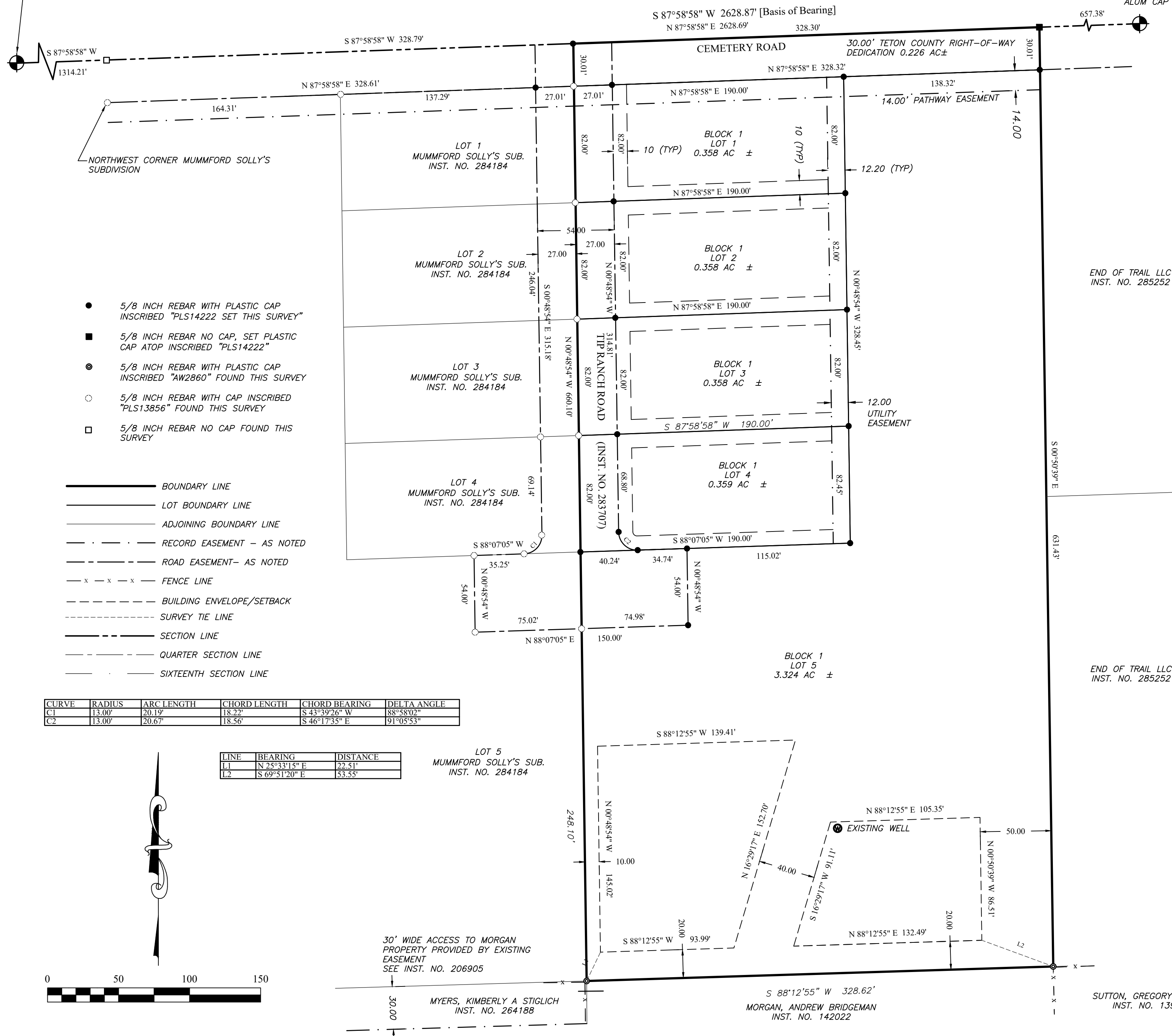


# FINAL PLAT TORRE SUBDIVISION PART OF THE NE 1/4 SECTION 36 T. 5 N., RANGE 45 E, B.M. TETON COUNTY IDAHO

TETON COUNTY CONSERVATION  
EASEMENT  
R.O.S. 264629

NE CORNER SECTION 36  
CP&F INST. NO. 115235  
ALUM CAP MON.

N1/4 CORNER SECTION 36  
CP&F INST. NO. 181336  
ALUM CAP MON. AW 2860

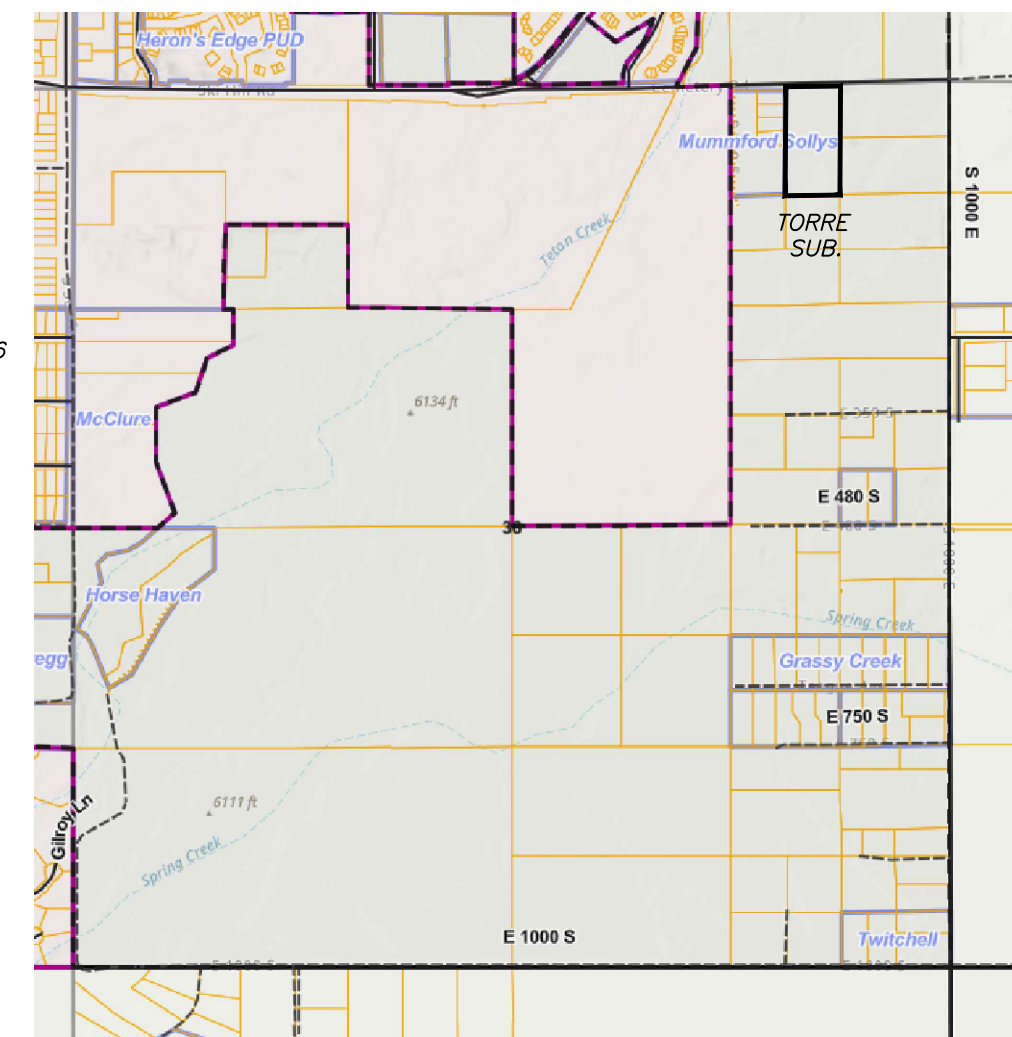
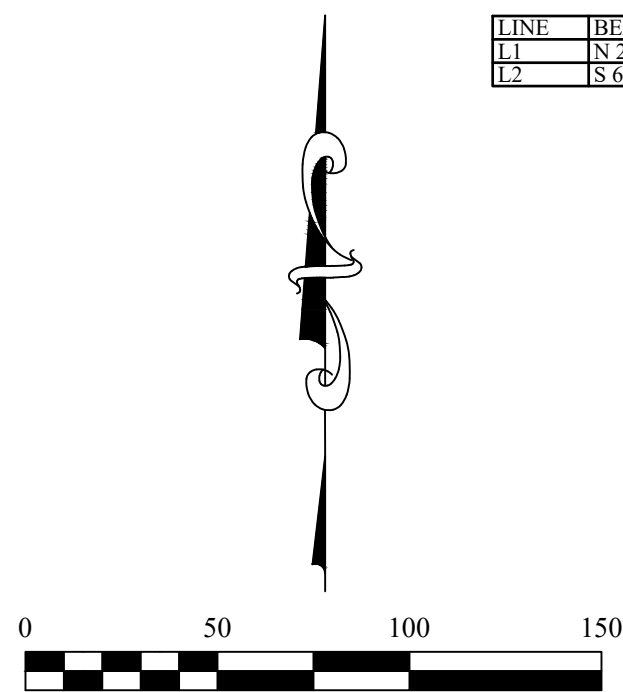


- 5/8 INCH REBAR WITH PLASTIC CAP INSCRIBED "PLS14222 SET THIS SURVEY"
- 5/8 INCH REBAR NO CAP, SET PLASTIC CAP ATOP INSCRIBED "PLS14222"
- ⊙ 5/8 INCH REBAR WITH PLASTIC CAP INSCRIBED "AW2860" FOUND THIS SURVEY
- 5/8 INCH REBAR WITH CAP INSCRIBED "PLS13856" FOUND THIS SURVEY
- 5/8 INCH REBAR NO CAP FOUND THIS SURVEY

- BOUNDARY LINE
- LOT BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- - - RECORD EASEMENT - AS NOTED
- - - ROAD EASEMENT - AS NOTED
- x - x - x - FENCE LINE
- - - BUILDING ENVELOPE/SETBACK
- - - SURVEY TIE LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - SIXTEENTH SECTION LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.00'	20.19'	18.22'	S 43°39'26" W	88°58'02"
C2	13.00'	20.67'	18.56'	S 46°17'35" E	91°05'53"

LINE	BEARING	DISTANCE
L1	N 25°33'15" E	22.51'
L2	S 69°51'20" E	53.55'



VICINITY MAP  
SECTION 36  
T. 5 N., RANGE 45 E, B.M.  
TETON COUNTY, IDAHO

END OF TRAIL LLC  
INST. NO. 285252

END OF TRAIL LLC  
INST. NO. 285252


**SURVEYOR'S CERTIFICATE**  
I, JUSTIN M. STEFFLER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NUMBER 14222, DO HEREBY CERTIFY THAT THIS PLAT AS SHOWN HEREON WAS PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, TITLE 55, CHAPTER 19 AND THAT ALL CORNERS SHALL BE MONUMENTED AS SHOWN HEREON.



TOTAL SUBDIVISION ACRES: 4.98 ACRES ±  
ACREAGE WITHIN DEDICATED COUNTY ROAD  
RIGHT-OF-WAY: 0.226 ACRES ±

FINAL PLAT  
**TORRE SUBDIVISION**  
PART OF THE NE 1/4 SECTION 36  
T. 5 N., RANGE 45 E, B.M.  
TETON COUNTY IDAHO

DATE: 12/23/2024 DRAWN/CHK BY: CJK  
PROJECT: 24103-TORRE SUB



**BADGER**  
AERIAL MAPPING & SURVEYING

430 SNAKE RIVER CIRCLE  
RIGBY, ID 83442  
208-715-4380

FINAL PLAT  
TORRE SUBDIVISION  
PART OF THE NE 1/4 SECTION 36  
T. 5 N. , RANGE 45 E, B.M.  
TETON COUNTY IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED ARE THE LAWFUL OWNERS OF THE TRACTS OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE SUBDIVIDED AND PLATTED INTO LOTS AND BLOCKS AS SHOWN HEREON.

THE SUBDIVISION SHALL BE KNOWN AS THE TORRE SUBDIVISION.

LOTS 1-4 WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY AN EXISTING PUBLIC SEWER SYSTEM AND INDIVIDUAL WELLS.

LOT 5 SHALL BE SERVICED BY AN INDIVIDUAL WELL AND SEPTIC SYSTEM.

THAT ACCESS TO THE LOTS SHALL BE PROVIDED BY THAT SHARED ROAD AND UTILITY EASEMENT FOR TIP RANCH ROAD, RECORDED AS INSTRUMENT NO. 283707 IN THE OFFICE OF CLERK, TETON COUNTY, IDAHO.

THAT A 14' PATHWAY EASEMENT IS DEDICATED TO THE PUBLIC BEING THE NORTH 14' FEET OF LOTS 1 AND 5, BLOCK 1 AS SHOWN HEREON.

THAT THE NORTH 30 FEET OF THE TORRE SUBDIVISION SHALL BE DEDICATED AS COUNTY ROAD RIGHT-OF-WAY.

CERRO MAESTRI LLC

\_\_\_\_\_

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BEFORE ME UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED \_\_\_\_\_ KNOWN OR IDENTIFIED TO ME AND THE PERSON WHO SUBSCRIBED TO THE ATTACHED OWNER'S CERTIFICATE AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIXED BY OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC FOR THE STATE OF \_\_\_\_\_  
RESIDING IN \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

CERTIFICATE OF EXAMINING SURVEYOR REVIEW

I, DARRYL JOHNSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NO. 13031, HEREBY CERTIFY THAT I HAVE REVIEWED THIS FINAL PLAT FOR THE TORRE SUBDIVISION AND FIND IT COMPLIES WITH IDAHO CODE.

DARRYL JOHNSON PE & LS 13031

TREASURERS CERTIFICATE

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF TETON COUNTY, STATE OF IDAHO, HAVING REVIEWED THIS PLAT PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AS BEING AMENDED ARE CURRENT.

TETON COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

ASSESSOR'S CERTIFICATE

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

TETON COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

LEGAL DESCRIPTION

SITUATE IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STEEL REINFORCING BAR WITH AN ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 36, AS DESCRIBED IN THAT CORNER PERPETUATION RECORDATION FORM INSTRUMENT NO. 156957 RECORDED IN THE OFFICE OF THE CLERK, TETON COUNTY, IDAHO

THENCE S 87°58'58" W , 657.38 FEET ALONG THE NORTH SECTION LINE OF SAID SECTION 36 TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED "PLS 14222" BEING THE POINT OF BEGINNING;

THENCE S 00°50'39" E, 661.43 FEET, TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED "AW2860"

THENCE S 88°12'55" W, 328.62 FEET, TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED "AW2860"

THENCE N 00°48'54" W, 660.10 FEET, ALONG THE WEST LINE OF MUMMFORD SOLLY'S SUBDIVISION, INSTRUMENT NO. 284184 TO A POINT INTERSECTING SAID LINE NORTH LINE OF SECTION 36;

THENCE N 87°58'58" E, 328.30 FEET, ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.98 ACRES MORE OF LESS

HEALTH DISTRICT CERTIFICATE OF APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50 CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: \_\_\_\_\_

HEALTH DISTRICT SIGNATURE: \_\_\_\_\_

PLANNING AND ZONING CERTIFICATE

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

PLANNING AND ZONING CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY COMMISSIONER'S APPROVAL

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

CHAIRPERSON TETON COUNTY COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

TETON COUNTY FIRE MARSHAL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS FINAL PLAT OF THE TORRE SUBDIVISION MEET THE TETON COUNTY FIRE CODE, AND HAVE BEEN APPROVED BY MY DEPARTMENT.

TETON COUNTY FIRE MARSHAL \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF MORTGAGEE

SIGNATURE BY SEPARATE AFFIDAVIT

CITY OF DRIGGS PLANNING AND ZONING APPROVAL

PRESENTED TO THE CITY OF DRIGGS PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS PLAT OF THE TORRE SUBDIVISION WITHIN TETON COUNTY WAS APPROVED AND ACCEPTED.

CHAIRPERSON DRIGGS PLANNING AND ZONING \_\_\_\_\_ DATE \_\_\_\_\_

SURVEY NARRATIVE:

THIS SUBDIVISION PLAT WAS PERFORMED AS THE REQUEST OF NICK MESTRE IN ORDER TO SUBDIVIDE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION INTO BLOCKS AND LOTS AS SHOWN HEREON.

REFERENCE IS MADE TO THAT RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 153029 AND THAT SUBDIVISION PLAT FOR MUMMFORD SOLLYS SUBDIVISION INSTRUMENT NO. 284184.

REFERENCE IS MADE TO THAT SHARED ROADWAY AND UTILITY EASEMENT RECORDED AS INSTRUMENT NO. 283707.

FINAL PLAT NOTES:

THE SUBDIVISION DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD BOUNDARY AS PER FIRM MAP NO. 16081C 0093C EFFECTIVE DATE 8-4-1988.

THE SUBDIVISION DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD BOUNDARY AS PER THE PRELIMINARY FLOOD HAZARD AREA AS OF AUGUST 15, 2024 PER THE TETON COUNTY GIS.

CURRENT ZONING TETON COUNTY DRIGGS AREA OF IMPACT ADR-10  
MINIMUM LOT DIMENSIONS:  
AREA: 9,000 S.F. (0.21 ACRES)  
WIDTH: 75 FEET

OVERLAYS:

THE ENTIRE PROPERTY FALLS WITHIN THE BIG GAME MIGRATION CORRIDOR AND SEASONAL RANGE OVERLAY

THE NORTHWEST CORNER LIES WITHIN THE SONGBIRD/RAPTOR BREEDING AND WINTERING HABITAT OVERLAY.

THE PROPERTY DOES NOT LIE WITHIN ANY FLOODPLAIN, WETLAND, HILLSIDE OR SCENIC CORRIDOR OVERLAYS.

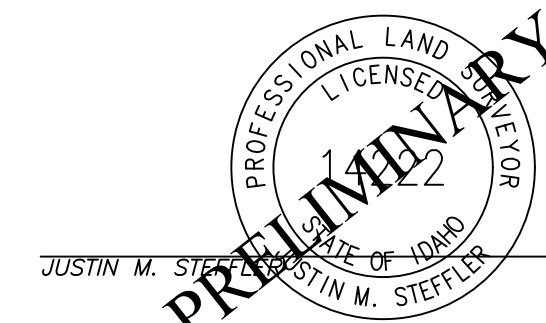
UTILITIES:

SEWER FOR LOTS 1-4 PROVIDED BY EXISTING CITY OF DRIGGS SEWER MAIN. LOT FIVE SHALL BE SERVICED BY AN INDIVIDUAL SEPTIC SYSTEM PER E.I.P.H. REGULATIONS.

POWER AND COMMUNICATIONS PROVIDED BY EXISTING FALL RIVER ELECTRIC AND SILVERSTAR COMMUNICATIONS WITHIN THE ROAD EASEMENT.

SURVEYOR'S CERTIFICATE

I, JUSTIN M. STEFFLER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NUMBER 14222, DO HEREBY CERTIFY THAT THIS PLAT AS SHOWN HEREON WAS PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, TITLE 55, CHAPTER 19 AND THAT ALL CORNERS SHALL BE MONUMENTED AS SHOWN HEREON.



JUSTIN M. STEFFLER \_\_\_\_\_ DATE \_\_\_\_\_

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