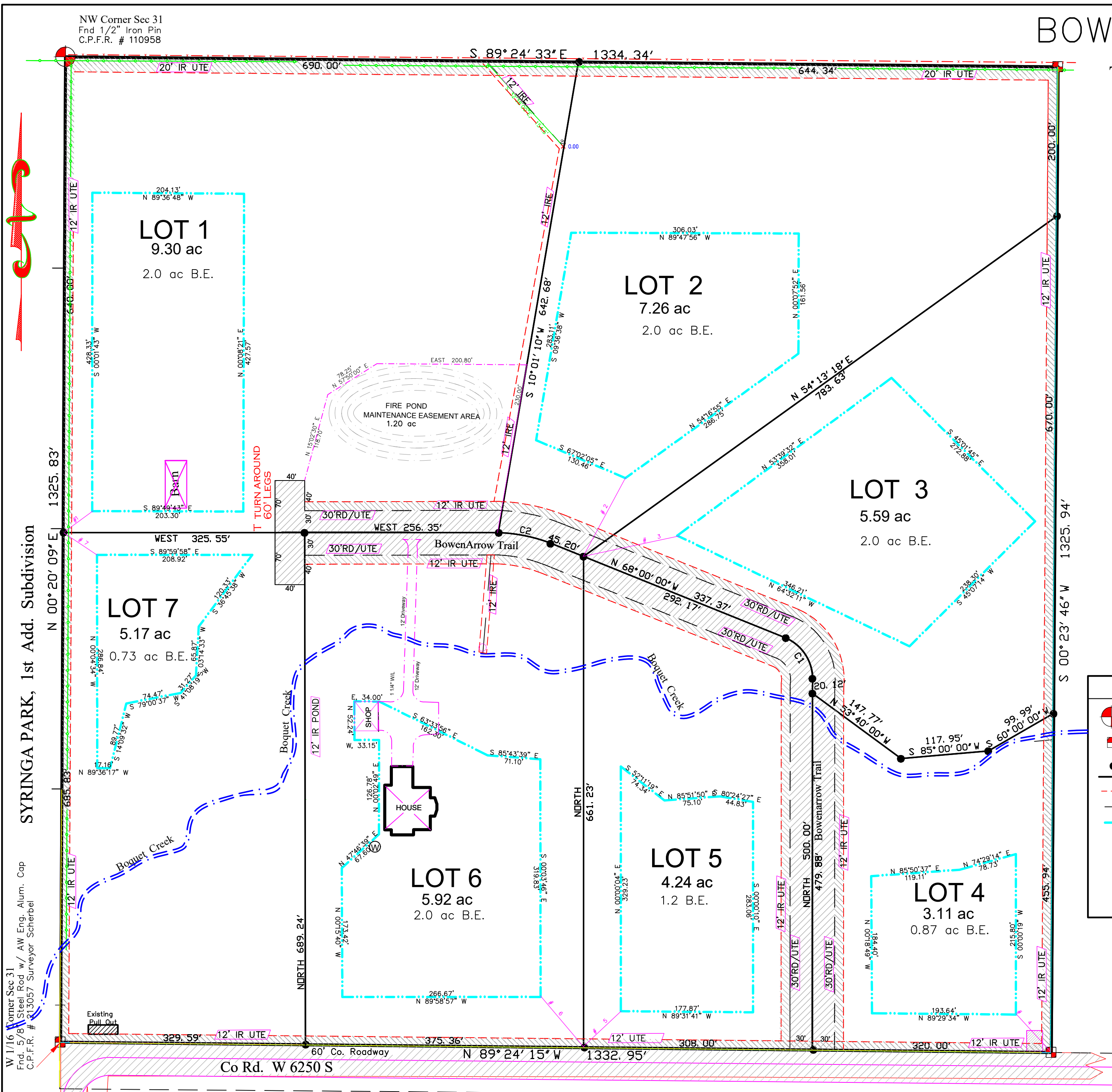


BOWENARROW RANCH Subdivision

THE NW 1/4 NW 1/4 of Sec 31, Twp. 4N., Rng. 45E., B.M.,
TETON COUNTY, IDAHO



- ### PLAT NOTES
1. NO INVENTORIED FEMA FLOOD PLAIN EXISTS AS SHOWN ON THIS PROPERTY.
 2. COUNTY ROAD ACCESS IS FROM FROM WEST 6250 SOUTH.
 3. THIS PROPERTY HAS WATER RIGHTS FROM BOQUET CREEK AND FROM HENDERSON CREEK.
 4. THIS PROPERTY IS LOCATED IN THE ARR 2.5 ZONE WITH BUILDING SET BACKS AS PLATTED ON ALL SIDES AND 100 FEET FROM THE WETLANDS LINE. THE SETBACKS FOR THE LOTS SHOWN HEREON THIS PLAT EXCEED THE COUNTY STANDARDS.
 5. WATER SERVICE: INDIVIDUAL WELLS WITH SHARED WELLS ALLOWED.
 6. SANITARY SEWER: INDIVIDUAL SYSTEMS, EACH LOT IS CAPPED AT 5 BEDROOMS / LOT, PER CURRENT NP STUDY, OR 9 BEDROOMS PER LOT WITH APPROVED ENHANCED SEPTIC SYSTEM WITH REGULAR MAINTENANCE ACCORDING TO E.I.P.H. AND D.E.Q. RECOMMENDATIONS.
 7. ALL LOTS WILL ONLY ACCESS FROM BOWENARROW TRAIL.
 8. NO FURTHER SPLITTING OF LOTS UNDER TETON COUNTY LAND USE CODE ADOPTED 07/06/2022.

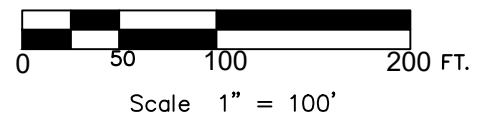
LEGEND

- SECTION CORNER
- SECTION 1/16 Corner Fnd Rebar/ Cap
- SET 5/8" REBAR /AW # 2860 CAP
- LOT LINES
- UTILITY 12' EASEMENT
- ROAD EASEMENT LINE
- BUILDING ENVELOPE
- 12' IR UTE
- 30' RD/UTE
- EXISTING BUILDING
- WELL
- FENCE LINE
- IRRIGATION LINE
- 1 1/4" WATER LINE
- BOQUET CREEK
- 60' COUNTY ROAD EASEMENT
- 12' UTILITY EASEMENT
- WET LANDS ON A DELINEATED WET LANDS FINAL PLAT

SYRINGA PARK, 1st Add. Subdivision

W 1/16 Corner Sec 31
Fnd. 5/8" Steel Rod w/ AW Eng. Alum. Cap
C.P.F.R. # 213057 Surveyor Scherbel

W 1/4 Corner Sec 31
Fnd 3" Alum Pipe
C.P.F.R. # 213055 Surveyor Scherbel



TIE TO BUILDING ENVELOPES

# 1 Lot 1	N53°40'E,	49.10 FT,
# 2 Lot 2	N28°17'E,	121.15 FT
# 3 Lot 3	N77°57'E,	131.40 FT
# 4 Lot 4	N42°25'W,	68.80 FT
# 5 Lot 5	N46°51'E,	68.80 FT
# 6 Lot 6	N40°15'W,	91.20 FT
# 7 Lot 7	S58°16'E,	54.40 FT

AREA/ DENSITY TABLE

No OF LOTS	7 LOTS
AVERAGE LOT SIZE	5.80 AC
ACRES IN SUBDIVISION	40.59 AC
ACRES IN ROADWAY	1.90 AC



-FINAL PLAT / MASTER PLAN - BOWENARROW RANCH Subdivision

THE NW 1/4 NW 1/4, Sec 31, Twp. 4N., Rng. 45E., B.M.,
TETON COUNTY, IDAHO

CLIENT:
Bowen Arrow LLC.
728 Mont Clair Court
North Salt Lake,
Ut 84054

AW ENGINEERING
255 SOUTH MAIN P.O. BOX 139
VICTOR, IDAHO 83455
(208) 787-2952 aweng@ida.net

REV: AWW 1/ 28 /25
SURVEY: CLC S-25-21
File: 21-020.DAT

DWG: AWW
7/05/2024

21-20,
Pre Plat .dwg

Proj. # 21-20

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1 of 2

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	68°00'00"	59.30'	70.38'	40.00'	66.32'	N 34°00'00"W
C 2	22°00'00"	205.78'	79.01'	40.00'	78.53'	N 79°00'00"W

