

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REVERT LOT 4A, BLOCK 5 OF THE TETON SPRINGS GOLF AND CASTING CLUB PHASE I RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 272966 BACK TO THE ORIGINAL LOT 3 AND LOT 4, BLOCK 5 AS ILLUSTRATED ON THAT FINAL PLAT FOR TETON SPRINGS GOLF AND CASTING CLUB PHASE I RECORDED AS INSTRUMENT NUMBER 141372 IN SAID OFFICE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT FROM GEODETIC NORTH (NAD 83(2011), EPOCH2010.0000), RESULTING IN A BEARING OF S 16°34'35" W BETWEEN THE NORTHWEST CORNER OF LOT 4 AND THE SOUTHWEST CORNER OF LOT 4 AS SHOWN HEREON BEING REFERENCED TO THAT PLAT RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 141372.

RECORD INFORMATION SHOWN HEREON IS REFERENCED TO THAT PLAT RECORDED IN SAID OFFICE AS INSTRUMENT NUMBER 141372 & 272966.

EASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST.

TETON COUNTY FIRE MARSHAL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR 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. 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 _____

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE DATE SHOWN, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED FOR FILING.

TETON COUNTY ASSESSOR _____ DATE _____

PLANNING AND ZONING APPROVAL

THIS PLAT WAS PRESENTED TO THE TETON COUNTY, IDAHO PLANNING AND ZONING COMMISSION FOR THEIR ACCEPTANCE AND APPROVAL ON THE FOLLOWING DATE.

PLANNING AND ZONING COMMISSION, CHAIRPERSON _____ DATE _____

BOARD OF COUNTY COMMISSIONERS

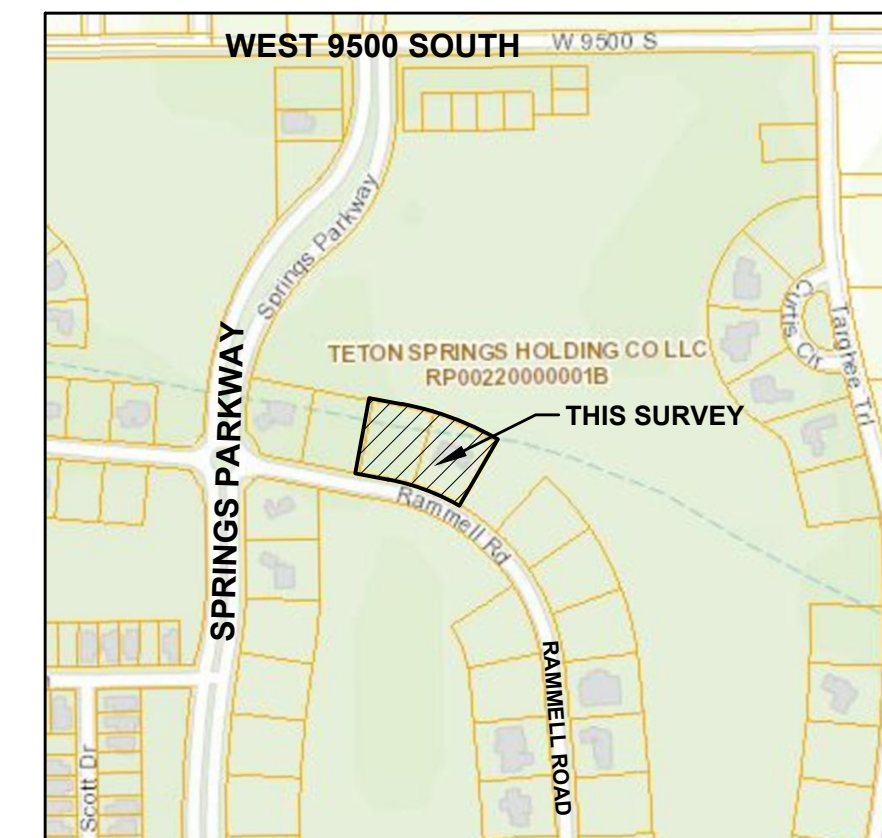
THIS PLAT WAS PRESENTED TO THE TETON COUNTY BOARD OF COUNTY COMMISSIONERS ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.

BOARD OF COUNTY COMMISSIONERS, CHAIRPERSON _____ DATE _____

CERTIFICATE OF PLAT REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DID REVIEW THIS PLAT AND FIND THAT IT COMPLES WITH IDAHO AND TETON COUNTY CODES AND APPROVE THIS PLAT TO BE RECORDED.

TETON COUNTY REVIEW SURVEYOR _____ DATE _____



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, PATRICK W. GILROY, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION DURING THE MONTHS OF JULY 2021 THROUGH _____ 2024, 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 AND THAT THIS AMENDED PLAT CORRECTLY REPRESENTS THE POINTS AND CORNERS FOUND AT THE TIME OF SAID SURVEY AND IS CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

PATRICK W. GILROY
IDAHO PROFESSIONAL LAND SURVEYOR,
LICENSE NUMBER 19140
DATED THIS _____ DAY OF _____ 2024



LEGEND

- INDICATES A 1/2 INCH DIAMETER REBAR WITH CAP INSCRIBED "AW ENG 2860" FOUND THIS SURVEY
- INDICATES A 5/8 INCH DIAMETER REBAR, 24 INCHES IN LENGTH WITH AN ALUMINUM CAP INSCRIBED "PLS 19140"

- LOT BOUNDARY LINE
- ADJOINING PARCEL LINE
- EASEMENT LINE AS NOTED
- BOUNDARY LINE RE-ESTABLISHED THIS SURVEY

N 79°38'03" E 87.82' MEASURED DISTANCES
S 78°48'00" E 87.90' RECORD DISTANCES PER PLAT

HARMONY
DESIGN & ENGINEERING
18 N MAIN STE 305 DRIGGS ID 83422
208.354.1331 www.harmonydesigninc.com
PROJ. #: 21109_PLAT_12_AMENDED; FEBRUARY 14, 2024

CERTIFICATE OF OWNERS

STATE OF IDAHO)
) SS
COUNTY OF TETON)

THAT WE, THE UNDERSIGNED OWNERS AND PROPRIETORS HEREBY CERTIFY THAT WE HAVE CAUSED TO BE SURVEYED THE FOREGOING TRACTS OF LAND AS SHOWN HEREON; THAT SAID SURVEY HAS BEEN PERFORMED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS OF SAID LANDS;

THAT WE CURRENTLY OWN THE FOLLOWING TRACTS OF LAND, DESCRIBED AS FOLLOWS:
ALL OF LOT 4A, BLOCK 5 OF THE ELEVENTH AMENDED FINAL PLAT OF TETON SPRINGS GOLF AND CASTING CLUB PHASE I, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 272966 CONVEYED BY THAT QUITCLAIM DEED RECORDED AS INSTRUMENT NUMBER(S) 272967 IN SAID OFFICE;

THAT WE HEREBY CERTIFY THAT COMMON LINE BETWEEN THE LOTS 3 & 4, BLOCK 5 OF TETON SPRINGS GOLF AND CASTING CLUB PHASE I, RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 141372 IS TO BE RE-ESTABLISHED IN ACCORDANCE WITH THIS MAP CREATING LOT 3B AND LOT 4B, BLOCK 5 OF THE TWELFTH AMENDED FINAL PLAT OF TETON SPRINGS GOLF AND CASTING CLUB PHASE I, AS ILLUSTRATED HEREON;

THAT SAID THE TWELFTH AMENDED FINAL PLAT OF TETON SPRINGS GOLF AND CASTING CLUB PHASE I IS SUBJECT TO THOSE COVENANTS, CODES AND RESTRICTIONS OF SAID FINAL PLAT OF THE FINAL PLAT OF TETON SPRINGS GOLF AND CASTING CLUB PHASE I; THAT LOT 3B AND LOT 4B ARE SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, AND CONDITIONAL OF SIGHT AND/OR RECORD INCLUDING, BUT NOT LIMITED TO THOSE SHOWN HEREON;

CHRISTOPHER D. JONES _____ DATE _____ LALA W. JONES _____ DATE _____

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by CHRISTOPHER D. AND LALA W. JONES this _____ day of _____ 2024. Witness my hand and official seal.

Signature of Notary _____

Residing at: _____
My commission expires: _____

Name (printed) _____

RECORDER'S CERTIFICATE

TWELFTH AMENDED FINAL PLAT
TETON SPRINGS GOLF AND CASTING CLUB PHASE I
BEING A REPLAT OF LOT 4A, BLOCK 5
ELEVENTH AMENDED FINAL PLAT
INSTRUMENT NUMBER 272966
LOCATED WITHIN THE
SE1/4 OF SECTION 14, T. 3 N., R. 45 E., BOISE MERIDIAN,
TETON COUNTY, IDAHO