

Development Agreement
For
Skyline View Ranch Subdivision

This agreement is made and entered into as of the 6th day of July, 2023., by and between Skyline Holdings Group and/or assigns (hereafter “Developer”) and Teton County Idaho, a political subdivision of the State of Idaho (hereafter “County”).

WHEREAS, the Subdivision was approved under the _____, 20____ Teton County Code.

WHEREAS, it is the intent and purpose of the Developer to meet the conditions of approval for the final plat allowing the creation of the Skyline View Subdivision, as approve by the Board of County Commissioners of Teton County on the _____ day of _____, 20____.

WHEREAS, the Developer is the sole owner, in law or equity, of certain Property located in the County, which Property is hereinafter referred to as the “Development”.

WHEREAS, it is the intent and purpose of the Developer 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 and it is the intent of this Agreement and the parties to satisfy the Improvement guarantee requirements for the final plat recordation of the subdivision.

WHEREAS, the County has the authority to enter into a development Agreement for the construction of the required Improvements associated with the Development.

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

Section 1. Definitions

- 1.1 Development: The subject of this Agreement, which is designated and identified as Skyline View Ranch, located on the property described in Exhibit A in the jurisdiction of Teton County, Idaho. This definition shall include an and all future names or titles for Skyline View Ranch Subdivision.
- 1.2 Improvement: Any alteration to the land or other physical construction located on or off the Property that is associated with this subdivision and building site developments.
- 1.3 OWNER/DEVELOPER: means and refers to Skyline Holdings Group, LLC and/or assigned whose address is 564 West 700 South suite #405, Pleasant Grove, Utah 84062.
- 1.4 PROPERTY : means and refers to the certain parcels of Property located in Teton County as described in Exhibit A.

DEVELOPMENT AGREEMENT
FOR
SKYLINE VIEW RANCH SUBDIVISION

THIS AGREEMENT is made and entered into as of the 6th day of July, 2023, by and between **Skyline Holdings Group, LLC** and/or assigns (hereafter “Developer”) and Teton County Idaho, a political subdivision of the State of Idaho (hereafter “County”).

WHEREAS, the Subdivision was approved under the _____, 20____ Teton County Code.

WHEREAS, it is the intent and purpose of the Developer to meet the conditions of approval for the final plat allowing the creation of the **Skyline View Ranch Subdivision**, as approved by the Board of County Commissioners of Teton County on the _____ day of _____, 20____.

WHEREAS, the Developer is the sole owner, in law or equity, of certain Property located in the County, which Property is hereinafter referred to as the “Development”.

WHEREAS, it is the intent and purpose of the Developer 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 the Agreement and it is the intent of the Agreement and the parties to satisfy the Improvement guarantee requirements for the final plat recordation of the subdivision.

WHEREAS, the County has the authority to enter into a development Agreement for the construction of required Improvements associated with the Development.

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

Section 1. Definitions.

- 1.1 DEVELOPMENT: The subject of this Agreement, which is designated and identified as Skyline View Ranch Subdivision, located on the Property described in Exhibit A in the jurisdiction of Teton County, Idaho. This definition shall include any and all future names or titles for Skyline View Ranch Subdivision.
- 1.2 IMPROVEMENT: Any alteration to the land or other physical construction located on or off the Property that is associate with the subdivision or building site developments.
- 1.3 OWNER/DEVELOPER: means and refers to Skyline Holdings Group, LLC and/or assigned whose address is 564 West 700 South suite #405, Pleasant Grove, Utah 84062.
- 1.4 PROPERTY : means and refers to the certain parcels of Property located in Teton County as described in Exhibit A.
- 1.5 UNAVOIDABLE DELAY: When construction is impeded as a result of strikes, lockouts, act of God or other factors beyond the control, and ability to remedy, of the Developer.

Section 2. Planned Improvements. The Developer shall, at its sole cost and expense, complete the road construction, install electrical service, stabilize and seed areas of the property disturbed by installation of Improvements, and complete all other required infrastructure for the Skyline View Ranch Subdivision improvement plans.

Developer agrees that such Improvements shall be installed in compliance with Teton County's Title 9 and any designs and engineering standards separately adopted by the County or other agencies responsible for providing services to the Development. The Skyline View Ranch Subdivision's engineer's estimated cost to complete all improvements as of the 6th day of July, 2023 is shown in Exhibit B of this Agreement.

Section 3.

Exhibit A

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