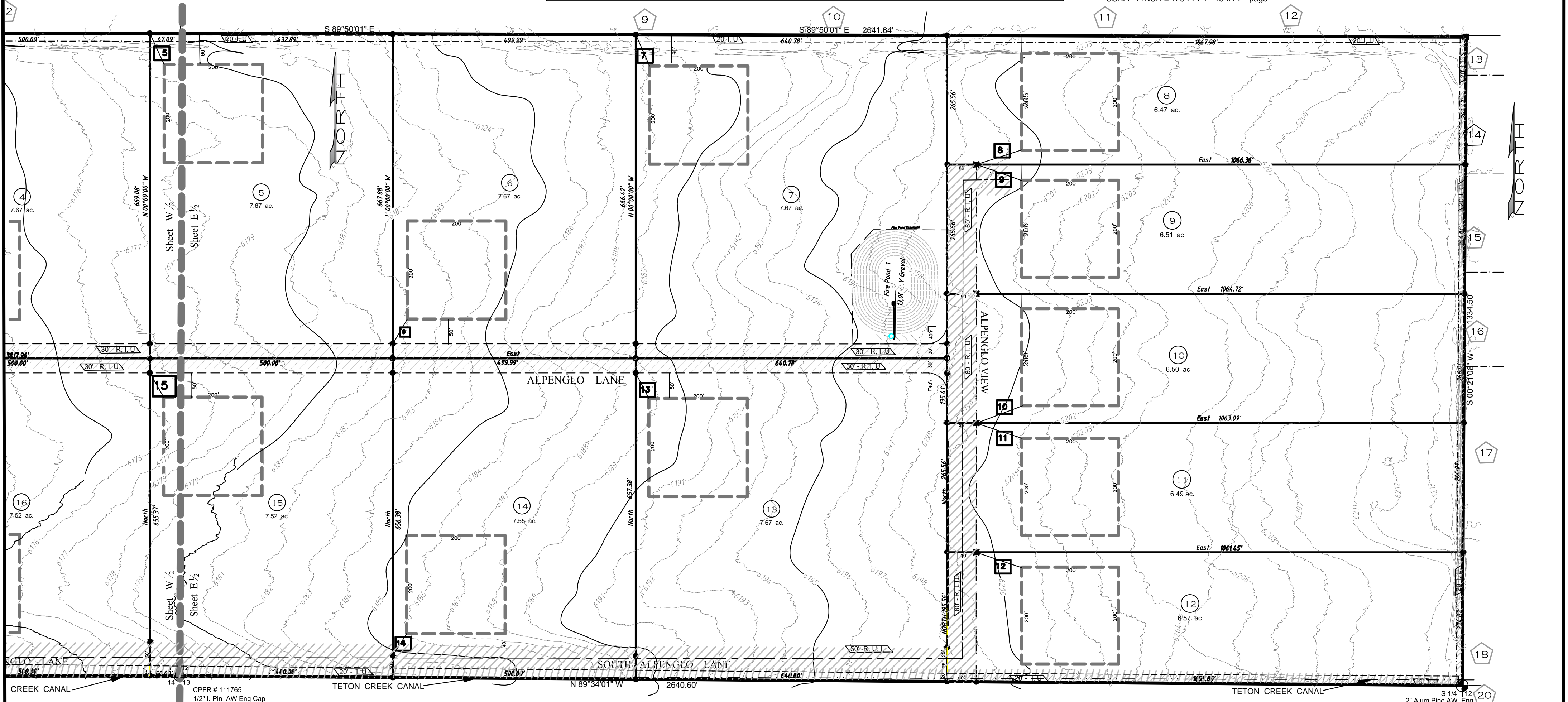


E 1/2 ALPENGLO PRELIMINARY PLAT / MASTER PLAN

S 1/2 SE 1/4, Sec 11, T5N., R 45E., B.M., Teton Co. Id.

0 50 100 150 200 FT
SCALE 1 INCH = 125 FEET 18"x 27" page

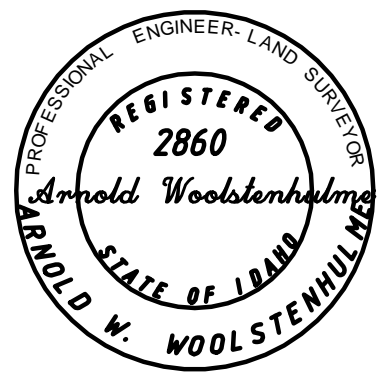


ADJACENT LANDOWNERS

OWNER	RP #	OWNER	RP #
1- Roger Kaufman	RP05N45E118400	15- Spencer Anderson	RP000480020030
2- Erick Emmett	RP002060003780	16- Richard Swanker	RP000480020020
3- Steve Rigby	RP002060003782	17- Christopher Trudeau	RP000480020010
4- Randy Nabaur	RP002060003783	18- Doug Beauregard	RP000480010100
5- Glen Van Houton	RP002060003786	20- Samuel Weisburg	RP001270000040
6- Rex Rigby	RP0027500800R0	21- Teton Mtn View	RP05N45E132400
7- Lilak Laxdal	RP00206012R0	22- Teton Mtn View	RP05N45E041200
8- Lilak Laxda	RP00206042R0	23- Matt Strong	RP0545E140750
9- John Hatch	RP05N45E125410	24- Ted Davi	RP05N45E143001
10- Gregory Johnson	RP05N45E125000	25- Kevin McCarthy	RP05N45E117180
11- Terry Wagner	RP05N45E125200	26- Clair Cassano	RP002850000010
12- James Darrett	RP05N45E124802	27- Tracy Guenther	RP0028500000190
13- Levi Adams	RP00480020050	28- Rd Kathlene Miller	RP05N45E116400
14- Nanettes Mertz	RP000480020040	27- Earle Hamblin	RP05N45E114801

LEGEND

- SECTION CORNER FOUND OR SET AS NOTED
- FOUND 1/16 CORNER - 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- PROPERTY CORNER - FOUND IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- SET 3/8" SPIKE x 6" LONG AT RD CENTER PT.
- SET 5/8" IRON PIN AW ENG CAP 2860 INSCRIBED: AW ENG 2860
- PROPERTY BOUNDARY
- LOT BOUNDARY
- ROAD CENTERLINE
- SHEET MATCH LINE
- 12' UTILITY EASEMENT
- EASEMENT - TYPE AND WIDTH -NOTED Typical Rd & Utility -30' each side
- EXISTING STRUCTURE
- BUILDING ENVELOPE AS SHOWN MIN SETBACK- 30' SIDES, 40' FRONT & REAR LOTS 8-12 : 30' SIDES, 50' FRONT & REAR
- RIGHT OF WAY - AS SHOWN ROAD PRIVATE R & U EASEMENT - 30' TYP. UTILITY EASEMENT - 15' TYP. U.N.O. IRRIGATION EASEMENT - 15' TYP. U.N.O.



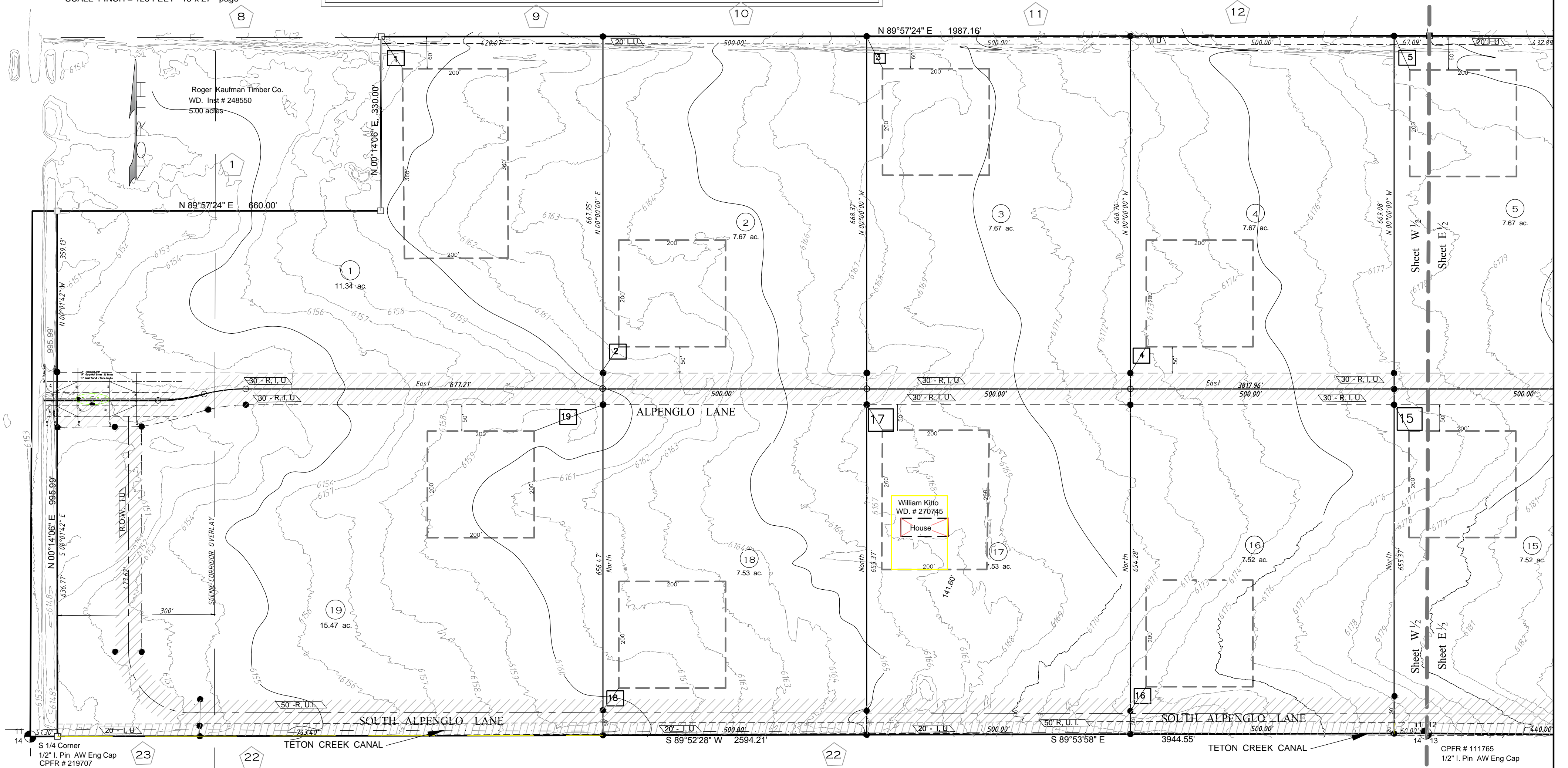
11/22/2023

- E 1/2 ALPENGLO Subdivision - Preliminary Plat / Master Plan S 1/2 SE 1/4, Sec. 11, & S 1/2 SW 1/4, Sec 12, T5N., R 45E., B.M., Teton Co., Id.	CLIENT: 3000 N PARTNERS LLC % Matt Hail 26778 Apsaroke Trail Teton, Idaho, 83452	 255 Main St, P.O. Box 139, Victor, Idaho, 83455. aweng@ida.net
	PROJ: 21-014.TX08/14/21 Survey/CLC 06-22/06 REV: 2/07/24 AWW Sheet 3 of 3 Proj. # 21-014	

W 1/2 ALPENGLO PRELIMINARY PLAT / MASTER PLAN

S 1/2 SW 1/4, Sec 12, T5N., R 45E., B.M., Teton Co. Id.

0 50 100 150 200 FT
SCALE 1 INCH = 125 FEET 18"x 27" page



PLAT NOTES

- 1- THE CONTOUR ELEVATION INTERVAL IS 1 FOOT.
- 2- NO INVENTORIED FEMA FLOOD PLAIN EXISTS ON THIS PROPERTY.
- 3- NO COUNTY NATURAL RESOURCE OVERLAYS ARE SHOWN ON COUNTY MAPS.
- 4- STATE HIGHWAY 33 RUNS ALONG THE WEST SIDE OF THIS PROPERTY.
- 5- THE SOILS ON THE PROPERTY ARE CLASSIFIED AS GRAVELY LOAM.
- 6- THE AVERAGE SLOPE OF THE PROPERTY IS 1.3% TO WEST.
- 7- GEOGRAPHIC HAZARDS ARE MINIMAL FROM AVAILABLE INFORMATION.
- 8- THE PROPERTY IS DEVELOPED AS ZONE ARR 2.5.
- 9- THE FIRE PROTECTION SYSTEM IS 1 POND WITH DRY HYDRANT.
- 10- NO COUNTY ROADS EXIST ON OR ADJACENT TO THIS PROPERTY.
- 11- THIS PROPERTY HAS WATER RIGHTS BY THE GRAND TETON CANAL CO. AND TETON PIPELINE IRRIGATION CO.
- 12- COMMON WELLS MAY SUPPLY WATER TO ADJACENT LOTS.
- 13- THE LAND BETWEEN THE BUILDING ENVELOPES AND LOT LINES MAY BE USE FOR AGRICULTURE, ADMINISTERED AND MAINTAINED BY THE H.O.A.

ALPENGLO SUBDIVISION DATA

WATER SYSTEM	INDIVIDUAL WELL
SEWER SYSTEM	INDIVIDUAL SEPTIC
TOTAL PROJECT AREA	154.87 ACRES
No. of LOTS	19
AVERAGE LOT SIZE	8.31 ACRES
ROAD EASEMENT AREA	7.60 ACRES
FIRE POND SYSTEM	1 POND / DRY HYDRANT
NO FEMA FLOODPLAINS EXIST WITHIN THIS PROJECT: FIRM MAP #16081 CO 0094 C	

PROPERTY DESCRIPTION W.D. # 225361

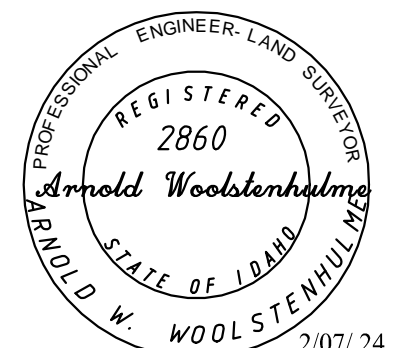
The S 1/2 SE 1/4 Section 11 & S 1/2 SW 1/4 Section 12, Twp 5 N., Rng 45 E, B.M. Teton County, Idaho, less a 5 acre tract in the NW corner of the S 1/2 SE 1/4 of Section 11, being further described as beginning at a point 990.00 feet, North of the SW corner of the SE 1/4 of said Section 11 and running: Thence North, 330.00 feet, Thence East, 660.00 feet; Thence South, 330.00 feet, Thence West, 660.0 feet to the point of beginning, and less the State Highway Right of Way along the west side.
Property Contains 154.87 acres more or less.

BUILDING ENVELOPE TIES

#	BEARING	DIST
1-	S 33°48'00" E	71.50'
2-	N 34°06'00" E	57.54'
3-	S 27°01'06" E	57.07'
4-	N 30°55'40" E	58.37'
5-	S 24°38'00" E	70.82'
6-	N 30°26'25" E	59.12'
7-	S 23°38'00" E	70.72'
8-	S 73°00'00" W	99.00'
9-	N 71°20'00" W	94.00'
10-	S 69°21'00" W	100.00'
11-	N 74°45'00" W	100.00'
12-	N 71°25'00" W	99.00'
13-	S 27°23'12" E	59.00'
14-	N 32°26'44" E	53.50'
15-	S 29°36'12" E	57.16'
16-	N 33°02'38" E	54.63'
17-	S 31°53'00" E	56.80'
18-	N 35°38'24" E	51.70'
19-	N 69°00'33" E	139.53'

CURVE TABLE

CURVE DELTA	RADIUS	ARC	TAN	CHORD	BEARING
C-1	24°21'44"	185.30'	78.79'	40.00'	78.20' N77°49'09"
C-2	24°21'44"	185.30'	78.79'	40.00'	78.20' N77°49'09"
C-3	89°52'28"	135.00'	204.11'	135.00'	190.92' N89°52'28"E



-W 1/2 ALPENGLO Subdivision Preliminary Plat / Master Plan

S 1/2 SE 1/4 Sec. 11, & S 1/2 SW 1/4, Sec 12, T5N., R 45E., B.M., Teton Co., Id.

CLIENT:
3000 N PARTNERS LLC
% Matt Hail
26778 Apsaroke Trail
Teton, Idaho, 83452



PROJ: 21-014.TX08/14/21 Survey/CLC 06-22/06

REV: 2/07/24 AWW

Sheet 2 of 3 Proj. # 21-014