

DIVISION II - MASTER PLAN SUMMARY TABLE							
AREA	BLOCKS	LOT ACRES	ROAD ACRES	OPEN SPACE ACRES	UNITS (R)	LOTS / TRACTS (C)	TOTAL ACRES
PHASE I							
WEST RIM - RESIDENTIAL	2 - 10	343.46	-	-	159	-	-
WEST RIM CABIN UNITS	TRACT A	36.82	-	-	40	-	-
EAST GOLF CABINS	TRACT B	10.09	-	-	24	-	-
CHALET UNITS	TRACT C & D	37.80	-	-	105	-	-
WEST RIM VILLAGE COMMERCIAL	1	19.93	-	-	30	8	-
GOLF VILLAGE	TRACT E	10.33	-	-	-	1	-
O & M	TRACT G	6.13	-	-	-	1	-
PHASE I TOTALS	-	464.65	79.00	997.74	358	10	1541.39
PHASES II - VI							
WESTERN HIGHLANDS - PHASE II	TRACT G BLK 10-14	335.51	29.83	339.03	67	-	-
CENTRAL PLATEAU - PHASE III	15 - 17	106.98	12.93	264.03	21	-	-
WEST PLATEAU - PHASE IV	18 - 21	192.54	21.03	273.25	25	-	-
NORTH PLATEAU - PHASE V	22 - 25	173.91	20.96	484.82	24	-	-
SOUTH CANYON - PHASE VI	55	146.21	15.63	532.30	55	-	-
PHASES II - VI TOTALS	-	955.15	100.38	1893.43	192	-	2948.96
PROJECT TOTALS	-	1419.80	179.38	** 2891.17	* 578	10	4490.35
PROJECT TOTAL DENSITY 562 / 4490.35 = 0.1252							

* TOTAL RESIDENTIAL LOTS AND UNITS NOT TO EXCEED 578 PER DEVELOPMENT AGREEMENT.
** OPEN SPACE MINIMUM REQUIREMENT 2700.00 ACRES PER DEVELOPMENT AGREEMENT.

- SUBDIVISION NOTES**
- CENTRAL WATER AND SEWER SYSTEM SERVE:
 - PHASE I WITH EXCEPTION OF BLOCK 10, LOTS 14 ; BLK 3, L 1-4
 - PHASE II HIGHLAND CABINS ONLY
 - PHASE VI SOUTH CANYON CABINS ONLY
 - ALL OTHER AREAS ARE INDIVIDUAL WELLS AND SEPTIC SYSTEMS
 - SOLID WASTE DISPOSAL BY COUNTY VIA VOORHEES SANITATION
 - PROJECT IS ZONED A-20
 - ROAD LENGTHS 109,059.78 LIN FT
 - ALL SUBDIVISION ROAD EASEMENTS ARE 60 FEET WIDE. ALL ROAD SURFACES ARE 24 FEET WIDE AND DESIGNED TO MEET TETON COUNTY STANDARDS.
 - BUILDING ENVELOPES ARE SPECIFICALLY LOCATED ON THE OFFICIAL BUILDING ENVELOPE MAP ADMINISTERED BY THE PROPERTY OWNERS' ASSOCIATION OF RIVER RIM RANCH.
 - BOUNDARY NOTE: NOMINAL ACCESS AND CONTROL EASEMENT ALONG ALL EXTERIOR BOUNDARIES FOR CONTROL OF UNAUTHORIZED PEDESTRIAN OR VEHICULAR ACCESS WITHOUT CONSENT OF RIVER RIM RANCH.
 - HISTORIC FARM EASEMENTS OR FARM ROADS OF LEGAL STANDING, NOW SERVICING NEIGHBORING PROPERTIES SHALL BE HONORED VIA SUBDIVISION ROADS, ON AN EXCLUSIVE BASIS, FOR THOSE FARM PROPERTY OWNERS ONLY AND FOR FARM USES ONLY.
 - UPON COMPLETION OF THE REALIGNED PORTION OF COUNTY ROAD (940 WEST), THIS NEW REALIGNED PORTION SHALL BECOME THE OFFICIAL COUNTY ROAD (940 WEST) AND THE EXISTING ROAD PORTION REPLACED SHALL BE CONSIDERED VACATED AND INTEGRATED INTO THE PRIVATE PROPERTY OF THE RIVER RIM RANCH DIVISION II DEVELOPMENT IN ACCORDANCE WITH THE FINAL PLAT SUBDIVISION DOCUMENTS AS RECORDED WITH TETON COUNTY, IDAHO.
 - EASEMENT A: EXCLUSIVE 10 FOOT RECREATIONAL USE EASEMENT TO THE PUBLIC PATHWAY, PARALLEL TO THE REALIGNMENT OF COUNTY ROAD (940 WEST), GRANTED TO GLEN NELSON / BOB HANSEN FAMILIES ONLY. THIS EASEMENT FROM THE NELSON / HANSEN SOUTHWEST CORNER IS INTENDED FOR PEDESTRIAN USE, HORSEBACK RIDING, BICYCLING, ATVS WITH MUFFLERS AND SNOWMACHINES WITH MUFFLERS. CONSISTANT WITH THE RULES AND REGULATIONS OF THE RIVER RIM RANCH PROPERTY OWNERS' ASSOCIATION.
 - EASEMENT B: EXCLUSIVE 20 FOOT DRIVEWAY ACCESS EASEMENT FROM THE NORTHERN MOST ACCESS ROAD FOR THE HIGHLAND AREA AT THE TIME ONE ADDITIONAL RESIDENCE IS STARTED WHICH IS GRANTED TO GLEN NELSON / BOB HANSEN FAMILIES ONLY.
 - WITHIN DIVISION II ARE LOTS SUBJECT TO POTENTIAL COMMON PATHWAYS WITHIN 10.00 FOOT EASEMENTS, WHICH ARE ADJACENT TO ROAD RIGHTS OF WAY PER MASTER PLAN LAYOUT.
- LOCATION**
- THIS RIVER RIM RANCH MASTER PLAN DIVISION II IS IN A PART OF SECTIONS 4-10, 15-22 AND 29, TWP. 6N., RNG. 44E., B.M. TETON COUNTY, IDAHO, CONTAINS APPROXIMATELY 4490.16 ACRES MORE OR LESS.

RECORDER'S CERTIFICATE

Instrument # 180225
DRIGGS, TETON, IDAHO
2006-09-08 09:19:50 No. of Pages: 13
Recorded for: PC DEVELOPMENT
NOLAN S. BOYLE 11.00
Ex-Officio Recorder Deputy
Index to: PLAT

180225
RECEIVED
SEP 08 2006
TETON COUNTY
CLERK OF COUNTY

DIVISION II MASTER PLAN / FINAL PLAT.

**RIVER RIM RANCH
MASTER PLAT - DIVISION II
PLANNED UNIT DEVELOPMENT**



PART OF SECTIONS 4-10, 15-22 AND 29, TWP. 6N., RNG. 44E., B.M., TETON COUNTY, IDAHO

WEST RIM LLC
P.O. BOX 337
TETONIA, IDAHO 83452
(208) 456-8300

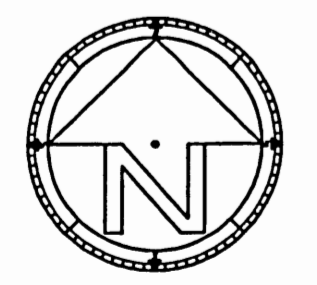
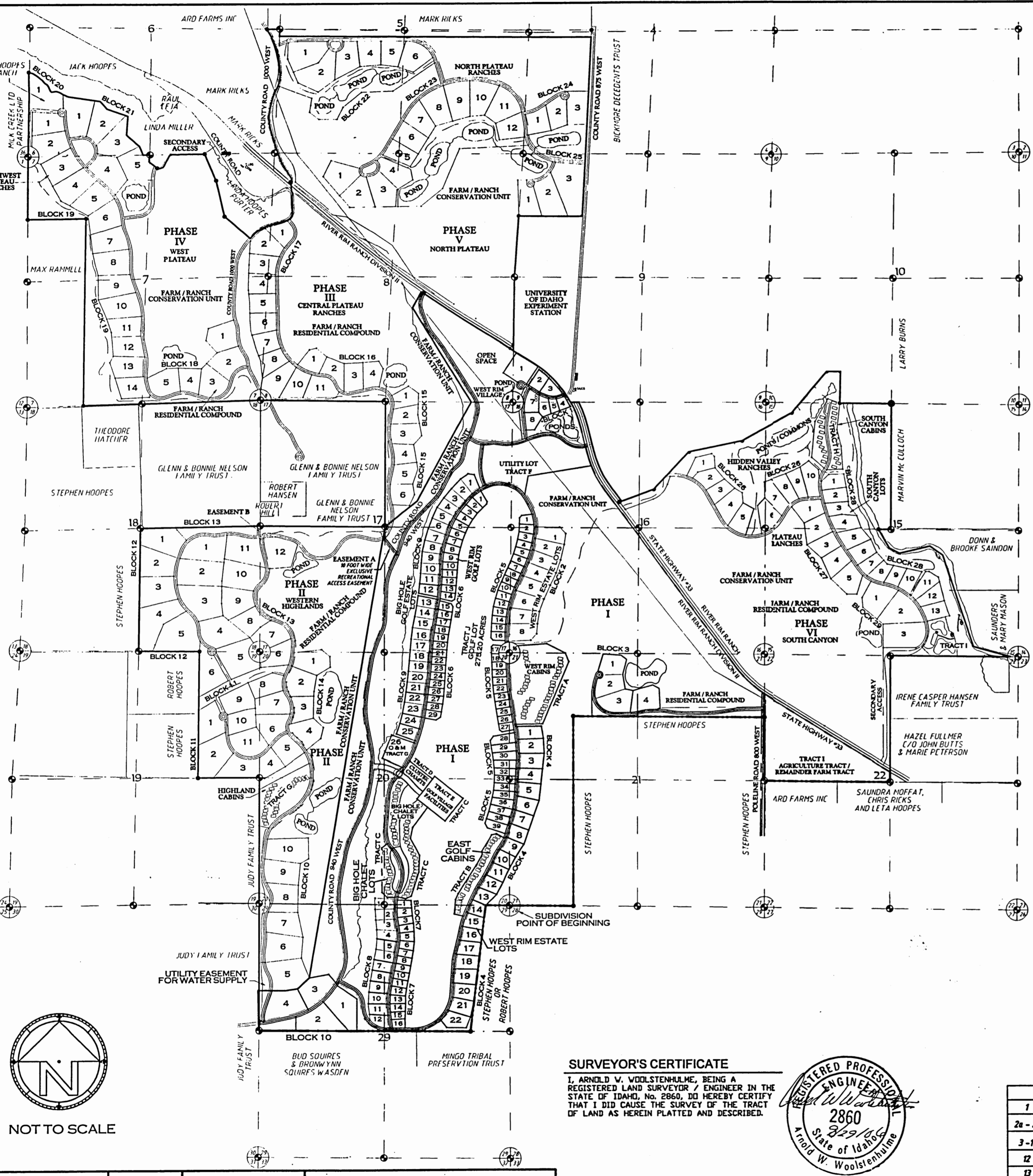
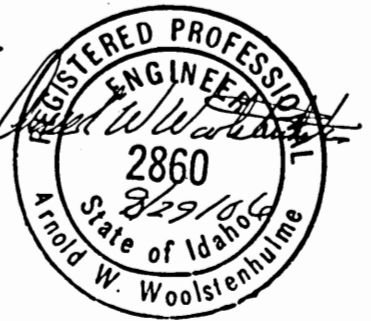
AW ENGINEERING
255 South Main P.O. Box 139
Victor, Idaho 83455
(208) 787-2952 aweng@fetontel.com

PROJECT NO. 2005 - 253 SHEET 1 OF 12

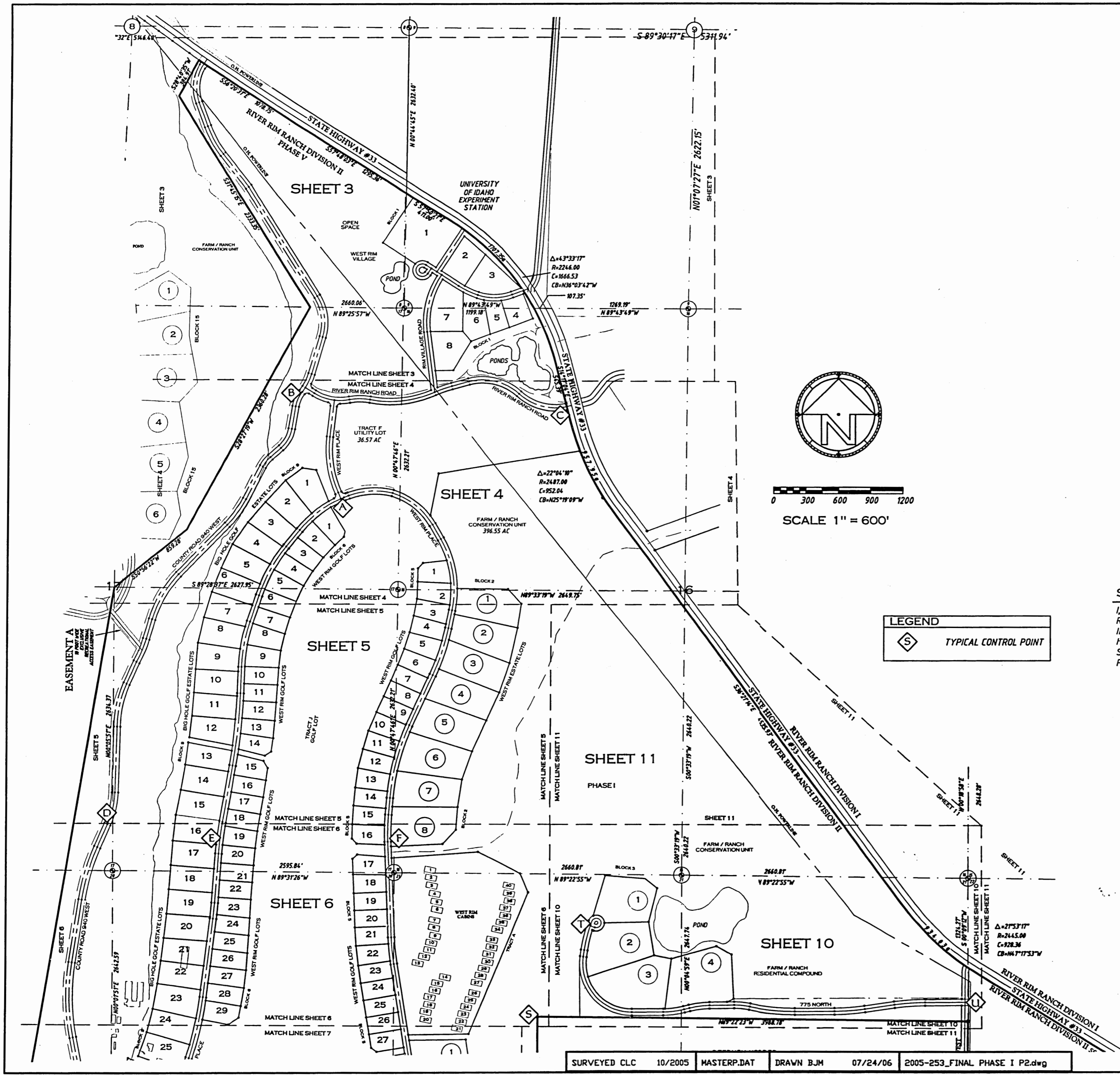
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1	DIVISION II MASTER PLAN LAYOUT
2a - 2b	DIVISION II PHASE I MASTER PLAN LAYOUT
3-11	DIVISION II PHASE I FINAL PLAT LAYOUT
12	CURVE, LINE AND TIE POINT DATA TABLE
13	VICINITY MAP / CERTIFICATES / NOTES

SURVEYOR'S CERTIFICATE


I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



NOT TO SCALE

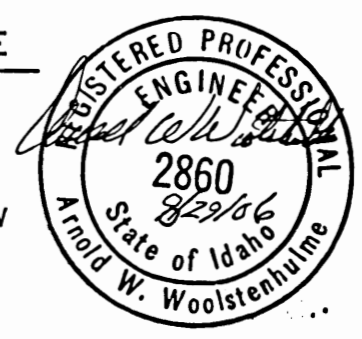


0 300 600 900 1200
SCALE 1" = 600'

LEGEND
 TYPICAL CONTROL POINT

SURVEYOR'S CERTIFICATE

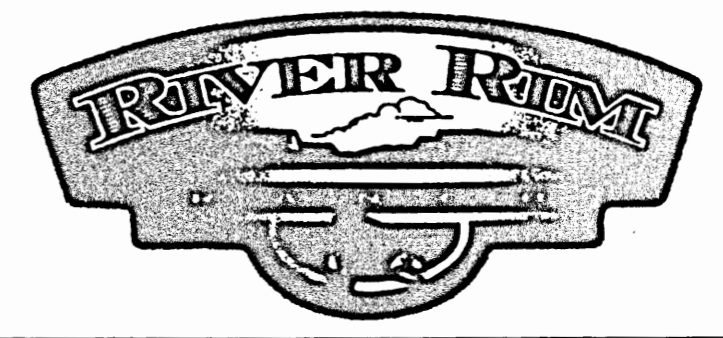
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150225

DIVISION II MASTER PLAN / DIVISION II PHASE I FINAL PLAT:

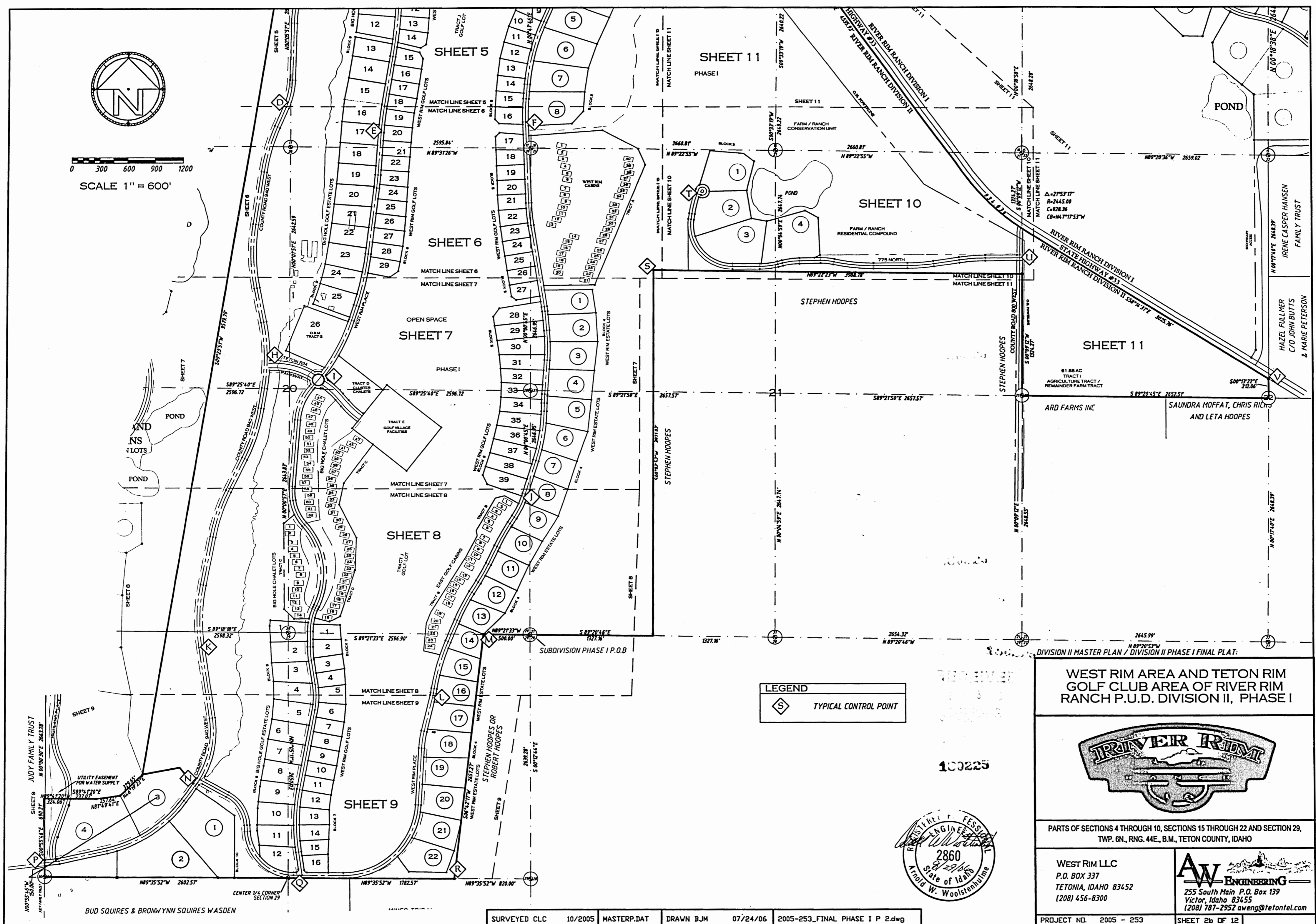
WEST RIM AREA AND TETON RIM GOLF CLUB AREA OF RIVER RIM RANCH P.U.D. DIVISION II, PHASE I



PARTS OF SECTIONS 4 THROUGH 10, SECTIONS 15 THROUGH 22 AND SECTION 29, TWP. 6N., RNG. 44E., B.M., TETON COUNTY, IDAHO

WEST RIM LLC
 P.O. BOX 337
 TETONIA, IDAHO 83452
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 255 South Main P.O. Box 139
 Victor, Idaho 83455
 (208) 787-2952 aweng@tefontel.com

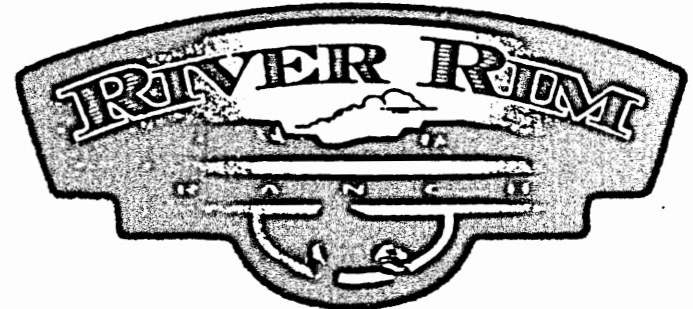


LEGEND
 S TYPICAL CONTROL POINT

100225



WEST RIM AREA AND TETON RIM GOLF CLUB AREA OF RIVER RIM RANCH P.U.D. DIVISION II, PHASE I



PARTS OF SECTIONS 4 THROUGH 10, SECTIONS 15 THROUGH 22 AND SECTION 29, TWP. 6N., RNG. 44E., B.M., TETON COUNTY, IDAHO

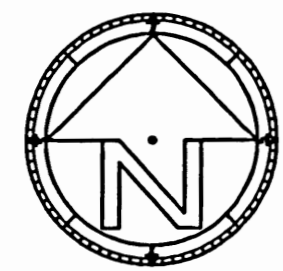
West Rim LLC
 P.O. BOX 337
 TETONIA, IDAHO 83452
 (208) 456-8300

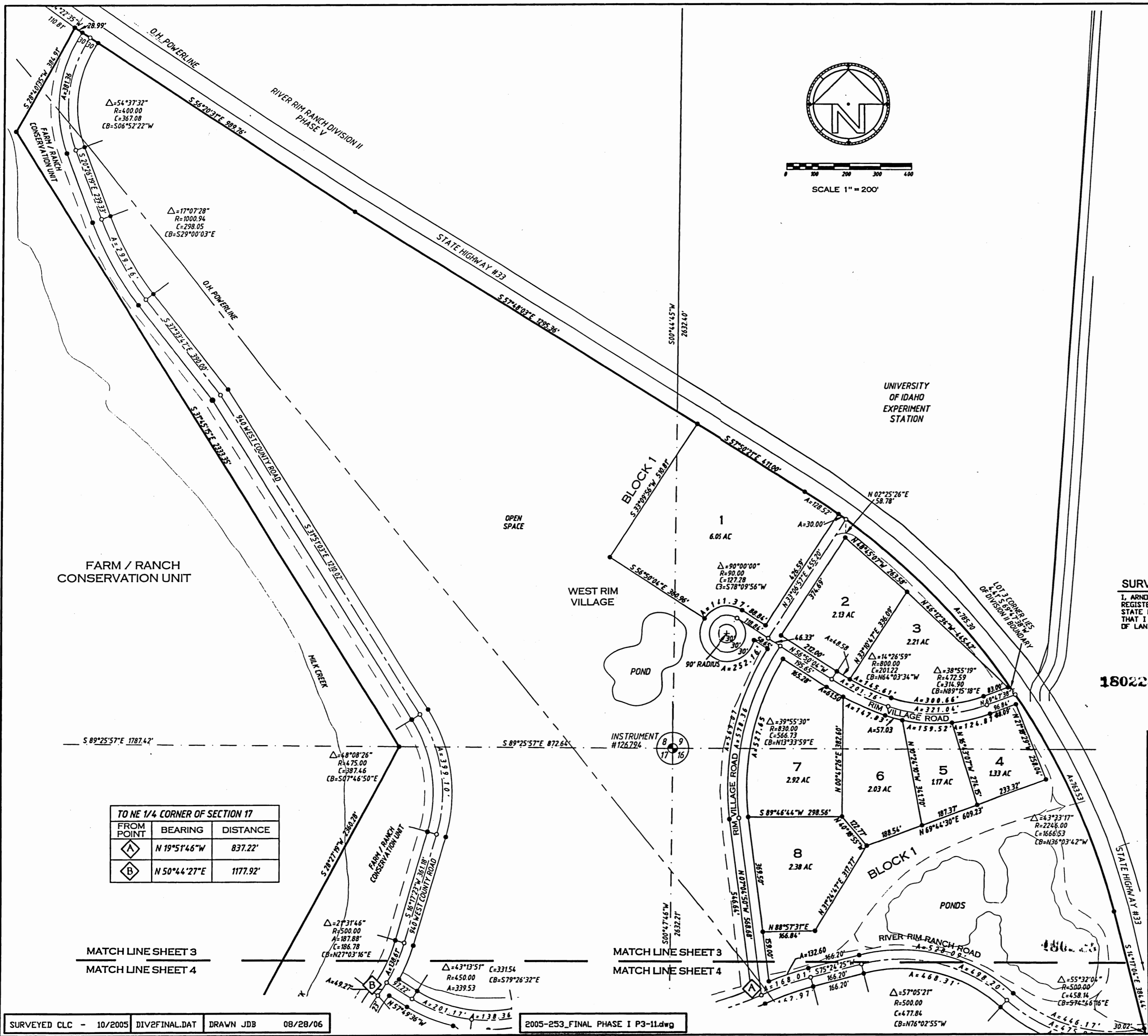
AW ENGINEERING
 255 South Main P.O. Box 139
 Victor, Idaho 83455
 (208) 787-2952 aweng@tetontel.com

PROJECT NO. 2005 - 253 SHEET 2b OF 12

SURVEYED CLC 10/2005 MASTERP.DAT DRAWN BJM 07/24/06 2005-253_FINAL PHASE I P 2.dwg

SCALE 1" = 600'





- SUBDIVISION NOTES**
1. COMMUNITY WATER SYSTEM.
 2. COMMUNITY SEWER SYSTEM.
 3. SOLID WASTE DISPOSAL BY COUNTY VIA VOORHEES SANITATION.
 4. KNOWN WILDLIFE MIGRATION ROUTES HAVE BEEN PRESERVED WITHIN THIS PROJECT.
 5. NO FLOODPLAINS EXIST WITHIN THIS PROJECT.
 6. PROJECT IS ZONED A-20.
 7. ROAD LENGTH 1050 LIN. FT.

- LEGEND**
- SECTION CORNER FOUND OR SET AS NOTED
 - LOT CORNER - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
 - ROAD POINT - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
 - PROPERTY BOUNDARY LINE
 - - - SECTIONAL BREAKDOWN LINE
 - LOT LINES
 - - - OVER HEAD POWER LINE
 - MATCH LINE

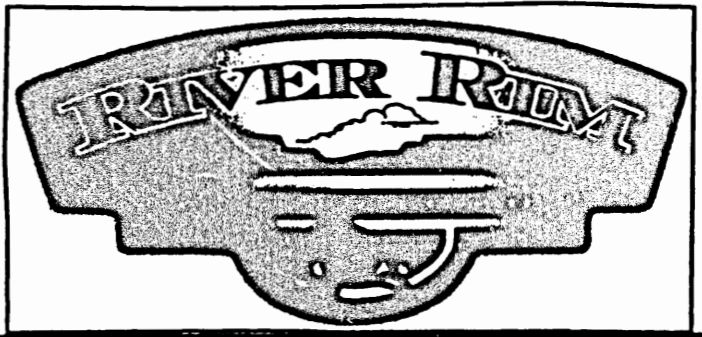
SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

ARNOLD W. WOOLSTENHULME
REGISTERED PROFESSIONAL ENGINEER
No. 2860
State of Idaho
8/29/16

DIVISION II MASTER PLAN / DIVISION II PHASE I FINAL PLAT:

WEST RIM AREA AND TETON RIM GOLF CLUB AREA OF RIVER RIM RANCH P.U.D. DIVISION II, PHASE I



PART OF SECTIONS 5,6, 7-10, 15-22 AND 29, TWP. 6N., RNG. 4E., B.M., TETON COUNTY, IDAHO

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Victor, Idaho 83455
(208) 787-2952 aweng@tetonafel.com

PROJECT NO. 2005 - 253 SHEET 3 OF 12

TO NE 1/4 CORNER OF SECTION 17

FROM POINT	BEARING	DISTANCE
A	N 19°51'46"W	837.22'
B	N 50°44'27"E	1177.92'

SURVEYED CLC - 10/2005 DIV2FINAL.DAT DRAWN JDB 08/28/06

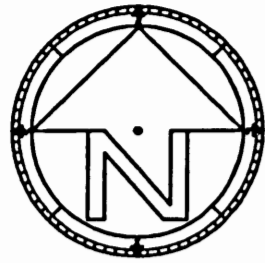
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River Rim Ranch

Sec 4-10, 15-22, 29 T6N R44E

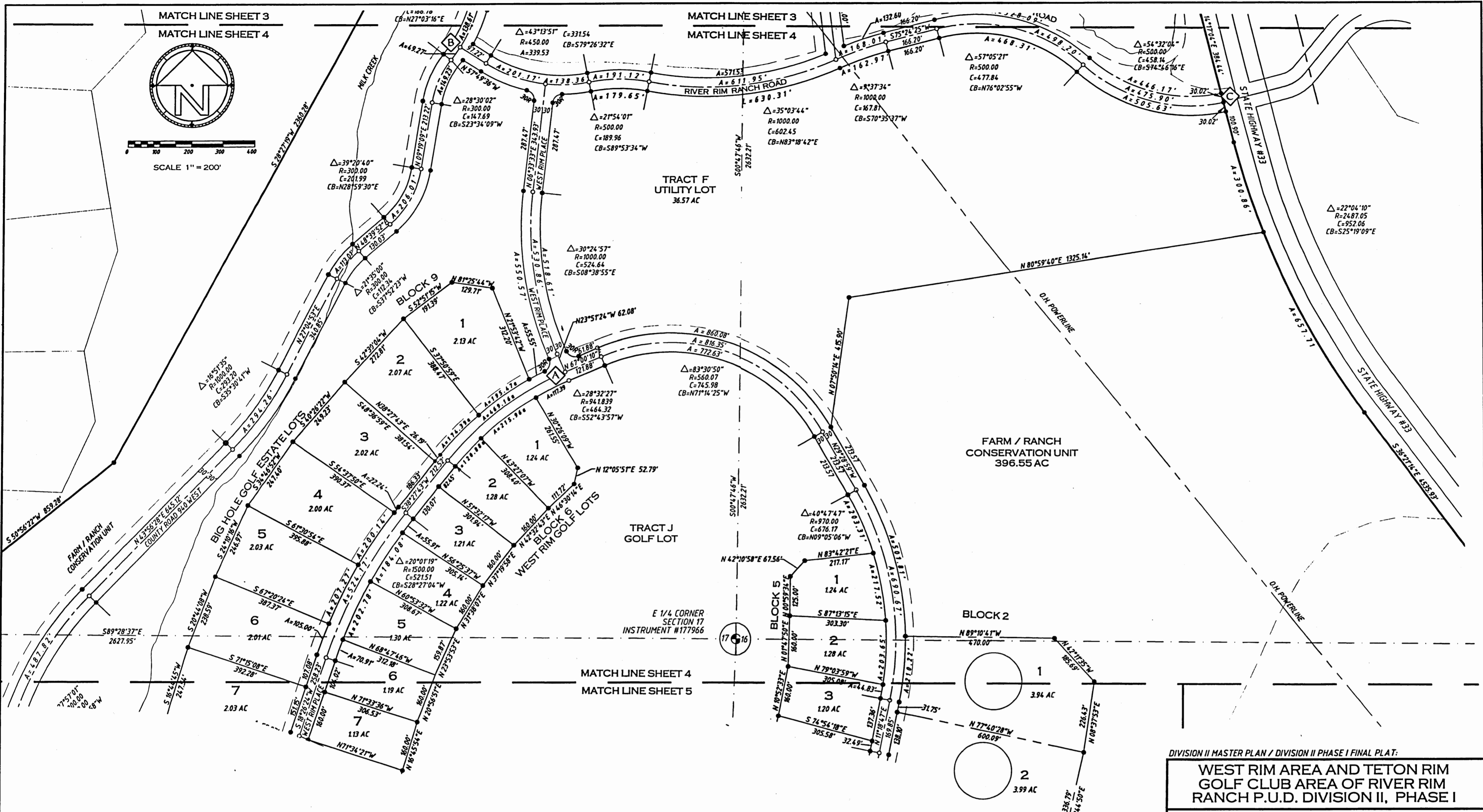
180225
(3 of 12)

MATCH LINE SHEET 3
MATCH LINE SHEET 4



SCALE 1" = 200'

MATCH LINE SHEET 3
MATCH LINE SHEET 4



LEGEND

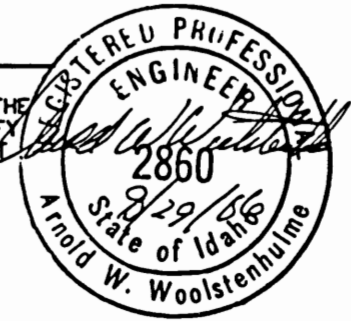
- SECTION CORNER FOUND OR SET AS NOTED
- BUILDING ENVELOPE
- LOT CORNER - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- ROAD POINT - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- PROPERTY BOUNDARY LINE
- - - SECTIONAL BREAKDOWN LINE
- LOT LINES
- - - OVER HEAD POWER LINE
- - - MATCH LINE

TO EAST 1/4 CORNER OF SECTION 17

FROM POINT	BEARING	DISTANCE
A	N 32°23'42"W	1008.41'
B	N 24°53'40"W	2079.78'
C	N 42°10'19"E	2302.72'

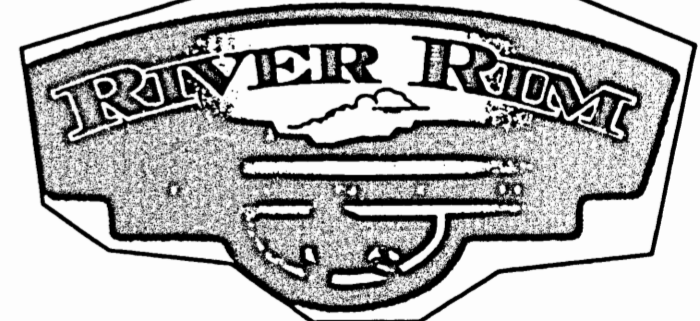
SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



SURVEYED CLC - 10/2005 DIV2FINAL.DAT DRAWN JDB 08/28/06 2005-253_FINAL PHASE I P3-6.dwg

DIVISION II MASTER PLAN / DIVISION II PHASE I FINAL PLAT:
WEST RIM AREA AND TETON RIM GOLF CLUB AREA OF RIVER RIM RANCH P.U.D. DIVISION II, PHASE I



PART OF SECTIONS 5, 6, 7-10, 15-22 AND 29, TWP. 6N., RNG. 44E., B.M., TETON COUNTY, IDAHO

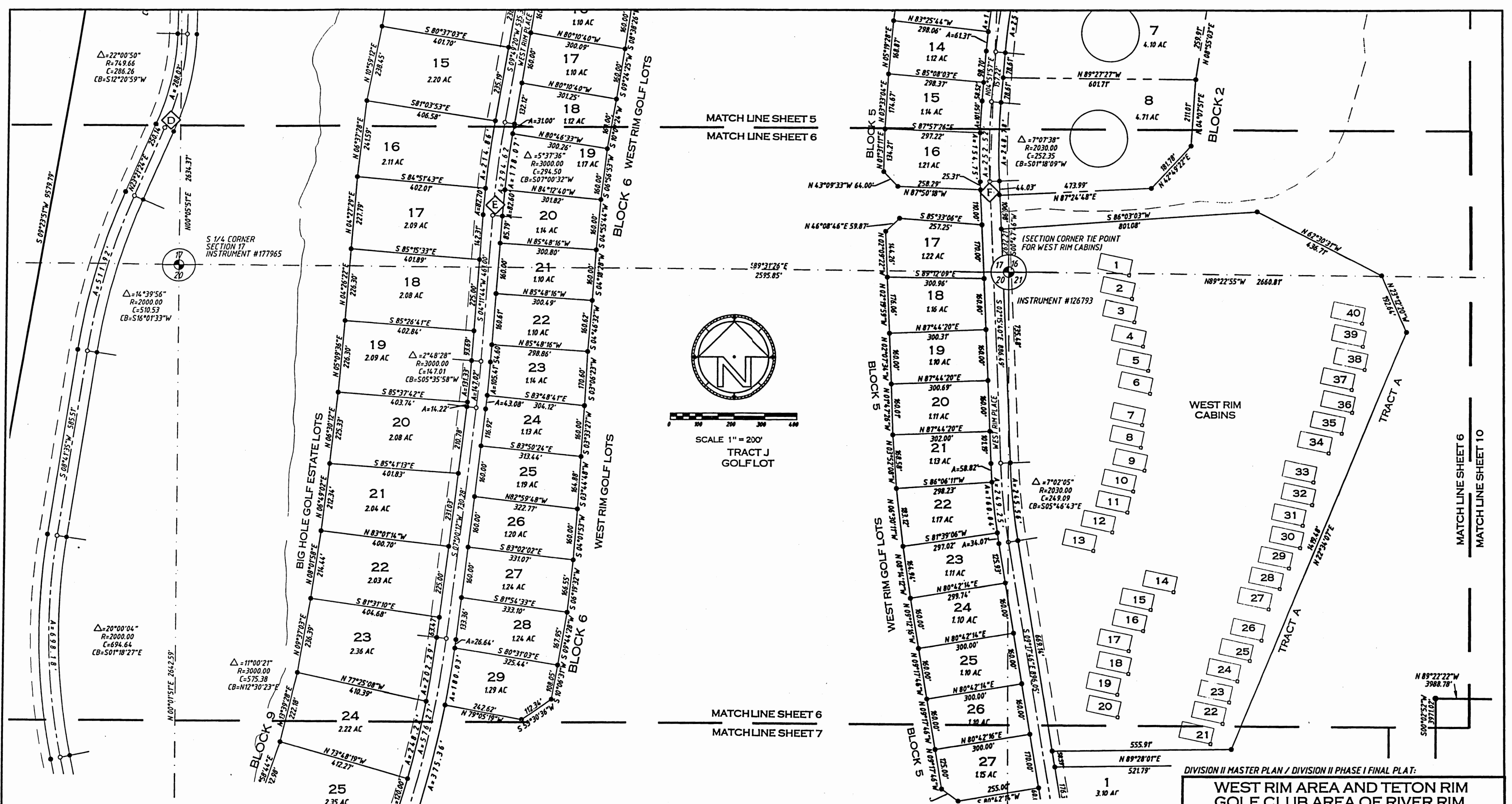
WEST RIM LLC
P.O. BOX 337
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AW ENGINEERING
255 South Main P.O. Box 139
Victor, Idaho 83455
(208) 787-2952 aweng@tetontel.com

PROJECT NO. 2005 - 253 SHEET 4 OF 12

River Rim Ranch

Sec 4-10, 15-22, 29 T6N R44E



TO EAST 1/4 CORNER OF SECTION 17			TO SOUTH 1/4 CORNER OF SECTION 17		
FROM POINT	BEARING	DISTANCE	BEARING	DISTANCE	
D	N 51°01'53"E	3439.04'	S 05°17'48"E	449.51'	
E	N 33°59'03"E	2959.53'	S 80°54'58"W	990.48'	
F	N 02°20'02"E	2348.16'			

LEGEND

- SECTION CORNER FOUND OR SET AS NOTED
- BUILDING ENVELOPE
- LOT CORNER - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- ROAD POINT - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- CABIN CORNER TIE POINT
- PROPERTY BOUNDARY LINE
- - - SECTIONAL BREAKDOWN LINE
- LOT LINES
- - - MATCH LINE
- 50'x100' CABIN

SURVEYOR'S CERTIFICATE

I, ARNOLD V. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

180225
SEP 08 2005
TETON CO. ID
OLEA (PROCESSED)

180225
SEP 08 2005

REGISTERED PROFESSIONAL ENGINEER
ARNOLD V. WOOLSTENHULME
No. 2860
State of Idaho
Work on online

DIVISION II MASTER PLAN / DIVISION II PHASE I FINAL PLAT:

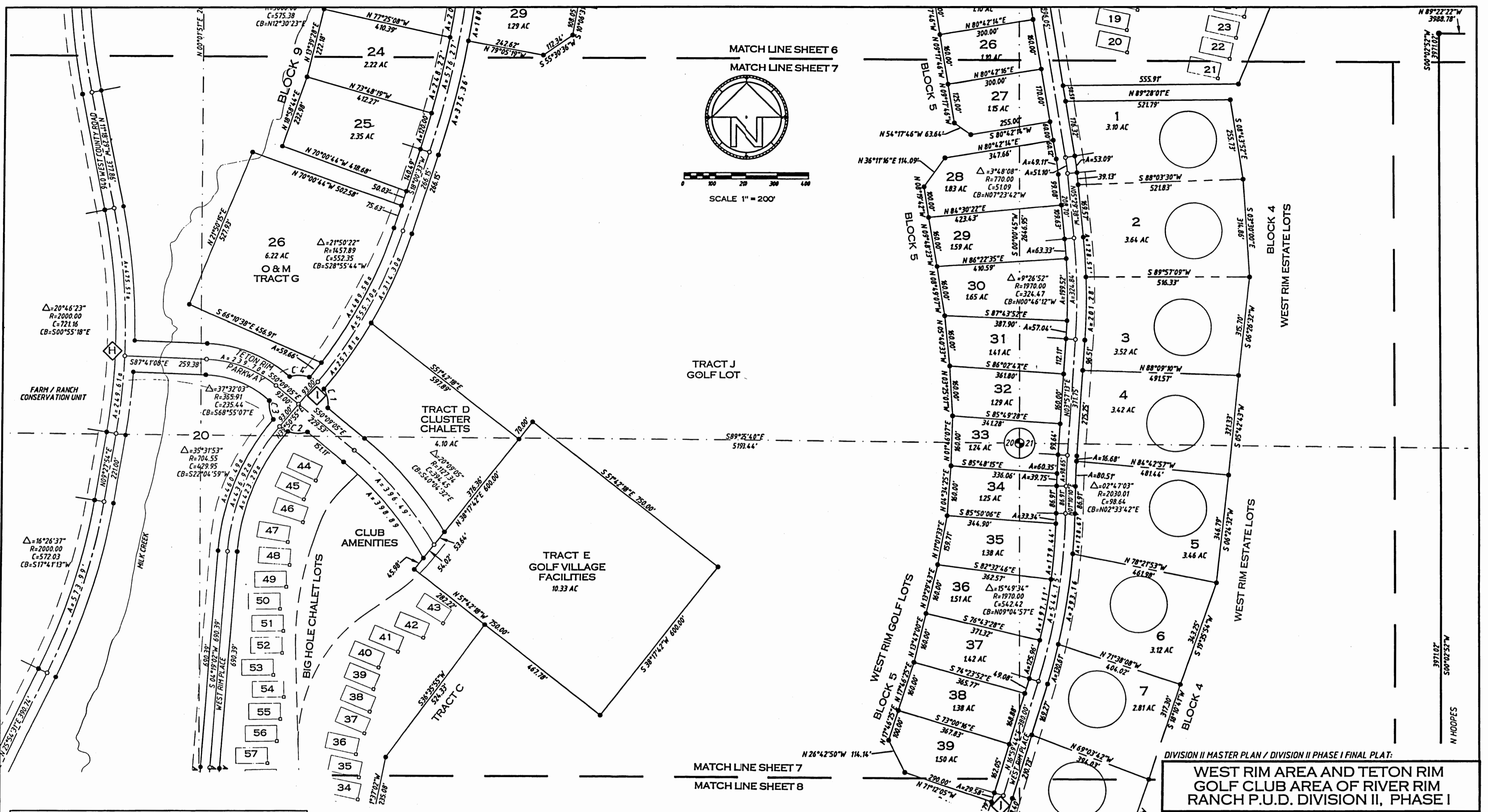
WEST RIM AREA AND TETON RIM GOLF CLUB AREA OF RIVER RIM RANCH P.U.D. DIVISION II, PHASE I

PART OF SECTIONS 5, 8, 7-10, 15-22 AND 29, TWP. 6N., RNG. 44E., B.M., TETON COUNTY, IDAHO

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PROJECT NO. 2005 - 253 SHEET 6 OF 12



LEGEND

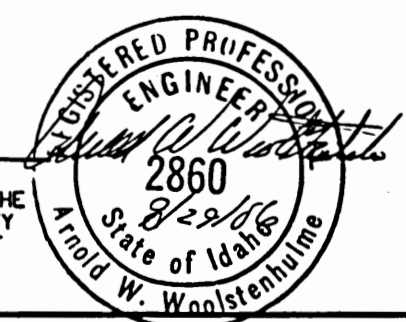
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- LOT LINES
- - - MATCH LINE
- 50'x100' CABIN

FROM POINT	BEARING	DISTANCE
H	S 84°23'03"E	2851.82'
I	S 86°53'23"E	2291.25'
J	S 02°36'46"W	1124.56'

CURVE DATA TABLE

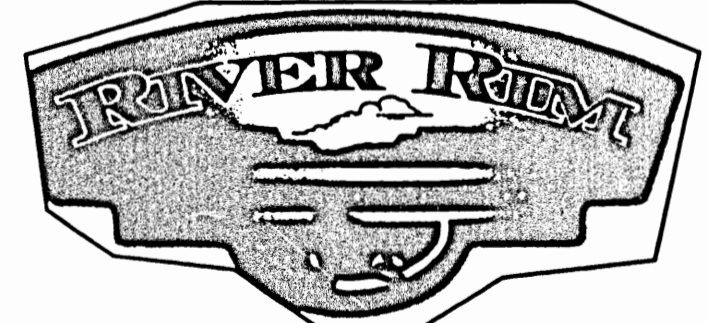
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	38°41'09"	93.00	62.79	3265	61.61	N1°59'41"W
C2	38°38'47"	93.00	62.73	3261	61.55	S88°18'20"E
C3	38°24'55"	93.00	62.25	3240	61.19	S12°08'08"E
C4	39°47'03"	93.00	64.58	3365	63.29	N87°55'08"W

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SURVEYED CLC - 10/2005 DIV2FINAL.DAT DRAWN JDB 08/28/06 2005-253_FINAL PHASE I P3-6.dwg

DIVISION II MASTER PLAN / DIVISION II PHASE I FINAL PLAT:
WEST RIM AREA AND TETON RIM GOLF CLUB AREA OF RIVER RIM RANCH P.U.D. DIVISION II, PHASE I



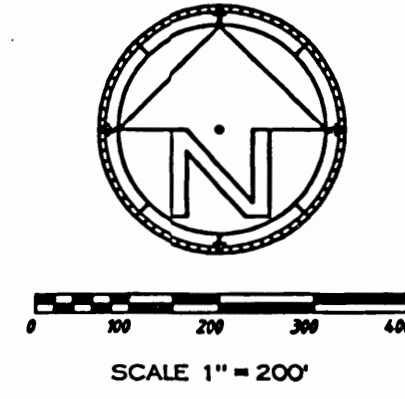
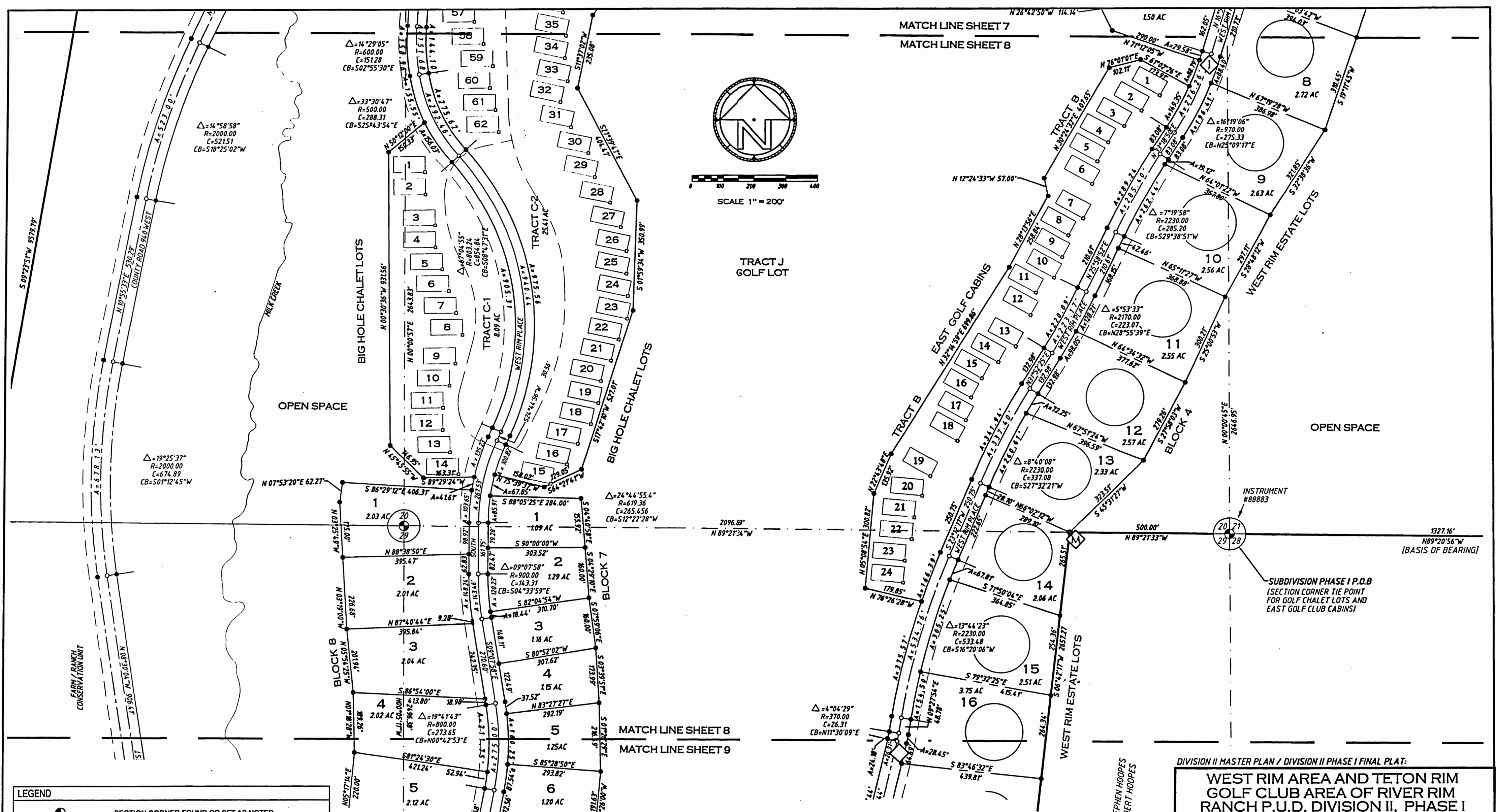
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PROJECT NO. 2005 - 253 SHEET 7 OF 12

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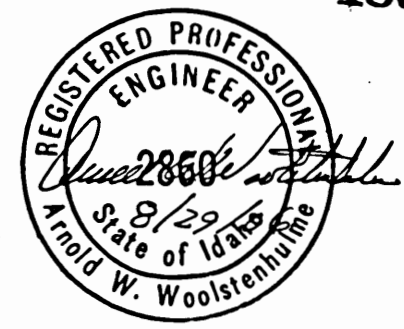
LEGEND

- SECTION CORNER FOUND OR SET AS NOTED
- BUILDING ENVELOPE
- LOT CORNER - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- ROAD POINT - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- CABIN CORNER TIE POINT
- PROPERTY BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- LOT LINES
- MATCH LINE
- 50'x100' CABIN

TO SE CORNER OF SECTION 20

FROM POINT	BEARING	DISTANCE
◆	S 01°54'19"E	1524.40'
◆	S 57°50'34"W	1231.73'
◆	N 89°21'32"W	500.00'

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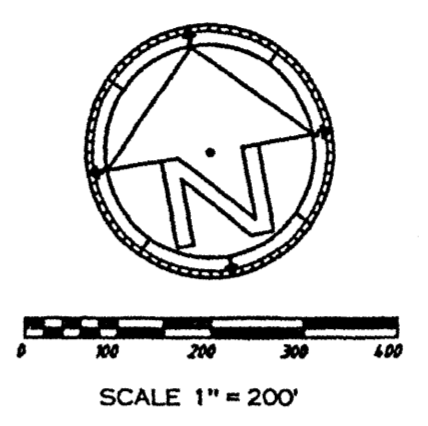
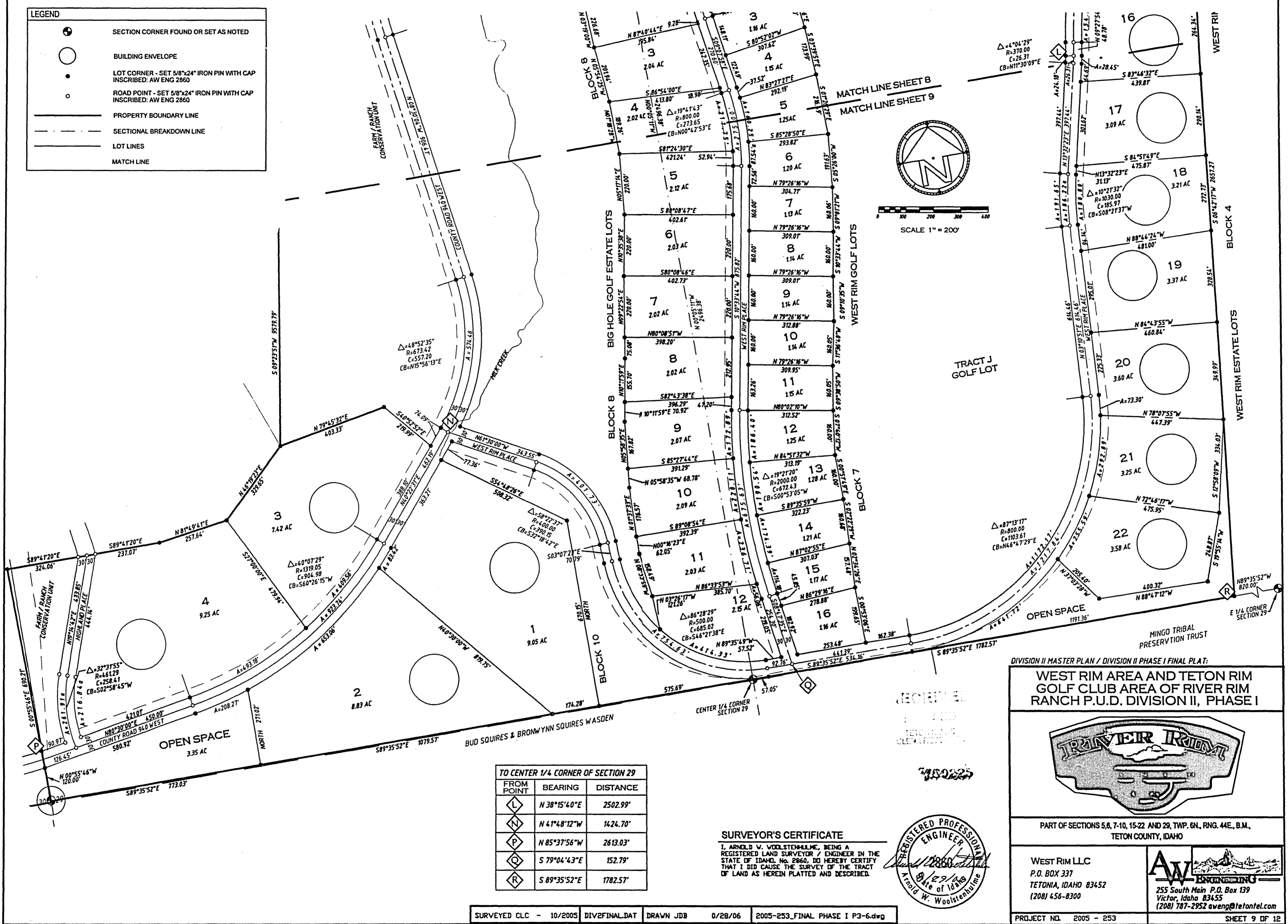
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PROJECT NO. 2005 - 253 SHEET 8 OF 12

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 SEP 29 2005
 TETONIA, IDAHO
 180225

LEGEND

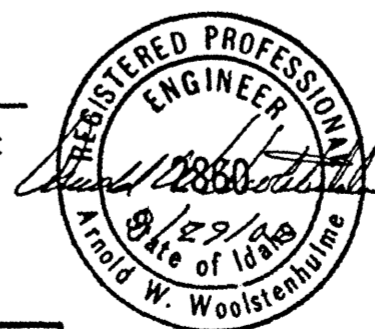
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- BUILDING ENVELOPE
- LOT CORNER - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- ROAD POINT - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- PROPERTY BOUNDARY LINE
- - - SECTIONAL BREAKDOWN LINE
- LOT LINES
- - - MATCH LINE



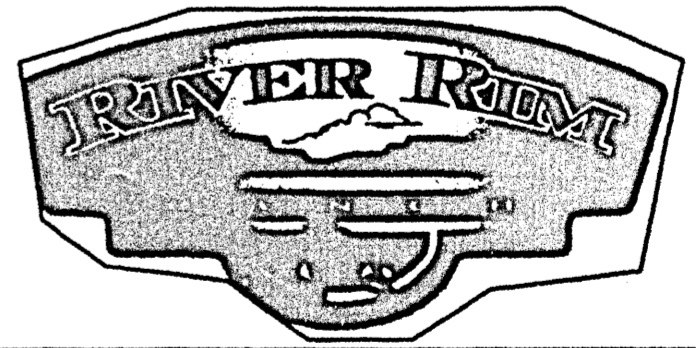
TO CENTER 1/4 CORNER OF SECTION 29

FROM POINT	BEARING	DISTANCE
⬇	N 38°15'40"E	2502.99'
⬆	N 41°48'12"W	1424.70'
⬅	N 85°37'56"W	2613.03'
⬅	S 79°04'43"E	152.79'
⬇	S 89°35'52"E	1782.57'

SURVEYOR'S CERTIFICATE
I, ARNOLD V. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



WEST RIM AREA AND TETON RIM GOLF CLUB AREA OF RIVER RIM RANCH P.U.D. DIVISION II, PHASE I



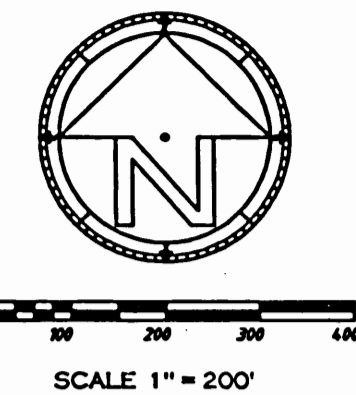
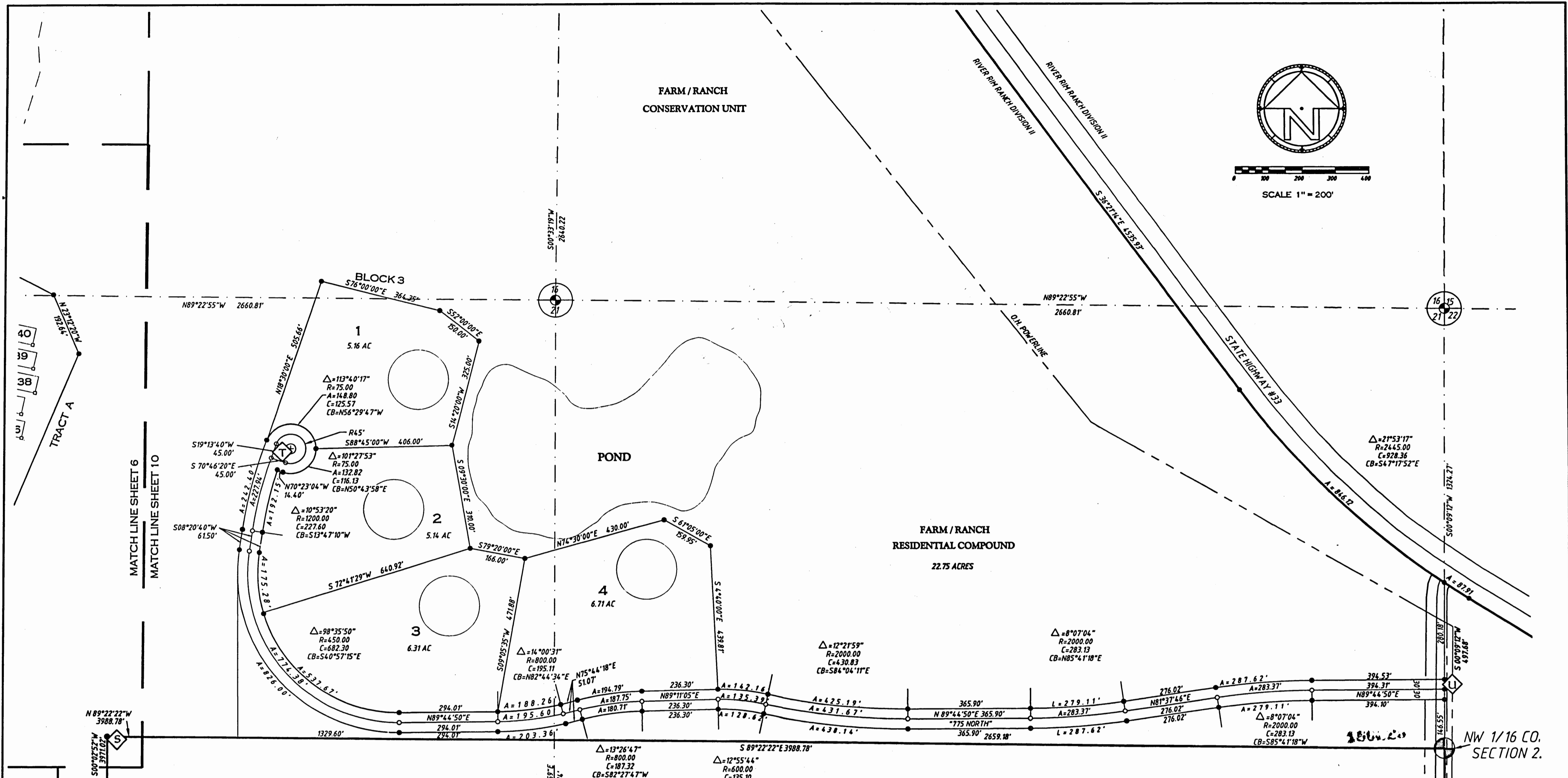
PART OF SECTIONS 5, 6, 7-10, 15-22 AND 29, TWP. 6N., RNG. 44E., B.M., TETON COUNTY, IDAHO

West Rim LLC
P.O. BOX 337
TETONIA, IDAHO 83452
(208) 456-8300

255 South Main P.O. Box 139
Victor, Idaho 83455
(208) 787-2952 aweng@tetonafel.com

SURVEYED CLC - 10/2005 DIV2FINAL.DAT DRAWN JDB 0/28/06 2005-253_FINAL PHASE I P3-6.dwg

PROJECT NO. 2005 - 253 SHEET 9 OF 12



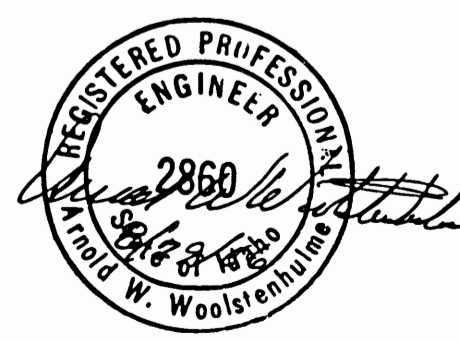
LEGEND

- ⊙ SECTION CORNER FOUND OR SET AS NOTED
- BUILDING ENVELOPE
- LOT CORNER - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- ROAD POINT - SET 5/8"x24" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- PROPERTY BOUNDARY LINE
- - - SECTIONAL BREAKDOWN LINE
- LOT LINES
- - - OVER HEAD POWER LINE
- - - MATCH LINE

TO NORTH 1/4 CORNER OF SECTION 21

FROM POINT	BEARING	DISTANCE
S	S 45°28'47"W	1867.36'
T	S 60°52'11"W	969.89'
U	S 66°07'23"E	2906.32'

SURVEYOR'S CERTIFICATE
 I, ARNOLD V. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



SURVEYED CLC - 10/2005 DIV2FINAL.DAT DRAWN JDB 08/28/06 2005-253_FINAL PHASE I P3-6.dwg

DIVISION II MASTER PLAN / DIVISION II PHASE I FINAL PLAT:

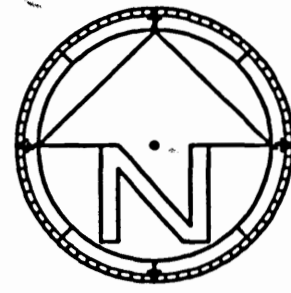
WEST RIM AREA AND TETON RIM GOLF CLUB AREA OF RIVER RIM RANCH P.U.D. DIVISION II, PHASE I

PART OF SECTIONS 5, 6, 7-10, 15-22 AND 29, TWP. 6N., RNG. 44E., B.M., TETON COUNTY, IDAHO

WEST RIM LLC P.O. BOX 337 TETONIA, IDAHO 83452 (208) 456-8300	255 South Main P.O. Box 139 Victor, Idaho 83455 (208) 787-2952 aweng@tetontel.com
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PROJECT NO. 2005 - 253 SHEET 10 OF 12

180225



SCALE 1" = 400'

FROM SE CORNER SECTION 20

LINE	LENGTH	BEARING
C1	1408.73	N 08°41'53"W
C2	1371.49	S 11°23'04"E
C3	1335.25	N 14°07'17"W
C4	1298.88	S 16°51'27"E
C5	1251.10	N 19°09'25"W
C6	1190.11	S 21°01'25"E
C7	1099.77	N 24°28'12"W
C8	1072.06	S 27°57'11"E
C9	1021.30	N 30°44'30"W
C10	980.14	S 34°01'19"E
C11	975.29	N 38°24'41"W
C12	931.64	S 41°54'50"E
C13	894.18	N 48°25'39"W
C14	905.46	S 53°05'20"E
C15	918.83	N 57°35'34"W
C16	917.41	S 61°57'41"E
C17	901.29	N 66°26'09"W
C18	902.07	S 70°55'05"E
C19	956.47	N 78°59'19"W
C20	972.25	S 82°48'14"E
C21	990.83	N 86°53'28"W
C22	997.84	N 89°05'35"E
C23	1023.41	S 85°17'16"W
C24	1036.23	N 81°27'27"E

FROM SE CORNER SECTION 20

LINE	LENGTH	BEARING
B1	2782.77	S 65°34'31"E
B2	2753.14	N 66°53'18"W
B3	2687.08	S 68°35'19"E
B4	2660.83	N 69°58'46"W
B5	2617.24	S 71°15'11"E
B6	2576.06	N 72°34'38"W
B7	2532.54	S 73°55'29"E
B8	2495.15	N 75°20'04"W
B9	2495.49	S 77°28'02"E
B10	2499.70	N 79°07'53"W
B11	2507.21	S 80°47'35"E
B12	2497.61	N 82°22'51"W
B13	2466.72	S 83°55'05"E
B14	2433.37	N 85°29'03"W
B15	214.128	S 85°42'33"E
B16	2096.32	N 83°57'04"W
B17	2071.32	S 82°04'50"E
B18	2040.83	N 80°10'31"W
B19	2129.07	S 76°50'56"E
B20	2037.88	N 76°14'30"W
B21	2026.82	S 72°50'05"E
B22	2019.56	N 72°14'48"W
B23	2016.07	S 70°14'03"E
B24	2038.91	N 68°19'51"W
B25	2071.24	S 66°30'44"E
B26	2100.23	N 64°43'02"W
B27	2149.06	S 63°05'56"E
B28	2215.91	N 61°40'39"W
B29	2298.91	S 60°27'24"E
B30	2355.13	N 59°05'43"W
B31	2445.56	S 58°04'46"E

FROM SE CORNER SECTION 20

LINE	LENGTH	BEARING
B32	2514.39	N 56°56'38"W
B33	2533.67	S 55°24'29"E
B34	2583.69	N 54°10'51"W
B35	2623.08	S 52°52'56"E
B36	2675.42	N 51°44'42"W
B37	2696.65	S 50°18'03"E
B38	2728.94	N 48°58'04"W
B39	2767.18	S 47°42'02"E
B40	2803.48	N 46°26'34"W
B41	2794.71	S 44°49'29"E
B42	2769.04	N 43°01'03"W
B43	2762.94	S 41°25'37"E
B44	2966.30	S 51°42'48"E
B45	3036.08	N 51°04'27"W
B46	3059.67	S 49°43'37"E
B47	3102.65	N 48°41'47"W
B48	3157.32	S 47°52'27"E
B49	3190.69	N 46°42'22"W
B50	3231.99	S 45°40'49"E
B51	3287.84	N 44°50'40"W
B52	3300.31	S 43°29'33"E
B53	3352.00	N 42°36'17"W
B54	3372.37	S 41°27'20"E
B55	2932.00	N 52°55'10"W
B56	2899.02	S 54°09'12"E
B57	2882.85	N 55°37'50"W
B58	2819.58	S 56°27'51"E
B59	2757.24	N 57°20'23"W
B60	2727.72	S 58°40'51"E
B61	2677.14	N 59°45'57"W
B62	2633.49	S 60°57'57"E

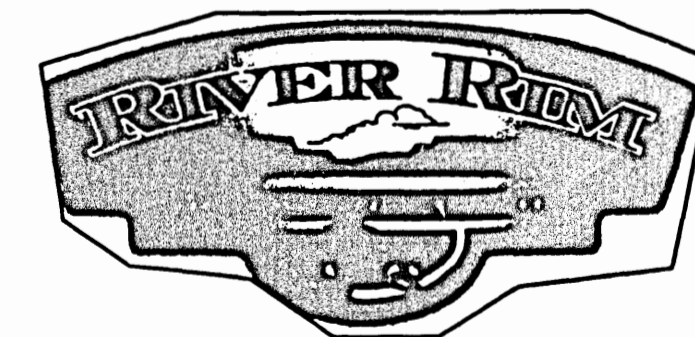
FROM NW CORNER SECTION 21

LINE	LENGTH	BEARING
A1	295.12	S 78°18'51"W
A2	297.86	N 87°22'11"W
A3	316.73	S 74°05'43"E
A4	385.97	N 56°27'49"W
A5	444.10	S 49°31'12"E
A6	497.64	N 43°30'20"W
A7	525.34	S 38°49'46"E
A8	580.32	N 34°10'29"W
A9	648.20	S 31°16'36"E
A10	687.65	N 26°00'07"W
A11	742.30	S 22°29'08"E
A12	784.08	N 17°35'56"W
A13	825.88	S 12°28'45"E
A14	1030.08	N 24°36'09"W
A15	1055.29	S 19°48'38"E
A16	1111.12	N 17°31'59"W
A17	1157.65	S 14°25'42"E
A18	1226.21	N 13°30'23"W
A19	1282.14	S 11°24'17"E
A20	1352.76	N 10°50'21"W
A21	1511.66	S 21°01'52"E
A22	1467.48	N 23°19'04"E
A23	1414.09	S 25°07'46"W
A24	1366.28	S 27°17'21"E
A25	1329.33	N 30°01'26"W
A26	1293.79	S 32°49'44"E
A27	1225.83	N 36°10'02"W
A28	1196.85	S 39°20'32"E
A29	1166.79	N 42°29'34"W
A30	1144.64	S 45°55'53"E
A31	1102.29	N 48°48'12"W
A32	1084.22	S 52°26'33"E
A33	1045.60	N 55°38'35"W
A34	1038.16	S 61°19'50"E
A35	1045.52	S 65°24'42"E
A36	1050.29	N 69°21'10"W
A37	1026.63	S 73°05'24"E
A38	1049.53	N 77°01'13"W
A39	1030.13	S 80°53'59"E
A40	1018.73	N 84°53'14"W

TO CENTER 1/4 CORNER OF SECTION 22

FROM POINT	BEARING	DISTANCE
180225	N 00°13'22"W	212.06'

DIVISION II MASTER PLAN / DIVISION II PHASE I FINAL PLAT:
 WEST RIM AREA AND TETON RIM
 GOLF CLUB AREA OF RIVER RIM
 RANCH P.U.D. DIVISION II, PHASE I



PART OF SECTIONS 5, 6, 7-10, 15-22 AND 29, TWP. 6N., RNG. 44E., B.M.,
 TETON COUNTY, IDAHO

West Rim LLC
 P.O. BOX 337
 TONIA, IDAHO 83452
 (208) 456-8300

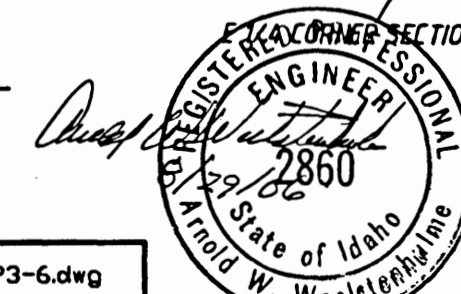
AW ENGINEERING
 255 South Main P.O. Box 139
 Victor, Idaho 83455
 (208) 787-2952 aweng@tetontel.com

PROJECT NO. 2005 - 253

SHEET 11 OF 12

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



SURVEYED CLC - 10/2005 DIV2FINAL.DAT DRAWN JDB 08/28/06 2005-253_FINAL PHASE I P3-6.dwg

OWNER'S CERTIFICATE

BE IT KNOWN THAT WEST RIM LLC DID CAUSE THE PUD SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED AND DOES HEREBY CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID PARTNERS AND PROPRIETORS OF SAID DESCRIBED LANDS: THAT THE NAME OF THE SUBDIVISION SHALL BE RIVER RIM RANCH - DIVISION II PLANNED UNIT DEVELOPMENT; THAT ACCESS TO SAID PLANNED UNIT DEVELOPMENT SHALL BE FROM STATE HIGHWAY "33"; FROM COUNTY ROADS 800 WEST, 875 WEST, 940 WEST AND 1000 WEST; THAT THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD TO BE FILED CONCURRENTLY WITH THIS PLAT; THAT ALL ROADS AND PATHS WITHIN RIVER RIM RANCH PLANNED UNIT DEVELOPMENT ARE PRIVATE FOR THE USE AND ENJOYMENT OF THE RIVER RIM RANCH RESIDENTS, INCLUDING THOSE TO WHOM RIVER RIM HAS GRANTED A RIGHT OF USE, WITH THE EXCEPTION OF DESIGNATED COUNTY ROADS; THAT THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF SIGHT OR RECORD OR AS CAUSED BY THIS PLATTING; THAT THE PRIVATE ROAD OWNERSHIP DOES NOT RESTRICT OR PROHIBIT ANY COUNTY EMERGENCY VEHICLES, SHERIFF'S DEPARTMENT OR OTHER OFFICIALS THE RIGHT OF ACCESS. NORMAL DELIVERY AND PUBLIC SERVICE VEHICLES ARE ALSO NOT RESTRICTED; THAT THE PRIVATE ROAD DESIGNATION DOES REQUIRE RIVER RIM RANCH TO PROVIDE ALL MAINTENANCE, SNOW REMOVAL AND OTHER JURISDICTIONAL DUTIES; THAT RIVER RIM RANCH WILL BE RESPONSIBLE FOR THE COORDINATION OF IRRIGATION WATER WITH THE STATE WATER MASTER AND TETON PIPELINE ASSOCIATION IN REFERENCE TO EXISTING WATER ON THE PROPERTY AND WATER USE; THAT RIVER RIM RANCH ACKNOWLEDGES THE RIGHT OF THE TETON PIPELINE ASSOCIATION TO ACCESS THEIR EASEMENTS, TRUNKLINES AND CONTROL VALVES LOCATED WITHIN THE PERIMETERS OF SAID PLANNED UNIT DEVELOPMENT; THAT ALL LANDSCAPE MAINTENANCE WILL BE PERFORMED BY RIVER RIM RANCH OWNERS/ DEVELOPERS UNTIL SUCH TIME AS A HOMEOWNERS' ASSOCIATION IS FORMED, AT WHICH TIME SAID HOMEOWNERS' ASSOCIATION WILL ASSUME RESPONSIBILITY FOR SAID LANDSCAPE MAINTENANCE WITHIN THE PLANNED UNIT DEVELOPMENT; THAT THE PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE RIGHT TO FARM ACT STATED IN IDAHO CODE SECTION 22-4500 AND DOES RECOGNIZE THE NEIGHBORING LAND RIGHTS UNDER THIS ACT; THAT EASEMENTS AND OPEN AREA AS PLATTED ARE DEDICATED FOR THE RIVER RIM RANCH PLANNED UNIT DEVELOPMENT, PONDS, PATHS, ELECTRICAL POWER LINES AND ALL UTILITIES AS REQUIRED FOR THE COMPLETION OF SAID PLANNED UNIT DEVELOPMENT. THAT OPEN SPACE AND AREAS OUTSIDE BUILDING LOTS ARE INTENDED FOR UTILITIES, PATHS, RECREATION, LANDSCAPING, AND AGRICULTURE USES. OTHER LIMITED USES, SUCH AS RECREATION AND AGRICULTURE BUILDINGS, MAY BE ALLOWED IF APPROVED BY THE MANAGEMENT COMMITTEE.

DESCRIPTION OF LANDS BEING DIVIDED:

TWP. 6 NORTH, RING. 44 EAST, B.M., TETON COUNTY, IDAHO: SECTION 4: THE WEST HALF SOUTHWEST QUARTER. SECTION 5: THE SOUTH HALF. SECTION 6: A PORTION OF THE NORTHWEST QUARTER SOUTHWEST QUARTER, A SMALL PORTION EAST OF THE COUNTY ROAD, AND THE FARM GROUND IN THE SOUTH HALF SOUTHWEST QUARTER. SECTION 7: LOT 1, EAST HALF WEST HALF EAST HALF. SECTION 8: ALL EXCEPT LINDA MILLER CORNER (SEE FILED PLAT INST # 153552) AND MARK RICKS PROPERTY IN NORTHWEST CORNER, LESS STATE HWY 33 R-O-W. SECTION 9: THE NORTHWEST QUARTER NORTHWEST QUARTER SOUTHWEST QUARTER LYING SOUTH OF THE STATE HWY 33 (BRENT HOOPES HOMESITE) (THE EAST HALF OF THE WEST HALF & EAST HALF ARE IN RIVER RIM RANCH I PLATTED AREA INST #161132). SECTION 10: SMALL CORNER IN THE SOUTHWEST QUARTER SOUTHWEST QUARTER LYING SOUTH OF RIVER RIM RANCH I PLATTED AREA (INST #161132). SECTION 15: THE NORTHWEST QUARTER LYING SOUTH OF RIVER RIM RANCH I PLATTED AREA (INST #161132), SOUTH HALF LYING WEST OF TETON RIVER. SECTION 16: ALL LYING SOUTH OF RIVER RIM RANCH I PLATTED AREA (INST #161132), LESS HWY 33 R-O-W. SECTION 17: THE EAST HALF SOUTHWEST QUARTER. SECTION 18: THE SOUTHEAST QUARTER. SECTION 19: THE EAST HALF NORTHEAST QUARTER. SECTION 20: ALL OF SAID SECTION. SECTION 21: THE WEST HALF WEST HALF NORTHEAST QUARTER NORTHWEST QUARTER NORTH HALF NORTHEAST QUARTER, LESS STATE HWY 33 R-O-W IN NORTHEAST CORNER. SECTION 22: THE NORTHWEST QUARTER, LESS STATE HWY 33 R-O-W. SECTION 29: THE NORTH HALF LESS THE EASTERN SIDE THAT IS 500 FEET WIDE ON NORTH END AND 820 FEET WIDE ON SOUTH. PROPERTY CONTAINS 4490.16 ACRES MORE OR LESS WITHIN THIS BOUNDARY AND HAS 37.5 ACRES OF LAND DEEDED TO STATE OF IDAHO, DOT WITHIN THIS BOUNDARY. THE PROPERTY ALSO INCLUDES 39.0 ACRES OF 60 FOOT WIDE DESIGNATED COUNTY ROADS. THE PROPERTY CONTAINS MANY ELECTRICAL UTILITY EASEMENTS WITH MOST OF THEM BEING GENERAL DESCRIPTIONS COVERING AN AREA AND NOT SPECIFICALLY TIED DOWN.

Michael E. Potter, Thomas R. Clinton, Brent Hoopes

STATE OF IDAHO COUNTY OF TETON I SS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF August, 2006 BY AUTHORIZED REPRESENTATIVES: MICHAEL E. POTTER, THOMAS CLINTON, R.J. HOOPES, BRENT HOOPES

WITNESS MY HAND AND OFFICIAL SEAL. NOTARY PUBLIC Patricia Kopplov MY COMMISSION EXPIRES: 9-26-2011



DESCRIPTION OF DIVISION II PHASE I:

PART OF SECTIONS 8, 9, 16, 17, 20 - 22 & 29, TWP. 6N, RING. 44E, B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID SECTION 28, BEING THE SUBDIVISION POINT OF BEGINNING THENCE S 89°20'56" E, 1327.16 FEET TO A POINT; THENCE N 00°02'52" E, 3971.02 FEET TO A POINT; THENCE S 89°22'22" E, 3988.78 FEET TO A POINT; THENCE S 00°09'12" W, 1324.27 FEET TO THE WEST 1/4 CORNER OF SECTION 22; THENCE S 89°20'45" E, 2652.51 FEET TO THE CENTER 1/4 CORNER OF SECTION 22; THENCE N 00°13'22" W, 212.06 FEET TO THE STATE HWY 33 R-O-W; THENCE N 58°14'31" W, 3025.76 FEET ALONG STATE HWY 33 R-O-W; THENCE 934.03 FEET ALONG A 2445.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 928.36 FOOT CHORD BEARING N 47°17'52" W; THENCE N 36°21'14" W, 4535.93 FEET TO A POINT; THENCE 957.95 FEET ALONG A 2487.00 FOOT RADIUS CURVE TO THE RIGHT WITH A 952.04 FOOT CHORD BEARING N 25°19'09" W; THENCE N 14°17'04" W, 545.39 FEET TO A POINT; THENCE 1707.35 FEET ALONG A 2246.00 FOOT RADIUS CURVE TO THE LEFT WITH A 1666.53 FOOT CHORD BEARING N 36°03'42" W; THENCE N 57°50'21" W, 411.00 FEET TO A POINT; THENCE N 57°48'03" W, 1295.36 FEET TO A POINT; THENCE N 56°20'31" W, 1078.75 FEET ALONG STATE HWY 33 R-O-W; THENCE S 28°40'35" W, 384.91 FEET TO A POINT; THENCE S 31°45'15" E, 2333.35 FEET TO A POINT; THENCE S 28°27'19" W, 2360.28 FEET TO A POINT; THENCE S 50°56'22" W, 859.28 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 17; THENCE S 09°23'51" W, 9579.79 FEET TO A POINT; THENCE S 46°19'23" W, 329.65 FEET TO A POINT; THENCE S 01°49'41" W, 257.64 FEET TO A POINT; THENCE N 89°41'20" W, 275.19 FEET TO A POINT; THENCE N 89°41'19" W, 285.94 FEET TO A POINT; THENCE S 00°55'46" E, 840.21 FEET TO THE W 1/4 CORNER OF SAID SECTION 29; THENCE S 89°35'52" E, 2602.57 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 29; THENCE S 89°35'52" E, 1782.57 FEET TO A POINT; THENCE N 06°42'17" E, 2657.27 FEET TO A POINT; THENCE S 89°21'06" E, 500.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1646.67 ACRES MORE OR LESS.

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED SUBJECT TO THE INFORMATION CONTAINED IN THE ATTACHED SANITARY REGULATIONS AND RECOMMENDATIONS. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Signature: [Handwritten Signature] DATE: 9/7/06 DISTRICT HEALTH DEPARTMENT, REHS

ASSESSOR'S CERTIFICATE

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

Signature: [Handwritten Signature] DATE: 9-1-06 COUNTY ASSESSOR FOR BONNIE BEARD

TREASURER'S CERTIFICATE

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

Signature: [Handwritten Signature] DATE: 9-1-06 COUNTY TREASURER FOR BONNIE BEARD

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS PLANNED UNIT DEVELOPMENT WAS APPROVED AND ACCEPTED.

Signature: [Handwritten Signature] DATE: 9-7-06 CHAIRMAN, PLANNING AND ZONING

COMMISSIONERS' CERTIFICATE

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS PLANNED UNIT DEVELOPMENT WAS APPROVED AND ACCEPTED.

Signature: [Handwritten Signature] DATE: 9-8-06 CHAIRMAN, COUNTY COMMISSIONERS

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

TETON COUNTY FIRE MARSHAL

I HEREBY CERTIFY THAT I HAVE REVIEWED THE HEREIN PLATTED PLANNED UNIT DEVELOPMENT ACCORDING TO THE TETON COUNTY, IDAHO FIRE CODE

Signature: [Handwritten Signature] DATE: 9/1/06 TETON COUNTY FIRE MARSHAL

CERTIFICATE OF REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Signature: [Handwritten Signature] DATE: 8/30/06 SURVEYOR

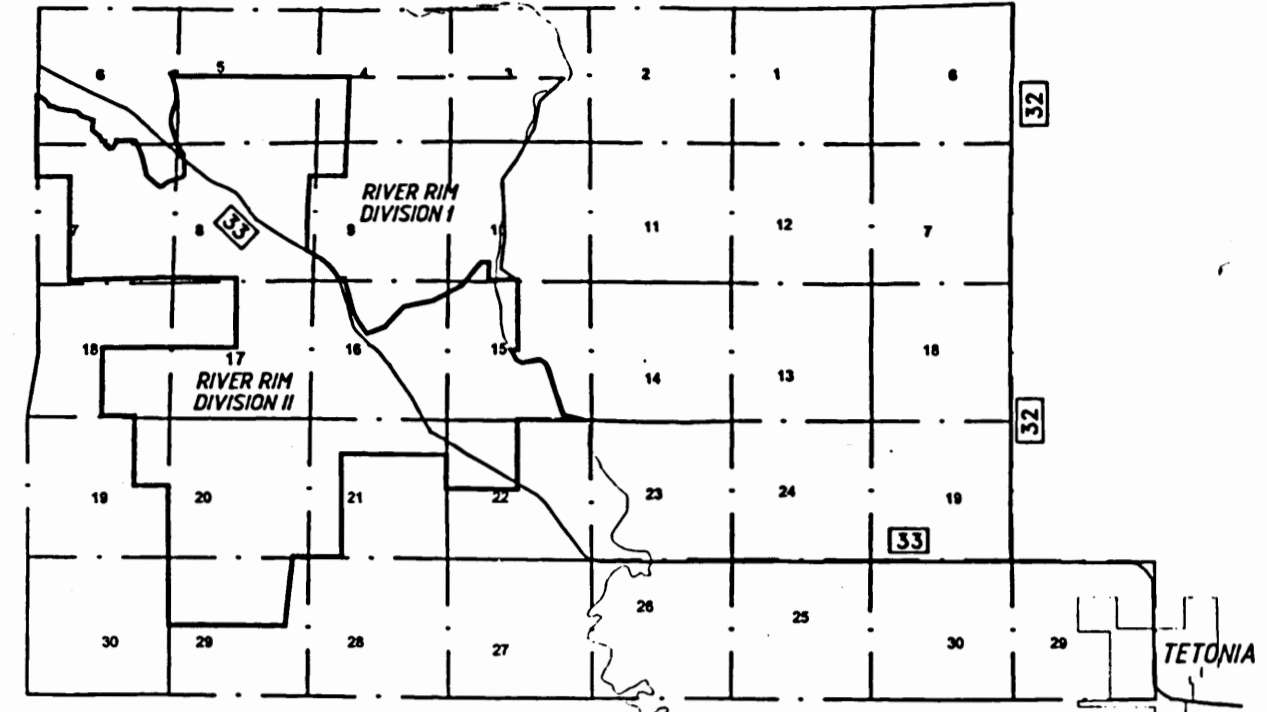
WATER RIGHTS & FLOOD PLAIN CERTIFICATE

RIVER RIM RANCH PLANNED UNIT DEVELOPMENT HAS WATER RIGHTS VIA TETON PIPELINE ASSOCIATION. THE USE OF THE WATER WILL BE FOR IRRIGATION. THERE WILL BE NO CHANGE IN THE PLACE OF USE OF THE WATER. WATER CONVEYANCE WILL BE BY TETON PIPELINE ASSOCIATION. THE IRRIGATION PIPELINES ARE BENEFITED BY EASEMENTS AS SHOWN, WHICH EASEMENTS ARE OF ADEQUATE WIDTH TO ALLOW FOR REPAIR AND MAINTENANCE. IDAHO LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO PERSONS LIVING ON OR NEAR THE BANKS OF STREAMS OR RIVERS. THE IRRIGATION COMPANY OR USERS HAVE RIGHTS TO ACCESS AND MAINTAIN THEIR PIPELINES AND CANALS WHICH INCLUDE REPAIRS, VEGETATION REMOVAL AND ALTERING WITHIN THEIR IRRIGATION EASEMENTS AS ALLOWED BY IDAHO LAWS.

Signature: [Handwritten Signature] DATE: 8/29/06 ARNOLD W. WOOLSTENHULME

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



VICINITY MAP TETONIA AREA B.M., TETON COUNTY, IDAHO NOT TO SCALE

RECORDER'S CERTIFICATE

STATE OF IDAHO) COUNTY OF TETON) SS

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS DAY OF 2006, AT

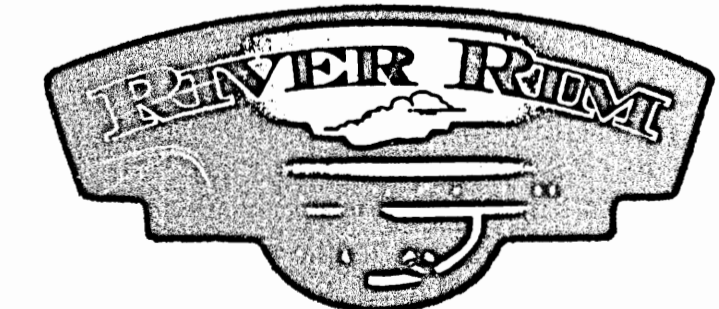
AT THE REQUEST OF INSTRUMENT NUMBER

COUNTY RECORDER

150225

DIVISION II MASTER PLAN / DIVISION II PHASE I FINAL PLAT:

RIVER RIM RANCH MASTER PLAT - DIVISION II PLANNED UNIT DEVELOPMENT



PART OF SECTIONS 4-10, 15-22 AND 29, TWP. 6N, RING. 44E, B.M., TETON COUNTY, IDAHO

West Rim LLC P.O. BOX 337 TETONIA, IDAHO 83452 (208) 456-8300



PROJECT NO. 2005 - 253

SHEET 12 OF 12

SURVEYED CLC - 10/2005 MASTER PLAT DRAWN BY 07/24/06 2005-253 RIVER RIM PHASE I MASTER FINAL.dwg PLAT DATE: 08/01/06

River Rim Ranch

Sec 4-10, 15-22, 29 T6N R44E

180225 (12 of 12)