



RECEIVED
BY: K. Rader
DATE: 5-12-2016

NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

SUBDIVISION/PLANNED UNIT DEVELOPMENT AMENDMENT APPLICATION

Upon receipt of the required materials the planning staff shall stamp the application received and prepare a staff report. It is recommended that the Applicant review Title 9 of the Teton County Code prior to submittal. This Title along with application materials are located on the County website at www.tetoncountyidaho.gov. The planning staff is also available to discuss applications and answer questions prior to receiving an application.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: TR GOLF

Applicant: BRUCE HOLLIS E-mail: hollisb@mxu.edu

Phone: (843) 406-5781 Mailing Address: 1732 CANYON OAKS DR.

City: Mt. PLEASANT State: SC Zip Code: 29464

Engineering Firm: N/A Contact Person: DEREK Phone: (208) 709-8008

Address: _____ E-mail: _____

Location and Zoning District:

Address: TETON RESERVE Parcel Number: _____

Section: _____ Township: _____ Range: _____ Total Acreage: _____

Proposed Units/ Lots: _____ Current Units/Lots: _____

Code Approved Under: _____

- | | | | |
|-------------------------------------|--|--------------------------|-------------------------------|
| <input type="checkbox"/> | FEES (pursuant to current fee schedule) \$1700 + \$200 Survey Review Fee | <input type="checkbox"/> | Affidavit of Legal Interest |
| <input type="checkbox"/> | Insignificant | <input type="checkbox"/> | Engineer/Surveyor review cost |
| <input type="checkbox"/> | Substantial Increase Scale/Impacts | <input type="checkbox"/> | Taxes Current |
| <input checked="" type="checkbox"/> | Substantial Decrease Scale/Impacts | | |

Fees are non-refundable.

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Board of County Commissioners public hearing.

• Applicant Signature: [Signature] Date: 5-11-16

I, the undersigned, am the owner of the referenced property and do hereby give my permission to DEREK HARRIS to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: [Signature] Date: 5-11-16
Bruce W. Helly

SECTION II: ADMINISTRATOR DETERMINATION

The Planning Administrator has reviewed the amended plat and/or recorded documents and proposals in accordance with Teton County Subdivision Ordinances Title 9, Chapter 7. The Planning Administrator has determined the changes are:

- () Insignificant: The application will be reviewed administratively and approved, approved with conditions or denied. The plat or recorded documents for a subdivision or Planned Unit Development, including the proposed changes, shall comply with all applicable criteria and standards of the county regulations, conditions of approval established in the previous approval, and the development agreement approved as part of the previous approval.
- () Substantial Changes – Increase Scale, Impact: The application will be reviewed under any applicable current ordinances and a staff report prepared and sent to the Planning and Zoning Commission for preliminary review and noticed as a public hearing at their next available regularly scheduled meeting. Substantial changes will require amended CCR's and Development Agreement and may or may not require additional studies or application materials. After a hearing before the Planning and Zoning Commission, the Commission shall recommend to the Board of County Commissioners approval, approval with conditions or denial of the amended plat and/or recorded documents. A public hearing before the Board of County Commissioner for the final review will then be scheduled and the Board will approve, approve with conditions, or deny the amended plat and/or recorded documents.
- () Substantial Changes – Decrease Scale, Impact: The application will be reviewed under the code of original approval and a staff report prepared and sent to the Planning and Zoning Commission for concept review and noticed as a public hearing at their next available regularly scheduled meeting. Substantial changes will require amended CCR's and Development Agreement. No additional studies or application fees will be required. After a hearing before the Planning and Zoning Commission, the Commission shall recommend to the Board of County Commissioners approval, approval with conditions or denial of the amended plat and/or recorded documents. A public hearing before the Board of County Commissioner for the final review will then be scheduled and the Board will approve, approve with conditions, or deny the amended plat and/or recorded documents.

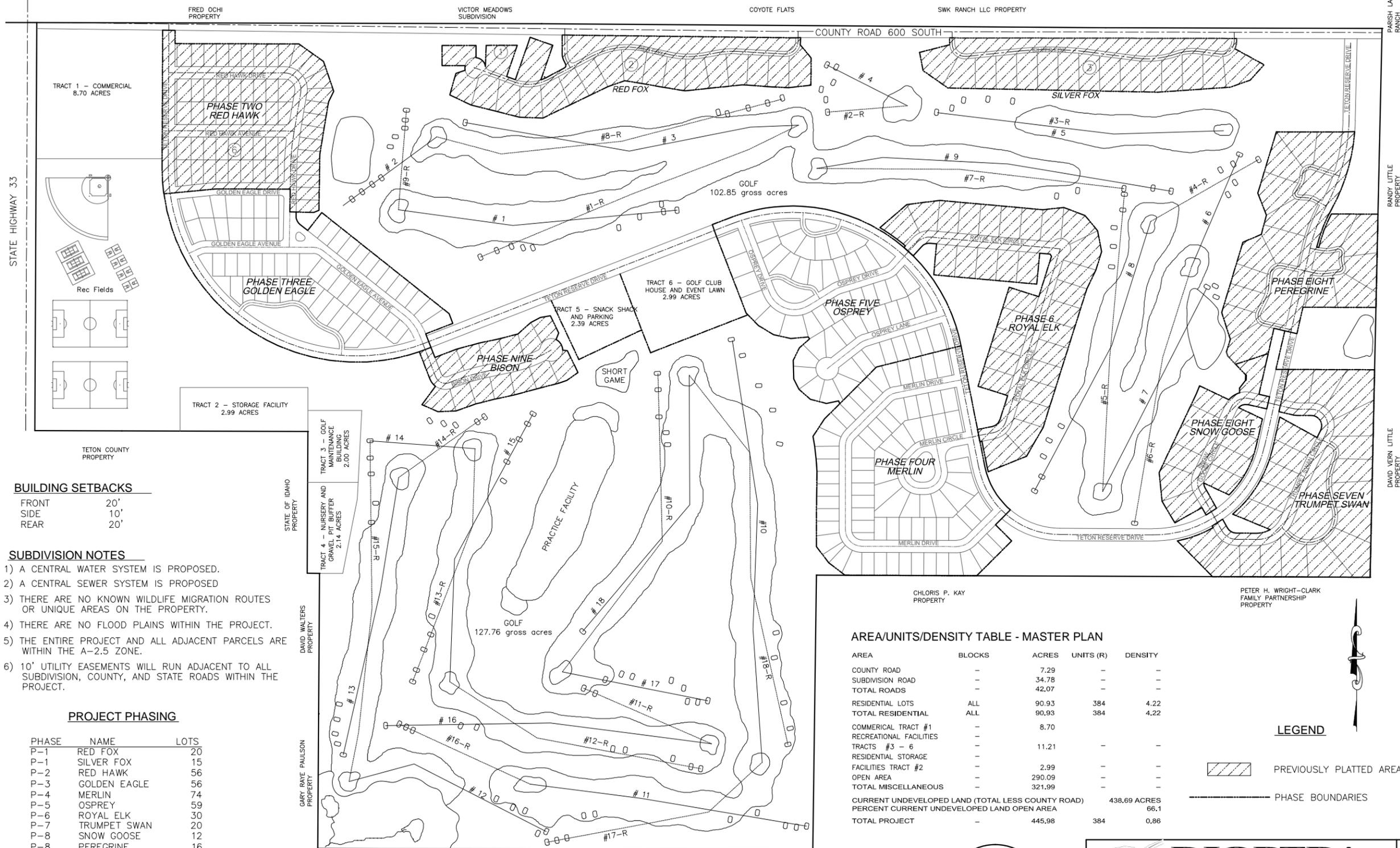
SECTION III: ITEMS REQUIRED ON THE AMENDED PLAT OR IN AMENDED RECORDED DOCUMENTS

1. Narrative explaining the changes that are being proposed.
2. Plat, if applicable, is labeled correctly as "Amended Final Plat".
Recorded documents, if applicable, are labeled as "Amended"
3. Itemize briefly the amendments on the original plat and/or recorded documents and the amended plat and/or recorded documents.
4. The following items may also be required, as applicable:
 - Letter of Credit or Bond for financial guarantee of public improvements
 - Engineers cost of public improvements
 - Three (3) Sets of "Final Stamped" construction drawings for public improvements
 - Final approval letter from Eastern Idaho Public Health
 - Final approval letter from Teton County Fire District
 - Acceptance letter from city for sewer hookup from the providing community, if applicable

TETON RESERVE

PLANNED UNIT DEVELOPMENT – AMENDED MASTER PLAN / PHASE MAP

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO



BUILDING SETBACKS

FRONT	20'
SIDE	10'
REAR	20'

- SUBDIVISION NOTES**
- 1) A CENTRAL WATER SYSTEM IS PROPOSED.
 - 2) A CENTRAL SEWER SYSTEM IS PROPOSED
 - 3) THERE ARE NO KNOWN WILDLIFE MIGRATION ROUTES OR UNIQUE AREAS ON THE PROPERTY.
 - 4) THERE ARE NO FLOOD PLAINS WITHIN THE PROJECT.
 - 5) THE ENTIRE PROJECT AND ALL ADJACENT PARCELS ARE WITHIN THE A-2.5 ZONE.
 - 6) 10' UTILITY EASEMENTS WILL RUN ADJACENT TO ALL SUBDIVISION, COUNTY, AND STATE ROADS WITHIN THE PROJECT.

PROJECT PHASING

PHASE	NAME	LOTS
P-1	RED FOX	20
P-1	SILVER FOX	15
P-2	RED HAWK	56
P-3	GOLDEN EAGLE	56
P-4	MERLIN	74
P-5	OSPREY	59
P-6	ROYAL ELK	30
P-7	TRUMPET SWAN	20
P-8	SNOW GOOSE	12
P-8	PEREGRINE	16
P-9	BISON	26
TOTAL		384

NOTE:

1. THE PURPOSE OF THIS AMENDED MASTER PLAN IS TO REFLECT THE CHANGE IN USE ON LOTS 1 AND 2, BLOCK 1, LOT 4 BLOCK 2 AND TRACT 5. LOT 1 IS DESIGNATED AS THE CURRENT GOLF CLUBHOUSE, LOT 2 IS DESIGNATED AS THE CLUBHOUSE PARKING AND LOT 4 IS DESIGNATED AS THE EVENTS LAWN. TRACT 5 IS DESIGNATED AS A SNACK SHACK AND PARKING AREA.
2. TRACTS 5 AND 6 AS SHOWN ON THE ORIGINAL MASTER PLAN WILL REMAIN AS FUTURE GOLF CLUBHOUSE AND PARKING.
3. REFER TO THE RECORDED PLATS FOR BEARINGS AND DISTANCES ON ALL AREAS SHOWN AS BEING PREVIOUSLY PLATTED.

AREA/UNITS/DENSITY TABLE - MASTER PLAN

AREA	BLOCKS	ACRES	UNITS (R)	DENSITY
COUNTY ROAD	-	7.29	-	-
SUBDIVISION ROAD	-	34.78	-	-
TOTAL ROADS	-	42.07	-	-
RESIDENTIAL LOTS	ALL	90.93	384	4.22
TOTAL RESIDENTIAL	ALL	90.93	384	4.22
COMMERCIAL TRACT #1	-	8.70	-	-
RECREATIONAL FACILITIES	-	-	-	-
TRACTS #3 - 6	-	11.21	-	-
RESIDENTIAL STORAGE	-	-	-	-
FACILITIES TRACT #2	-	2.99	-	-
OPEN AREA	-	290.09	-	-
TOTAL MISCELLANEOUS	-	321.99	-	-
CURRENT UNDEVELOPED LAND (TOTAL LESS COUNTY ROAD)	-	-	438.69 ACRES	-
PERCENT CURRENT UNDEVELOPED LAND OPEN AREA	-	-	-	66.1
TOTAL PROJECT	-	445.98	384	0.86

LEGEND

- PREVIOUSLY PLATTED AREAS
- PHASE BOUNDARIES



DIOPTRA
A Company of Geomatics Professionals
4737 Afton Place, Suite B, Chubbuck, ID. 83202 Ph:208-237-7373
www.dioptrageomatics.com

Teton Reserve	
Drawn By: SKW	Scale: 1"=300'
Date: 05-18-16	Project: 16034

TETON RESERVE
PLANNED UNIT DEVELOPMENT – AMENDED MASTER PLAN / PHASE MAP

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
 IN TETON COUNTY, IDAHO

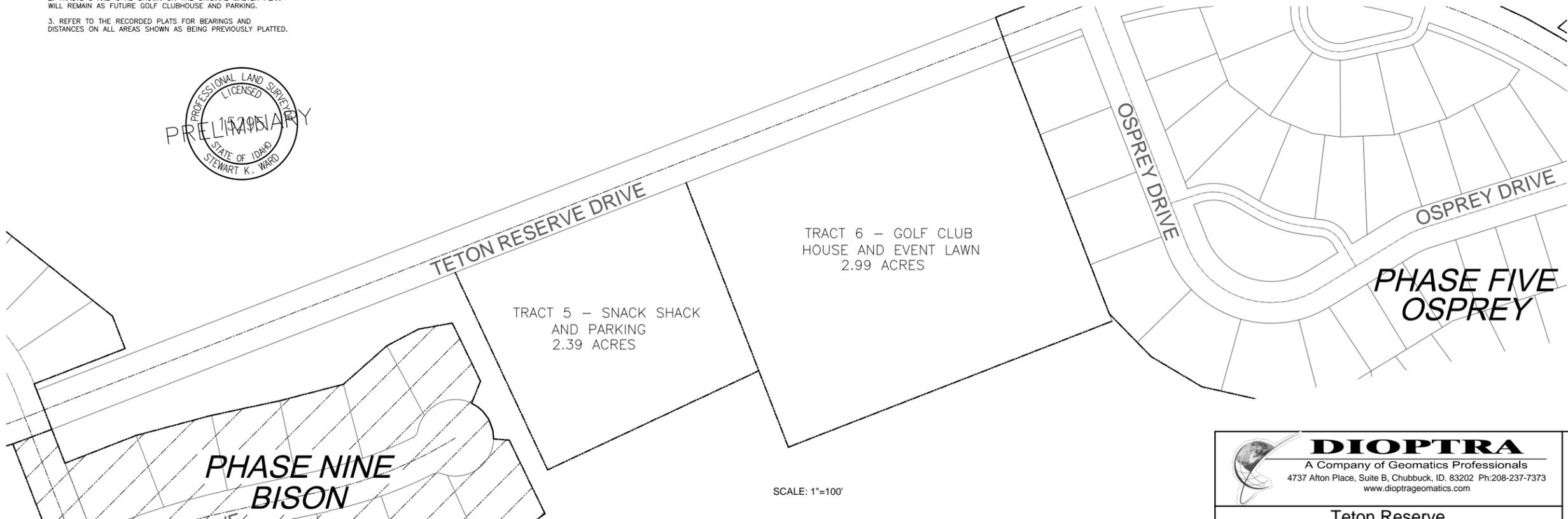
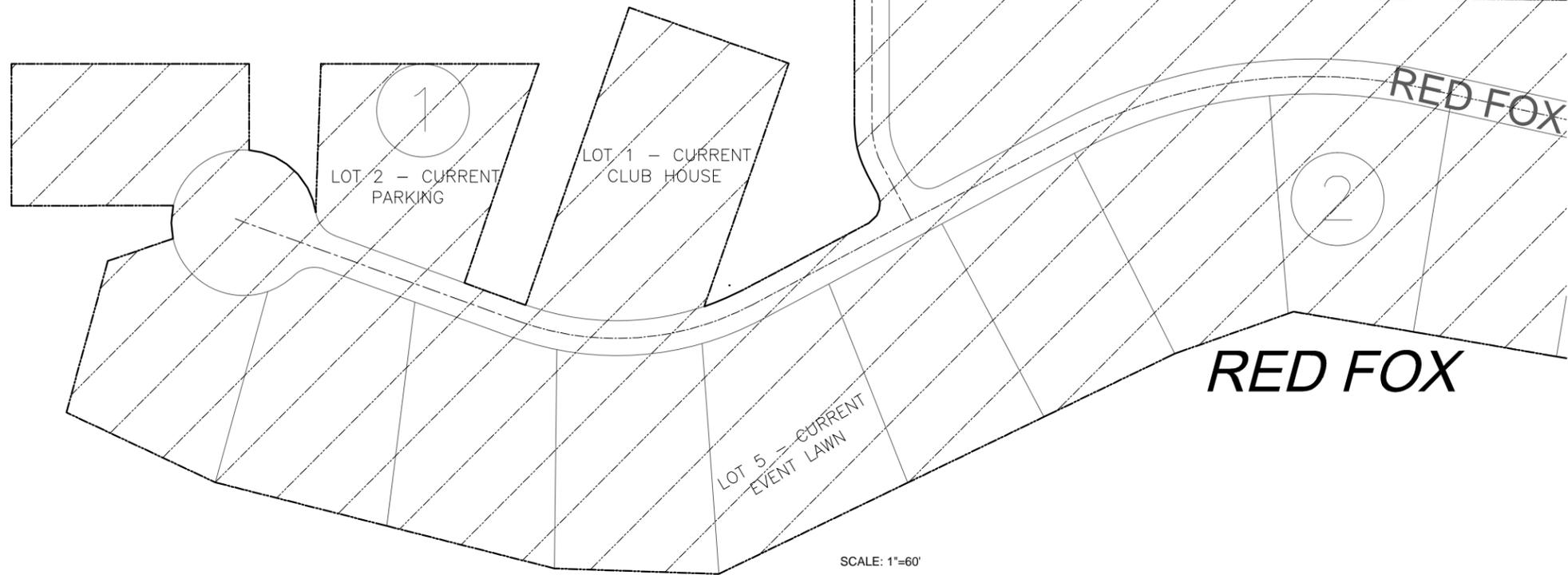


LEGEND

- PREVIOUSLY PLATTED AREAS
- PHASE BOUNDARIES

NOTE:

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**PHASE NINE
 BISON**

DIOPTRA A Company of Geomatics Professionals 4737 Afton Place, Suite B, Chubbuck, ID. 83202 Ph:208-237-7373 www.dioptrageomatics.com	
Teton Reserve	
Drawn By: SKW	Scale: 1"=300'
Date: 10-12-16	Project: 16034

TETON RESERVE PLANNED UNIT DEVELOPMENT – AMENDED MASTER PLAN / PHASE MAP

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO

OWNERS CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS;
 THAT THE NAME OF THE SUBDIVISION SHALL BE TETON RESERVE;
 THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 600 SOUTH;
 THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT;
 THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF SIGHT OR RECORD AND AS DEDICATED BY THIS PLAT;
 THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM STATED IN IDAHO CODE SECTION 22-4500 AND DOES RECOGNIZE THE NEIGHBORING LAND RIGHTS UNDER THIS LAW;
 THAT ALL ROADS WILL BE CONSIDERED PRIVATE ROADS FOR MAINTENANCE, GRADING, SNOW CLEARING, AND RIGHT OF ACCESS TO THE SUBDIVISION.
 THAT THE OWNER/DEVELOPER OF THE PROJECT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND SNOW CLEARING OF ALL ROADS UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID MAINTENANCE AND SNOW CLEARING;
 THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE USE OF ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES, AND OTHER UTILITIES AS APPROVED BY THE HOMEOWNERS' ASSOCIATION;
 THAT THE OWNER/DEVELOPER WILL MAINTAIN ALL LANDSCAPING ACCORDING TO THE FINAL LANDSCAPING PLAN SUBMITTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID LANDSCAPING MAINTENANCE.

DESCRIPTION OF LAND BEING DIVIDED;

A PART OF SECTIONS 35 AND 36, TOWNSHIP 4 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36 AND RUNNING THENCE S 89°35'13" E 2725.88 FEET ALONG THE NORTH LINE OF SAID SECTION 36 TO THE NORTH 1/4 CORNER OF SAID SECTION 36, THENCE S 89°52'43" E 1335.76 ALONG THE NORTH LINE OF SAID SECTION 36 TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, THENCE S 01°15'28" W 2845.87 FEET ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36, THENCE N 89°46'49" W 2675.08 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 36 TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, THENCE S 00°44'48" W 1326.50 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 36, THENCE N 89°48'13" W 1056.00 FEET ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 TO A POINT, THENCE N 00°20'41" E 1325.96 FEET TO A POINT, THENCE N 89°48'54" W 59.44 FEET TO A POINT, THENCE N 00°16'08" E 683.40 FEET TO A POINT, THENCE N 89°48'54" W 1318.36 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33, THENCE N 00°16'08" E 1966.58 FEET ALONG THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33 TO A POINT ON THE NORTHERN SECTION LINE OF SAID SECTION 35, THENCE S 89°52'13" E 2437.31 FEET ALONG THE NORTHERN SECTION LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING.

CONTAINS 445.96 ACRES, MORE OR LESS

STATE OF IDAHO)
) SS
 COUNTY OF TETON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____
 WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

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.

CHAIRMAN, PLANNING AND ZONING _____ DATE _____

ASSESSOR'S CERTIFICATE

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

COUNTY ASSESSOR _____ DATE _____

RECORDER'S CERTIFICATE

STATE OF IDAHO)
) SS
 COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 200____, AT _____.

AT THE REQUEST OF _____

INSTRUMENT NUMBER _____

TREASURER'S CERTIFICATE

PRESENTED TO THE TETON COUNTY TREASURER WHO HEREBY CERTIFIES THAT ALL TAXES HAVE BEEN PAID ON THE SHOWN TRACT OF LAND ON THIS PLAT AND ARE CURRENT.

COUNTY TREASURER _____ DATE _____

COMMISSIONERS' CERTIFICATE

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

CHAIRMAN, COUNTY COMMISSIONERS _____ DATE _____

COUNTY FIRE MARSHAL CERTIFICATE

PRESENTED TO THE TETON COUNTY FIRE MARSHAL ON THE FOLLOWING DATE, AT WHICH TIME THIS PLAT WAS DEEMED TO MEET TETON COUNTY FIRE CODE AND APPROVED FOR FILING.

COUNTY FIRE MARSHAL _____ DATE _____

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 RULES. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY ISSUANCE OF CERTIFICATE OF DISAPPROVAL

EASTERN IDAHO PUBLIC HEALTH, REHS _____

DATE _____

REVIEWING SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, BEING A SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT COMPLIES WITH IDAHO CODE 50-1305 RELATING TO PLATS AND SURVEYS AND APPROVE THIS PLAT FOR FILING.

TETON CO. PLAT REVIEW SURVEYOR _____ PLS # _____

SURVEYORS CERTIFICATE

I, STEWART K. WARD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PREMISES DESCRIBED IN THE BOUNDARY DESCRIPTION AND SHOWN ON THIS PLAT UPON WHICH THIS CERTIFICATION APPEARS. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT THE MONUMENTATION SHOWN CONFORMS WITH THAT SET ON THE GROUND AND THAT THE PERTINENT STATUTES OF THE STATE OF IDAHO, TOGETHER WITH ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Stewart K. Ward, License No. 15295 _____ Date _____



<b style="font-size: 1.2em;">DIOPTRA A Company of Geomatics Professionals 4737 Afton Place, Suite B, Chubbuck, ID. 83202 Ph:208-237-7373 www.dioptrageomatics.com	
Teton Reserve	
Drawn By: SKW	Scale: 1"=300'
Date: 05-18-16	Project: 16034

**AMENDMENT TO DEVELOPERS AGREEMENT
FOR
TETON RESERVE**

This Amendment to Developers Agreement, made the _____ day of November, 2016, by and between Teton County, Idaho, hereinafter called the "County", and TR Golf, LLC, whose mailing address is _____, Idaho 83422 (this "Amendment").

WHEREAS, Teton Valley Golf Associates, LP (the "Developer") and the County entered into that certain Final Master Plan Development Agreement (the "DA") dated September 9th, 2002, regarding the Teton Reserve Planned Unit Development (the "Subdivision"), which was recorded in the Teton County Clerk's Office on March 5, 2003 as Instrument # 153426; and

WHEREAS, the Developer caused a plat to be filed in the Teton County Clerk's Office on _____, under cover number _____ depicting the subdivision (the "Plat"); and

WHEREAS, TR Golf, LLC purchased the unsold lots in the Subdivision from the Developer; and

WHEREAS, TR Golf and the County have agreed to amend the DA and the Plat to make it clear as to what the uses of certain lots in the Subdivision may be used for.

NOW THEREFORE, in consideration of the covenants and conditions set forth herein, the parties hereto agree to amend the DA and the Plat in the following manner:

- 1) The following Article V is hereby added to the DA:

ARTICLE V

Permitted Land Uses

The following are permitted land uses pursuant to Teton County Code Subdivision Ordinance 9-5-3(B) and the referenced lots, blocks, and tracts correlate to the Plat:

- A) Lot 1 Block 1 – club house building with restaurant and bar, retail golf shop, and golf cart storage. In addition, the two rooms attached to the club house may be rented on a nightly basis as an ancillary use to the sports and events facility.
 - B) Lot 2 Block 1 – parking to accommodate the uses for Lot 1 Block 1.
 - C) Lot 5 Block 2 – outdoor events area
 - D) Tract 5 – parking and a building with rest rooms and limited food and beverage services.
 - E) Tract 6 – future club house building, spa, swimming pool, tennis, and other recreation facilities.
- 2) Any inconsistencies between this Amendment and the DA shall be construed in favor of this Amendment, and all other terms and conditions of the DA shall remain unaffected by this Amendment and in full force and effect.
 - 3) This Amendment and the DA shall be construed according to the laws of the State of Idaho.
 - 4) This Amendment shall be binding upon, inure to the benefit of and be enforceable by the parties hereto and their respective heirs, successors, and assigns.
 - 5) The parties hereto may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Amendment or the DA.

- 6) The invalidity or unenforceability of any provision of this Amendment or the DA shall not affect the other provisions hereof or in the DA and this Amendment shall be construed in all respects as if such invalid or unenforceable provisions were omitted.
- 7) The County and the Developer hereby acknowledge and agree that all required notices, meetings and hearings have been properly given and held by the County with respect to the approval of this Amendment or the DA and agree not to challenge this Amendment or the DA or any of the obligations created by it on the grounds of any procedural infirmity or any denial of any procedural right. The County hereby warrants and represents to the Developer that the persons executing this Amendment on its behalf have been properly authorized to do so by the County. The Developer hereby warrants and represents to the County (1) that it has the right, power, and authority to enter into this Amendment and to agree to the terms, provisions, and conditions set forth herein, (2) that all legal action needed to authorize the execution, delivery and performance of this Amendment have been taken, and (3) that neither the execution of this Amendment nor the performance of the obligations assumed by the Developer hereunder will (i) result in a breach or default under any agreement to which the Developer is a party or to which it or the Subdivision is bound or (ii) violate any statute, law, restriction, court order, or agreement to which the Developer or the Subdivision is subject.
- 8) The Developer shall have this Amendment recorded in the office of the Teton county Clerk.

[signature page to follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and date first above written.

Teton County

TR Golf, LLC

Name:
Title:

Name:
Title:

STATE OF IDAHO)
) ss.
COUNTY OF TETON)

On this _____ day of _____, 2016 before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared _____, known and identified to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he executed the same.

SEAL

Notary Public for Idaho

Residing at: _____

Commission Expires: _____

STATE OF IDAHO)
) ss.
COUNTY OF TETON)

On this _____ day of _____, 2016 before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared _____, known and identified to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he executed the same.

SEAL

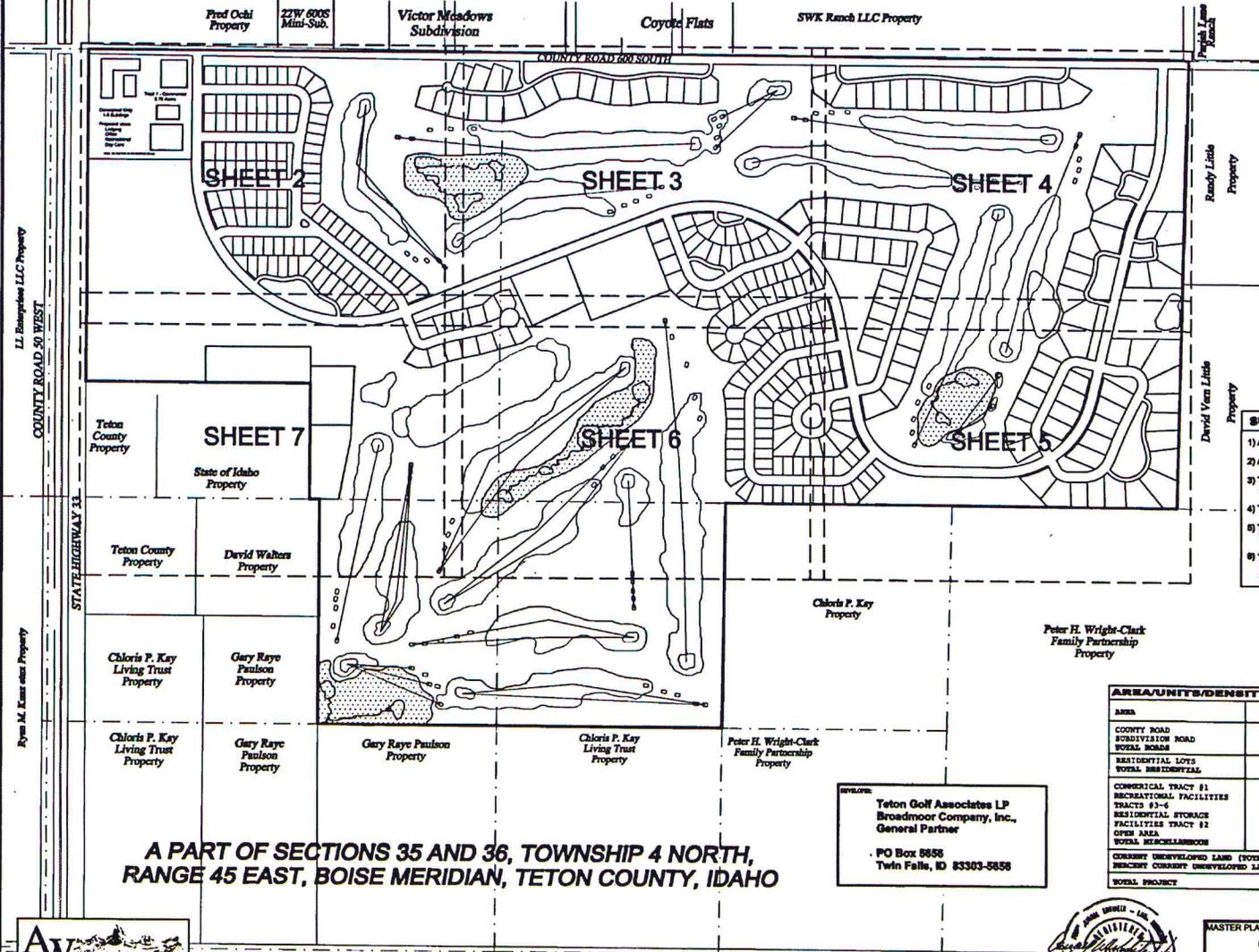
Notary Public for Idaho

Residing at: _____

Commission Expires: _____

TETON RESERVE

PLANNED UNIT DEVELOPMENT



BUILDING SETBACKS	
FRONT	20'
SIDE	10'
REAR	20'



SCALE 1" = 400'

- SUBDIVISION NOTES**
- 1) A CENTRAL WATER SYSTEM IS PROPOSED.
 - 2) A CENTRAL SEWER SYSTEM IS PROPOSED.
 - 3) THERE ARE NO KNOWN WILDLIFE MIGRATION ROUTES OR UNIQUE AREAS ON THE PROPERTY.
 - 4) THERE ARE NO FLOOD PLAINS WITHIN THE PROJECT.
 - 5) THE ENTIRE PROJECT AND ALL ADJACENT PARCELS ARE WITHIN THE A-2.5 ZONE.
 - 6) 10' UTILITY EASEMENTS WILL RUN ADJACENT TO ALL SUBDIVISION, COUNTY, AND STATE ROADS WITHIN THE PROJECT.

153363 RECEIVED
MAR 3 2003
TETON CO., ID
CLERK RECORDER

AREA/UNITS/DENSITY TABLE - MASTER PLAN				
AREA	BLOCKS	ACRES	UNITS (R)	DENSITY
COUNTY ROAD	-	7.29	-	-
SUBDIVISION ROAD	-	34.78	-	-
LOCAL ROADS	-	48.97	-	-
RESIDENTIAL LOTS	ALL	90.93	384	4.22
TOTAL RESIDENTIAL	TOTAL	90.93	384	4.22
COMMERCIAL TRACT #1	-	6.70	-	-
RECREATIONAL FACILITIES TRACTS #3-6	-	11.21	-	-
RESIDENTIAL STORAGE FACILITIES TRACT #2	-	2.99	-	-
OPEN AREA	-	290.09	-	-
TOTAL MISCELLANEOUS	-	311.99	-	-
CURRENT UNDEVELOPED LAND (TOTAL LAMB COUNTY ROAD)	-	436.69	ACRES	-
PERCENT CURRENT UNDEVELOPED LAND IN OPEN AREA	-	64.1	-	-
TOTAL PROJECT	-	445.98	384	0.86

DEVELOPER:
Teton Golf Associates LP
Broadmoor Company, Inc.,
General Partner
PO Box 9655
Twin Falls, ID 83303-5656

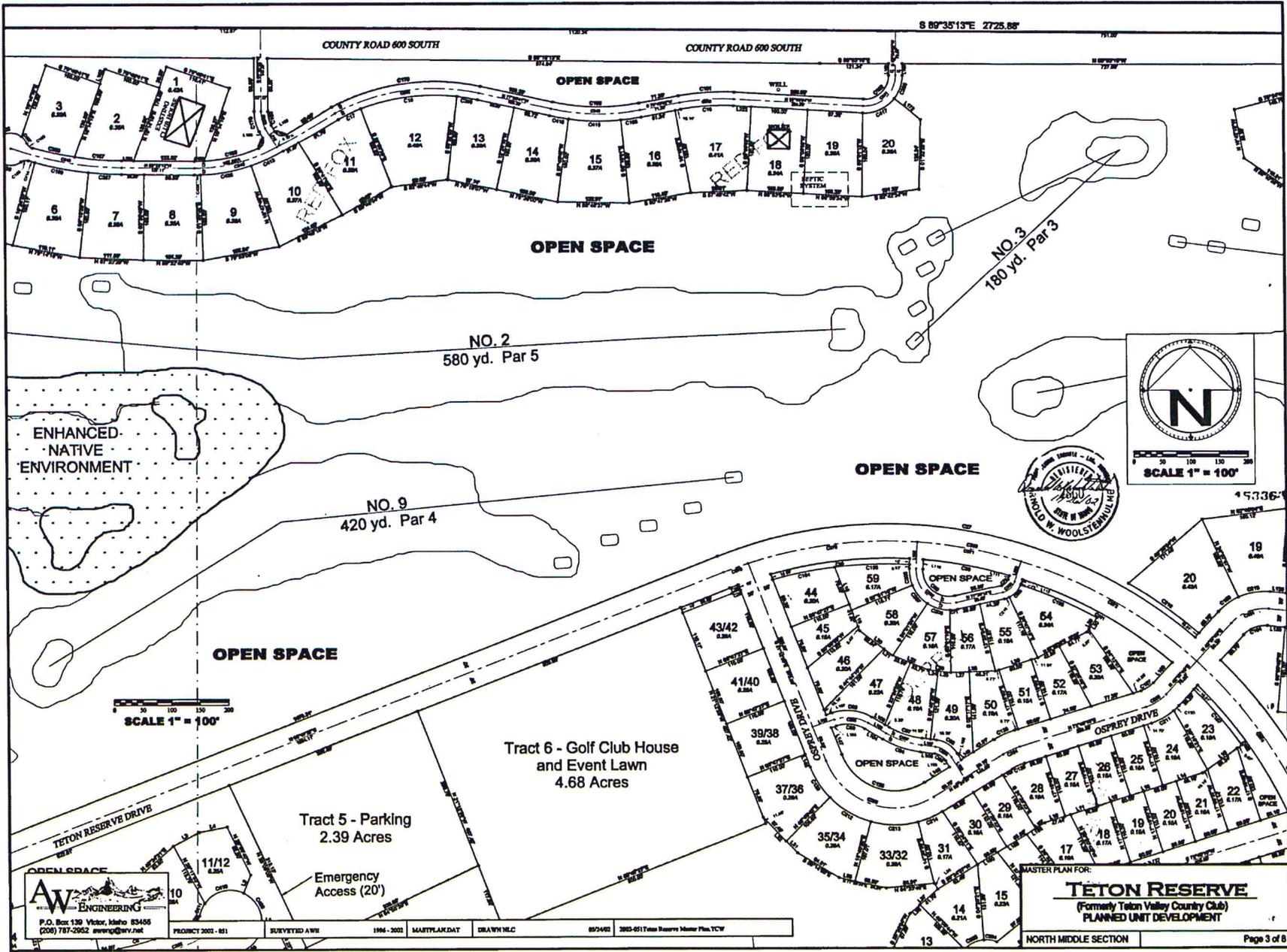
A PART OF SECTIONS 35 AND 36, TOWNSHIP 4 NORTH,
RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO

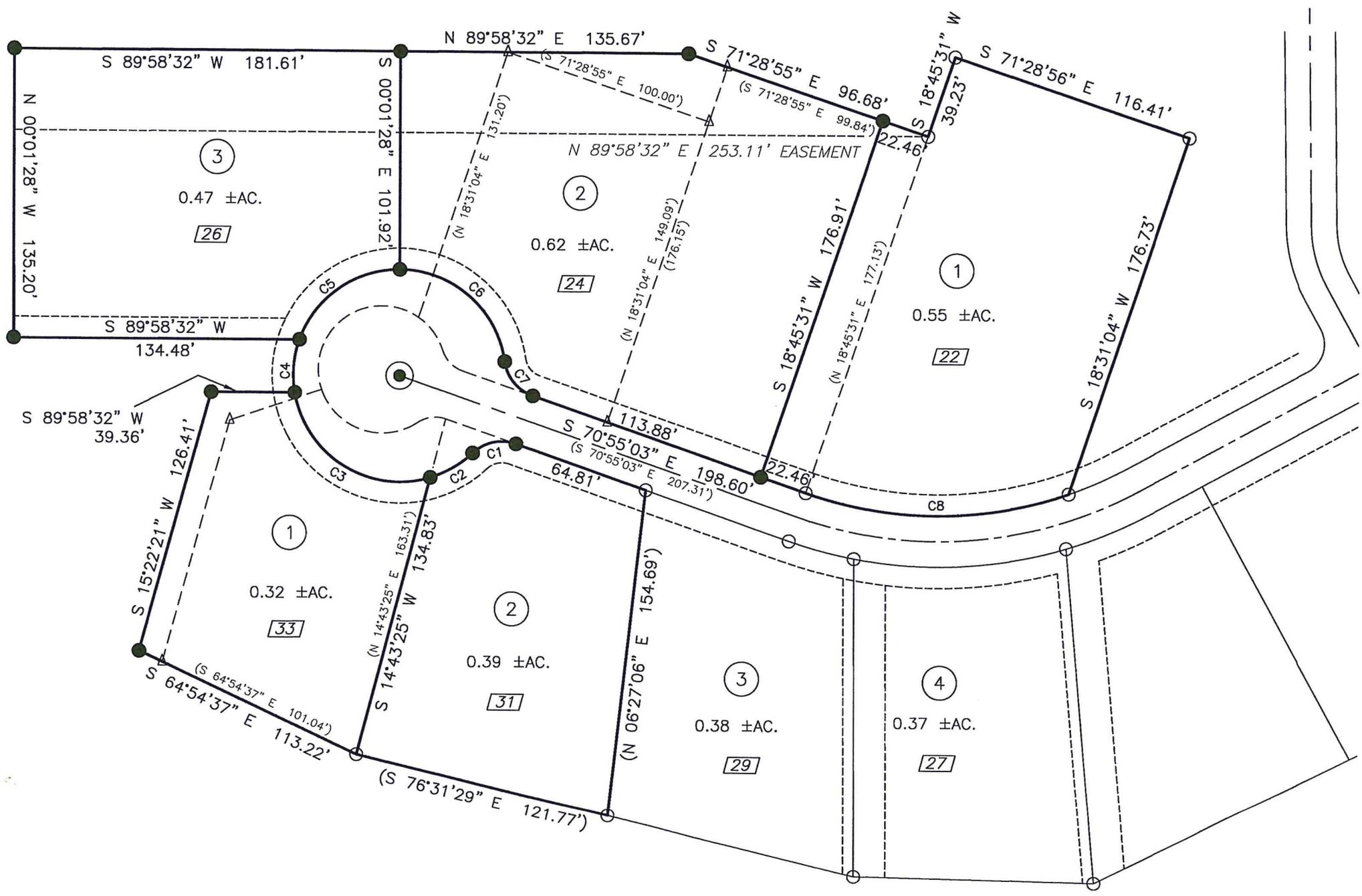
AW ENGINEERING
P.O. Box 139 Victor, Idaho 83455
(208) 787-2952 aweng@vtr.net



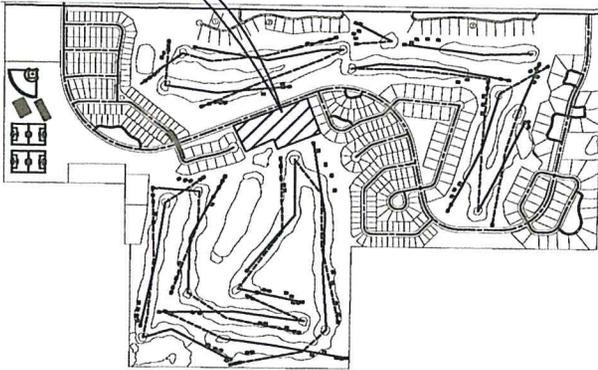
MASTER PLAN FOR:
TETON RESERVE
(Formerly Teton Valley Country Club)
PLANNED UNIT DEVELOPMENT
TITLE PAGE / SHEET INDEX / NOTES Page 1 of 8

PROJECT 2002 - 051	SURVEYED AWE	1996 - 2002	MAP/PLAN/DAT	DRAWN H.C.	05/24/02	2002-051 Teton Reserve Master Plan.TCW
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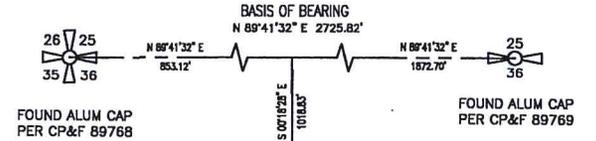
CLUB HOUSE PHASE



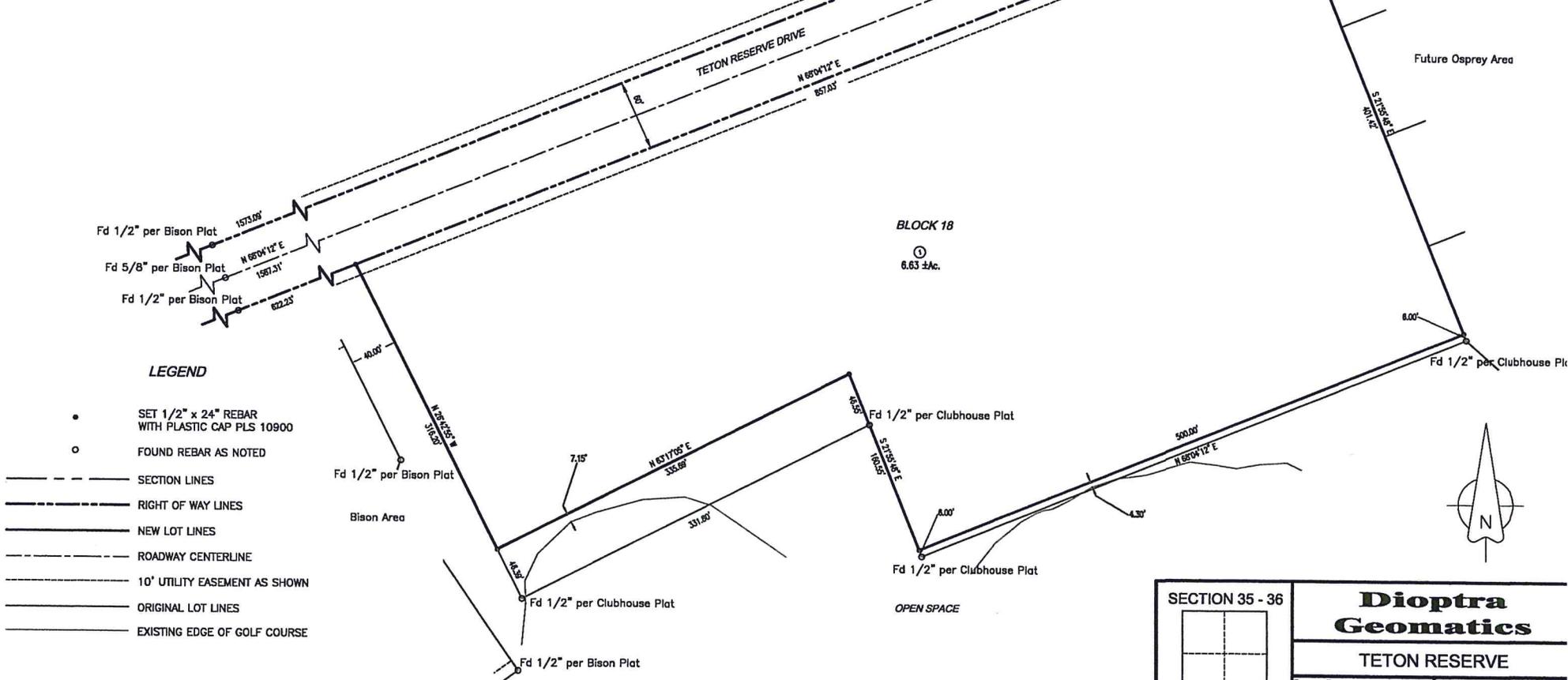
OVERVIEW
NOT TO SCALE

TETON RESERVE PLANNED UNIT DEVELOPMENT - CLUB HOUSE COMPLEX REPLAT - BLOCK 18

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO



BASIS OF BEARING PER IDAHO STATE PLANE
COORDINATE SYSTEM 83, EAST ZONE GRID
BEARINGS. GROUND DISTANCE BASED ON
SCALE FACTOR OF 1.0002566965



LEGEND

- SET 1/2" x 24" REBAR WITH PLASTIC CAP PLS 10900
- FOUND REBAR AS NOTED
- SECTION LINES
- - - RIGHT OF WAY LINES
- NEW LOT LINES
- - - ROADWAY CENTERLINE
- - - 10' UTILITY EASEMENT AS SHOWN
- ORIGINAL LOT LINES
- EXISTING EDGE OF GOLF COURSE

SECTION 35 - 36	Dioptra Geomatics	
	TETON RESERVE	
Drawn By: SKW	Scale: 1"=60'	Date: 06-18-07
Project: 05009		

ASSESSOR'S CERTIFICATE

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

Rebecca Ward 5-17-07
COUNTY ASSESSOR DATE

RECORDER'S CERTIFICATE

STATE OF IDAHO)
) SS
COUNTY OF TETON)

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS _____ DAY OF _____, 200____, AT _____

AT THE REQUEST OF _____
INSTRUMENT NUMBER _____

TREASURER'S CERTIFICATE

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

Bruce Hatch 8-17-07
COUNTY TREASURER DATE

COMMISSIONERS' CERTIFICATE

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

[Signature] 10-24-07
CHAIRMAN, COUNTY COMMISSIONERS 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.

[Signature] 10-19-07
CHAIRMAN, PLANNING AND ZONING DATE

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 THIS DEPARTMENT FOR RECORDING.

[Signature] 13 August 07
DISTRICT HEALTH DEPARTMENT DATE

OWNERS CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATED AND DESCRIBED, CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS; THAT THE NAME OF THE SUBDIVISION SHALL BE TETON RESERVE; THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM COUNTY ROAD 600 SOUTH; THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT; THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF SIGHT OR RECORD AND AS DEDICATE BY THIS PLAT; THAT THE SUBDIVISION IS SUBJECT TO THE RIGHT TO FARM STATED IN IDAHO CODE SECTION 22-4500 AND DOES RECOGNIZE THE NEIGHBORING LAND RIGHTS UNDER THIS LAW; THAT ALL ROADS WILL BE CONSIDERED PRIVATE ROADS FOR MAINTENANCE, GRADING, SNOW CLEARING, AND RIGHT OF ACCESS TO THE SUBDIVISION. THAT THE OWNER/DEVELOPER OF THE PROJECT WILL BE RESPONSIBLE FOR THE MAINTENANCE AND SNOW CLEARING OF ALL ROADS UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID MAINTENANCE AND SNOW CLEARING; THAT THE DEDICATED 10 FOOT UTILITY EASEMENT IS FOR THE USE OF ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES, AND OTHER UTILITIES AS APPROVED BY THE HOMEOWNERS' ASSOCIATION; THAT THE DEVELOPER/OWNER WILL MAINTAIN ALL LANDSCAPING ACCORDING TO THE FINAL LANDSCAPING PLAN SUBMITTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION UNTIL THE HOMEOWNERS' ASSOCIATION ASSUMES RESPONSIBILITY FOR SAID LANDSCAPING MAINTENANCE.

DESCRIPTION OF LAND BEING DIVIDED:

APART OF SECTIONS 35 AND 36, TOWNSHIP 4 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, LOCATED IN TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3 OF BLOCK 1 AND A PORTION OF THE COMMON AREA OF THE TETON RESERVE PLANNED UNIT DEVELOPMENT - AMENDED PHASE 1 SUBDIVISION PLAT AS RECORDED IN THE TETON COUNTY COURTHOUSE

[Signature]
SAND CREEK LLC, AARON PETERSON
[Signature]
CYNTHIA PARDEE
[Signature]
TETON VALLEY GOLF ASSOCIATES, PAM WASCHER

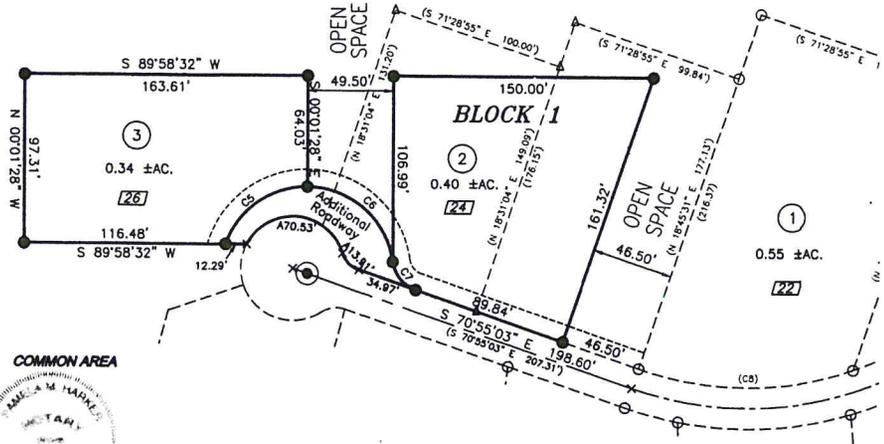
**TETON RESERVE
PLANNED UNIT DEVELOPMENT**

REPLAT OF LOTS 2 & 3 BLOCK 1

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO

LEGEND

- ⊙ SET 5/8" x 30" REBAR WITH ALUM CAP PLS 10900
- SET 1/2" x 24" REBAR WITH PLASTIC CAP PLS 10900
- x CALCULATED POINT NOTHING SET IN ASPHALT
- ⊕ FOUND 5/8" REBAR WITH ALUM CAP PLS 10900
- FOUND 1/2" REBAR WITH PLASTIC CAP PLS 10900
- △ FOUND 1/2" REBAR WITH PLASTIC CAP PLS 10900 OLD LOT CORNER REMOVED
- N 90°00'00" W 124.02' NEW BEARINGS AND DISTANCE
- (N 90°00'00" W 124.02') RECORD BEARINGS AND DISTANCE
- [] PARCEL STREET ADDRESS
- _____ PROPOSED LOT LINES
- _____ EXISTING LOT LINES
- _____ OLD LOT LINE
- _____ ROADWAY CENTERLINE
- _____ NEW 10' UTILITY EASEMENT AS SHOWN



ACKNOWLEDGEMENT - SAND CREEK LLC

STATE OF IDAHO)
) SS
COUNTY OF Teton)
THE EXECUTION OF THE FOREGOING INSTRUMENT BY AARON PETERSON WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF July, 2007, BY Aaron Peterson
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC Pamela M. Wascher, Notary Public
MY COMMISSION EXPIRES 01-31-2013

ACKNOWLEDGEMENT - PARDEE

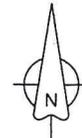
STATE OF CA)
) SS
COUNTY OF Ventura)
THE EXECUTION OF THE FOREGOING INSTRUMENT BY CYNTHIA PARDEE WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF May, 2007, BY Cynthia Pardee
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC [Signature]
MY COMMISSION EXPIRES Sep 10, 2008

ACKNOWLEDGEMENT - TETON GOLF ASSOCIATES

STATE OF IDAHO)
) SS
COUNTY OF Teton)
THE EXECUTION OF THE FOREGOING INSTRUMENT BY PAM WASCHER WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF July, 2007, BY Pamela Wascher
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC [Signature]
MY COMMISSION EXPIRES 01-31-2013



CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA ANGLE
C4	50.00'	25.37'	25.10'	N 04°58'18" E	29°04'03"
C5	50.00'	61.50'	57.69'	N 54°44'26" E	70°28'12"
C6	50.00'	71.47'	65.54'	N 49°04'21" E	81°54'14"
C7	20.00'	21.92'	20.84'	N 39°31'08" W	62°47'50"
C8	188.00'	126.19'	123.63'	S 89°51'12" W	38°27'30"



SURVEYORS CERTIFICATE

I, Rodney T. Burch, a Registered Professional Land Surveyor in the state of Idaho do hereby certify that this survey was made under my direction of the premises described in the legal description and shown on the accompanying plat upon which this certification appears. I further certify that plat is prepared under my direction and that the monumentation shown conforms with that set on the ground and that the pertinent statutes of the State of Idaho, together with all local ordinances have been complied with.



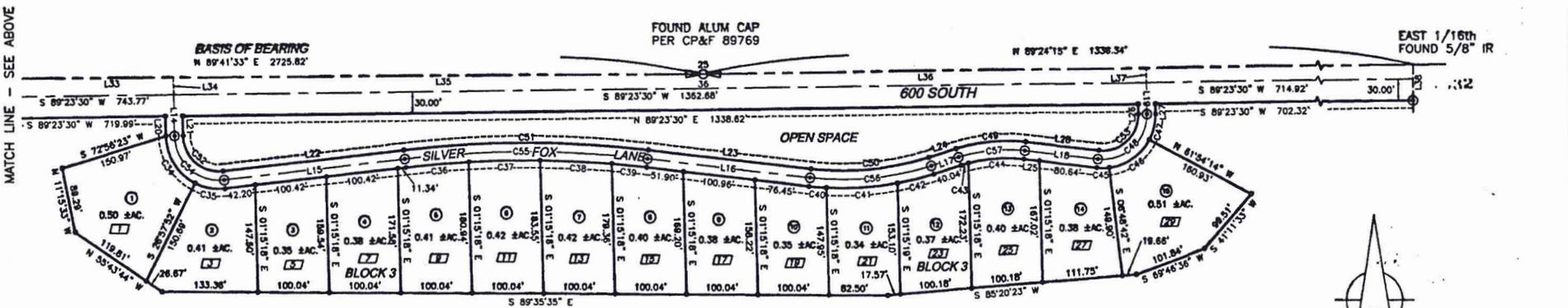
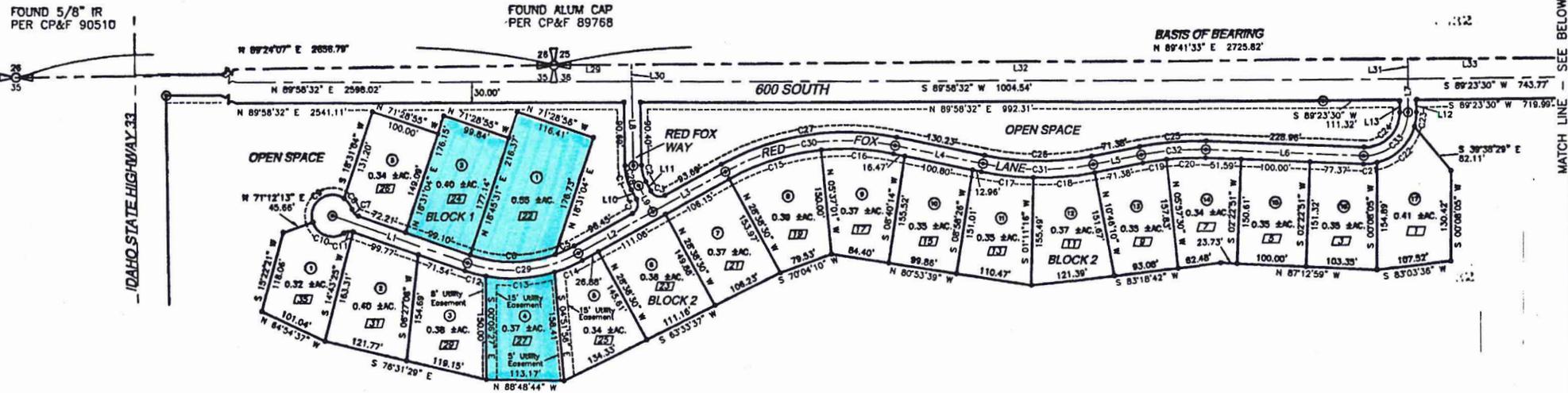
SECTION 35	Dioptra Geomat	
	TETON RESER	
Drawn By: BVB	Scale:	Project: C
Date: 5-01-07		

BASIS OF BEARING PER IDAHO STATE PLANE COORDINATE SYSTEM 83, EAST ZONE GRID BEARINGS. GROUND DISTANCE BASED ON SCALE FACTOR OF 1.0002568965

TETON RESERVE PLANNED UNIT DEVELOPMENT - AMENDED PHASE 1

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO

The applicant highlighted Lot 4, but
the application is for Lot 5.



- LEGEND**
- SET 5/8" x 30" REBAR WITH ALUM CAP PLS 10900
 - SET 1/2" x 24" REBAR WITH PLASTIC CAP PLS 10900
 - PARCEL STREET ADDRESS
 - SECTION LINES
 - LOT LINES
 - - - ROADWAY CENTERLINE
 - 10' UTILITY EASEMENT AS SHOWN

BASIS OF BEARING PER IDAHO STATE PLANE COORDINATE SYSTEM 83, EAST ZONE GRID BEARINGS. GROUND DISTANCE BASED ON SCALE FACTOR OF 1.0002566965

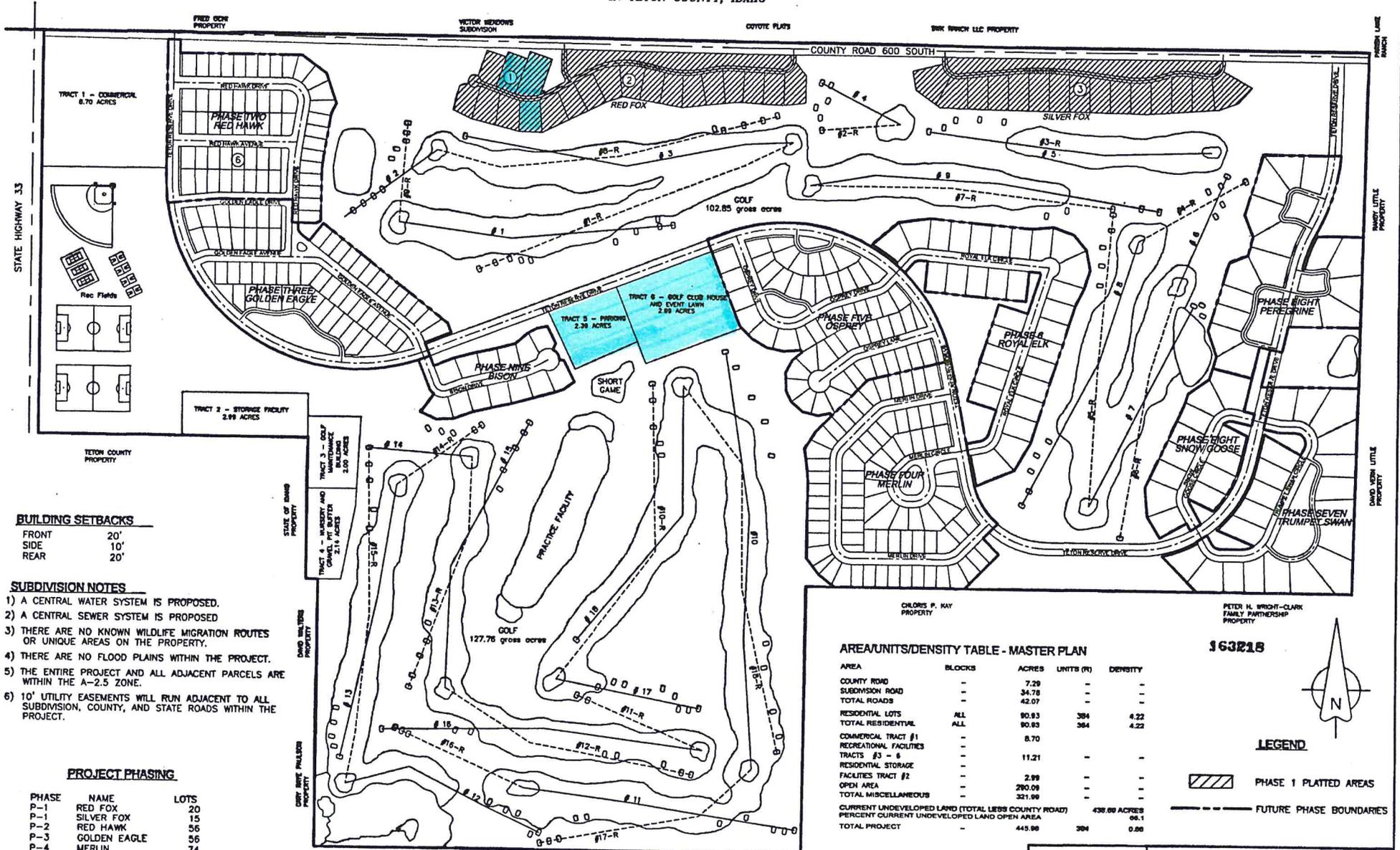
SECTION 35 - 36		Dioptra Geomatics
		TETON RESERVE
SHEET 2 OF 3	T. 4N., R.45E.	Drawn By: RTB Date: 8-23-04 Scale: 1"=100' Project: 04007

153218

The applicant highlighted Lot 4,
but the application is for Lot 5.

TETON RESERVE PLANNED UNIT DEVELOPMENT - AMENDED MASTER PLAN / PHASE MAP

LOCATED IN SECTIONS 35 AND 36, T.4N., R.45E., B.M.
IN TETON COUNTY, IDAHO



BUILDING SETBACKS

FRONT	20'
SIDE	10'
REAR	20'

SUBDIVISION NOTES

- 1) A CENTRAL WATER SYSTEM IS PROPOSED.
- 2) A CENTRAL SEWER SYSTEM IS PROPOSED.
- 3) THERE ARE NO KNOWN WILDLIFE MIGRATION ROUTES OR UNIQUE AREAS ON THE PROPERTY.
- 4) THERE ARE NO FLOOD PLAINS WITHIN THE PROJECT.
- 5) THE ENTIRE PROJECT AND ALL ADJACENT PARCELS ARE WITHIN THE A-2.5 ZONE.
- 6) 10' UTILITY EASEMENTS WILL RUN ADJACENT TO ALL SUBDIVISION, COUNTY, AND STATE ROADS WITHIN THE PROJECT.

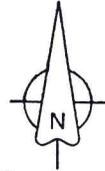
PROJECT PHASING

PHASE	NAME	LOTS
P-1	RED FOX	20
P-1	SILVER FOX	15
P-2	RED HAWK	56
P-3	GOLDEN EAGLE	56
P-4	MERLIN	74
P-5	OSPREY	59
P-6	ROYAL ELK	30
P-7	TRUMPET SWAN	20
P-8	SNOW GOOSE	12
P-8	PEREGRINE	16
P-9	BISON	26
TOTAL		384

AREA/UNITS/DENSITY TABLE - MASTER PLAN

AREA	BLOCKS	ACRES	UNITS (R)	DENSITY
COUNTY ROAD	-	7.29	-	-
SUBDIVISION ROAD	-	34.78	-	-
TOTAL ROADS	-	42.07	-	-
RESIDENTIAL LOTS	ALL	90.83	384	4.22
TOTAL RESIDENTIAL	ALL	90.83	384	4.22
COMMERCIAL TRACT #1	-	8.70	-	-
RECREATIONAL FACILITIES	-	-	-	-
TRACTS #3 - 6	-	11.21	-	-
RESIDENTIAL STORAGE	-	-	-	-
FACILITIES TRACT #2	-	2.99	-	-
OPEN AREA	-	280.09	-	-
TOTAL MISCELLANEOUS	-	321.99	-	-
CURRENT UNDEVELOPED LAND (TOTAL LIES COUNTY ROAD)	-	438.08 ACRES	-	-
PERCENT CURRENT UNDEVELOPED LAND OPEN AREA	-	-	96.1	-
TOTAL PROJECT	-	445.98	384	0.86

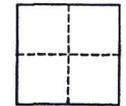
163218



LEGEND

- PHASE 1 PLATTED AREAS
- FUTURE PHASE BOUNDARIES

SECTION 35 - 36



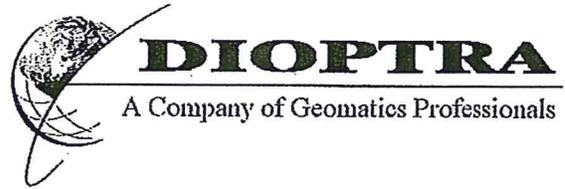
**Dioptra
Geomatics**

TETON RESERVE

Drawn By: RTB BCW Scale: 1"=300'
Date: 08-23-04 Project: 04007

SHEET 1 OF 3

T. 4N., R.45E.



**Teton Reserve
Clubhouse Legal**

Part of Section 36, Township 4 North, Range 45 East Boise Meridian, Teton county, Idaho, described as;

Commencing at the Northwest corner of Section 36, Township 4 North, Range 45 East and running thence N 89°42'32" E 853.12 feet along the north line of said Section 36, thence S 00°18'28" E 1018.83 feet to a point on the south right-of-way line of Teton Reserve Drive, said point being the **True Point of Beginning**;

Thence S 21°55'48" E 407.42 feet along the west line of Osprey Area;

Thence S 68°04'12" W 500.00 feet;

Thence N 21°55'48" W 120.00 feet;

Thence S 63°17'05" W 331.80 feet;

Thence N 26°42'55" W 316.20 feet to a point on the south right-of-way line of Teton Reserve Drive;

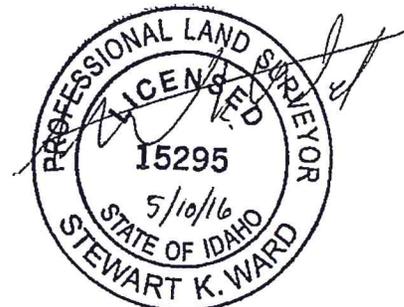
Thence N 68°04'12" E 857.03 feet along the south right-of-way line of Teton Reserve Drive to the **Point of Beginning**.

Parcel contains ±7.06 acres

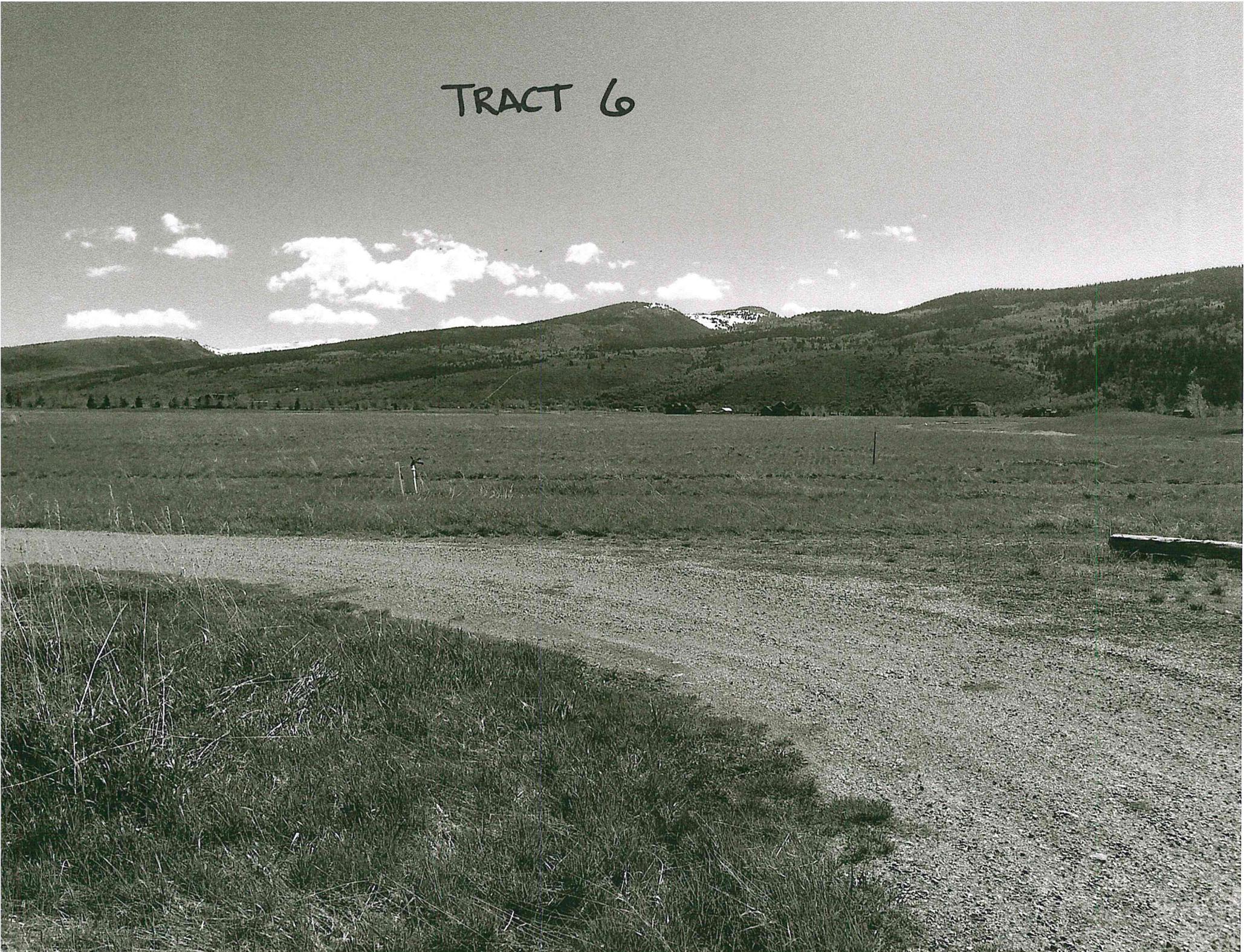
SMB / DRH

May 10, 2016

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TRACT 6



TRACT 5





1232



HOUSE - VISITOR CENTER

LIBI