

PRELIMINARY AMENDED PLAT  
ASPEN MEADOWS SUBDIVISION  
BEING A REPLAT OF LOT 20  
LOCATED IN SECTION 24, T. 5 N., R. 45 E., B.M.  
TETON COUNTY, IDAHO

PRELIMINARY PLAT NOTES:

CURRENT ZONING: TETON COUNTY, DRIGGS AREA  
OF IMPACT (AOI) ZONE  
ADR-0.5. MINIMUM BUILDING SETBACKS AND  
MAXIMUM BUILDING HEIGHTS

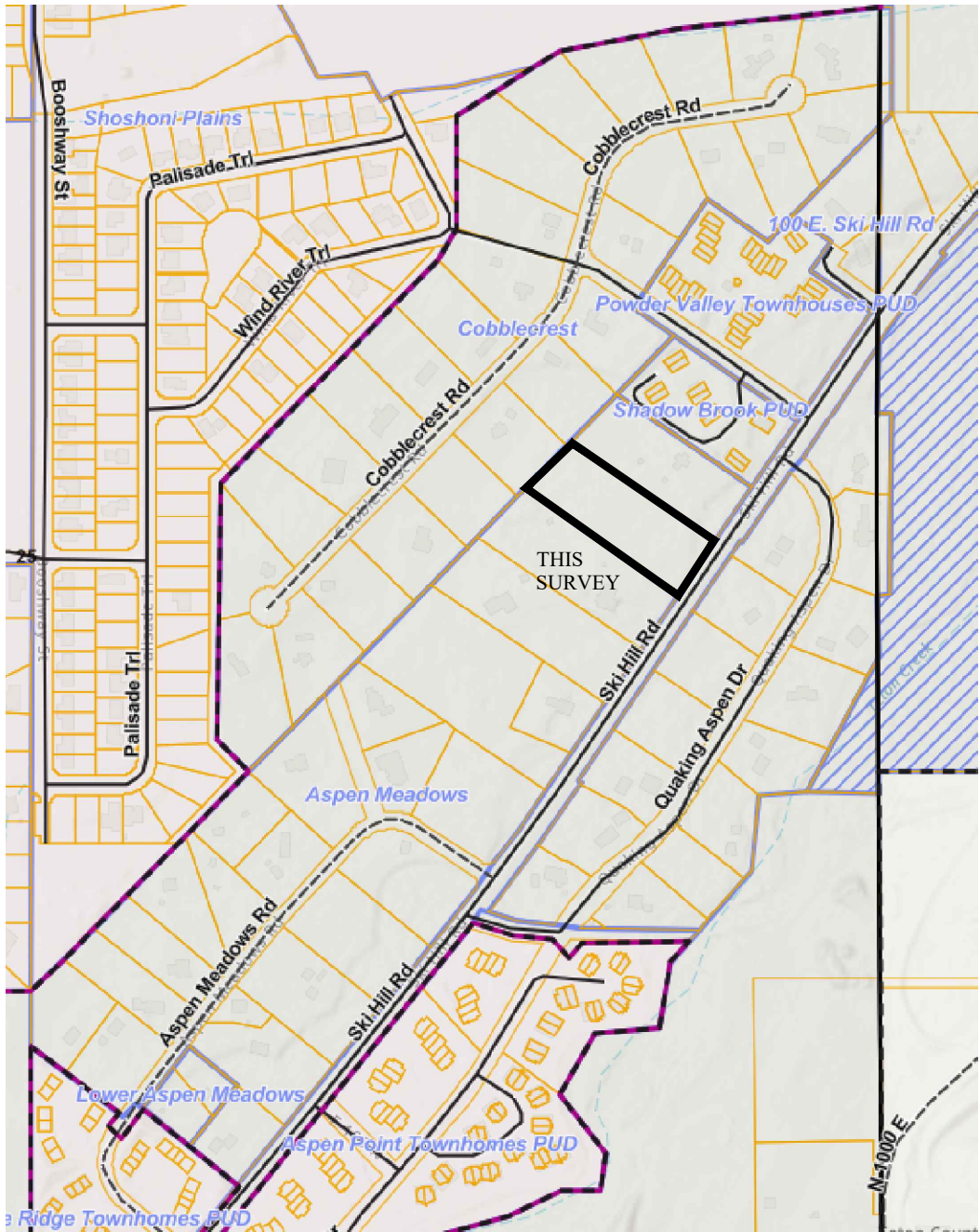
FRONT AND REAR SETBACK: 20'  
SIDE SETBACK: 10'  
MAX BUILDING HEIGHT: 30'

PROPOSED BUILDING ENVELOPES AS SHOWN  
MEET THE REQUIRED SETBACKS.

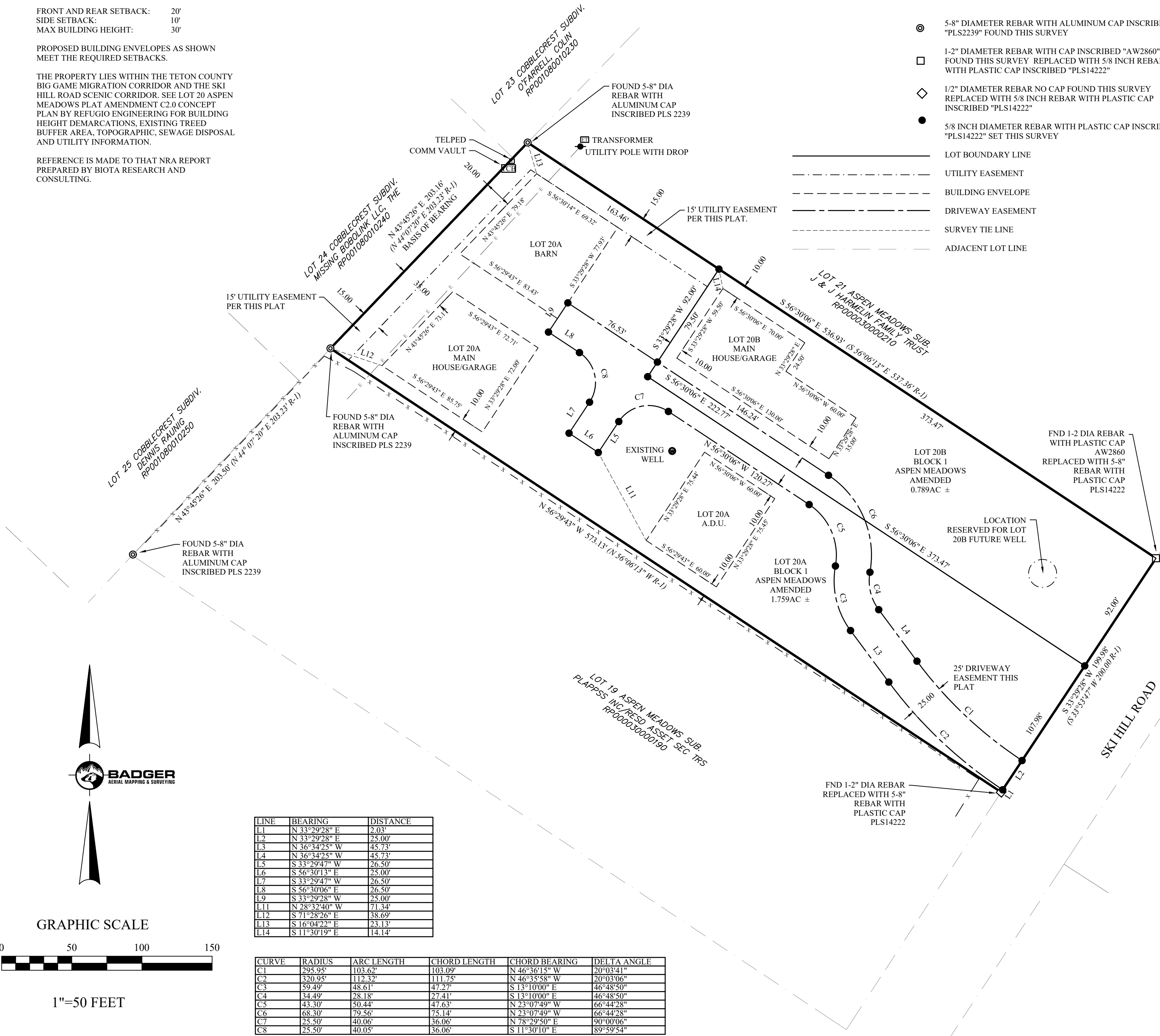
THE PROPERTY LIES WITHIN THE TETON COUNTY  
BIG GAME MIGRATION CORRIDOR AND THE SKI  
HILL ROAD SCENIC CORRIDOR. SEE LOT 20 ASPEN  
MEADOWS PLAT AMENDMENT C2.0 CONCEPT  
PLAN BY REFUGIO ENGINEERING FOR BUILDING  
HEIGHT DEMARCATIONS, EXISTING TREED  
BUFFER AREA, TOPOGRAPHIC, SEWAGE DISPOSAL  
AND UTILITY INFORMATION.

REFERENCE IS MADE TO THAT NRA REPORT  
PREPARED BY BIOTA RESEARCH AND  
CONSULTING.

- 5-8" DIAMETER REBAR WITH ALUMINUM CAP INSCRIBED "PLS2239" FOUND THIS SURVEY
- 1-2" DIAMETER REBAR WITH CAP INSCRIBED "AW2860" FOUND THIS SURVEY REPLACED WITH 5/8 INCH REBAR WITH PLASTIC CAP INSCRIBED "PLS14222"
- 1/2" DIAMETER REBAR NO CAP FOUND THIS SURVEY REPLACED WITH 5/8 INCH REBAR WITH PLASTIC CAP INSCRIBED "PLS14222"
- 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP INSCRIBED "PLS14222" SET THIS SURVEY
- LOT BOUNDARY LINE
- UTILITY EASEMENT
- BUILDING ENVELOPE
- DRIVEWAY EASEMENT
- SURVEY TIE LINE
- ADJACENT LOT LINE



VICINITY MAP  
NOT TO SCALE



GRAPHIC SCALE



1"=50 FEET

LINE	BEARING	DISTANCE
L1	N 33°29'28" E	2.03'
L2	N 33°29'28" E	25.00'
L3	N 36°34'25" W	45.73'
L4	N 36°34'25" W	45.73'
L5	S 33°29'47" W	26.50'
L6	S 56°30'13" E	25.00'
L7	S 33°29'47" W	26.50'
L8	S 56°30'06" E	26.50'
L9	S 33°29'28" W	25.00'
L11	N 28°32'40" W	71.34'
L12	S 71°28'26" E	38.69'
L13	S 16°04'22" E	23.13'
L14	S 11°30'19" E	14.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	295.95'	103.62'	103.09'	N 46°36'15" W	20°03'41"
C2	320.95'	112.32'	111.75'	N 46°35'58" W	20°03'06"
C3	59.49'	48.61'	47.27'	S 13°10'00" E	46°48'50"
C4	34.49'	28.18'	27.41'	S 13°10'00" E	46°48'50"
C5	43.30'	50.44'	47.63'	N 23°07'49" W	66°44'28"
C6	68.30'	79.56'	75.14'	N 23°07'49" W	66°44'28"
C7	25.50'	40.06'	36.06'	N 78°29'50" E	90°00'06"
C8	25.50'	40.05'	36.06'	S 11°30'10" E	89°59'54"

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



PRELIMINARY AMENDED PLAT  
ASPEN MEADOWS SUBDIVISION  
BEING A REPLAT OF LOT 20  
LOCATED IN SECTION 24, T. 5 N., R. 45 E., B.M.  
TETON COUNTY, IDAHO

DATE: 12/12/2024 DRAWN/CHK BY: CJK

PROJECT: 24123 - ASPEN MEADOWS LOT 20 AMENDED



**BADGER**  
AERIAL MAPPING & SURVEYING

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



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ASPEN MEADOWS SUBDIVISION  
BEING A REPLAT OF LOT 20  
LOCATED IN SECTION 24, T. 5 N., R. 45 E., B.M.  
TETON COUNTY, IDAHO

CERTIFICATE OF OWNERS

WE, THE UNDERSIGNED OWNERS AND PROPRIETORS HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION OF THAT PARCEL OF LAND CONVEYED BY THAT DEED RECORDED AS INSTRUMENT NUMBER 272300 IN THE OFFICE OF THE CLERK, TETON COUNTY, IDAHO, AS ILLUSTRATED AND DESCRIBED HEREON IS WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES;

THAT THIS SUBDIVISION IS SUBJECT TO THE DECALARATIONS OF COVENANTS AND RESTRICTIONS IN ACCORDANCE WITH THE ASPEN MEADOWS SUBDIVISION RECORDED IN SAID OFFICE AS INSTRUMENT NO. 79600;  
THAT THIS SUBDIVISION IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAYS, RESEVATIONS, AND RESTRICTIONS, OF SIGHT AND/OR RECORD;  
THAT ACCESS TO THIS SUBDIVISION SHALL BE FROM SKI HILL ROAD AND THAT 25 FOOT WIDE DRIVEWAY EASEMENT AS SHOWN HEREON;  
THAT THE LOTS IN THIS SUBDIVISION SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEWAGE SYSTEMS;  
THAT THIS PLAT REPRESENTS A SUBDIVISION OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

ALL OF LOT 20 OF THE ASPEN MEADOWS SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK, TETON COUNTY, IDAHO AS INSTRUMENT NO. 796000.

THAT LOTS 20A AND 20B, BLOCK 1 ARE TO BE DEFINED AS FOLLOWS:

LOT 20A

BEING A PORTION OF ORIGINAL LOT 20, ASPEN MEADOWS SUBDIVISION, INSTRUMENT NO. 79600, SITUATE IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 20, ASPEN MEADOWS SUBDIVISION, MARKED BY A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED "PLS 14222";

THENCE S 33°29'28" W, 92.00 FEET, ALONG THE NORTH LINE OF SKI HILL ROAD TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED "PLS 14222" AND THE POINT OF BEGINNING;

THENCE S 33°29'28" W, 107.98 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 20, MARKED BY A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED "PLS 14222";

THENCE N 56°29'43" W, 573.13 FEET, ALONG THE EAST LINE OF LOT 19, ASPEN MEADOWS SUBDIVISION TO A 5/8 INCH STEEL REINFORCING BAR WITH AN ALUMINUM CAP INSCRIBED "PLS 2239";

THENCE N 43°45'26" E, 203.16 FEET, ALONG THE NORTH LINE OF SAID LOT 20 TO A 5/8 INCH STEEL REINFORCING BAR WITH AN ALUMINUM CAP INSCRIBED "PLS 2239";

THENCE S 56°30'06" E, 163.46 FEET, ALONG THE WEST LINE OF LOT 21, ASPEN MEADOWS SUBDIVISION TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED "PLS 14222";

THENCE S 33°29'28" W, 92.00 FEET, TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED "PLS 14222";

THENCE S 56°30'06" E, 373.47 FEET, TO THE POINT OF BEGINNING.

SAID LOT CONTAINS 1.76 ACRES MORE OR LESS.

LOT 20B

BEING A PORTION OF ORIGINAL LOT 20, ASPEN MEADOWS SUBDIVISION, INSTRUMENT NO. 79600, SITUATE IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 20, ASPEN MEADOWS SUBDIVISION, INSTRUMENT NO. 79600, MARKED BY A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED "PLS 14222";

THENCE S 33°29'28" W, 92.00 FEET, ALONG THE NORTH LINE OF SKI HILL ROAD TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED "PLS 14222";

THENCE N 56°30'06" W, 373.47 FEET, TO A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED "PLS 14222";

THENCE N 33°29'28" E, 92.00 FEET, TO A POINT INTERSECTING THE WEST LINE OF LOT 21, ASPEN MEADOWS SUBDIVISION, MARKED BY A 5/8 INCH STEEL REINFORCING BAR WITH A PLASTIC CAP INSCRIBED "PLS 14222";

THENCE S 56°30'06" E, 373.47 FEET, ALONG SAID WEST LINE OF LOT 21 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.79 ACRES MORE OR LESS.

ROBERT LYLE GRIMM

NINA W. GRIMM

JASON LYLE GRIMM

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

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  
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ACKNOWLEDGMENT

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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 AMENDED PLAT BEING A REPLAT OF LOT 20 ASPEN MEADOWS 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

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 AMENDED PLAT BEING A REPLAT OF LOT 20 ASPEN MEADOWS 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 AMENDED PLAT BEING A REPLAT OF LOT 20 ASPEN MEADOWS SUBDIVISION WITHIN TETON COUNTY WAS APPROVED AND ACCEPTED.

CHAIRPERSON TETON COUNTY COMMISSIONERS DATE

CITY OF DRIGGS PLANNING AND ZONING APPROVAL

PRESENTED TO THE CITY OF DRIGGS PLANNING AND ZONING COMSSION ON THE FOLLOWING DATE AT WHICH TIME THIS PLAT OF THE AMENDED PLAT BEING A REPLAT OF LOT 20 ASPEN MEADOWS SUBDIVISION WITHIN TETON COUNTY WAS APPROVED AND ACCEPTED.

CHAIRPERSON DRIGGS PLANNING AND ZONING DATE

CERTIFICATE OF MORTGAGEE

SIGNATURE BY SEPARATE AFFIDAVIT (IF NECESSARY)

TETON COUNTY FIRE MARSHALL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS FINAL PLAT OF THE AMENDED PLAT BEING A REPLAT OF LOT 20 ASPEN MEADOWS SUBDIVISION MEET THE TETON COUNTY FIRE CODE, AND HAVE BEEN APPROVED BY MY DEPARTMENT.

TETON COUNTY FIRE MARSHAL DATE

SURVEY NARRATIVE:

THIS SURVEY WAS CONDUCTED PER THE REQUEST OF JASON GRIMM TO SPLIT LOT 20, ASPEN MEADOWS SUBDIVISION INTO TWO LOTS AS SHOWN. MULTIPLE RECORDS OF SURVEYS RECORDED AS A "LOT SPLIT" EXIST WITHIN ASPEN MEADOWS SUBDIVISION.

RECORD INFORMATION SHOWN HEREON ARE REFERENCED TO THE FINAL PLAT FOR ASPEN MEADOWS SUBDIVISION, INSTRUMENT NO. 79600 (R-1) AND COBBLE CREST SUBDIVISION BLOCK 1, INSTRUMENT NO. 97041 (R-2) RECORDED IN THE OFFICE OF THE CLERK AND RECORDED TETON COUNTY, IDAHO.

THE BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT FROM GEODETIC NORTH (WGS84, NAD83 2011, EPOCH 2010.00) ALONG THE NORTH LINE OF LOT 20, ASPEN MEADOWS SUBDIVISION BETWEEN BETWEEN TWO RECOVERED MONUMENTS FROM THE ORIGINAL ASPEN MEADOWS SUBDIVISION PLAT, INSTRUMENT NO. 79600, RESULTING IN A BEARING OF N 43°45'26" E.

EASEMENTS OF SIGHT AND RECORD NOT SHOWN MAY EXIST.

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.

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