



- LEGEND**
- INDICATES A FOUND MONUMENT AS NOTED
 - INDICATES A FOUND REBAR AS NOTED
 - ✕ INDICATES A CALCULATED CORNER FOR ORIENTATION PURPOSES

- LOT LINE
- - - - RECORD EASEMENT LINE (AS NOTED)
- ADJOINING BOUNDARY
- - - - SETBACK LINE (TC IDAHO)
- ▨ GRAVEL
- ▨ ASPHALT
- ▨ CONCRETE
- ▨ WOOD
- - - - INDEX CONTOUR
- - - - INTERMEDIATE CONTOUR
- SPOT ELEVATION
- ▨ TREELINE
- ▨ FENCE LINE
- ▨ BUILDING LINE
- MEASURED CALL
- RECORD CALL

NOTES:

NO UNDERGROUND UTILITIES OR SUBSURFACE IMPROVEMENTS WERE MAPPED AS PART OF THIS SURVEY EXCEPT WHERE SPECIFICALLY INDICATED.

NO WETLAND MAPPING WAS DONE AS PART OF THIS SURVEY.

CURRENT ZONING = DRIGGS AREA OF IMPACT - TBD

ELEVATIONS AS SHOWN HEREON HAVE BEEN MEASURED USING US SURVEY FEET AND ARE BASED ON A GPS MEASUREMENT TO A FOUND MONUMENT #2063 AS SHOWN HEREON (GPS DERIVED, NAVD88, GEOID 12B) (BASE ELEVATION = 6136.34').

THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT AND IS CONSIDERED GEODETIC (GEODETIC NORTH USING WGS 84, NAD83, CORS96, EPOCH2002.0000)

ADJOINING LOT BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND WERE TAKEN FROM TETON COUNTY IDAHO GIS FOR REPRESENTATION PURPOSES ONLY. LOT DIMENSIONS SHOWN HEREON ARE RECORD AND ROTATED BETWEEN MONUMENTS FOUND DURING THIS SURVEY AS REFERENCED TO THOSE SURVEYS AS SHOWN HEREON.

TOPOGRAPHIC FEATURES REPRESENTED ON THIS MAP SHOW CONDITIONS DETERMINED BY A FIELD SURVEY MADE JULY-AUGUST 2022.

EASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST.

TITLE REPORT-LEGAL DESCRIPTION

SG-8014455-NOVEMBER 3, 2021
ALLIANCE TITLE & ESCROW, LLC/OLD REPUBLIC.

TRACT I: LOTS 9 AND 10 OF HATCH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF TETON COUNTY, IDAHO, UNDER RECORDER'S INSTRUMENT NO. 75937.

TRACT II: BEGINNING 650 FEET EAST AND 60 FEET SOUTH OF THE CENTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, TETON COUNTY, IDAHO, TO THE TRUE POINT OF BEGINNING, RUNNING THENCE EAST 1990 FEET, SOUTH 600 FEET, WEST 1990 FEET AND NORTH 600 FEET TO THE POINT OF BEGINNING.

TRACT III: A PORTION OF LOTS 7 AND 8 OF HATCH SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF TETON COUNTY, IDAHO, UNDER RECORDER'S INSTRUMENT NO. 75937, AS REFLECTED ON THE RECORD OF SURVEY RECORDED AS INSTRUMENT NO. 124369 SHOWN AS PARCEL 7A MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7, HATCH SUBDIVISION, WHERE FOUND A 1/2" DIAMETER REBAR; THENCE NORTH 00°04'10" EAST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 79.92 FEET TO A 5/8" X 24" REBAR WITH A 2" DIAMETER ALUMINUM CAP STAMPED "PLS 6609";

THENCE SOUTH 89°56'11" EAST 300 FEET TO A FEET TO A 5/8" X 24" REBAR WITH A 2" DIAMETER ALUMINUM CAP STAMPED "PLS 6609"; THENCE NORTH 00°04'10" EAST 220.00 FEET TO A 5/8" X 24" REBAR WITH A 2" DIAMETER ALUMINUM CAP STAMPED "PLS 6609" AND THE NORTH LINE OF LOT 8, HATCH SUBDIVISION; THENCE SOUTH 89°56'11" EAST ALONG SAID NORTH LINE OF LOT 8, A DISTANCE OF 299.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 00°03'40" WEST ALONG THE EAST LINE OF SAID HATCH SUBDIVISION, 299.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 89°55'48" WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 599.92 FEET TO THE POINT OF BEGINNING.

TITLE REPORT-SCHEDULE A

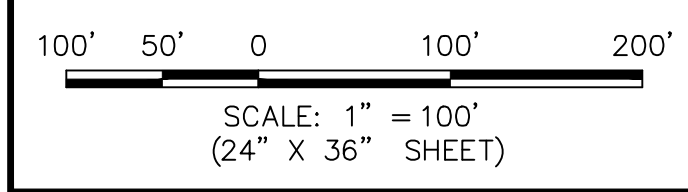
SG-8014455-NOVEMBER 3, 2021
ALLIANCE TITLE & ESCROW, LLC/OLD REPUBLIC.

A. Name of Proposed Subdivision Plat or Condominium Map:
Teton County Fair District

B. The public records purport that only the hereafter named parties appear to have an interest affecting the land necessitating their execution of the named proposed plat or map:
Teton County Fair District

C. According to the public records, the following documents purport to affect the described land:

- Taxes, including any assessments collected therewith, for the year 2021 which are due and payable.
- Liens, levies and assessments of the Fall River Rural Electric Cooperative, Inc., an Idaho Rural Electric Cooperative, together with rights, powers and easements of said cooperative.
- Levies and assessments of the Fremont-Madison Irrigation District, and the rights, powers and easements of said district as by law provided.
- Levies and assessments of the Grand Teton Canal Company Irrigation District, and the rights, powers and easements of said district as by law provided.
- Ditch, road and public utility easements as the same may exist over said premises.
- Right, title and interest of the public in and to those portions of the Land lying within roads or highways.
- Reservations and exceptions in the United States Patent, and in the act authorizing the issuance thereof.
- Recorded: May 6, 1898.
Book: 6 at Page: 427.
- Official Records: Teton County.
- The provisions, easement and agreement contained in Warranty Deed.
- Recorded: December 31, 1980.
Instrument No.: 86861.
- As follows: 25% interest in Well located on the Northeast corner of the Northwest quarter of the Southwest quarter of Section 24, Township 5 North, Range 45 E.B.M. Subject to Maintenance expense thereof and use of existing main line. Together with an easement to the platted road immediately North of the above described property and running parallel and adjacent to said property from the Eastern boundary to State Highway 33.
- Easements, reservations, notes and/or dedications as shown on the official plat of Hatch Subdivision.
- Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
- Recorded: August 13, 1975
Instrument No.: 75938
- Easements reservations and dedications, as shown on record of survey.
Recorded: July 2, 1996
Instrument No.: 124369
- An easement for the purpose shown below and rights incidental thereto as set forth in document:
Granted To: Fall River Rural Electric Cooperative, Inc.
Purpose: Public Utilities
Recorded: April 2, 2015



HARMONY DESIGN & ENGINEERING
18 N MAIN STE 305 DRIGGS ID 83422
208.354.1331 www.harmonydesigninc.com

DRAWING IS TO SCALE IF BAR MEASURES:
1" = FULL SCALE
1/2" = HALF SCALE

FILE: 22117-BASE.DWG
PROJ. #: 22117

DATE: 08/23/2022 DRAFT
REVISIONS: 09/13/2022

TETON COUNTY FAIR DISTRICT
SECTION 23 T.5N., R.45E., B.M.
TETON COUNTY, IDAHO
EXISTING CONDITIONS SURVEY

SHEET #
1 of 1