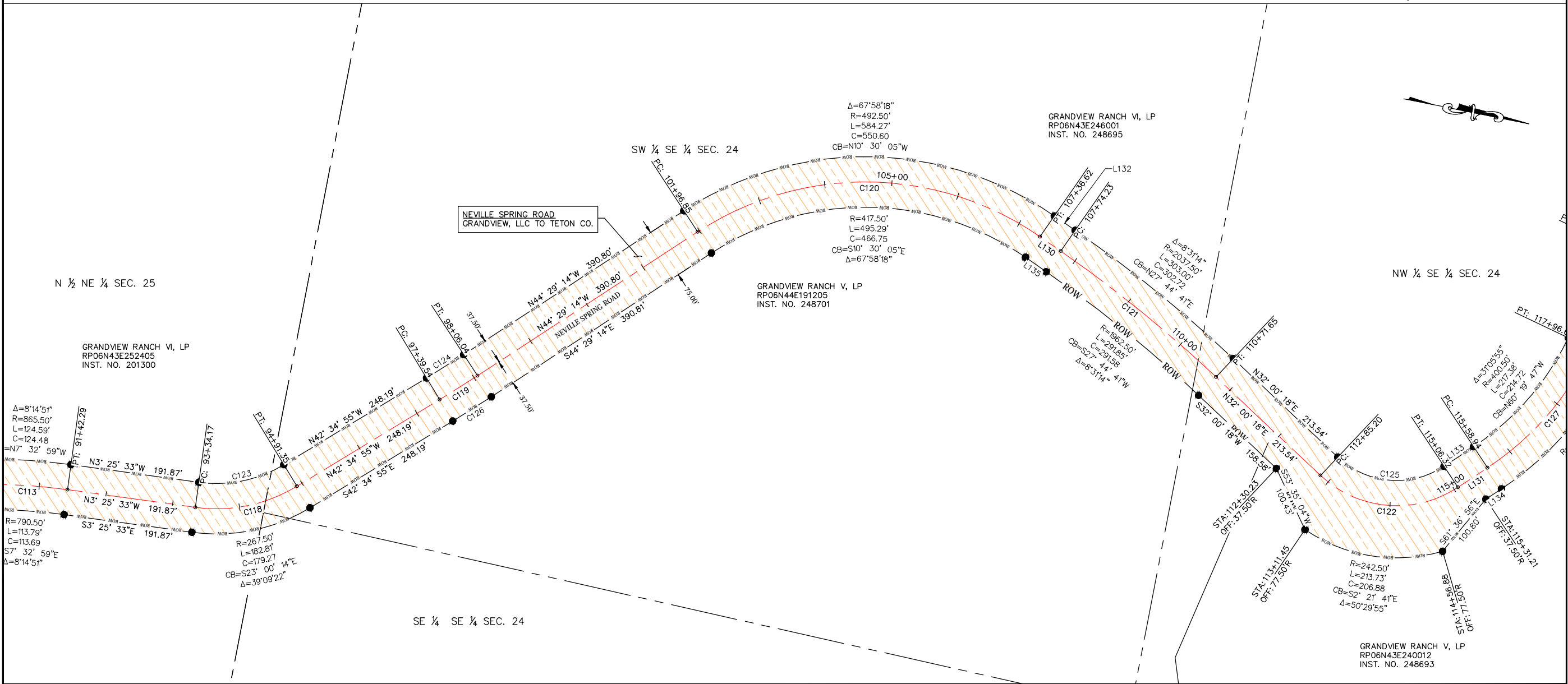
Instrument No. _____

Time of Day _____

Date _____

Recorded in Teton County, Idaho

County Recorder



ROW LINE TABLE		
LINE NO.	LENGTH	BEARING
L132	37.61'	N23°29'04"E
L133	52.62'	N44°46'50"W
L134	27.73'	S44°46'50"E
L135	37.61'	S23°29'04"W

ROW CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C123	192.50'	131.56'	N23°00'14"W	129.01'	39°09'22"
C124	2062.48'	65.26'	N43°32'04"W	65.26'	1°48'47"
C125	127.50'	170.87'	N6°23'16"W	158.37'	76°47'07"
C126	2144.27'	67.75'	S43°32'04"E	67.74'	1°48'37"

ALIGNMENT LINE TABLE		
LINE NO.	LENGTH	BEARING
L130	37.61	N23° 29' 04"E
L131	52.62	N44° 46' 50"W

ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C118	230.00'	157.18'	N23°00'14"W	154.14'	39°09'22"
C119	2000.00'	66.50'	N43°32'05"W	66.50'	1°54'19"
C120	455.00'	539.78'	N10°30'05"W	508.68'	67°58'18"
C121	2000.00'	297.42'	N27°44'41"E	297.15'	8°31'14"
C122	165.00'	221.13'	N6°23'16"W	204.95'	76°47'07"

SURVEYOR'S CERTIFICATE

I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen
License No. 7380



Date _____

LEGEND

-
- Section corner control.
- Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.
- Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.
- Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

DATE: 8/13/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET
18

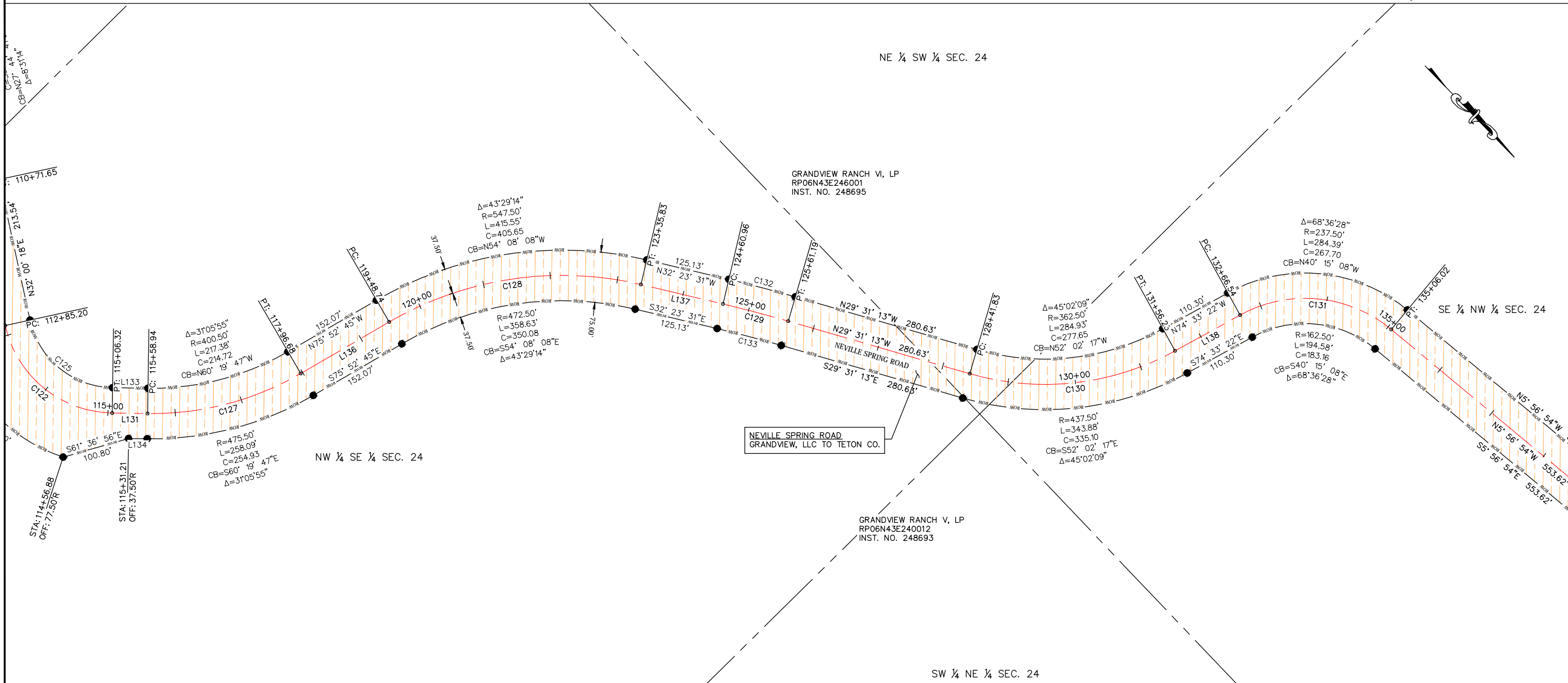
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21

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RECORDER'S CERTIFICATE

Instrument No. _____
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County Recorder



ROW CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	DELTA
C132	2037.50'	102.11'	N30°57'22"W	2°52'17"
C133	1962.50'	98.36'	S30°57'22"E	2°52'17"

ALIGNMENT LINE TABLE		
LINE NO.	LENGTH	BEARING
L136	152.07	N75° 52' 45"W
L137	125.13	N32° 23' 31"W
L138	110.30	N74° 33' 22"W

ALIGNMENT CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	DELTA
C127	438.00'	237.73'	N60°19'47"W	31°05'55"
C128	510.00'	387.09'	N54°08'08"W	43°29'14"
C129	2000.00'	100.23'	N30°57'22"W	2°52'17"
C130	400.00'	314.41'	N52°02'17"W	45°02'09"
C131	200.00'	239.49'	N40°15'08"W	68°36'28"

SURVEYOR'S CERTIFICATE

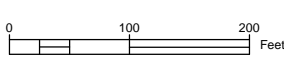
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Terry R. Meppen
License No. 7380



Date _____

LEGEND



Section corner control.

Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.

Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.

Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

DATE: 8/21/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET

19

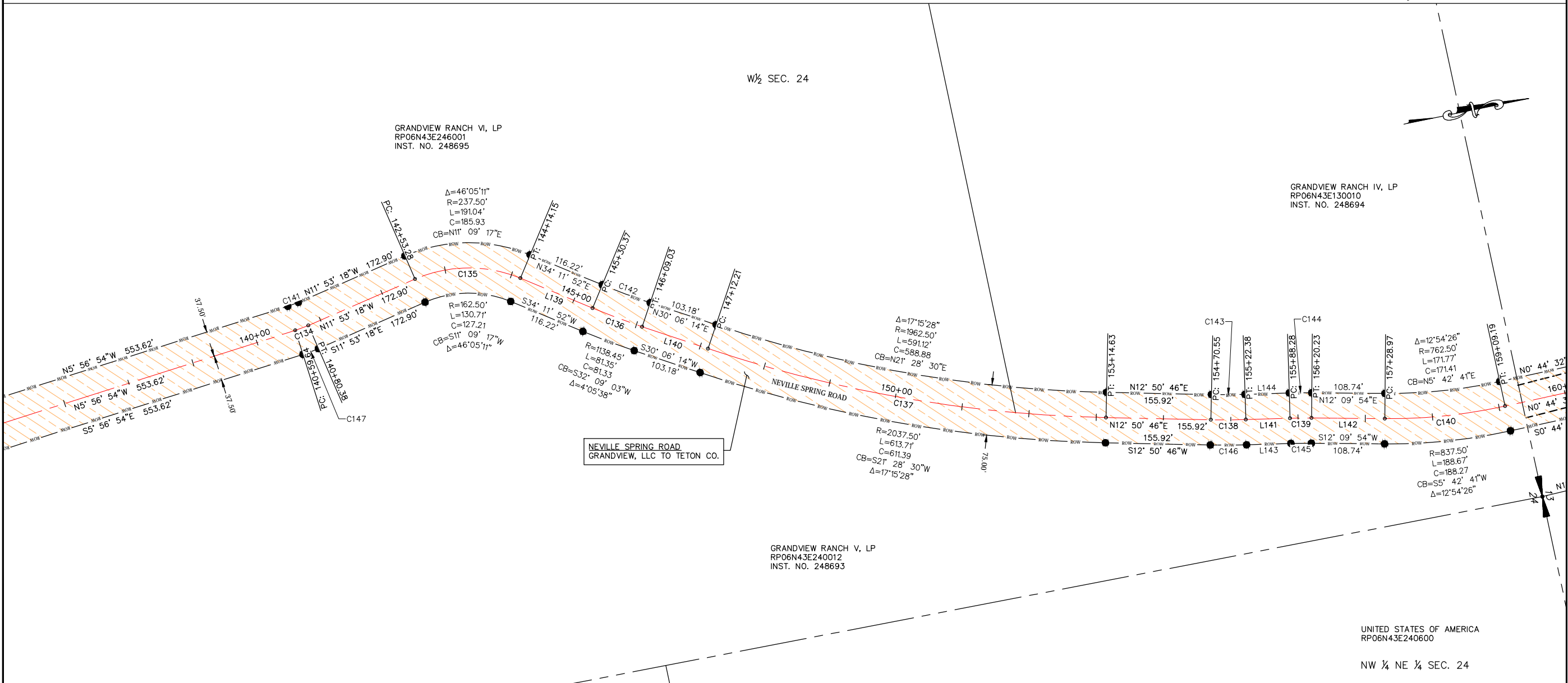
OF

21

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
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RECORDER'S CERTIFICATE
Instrument No. _____
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County Recorder



UNITED STATES OF AMERICA
RP06N43E240600

NW ¼ NE ¼ SEC. 24

ROW LINE TABLE		
LINE NO.	LENGTH	BEARING
L143	65.90'	S9°52'35"W
L144	65.90'	N9°52'35"E

ROW CURVE TABLE						
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	
C141	162.50'	16.85'	N8°55'06"W	16.84'	5°56'25"	
C142	1063.45'	75.99'	N32°09'03"E	75.97'	4°05'38"	
C143	962.50'	49.89'	N11°21'41"E	49.88'	2°58'11"	
C144	837.50'	33.45'	N11°01'15"E	33.45'	2°17'19"	
C145	762.50'	30.46'	S11°01'15"W	30.46'	2°17'19"	
C146	1037.50'	53.77'	S11°21'41"W	53.77'	2°58'11"	
C147	237.50'	24.62'	S8°55'06"E	24.61'	5°56'25"	

ALIGNMENT LINE TABLE		
LINE NO.	LENGTH	BEARING
L139	116.22	N34° 11' 52"E
L140	103.18	N30° 06' 14"E
L141	65.90	N9° 52' 35"E
L142	108.74	N12° 09' 54"E

ALIGNMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C134	200.00'	20.74'	N8°55'06"W	20.73'	5°56'25"
C135	200.00'	160.87'	N11°09'17"E	156.57'	46°05'11"
C136	1100.95'	78.67'	N32°09'03"E	78.65'	4°05'38"
C137	2000.00'	602.41'	N21°28'30"E	600.14'	17°15'28"
C138	1000.00'	51.83'	N11°21'41"E	51.83'	2°58'11"
C139	800.00'	31.96'	N11°01'15"E	31.95'	2°17'19"
C140	800.00'	180.22'	N5°42'41"E	179.84'	12°54'26"

SURVEYOR'S CERTIFICATE

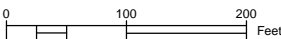
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Terry R. Meppen
License No. 7380



Date

LEGEND



Section corner control.

Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.

Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.

Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
PACKSADDLE BENCH RD., & NEVILLE SPRING RD.



TETON COUNTY, IDAHO

DATE: 8/21/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
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SHEET

20

OF

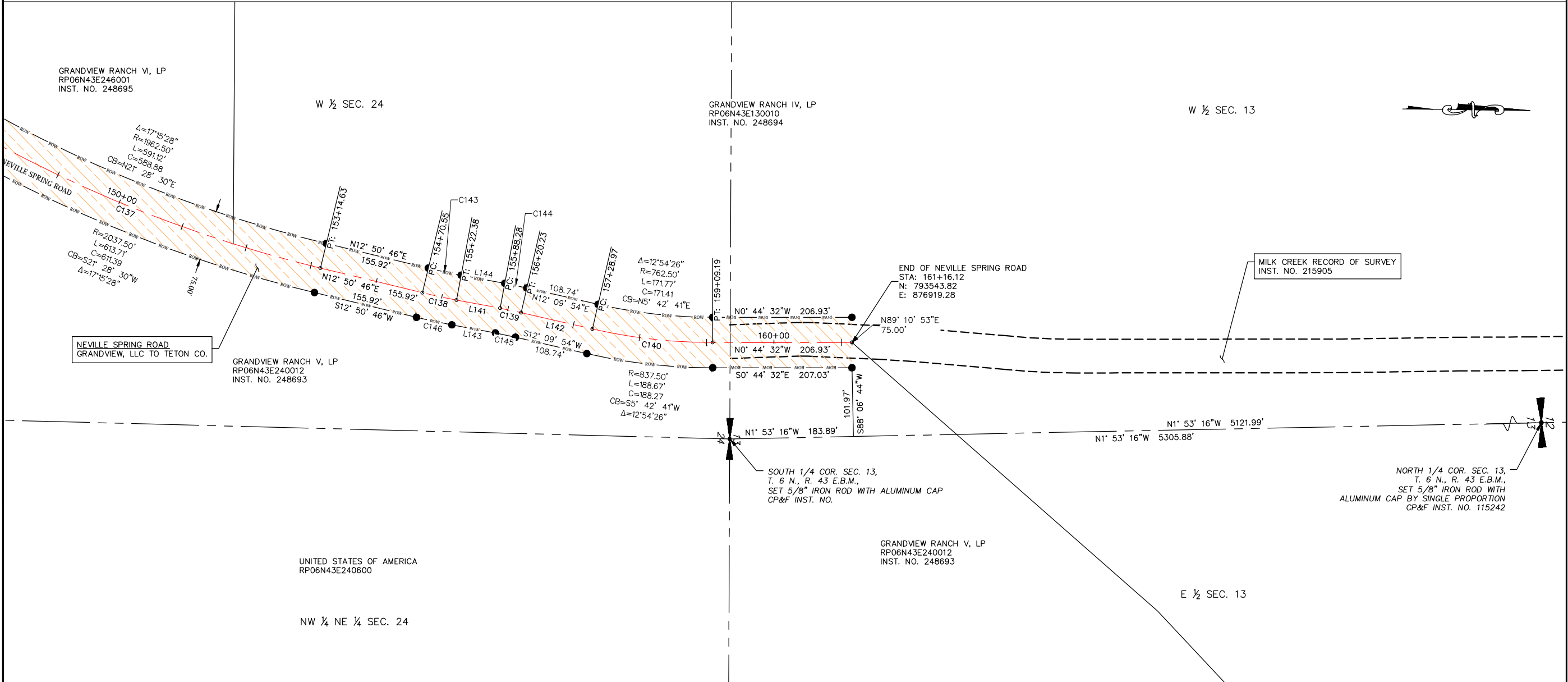
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Terry R. Meppen
License No. 7380



Date _____

LEGEND

- 0 100 200 Feet
- Section corner control.
- Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.
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- Found iron rod with plastic cap.

RIGHT OF WAY DRAWINGS

PACKSADDLE RD., PACKSADDLE LAKE RD.,
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TETON COUNTY, IDAHO

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SHEET
21
OF
21



**Legal Description for
Packsaddle Lake Parking Lot, Teton County, Idaho
(Ag Rim, LLC)**

Beginning at a point on the north right-of-way line of Packsaddle Lake Road that is S 89°06'13" W 1088.59 feet along the east-west centerline through the section and N 03°11'07" W 50.04 feet from the East Quarter corner of Section 6, Township 5 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence along the north Right-of-Way line of said Packsaddle Lake Road the following three courses: (1) S89° 06' 13"W 170.54 feet to a point of curve, (2) thence 149.11 feet along said curve to the right, Curve Data: Radius = 350.00 feet, Delta = 24°24'37", Chord Bearing = N78° 41' 28"W 147.99 feet, (3) thence N66° 29' 10"W 9.65 feet, thence N80° 04' 37"E 44.43 feet; thence N60° 36' 12"E 144.16 feet; thence N57° 02' 54"E 47.24 feet; thence N42° 50' 42"E 89.94 feet; thence N27° 47' 04"E 49.64 feet; thence N41° 33' 02"E 64.21 feet; thence N85° 19' 01"E 97.04 feet; thence S49° 21' 31"E 135.47 feet; thence S36° 08' 21"E 43.26 feet to a point on the Packsaddle Bench Road Right-of-Way; thence along north said Right-of-Way five courses; (1) S36° 08' 21"E 27.47 feet; (2) thence S54° 45' 06"W 169.10 feet to a point of curve; (3) thence 49.33 feet along said curve to the right, Curve Data: Radius = 205.00 feet, Delta = 13°47'18", Chord Bearing S61° 38' 45"W 49.22 feet; (4) thence S68° 32' 24"W 76.88 feet; (5) thence S3° 11' 07"E 5.71 feet to the true point of beginning.

Parcel contains 1.97 Acres.

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
TETON COUNTY, IDAHO

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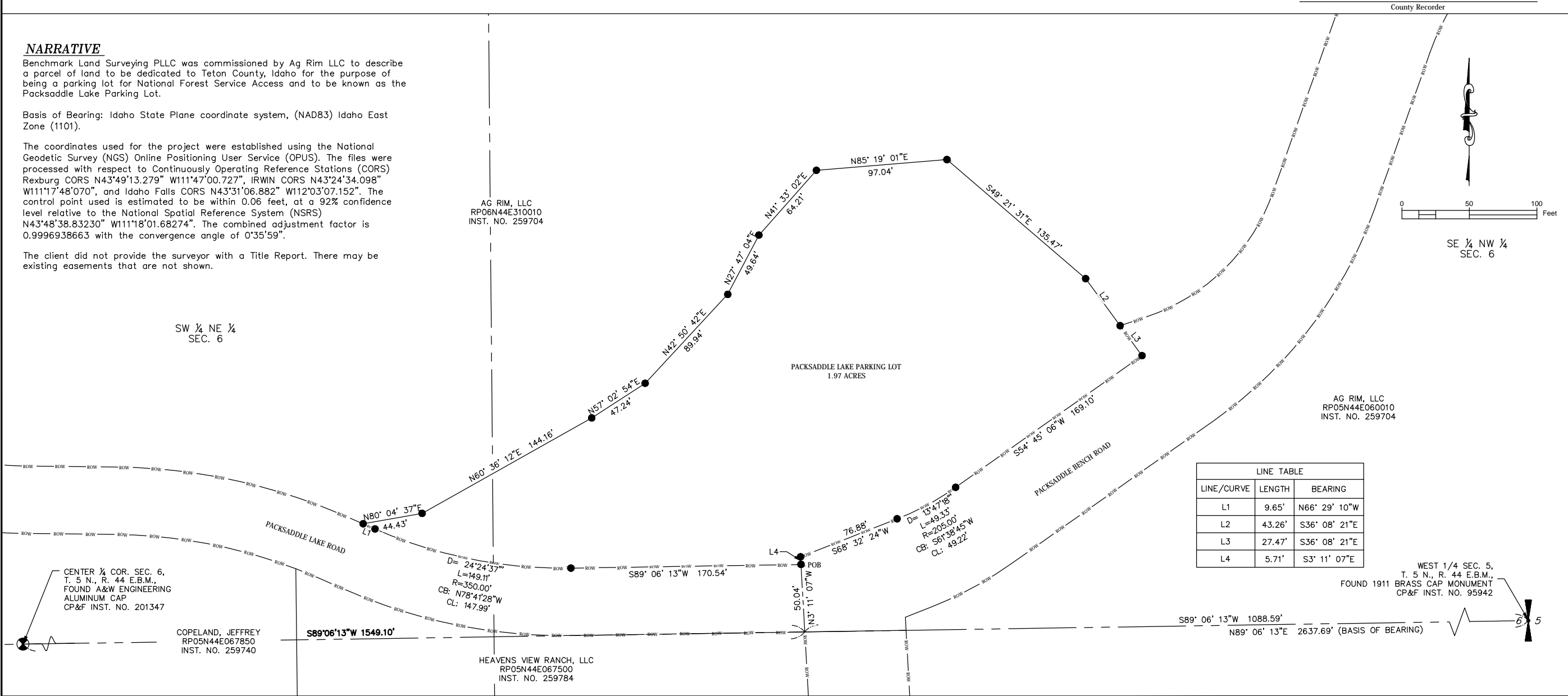
NARRATIVE

Benchmark Land Surveying PLLC was commissioned by Ag Rim LLC to describe a parcel of land to be dedicated to Teton County, Idaho for the purpose of being a parking lot for National Forest Service Access and to be known as the Packsaddle Lake Parking Lot.

Basis of Bearing: Idaho State Plane coordinate system, (NAD83) Idaho East Zone (1101).

The coordinates used for the project were established using the National Geodetic Survey (NGS) Online Positioning User Service (OPUS). The files were processed with respect to Continuously Operating Reference Stations (CORS) Rexburg CORS N43°49'13.279" W111°47'00.727", IRWIN CORS N43°24'34.098" W111°17'48.070", and Idaho Falls CORS N43°31'06.882" W112°03'07.152". The control point used is estimated to be within 0.06 feet, at a 92% confidence level relative to the National Spatial Reference System (NSRS) N43°48'38.83230" W111°18'01.68274". The combined adjustment factor is 0.9996938663 with the convergence angle of 0°35'59".

The client did not provide the surveyor with a Title Report. There may be existing easements that are not shown.

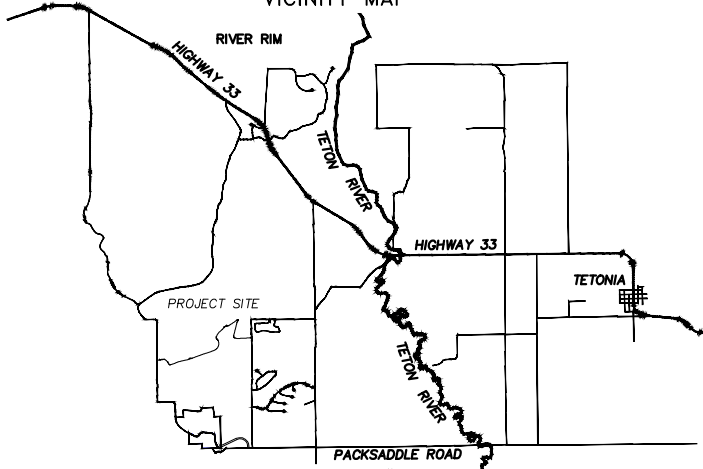


PACKSADDLE LAKE PARKING LOT (1.97 ACRES)

Beginning at a point on the north right-of-way line of Packsaddle Lake Road that is S 89°06'13\" W 1088.59 feet along the east-west centerline through the section and N 03°11'07\" W 50.04 feet from the East Quarter corner of Section 6, Township 5 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence along the north Right-of-Way line of said Packsaddle Lake Road the following three courses: (1) S89° 06' 13\" W 170.54 feet to a point of curve, (2) thence 149.11 feet along said curve to the right, Curve Data: Radius = 350.00 feet, Delta = 24°24'37\", Chord Bearing = N78° 41' 28\" W 147.99 feet, (3) thence N66° 29' 10\" W 9.65 feet, thence N80° 04' 37\" E 44.43 feet; thence N60° 36' 12\" E 144.16 feet; thence N57° 02' 54\" E 47.24 feet; thence N42° 50' 42\" E 89.94 feet; thence N27° 47' 04\" E 49.64 feet; thence N41° 33' 02\" E 64.21 feet; thence N85° 19' 01\" E 97.04 feet; thence S49° 21' 31\" E 135.47 feet; thence S36° 08' 21\" E 43.26 feet to a point on the Packsaddle Bench Road Right-of-Way; thence along north said Right-of-Way five courses; (1) S36° 08' 21\" E 27.47 feet; (2) thence S54° 45' 06\" W 169.10 feet to a point of curve; (3) thence 49.33 feet along said curve to the right, Curve Data: Radius = 205.00 feet, Delta = 13°47'18\", Chord Bearing S61° 38' 45\" W 49.22 feet; (4) thence S68° 32' 24\" W 76.88 feet; (5) thence S3° 11' 07\" E 5.71 feet to the true point of beginning.

Parcel contains 1.97 Acres.

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen
License No. 7380



Date

LEGEND



Section corner control.



Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7380.



Placed 5/8" x 24" iron rod with aluminum cap marked PLS 7380.



Indicates existing fence lines.

RECORD OF SURVEY

PACKSADDLE LAKE PARKING LOT



TETON COUNTY, IDAHO

DATE: 8/15/2008
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET

1

OF

1

ESCROW AGREEMENT

This Escrow Agreement ("Agreement") is made this ____ day of December, 2020, by and among AG RIM, LLC, whose mailing address is P.O. Box 50130, Idaho Falls, Idaho 83405, its successors and/or assigns, GRANDVIEW RANCH II, LP, GRANDVIEW RANCH III, LP, GRANDVIEW RANCH IV, LP, GRANDVIEW RANCH V, LP, and GRANDVIEW RANCH VI, LP, each whose mailing addresses are 3565 Las Vegas Boulevard South, Suite 705, Las Vegas Nevada 89109, its successors and/or assigns, (collectively as "Landowners"), and Teton County Idaho, a political subdivision of the State of Idaho ("Teton County").

RECITALS

WHEREAS, the Landowners and Teton County entered into that certain Agreement to Vacate and Relocate Road dated May 24, 2017 (the "2017 Agreement"), which, among other things, provided for the construction of a road and other improvements over and across the Landowner's lands in return for the abandonment and vacation of portions of West 4000 North, commonly known as Packsaddle Road and/or Milk Creek Road which also traverses Grantors' lands;

WHEREAS, within the 2017 Agreement, the Landowners agreed to carry out and complete additional improvements identified within the 2017 Agreement and its associated "Exhibit A";

WHEREAS, to ensure that funds are available for reparative work, described and agreed to within the warranty period identified in the 2017 Agreement, the parties agreed that the Landowners would provide a cash bond of Fifty Thousand Dollars (\$50,000) to be held by a mutual agreed upon escrow holder for the benefit of Teton County;

WHEREAS, the cash bond to be provided by the Landowners for the benefit of Teton County shall only be used, if necessary, solely for reparative work, described and agreed to within the 2017 Agreement, during the warranty period; and

WHEREAS, the warranty period under the 2017 Agreement is defined as one year following the issuance of the Final Certificate, dated July 31, 2020, defined as a certificate issued by Teton County's Engineer indicating that the Road(s), and Public Parking Area and Plan are complete and meet the specifications of the County Road Standards for Teton County, Idaho, as amended.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. Escrow and Agent. The Landowners shall cause that the sum of FIFTY THOUSAND DOLLARS (\$50,000) be transferred and held in a non-interest-bearing escrow ("Escrow Deposit"), by Hall Angell & Associates, LLC c/o Blake Hall ("Escrow Agent"), in trust, and disbursed only in accordance with the terms of this Agreement.

2. Duration and Release. The Escrow Deposit shall be held in escrow for a period of one (1) year following the issuance of the Final Certificate, dated July 31, 2020, as defined within the 2017 Agreement which is hereby incorporated by reference. Upon expiration of the aforementioned one (1) year term, the Escrow Agent shall release the Escrow Deposit to the Landowners, less any issued disbursements to Teton County as outlined in Section 3. Without waiving the foregoing, the warranty period for road reclamation for that portion of Packsaddle Road known as Kay's Hill will begin when the reclamation is completed.

3. Requests for Disbursement by Teton County. Pursuant to the 2017 Agreement, Teton County may request a disbursement of portions of the Escrow Deposit to cover any necessary reparative work on the Road(s), described and agreed to within the 2017 Agreement, during the warranty period. If Teton County requests such a disbursement, it must first provide thirty (30) days' notice to the Landowners and the Escrow Agent of its request for disbursement of portions of the Escrow Deposit ("Request for Disbursement"). The Request for Disbursement shall include sufficient detail and justification for the amounts sought to be released from the Escrow Deposit. Upon receipt of a Request for Disbursement, the Landowners may provide a written objection to said request to both Teton County and the Escrow Agent outlining the Landowner's objections to Teton County's request. If no objection is made by the Landowners within thirty (30) days following receipt of the Request for Disbursement, or if the parties agree to the disbursement in writing, the Escrow Agent shall release the requested portions of the Escrow Deposit to Teton County.

4. Conflicting Demands or Claims. Should the Escrow Agent receive or become aware of any conflicting demands or claims with respect to this Agreement, the Escrow Agent shall have the right to discontinue any or all further acts contemplated by this Agreement until such conflict is resolved to the Escrow Agent's satisfaction. Furthermore, the Escrow Agent shall have the further right to commence or defend any action or proceedings for the determination of such conflict. Such conflicting demands shall include, but are not limited to, conflicting demands or disputed claims relating to any requested disbursement by Teton County provided in Section 3.

5. Attorneys Fees, Cost/Suit in Interpleader. The parties hereto jointly and severally agree to pay all costs, damages, judgments, and expenses, including reasonable attorney's fees suffered or incurred by the Escrow Agent in connection with, or arising out of this escrow, including, but without limiting the generality of the foregoing, as suit in interpleader brought by the Escrow Agent. The parties expressly agree that the Escrow Agent, as escrow holder, shall have the absolute right, at the Escrow Agent's election, to file an action in interpleader. The parties further authorize the Escrow Agent to deposit with the Clerk of Court all documents and funds held in this escrow.

6. Indemnification of Escrow Agent. The parties agree to indemnify and save harmless the Escrow Agent from the consequences of the unavailability of the escrow funds on any given date due to circumstances beyond the control of Escrow Agent, or from any penalty which may be imposed by the bank or depository institution for early withdrawal or arising from the failure of or insolvency of the depository institution, or from the dishonor of the check representing the escrow fund.

7. Notices. All notices required under this Agreement shall be sent to the parties at the following address, by Certified Mail, Return Receipt Required:

LANDOWNERS

Ag Rim
c/o Tammie Smith
P.O. Box 50130
Idaho Falls, ID 83405

Grandview
c/o Ron Judy
P.O. Box 750
Rancho Santa Fe, CA 92067

With a copy to

Moulton Law Office
c/o Sean R. Moulton
P.O. Box 631
Driggs, ID 83422

TETON COUNTY

Teton County Board of County Commissioners
ATTN: Public Works Director
150 Courthouse Drive, Rm. 107
Driggs, ID 83422

ESCROW AGENT

Hall Angell & Associates, LLP
c/o Blake Hall
1075 S. Utah Ave.
Idaho Falls, ID 83402

8. Amendments. Any amendments of and/or supplements to this Agreement shall be in writing, signed by both parties.

9. Governing Law. This Agreement shall be construed and governed in according to the laws of the State of Idaho. The venue for any such action arising out of this Agreement shall

be exclusively in the District Court of the Seventh Judicial District of the State of Idaho, Teton County, or in the United States District Court for the District of Idaho. The parties agree to submit to personal jurisdiction in these exclusive venues.

10. Counterparts. This Agreement may be executed in any number of counterparts and by the parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties and Escrow Agent have executed this Agreement in multiple counterparts on the day and year set forth above.

[SIGNATURES ON FOLLOWING PAGES]

BOARD OF COUNTY COMMISSIONERS
TETON COUNTY IDAHO

By:

Title:

AG RIM, LLC

By: Tammie Smith
Title: Manager

GRANDVIEW RANCH II, LP

By: Ronald J. Judy
Title: Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH III, LP

By: Ronald J. Judy
Title: Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH IV, LP

By: Ronald J. Judy
Title: Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH V, LP

By: Ronald J. Judy
Title: Manager
For RJJ International, LLC, General Partner

ESCROW AGENT

Blake Hall
Hall Angels & Associates, LLP

ESCROW AGREEMENT

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RECITALS

WHEREAS, the Landowners and Teton County entered into that certain Agreement to Vacate and Relocate Road dated May 24, 2017 (the “2017 Agreement”), which, among other things, provided for the construction of a road and other improvements over and across the Landowner’s lands in return for the abandonment and vacation of portions of West 4000 North, commonly known as Packsaddle Road and/or Milk Creek Road which also traverses Grantors’ lands;

WHEREAS, within the 2017 Agreement, the Landowners agreed to carry out and complete additional improvements identified within the 2017 Agreement and its associated “Exhibit A”;

WHEREAS, to ensure that funds are available for reparative work, described and agreed to within the warranty period identified in the 2017 Agreement, the parties agreed that the Landowners would provide a cash bond of Fifty Thousand Dollars (\$50,000) to be held by a mutual agreed upon escrow holder for the benefit of Teton County;

WHEREAS, the cash bond to be provided by the Landowners for the benefit of Teton County shall only be used, if necessary, solely for reparative work, described and agreed to within the 2017 Agreement, during the warranty period; and

WHEREAS, the warranty period under the 2017 Agreement is defined as one year following the issuance of the Final Certificate, dated July 31, 2020, defined as a certificate issued by Teton County’s Engineer indicating that the Road(s), and Public Parking Area and Plan are complete and meet the specifications of the County Road Standards for Teton County, Idaho, as amended.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

1. Escrow and Agent. The Landowners shall cause that the sum of FIFTY THOUSAND DOLLARS (\$50,000) be transferred and held in a non-interest-bearing escrow (“Escrow Deposit”), by Hall Angell & Associates, LLC c/o Blake Hall (“Escrow Agent”), in trust, and disbursed only in accordance with the terms of this Agreement.

2. Duration and Release. The Escrow Deposit shall be held in escrow for a period of one (1) year following the issuance of the Final Certificate, dated July 31, 2020, as defined within the 2017 Agreement which is hereby incorporated by reference. Upon expiration of the aforementioned one (1) year term, the Escrow Agent shall release the Escrow Deposit to the Landowners, less any issued disbursements to Teton County as outlined in Section 3. Without waiving the foregoing, the warranty period for road reclamation for that portion of Packsaddle Road known as Kay's Hill will begin when the reclamation is completed, and proportionate share of the Escrow Deposit will be retained in escrow until the Kay's Hill reclamation warranty period expires. Further, reclamation of that portion of Kay's Hill will be completed no later than June 30, 2021.

3. Requests for Disbursement by Teton County. Pursuant to the 2017 Agreement, Teton County may request a disbursement of portions of the Escrow Deposit to cover any necessary reparative work on the Road(s), described and agreed to within the 2017 Agreement, during the warranty period. If Teton County requests such a disbursement, it must first provide thirty (30) days' notice to the Landowners and the Escrow Agent of its request for disbursement of portions of the Escrow Deposit ("Request for Disbursement"). The Request for Disbursement shall include sufficient detail and justification for the amounts sought to be released from the Escrow Deposit. Upon receipt of a Request for Disbursement, the Landowners may provide a written objection to said request to both Teton County and the Escrow Agent outlining the Landowner's objections to Teton County's request. If no objection is made by the Landowners within thirty (30) days following receipt of the Request for Disbursement, or if the parties agree to the disbursement in writing, the Escrow Agent shall release the requested portions of the Escrow Deposit to Teton County.

4. Conflicting Demands or Claims. Should the Escrow Agent receive or become aware of any conflicting demands or claims with respect to this Agreement, the Escrow Agent shall have the right to discontinue any or all further acts contemplated by this Agreement until such conflict is resolved to the Escrow Agent's satisfaction. Furthermore, the Escrow Agent shall have the further right to commence or defend any action or proceedings for the determination of such conflict. Such conflicting demands shall include, but are not limited to, conflicting demands or disputed claims relating to any requested disbursement by Teton County provided in Section 3.

5. Attorneys Fees, Cost/Suit in Interpleader. The parties hereto jointly and severally agree to pay all costs, damages, judgments, and expenses, including reasonable attorney's fees suffered or incurred by the Escrow Agent in connection with, or arising out of this escrow, including, but without limiting the generality of the foregoing, as suit in interpleader brought by the Escrow Agent. The parties expressly agree that the Escrow Agent, as escrow holder, shall have the absolute right, at the Escrow Agent's election, to file an action in interpleader. The parties further authorize the Escrow Agent to deposit with the Clerk of Court all documents and funds held in this escrow.

6. Indemnification of Escrow Agent. The parties agree to indemnify and save harmless the Escrow Agent from the consequences of the unavailability of the escrow funds on any given date due to circumstances beyond the control of Escrow Agent, or from any penalty which may be imposed by the bank or depository institution for early withdrawal or arising from

the failure of or insolvency of the depository institution, or from the dishonor of the check representing the escrow fund.

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P.O. Box 50130
Idaho Falls, ID 83405

Grandview
c/o Ron Judy
P.O. Box 750
Rancho Santa Fe, CA 92067

With a copy to

Moulton Law Office
c/o Sean R. Moulton
P.O. Box 631
Driggs, ID 83422

TETON COUNTY

Teton County Board of County Commissioners
ATTN: Public Works Director
150 Courthouse Drive, Rm. 107
Driggs, ID 83422

ESCROW AGENT

Hall Angell & Associates, LLP
c/o Blake Hall
1075 S. Utah Ave.
Idaho Falls, ID 83402

8. Amendments. Any amendments of and/or supplements to this Agreement shall be in writing, signed by both parties.

9. Governing Law. This Agreement shall be construed and governed in according to the laws of the State of Idaho. The venue for any such action arising out of this Agreement shall be exclusively in the District Court of the Seventh Judicial District of the State of Idaho, Teton County, or in the United States District Court for the District of Idaho. The parties agree to submit to personal jurisdiction in these exclusive venues.

10. Counterparts. This Agreement may be executed in any number of counterparts and by the parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

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[SIGNATURES ON FOLLOWING PAGES]

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TETON COUNTY IDAHO

By:
Title:

AG RIM, LLC

By: Tammie Smith
Title: Manager

GRANDVIEW RANCH II, LP

By: Ronald J. Judy
Title: Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH III, LP

By: Ronald J. Judy
Title: Manager
For RJJ International, LLC, General Partner

GRANDVIEW RANCH IV, LP

By: Ronald J. Judy
Title: Manager
For RJJ International, LLC, General Partner

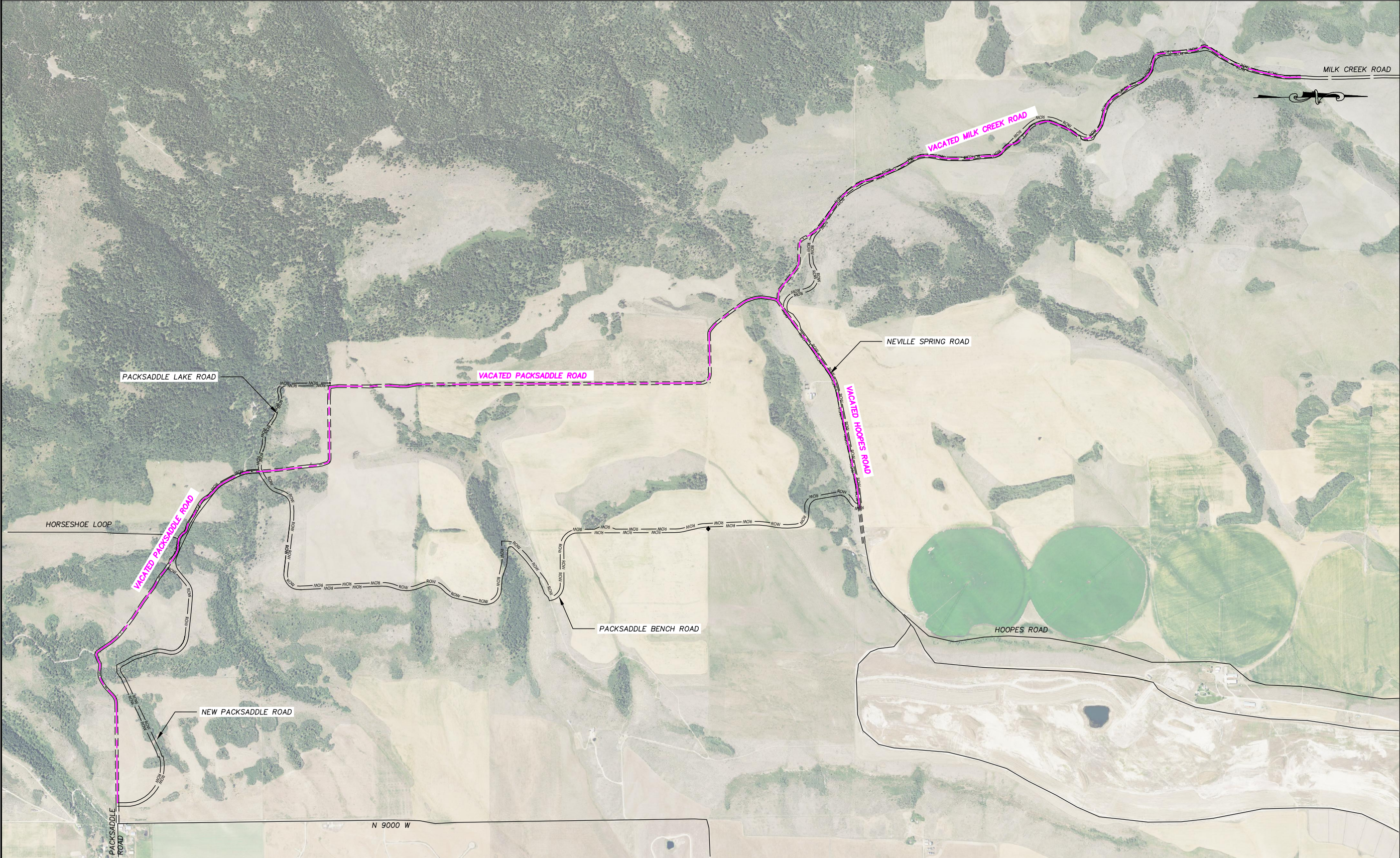
GRANDVIEW RANCH V, LP

By: Ronald J. Judy
Title: Manager
For RJJ International, LLC, General Partner

ESCROW AGENT

Blake Hall
Hall Angels & Associates, LLP

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



TETON COUNTY, IDAHO		SHEET 1
789 NORTH 450 EAST FIRTH, IDAHO 83236 tmeppen@gmail.com		OF 1

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO

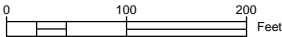


Roadway Alignment Legal Description
Roadway Vacation of a section of the Packsaddle Roadway

A 50-foot prescriptive easement along a county road right-of-way, 25 feet each side of the following described centerline:

Beginning at a point with a Station of 0+00.00 being the beginning Station of the portion of Packsaddle Roadway Alignment that is to be vacated and that is S 89° 23' 02" W with a distance of 362.39 feet along the section line from the Southeast corner of Section 5, Township 5 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence along a tangent line S 89° 23' 02" W a distance of 1794.72 feet to Station 17+94.72 being a point of curve; thence 153.53 feet along said curve turning to the left through an angle of 42° 42' 06", having a radius of 206.00 feet, and whose long chord bears S 68° 01' 59" W for a distance of 150.00 feet to a point of intersection with a tangential line; thence along a tangent line S 46° 40' 56" W a distance of 180.26 feet to Station 21+28.51; thence 33.21 feet along said curve turning to the right through an angle of 09° 30' 49", having a radius of 200.00 feet, and whose long chord bears S 51° 26' 20" W for a distance of 33.17 feet to a point of intersection with a tangential line; thence along a tangent line S 56° 11' 45" W a distance of 98.66 feet to Station 22+60.38; thence 134.28 feet along said curve turning to the right through an angle of 26° 20' 57", having a radius of 292.00 feet, and whose long chord bears S 69° 22' 13" W for a distance of 133.10 feet to a point of intersection with a tangential line; thence along a tangent line S 82° 32' 42" W a distance of 27.41 feet to Station 24+22.08; thence 48.64 feet along said curve turning to the right through an angle of 13° 56' 02", having a radius of 200.00 feet, and whose long chord bears S 89° 30' 42" W for a distance of 48.52 feet to a point of intersection with a tangential line; thence along a tangent line N 83° 31' 17" W a distance of 115.33 feet to Station 25+86.05; thence 44.05 feet along said curve turning to the left through an angle of 42° 46' 29", having a radius of 59.00 feet, and whose long chord bears S 75° 05' 29" W for a distance of 43.03 feet to a point of intersection with a tangential line; thence along a tangent line S 53° 42' 14" W a distance of 3.63 feet to Station 26+33.73; thence 56.77 feet along said curve turning to the right through an angle of 16° 15' 43", having a radius of 200.00 feet, and whose long chord bears S 61° 50' 06" W for a distance of 56.57 feet to a point of intersection with a tangential line; thence along a tangent line S 69° 57' 57" W a distance of 83.85 feet to Station 27+74.34; thence 74.88 feet along said curve turning to the right through an angle of 73° 58' 06", having a radius of 58.00 feet, and whose long chord bears N 73° 03' 00" W for a distance of 69.78 feet to a point of intersection with a tangential line; thence along a tangent line N 36° 03' 57" W a distance of 116.15 feet to Station 29+65.36; thence along a tangent line N 33° 26' 13" W a distance of 167.69 feet to Station 31+33.05; thence 21.47 feet along said curve turning to the left through an angle of 06° 09' 00", having a radius of 200.00 feet, and whose long chord bears N 36° 30' 43" W for a distance of 21.46 feet to a point of intersection with a tangential line; thence along a tangent line N 39° 35' 13" W a distance of 104.82 feet to Station 32+59.34; thence 131.57 feet along said curve turning to the left through an angle of 12° 26' 24", having a radius of 606.00 feet, and whose long chord bears N 45° 48' 25" W for a distance of 131.32 feet to a point of intersection with a tangential line; thence along a tangent line N 52° 01' 37" W a distance of 347.94 feet to Station 37+38.85; thence along a tangent line N 57° 16' 09" W a distance of 356.55 feet to Station 40+95.40; thence along a tangent line N 53° 36' 17" W a distance of 306.20 feet to Station 44+01.61; thence 27.70 feet along said curve turning to the left through an angle of 07° 56' 05", having a radius of 200.00 feet, and whose long chord bears N 57° 34' 19" W for a distance of 27.68 feet to a point of intersection with a tangential line; thence along a tangent line N 61° 32' 22" W a distance of 168.10 feet to Station 45+97.40; thence 34.73 feet along said curve turning to the right through an angle of 09° 56' 57", having a radius of 200.00 feet, and whose long chord bears N 56° 33' 53" W for a distance of 34.69 feet to a point of intersection with a tangential line; thence along a tangent line N 51° 35' 24" W a distance of 142.32 feet to Station 47+74.45; thence 13.72 feet along said curve turning to the left through an angle of 03° 55' 54", having a radius of 200.00 feet, and whose long chord bears N 53° 33' 21" W for a distance of 13.72 feet to a point of intersection with a tangential line; thence along a tangent line N 55° 31' 18" W a distance of 343.59 feet to Station 51+31.77; thence 102.18 feet along said curve turning to the left through an angle of 29° 16' 20", having a radius of 200.00 feet, and whose long chord bears N 70° 09' 28" W for a distance of 101.07 feet to a point of intersection with a tangential line;

...CONTINUED ON SHEET 2



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



TETON COUNTY, IDAHO

DATE: 8/11/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET

1

OF

15

SURVEYOR'S CERTIFICATE

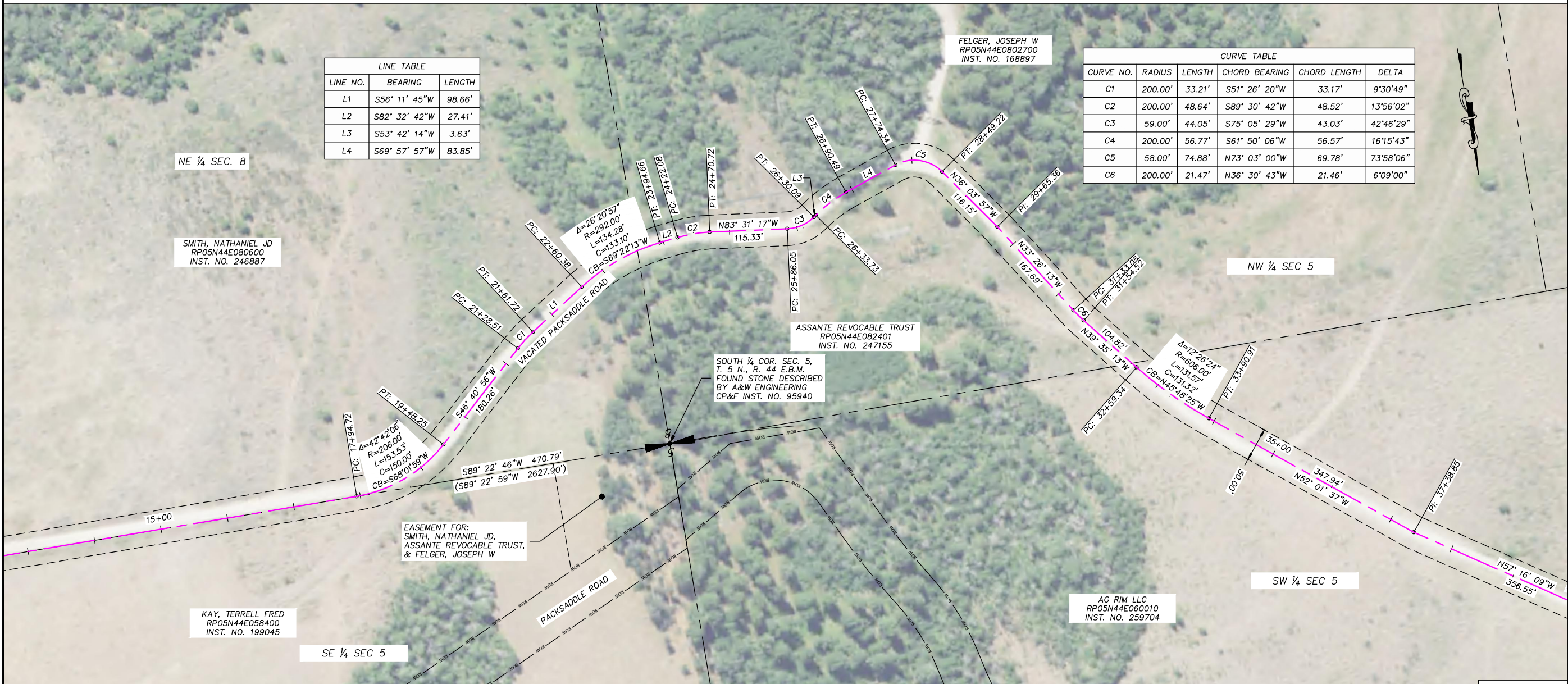
I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen
License No. 7380



Date

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO



Roadway Alignment Legal Description
Roadway Vacation of a section of the Packsaddle Roadway

CONTINUED FROM SHEET 1...

thence along a tangent line N 84° 47' 39" W a distance of 133.57 feet to Station 53+67.51; thence 152.67 feet along said curve turning to the right through an angle of 43° 44' 11", having a radius of 200.00 feet, and whose long chord bears N 62° 55' 33" W for a distance of 148.99 feet to a point of intersection with a tangential line; thence along a tangent line N 41° 03' 28" W a distance of 73.36 feet to Station 55+93.55; thence 47.52 feet along said curve turning to the left through an angle of 37° 17' 41", having a radius of 73.00 feet, and whose long chord bears N 59° 42' 18" W for a distance of 46.68 feet to a point of intersection with a tangential line; thence along a tangent line N 78° 21' 08" W a distance of 46.19 feet to Station 56+87.25; thence 71.69 feet along said curve turning to the right through an angle of 20° 32' 16", having a radius of 200.00 feet, and whose long chord bears N 68° 05' 00" W for a distance of 71.31 feet to a point of intersection with a tangential line; thence along a tangent line N 57° 48' 52" W a distance of 173.07 feet to Station 59+32.01; thence 16.48 feet along said curve turning to the left through an angle of 04° 43' 21", having a radius of 200.00 feet, and whose long chord bears N 60° 10' 33" W for a distance of 16.48 feet to a point of intersection with a tangential line; thence along a tangent line N 62° 32' 13" W a distance of 172.48 feet to Station 61+20.98; thence 17.67 feet along said curve turning to the right through an angle of 05° 03' 41", having a radius of 200.00 feet, and whose long chord bears N 60° 00' 23" W for a distance of 17.66 feet to a point of intersection with a tangential line; thence along a tangent line N 57° 28' 32" W a distance of 61.59 feet to Station 62+00.24; thence 85.11 feet along said curve turning to the right through an angle of 24° 22' 59", having a radius of 200.00 feet, and whose long chord bears N 45° 17' 03" W for a distance of 84.47 feet to a point of intersection with a tangential line; thence along a tangent line N 33° 05' 33" W a distance of 95.80 feet to Station 63+81.15; thence 37.06 feet along said curve turning to the left through an angle of 10° 37' 03", having a radius of 200.00 feet, and whose long chord bears N 38° 24' 05" W for a distance of 37.01 feet to a point of intersection with a tangential line; thence along a tangent line N 43° 42' 36" W a distance of 72.34 feet to Station 64+90.55; thence 17.58 feet along said curve turning to the left through an angle of 05° 02' 07", having a radius of 200.00 feet, and whose long chord bears N 46° 13' 40" W for a distance of 17.57 feet to a point of intersection with a tangential line; thence along a tangent line N 48° 44' 43" W a distance of 76.75 feet to Station 65+84.87; thence 41.69 feet along said curve turning to the right through an angle of 11° 56' 37", having a radius of 200.00 feet, and whose long chord bears N 42° 46' 25" W for a distance of 41.62 feet to a point of intersection with a tangential line; thence along a tangent line N 36° 48' 07" W a distance of 79.81 feet to Station 67+06.37; thence 27.12 feet along said curve turning to the right through an angle of 07° 46' 10", having a radius of 200.00 feet, and whose long chord bears N 32° 55' 02" W for a distance of 27.10 feet to a point of intersection with a tangential line; thence along a tangent line N 29° 01' 56" W a distance of 170.88 feet to Station 69+04.37; thence 14.50 feet along said curve turning to the right through an angle of 04° 09' 15", having a radius of 200.00 feet, and whose long chord bears N 26° 57' 19" W for a distance of 14.50 feet to a point of intersection with a tangential line; thence along a tangent line N 24° 52' 41" W a distance of 152.63 feet to Station 70+71.50; thence 24.86 feet along said curve turning to the right through an angle of 07° 07' 14", having a radius of 200.00 feet, and whose long chord bears N 21° 19' 04" W for a distance of 24.84 feet to a point of intersection with a tangential line; thence along a tangent line N 17° 45' 27" W a distance of 62.58 feet to Station 71+58.93; thence 36.47 feet along said curve turning to the right through an angle of 10° 26' 51", having a radius of 200.00 feet, and whose long chord bears N 12° 32' 02" W for a distance of 36.42 feet to a point of intersection with a tangential line; thence along a tangent line N 07° 18' 37" W a distance of 92.67 feet to Station 72+88.07; thence 20.51 feet along said curve turning to the right through an angle of 05° 52' 30", having a radius of 200.00 feet, and whose long chord bears N 04° 22' 21" W for a distance of 20.50 feet to a point of intersection with a tangential line; thence along a tangent line N 01° 26' 06" W a distance of 73.37 feet to Station 73+81.94; thence 380.32 feet along said curve turning to the left through an angle of 05° 16' 48", having a radius of 4127.00 feet, and whose long chord bears N 04° 04' 31" W for a distance of 380.19 feet to a point of intersection with a tangential line;

...CONTINUED ON SHEET 3

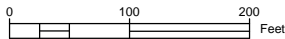
SURVEYOR'S CERTIFICATE

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Terry R. Meppen
License No. 7380



Date



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



TETON COUNTY, IDAHO

DATE: 8/11/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET

2

OF

15

SE 1/4 SE 1/4 SEC 6

AG RIM LLC
RP05N44E060010
INST. NO. 259704

HEAVENS VIEW RANCH, LLC
RP05N44E069000
INST. NO. 256946

VACATED PACKSADDLE ROAD

PACKSADDLE ROAD

SW 1/4 SEC 5

NE 1/4 SE 1/4 SEC 6

Curve Data:

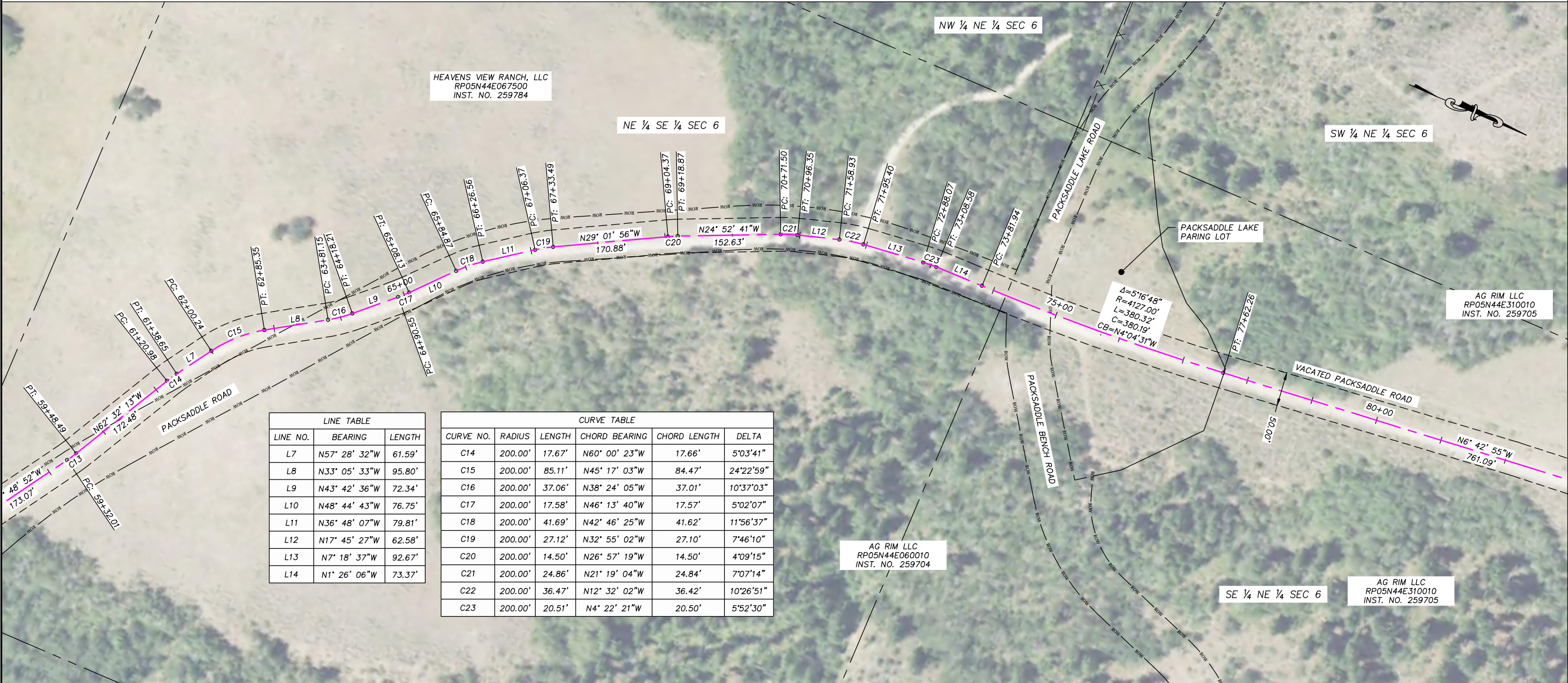
- Δ=43°44'11"
- R=200.00'
- L=152.67'
- C=148.99'
- CB=N62°55'33"W

CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C7	200.00'	27.70'	N57° 34' 19"W	27.68'	7°56'05"
C8	200.00'	34.73'	N56° 33' 53"W	34.69'	9°56'57"
C9	200.00'	13.72'	N53° 33' 21"W	13.72'	3°55'54"
C10	200.00'	102.18'	N70° 09' 28"W	101.07'	29°16'20"
C11	73.00'	47.52'	N59° 42' 18"W	46.68'	37°17'41"
C12	200.00'	71.69'	N68° 05' 00"W	71.31'	20°32'16"
C13	200.00'	16.48'	N60° 10' 33"W	16.48'	4°43'21"

LINE NO.	BEARING	LENGTH
L5	N41° 03' 28"W	73.36'
L6	N78° 21' 08"W	46.19'

9.30.20 packsaddle vacate

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO



Roadway Alignment Legal Description
Roadway Vacation of a section of the Packsaddle Roadway

CONTINUED FROM SHEET 3...

thence 30.20 feet along said curve turning to the right through an angle of 08° 39' 06", having a radius of 200.00 feet, and whose long chord bears N 14° 56' 03" W for a distance of 30.17 feet to a point of intersection with a tangential line; thence along a tangent line N 10° 36' 30" W a distance of 88.51 feet to Station 189+07.33; thence 41.01 feet along said curve turning to the right through an angle of 17° 48' 04", having a radius of 132.00 feet, and whose long chord bears N 01° 42' 28" W for a distance of 40.85 feet to a point of intersection with a tangential line; thence along a tangent line N 07° 11' 34" E a distance of 165.57 feet to Station 191+13.91; thence 20.82 feet along said curve turning to the right through an angle of 05° 57' 52", having a radius of 200.00 feet, and whose long chord bears N 10° 10' 30" E for a distance of 20.81 feet to a point of intersection with a tangential line; thence along a tangent line N 13° 09' 26" E a distance of 74.88 feet to Station 192+09.61; thence 29.76 feet along said curve turning to the right through an angle of 29° 24' 03", having a radius of 58.00 feet, and whose long chord bears N 27° 51' 28" E for a distance of 29.44 feet to a point of intersection with a tangential line; thence, N 42° 33' 29" E for a distance of 21.74 feet to Station 192+61.11 being the end Station of the portion of Packsaddle Roadway Alignment to be vacated.

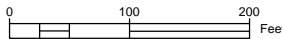
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Terry R. Meppen
License No. 7380



Date



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



TETON COUNTY, IDAHO

DATE: 8/11/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET
4
OF
15

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO



LINE TABLE		
LINE NO.	BEARING	LENGTH
L15	N18° 34' 20"W	100.23'
L16	N7° 14' 30"W	70.77'

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C24	222.00'	45.94'	N12° 38' 37"W	45.86'	11°51'26"
C25	68.00'	85.49'	N54° 35' 19"W	79.97'	72°01'58"
C26	200.00'	17.36'	N88° 07' 09"W	17.35'	4°58'19"
C27	200.00'	26.83'	N3° 18' 44"W	26.81'	7°41'09"
C28	200.00'	27.13'	N3° 21' 20"W	27.11'	7°46'20"
C29	200.00'	21.18'	N4° 12' 26"W	21.17'	6°04'08"

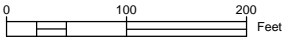
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License No. 7380



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RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



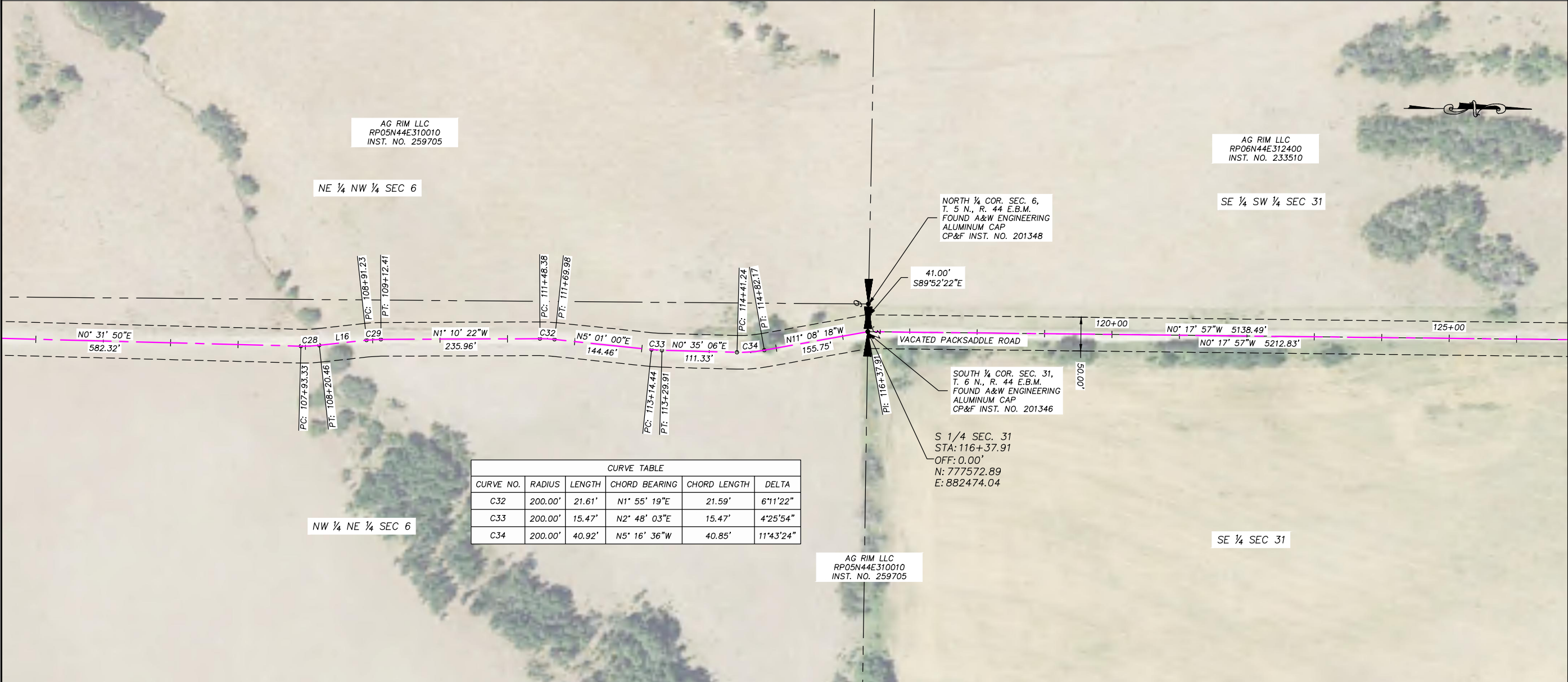
TETON COUNTY, IDAHO

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SHEET
5
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15

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License No. 7380



Date



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



TETON COUNTY, IDAHO

DATE: 8/11/2020
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SHEET
6
OF
15

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SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO



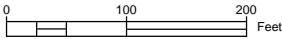
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Terry R. Meppen
License No. 7380



Date



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



TETON COUNTY, IDAHO

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SHEET
7

OF
15

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Date



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



TETON COUNTY, IDAHO

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SHEET
8
OF
15

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO



CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C35	120.00'	84.95'	N70° 56' 53"W	83.19'	40°33'35"
C36	200.00'	41.67'	N44° 41' 56"W	41.60'	11°56'18"
C37	200.00'	58.92'	N27° 42' 01"W	58.71'	16°52'49"
C38	200.00'	30.20'	N14° 56' 03"W	30.17'	8°39'06"
C39	132.00'	41.01'	N1° 42' 28"W	40.85'	17°48'04"
C40	200.00'	20.82'	N10° 10' 30"E	20.81'	5°57'52"
C41	58.00'	29.76'	N27° 51' 28"E	29.44'	29°24'03"

LINE TABLE		
LINE NO.	BEARING	LENGTH
L17	N10° 36' 30"W	88.51'
L18	N13° 09' 26"E	74.88'
L19	N42° 33' 29"E	21.74'

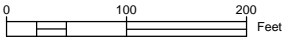
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RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



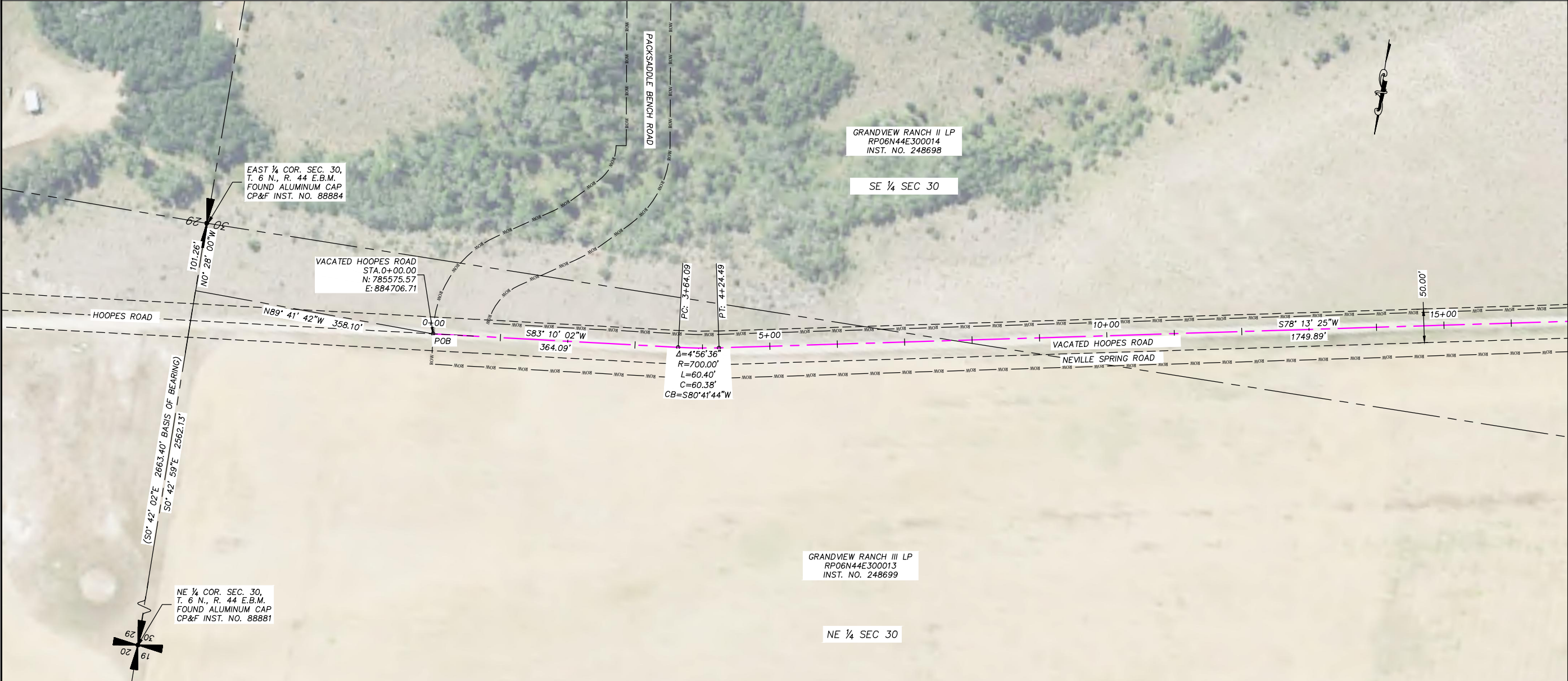
TETON COUNTY, IDAHO

DATE: 8/11/2020
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SHEET
9
OF
15

PART OF
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SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO



Roadway Alignment Legal Description
Roadway Vacation of a section of the Hoopes Roadway

A 50-foot prescriptive easement along a county road right-of-way, 25 feet each side of the following described centerline:

Beginning at a point with a Station of 0+00.00 being the beginning Station of the portion of Hoopes Roadway Alignment that is to be vacated that is N 0° 28' 00" W 101.26 feet along the section line and N 89° 41' 42" W 358.10 feet from the East Quarter Corner of Section 30, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence along a tangent line S 83° 10' 02" W a distance of 364.09 feet to Station 3+64.09; thence 60.40 feet along said curve turning to the left through an angle of 04° 56' 36", having a radius of 700.00 feet, and whose long chord bears S 80° 41' 44" W for a distance of 60.38 feet to a point of intersection with a tangential line; thence along a tangent line S 78° 13' 25" W a distance of 1749.89 feet to Station 21+74.38; thence 321.82 feet along said curve turning to the left through an angle of 23° 02' 56", having a radius of 800.00 feet, and whose long chord bears S 66° 41' 57" W for a distance of 319.66 feet to a point of intersection with a tangential line; thence along a tangent line S 55° 10' 29" W a distance of 492.56 feet to Station 29+88.76; thence 144.04 feet along said curve turning to the left through an angle of 01° 39' 02", having a radius of 5000.00 feet, and whose long chord bears S 54° 20' 58" W for a distance of 144.04 feet to a point of intersection with a tangential line; thence along a tangent line S 53° 31' 27" W a distance of 716.46 feet to Station 38+49.26; thence, S 54° 46' 27" W for a distance of 261.69 feet to Station 41+10.95 being the end Station along the centerline of the portion of Hoopes Roadway Alignment to be vacated.

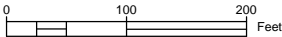
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Terry R. Meppen
License No. 7380



Date



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



TETON COUNTY, IDAHO

DATE: 8/11/2020
DESIGN: T.D.M./T.R.M.
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PROJECT NO.: 20003
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FIRTH, IDAHO 83236
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SHEET
10
OF
15

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO



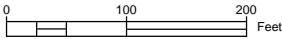
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License No. 7380



Date



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



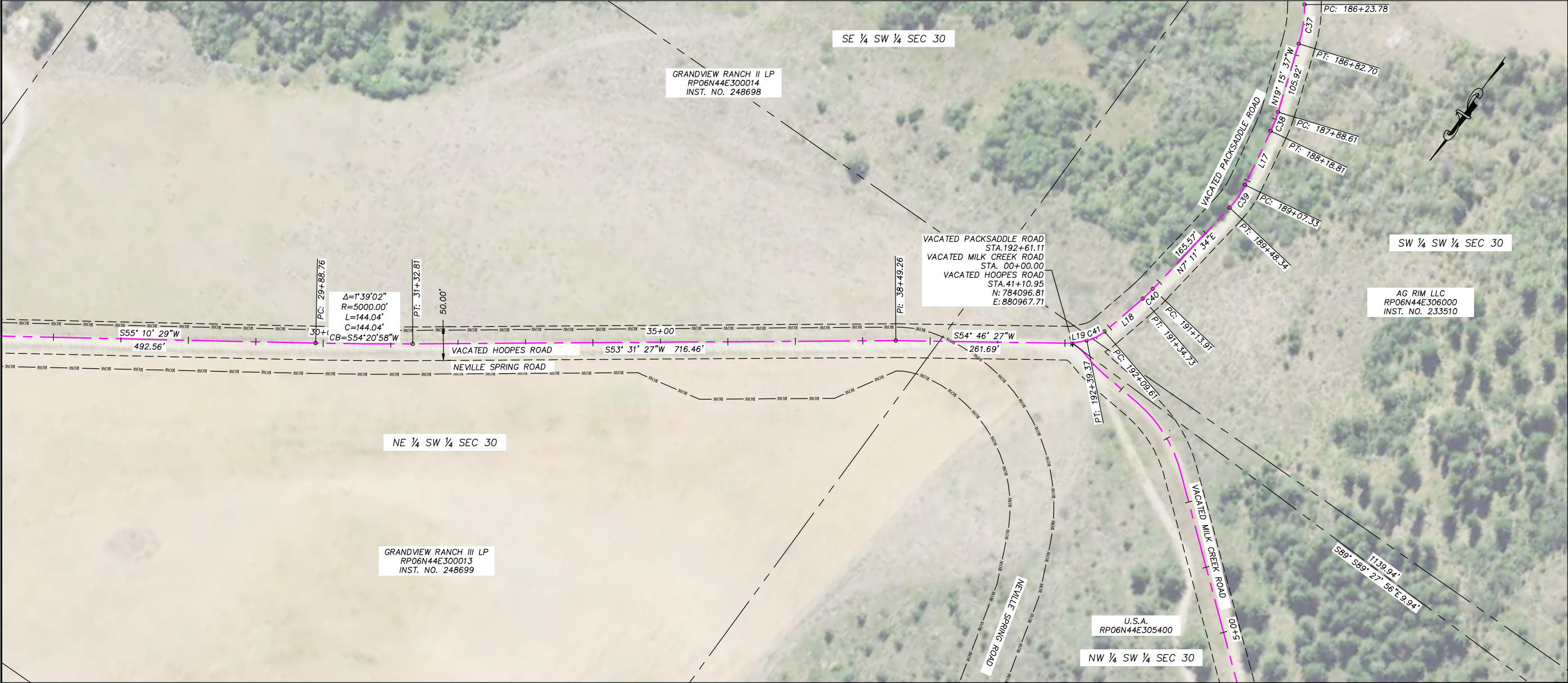
TETON COUNTY, IDAHO

DATE: 8/21/2020
DESIGN: T.D.M./T.R.M.
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PROJECT NO.: 20003
REVISION:

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SHEET
11
OF
15

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
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License No. 7380



Date



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
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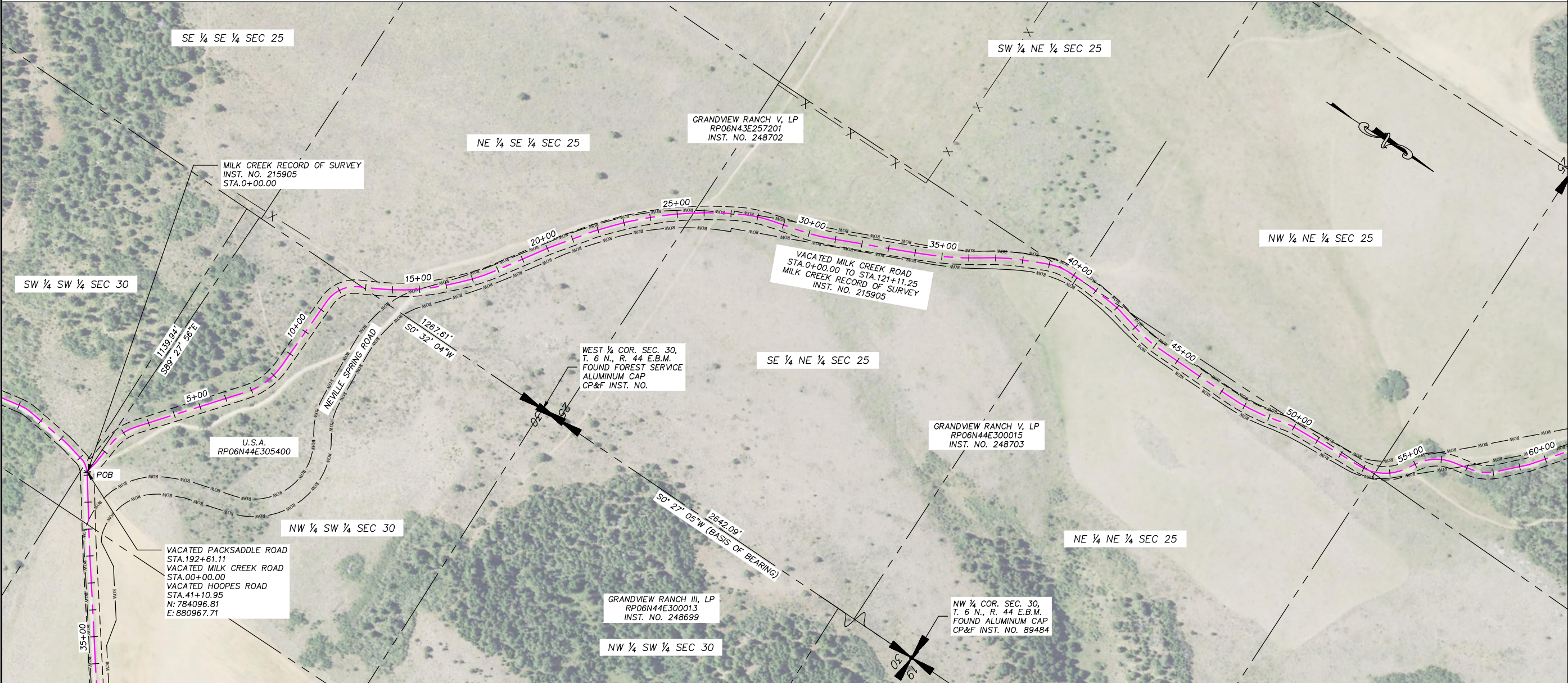
TETON COUNTY, IDAHO

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SHEET
12
OF
15

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SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO



Roadway Alignment Legal Description
Roadway Vacation of a section of the Milk Creek Roadway

A 50-foot prescriptive easement along a county road right-of-way, 25 feet each side of the following described centerline:

Beginning at a point described in the Milk Creek Road Record of Survey recorded in Teton County, Idaho with an Instrument Number 215905 as Station 0+00.00 being the beginning Station of the portion of Milk Creek Roadway Alignment that is S 0° 32' 04" W 1267.61 feet along the section line and S 89° 27' 56" E 1139.94 feet from the West Quarter corner of Section 30, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence along the centerline alignment described in Milk Creek Road Record of Survey to a Station of 121+11.25 being the end Station along said centerline alignment of the portion of Milk Creek Road Alignment to be vacated.

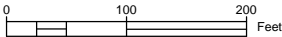
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I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen
License No. 7380



Date



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



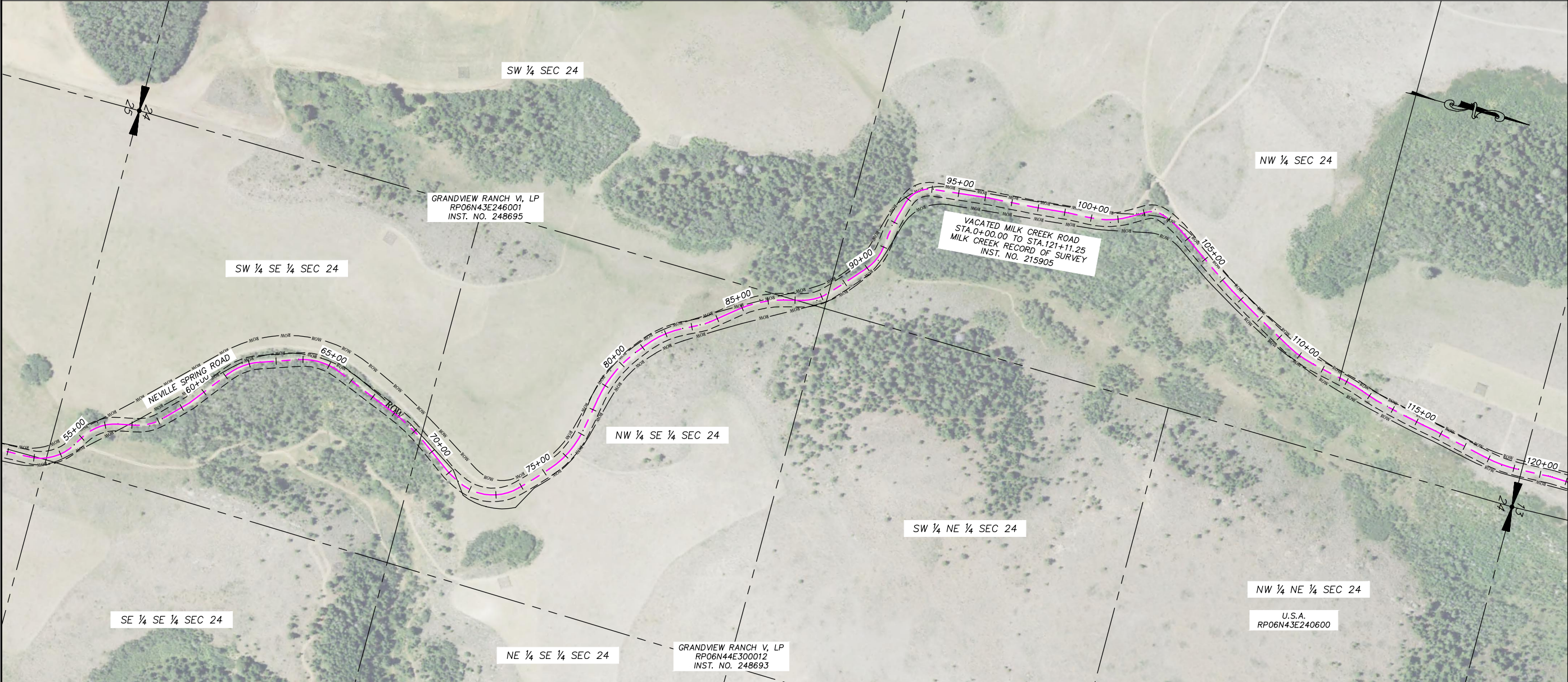
TETON COUNTY, IDAHO

DATE: 8/11/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET
13
OF
15

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO



Roadway Alignment Legal Description
Roadway Vacation of a section of the Milk Creek Roadway

A 50-foot prescriptive easement along a county road right-of-way, 25 feet each side of the following described centerline:

Beginning at a point described in the Milk Creek Road Record of Survey recorded in Teton County, Idaho with an Instrument Number 215905 as Station 0+00.00 being the beginning Station of the portion of Milk Creek Roadway Alignment that is to be vacated and is S 0° 32' 04" W along the west section line of Section 30, Township 6 North, Range 44 East of the Boise Meridian with a distance of 1,267.61 feet; thence S 89° 27' 56" E with a distance 1,139.94 feet to the point of beginning; thence along the centerline alignment described in Milk Creek Road Record of Survey to a Station of 121+11.25 being the end Station along the said centerline alignment of the portion of Milk Creek Road Alignment to be vacated.

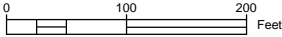
SURVEYOR'S CERTIFICATE

I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen
License No. 7380



Date



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



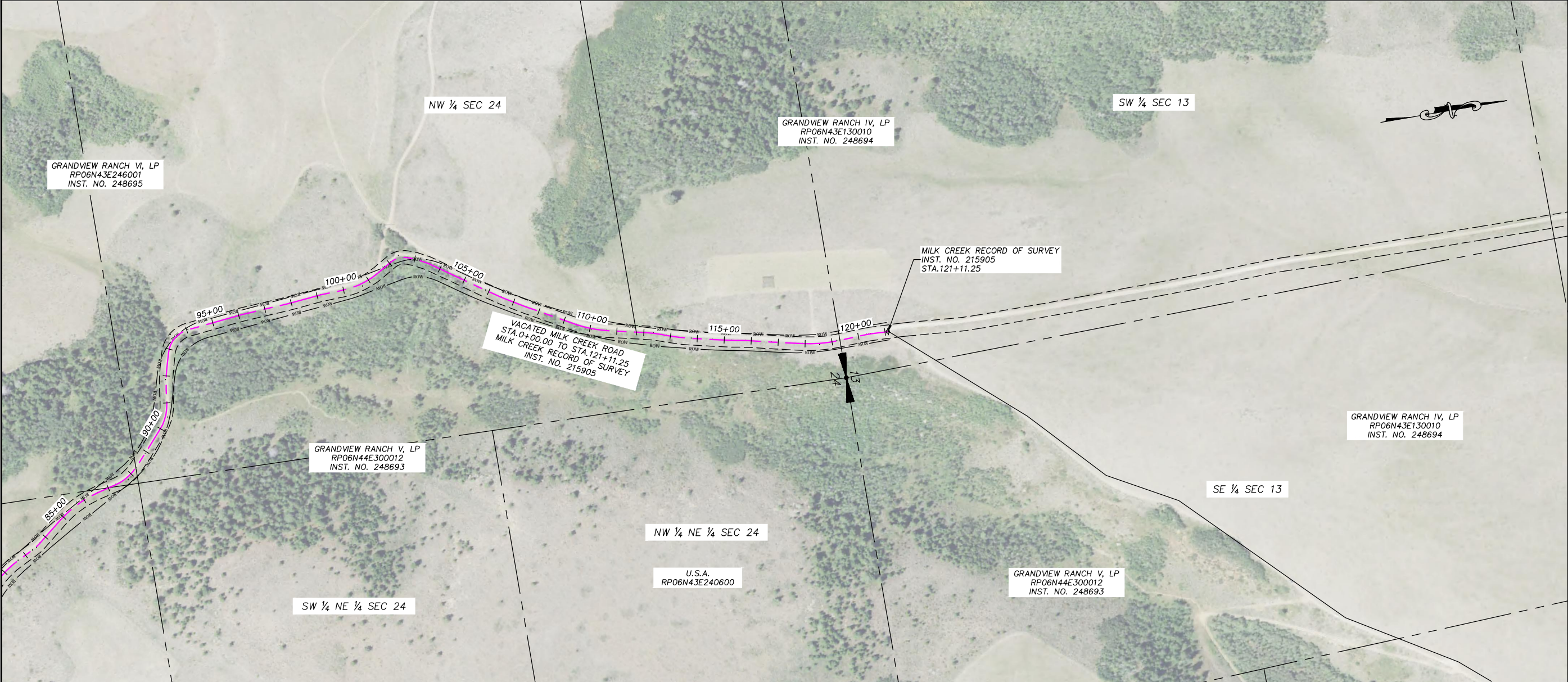
TETON COUNTY, IDAHO

DATE: 8/11/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET
14
OF
15

PART OF
SECTIONS 5 AND 6, T 5 N. R 44 E.B.M.,
SECTIONS 30, 31, AND 32, T 6 N. R 44 E.B.M., AND
SECTIONS 13, 24, AND 25, T 6 N. R 43 E.B.M., TETON COUNTY, IDAHO



Roadway Alignment Legal Description
Roadway Vacation of a section of the Milk Creek Roadway

A 50-foot prescriptive easement along a county road right-of-way, 25 feet each side of the following described centerline:

Beginning at a point described in the Milk Creek Road Record of Survey recorded in Teton County, Idaho with an Instrument Number 215905 as Station 0+00.00 being the beginning Station of the portion of Milk Creek Roadway Alignment that is to be vacated and is S 0° 32' 04" W along the west section line of Section 30, Township 6 North, Range 44 East of the Boise Meridian with a distance of 1,267.61 feet; thence S 89° 27' 56" E with a distance 1,139.94 feet to the point of beginning; thence along the centerline alignment described in Milk Creek Road Record of Survey to a Station of 121+11.25 being the end Station along the said centerline alignment of the portion of Milk Creek Road Alignment to be vacated.

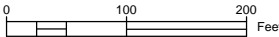
SURVEYOR'S CERTIFICATE

I, Terry R. Meppen, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the drawing upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provisions of the statutes of the State of Idaho have been complied with.

Terry R. Meppen
License No. 7380



Date



RECORD OF ROAD ROW VACATION

PARTS OF PACKSADDLE ROAD,
MILK CREEK ROAD, & HOOPES ROAD



TETON COUNTY, IDAHO

DATE: 8/11/2020
DESIGN: T.D.M./T.R.M.
DRAWN: T.D.M./T.R.M.
PROJECT NO.: 20003
REVISION:

789 NORTH 450 EAST
FIRTH, IDAHO 83236
tmeppen@gmail.com

SHEET
15
OF
15



Roadway Alignment Legal Description

Roadway Vacation of a section of the Packsaddle Roadway

A 50-foot prescriptive easement along a county road right-of-way, 25 feet each side of the following described centerline:

Beginning at a point with a Station of 0+00.00 being the beginning Station of the portion of Packsaddle Roadway Alignment that is to be vacated and that is S 89° 23' 02" W with a distance of 362.39 feet along the section line from the Southeast corner of Section 5, Township 5 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence along a tangent line S 89° 23' 02" W a distance of 1794.72 feet to Station 17+94.72 being a point of curve; thence 153.53 feet along said curve turning to the left through an angle of 42° 42' 06", having a radius of 206.00 feet, and whose long chord bears S 68° 01' 59" W for a distance of 150.00 feet to a point of intersection with a tangential line; thence along a tangent line S 46° 40' 56" W a distance of 180.26 feet to Station 21+28.51; thence 33.21 feet along said curve turning to the right through an angle of 09° 30' 49", having a radius of 200.00 feet, and whose long chord bears S 51° 26' 20" W for a distance of 33.17 feet to a point of intersection with a tangential line; thence along a tangent line S 56° 11' 45" W a distance of 98.66 feet to Station 22+60.38; thence 134.28 feet along said curve turning to the right through an angle of 26° 20' 57", having a radius of 292.00 feet, and whose long chord bears S 69° 22' 13" W for a distance of 133.10 feet to a point of intersection with a tangential line; thence along a tangent line S 82° 32' 42" W a distance of 27.41 feet to Station 24+22.08; thence 48.64 feet along said curve turning to the right through an angle of 13° 56' 02", having a radius of 200.00 feet, and whose long chord bears S 89° 30' 42" W for a distance of 48.52 feet to a point of intersection with a tangential line; thence along a tangent line N 83° 31' 17" W a distance of 115.33 feet to Station 25+86.05; thence 44.05 feet along said curve turning to the left through an angle of 42° 46' 29", having a radius of 59.00 feet, and whose long chord bears S 75° 05' 29" W for a distance of 43.03 feet to a point of intersection with a tangential line; thence along a tangent line S 53° 42' 14" W a distance of 3.63 feet to Station 26+33.73; thence 56.77 feet along said curve turning to the right through an angle of 16° 15' 43", having a radius of 200.00 feet, and whose long chord bears S 61° 50' 06" W for a distance of 56.57 feet to a point of intersection with a tangential line; thence along a tangent line S 69° 57' 57" W a distance of 83.85 feet to Station 27+74.34; thence 74.88 feet along said curve turning to the right through an angle of 73° 58' 06", having a radius of 58.00 feet, and whose long chord bears N 73° 03' 00" W for a distance of 69.78 feet to a point of intersection with a tangential line; thence along a tangent line N 36° 03' 57" W a distance of 116.15 feet to Station 29+65.36; thence along a tangent line N 33° 26' 13" W a distance of 167.69 feet to Station 31+33.05; thence 21.47 feet along said curve turning to the left through an angle of 06° 09' 00", having a radius of 200.00 feet, and whose long chord bears N 36° 30' 43" W for a distance of 21.46 feet to a point of intersection with a tangential line; thence along a tangent line N 39° 35' 13" W a distance of 104.82 feet to Station 32+59.34; thence 131.57 feet along said curve turning to the left through an angle of 12° 26' 24", having a radius of 606.00 feet, and whose long chord



bears N 45° 48' 25" W for a distance of 131.32 feet to a point of intersection with a tangential line; thence along a tangent line N 52° 01' 37" W a distance of 347.94 feet to Station 37+38.85; thence along a tangent line N 57° 16' 09" W a distance of 356.55 feet to Station 40+95.40; thence along a tangent line N 53° 36' 17" W a distance of 306.20 feet to Station 44+01.61; thence 27.70 feet along said curve turning to the left through an angle of 07° 56' 05", having a radius of 200.00 feet, and whose long chord bears N 57° 34' 19" W for a distance of 27.68 feet to a point of intersection with a tangential line; thence along a tangent line N 61° 32' 22" W a distance of 168.10 feet to Station 45+97.40; thence 34.73 feet along said curve turning to the right through an angle of 09° 56' 57", having a radius of 200.00 feet, and whose long chord bears N 56° 33' 53" W for a distance of 34.69 feet to a point of intersection with a tangential line; thence along a tangent line N 51° 35' 24" W a distance of 142.32 feet to Station 47+74.45; thence 13.72 feet along said curve turning to the left through an angle of 03° 55' 54", having a radius of 200.00 feet, and whose long chord bears N 53° 33' 21" W for a distance of 13.72 feet to a point of intersection with a tangential line; thence along a tangent line N 55° 31' 18" W a distance of 343.59 feet to Station 51+31.77; thence 102.18 feet along said curve turning to the left through an angle of 29° 16' 20", having a radius of 200.00 feet, and whose long chord bears N 70° 09' 28" W for a distance of 101.07 feet to a point of intersection with a tangential line; thence along a tangent line N 84° 47' 39" W a distance of 133.57 feet to Station 53+67.51; thence 152.67 feet along said curve turning to the right through an angle of 43° 44' 11", having a radius of 200.00 feet, and whose long chord bears N 62° 55' 33" W for a distance of 148.99 feet to a point of intersection with a tangential line; thence along a tangent line N 41° 03' 28" W a distance of 73.36 feet to Station 55+93.55; thence 47.52 feet along said curve turning to the left through an angle of 37° 17' 41", having a radius of 73.00 feet, and whose long chord bears N 59° 42' 18" W for a distance of 46.68 feet to a point of intersection with a tangential line; thence along a tangent line N 78° 21' 08" W a distance of 46.19 feet to Station 56+87.25; thence 71.69 feet along said curve turning to the right through an angle of 20° 32' 16", having a radius of 200.00 feet, and whose long chord bears N 68° 05' 00" W for a distance of 71.31 feet to a point of intersection with a tangential line; thence along a tangent line N 57° 48' 52" W a distance of 173.07 feet to Station 59+32.01; thence 16.48 feet along said curve turning to the left through an angle of 04° 43' 21", having a radius of 200.00 feet, and whose long chord bears N 60° 10' 33" W for a distance of 16.48 feet to a point of intersection with a tangential line; thence along a tangent line N 62° 32' 13" W a distance of 172.48 feet to Station 61+20.98; thence 17.67 feet along said curve turning to the right through an angle of 05° 03' 41", having a radius of 200.00 feet, and whose long chord bears N 60° 00' 23" W for a distance of 17.66 feet to a point of intersection with a tangential line; thence along a tangent line N 57° 28' 32" W a distance of 61.59 feet to Station 62+00.24; thence 85.11 feet along said curve turning to the right through an angle of 24° 22' 59", having a radius of 200.00 feet, and whose long chord bears N 45° 17' 03" W for a distance of 84.47 feet to a point of intersection with a tangential line; thence along a tangent line N 33° 05' 33" W a distance of 95.80 feet to Station 63+81.15; thence 37.06 feet along said curve turning to the left through an angle of 10° 37' 03", having a radius of 200.00 feet, and whose long chord bears N 38° 24' 05" W for a distance of 37.01 feet to a point of intersection with a tangential line; thence along a tangent line N 43° 42' 36" W a distance of 72.34 feet to Station



64+90.55; thence 17.58 feet along said curve turning to the left through an angle of $05^{\circ} 02' 07''$, having a radius of 200.00 feet, and whose long chord bears $N 46^{\circ} 13' 40'' W$ for a distance of 17.57 feet to a point of intersection with a tangential line; thence along a tangent line $N 48^{\circ} 44' 43'' W$ a distance of 76.75 feet to Station 65+84.87; thence 41.69 feet along said curve turning to the right through an angle of $11^{\circ} 56' 37''$, having a radius of 200.00 feet, and whose long chord bears $N 42^{\circ} 46' 25'' W$ for a distance of 41.62 feet to a point of intersection with a tangential line; thence along a tangent line $N 36^{\circ} 48' 07'' W$ a distance of 79.81 feet to Station 67+06.37; thence 27.12 feet along said curve turning to the right through an angle of $07^{\circ} 46' 10''$, having a radius of 200.00 feet, and whose long chord bears $N 32^{\circ} 55' 02'' W$ for a distance of 27.10 feet to a point of intersection with a tangential line; thence along a tangent line $N 29^{\circ} 01' 56'' W$ a distance of 170.88 feet to Station 69+04.37; thence 14.50 feet along said curve turning to the right through an angle of $04^{\circ} 09' 15''$, having a radius of 200.00 feet, and whose long chord bears $N 26^{\circ} 57' 19'' W$ for a distance of 14.50 feet to a point of intersection with a tangential line; thence along a tangent line $N 24^{\circ} 52' 41'' W$ a distance of 152.63 feet to Station 70+71.50; thence 24.86 feet along said curve turning to the right through an angle of $07^{\circ} 07' 14''$, having a radius of 200.00 feet, and whose long chord bears $N 21^{\circ} 19' 04'' W$ for a distance of 24.84 feet to a point of intersection with a tangential line; thence along a tangent line $N 17^{\circ} 45' 27'' W$ a distance of 62.58 feet to Station 71+58.93; thence 36.47 feet along said curve turning to the right through an angle of $10^{\circ} 26' 51''$, having a radius of 200.00 feet, and whose long chord bears $N 12^{\circ} 32' 02'' W$ for a distance of 36.42 feet to a point of intersection with a tangential line; thence along a tangent line $N 07^{\circ} 18' 37'' W$ a distance of 92.67 feet to Station 72+88.07; thence 20.51 feet along said curve turning to the right through an angle of $05^{\circ} 52' 30''$, having a radius of 200.00 feet, and whose long chord bears $N 04^{\circ} 22' 21'' W$ for a distance of 20.50 feet to a point of intersection with a tangential line; thence along a tangent line $N 01^{\circ} 26' 06'' W$ a distance of 73.37 feet to Station 73+81.94; thence 380.32 feet along said curve turning to the left through an angle of $05^{\circ} 16' 48''$, having a radius of 4127.00 feet, and whose long chord bears $N 04^{\circ} 04' 31'' W$ for a distance of 380.19 feet to a point of intersection with a tangential line; thence along a tangent line $N 06^{\circ} 42' 55'' W$ a distance of 761.09 feet to Station 85+23.35; thence 45.94 feet along said curve turning to the left through an angle of $11^{\circ} 51' 26''$, having a radius of 222.00 feet, and whose long chord bears $N 12^{\circ} 38' 37'' W$ for a distance of 45.86 feet to a point of intersection with a tangential line; thence along a tangent line $N 18^{\circ} 34' 20'' W$ a distance of 100.23 feet to Station 86+69.53; thence 85.49 feet along said curve turning to the left through an angle of $72^{\circ} 01' 58''$, having a radius of 68.00 feet, and whose long chord bears $N 54^{\circ} 35' 19'' W$ for a distance of 79.97 feet to a point of intersection with a tangential line; thence along a tangent line $S 89^{\circ} 23' 41'' W$ a distance of 1103.31 feet to Station 98+58.33; thence 17.36 feet along said curve turning to the right through an angle of $04^{\circ} 58' 19''$, having a radius of 200.00 feet, and whose long chord bears $N 88^{\circ} 07' 09'' W$ for a distance of 17.35 feet to a point of intersection with a tangential line; thence along a tangent line $N 85^{\circ} 37' 59'' W$ a distance of 184.77 feet to Station 100+60.46; thence along a tangent line $N 07^{\circ} 09' 19'' W$ a distance of 123.73 feet to Station 101+84.18; thence 26.83 feet along said curve turning to the right through an angle of $07^{\circ} 41' 09''$, having a radius of 200.00 feet, and whose long chord bears $N 03^{\circ} 18' 44'' W$ for a distance of 26.81 feet to a point of



intersection with a tangential line; thence along a tangent line N 00° 31' 50" E a distance of 582.32 feet to Station 107+93.33; thence 27.13 feet along said curve turning to the left through an angle of 07° 46' 20", having a radius of 200.00 feet, and whose long chord bears N 03° 21' 20" W for a distance of 27.11 feet to a point of intersection with a tangential line; thence along a tangent line N 07° 14' 30" W a distance of 70.77 feet to Station 108+91.23; thence 21.18 feet along said curve turning to the right through an angle of 06° 04' 08", having a radius of 200.00 feet, and whose long chord bears N 04° 12' 26" W for a distance of 21.17 feet to a point of intersection with a tangential line; thence along a tangent line N 01° 10' 22" W a distance of 235.96 feet to Station 111+48.38; thence 21.61 feet along said curve turning to the right through an angle of 06° 11' 22", having a radius of 200.00 feet, and whose long chord bears N 01° 55' 19" E for a distance of 21.59 feet to a point of intersection with a tangential line; thence along a tangent line N 05° 01' 00" E a distance of 144.46 feet to Station 113+14.44; thence 15.47 feet along said curve turning to the left through an angle of 04° 25' 54", having a radius of 200.00 feet, and whose long chord bears N 02° 48' 03" E for a distance of 15.47 feet to a point of intersection with a tangential line; thence along a tangent line N 00° 35' 06" E a distance of 111.33 feet to Station 114+41.24; thence 40.92 feet along said curve turning to the left through an angle of 11° 43' 24", having a radius of 200.00 feet, and whose long chord bears N 05° 16' 36" W for a distance of 40.85 feet to a point of intersection with a tangential line; thence along a tangent line N 11° 08' 18" W a distance of 155.75 feet to Station 116+37.91; thence along a tangent line N 00° 17' 57" W a distance of 5138.49 feet to Station 167+76.40; thence 255.51 feet along said curve turning to the left through an angle of 90° 55' 44", having a radius of 161.00 feet, and whose long chord bears N 45° 45' 48" W for a distance of 229.53 feet to a point of intersection with a tangential line; thence along a tangent line S 88° 46' 20" W a distance of 719.34 feet to Station 177+51.25; thence 84.95 feet along said curve turning to the right through an angle of 40° 33' 35", having a radius of 120.00 feet, and whose long chord bears N 70° 56' 53" W for a distance of 83.19 feet to a point of intersection with a tangential line; thence along a tangent line N 50° 40' 05" W a distance of 109.51 feet to Station 179+45.71; thence 41.67 feet along said curve turning to the right through an angle of 11° 56' 18", having a radius of 200.00 feet, and whose long chord bears N 44° 41' 56" W for a distance of 41.60 feet to a point of intersection with a tangential line; thence along a tangent line N 38° 43' 47" W a distance of 288.65 feet to Station 182+76.03; thence along a tangent line N 36° 08' 25" W a distance of 347.75 feet to Station 186+23.78; thence 58.92 feet along said curve turning to the right through an angle of 16° 52' 49", having a radius of 200.00 feet, and whose long chord bears N 27° 42' 01" W for a distance of 58.71 feet to a point of intersection with a tangential line; thence along a tangent line N 19° 15' 37" W a distance of 105.92 feet to Station 187+88.61; thence 30.20 feet along said curve turning to the right through an angle of 08° 39' 06", having a radius of 200.00 feet, and whose long chord bears N 14° 56' 03" W for a distance of 30.17 feet to a point of intersection with a tangential line; thence along a tangent line N 10° 36' 30" W a distance of 88.51 feet to Station 189+07.33; thence 41.01 feet along said curve turning to the right through an angle of 17° 48' 04", having a radius of 132.00 feet, and whose long chord bears N 01° 42' 28" W for a distance of 40.85 feet to a point of intersection with a tangential line; thence along a tangent line N 07° 11' 34" E a distance of 165.57 feet to Station 191+13.91;



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thence 20.82 feet along said curve turning to the right through an angle of $05^{\circ} 57' 52''$, having a radius of 200.00 feet, and whose long chord bears $N 10^{\circ} 10' 30'' E$ for a distance of 20.81 feet to a point of intersection with a tangential line; thence along a tangent line $N 13^{\circ} 09' 26'' E$ a distance of 74.88 feet to Station 192+09.61; thence 29.76 feet along said curve turning to the right through an angle of $29^{\circ} 24' 03''$, having a radius of 58.00 feet, and whose long chord bears $N 27^{\circ} 51' 28'' E$ for a distance of 29.44 feet to a point of intersection with a tangential line; thence, $N 42^{\circ} 33' 29'' E$ for a distance of 21.74 feet to Station 192+61.11 being the end Station of the portion of Packsaddle Roadway Alignment to be vacated.



Roadway Alignment Legal Description Roadway Vacation of a section of the Hoopes Roadway

A 50-foot prescriptive easement along a county road right-of-way, 25 feet each side of the following described centerline:

Beginning at a point with a Station of 0+00.00 being the beginning Station of the portion of Hoopes Roadway Alignment that is to be vacated that is N 0° 28' 00" W 101.26 feet along the section line and N 89° 41' 42" W 358.10 feet from the East Quarter Corner of Section 30, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence along a tangent line S 83° 10' 02" W a distance of 364.09 feet to Station 3+64.09 being a point of curve; thence 60.40 feet along said curve turning to the left through an angle of 04° 56' 36", having a radius of 700.00 feet, and whose long chord bears S 80° 41' 44" W for a distance of 60.38 feet to a point of intersection with a tangential line; thence along a tangent line S 78° 13' 25" W a distance of 1749.89 feet to Station 21+74.38 being a point of curve; thence 321.82 feet along said curve turning to the left through an angle of 23° 02' 56", having a radius of 800.00 feet, and whose long chord bears S 66° 41' 57" W for a distance of 319.66 feet to a point of intersection with a tangential line; thence along a tangent line S 55° 10' 29" W a distance of 492.56 feet to Station 29+88.76 being a point of curve; thence 144.04 feet along said curve turning to the left through an angle of 01° 39' 02", having a radius of 5000.00 feet, and whose long chord bears S 54° 20' 58" W for a distance of 144.04 feet to a point of intersection with a tangential line; thence along a tangent line S 53° 31' 27" W a distance of 716.46 feet to Station 38+49.26; thence, S 54° 46' 27" W for a distance of 261.69 feet to Station 41+10.95 being the end Station along the centerline of the portion of Hoopes Roadway Alignment to be vacated.



Roadway Alignment Legal Description Roadway Vacation of a section of the Milk Creek Roadway

A 50-foot prescriptive easement along a county road right-of-way, 25 feet each side of the following described centerline:

Beginning at a point described in the Milk Creek Road Record of Survey recorded in Teton County, Idaho with an Instrument Number 215905 as Station 0+00.00 being the beginning Station of the portion of Milk Creek Roadway Alignment that is S 0° 32' 04" W 1267.61 feet along the section line and S 89° 27' 56" E 1139.94 feet from the West Quarter corner of Section 30, Township 6 North, Range 44 East of the Boise Meridian, Teton County, Idaho and running thence along the centerline alignment described in Milk Creek Road Record of Survey to a Station of 121+11.25 being the end Station along said centerline alignment of the portion of Milk Creek Road Alignment to be vacated.