



“Local Brokerage, National Results.”

Maps & Documents

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253 S. Main St. Box 604, Driggs ID 83422
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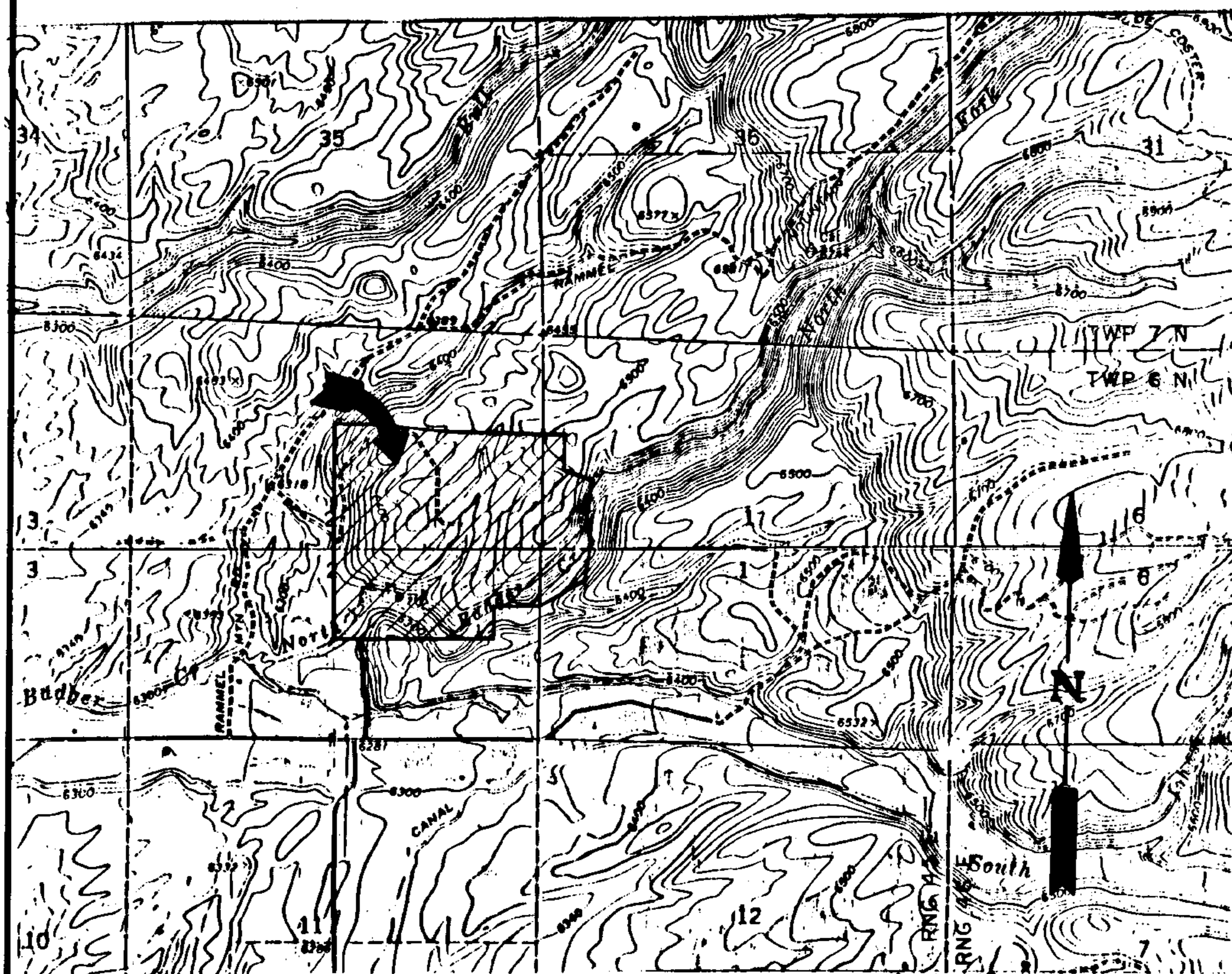


LINE DATA

Table with columns: LINE, BEARING, DISTANCE. Lists line segments from L1 to L51 with their respective bearings and distances.

CURVE DATA

Table with columns: CURVE, CENT. ANG., RADIUS, ARC, TANG, C. DIST., C. BEARING. Lists curve data for curves C1 through C48.



VICINITY MAP

Scale 1" = 2000'

HEALTH DEPT. CERTIFICATE

I HEREBY CERTIFY THAT THE SANITARY RESTRICTIONS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13, SECTION 50-1326, HAVE BEEN SATISFIED AND THIS PLAT IS HEREBY APPROVED FOR RECORDING BY FILING OF THIS CERTIFICATE.

6/4/92 DATE R. Z. Webster DIST. 7 HEALTH DEPT.

TREASURER'S CERTIFICATE

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

6-7-92 DATE Donna C. Hatch COUNTY TREASURER

ASSESSOR'S CERTIFICATE

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

6-7-92 DATE Annie Shorley COUNTY ASSESSOR

COUNTY ENGINEER'S CERTIFICATE

BEING THE COUNTY ENGINEER FOR TETON COUNTY, IDAHO, I DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

4-29-92 DATE John S. Miller COUNTY ENGINEER

PLANNING & ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

8-11-92 DATE Brent P. Pagan CHAIRMAN, P & Z.

COMMISSIONERS' CERTIFICATE

PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

9/12/92 DATE Lyle Smith CHAIRMAN, COUNTY COMMISSIONERS

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

RECORDER'S CERTIFICATE

STATE OF IDAHO COUNTY OF TETON

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS 12th DAY OF August, 1992, AT 2:30pm

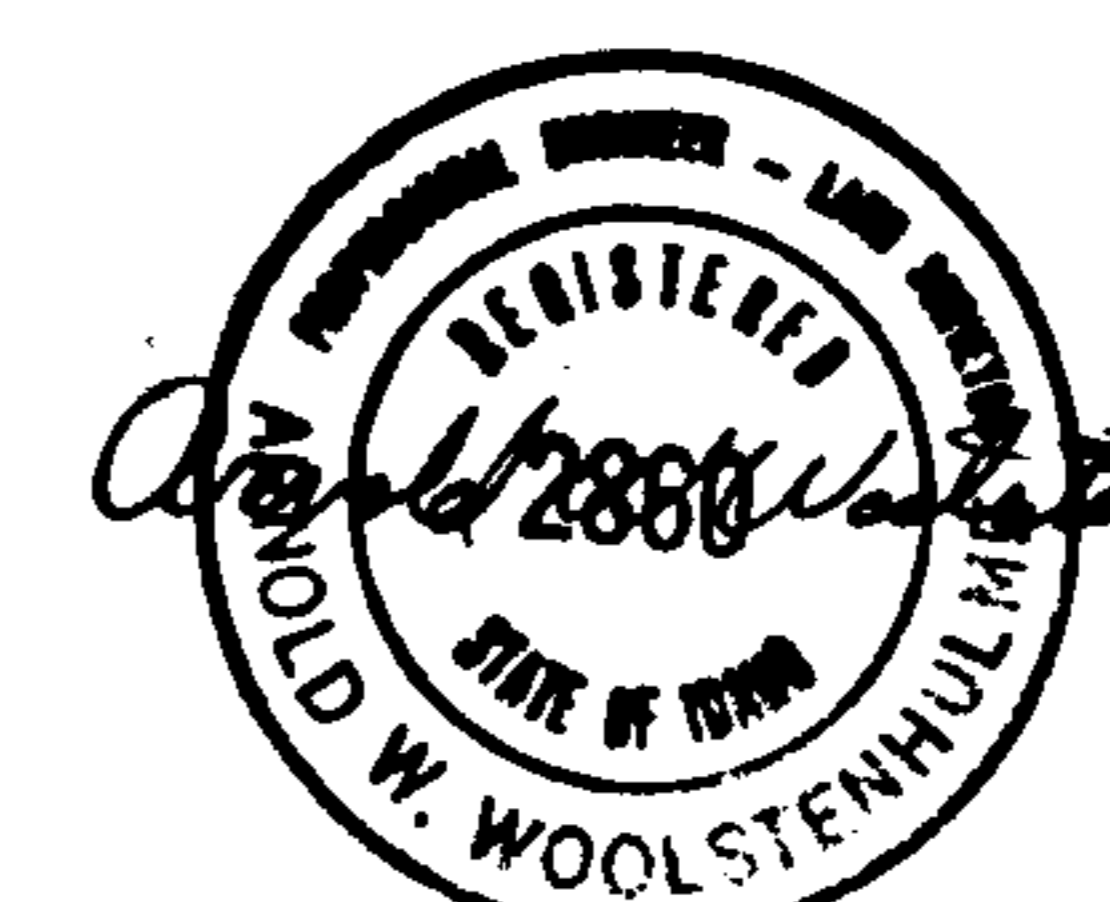
AT THE REQUEST OF Rockefeller & Associates

INSTRUMENT NO. 970727

Uta J. Drake COUNTY RECORDER Bonnie Kece

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, NO. 2860, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN ON THIS PLAT AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AS SHOWN.



JAN 9, 1992 DATE

OWNER'S CERTIFICATE & DESCRIPTION

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS & PROPRIETORS, DO HEREBY CERTIFY THAT IT IS OUR DESIRE & WITH OUR FREE CONSENT TO SUBDIVIDE THE LANDS AS HEREIN PLATTED & DESCRIBED INTO SNOWY MEADOWS DIVISION I. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS OF RECORD; THIS SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF RECORD; THE ROADS ARE PRIVATE ROADS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION ALONG WITH LOT 2, COMMON AREA; RIGHT OF USE ON THE ROADS IS GRANTED TO UTILITY COMPANIES AND TETON COUNTY FOR INSPECTION AND ALL SAFETY VEHICLES; THE 10 FOOT WIDE DEDICATED UTILITY EASEMENTS, AS SHOWN ON THE PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITY COMPANIES SERVICES.

DESCRIPTION: MOST OF THE N 1/2 SE 1/4, S 1/2 NE 1/4, OF SEC. 2, AND A PORTION OF THE WESTERN 800 FT. OF SEC. 1, TWP. 6 N, RNG. 45 E, BM., TETON CO. IDAHO, BEING FURTHER DESCRIBED AS: BEGINNING AT A 3/4" IRON PIN THAT LIES N 0°36'46" E, ALONG THE SECTION 1/4 LINE, 1320.0 FT. FROM THE S 1/4 CORNER OF SAID SECTION 2; THENCE N 0°36'46" E, 2790.52 FT. ALONG THE SECTION 1/4 LINE TO THE NW CORNER OF THE S 1/2 NE 1/4 OF SEC. 2; THENCE S 88°11'46" E, 2927.57 FT. ALONG THE NORTH LINE OF THE S 1/2 NE 1/4 TO AN IRON PIN POINT; THENCE S 0°40'53" W, 501.15 FT. TO A POINT; THENCE S 39°15'49" E, 770.43 FT. TO A POINT; THENCE S 17°06'51" W, 196.65 FT. TO A POINT; THENCE S 33°07'27" W, 391.32 FT. TO A POINT; THENCE S 19°54'43" W, 163.13 FT. TO A POINT; THENCE S 47°43'37" W, 308.00 FT. TO A POINT; THENCE S 40°51'25" W, 250.14 FT. TO A POINT; THENCE S 30°44'57" W, 135.57 FT. TO A POINT; THENCE S 89°55'00" W, 618.00 FT. TO A POINT; THENCE S 00°40'53" W, 421.98 FT. TO A POINT; THENCE N 89°55'02" W, 2025.87 FT. TO THE POINT OF BEGINNING. CONTAINS 183.45 FT. ACRES MORE OR LESS.

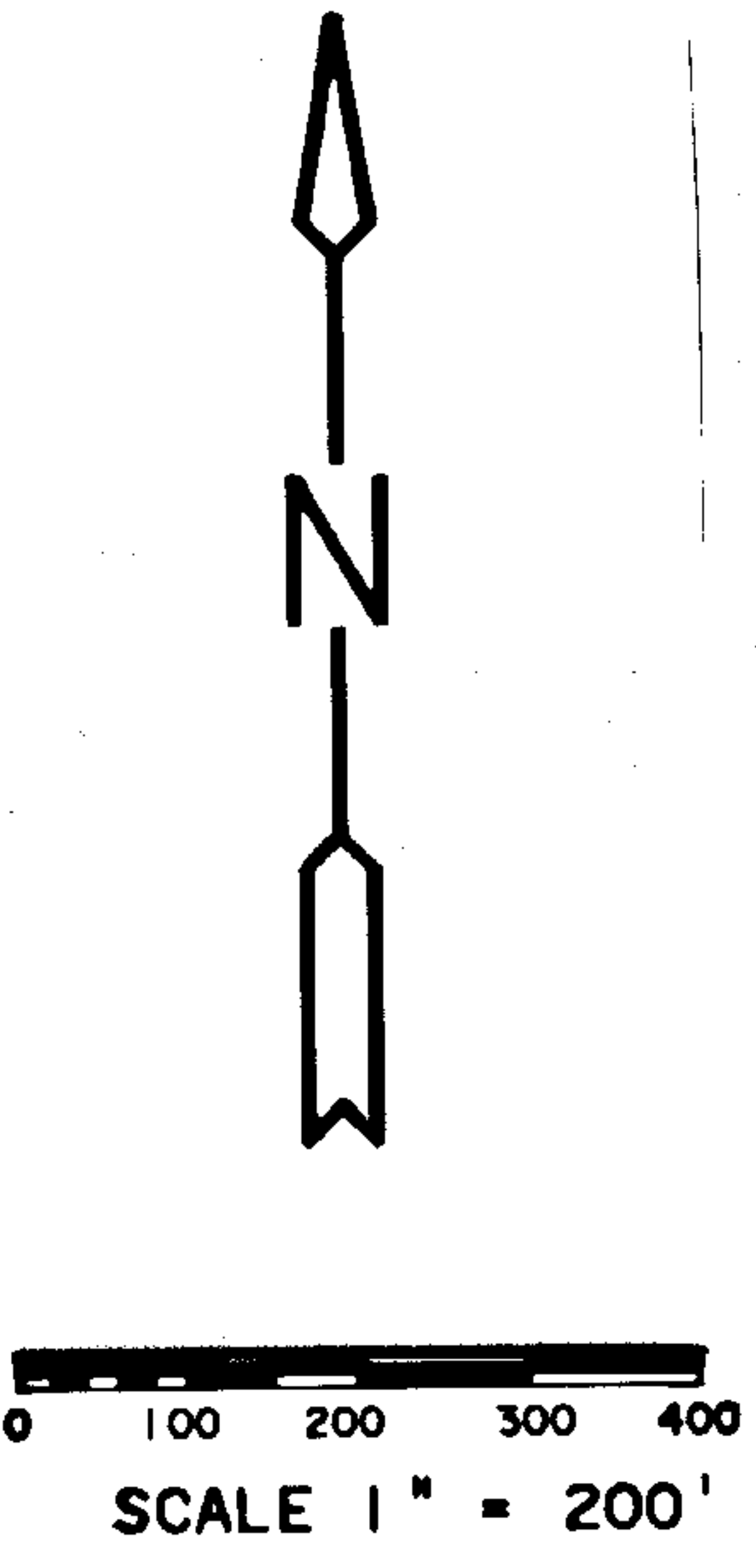
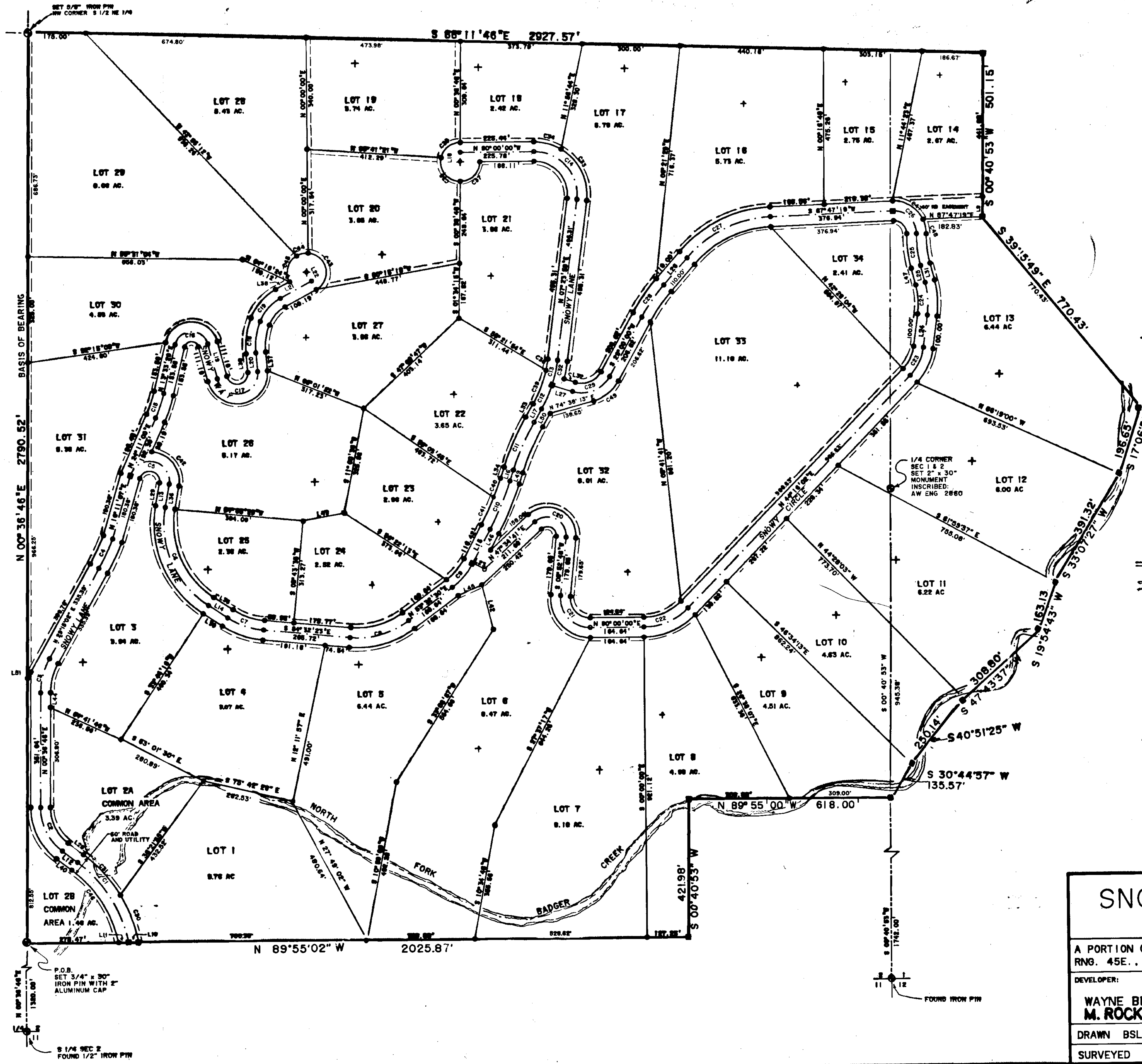
SUBJECT TO A 60 FT. PRIVATE ROAD RIGHT-OF-WAY TO BE OWNED AND MAINTAINED BY SNOWY MEADOWS HOME OWNERS ASSOCIATION; SHOWN ON THE PLAT AS SNOWY WAY, SNOWY LANE, AND SNOWY CIRCLE, ALONG WITH A 10 FT. UTILITY EASEMENT ADJACENT TO SAID ROADS AND OTHER LOCATIONS AS DEPICTED ON THE PLAT, FOR PURPOSES OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES TOGETHER WITH AN 80 FOOT WIDE ROAD AND UTILITY EASEMENT ACROSS THE S 1/2 SE 1/4 FROM COUNTY ROAD -1000 NORTH- TO THE SUBDIVISION; BEING 40 FT. ON EACH SIDE OF CENTERLINE AND DESCRIBED AS: BEGINNING AT A POINT S 89°55'00" E, 409.46 FT. ALONG THE SECTION LINE, AND DESCRIBED AS: OF SAID SEC. 2 AND RUNNING N 06°24'25" E, 280.42 FT.; THENCE N 03°26'10" W, 359.66 FT.; THENCE N 53°22'51" W, 64.21 FT.; THENCE N 00°39'28" E, 420.75 FT.; THENCE N 12°26'33" W, 228.74 FT TO THE SOUTH BOUNDARY OF SNOWY MEADOWS SUBDIVISION. WE HAVE HEREUNTO SET OUR SIGNATURES.

David Wayne Beard DAVID WAYNE BEARD Jerrine K. Beard JERRINE K. BEARD

STATE OF IDAHO) SS COUNTY OF TETON) THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF August 1992. WITNESS MY HAND AND OFFICIAL SEAL. 3-16-94 COMMISSION EXPIRES

Ud Rockefeller Notary Public Mark S. Rockefeller Drygg, ID 83422

SNOWY MEADOWS DIVISION I. A PORTION OF SECTIONS 1 AND 2, TWP. 6N., RNG. 45E., B.M., TETON COUNTY, IDAHO. DEVELOPER: A W ENGINEERING BOX 139 VICTOR, IDAHO 83455. DRAWN BSL 8-9-91 SHEET 1 OF 2. SURVEYED AWW 8-1-90 PROJECT 90-07.



- LEGEND**
- SECTIONAL CORNER FOUND OR SET
 - SET 5/8" x 24" IRON PIN WITH 1 1/2" ALUMINUM CAP INSCRIBED: AW ENG 2860
 - PROPERTY CORNER SET 1/2" x 24" IRON PIN WITH 1 1/2" ALUMINUM CAP INSCRIBED: AW ENG 2860 AND LOT CORNERS
 - ROAD CENTER LINE SET 1/2" x 24" IRON PIN WITH PLASTIC CAP INSCRIBED: AW ENG 2860
 - + CENTER OF 50' RADIUS BUILDING ENVELOPE SET METAL FENCE POST
 - == 10' UTILITY EASEMENT
 - CREEK - APPROXIMATE

NOTE:
 ON LOTS WITHOUT DEFINED BUILDING ENVELOPES, USE THE FOLLOWING SET BACKS:
 FRONT 80'
 SIDE 40'
 BACK 30'

SNOWY MEADOWS DIVISION I		
A PORTION OF SECTIONS 1 AND 2, TWP. 6N., RNG. 45E., B.M., TETON COUNTY, IDAHO		
DEVELOPER:		A W ENGINEERING
WAYNE BEARD M. ROCKEFELLER		BOX 139 VICTOR, IDAHO 83455
DRAWN BSL	8-9-91	SHEET 2 OF 2
SURVEYED AWW	8-1-90	PROJECT 90 - 07