



LEGAL DESCRIPTION OF LAND SUBDIVIDED (Parent Parcel):

A Tract of land in the Southwest One–Quarter of the Southeast One–Quarter (SW1/4SE1/4) of Section 11, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being that Parcel of land conveyed by that Warranty Deed recorded as instrument number 268536 and being further described in that Record Of Survey recorded as Instrument Number 268453 in the Office of the Clerk and Recorder of Teton County, Idaho, as Parcel A, being more particularly described by metes and bounds as follows:

COMMENCING at the Quarter Section Corner common to Sections 11 and 14, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being marked by a 5/8 inch diameter rebar; THENCE, S 89°53'18" E, 179.86 feet, along the line common to said Sections 11 and 14 to a point of intersection with the eastern right of way of Idaho State Highway 33, being the POINT OF BEGINNING; THENCE, N 00°09'12" E, 1323.05 feet, along said right of way line to a point of intersection with the south one–sixteenth line of said Section 11, being marked by a 5/8 inch diameter rebar having a 1–1/2 inch diameter aluminum cap inscribed, "AW ENG 2860"; THENCE, S 89°43'35" E, 1151.11 feet, along said south one–sixteenth line to the southeast one–sixteenth corner of said Section 11, being marked by a 5/8 inch diameter rebar having a 1–1/2 inch diameter aluminum cap inscribed, "AW ENG 2860"; THENCE, S 00°10'37" W, 1319.80 feet, along the east one–sixteenth line of said Section 11 to the east one–sixteenth corner common to said Sections 11 and 14, being marked by a magnail; THENCE, N 89°53'18" W, 59.65 feet, along the section line common to said Sections 11 and 14 to a point of intersection with the west line of Parcel B of said Instrument Number 268453; THENCE, N 00°09'38" E, 311.30 feet, to a point, being marked by a 5/8 inch diameter rebar having a pink plastic cap inscribed, "PLS 14222"; THENCE, N 89°53'24" W, 687.28 feet, to a point, being marked by a 5/8 inch diameter rebar having a pink plastic cap inscribed, "PLS 14222"; THENCE, S 00°09'48" W, 311.28 feet, to a point of intersection with aforesaid section line; THENCE, N 89°53'18" W, 403.62 feet, along said section line to the POINT OF BEGINNING;

Said Parcel encompasses 30.00 Acres.

Subject to and together with those County Road Right–Of–Ways for that county road commonly known as West 3000 South Road.

CERTIFICATE OF PLAT REVIEW:

I, the undersigned, being a licensed surveyor in the State of Idaho, did review this plat and find that it complies with Idaho and Teton County codes and approve this plat to be recorded.

Teton County Review Surveyor Date

SURVEYOR’S CERTIFICATE:

I, Matthew D. Morris, hereby certify that this map was made from notes taken during an actual survey performed under my direction between September 2022 and _____ 2025, and from records on file with the Office of the Clerk and Recorder, Teton County, Idaho;

that this Record of Survey correctly represents the points and corners found at the time of said survey;

Matthew D. Morris, PLS
Idaho Professional Land Surveyor, License Number 14391
Dated this ____th day of _____, 2025



TETON COUNTY FIRE MARSHAL:

I hereby certify that the provisions for fire protection shown on this plat meet the Teton County Fire Code and have been approved by my department.

Teton County Fire Marshal Date

HEALTH DEPARTMENT CERTIFICATE:

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on Department of Environmental Quality review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

Eastern Idaho Public Health, EHS Date

TETON COUNTY TREASURER CERTIFICATE:

I, the undersigned Teton County, Idaho Treasurer have reviewed this plat per requirements of Idaho Code 50–1308, and hereby certify that all taxes for the property shown and described on this plat are current.

Teton County Treasurer Date

RECORDER’S CERTIFICATE:

TETON COUNTY ASSESSOR’S CERTIFICATE:

I, the undersigned Teton County, Idaho Assessor have reviewed this plat per requirements of Idaho Code 50–1308, and hereby certify that all taxes for the property shown and described on this amended plat are current.

Teton County Assessor Date

PLANNING AND ZONING APPROVAL:

This amended plat was presented to the Teton County, Idaho Planning and Zoning Administrator for their acceptance and approval on the following date.

Planning and Zoning Chairperson Date

BOARD OF COUNTY COMMISSIONERS:

This plat was presented to the Teton County Board of County Commissioners on the following date for approval and acceptance.

Board of County Commissioners, Chairperson Date

CERTIFICATE OF OWNERS:

STATE OF IDAHO)
SS
COUNTY OF TETON)

That I, Sadek Darwiche, a registered agent for Bidache, Inc. do hereby certify:

THAT Bidache, Inc. currently owns the parcel of land conveyed by that deed recorded as instrument number 268536 in the Office of the Clerk and Recorder of Teton County Idaho, being within the Southwest One–Quarter of the Southeast One–Quarter (SW1/4SE1/4) of Section 11, T. 4 N., R. 45 E., Boise Meridian, Teton County, Idaho described above as the Parent Parcel;

THAT, the division shown hereon is with the free consent and in accordance with the desires of the owner;

THAT, the name of the subdivision shall be "Osprey Landing";

THAT, this subdivision is subject to the declaration of covenants and restrictions as recorded in accordance with this plat;

THAT, this subdivision is subject to any easements, rights–of–ways, reservations, and restrictions, of sight and/or of record;

THAT, access to this subdivision shall be from that county road commonly known as West 3000 South Road;

THAT, the Lots shown hereon will be serviced by individual wells and septic systems;

DEDICATIONS

THAT, the undersigned hereby grants unto the public a "LIMITED PUBLIC ACCESS EASEMENT", for access to the "EASEMENT FOR FIRE POND AREA", specifically limiting such use to those activities necessary for fire protection and related activities, to have and hold forever. The undersigned hereby restricts public access and usage of the "FIRE POND AREA" for any other purpose.

THAT, the undersigned hereby grants unto the public an easement for construction, maintenance and repair of all facilities integral to the fire protection system in, over, under and across each area designated on this plat as "FIRE POND AREA" to have and to hold forever.

THAT, the undersigned hereby grants unto the public, access easement on that area labeled as KINGFISHER LOOP; said access easements shall be a perpetual access and underground utility easement, as shown on this plat. Said easement is hereby granted and donated to the public in perpetuity.

THAT, the undersigned hereby designates areas shown and described on this plat as "BUILDING ENVELOPES" to prohibit the construction of structures or buildings outside of those areas.

THAT, the undersigned hereby designates areas shown and described on this plat as "NO ACCESS RESTRICTION" to prohibit the construction of any approach, to the adjoining public right of way.

Sadek Darwiche, Registered Agent for Bidache, Inc. OWNER DATE

ACKNOWLEDGEMENT:

The foregoing instrument was acknowledged before me by Sadek Darwiche, known to me to the Registered Agent for Bidache, Inc., this ____ day of _____, 2025.
Witness my hand and official seal.

Signature of Notary

Name (printed)

Residing at:
My commission expires:



OWNER:
BIDACHE, INC.
Jackson, WY 83001

SURVEYOR:
Y2 CONSULTANTS
180 South Willow Street
Jackson, WY 83001
PHONE: 307–733–2999

CURRENT ZONE = Agriculture/Rural Residential–2.5
Acre Minumum Lot Size

OVERLAYS:

NUMBER OF LOTS: 12
MINIMUM ACREAGE/LOT: 2.5 ACRES
TOTAL PROJECT ACREAGE: 30.00 ACRES

PREPARATION DATE: August 26, 2024
FINAL REVISION DATE: DRAFT

Preliminary Plat
Osprey Landing
Located within the SW1/4SE1/4
of Section 11
T. 4 N., R. 45 E., Boise Meridian,
TETON COUNTY, IDAHO
SHEET 1 OF 3

