



**“Local Brokerage, National Results.”**

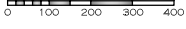
## Maps & Documents

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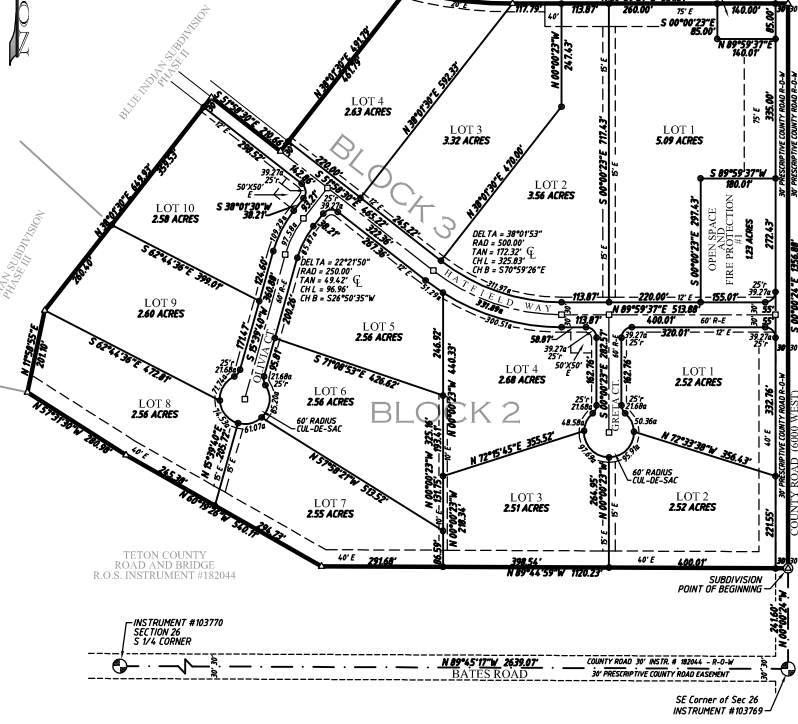
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NORTH



TETON COUNTY ROAD AND BRIDGE R.O.S. INSTRUMENT #182044

INSTRUMENT #103770 SECTION 26 1/4 CORNER

SE Corner of Sec 26 INSTRUMENT #103769

LEGEND	
	SECTION CORNER - FOUND OR SET AS NOTED
	PROPERTY CORNER - FOUND 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
	SUBDIVISION POINT OF BEGINNING - SET 2" ALUMINUM PIPE WITH CAP INSCRIBED: AW ENG 2860
	CENTERLINE OF ROAD PC/PT - SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
	LOT CORNER - SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
	SECTIONAL BREAKDOWN LINE
	PROPERTY BOUNDARY
	ROAD CENTERLINE
	LOT BOUNDARY
	EASEMENT - TYPE & WIDTH AS NOTED
	ROAD RIGHT-OF-WAY - 30' TYP. (TO COUNTY)
	ROAD RIGHT-OF-WAY - 30' EACH SIDE OF CENTERLINE (SUBDIVISION ROAD)
	UTILITY, DRAINAGE, IRRIGATION & TRAIL EASEMENT - WIDTH AS NOTED
	12' EASEMENTS ARE LOCATED ALONG INSIDE "R" AND THE FRONTAGE OF ALL LOTS.
	NO FLOODPLAINS EXIST WITHIN THIS PROJECT FEHA FIRM MAP #16081C00C.

**IRRIGATION WATER RIGHTS**  
 THE WATER RIGHTS HAVE BEEN TRANSFERRED TO THE H.O.A. THIS PROPERTY REMAINS IN THE HORSESHOE CREEK CANAL IRRIGATION COMPANY AND A SUITABLE IRRIGATION WATER DELIVERY SYSTEM WILL BE PROVIDED BY THE DEVELOPER DURING PHASE IV CONSTRUCTION IN COMPLIANCE WITH IDAHO CODE, SECTION 31-3005, SUBSECTION (1)(B), AS SHOWN ON THE APPROVED IRRIGATION SYSTEM DRAWING ON FILE IN THE OFFICE OF A.W. ENGINEERING.

**SURVEYOR'S CERTIFICATE**  
 I, ARNOLD W. WOOLSTENHAUHE, 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.



**OWNER'S CERTIFICATE**  
 BE IT KNOWN THAT I, THE UNDERSIGNED OWNER OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, HEREBY CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER AND PROPRIETOR OF SAID LANDS:  
 THAT THE NAME OF THE SUBDIVISION SHALL BE BLUE INDIAN SUBDIVISION - PHASE I; THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT;  
 THAT THE LOTS SHOWN ON THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS; THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RIGHT OF RECORD AND AS DEDICATED BY THIS PLAT;  
 (P-R-W) THAT RIGHTS-OF-WAY SHALL BE DEDICATED TO TETON COUNTY;  
 (R) THAT SUBDIVISION ROADS RIGHTS-OF-WAY SHALL BE DEDICATED TO THE BLUE INDIAN SUBDIVISION HOMEOWNERS' ASSOCIATION, HEREAFTER KNOWN AS THE H.O.A., AND THE H.O.A. WILL BE RESPONSIBLE FOR MAINTENANCE AND SNOW REMOVAL; THAT OPEN SPACE TRACTS SHALL BE GRANTED TO THE H.O.A. FOR FIRE PROTECTION, LANDSCAPING, DRAINAGE AND TRAILS AND THE H.O.A. WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID TRACTS;  
 (E) THAT ALL EASEMENTS ARE FOR THE USE OF UTILITIES, IRRIGATION, DRAINAGE AND TRAIL SYSTEMS;  
 THAT THESE EASEMENTS ARE TO BE MAINTAINED BY THE LOT OWNERS ACROSS THEIR LOTS AND BY THE H.O.A. ACROSS ALL OTHER AREAS;  
 THAT ALL UTILITY EASEMENTS ARE GRANTED TO THE PUBLIC UTILITY PROVIDERS FOR INSTALLATION AND MAINTENANCE OF THE UTILITY, WHERE UTILITY EASEMENTS ARE WITHIN THE "R" EASEMENT THEY SHALL BE WITHIN THE OUTSIDE 12 FEET OF "R";  
 THAT THE DRAINAGE EASEMENTS ARE GRANTED TO THE H.O.A. AND ARE FOR FLOOD DRAINAGE AND SNOW MELT RUNOFF;  
 THAT THE IRRIGATION EASEMENTS ARE GRANTED TO THE H.O.A. FOR CONSTRUCTION AND MAINTENANCE OF THE IRRIGATION SYSTEM AND ALL LOTS WILL BE SERVED BY SAID IRRIGATION SYSTEM;  
 THAT THE TRAIL EASEMENT SHALL BE DEDICATED TO THE H.O.A. FOR TRAIL CONSTRUCTION, MAINTENANCE AND USE.

**DESCRIPTION OF BLUE INDIAN SUBDIVISION - PHASE I BOUNDARIES:**

PART OF THE SE 1/4 OF SECTION 26, TWP. 5N, RNG. 44E, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:  
 FROM THE SE CORNER OF SAID SECTION 26, N 00°00'24" W, 241.60 FEET ALONG THE EASTERN BOUNDARY OF SAID SECTION 26 TO THE POINT OF BEGINNING;  
 THENCE N 89°44'59" W, 120.23 FEET TO A POINT;  
 THENCE N 60°19'26" W, 540.11 FEET TO A POINT;  
 THENCE N 57°31'30" W, 280.98 FEET TO A POINT;  
 THENCE N 11°58'55" E, 201.10 FEET TO A POINT;  
 THENCE N 30°19'35" E, 643.93 FEET TO A POINT;  
 THENCE S 51°58'30" E, 210.66 FEET TO A POINT;  
 THENCE N 38°01'30" E, 491.79 FEET TO A POINT;  
 THENCE 256.51 FEET ALONG A 100.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 164.15°, A CHORD LENGTH OF 255.81 FEET AND A CHORD BEARING OF S 82°39'28" E TO A POINT;  
 THENCE N 89°59'37" E, 661.63 FEET TO A POINT ON THE EASTERN BOUNDARY OF SAID SECTION 26;  
 THENCE S 00°00'24" E, 1956.88 FEET ALONG THE EASTERN BOUNDARY OF SAID SECTION 26 TO THE POINT OF BEGINNING.  
 CONTAINS 4.67 ACRES.

MATTHEW HAIL - PRESIDENT, BUXTON WEST, LLC. DATE

STATE OF IDAHO )  
 ) SS  
 COUNTY OF TETON )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2009 BY MATTHEW HAIL, WITNESS MY HAND AND OFFICIAL SEAL.  
 NOTARY PUBLIC  
 FOR:  
 RESIDING AT:  
 MY COMMISSION EXPIRES:

**HEALTH DEPARTMENT CERTIFICATE**

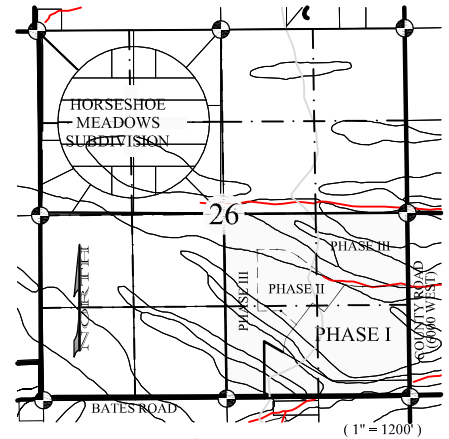
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 19 HAVE BEEN SATISFIED SUBJECT TO THE INFORMATION CONTAINED IN THE ATTACHED SANITARY REGULATIONS AND RULES. SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1926, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

EASTERN IDAHO PUBLIC HEALTH, REHS DATE

**CERTIFICATE OF REVIEW**

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

SURVEYOR DATE



- VICINITY MAP -  
 PART OF THE SE 1/4 OF SECTION 26, TWP. 5N, RNG. 44E, B.M., TETON COUNTY, IDAHO

**TREASURER'S CERTIFICATE**

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

COUNTY TREASURER DATE

**TETON COUNTY IDAHO CERTIFICATES OF APPROVAL**

PRESENTED TO THE FOLLOWING TETON COUNTY ENTITIES ON THE DATE SHOWN, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CHAIRMAN, PLANNING AND ZONING	DATE
COUNTY ASSESSOR	DATE
TETON COUNTY FIRE MARSHAL	DATE
CHAIRMAN, COUNTY COMMISSIONERS	DATE

NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY NATURE OF ANY STREET, OR ROAD WITHIN THIS SUBDIVISION.

**RECORDER'S CERTIFICATE**

- FINAL PLAT -  
**BLUE INDIAN SUBDIVISION - PHASE I**  
 PART OF THE SE 1/4 OF SECTION 26, TWP. 5N, RNG. 44E, B.M., TETON COUNTY, IDAHO

BUXTON WEST, LLC.  
 % MATTHEW HAIL  
 P.O. BOX 1601  
 DRIGGS, ID 83422  
 (208) 395-0000

