

TETON SPRINGS

GOLF AND CASTING CLUB PHASE I



MASTER PLAN DESIGNED BY:

AW ENGINEERING
BIOTA
CARL THUESEN, ASLA
LAND DESIGN STUDIO
MICHAEL E. POTTER, ASLA PC DEVELOPMENT

VICTOR, IDAHO
JACKSON, WYOMING
BILLINGS, MONTANA
LOVELAND, COLORADO
BOZEMAN, MONTANA

GOLF COURSE DESIGNED BY:

STEVE JONES / GARY STEPHANSON
BYRON NELSON

AREA/UNITS/DENSITY TABLE - MASTER PLAN

AREA	BLOCK(S)	ACRES	UNITS(R)	UNITS(C)	DENSITY
COUNTY ROADS	-	7.65	-	-	-
SUBDIVISION ROADS	-	60.79	-	-	-
OLD TOWN ALLEYS	-	4.25	-	-	-
TOTAL ROADS	-	72.69	-	-	-
RANCH ESTATE LOTS	1, 4	35.28	18	-	0.51
GOLF ESTATE LOTS	2-3, 5-8	72.46	98	-	1.35
GOLF HOME LOTS	9-19	76.24	172	-	2.26
OLD TOWN NORTH LOTS	20-23	10.79	88	-	8.16
OLD TOWN SOUTH	24-26	10.19	84	-	8.24
TRACT 9 (CLUSTERED CABINS)	-	12.82	50	-	3.90
TOTAL RESIDENTIAL	-	217.78	510	-	2.34
FOREST CABINS (TR. 10-14)	-	11.32	-	(50)	4.42
TRACT 8 (COMMERCIAL)	-	17.32	-	50	2.89
TRACT 5 (COMMERCIAL)	-	6.00	-	100	16.67
TOTAL COMMERCIAL	-	34.64	-	200	5.77
TRACT 15 (HASTINGS' RANCH)	-	5.00	5	-	1.00
TRACT 1 (OPER. & MAINT.)	-	5.12	24	-	4.69
TRACT 2 (WELCOME LOT)	-	0.49	-	-	-
TRACT 3 (EQUEST. & ACT.)	-	3.97	-	-	-
TRACT 4 (OLD BARN)	-	0.74	-	-	-
TRACT 6 (HELIPAD)	-	1.20	-	-	-
TRACT 7 (GOLF ACADEMY)	-	1.44	-	-	-
TRACT 16 (WELL LOT)	-	0.92	-	-	-
TOTAL MISCELLANEOUS	-	18.88	29	-	1.54
OPEN AREAS (A-D)	-	3.25 (ADMINISTERED BY HOMEOWNERS)	-	-	-
OPEN SPACE (1-7)	-	426.93 (ADMINISTERED BY GOLF COURSE)	-	-	-
TOTAL OPEN SPACE	-	430.18 (55.6% OF TOTAL LAND IN PROJECT)	-	-	-
TOTAL PROJECT	-	774.17	539	200	0.95

DEVELOPMENT NOTES

- DEVELOPMENT IS ZONED R-1
- A CENTRAL SEWER SYSTEM IS PROPOSED
- A CENTRAL WATER SYSTEM IS PROPOSED
- EXISTING USE OF LAND - AGRICULTURAL

- SETBACKS:
 - COUNTY STANDARD R-1 ZONE
 - OLD TOWN
 - NATURAL STREAMS TO ALL STRUCTURES

FRONT	REAR	SIDES
30'	20'	10'
20'	20'	10'
100'	100'	100'

FINAL PLAT FOR:

TETON SPRINGS GOLF AND CASTING CLUB PHASE I

THE S 1/2 SECTION 14, THE N 1/2 SECTION 23,
A PART OF SECTION 13, A PART OF SECTION 24,
AND A PART OF H.E.S. 386, ALL IN TOWNSHIP
3 NORTH, RANGE 45 EAST, B.M., TETON COUNTY,
IDAHO

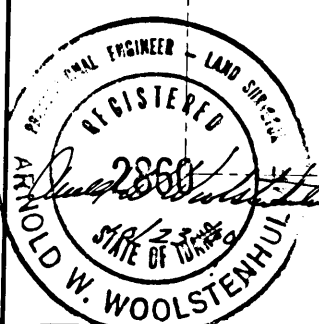
OWNERS/DEVELOPERS:

TETON SPRINGS GOLF AND CASTING CLUB, L.L.C.

TITLE PAGE / INDEX / NOTES

SHEET 1 OF 9

INDEX	
SHEET NO.	DESCRIPTION
1	TITLE PAGE / INDEX / NOTES
2-7	PLAT
8	LINE AND CURVE DATA TABLES
9	VICINITY MAP / CERTIFICATES / NOTES

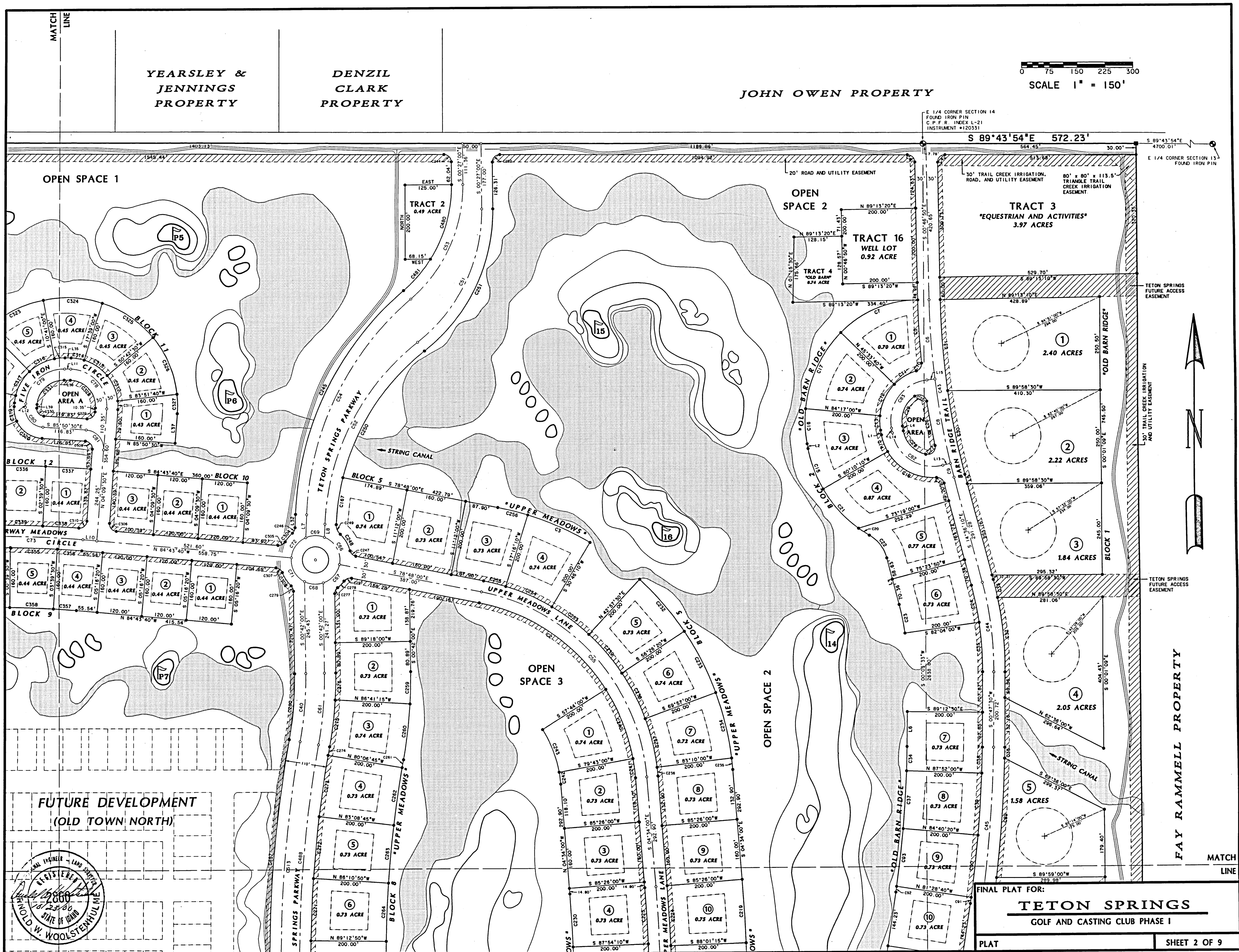


AW ENGINEERING P.O. BOX 139 VICTOR, IDAHO 83455 PROJECT 99 - 044 SURVEYED CLC/MRW JULY 1-15, 1999 DRAWN NLC MAY 16, 2000 TSPR-MST.DAT TSPR-2FI.GCD

Teton Springs Golf &
Casting Club Phase 1

Sec. 13, 14, 23, 24 1/4
Twn. 3N, Rng. 45

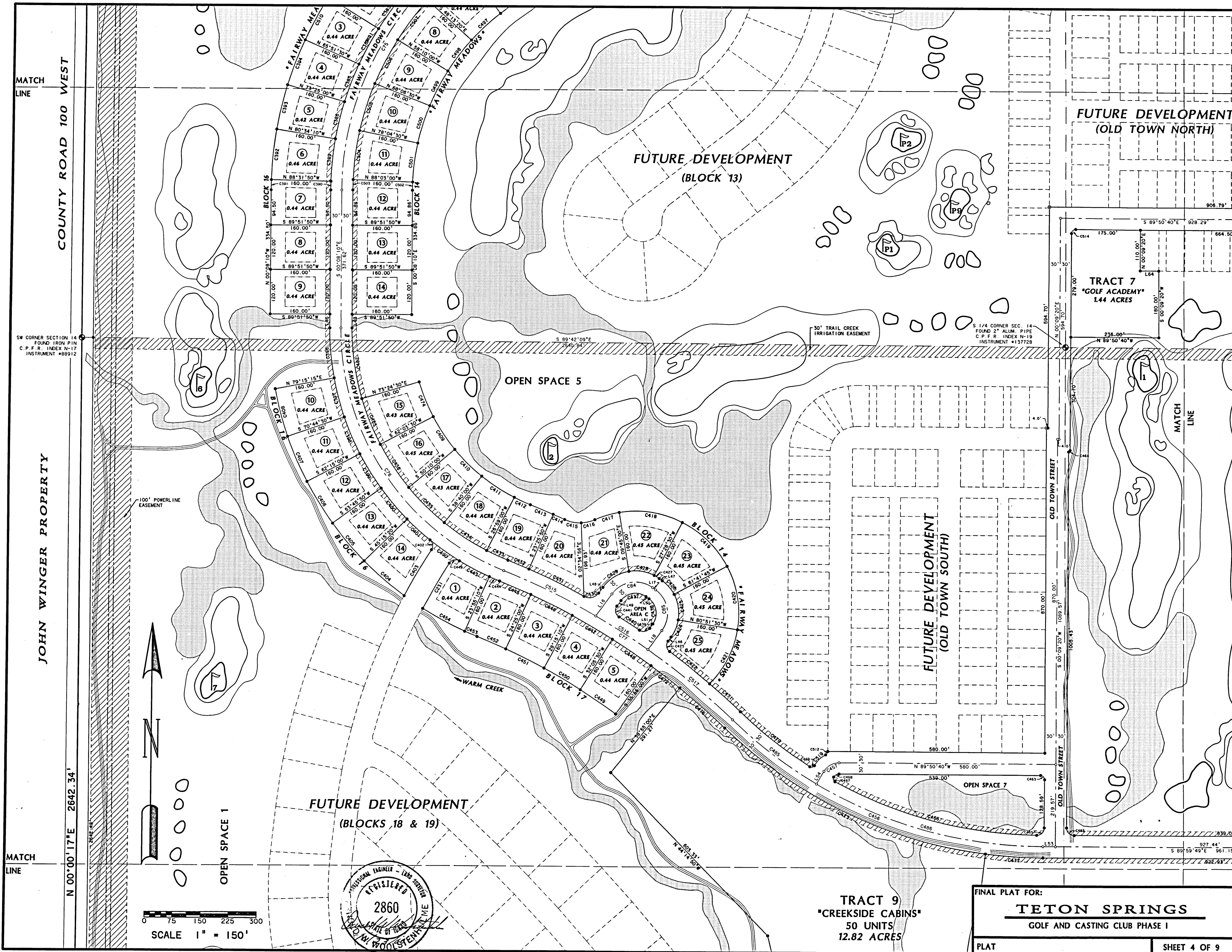
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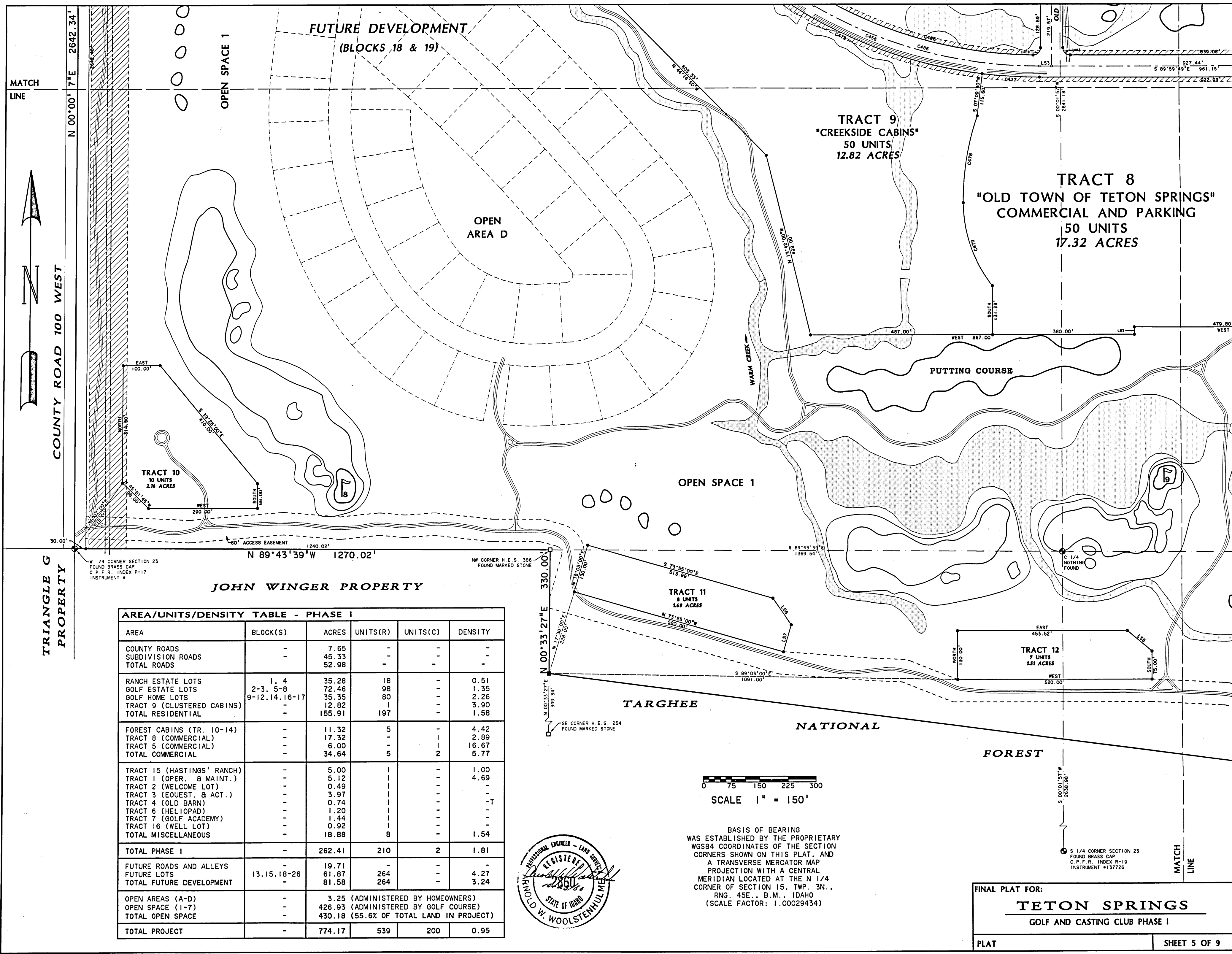


Teton Springs
Phase 1

141372
2 of 9

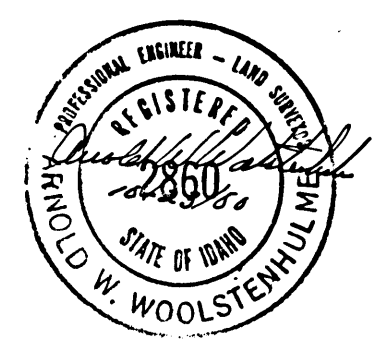






JOHN WINGER PROPERTY

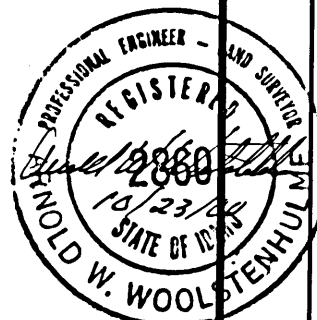
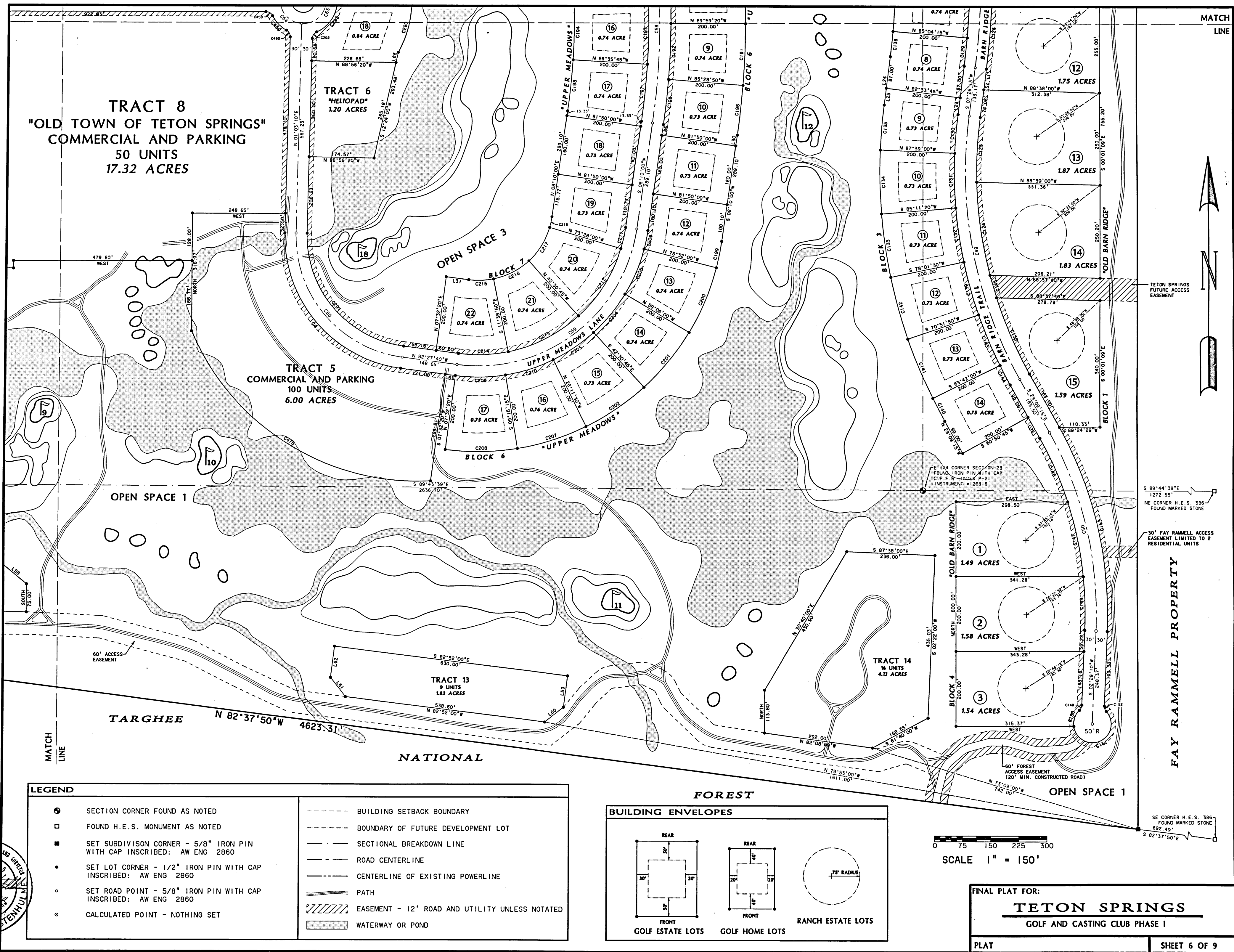
AREA/UNITS/DENSITY TABLE - PHASE I					
AREA	BLOCK(S)	ACRES	UNITS(R)	UNITS(C)	DENSITY
COUNTY ROADS	-	7.65	-	-	-
SUBDIVISION ROADS	-	45.33	-	-	-
TOTAL ROADS	-	52.98	-	-	-
RANCH ESTATE LOTS	1, 4	35.28	18	-	0.51
GOLF ESTATE LOTS	2-3, 5-8	72.46	98	-	1.35
GOLF HOME LOTS	9-12, 14, 16-17	35.35	80	-	2.26
TRACT 9 (CLUSTERED CABINS)	-	12.82	1	-	3.90
TOTAL RESIDENTIAL	-	155.91	197	-	1.58
FOREST CABINS (TR. 10-14)	-	11.32	5	-	4.42
TRACT 8 (COMMERCIAL)	-	17.32	-	1	2.89
TRACT 5 (COMMERCIAL)	-	6.00	-	1	16.67
TOTAL COMMERCIAL	-	34.64	5	2	5.77
TRACT 15 (HASTINGS' RANCH)	-	5.00	1	-	1.00
TRACT 1 (OPER. & MAINT.)	-	5.12	-	-	4.69
TRACT 2 (WELCOME LOT)	-	0.49	-	-	-
TRACT 3 (EQUEST. & ACT.)	-	3.97	-	-	-
TRACT 4 (OLD BARN)	-	0.74	-	-	-
TRACT 6 (HELIOPAD)	-	1.20	-	-	-
TRACT 7 (GOLF ACADEMY)	-	1.44	-	-	-
TRACT 16 (WELL LOT)	-	0.92	-	-	-
TOTAL MISCELLANEOUS	-	18.88	8	-	1.54
TOTAL PHASE I	-	262.41	210	2	1.81
FUTURE ROADS AND ALLEYS	-	19.71	-	-	-
FUTURE LOTS	13, 15, 18-26	61.87	264	-	4.27
TOTAL FUTURE DEVELOPMENT	-	81.58	264	-	3.24
OPEN AREAS (A-D)	-	3.25	(ADMINISTERED BY HOMEOWNERS)	-	-
OPEN SPACE (I-7)	-	426.93	(ADMINISTERED BY GOLF COURSE)	-	-
TOTAL OPEN SPACE	-	430.18	(55.6% OF TOTAL LAND IN PROJECT)	-	-
TOTAL PROJECT	-	774.17	539	200	0.95



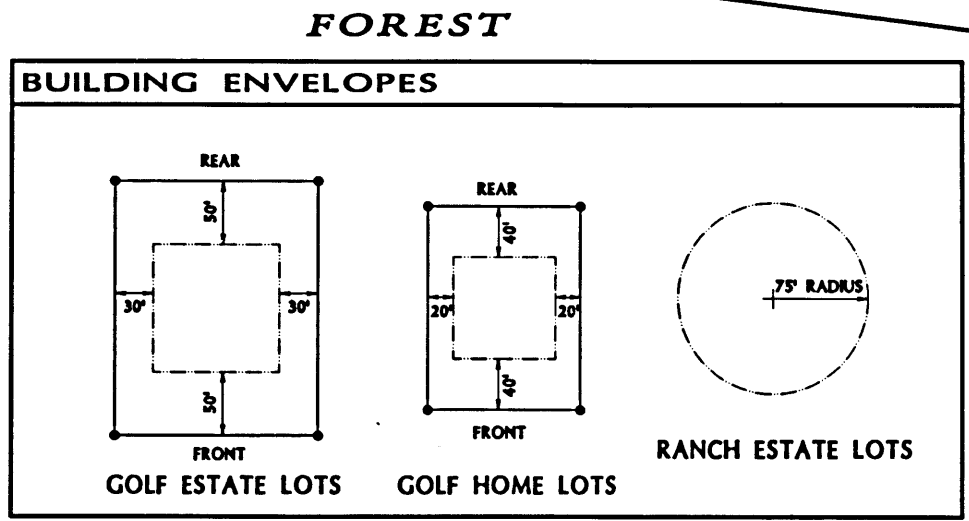
BASIS OF BEARING
WAS ESTABLISHED BY THE PROPRIETARY
WGS84 COORDINATES OF THE SECTION
CORNERS SHOWN ON THIS PLAT, AND
A TRANSVERSE MERCATOR MAP
PROJECTION WITH A CENTRAL
MERIDIAN LOCATED AT THE N 1/4
CORNER OF SECTION 15, TWP. 3N.,
RNG. 45E., B.M., IDAHO
(SCALE FACTOR: 1.00029434)

FINAL PLAT FOR:
TETON SPRINGS
GOLF AND CASTING CLUB PHASE I

PLAT SHEET 5 OF 9

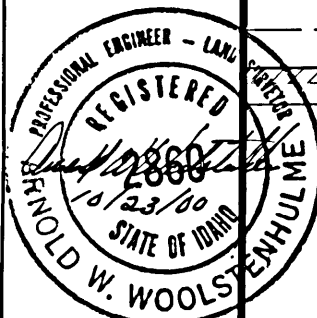


LEGEND	
●	SECTION CORNER FOUND AS NOTED
□	FOUND H.E.S. MONUMENT AS NOTED
■	SET SUBDIVISION CORNER - 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
•	SET LOT CORNER - 1/2" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
○	SET ROAD POINT - 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
•	CALCULATED POINT - NOTHING SET
---	BUILDING SETBACK BOUNDARY
---	BOUNDARY OF FUTURE DEVELOPMENT LOT
---	SECTIONAL BREAKDOWN LINE
---	ROAD CENTERLINE
---	CENTERLINE OF EXISTING POWERLINE
---	PATH
---	EASEMENT - 12' ROAD AND UTILITY UNLESS NOTATED
---	WATERWAY OR POND



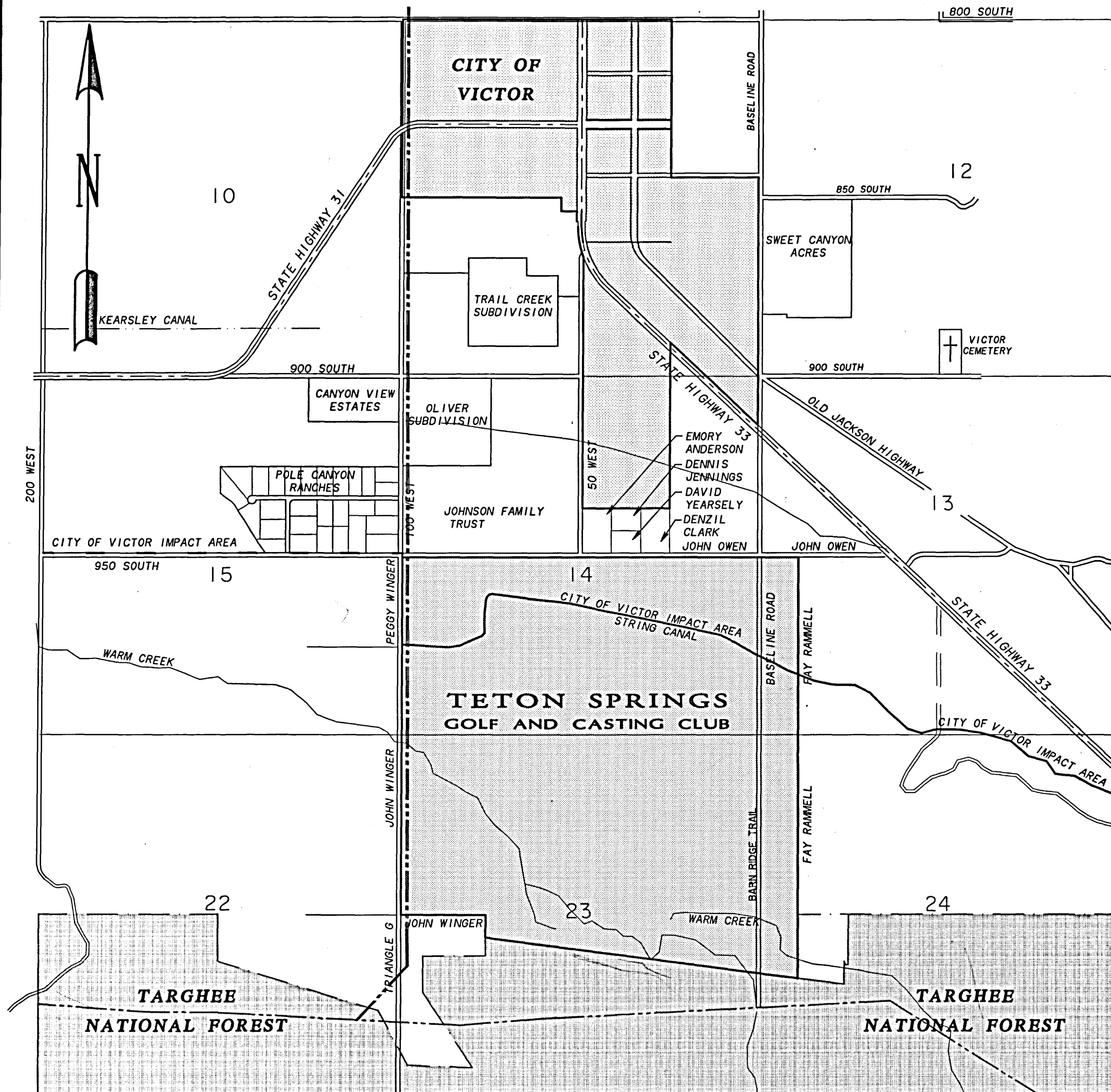
SCALE 1" = 150'

FINAL PLAT FOR:
TETON SPRINGS
GOLF AND CASTING CLUB PHASE 1
PLAT SHEET 6 OF 9



CURVE DATA TABLE

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING	CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
C 1	131°00'00"	3500.00'	402.32'	402.32'	803.04'	S 02°01'15"W	C146	11°01'45"	970.00'	93.65'	186.72'	186.43'	S 23°38'23"E
C 2	46°32'00"	520.00'	223.59'	422.32'	410.81'	S 55°32'00"E	C147	12°06'12"	970.00'	102.84'	204.00'	204.52'	S 17°04'24"E
C 3	46°32'00"	780.00'	92.32'	183.78'	183.36'	S 05°58'50"E	C148	08°30'28"	970.00'	72.15'	144.24'	143.90'	S 01°46'00"E
C 4	83°30'00"	360.00'	321.39'	524.73'	479.50'	S 04°42'15"E	C149	08°30'28"	970.00'	72.15'	144.24'	143.90'	S 01°46'00"E
C 5	04°47'44"	2000.00'	169.88'	169.88'	333.43'	S 03°10'43"E	C150	54°18'15"	50.00'	25.83'	47.68'	45.89'	S 19°35'03"E
C 6	08°07'00"	2000.00'	107.00'	213.70'	213.70'	S 03°50'35"E	C151	21°11'45"	50.00'	-1.00'	186.92'	186.43'	S 23°38'23"E
C 7	45°59'19"	288.63'	121.49'	229.99'	223.95'	S 07°15'00"E	C152	44°24'55"	20.00'	8.16'	15.50'	15.12'	S 19°35'03"E
C 8	06°35'32"	2000.00'	115.18'	229.98'	229.98'	S 01°12'06"E	C153	31°38'25"	20.00'	8.16'	15.50'	15.12'	S 19°35'03"E
C 9	01°06'18"	2000.00'	19.29'	38.57'	38.57'	S 01°12'06"E	C154	14°03'01"E	354.50'	568.79'	187.11'	184.95'	S 19°35'03"E
C 10	78°30'00"	140.00'	35.68'	69.87'	69.15'	S 58°44'11"W	C155	09°14'16"	3530.00'	19.74'	31.15'	28.10'	S 38°14'52"W
C 11	11°11'11"	140.00'	49.20'	94.62'	92.83'	S 25°04'40"W	C156	00°46'16"	3530.00'	23.75'	47.51'	47.51'	S 05°58'08"E
C 12	38°43'20"	140.00'	19.57'	38.89'	38.77'	S 02°14'30"E	C157	02°31'40"	3530.00'	77.88'	155.74'	155.74'	S 04°42'15"E
C 13	15°55'00"	140.00'	24.22'	47.73'	47.73'	S 20°00'50"E	C158	02°31'40"	3470.00'	82.36'	164.70'	164.68'	S 04°42'15"E
C 14	19°37'50"	140.00'	58.82'	116.49'	115.92'	S 20°00'55"W	C159	02°31'40"	3270.00'	77.62'	155.20'	155.19'	S 04°42'15"E
C 15	15°55'00"	340.00'	47.53'	94.45'	94.15'	S 02°14'30"E	C160	02°31'40"	3470.00'	38.11'	76.21'	76.21'	S 05°58'08"E
C 16	38°43'20"	340.00'	119.47'	229.78'	225.43'	S 25°04'40"E	C161	01°15'30"	3470.00'	38.05'	77.89'	77.89'	S 07°57'55"E
C 17	08°30'00"	140.00'	86.81'	155.41'	147.55'	S 01°12'06"E	C162	01°17'10"	3470.00'	36.70'	73.40'	73.40'	S 07°57'55"E
C 18	08°30'00"	140.00'	16.44'	27.52'	25.40'	S 04°01'02"E	C163	01°17'10"	3470.00'	36.70'	73.40'	73.40'	S 07°57'55"E
C 19	05°43'42"	340.00'	17.01'	33.99'	33.98'	S 58°45'44"W	C164	04°06'50"	2031.75'	72.97'	145.88'	145.85'	S 06°33'05"E
C 20	21°04'03"	340.00'	72.48'	142.82'	141.77'	S 41°51'51"W	C165	04°06'50"	2031.75'	72.97'	145.88'	145.85'	S 06°33'05"E
C 21	05°43'42"	340.00'	17.01'	33.99'	33.98'	S 58°45'44"W	C166	05°17'50"	1771.75'	81.96'	163.81'	163.75'	S 08°02'58"E
C 22	05°43'42"	340.00'	17.01'	33.99'	33.98'	S 58°45'44"W	C167	11°45'18"	3530.00'	19.20'	38.40'	38.40'	S 08°17'48"E
C 23	05°43'42"	340.00'	17.01'	33.99'	33.98'	S 58°45'44"W	C168	05°17'50"	1771.75'	81.96'	163.81'	163.75'	S 08°02'58"E
C 24	05°43'42"	340.00'	17.01'	33.99'	33.98'	S 58°45'44"W	C169	05°17'50"	1771.75'	81.96'	163.81'	163.75'	S 08°02'58"E
C 25	11°55'06"	20.00'	31.96'	40.47'	33.91'	S 66°27'17"E	C170	05°17'50"	1771.75'	81.96'	163.81'	163.75'	S 08°02'58"E
C 26	03°25'03"	2030.00'	60.56'	121.09'	121.07'	S 10°12'06"E	C171	06°31'53"	294.50'	61.82'	121.87'	121.00'	S 07°00'42"E
C 27	11°55'25"	20.00'	31.96'	40.46'	33.91'	S 46°03'02"E	C172	06°31'53"	294.50'	61.82'	121.87'	121.00'	S 07°00'42"E
C 28	05°47'13"	20.00'	31.96'	40.46'	33.91'	S 46°03'02"E	C173	05°29'10"	1571.75'	75.31'	150.50'	150.44'	S 00°34'05"E
C 29	05°47'13"	20.00'	31.96'	40.46'	33.91'	S 46°03'02"E	C174	05°29'10"	1571.75'	75.31'	150.50'	150.44'	S 00°34'05"E
C 30	06°40'34"	1970.00'	114.90'	229.55'	229.42'	S 11°15'53"W	C175	05°29'10"	1571.75'	75.31'	150.50'	150.44'	S 00°34'05"E
C 31	07°09'46"	1970.00'	123.01'	245.70'	245.54'	S 04°21'13"W	C176	05°29'10"	1571.75'	75.31'	150.50'	150.44'	S 00°34'05"E
C 32	12°21'12"	930.00'	100.65'	200.51'	200.12'	S 13°04'58"W	C177	05°29'10"	1571.75'	75.31'	150.50'	150.44'	S 00°34'05"E
C 33	01°20'50"	2970.00'	34.78'	69.55'	69.55'	S 01°27'45"W	C178	04°44'50"	1831.75'	75.93'	151.77'	151.73'	S 02°07'15"W
C 34	01°20'50"	2970.00'	34.78'	69.55'	69.55'	S 01°27'45"W	C179	04°44'50"	1831.75'	75.93'	151.77'	151.73'	S 02°07'15"W
C 35	08°43'30"	870.00'	66.37'	132.48'	132.36'	S 03°34'15"E	C180	02°14'30"	1831.75'	75.93'	151.77'	151.73'	S 02°07'15"W
C 36	00°33'01"	3030.00'	14.55'	29.10'	29.10'	S 01°04'01"E	C181	04°44'50"	1831.75'	75.93'	151.77'	151.73'	S 02°07'15"W
C 37	03°11'40"	2970.00'	77.24'	154.48'	154.42'	S 04°43'50"E	C182	04°44'50"	1831.75'	75.93'	151.77'	151.73'	S 02°07'15"W
C 38	01°20'50"	2970.00'	34.78'	69.55'	69.55'	S 01°27'45"W	C183	02°14'30"	1831.75'	75.93'	151.77'	151.73'	S 02°07'15"W
C 39	03°11'40"	2970.00'	77.24'	154.48'	154.42'	S 04°43'50"E	C184	02°14'30"	1831.75'	75.93'	151.77'	151.73'	S 02°07'15"W
C 40	11°00'30"	950.00'	91.54'	182.53'	182.24'	S 04°48'15"W	C185	00°18'30"	1874.80'	84.00'	168.00'	168.00'	S 07°05'15"E
C 41	08°52'44"	20.00'	19.61'	31.02'	28.01'	S 05°13'12"E	C186	00°18'30"	1874.80'	84.00'	168.00'	168.00'	S 07°05'15"E
C 42	01°02'56"	20.00'	20.37'	31.78'	28.54'	S 04°44'38"E	C187	00°18'30"	1874.80'	84.00'	168.00'	168.00'	S 07°05'15"E
C 43	13°40'20"	2000.00'	242.42'	482.49'	481.32'	S 07°41'30"E	C188	00°18'30"	1874.80'	84.00'	168.00'	168.00'	S 07°05'15"E
C 44	15°23'40"	900.00'	121.64'	241.82'	241.09'	S 06°54'20"E	C189	00°18'30"	1874.80'	84.00'	168.00'	168.00'	S 07°05'15"E
C 45	08°02'45"	3000.00'	210.99'	421.28'	420.93'	S 04°48'53"W	C190	00°18'30"	1874.80'	84.00'	168.00'	168.00'	S 07°05'15"E
C 46	07°27'55"	3000.00'	195.72'	390.88'	390.60'	S 05°06'11"E	C191	00°18'30"	1874.80'	84.00'	168.00'	168.00'	S 07°05'15"E
C 47	10°27'20"	1700.00'	100.54'	201.02'	200.54'	S 03°51'20"E	C192	00°18'30"	1874.80'	84.00'	168.00'	168.00'	S 07°05'15"E
C 48	16°31'11"	800.00'	281.32'	510.02'	510.22'	S 00°49'22"E	C193	05°10'15"	1874.80'	84.00'	168.00'	168.00'	S 07°05'15"E
C 49	36°35'30"	1150.00'	380.23'	734.44'	722.02'	S 10°51'30"W	C194	05°10'15"	1874.80'	84.00'	168.00'	168.00'	S 07°05'15"E
C 50	31°38'25"	1000.00'	283.35'	552.23'	545.24'	S 13°20'03"E	C195	03°38'50"	2134.80'	61.60'	123.16'	123.14'	S 00°49'08"E
C 51	52°22'45"	450.00'	211.39'	399.21'	399.21'	S 24°44'22"E	C196	03°38'50"	2134.80'	61.60'	123.16'	123.14'	S 00°49'08"E
C 52	45°55'00"	650.00'	301.42'	564.47'	564.40'	S 27°03'03"E	C197	04°45'45"	1874.80'	84.00'	168.00'	168.00'	S 07°05'15"E
C 53	45°55'00"	400.00'	188.22'	348.56'	347.64'	S 24°50'50"W	C198	04°45'45"	1874.80'	84.00'	168.00'	168.00'	S 07°05'15"E
C 54	47°18'20"	800.00'	350.39'	660.51'	660.51'	S 25°49'30"W	C199	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 55	74°14'00"	550.00'	416.21'	712.59'	663.78'	S 41°41'00"W	C200	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 56	11°44'43"	3500.00'	310.60'	716.23'	716.23'	S 01°12'06"E	C201	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 57	15°51'51"	1900.00'	250.81'	498.43'	498.43'	S 04°41'00"W	C202	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 58	15°24'30"	1904.80'	257.68'	512.25'	504.77'	S 02°07'45"W	C203	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 59	89°22'20"	430.00'	425.31'	870.73'	810.71'	S 52°51'10"W	C204	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 60	83°30'50"	330.00'	294.61'	481.01'	439.54'	S 04°42'15"E	C205	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 61	11°00'30"	1000.00'	192.13'	384.26'	384.26'	S 04°48'15"W	C206	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 62	21°08'10"	2000.00'	372.53'	736.63'	732.47'	S 02°55'15"E	C207	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 63	15°11'05"	2000.00'	165.76'	331.52'	331.52'	S 17°26'35"W	C208	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 64	85°58'03"	62.00'	57.78'	93.03'	84.54'	S 42°58'51"W	C209	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 65	47°53'38"	62.00'	27.54'	51.83'	50.33'	S 83°08'46"E	C210	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 66	79°18'15"	62.00'	57.78'	93.03'	84.54'	S 42°58'51"W	C211	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 67	60°09'12"	65.00'	37.64'	68.24'	65.15'	S 41°16'36"E	C212	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 68	45°24'17"	65.00'	27.19'	51.51'	50.17'	S 85°56'39"W	C213	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 69	45°15'47"	65.00'	27.19'	51.51'	50.17'	S 85°56'39"W	C214	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 70	21°08'10"	1950.00'	363.22'	718.21'	718.21'	S 02°55'15"E	C215	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 71	68°30'51"	44.22'	77.73'	138.18'	138.18'	S 28°50'05"E	C216	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 72	61°21'37"	65.00'	38.58'	69.61'	66.33'	S 35°57'09"E	C217	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 73	06°35'05"	2400.00'	138.08'	275.82'	275.67'	S 08°01'12"W	C218	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 74	29°54'05"	2400.00'	64.86'	125.51'	123.34'	S 73°44'12"W	C219	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 75	58°58'20"	800.00'	451.90'	826.71'	786.03'	S 02°55'15"E	C220	06°18'00"	660.00'	36.32'	72.57'	72.53'	S 01°12'06"E
C 76	68												



VICINITY MAP
1" = 1500'

COMMISSIONERS' CERTIFICATE

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

Brent Babin 11-13-00
CHAIRMAN, COUNTY COMMISSIONERS DATE

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

TREASURER'S CERTIFICATE

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

Brian C. Latta 5-25-2000
COUNTY TREASURER DATE

PLANNING AND ZONING APPROVAL

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

W. Moulton 6-12-000
CHAIRMAN, PLANNING AND ZONING DATE

ASSESSOR'S CERTIFICATE

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

Denny Thomas 5-25-00
COUNTY ASSESSOR DATE

WATER RIGHTS NOTES

TETON SPRINGS HAS WATER RIGHTS BY VIRTUE OF STRING CANAL, WARM CREEK, AND THE TRAIL CREEK IRRIGATION COMPANY, IDAHO DECREE. 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 TRAIL CREEK IRRIGATION COMPANY. THE IRRIGATION PIPELINES AND CANALS ARE BENEFITTED 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 COMPANIES OR USERS HAVE RIGHTS TO ACCESS AND MAINTAIN THEIR PIPELINES AND CANALS WHICH INCLUDE REPAIRS, VEGETATION REMOVAL, AND ALTERING WITHIN THEIR IRRIGATION EASEMENT AS ALLOWED BY IDAHO LAWS.

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.

May 13, 00
NAME DATE

TETON COUNTY FIRE MARSHALL

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

Barry P. Harris 6/14/2000
TETON COUNTY FIRE MARSHALL DATE

CITY OF VICTOR APPROVAL

PRESENTED TO THE CITY COUNCIL OF VICTOR, IDAHO, ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Don A. Thompson 6/14/00
MAYOR, CITY OF VICTOR, IDAHO DATE

ATTEST: Craig Sherman
CITY CLERK

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS AS DESCRIBED IN SECTIONS 50-1326-29, IDAHO CODE HAVE BEEN SATISFIED, AND THIS PLAT IS HEREBY APPROVED BY THE HEALTH DEPARTMENT FOR RECORDING. CONTINGENT UPON D.E. OBTAINING THE CENTRAL SEWER AND WATER PLANS TO BE SUBMITTED TO THE HEALTH DEPARTMENT.

24 May 00
DATE



OWNER'S CERTIFICATE

BE IT KNOWN THAT TETON SPRINGS GOLF & CASTING CLUB, LLC, HEREAFTER REFERRED TO AS "TETON SPRINGS," DID CAUSE THE P.U.D. SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED AND DO 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 TETON SPRINGS GOLF AND CASTING CLUB; THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD "950 SOUTH"; THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD TO BE FILED CONCURRENTLY WITH THIS PLAT; THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF SIGHT OR RECORD OR AS CAUSED BY THIS PLATTING; THAT BASELINE ROAD, SHOWN AS BARN RIDGE TRAIL, FROM "950 SOUTH" TO THE NATIONAL FOREST BOUNDARY, IS A PUBLIC ACCESS ROADWAY THAT WILL BE MAINTAINED BY TETON SPRINGS; THAT THE PATHS AROUND THE PERIMETER OF THE PROJECT ON THE WEST, NORTH, AND EAST SIDES WILL BE PUBLIC PATHS UNLESS DAMAGE, VANDALISM, OR OTHER TRESPASSES NECESSITATE THEIR CLOSURE TO THE GENERAL PUBLIC. SAID CLOSURE WILL BE BY A MUTUAL AGREEMENT BETWEEN THE BOARD OF TETON COUNTY COMMISSIONERS AND TETON SPRINGS. ALL OTHER ROADS AND PATHS WITHIN THE SUBDIVISION WILL BE PRIVATE PATHS FOR THE USE AND ENJOYMENT OF THE TETON SPRINGS RESIDENTS AND MEMBERS, INCLUDING THOSE TO WHOM TETON SPRINGS HAVE GRANTED A RIGHT OF USE; THAT THE PRIVATE 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 TETON SPRINGS TO PROVIDE ALL MAINTENANCE, SNOW REMOVAL AND OTHER JURISDICTIONAL DUTIES; THAT TETON SPRINGS WILL BE RESPONSIBLE FOR THE COORDINATION OF WATER IN THE STRING CANAL SYSTEM WITH THE STATE WATER MASTER AND TRAIL CREEK SPRINKLER IRRIGATION COMPANY IN REFERENCE TO EXISTING WATER ON THE PROPERTY AND WATER USE; THAT TETON SPRINGS ACKNOWLEDGES THE RIGHT OF THE TRAIL CREEK SPRINKLER IRRIGATION COMPANY TO ACCESS THEIR EASEMENTS, TRUNKLINES AND CONTROL VALVES LOCATED WITHIN THE PERIMETERS OF SAID SUBDIVISION; THAT ALL LANDSCAPE MAINTENANCE WILL BE PERFORMED BY TETON SPRINGS UNTIL SUCH TIME AS A HOMEOWNERS' ASSOCIATION IS FORMED, AT WHICH TIME SAID HOMEOWNERS' ASSOCIATION WILL ASSUME RESPONSIBILITY FOR SAID LANDSCAPE MAINTENANCE WITHIN THE SUBDIVISION; THAT EASEMENTS AND OPEN AREA AS PLATTED ARE DEDICATED FOR THE TETON SPRINGS GOLF & CASTING CLUB GOLF COURSE, PONDS, PATHS, SEWER, WATER, ELECTRICAL POWER LINES AND ALL UTILITIES AS REQUIRED FOR THE COMPLETION OF SAID SUBDIVISION; THAT OPEN SPACE AND AREAS OUTSIDE BUILDING ENVELOPES 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. OPEN AREA A-D ARE TO BE ADMINISTERED BY THE HOMEOWNERS' ASSOCIATION UPON ITS FORMATION. OPEN SPACE I-7 ARE TO BE ADMINISTERED BY TETON SPRINGS GOLF AND CASTING CLUB, L.L.C.

DESCRIPTION OF LANDS BEING DIVIDED:

TETON SPRINGS GOLF & CASTING CLUB IS LOCATED IN THE S 1/2 OF SECTION 14; THE N 1/2 OF SECTION 23; THE WESTERN 572.23 FEET OF THE S 1/2 OF SECTION 13 AND N 1/2 OF SECTION 24 AND THE WESTERN 4578.5 FEET OF HES 386, ALL LOCATED IN TOWNSHIP 13N, RANGE 45 E, B.M. TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 23, A U.S.F.S. 3 INCH BRASS CAP AND RUNNING N 0 00'17"E, 2642.34 FT. ALONG THE WEST SECTION LINE OF SECTION 23 TO THE SECTION CORNER; THENCE N 0 00'07"E, 2642.79 FT. ALONG THE WEST SECTION LINE OF SECTION 13 TO THE NORTHWEST CORNER OF THE S 1/2 OF SECTION 13; THENCE S 89 39'34"E, 5277.41 FT. TO THE EAST QUARTER SECTION CORNER; THENCE N 89 43'54"E, 572.23 FT. ALONG THE N 1/2 OF SAID SECTION 13 TO A POINT; THENCE S 0 01'09"E, 6180.11 FT. TO A POINT ON THE SOUTH LINE OF HES 386; THENCE N 82 37'50"W, 4623.31 FT. TO THE SW CORNER OF HES 386; THENCE N 0 33'27"E, 330.00 FT. TO THE NORTHWEST CORNER OF HES 386; THENCE N 89 43'39"W, 1270.02 FT. ALONG THE SOUTH SIDE OF THE S 1/2 OF SAID SECTION 23 TO THE POINT OF BEGINNING.

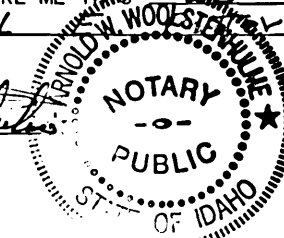
CONTAINS 774.17 ACRES MORE OR LESS.

Arnold W. Woolstenhulme
MANAGING MEMBER, TETON SPRINGS GOLF AND CASTING CLUB, LLC

STATE OF IDAHO)
COUNTY OF Teton) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF MAY, 2000 BY MICHAEL
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Arnold W. Woolstenhulme
MY COMMISSION EXPIRES: 6/18/2004



SURVEYOR'S CERTIFICATE

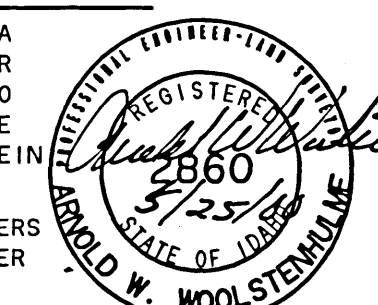
I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

THE IRON PINS MONUMENTING LOT CORNERS AND ROAD POINTS WILL BE SET NO LATER THAN NOVEMBER 31, 2000.

STATE OF IDAHO)
COUNTY OF Teton) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF MAY, 2000 BY Arnold W. Woolstenhulme
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Emil Craig Sherman
MY COMMISSION EXPIRES: 4/13/2006



FINAL PLAT FOR:
TETON SPRINGS
GOLF AND CASTING CLUB PHASE I
VICINITY MAP / CERTIFICATES / NOTES SHEET 9 OF 9