

CERTIFICATE OF OWNERS

STATE OF IDAHO)

COUNTY OF TETON)

I, the undersigned owner and proprietor hereby certify that the foregoing subdivision of that tract of land being Parcel 1 of that Record of Survey recorded as instrument number 265477 and conveyed by that deed recorded as instrument number 265644 in the Office of the Clerk of Teton County, Idaho, as illustrated and described hereon is with the free consent and in accordance with my desires;

THAT the name of the subdivision shall be the PEAKED MOUNTAIN SUBDIVISION:

THAT this subdivision is subject to the Declaration of Covenants, Conditions and Restrictions as recorded in accordance with the plat;

THAT this subdivision is subject to any easements, rights—of—ways, reservations, and restrictions, of sight and/or record:

THAT access to this subdivision shall be from Ski Hill Road and Targhee Ranch Drive.

THAT the sixty foot—wide (60') Right—Of—Ways within said subdivision as shown hereon are private and dedicated to the Peaked Mountain Subdivision Home Owners Association, and shall serve as non—exclusive easements for access for each Lot owner within said subdivision, and are also granted as non—exclusive easement to utility providers for underground utilities;

THAT Open Space and Road Right—Of—Ways shall be privately owned and maintained by Peaked Mountain Subdivision Home Owners Association;

THAT the Lots shown hereon will be serviced by the City of Driggs water and sewer systems;

THAT this Plat represents a subdivision of the following described parcel of land:

A tract of land lying within the South One—Half of the Southeast Quarter (S1/2SE1/4) Section 19, Township 5 North, Range 46 East, Boise Meridian, Teton County, Idaho, being illustrated as Parcel 1 of that Record of Survey recorded as instrument number 265477 in the Office of the Clerk and Recorder of Teton County, Idaho, being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast Corner of Ski Hill Ranch Subdivision recorded as instrument number 91283 in said office, said corner marked by a rebar with a 2-inch diameter aluminum cap inscribed "LS 2860", along with other markings, said corner lies N 89°39'30" E, 236.21 feet, from the Center-South One-Sixteenth Corner of said Section 19;

THENCE N 89°14'55" E, 1211.61 feet, along the East-West One-Sixteenth line of said Section 19, said line being common to the South line of Targhee Ranch Subdivision, Division Number 2 recorded as instrument number 88248 in said office, to a point marked by a rebar with an aluminum cap inscribed "LS 2860", said point being along the Westerly Right-of-Way line of Grand Targhee Ranch Subdivision Road:

THENCE S 04°09'21" E, 292.83 feet, along said Westerly Right—of—Way to a point of intersection with the Northerly Right—of—Way line for Ski Hill Road recorded as instrument number 145094, said point marked by a rebar with an aluminum cap inscribed "LS 2860", found this survey;

THENCE S 65°31'44" W, 1242.05 feet, to a point of curvature to the left along said Northerly Right—of—Way, said point marked by a rebar with a plastic cap inscribed "LS 2860", found this survey; THENCE continuing along the arc of said Northerly Right—of—Way curve through an arc length of 108.14', with a radius of 5124.67', with a chord bearing of S 64°55'22" W, with a chord length of 108.14', to a point of intersection with the Easterly line of said Ski Hill Ranch Subdivision, said point marked by a rebar with an aluminum cap inscribed "LS 2860", found this survey; THENCE N 00°17'40" W, 836.51 feet, along said Easterly line, to the POINT OF BEGINNING.

Said tract encompasses 15.87 acres, more or less.

TOGETHER WITH AND SUBJECT TO that Ski Hill Road and Grand Targhee Drive Road Right-Of-Ways.

Powder Day Development, LLC	<u>Owner</u>	$\overline{\mathcal{D}}$
Matt Luck, Managing Member		
ACKNOWLEDGEMENT		

The foregoing instrument was acknowledged before me by Matt Luck this _____ day of _____, 2024. Witness my hand and official seal.

Signature of Notary

Name (printed)

Residing at:
My commission expires:

SURVEYOR'S CERTIFICATE

I, PATRICK W. GILROY, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTHS OF OCTOBER 2021 THROUGH XXXXXXXX 2024, AND FROM RECORDS ON FILE WITH THE OFFICE OF THE CLERK AND RECORDER, TETON COUNTY, IDAHO, AND THAT THIS PLAT REPRESENTS PEAKED MOUNTAIN SUBDIVISION, A SUBDIVISION OF THE PARCEL OF LAND DESCRIBED HEREON, AND THAT THIS PLAT CORRECTLY REPRESENTS THE POINTS AND CORNERS FOUND AT THE TIME OF SAID SURVEY AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS;

PATRICK W. GILROY

IDAHO PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 19140
DATED THIS _____ DAY OF _____, 2024





TETON COUNTY FIRE MARSHAL

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

TETON COUNTY FIRE MARSHAL DA

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

EASTERN IDAHO PUBLIC HEALTH, EHS DATE

TREASURER'S CERTIFICATE

I, THE UNDERSIGNED TETON COUNTY, IDAHO TREASURER HAVE REVIEWED THIS PLAT PER REQUIREMENTS OF IDAHO CODE 50—1308, AND HEREBY CERTIFY THAT ALL TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT ARE CURRENT.

TETON COUNTY TREASURER DATE

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE DATE SHOW, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED FOR FILING.

TETON COUNTY ASSESSOR DATE

PLANNING AND ZONING APPROVAL

THIS PLAT WAS PRESENTED TO THE JOINT CITY OF DRIGGS AND TETON COUNTY, IDAHO PLANNING AND ZONING COMMISSION FOR THEIR ACCEPTANCE AND APPROVAL ON THE FOLLOWING DATE.

PLANNING AND ZONING COMMISSION CHAIRPERSON DATE

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS PRESENTED TO THE TETON COUNTY BOARD OF COUNTY COMMISSIONERS ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.

BOARD OF COUNTY COMMISSIONERS, CHAIRPERSON DA

CERTIFICATE OF PLAT REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DID REVIEW THIS PLAT AND FIND THAT IT COMPLIES WITH IDAHO AND TETON COUNTY CODES AND APPROVE THIS PLAT TO BE RECORDED.

TETON COUNTY REVIEW SURVEYOR DATE

FINAL PLAT PEAKED MOUNTAIN SUBDIVISION

Being a Portion of S1/2SE1/4 of Section 19
T. 5 N., R. 46 E., BOISE MERIDIAN,
TETON COUNTY, IDAHO
SHEET 1 OF 2

VICINITY MAP

NOT TO SCALE

OWNER:

POWDER DAY DEVELOPMENT LLC PO BOX 4997 KETCHUM, ID 83340

ENGINEER & SURVEYOR:

HARMONY DESIGN, INC 18 N. MAIN, STE 305 DRIGGS, ID 83422

RECORDER'S CERTIFICATE

MONUMENT CERTIFICATE

THE INTERIOR MONUMENTS OF THIS PLAT SHOWN AS "TO BE SET" WILL BE SET IN ACCORDANCE WITH SECTION 50-1333 IDAHO CODE, ON OR BEFORE 1 YEAR AFTER THE RECORDATION OF THE FINAL PLAT OR AS DETERMINED BY THE TETON COUNTY PLANNING DEPARTMENT.