



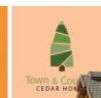
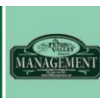
“Local Brokerage, National Results.”

Maps & Documents

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253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455



W 1/4 CORNER SECTION 25 INSTRUMENT #120198

SCALE 1" = 100'

CALICO SKY PHASE II

CALICO SKY PHASE III

WALLACE WAY SUBDIVISION II

LOT 1 DAVID STRICKLAND & AMY FRADLEY

LOT 2 WAYNE HARTSHORN

MOUNTAIN VIEW SUBDIVISION

LOT 5 BRETT COOKE

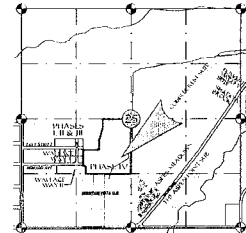
ASPEN MEADOWS SUBDIVISION

AREA TABLE	
DEDICATED ROAD RIGHT-OF-WAY	4.51 ACRES
UTILITY EASEMENTS	2.66 ACRES
TOTAL LOT AREA	24.01 ACRES
TOTAL AREA OF PHASE IV	28.52 ACRES

Instrument # 180758
 TETON, IDAHO
 ORDER No. of Pages: 2
 Registered to BRETT COOKE
 REGISTRATION DATE: 04/11/06
 Registered to: David Strickland & Amy Fradley

S 1/4 CORNER SECTION 25 INSTRUMENT #9332

SURVEYED 05/02/01 LAYOUT 10/11 DRAWN BY B.M. 04/06/06 CALICO SKY PHASE IV FINALING FINAL PLAT: 08/31/06



VICINITY MAP
 PART OF THE N 1/2 SW 1/4 OF SECTION 25, TWP. 5N, RANG. 45E, B.M., TETON COUNTY, IDAHO

CURVE DATA TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	109°37'27"	65.00	124.93	92.64	166.57 S55°03'43"E
C2	109°07'26"	75.00	96.59	48.80	96.09 S79°58'17"W
C3	109°08'27"	150.00	235.64	156.62	164.59 S47°47"E
C4	109°57'47"	197.57	306.88	216.58	138°20'05"W
C5	109°47'17"	26.20	113.89	106.71	176.65 N07°16'45"W
C6	175°55'27"	440.00	786.76	92.25	182°15'27"E
C7	105°00'00"	77.81	122.23	77.81	105.00 S57°32'25"W
C8	115°57'47"	95.06	187.72	140.65	506°13'34"W

- SUBDIVISION NOTES**
- SUBDIVISION LIES IN CITY OF DRIGGS
 - 67 LOTS RANGING FROM 0.22 ACRES - 0.65 ACRES IN SIZE.
 - CENTRAL WATER SYSTEM
 - CENTRAL SEWER SYSTEM
 - ZONING DRIGGS UR-0
 - CITY OF DRIGGS STANDARD SETBACKS:
 - FRONT - 20'
 - BACK - 20'
 - SIDE - 10'

LEGEND

- ◇ SUBDIVISION POINT OF BEGINNING
- SECTION CORNER FOUND OR SET AS NEEDED
- PROPERTY CORNER - SET 5/8" IRON PIN
- ▲ PROPERTY CORNER - SET 5/8" IRON PIN
- POWER POLE
- POWER LINE WITH 20' EASEMENT
- SECTION BOUNDARY
- PROPERTY BOUNDARY
- LOT NUMBER
- CENTER LINE OF ROAD
- EASEMENT - TYPE AND WIDTH AS NOTED
- 10' WIDE CANAL EASEMENT

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOODSTENRAHE, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I HAVE CAUSED THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

ARNOLD W. WOODSTENRAHE
 2/25/06
 STATE OF IDAHO

FINAL PLAT CALICO SKY - PHASE IV -

PART OF THE N 1/2 SW 1/4 OF SECTION 25, TWP. 5N, RANG. 45E, B.M., TETON COUNTY, IDAHO

BAD INC.
 P.O. BOX 572
 DRIGGS, IDAHO 83422

AV-ENGINEERING
 255 South Main P.O. Box 159
 Victor, Idaho 83455
 (208) 787-2552 aveng@tetonid.com

PROJECT NUMBER 2006-049 SHEET 1 OF 2 | SECTION 25

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 59, CHAPTER 19 HAVE BEEN SATISFIED SUBJECT TO THE INFORMATION CONTAINED IN THE ATTACHED SANITARY REGULATIONS AND RECOMMENDATIONS. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 59-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

M. J. O'Connell
DISTRICT HEALTH DEPARTMENT, REHS
DATE: 12 Sept 06

CITY OF DRIGGS APPROVAL

PRESENTED TO THE CITY COUNCIL OF DRIGGS, IDAHO, ON THE FOLLOWING AT WHICH TIME THIS SUBDIVISION WAS APPROVED ACCEPTED.

Laura Ballentine 9-28-06
MAYOR, CITY OF DRIGGS, IDAHO DATE

ATTEST: *Sara Williams*
CITY CLERK

TREASURER'S CERTIFICATE

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

Shawn L. ...
COUNTY TREASURER DATE

OWNER'S CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, HEREBY CERTIFY THAT IT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS AND PROPRIETORS OF SAID DESCRIBED LANDS: THAT THE NAME OF THE SUBDIVISION SHALL BE CALICO SKY PHASE IV; THAT ACCESS TO SAID SUBDIVISION SHALL BE FROM CROSS AVENUE AND EASY STREET; THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF RECORD; THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RIGHT OR RECORD; THAT ALL ROADS ARE DEDICATED TO THE PUBLIC; THAT THE DEDICATED EASEMENTS ARE FOR THE USE OF SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV UTILITIES;

DESCRIPTION OF LANDS BEING DIVIDED:

A PART OF THE NE 1/4 SW 1/4 SECTION 25, TWP. 5N, RANG. 45E, B.M. LOCATED IN THE CITY OF DRIGGS, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: FROM THE W 1/4 CORNER OF SAID SECTION 25, THENCE N 89°28'18"E, 194.247 FEET ALONG THE NORTH LINE OF THE SW 1/4 TO THE NE CORNER OF CALICO SKY PHASE IV, THE POINT OF BEGINNING; THENCE N 89°28'18"E, 691.02 FEET FURTHER ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 25 TO A POINT; THENCE S 00°00'38"W, 134.576 FEET TO A POINT; THENCE S 89°46'29"W, 106.26 FEET TO A POINT ON THE EAST BOUNDARY OF WALLACE WAY SUBDIVISION PHASE II; THENCE N 00°15'53"E, 201.70 FEET ALONG THE EAST BOUNDARY OF WALLACE WAY SUBDIVISION TO A POINT; THENCE N 00°50'51"W, 68.22 FEET ALONG THE BOUNDARY OF WALLACE WAY SUBDIVISION TO A POINT; THENCE N 00°07'07"E, 442.91 FEET ALONG THE BOUNDARY OF WALLACE WAY SUBDIVISION TO A POINT ON THE SOUTHERN BOUNDARY OF CALICO SKY PHASE III; THENCE N 89°46'02"E, 387.10 FEET ALONG THE SOUTHERN BOUNDARY OF CALICO SKY PHASE III TO A POINT ON THE SOUTH EAST CORNER OF CALICO SKY PHASE III; THENCE N 00°10'50"E, 217.23 FEET TO A POINT; THENCE N 10°40'50"E, 334.00 FEET TO A POINT; THENCE N 00°10'50"E, 204.00 FEET TO THE POINT OF BEGINNING. CLUSTERS 28.51 ACRES MORE OR LESS.

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 REQUIREMENTS OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Arnold W. Woodstengrue
SURVEYOR DATE: 9-11-06

PLANNING & ZONING CERTIFICATE

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

...
CHAIRMAN, PLANNING COMMISSION DATE: 9-28-06

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.

...
COUNTY ASSESSOR DATE: 9-28-06

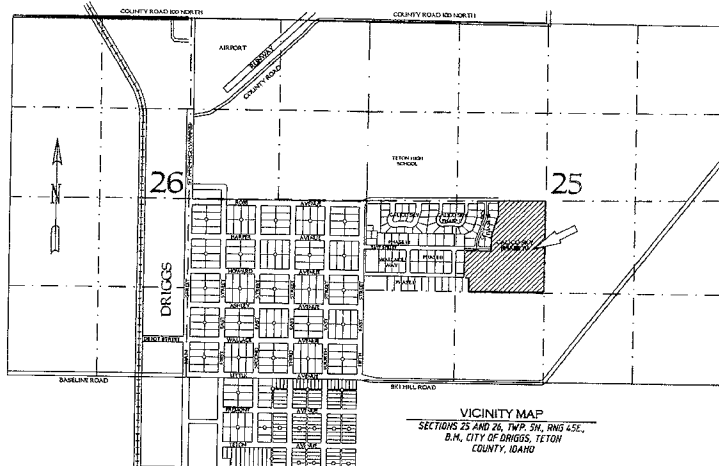
TETON COUNTY FIRE MARSHAL

THE HEREIN PLATTED SUBDIVISION IS APPROVED ACCORDING TO TETON COUNTY FIRE REGULATIONS.

...
TETON COUNTY FIRE MARSHAL DATE: 9/11/06

IRRIGATION WATER RIGHTS

WATER RIGHTS AND ASSESSMENT OBLIGATIONS ARE NOT APPURTENANT TO THE LANDS INCLUDED WITHIN THIS PLAT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE A WATER RIGHT.



VICINITY MAP
SECTIONS 25 AND 26, TWP. 5N, RANG. 45E,
B.M., CITY OF DRIGGS, TETON
COUNTY, IDAHO

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOODSTENG RUE, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.



RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF TETON)
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 01ST OF 2006, AT THE REQUEST OF INSTRUMENT NUMBER
COUNTY RECORDER

Brett Cooke 9/27/06
BRET COOKE, BAD INC. DATE

Mark Helles 9-28-06
MARK HELLES, BAD INC. DATE

... 9-11-06
DATE

STATE OF IDAHO)
COUNTY OF TETON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17TH DAY OF SEPTEMBER, 2006 BY: BRETT COOKE, MARK HELLES

BY MY HAND AND OFFICIAL SEAL: *...*

MY COMMISSION EXPIRES: 12/31/10



FINAL PLAT
CALICO SKY - PHASE IV -
PART OF THE NE 1/2 SW 1/2 OF SECTION 25, TWP. 5N, RANG. 45E, B.M., TETON COUNTY, IDAHO

BAD INC.
P.O. BOX 572
DRIGGS, IDAHO 83422

AW ENGINEERING
255 South Main P.O. Box 139
Victor, Idaho 83455
(208) 707-2952 ave@tetonnet.com

PROJECT NUMBER: 2006-049 SHEET 2 OF 2 SECTION 25

SURVEYED CLE	05/02/01	CO/FILE DAT	DRAWN SRJ	5/10/06	2006-049 CALICO SKY PHASE IV FINAL 2 DRIGGS - REVISED BY: J... 07/25/06
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