

VICINITY MAP
S23, T5N, R45E, B.M.
TETON COUNTY, IDAHO

Scale: 1 inch = 800 Feet

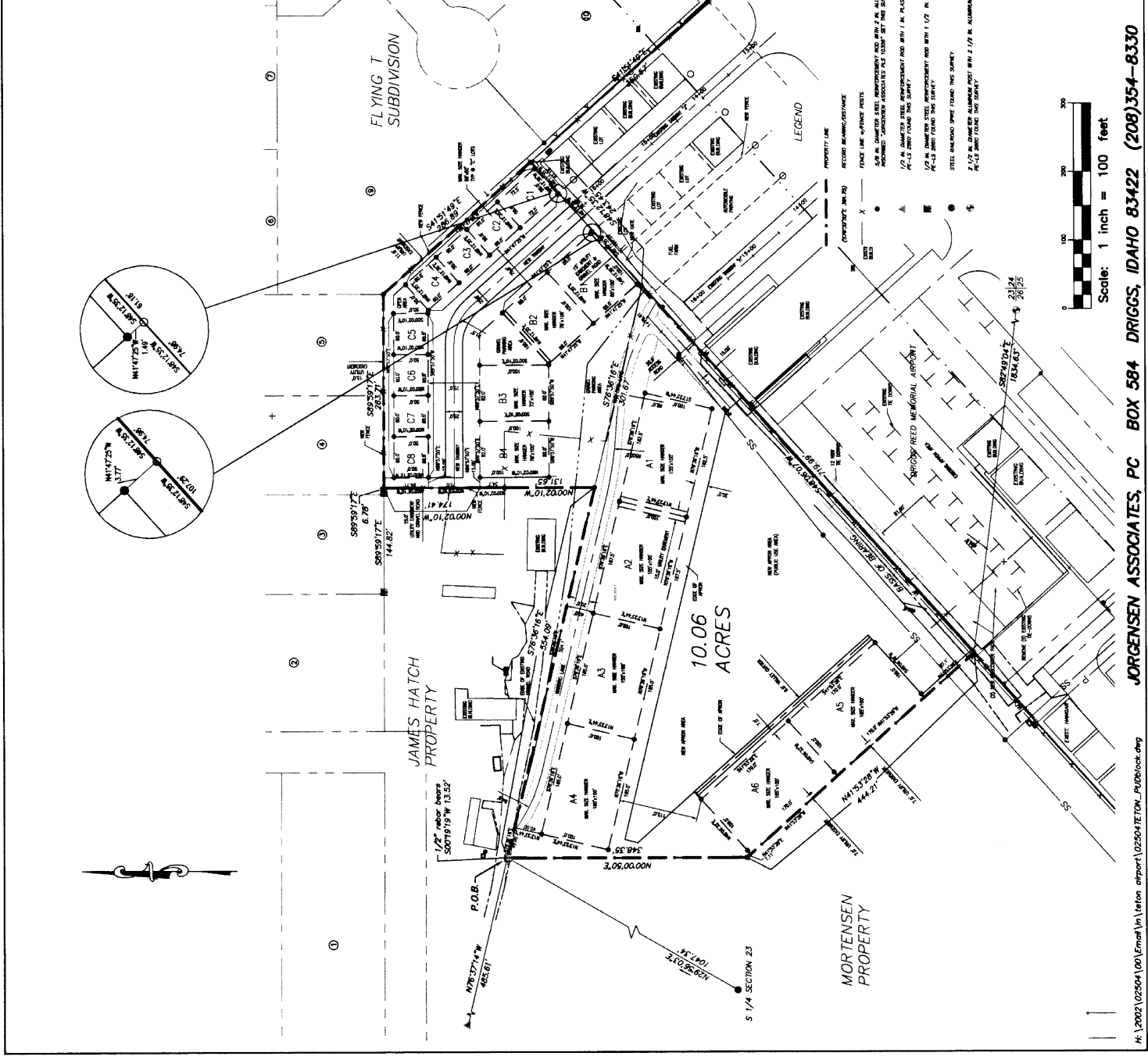
RECEIVED
SEP 06 2002
JULIUS L. JENSEN
CLERK-RECORDER

149923

HDR HDR ENGINEERING, Inc.
418 S. 9th Street Suite 301
Boise, Idaho 83702
Phone: (208) 342-5779 Fax: (208) 342-4334

FINAL PLAT
PLANNED UNIT DEVELOPMENT
TETON AVIATION WEST
LOCATED WITHIN THE
SE 1/4, SECTION 23,
T5N, R45E, B.M.
TETON COUNTY, IDAHO
SHEET 1/2

Final: 09/21/2002
Map Revised: 04/20/2002
Map Prepared: 02/22/2002
Project No: 02504



JORGENSEN ASSOCIATES, PC BOX 584 DRIGGS, IDAHO 83422 (208)354-8330

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TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAN. DATE 8-27-2002

PLANNING AND ZONING APPROVAL

PRESENTED TO THE CITY OF DRIGGS PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. DATE 8-28-02

CHAIRMAN, PLANNING AND ZONING

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE. DATE 8/27/02

COUNTY ASSESSOR

TETON COUNTY FIRE MARSHALL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS SUBDIVISION MEET THE TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY THIS DEPARTMENT. DATE 28 Aug 2002

TETON COUNTY FIRE MARSHALL

HEALTH DEPARTMENT CERTIFICATE

I HEREBY CERTIFY THAT SANITARY RESTRICTIONS REQUIRED BY IDAHO CODE ARE IN PLACE. THIS PLAN IS HEREBY APPROVED BY THIS DEPARTMENT. DATE 8/28/02

DISTRICT 7 HEALTH DEPARTMENT

CITY COUNCIL CERTIFICATE

PRESENTED TO THE CITY ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. DATE 08-26-02

MAYOR, CITY OF DRIGGS

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED BY IDAHO CODE. DATE 8/26/02

CITY ENGINEER

OWNER'S DEDICATION

BE IT KNOWN THAT THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE LEGAL OWNER OF THE FOLLOWING DESCRIBED PROPERTY AND HAVE CAUSED THE SAME TO BE PLATTED AS A SUBDIVISION AS REQUIRED BY THE TETON COUNTY SUBDIVISION ORDINANCE, THE PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at the south one-quarter section corner of said Section 23, monumented with a steel railroad spike located in the centerline of Idaho State Highway No. 33, found this survey;

thence N29°56'03"E, 1047.34 feet to a 1/2 inch diameter steel reinforcing bar with aluminum cap inscribed "AW ENG 2860", found this survey and the POINT OF BEGINNING;

thence S78°38'16"E, 554.09 feet to a 5/8-inch diameter steel reinforcing bar with aluminum cap inscribed "JORGENSEN ASSOCIATES PLS 10306", set this survey;

thence N02°21'0"W, 131.65 feet to a 1/2 inch diameter steel reinforcing bar with plastic cap inscribed "AW ENG 2860", found this survey;

thence N07°22'10"W, 174.41 feet to a 1/2 inch diameter steel reinforcing bar with plastic cap inscribed "AW ENG 2860", found this survey;

thence S09°59'17"E, along a boundary contiguous with Flying T Subdivision, 283.71 feet to a 5/8-inch diameter steel reinforcing bar with aluminum cap inscribed "JORGENSEN ASSOCIATES PLS 10306", set this survey;

thence continuing along said line contiguous with Flying T Subdivision, S41°51'49"E, 286.89 feet to a 5/8-inch diameter steel reinforcing bar with aluminum cap inscribed "JORGENSEN ASSOCIATES PLS 10306", set this survey;

thence leaving said line S48°22'35"W, 243.45 feet to a 1/2 inch diameter steel reinforcing bar with plastic cap inscribed "AW ENG 2860", found this survey;

thence S48°06'07"W, 719.99 feet to a 1/2 inch diameter steel reinforcing bar with plastic cap inscribed "AW ENG 2860", found this survey;

thence N41°53'28"W, 444.21 feet to a 1/2 inch diameter steel reinforcing bar with plastic cap inscribed "AW ENG 2860", found this survey;

thence N00°02'50"E, 348.35 feet to a 1/2 inch diameter steel reinforcing bar with aluminum cap and the POINT OF BEGINNING;

said parcel CONTAINS 10.06 acres, more or less;

the BASIS OF BEARING for this description is based on east line of Tract 1 as shown on the Record of Survey for James Hatch, Teton County, Idaho Instrument Number 141223.

THAT THE NAME OF SAID SUBDIVISION SHALL BE TETON AVIATION WEST;

THAT SAID SUBDIVISION IS SUBJECT TO ALL ZONING REGULATIONS PERTINENT TO THE CITY OF DRIGGS AIRPORT OVERLAY ZONE;

THAT EACH LOT WILL BE SOLD OR LEASED BY SAID OWNER EXCLUSIVELY FOR THE PURPOSE OF CONSTRUCTING AIRPLANE HANGARS;

THAT THE FOREGOING SUBDIVISION IS SUBJECT TO ANY OTHER EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS OR ENCUMBRANCES OF SIGHT AND/OR RECORD.

CHAIRMAN, PLANNING AND ZONING DATE 8-26-02

CITY PLANNING AND ZONING APPROVAL

PRESENTED TO THE CITY OF DRIGGS PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. DATE 8-26-02

CHAIRMAN, PLANNING AND ZONING

ENGINEERING INFORMATION

HDR ENGINEERING, Inc. 418 S. 9th Street, Suite 301 Boise, Idaho 83702 Phone: (208) 342-3779

SURVEYOR INFORMATION

JORGENSEN ASSOCIATES, P. C. PO BOX 584 DRIGGS, ID 83422 (208)354-8330

SUBDIVIDER INFORMATION

TETON AVIET, Inc. PO BOX 489 JACKSON, WY 83001 (208)354-3100

SURVEYOR'S CERTIFICATE

I, JAMES D. CLAFLIN, BEING A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM ACTUAL FIELD SURVEYS PERFORMED UNDER MY SUPERVISION DURING 2001 AND 2002, AND THAT THE MONUMENTS WILL BE SET AS SHOWN HEREON BY OCTOBER 2002.



JAMES D. CLAFLIN, IDAHO PLS 10306 COUNTY OF TETON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAMES D. CLAFLIN THIS 23rd DAY OF August, 2002.

NOTARY PUBLIC My Commission Expires 11-30-2004

RECORDED'S CERTIFICATE

STATE OF IDAHO) COUNTY OF TETON) RECEIVED AUG 29 2002 1:49:23

I DO HEREBY CERTIFY THAT THIS PLAN WAS FILED THIS DAY OF 2002, AT THE REQUEST OF INSTRUMENT NUMBER TETON 123158 No. of Pages: 1

COUNTY RECORDER

RECORDED FOR: CITY OF DRIGGS

ROLAND BOYLE Clerk Recorder

CERTIFICATE OF REVIEW

I, THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FIND THAT IT IS CORRECT AND ACCEPTABLE.

NAME DATE 08-30-02



HDR HDR ENGINEERING, Inc. 418 S. 9th Street Suite 301 Boise, Idaho 83702 Phone: (208) 342-3779 Fax: (208) 342-4334

FINAL PLAT PLANNED UNIT DEVELOPMENT TETON AVIATION CENTER LOCATED WITHIN THE SE 1/4, SECTION 23, T5N, R45E, B.M. TETON COUNTY, IDAHO