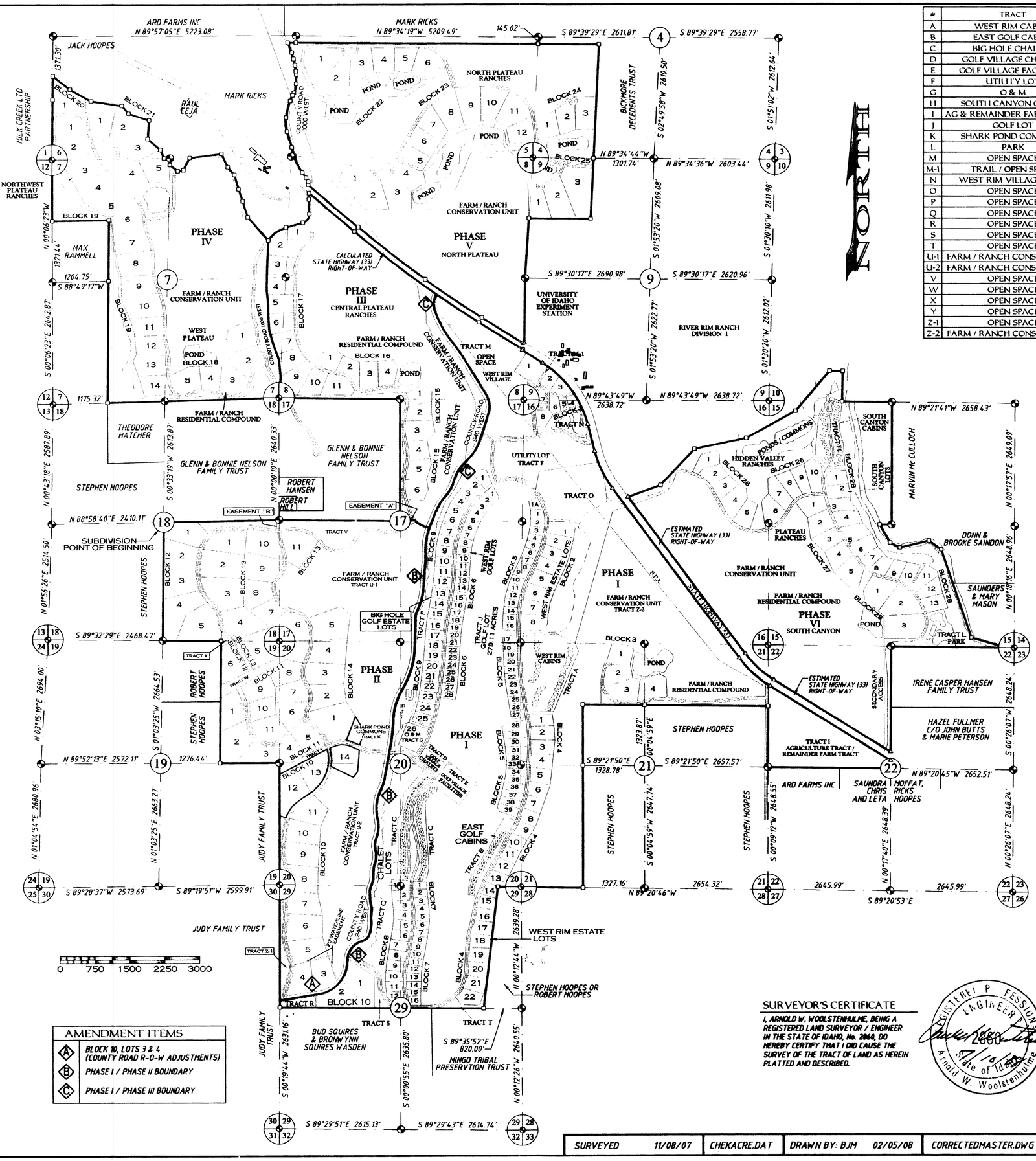

#	TRACT	PHASE I	PHASES II - VI
A	WEST RIM CABINS	36.82 AC.	-
B	EAST GOLF CABINS	10.09 AC.	-
C	BIG HOLE CHALETS	25.52 AC.	-
D	GOLF VILLAGE CHALETS	4.00 AC.	-
E	GOLF VILLAGE FACILITIES	10.33 AC.	-
F	UTILITY LOT	36.16 AC.	-
G	O & M	6.22 AC.	-
H	SOUTH CANYON CABINS	-	13.59 AC.
I	AG & REMAINDER FARM TRACT	59.52 AC.	-
J	GOLF LOT	278.90 AC.	-
K	SHARK POND COMMONS	-	2.92 AC.
L	PARK	-	9.65 AC.
M	OPEN SPACE	66.44 AC.	-
M-1	TRAIL / OPEN SPACE	0.80 AC.	-
N	WEST RIM VILLAGE PARK	10.99 AC.	-
O	OPEN SPACE	84.68 AC.	-
P	OPEN SPACE	40.31 AC.	-
Q	OPEN SPACE	54.77 AC.	-
R	OPEN SPACE	3.19 AC.	-
S	OPEN SPACE	4.42 AC.	-
T	OPEN SPACE	2.70 AC.	-
U-1	FARM / RANCH CONSERV. UNIT	-	177.29 AC.
U-2	FARM / RANCH CONSERV. UNIT	-	102.60 AC.
V	OPEN SPACE	-	25.65 AC.
W	OPEN SPACE	-	13.81 AC.
X	OPEN SPACE	-	0.85 AC.
Y	OPEN SPACE	-	3.03 AC.
Z-1	OPEN SPACE	-	10.51 AC.
Z-2	FARM / RANCH CONSERV. UNIT	299.97 AC.	-

DIVISION II - MASTER PLAN SUMMARY TABLE

AREA	BLOCKS	LOT ACRES	ROAD ACRES	OPEN SPACE ACRES	UNITS (R)	LOTS (C)	TOTAL ACRES
PHASE I							
WEST RIM - RESIDENTIAL	2 - 10	322.79	-	-	159	-	-
WEST RIM CABIN UNITS	TRACT A	36.82	-	-	40	-	-
EAST GOLF CABINS	TRACT B	10.09	-	-	24	-	-
CHALET LOTS	TRACT C	25.52	-	-	62	-	-
GOLF VILLAGE CHALETS	TRACT D	4.00	-	-	45	-	-
WEST RIM VILLAGE COMMERCIAL	1	19.70	-	-	30	8	-
GOLF VILLAGE *	TRACT E	10.33	-	-	-	1	-
O & M *	TRACT G	6.22	-	-	-	1	-
PHASE I TOTALS	-	435.92	68.28	942.85	360	10	1447.05
PHASES II - VI							
WESTERN HIGHLANDS - PHASE II	TRACTS K, U(1-3), V, W, X, Y & Z-1 BLK 10 - 14	400.49	52.03	335.81	45	-	788.33
CENTRAL PLATEAU - PHASE III	15 - 17	106.81	16.93	261.01	21	-	384.75
WEST PLATEAU - PHASE IV	18 - 21	192.79	21.02	279.89	25	-	493.70
NORTH PLATEAU - PHASE V	22 - 25	173.88	19.18	484.10	24	-	677.16
SOUTH CANYON - PHASE VI	26-29, H, L	157.05	18.77	512.65	55	-	688.47
PHASES II - VI TOTALS	-	1031.02	127.93	1873.46	170	-	3032.41
RESERVE UNITS	-	-	-	-	22	-	-
PLAT SUMMARY TOTALS	-	1467.06	196.21	** 2816.31	***552	10	4479.46

* TRACT SUBJECT TO ADDITIONAL DECLARANT APPROVED LOTS BASED ON DETAILED FACILITY LAYOUTS.
** OPEN SPACE MINIMUM REQUIREMENT 2700 ACRES PER DEVELOPMENT AGREEMENT.
*** TOTAL RESIDENTIAL LOTS AND UNITS NOT TO EXCEED 578 PER DEVELOPMENT AGREEMENT.

SUBDIVISION NOTES

1. CENTRAL WATER AND SEWER SYSTEM SERVE:
   - PHASE I WITH EXCEPTION OF BLOCK 10, LOTS 1-2
2. ALL OTHER AREAS ARE INDIVIDUAL WELLS AND SEPTIC SYSTEMS
3. SOLID WASTE DISPOSAL BY COUNTY VIA VOORHEES SANITATION
4. PROJECT IS ZONED A-20
5. ALL SUBDIVISION ROAD RIGHTS-OF-WAY ARE 60 FEET WIDE EXCEPT WITHIN DIVISION II, PHASE II WHICH ARE 60 FEET WIDE WITH 20 FOOT WIDE UTILITY EASEMENTS ON EACH SIDE. ALL ROAD SURFACES ARE 24 FEET WIDE AND DESIGNED TO MEET TETON COUNTY STANDARDS. TETON RIM PARKWAY AND COUNTY ROAD (940 WEST) HAVE 100 FOOT RIGHT-OF-WAY.
6. BUILDING ENVELOPES ARE SPECIFICALLY LOCATED ON THE OFFICIAL BUILDING ENVELOPE MAP ADMINISTERED BY THE PROPERTY OWNERS' ASSOCIATION OF RIVER RIM RANCH.
7. 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.
8. 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.
9. 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 INTERGRATED 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.
10. EASEMENT A:
    EXCLUSIVE 10 FOOT RECREATIONAL USE EASEMENT TO THE PUBLIC PATHWAY, PARALLELING 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, ATV'S WITH MUFFLERS AND SNOWMACHINES WITH MUFFLERS. CONSISTANT WITH THE RULES AND REGULATIONS OF THE RIVER RIM RANCH PROPERTY OWNERS' ASSOCIATION.
11. EASEMENT B:
    EXCLUSIVE 20 FOOT DRIVEWAY ACCESS EASEMENT FROM THE NORTHERN MOST ACCESS ROAD FOR DIVISION II - PHASE II AT THE TIME ONE ADDITIONAL RESIDENCE IS STARTED WHICH IS GRANTED TO GLEN NELSON / BOB HANSEN FAMILIES ONLY.
12. OPEN SPACE TRACT "X" IS SUBJECT TO A LIMITED ACCESS AGREEMENT WITH ADJOINING PROPERTY OWNER AND SUBJECT TO FUTURE COUNTY REVIEW AND APPROVAL AS WELL AS DECLARANT REVIEW AND APPROVAL.
13. 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.
14. COUNTY ROAD (940 WEST) IS THE AMENDED PHASE I / PHASE II BOUNDARY DIVISION LINE.
15. (4) SINGLE FAMILY RESIDENTIAL UNITS HAVE BEEN LOCATED IN PLACE OF (28) CABIN UNITS (FORMER TRACT "K"). DEVELOPER RESERVES (22) RESIDENTIAL UNITS IN A FUTURE PHASE(S), SUBJECT TO COUNTY REVIEW.

SUBDIVISION STANDARDS

RESIDENTIAL LOT STANDARDS

FRONT: 30'	SIDES: 30'	REAR: 40'	MAXIMUM HEIGHT: 30'

PUD SETBACK FLEXIBILITY SHALL BE ALLOWED BASED ON DETAILED PLANS OF CLUSTER RESIDENTIAL TRACTS A, B, C, D, H, I (REMAINDER FARM TRACT).
CABINS, CHALET, AND CLUSTER UNITS SHALL HAVE 20' SEPARATION BETWEEN WALLS OF STRUCTURES.

COMMERCIAL LOT STANDARDS FOR BUILDING SETBACKS AND HEIGHT LIMITATIONS:

FRONT: 0'	SIDES: 10'	REAR: 10'	MAXIMUM HEIGHT: 45'

PUD SETBACK FLEXIBILITY SHALL BE ALLOWED BASED ON DETAILED PLANS OF TRACTS E, G, J, AND BLOCK 1.
RESIDENTIAL AND/OR COMMERCIAL USES WITHIN THESE TRACTS OR LOTS MAY BE ALLOWED A 0' SETBACK SEPARATION BASED ON SITE PLAN APPROVAL AND IN CONFOMANCE WITH FIRE CODES.

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 _____

COUNTY RECORDER

Instrument # 198983
TETON COUNTY, IDAHO
7-21-2008 01:19:00 No. of Pages: 2
Recorded for : AW ENGINEERING
MARY LOU HANSEN Fee: 22.00
Ex-Officio Recorder Deputy
Index to: PLAT

AMENDMENT ITEMS

- (A) BLOCK 10, LOTS 3 & 4 (COUNTY ROAD R-O-W ADJUSTMENTS)
- (B) PHASE I / PHASE II BOUNDARY
- (C) PHASE I / PHASE III BOUNDARY

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2060, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

REGISTERED PROFESSIONAL ENGINEER 2060 State of Idaho Arnold W. Woolstenhulme

RIVER RIM RANCH - PLANNED UNIT DEVELOPMENT AMENDED MASTER PLAN - AMENDMENT #2 TO INSTRUMENTS #180225 AND #186667

RIVER RIM

PARTS 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) 456-9922

AW ENGINEERING
255 SOUTH MAIN P.O. BOX 139
VICTOR, IDAHO 83455
(208) 787-2952 aweng@tetontel.com

SURVEYED 11/08/07	CHEKACRE.DAT	DRAWN BY: BJM 02/05/08	CORRECTEDMASTER.DWG	REVISED BY: BJM 06/12/08

PROJECT NUMBER: 2007-199