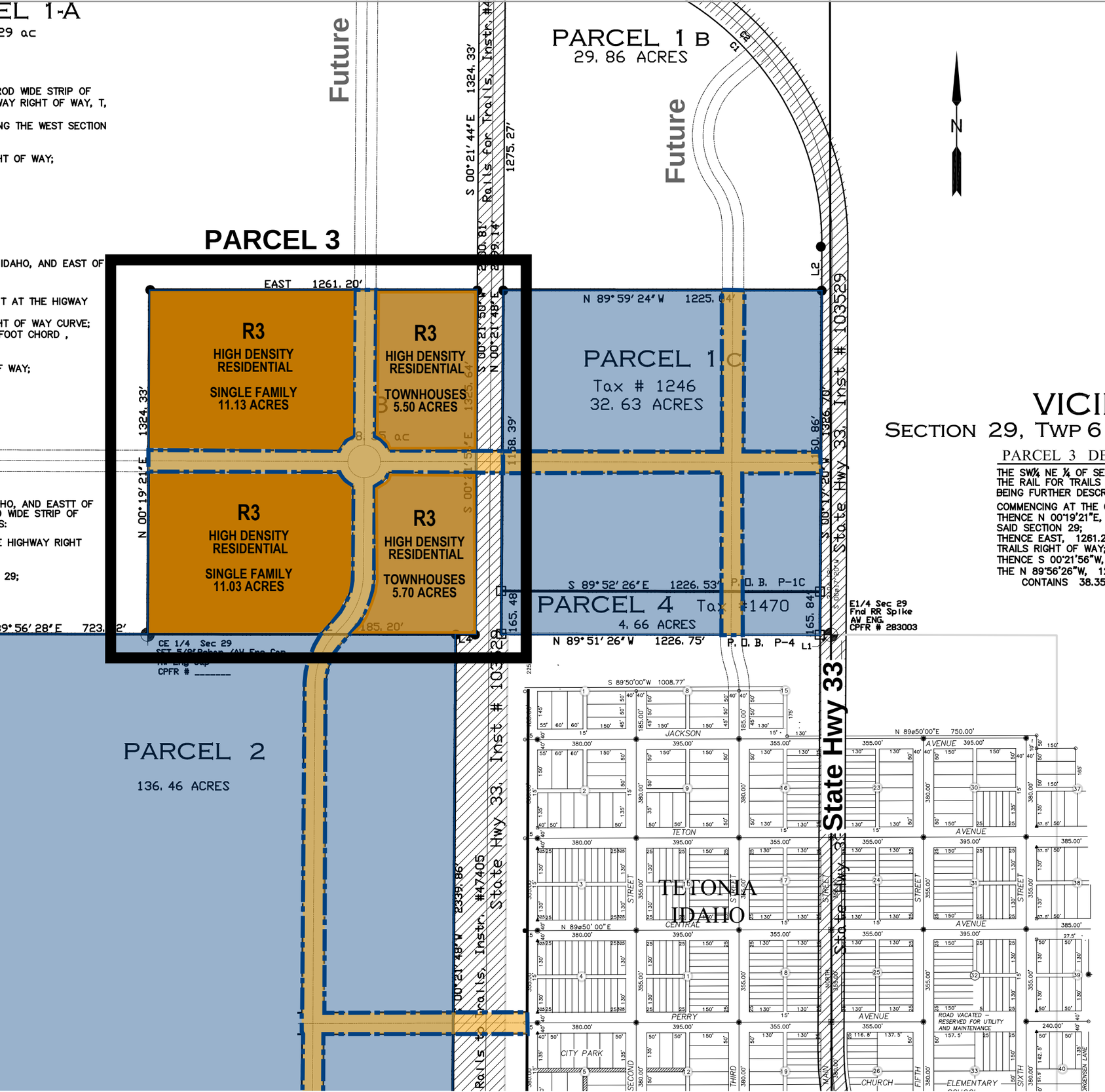


VICINITY MAP

SECTION 29, TWP 6 N, RNG 45 E, B.M. TETON CO. ID.

PARCEL 3 DESCRIPTION

THE SW¼ NE ¼ OF SECTON 29, TWP 6N, RNG 45 E, B.M. TETON COUNTY, IDAHO, LESS THE RAIL FOR TRAILS RIGHT OF WAY ON THE EAST SIDE.
BEING FURTHER DESCRIBED AS;

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 29, AND RUNNING;
THENCE N 00°19'21"E, 1324.33 FEET TO THE NW CORNER OF THE SW¼ NE ¼ OF SAID SECTION 29;
THENCE EAST, 1261.20 FEET TO A POINT ON THE WEST SIDE OF THE RAILS FOR TRAILS RIGHT OF WAY;
THENCE S 00°21'56"W, 1325.64 ALONG THE RAIL FOR TRAILS WEST RIGHT OF WAY;
THE N 89°56'26"W, 1260.20 FEET TO THE POINT OF BEGINNING.
CONTAINS 38.35 ACRES MORE OR LESS.

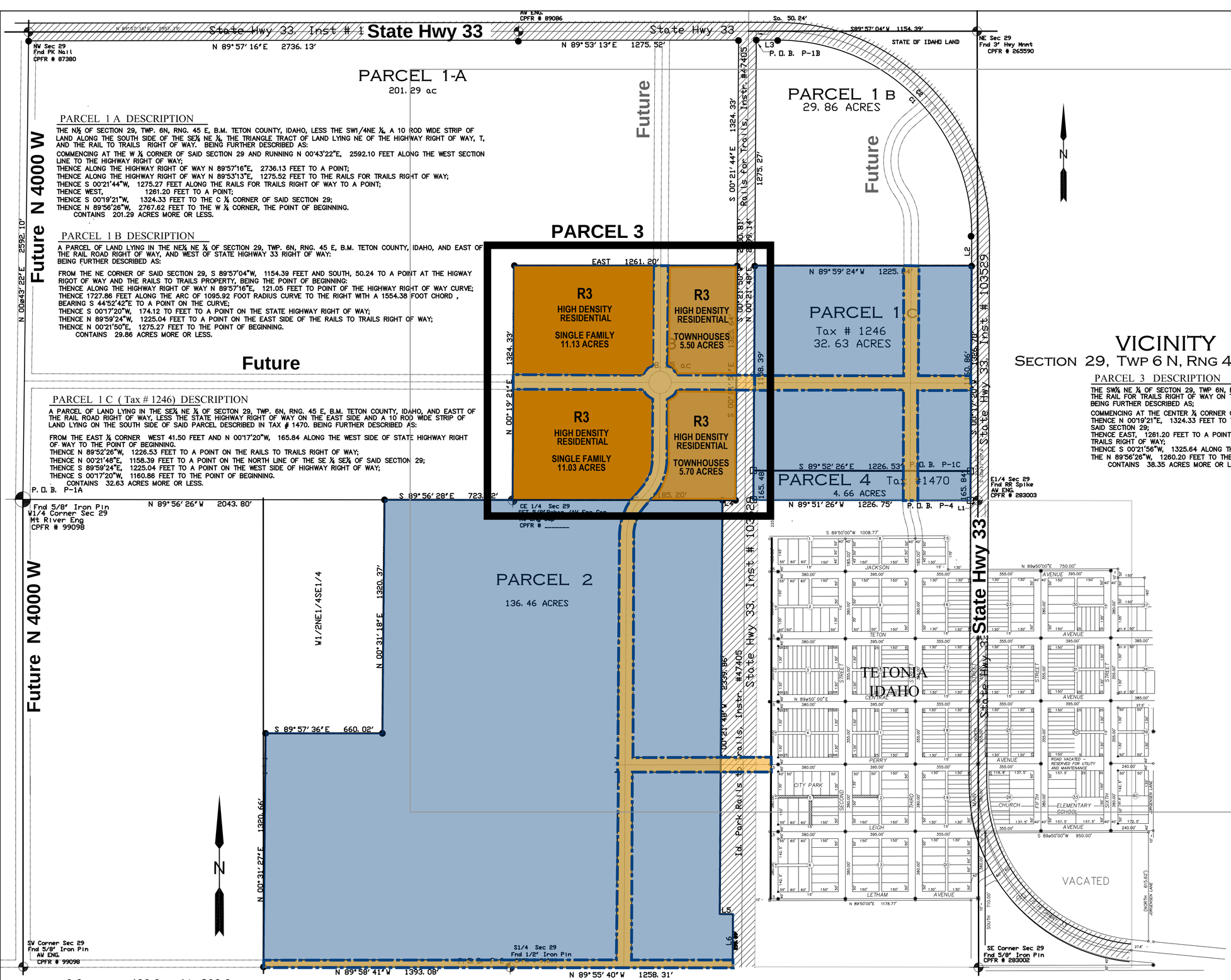
BARTON ARCHITECTURE PLLC
JRW & ASSOCIATES ARCHITECTS

PINNACLE PEAK
— AT THE TETONS —

PARCEL 3 REZONE
R3 HIGH DENSITY
RESIDENTIAL

VICINITY MAP

SECTION 29, TWP 6 N, RNG 45 E, B.M. TETON CO. ID.



0.0 400.0 ft, 800.0

1" = 400 ft SCALE

SECTION 29, TWP 6 N, RNG 45 E, B.M. TETON CO. ID.

PARCEL 1 A DESCRIPTION

THE N½ OF SECTION 29, TWP. 6N, RNG. 45 E, B.M. TETON COUNTY, IDAHO, LESS THE SW1/4NE ¼, A 10 ROD WIDE STRIP OF LAND ALONG THE SOUTH SIDE OF THE SE¼ NE ¼, THE TRIANGLE TRACT OF LAND LYING NE OF THE HIGHWAY RIGHT OF WAY, T, AND THE RAIL TO TRAILS RIGHT OF WAY. BEING FURTHER DESCRIBED AS:

COMMENCING AT THE W ¼ CORNER OF SAID SECTION 29 AND RUNNING N 00°43'22"E, 2592.10 FEET ALONG THE WEST SECTION LINE TO THE HIGHWAY RIGHT OF WAY;
THENCE ALONG THE HIGHWAY RIGHT OF WAY N 89°57'16"E, 2736.13 FEET TO A POINT;
THENCE ALONG THE HIGHWAY RIGHT OF WAY N 89°53'13"E, 1275.52 FEET TO THE RAILS FOR TRAILS RIGHT OF WAY;
THENCE S 00°21'44"W, 1275.27 FEET ALONG THE RAILS FOR TRAILS RIGHT OF WAY TO A POINT;
THENCE WEST, 1261.20 FEET TO A POINT;
THENCE S 00°19'21"W, 1324.33 FEET TO THE C ¼ CORNER OF SAID SECTION 29;
THENCE N 89°56'26"W, 2767.62 FEET TO THE W ¼ CORNER, THE POINT OF BEGINNING.
CONTAINS 201.29 ACRES MORE OR LESS.

PARCEL 1 B DESCRIPTION

A PARCEL OF LAND LYING IN THE NE¼ NE ¼ OF SECTION 29, TWP. 6N, RNG. 45 E, B.M. TETON COUNTY, IDAHO, AND EAST OF THE RAIL ROAD RIGHT OF WAY, AND WEST OF STATE HIGHWAY 33 RIGHT OF WAY:
BEING FURTHER DESCRIBED AS:

FROM THE NE CORNER OF SAID SECTION 29, S 89°57'04"W, 1154.39 FEET AND SOUTH, 50.24 TO A POINT AT THE HIGWAY RIGOT OF WAY AND THE RAILS TO TRAILS PROPERTY, BEING THE POINT OF BEGINNING:
THENCE ALONG THE HIGHWAY RIGHT OF WAY N 89°57'16"E, 121.05 FEET TO POINT OF THE HIGHWAY RIGHT OF WAY CURVE;
THENCE 1727.86 FEET ALONG THE ARC OF THE 1095.92 FOOT RADIUS CURVE TO THE RIGHT WITH A 1554.38 FOOT CHORD , BEARING S 44°52'42"E TO A POINT ON THE CURVE;
THENCE S 00°17'20"W, 174.12 TO FEET TO A POINT ON THE STATE HIGHWAY RIGHT OF WAY;
THENCE N 89°59'24"W, 1225.04 FEET TO A POINT ON THE EAST SIDE OF THE RAILS TO TRAILS RIGHT OF WAY;
THENCE N 00°21'50"E, 1275.27 FEET TO THE POINT OF BEGINNING.
CONTAINS 29.86 ACRES MORE OR LESS.

PARCEL 1 C (Tax # 1246) DESCRIPTION

A PARCEL OF LAND LYING IN THE SE¼ NE ¼ OF SECTION 29, TWP. 6N, RNG. 45 E, B.M. TETON COUNTY, IDAHO, AND EASTT OF THE RAIL ROAD RIGHT OF WAY, LESS THE STATE HIGHWAY RIGHT OF WAY ON THE EAST SIDE AND A 10 ROD WIDE STRIP OF LAND LYING ON THE SOUTH SIDE OF SAID PARCEL DESCRIBED IN TAX # 1470. BEING FURTHER DESCRIBED AS:

FROM THE EAST ¼ CORNER WEST 41.50 FEET AND N 00°17'20"W, 165.84 ALONG THE WEST SIDE OF STATE HIGHWAY RIGHT OF WAY TO THE POINT OF BEGINNING.
THENCE N 89°52'26"W, 1226.53 FEET TO A POINT ON THE RAILS TO TRAILS RIGHT OF WAY;
THENCE N 00°21'48"E, 1158.39 FEET TO A POINT ON THE NORTH LINE OF THE SE ¼ SE¼ OF SAID SECTION 29;
THENCE S 89°59'24"E, 1225.04 FEET TO A POINT ON THE WEST SIDE OF HIGHWAY RIGHT OF WAY;
THENCE S 00°17'20"W, 1160.86 FEET TO THE POINT OF BEGINNING.
CONTAINS 32.63 ACRES MORE OR LESS.
P. O. B. P-1A

PARCEL 3 DESCRIPTION

THE SW¼ NE ¼ OF SECTON 29, TWP 6N, RNG 45 E, B.M. TETON COUNTY, IDAHO, LESS THE RAIL FOR TRAILS RIGHT OF WAY ON THE EAST SIDE.
BEING FURTHER DESCRIBED AS;

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 29, AND RUNNING;
THENCE N 00°19'21"E, 1324.33 FEET TO THE NW CORNER OF THE SW¼ NE ¼ OF SAID SECTION 29;
THENCE EAST, 1261.20 FEET TO A POINT ON THE WEST SIDE OF THE RAILS FOR TRAILS RIGHT OF WAY;
THENCE S 00°21'56"W, 1325.64 ALONG THE RAIL FOR TRAILS WEST RIGHT OF WAY;
THE N 89°56'26"W, 1260.20 FEET TO THE POINT OF BEGINNING.
CONTAINS 38.35 ACRES MORE OR LESS.

PARCEL 4 DESCRIPTION

A PARCEL OF LAND LYING ON THE NORTH SIDE OF THE SOUTH LINE OF THE SE¼ NE¼ OF SECTON 29, TWP 6N, RNG 45 E, B.M. TETON COUNTY, IDAHO, AND WEST OF STATE HIGHWAY 33 RIGHT OF WAY.
BEING FURTHER DESCRIBED AS;

FROM THE EAST ¼ CORNER OF SAID SECTION 29, AND WEST, 41.50 FEET TO THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 33, THE POINT OF BEGINNING;
THENCE N 89°51'26"W, 1226.75 FEET TO A POINT ON THE EAST SIDE OF THE RAIL FOR TRAILS RIGHT OF WAY;
THENCE N 00°21'50"E, 165.48 FEET ALONG THE RAIL FOR TRAILS RIGHT OF WAY TO A POINT;
THENCE N 89°52'26"E, 1226.53 FEET TO A POINT ON THE WEST SIDE OF THE STATE HIGHWAY 33 RIGHT OF WAY;
THENCE S 00°17'20"W, 165.84 FEET TO THE POINT OF BEGINNNG.
CONTAINS 4.66 ACRES MORE OR LESS.

PARCEL 2 DESCRIPTION

THE W½ SE¼ LESS THE RAILS TO TRAILS RIGHT OF WAY AND THE E½ OF SW ¼ LESS THE W½NE¼SW¼ OF SECTON 29, TWP. 6N, RNG. 45 E, B.M. TETON COUNTY, IDAHO,.
BEING FURTHER DESCRIBED AS:

COMMENCING AT THE S ¼ CORNER OF SAID SECTION 29 AND RUNNING;
THENCE N 89°58'41"W, 1393.08 FEET ALONG THE SOUTH LINE OF SAID SECTION 29 TO A POINT;
THENCE N 00°31'27"E, 1320.66 FEET TO A POINT;
THENCE S 89°57'36"E, 660.02 FEET TO A POINT;
THENCE N 00°31'18"E, 1320.37 FEET TO A POINT ON THE NORTH LINE OF THE SW ¼ OF SAID SECTION 29;;
THENCE S 89°56'28"E, 723.82 FEET TO THE CENTER ¼ OF SAID SECTION 29;
THENCE S 89°56'26"E, 1185.20 FEET TO A POINT ON THE WEST SIDE OF THE RAILS FOR TRAILS RIGHT OF WAY;
THENCE S 00°21'48"W, 2339.86 FEET TO POINT;
THENCE S 89°38'12"E, 75.00 FEET TO A POINT ON THE RAILS FOR TRAILS RIGHT OF WAY;
THENCE S 00°21'48"W, 300.32 FEET TO THE SOUTH LINE OF SAID SECTION 29;
THENCE N 89°55'40"W, 1258.31 FEET TO THE S ¼ CORNER OF SAID SECTION 29, THE POINT OF BEGINNING.
136.46 ACRES MORE OR LESS.

LEGEND

- FOUND SECTION CORNER AS NOTED
- SET –5/8" REBAR, AW ENG #2860 CAP
- Found – 1/2" REBAR, AW ENG PLASTIC 2860 CAP
- SECTION LINE
- SURVEYED PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- COUNTY ROAD RIGHT–OF–WAY LINE EASEMENT

McCullouch Property Acres

Parcel 1 =	443. 25 ac.
Parcel 2 =	136. 46 ac.
Parcel 3 =	38. 35 ac.
Parcel 4 =	4. 66 ac.
Total Acres =	622. 72 ac.

Line Chart

L	1	WEST	41. 50'
L	2	S 00°17' 20"W	174. 12'
L	3	N 89°57' 16"E	121. 05'
L	4	N 89°56' 26"W	75. 00'
L	5	S 89°38' 12"E	75. 00'
L	6	S 00°21' 48"W	300. 32'
L	7	S 00°21' 48"W	0. 44'

CURVE CHART

CURVE	DELTA <	RADIUS	ARC	CHORD	CHORD BEARING
C-1	90°20' 04"	1095. 92'	1727. 86'	1554. 38'	S44°52' 42"E
C-2	90°20' 04"	1145. 92'	1806. 69'	1625. 29'	S44°52' 42"E
C-3	84°33' 00"	954. 93'	1409. 17'	1284. 74'	S41°59' 10"E

- RECORD OF SURVEY -

MOST OF THE Section 29, Twp. 6 N., Rng. 45 E., B.M.,
Teton Co. Idaho, W.D. # 201896

CLIENT: **McCulloch Property**

DEED: **CELS, LTD**