

# SKYLINE VIEW RANCH

LOCATED IN THE SOUTH 1/2 OF SECTION 1 AND THE NORTH 1/2 OF SECTION 12,  
TOWNSHIP 4 NORTH, RANGE 44 EAST, B.M., TETON COUNTY, IDAHO

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	16.29	16.00	058°19'54"	15.59	S60° 50' 03"E
C2	238.77	64.00	213°45'34"	122.49	N41° 27' 07"E
C3	16.29	16.00	058°20'00"	15.60	N36° 15' 39"W
C4	16.29	16.00	058°19'54"	15.59	N60° 50' 03"E
C5	21.86	64.00	019°34'03"	21.75	N41° 27' 07"E
C6	16.29	16.00	058°19'54"	15.59	N22° 04' 12"E
C7	37.29	300.00	007°07'20"	37.27	N03° 32' 05"W
C8	40.52	326.00	007°07'20"	40.50	N03° 32' 05"W
C9	43.76	352.00	007°07'20"	43.73	N03° 32' 05"W

LEORA B. WOOD  
INSTRUMENT NO. 230514



NORTH 1/4 CORNER SECTION 12  
FOUND 5/8" IRON ROD WITH  
ALUMINUM CAP MARKED "2860"  
CP&FR INSTRUMENT NO. 143872  
RECORDED AUGUST 20, 2001

LEORA B. WOOD  
INSTRUMENT NO. 222809

LEORA B. WOOD  
INSTRUMENT NO. 192335

GEORGE L. BATES  
INSTRUMENT NO. 152213

GEORGE L. BATES  
INSTRUMENT NO. 146910

ALEX S. MURRAY  
INSTRUMENT NO. 273319

Justin M. Steffler, P.L.S. 14



ROBERT  
PIQUET  
INSTRUMENT  
NO. 231596

SHERYL L. MORTON  
INSTRUMENT NO. 274712

THOMAS L.  
DAVIS  
INSTRUMENT  
NO. 273940

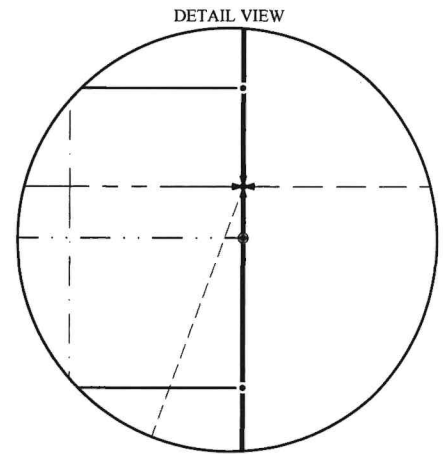
THOMAS L. DAVIS  
INSTRUMENT NO. 273940

NORTHEAST CORNER SECTION 12  
FOUND 5/8" IRON ROD (NO CAP)  
POSITION MATCHES CP&FR  
INSTRUMENT NO. 126786  
FILED MARCH 25, 1997

MAHOGANY RIDGE HOLDINGS LLC  
INSTRUMENT NO. 187574

ALEX S. MURRAY  
INSTRUMENT NO. 273319

TYLER A.  
PULLEY  
INSTRUMENT  
NO. 233742



### LEGEND

- ⊕ SECTION CONTROL (AS NOTED)
- ⊙ SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
- SET 5/8" IRON ROD WITH ALUMINUM CAP MARKED "PLS 14222"
- SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "PLS 2860"
- FOUND 5/8" IRON ROD WITH ILLEGIBLE ALUMINUM CAP
- FOUND 5/8" IRON ROD (NO CAP)
- (E) EASEMENT MEASUREMENT
- SUBDIVISION BOUNDARY
- LOT BOUNDARY LINE
- - - ADJOINING BOUNDARIES
- ROAD CENTERLINE
- - - SECTION LINE
- - - EASEMENTS (AS NOTED)
- - - SURVEY TIES
- - - BUILDING ENVELOPES (50.00' FROM LOT LINES AND 150.00' FROM WATERWAYS)

TITLE	FINAL PLAT SKYLINE VIEW RANCH		
DATE:	07/30/24	DRAWN/CHK BY:	PS/JS
PROJECT:	22044/T4NR44E/S1-S12/22044		

SHEET 1 OF 2

1/4	SEC	T	R
1	4N	44E	
12	4N	44E	

**BASIS OF BEARING NOTE**  
The bearing along the boundary line between sections 1 and 12 of Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho is the basis for all bearings on this plat.

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that we the undersigned are the lawful owners of the tract of land included in the boundary description shown hereon and have caused the same to be platted and divided into blocks, lots, streets and easements to be hereafter known as SKYLINE VIEW RANCH.

BE IT FURTHER KNOWN that we do hereby dedicate to the Public all streets and rights-of-way shown hereon, that we also grant and convey to the public all public utility easements shown hereon and that we hereby warrant and shall defend the estate subject to such dedication and conveyances in the quiet and peaceful possession of the Public against said owners and their heirs and assigns, and against every person whomsoever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Dustin Kuttler, Manager  
Skyline Holdings Group, LLC

\_\_\_\_\_  
Date

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
:SS.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, a notary public in and for said state, personally appeared Dustin Kuttler, known or identified to me to be a Manager of the limited liability company of Skyline Holdings Group, LLC and the person who subscribed said limited liability company's name to the foregoing OWNER'S Dedication and acknowledged to me that he executed the same in said limited liability company's name as a person authorized to bind such limited liability company. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expiration Date: \_\_\_\_\_

**FLOOD PLAIN DESIGNATION**

The property shown hereon is located within Flood Zone Designation X (Outside of the 500-Year Flood Plain), per Flood Rate Map number 16081C0130C, dated August 4, 1988.

**LOT ACCESS NOTE**

All lots platted hereon will be accessed from the interior subdivision roads.

**FIRE SUPPRESSION NOTE**

Fire pond located in Lot 2, Block 2 will be filled by the existing well located in Lot 3, Block 1.

**SEPTIC SYSTEM NOTE**

All lots platted hereon will be limited to a maximum septic system discharge capacity of 600 gallons per day.

**WATER SERVICE NOTE**

All lots platted hereon will be served by individual private wells.

**HEALTH DEPARTMENT CERTIFICATE OF APPROVAL**

Sanitary restrictions as required by I.C. §50-1326 have been satisfied based on the Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with I.C. §50-1326, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

\_\_\_\_\_  
ENVIRONMENTAL HEALTH SPECIALIST, REHS Date: \_\_\_\_\_

**SKYLINE VIEW RANCH**  
LOCATED IN THE SOUTH 1/2 OF SECTION 1 AND THE NORTH 1/2 OF SECTION 12,  
TOWNSHIP 4 NORTH, RANGE 44 EAST, B.M., TETON COUNTY, IDAHO

**BOUNDARY DESCRIPTION**

BEGINNING at the Northeast corner of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho; Thence, S 00° 13' 27" W along the east boundary of said Section 12 for a distance of 1029.51 feet; Thence, N 89° 58' 25" W for a distance of 295.35 feet; Thence, S 00° 13' 27" W for a distance of 295.35 feet to a point on the south boundary of the north of the northeast quarter of said Section 12; Thence, N 89° 58' 25" W along said south boundary for a distance of 2348.04 feet to the Southwest corner of northwest quarter of the northwest quarter of said Section 12; Thence, N 00° 19' 42" E along the west boundary of the northeast quarter of said Section 12 for a distance of 1324.90 feet to the North quarter-corner of said Section 12; Thence, N 00° 13' 04" E along the west boundary of the southeast quarter of Section 1 for a distance of 661.80 feet; Thence, S 89° 56' 44" E for a distance of 660.15 feet; Thence, N 00° 12' 32" E for a distance of 661.49 feet to a point on the north boundary of the south half of the southeast quarter of said Section 1; Thence, S 89° 55' 05" E along said north boundary for a distance of 1980.13 feet to a point on the east boundary of said Section 1; Thence, S 00° 10' 58" W along said east boundary for a distance of 1321.07 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel:

COMMENCING from the Northeast corner of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho; Thence, S 20° 00' 41" W for a distance of 105.84 feet to the POINT OF BEGINNING:

Thence, S 00° 00' 32" W for a distance of 289.88 feet; Thence, N 89° 56' 50" W for a distance of 600.94 feet; Thence, N 00° 03' 16" E for a distance of 289.71 feet; Thence, S 89° 57' 48" E for a distance of 600.71 feet to the POINT OF BEGINNING.

**LANDSCAPING AND CROSS-ACCESS EASEMENT DESCRIPTION**

COMMENCING from the Northeast corner of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho; S 37° 45' 52" W for a distance of 49.24 feet to the POINT OF BEGINNING:

Thence, S 00° 13' 27" W along the boundary of the existing County Road and Public Utility Easement for a distance of 64.53 feet; Thence, N 89° 57' 48" W for a distance of 606.54 feet; Thence, N 00° 00' 00" E for a distance of 64.14 feet; Thence, N 90° 00' 00" E for a distance of 606.79 feet to the POINT OF BEGINNING.

**FIRE MARSHAL'S VERIFICATION**

I hereby certify that I have examined this plat and find that the provisions for fire protection for the property shown meet Teton County Fire Code and have been approved by the Fire Department.

Date: \_\_\_\_\_  
\_\_\_\_\_  
TETON COUNTY FIRE MARSHAL

**COUNTY SURVEYOR'S VERIFICATION**

I hereby certify that I have examined this plat and find that it complies with I.C. §50-1305.

Date: \_\_\_\_\_  
\_\_\_\_\_  
TETON COUNTY SURVEYOR PLS No.

**ASSESSOR'S CERTIFICATE**

Presented to the Teton County Assessor on the following date for approval and acceptance.

Date: \_\_\_\_\_  
\_\_\_\_\_  
TETON COUNTY ASSESSOR

**TREASURERS CERTIFICATE**

I, the undersigned County Treasurer in and for the County of Teton, State of Idaho, pursuant to the requirements of I.C. §50-1308, do hereby certify that all County property taxes due for the property included in the Boundary Description shown hereon are current.

Date: \_\_\_\_\_  
\_\_\_\_\_  
TETON COUNTY TREASURER

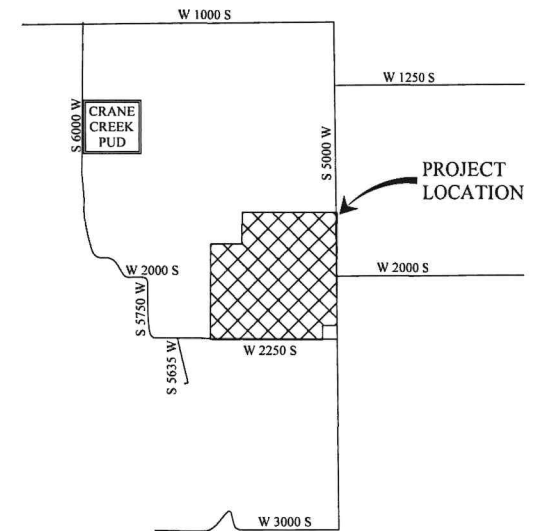
**RECORDER'S CERTIFICATE**

I hereby certify that the foregoing SKYLINE VIEW RANCH plat was filed in the Office of the Recorder of Teton County, Idaho, on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ and recorded as Instrument Number \_\_\_\_\_.

\_\_\_\_\_  
TETON COUNTY RECORDER DATE

Empty box for Recorder signature.

**VICINITY SKETCH (N.T.S.)**



**PLANNING AND ZONING APPROVAL**

Presented to the Teton County Planning and Zoning Commission on the following date at which time this Subdivision Plat was approved and accepted.

\_\_\_\_\_  
CHAIRPERSON, TETON COUNTY PLANNING AND ZONING DATE

**TETON COUNTY BOARD OF COMMISSIONERS APPROVAL**

Presented to the Teton County Board of County Commissioners on the following date at which time this Subdivision Plat was approved and accepted.

\_\_\_\_\_  
CHAIRPERSON, TETON COUNTY BOARD OF COMMISSIONERS DATE

**SURVEYOR'S CERTIFICATE**

I, Justin M. Steffler, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as SKYLINE VIEW RANCH, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.

\_\_\_\_\_  
Justin M. Steffler, P.L.S. 14222 Date: \_\_\_\_\_



**INTERIOR MONUMENT COMPLETION CERTIFICATE**

Pursuant to the requirements of I.C. §50-1331, I.C. §50-1332, and I.C. §50-1333, I Justin M. Steffler, certify that the interior monuments shall be set in accordance with the requirements of I.C. §50-1303 within one calendar year of the recording date of this plat.

SHEET 2 OF 2

1/4	SEC	T	R
	1	4N	44E
	12	4N	44E



TITLE	FINAL PLAT SKYLINE VIEW RANCH		
DATE:	07/30/24	DRAWN/CHK BY:	PS/JS
PROJECT:	22044/T4NR44E/S1-S12/22044		



430 SNAKE RIVER CIRCLE  
RIGBY, ID 83442  
208-715-4380