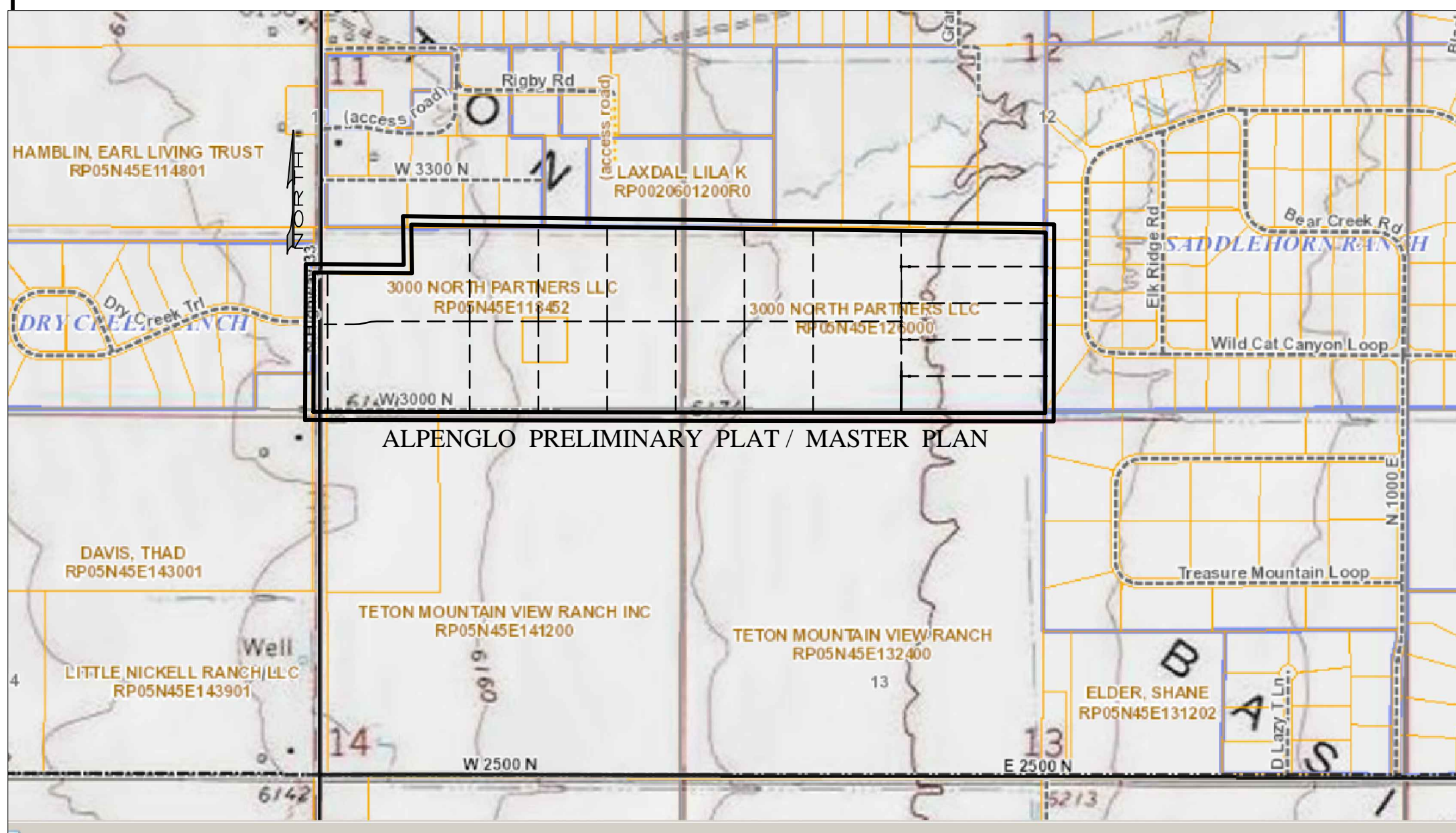


1- Roger Kaufman	RP05N45E118400	15- Spencer Anderson	RP000480020030
2- Erick Emmett	RP002060003780	16- Richard Swanker	RP000480020020
3- Steve Rigby	RP002060003782	17- Christopher Trudeau	RP000480020010
4- Randy Nabaur	RP002060003783	18- Doug Beauregard	RP000480010100
5- Glen Van Houton	RP002060003786	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	RP002850000190
13- Levi Adams	RP004800200050	28- Rd Kathlene Miller	RP05N45E116400
14- Nanettes Mertz	RP000480020040	27- Earle Hamblin	RP05N45E114801

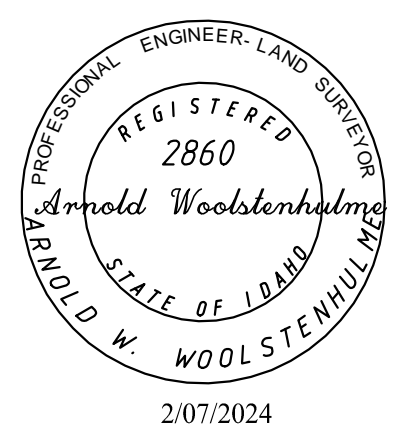
VICINITY MAP - ALPENGLO PRELIMINARY PLAT / MASTER PLAN  
S 1/2 SW 1/4, Sec 12, T5N., R 45E., B.M., Teton Co. Id.



**LEGEND**

● SECTION CORNER FOUND OR SET AS NOTED	----- SHEET MATCH LINE
■ FOUND 1/16 CORNER - 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860	12' UTILITY EASEMENT
■ PROPERTY CORNER - FOUND IRON PIN WITH CAP INSCRIBED: AW ENG 2860	EASEMENT - TYPE AND WIDTH - NOTED
○ SET 3/8" SPIKE x 6" LONG AT RD CENTER PT.	Typical Rd & Utility - 30' each side
● SET 5/8" IRON PIN AW ENG CAP 2860	House EXISTING STRUCTURE
--- PROPERTY BOUNDARY	--- BUILDING ENVELOPE 200'x200' or as SHOWN
--- LOT BOUNDARY	MIN SETBACK- 30' SIDES, 50' FRONT & REAR
--- ROAD CENTERLINE	LOTS 8-12 : 30' SIDES, 50' FRONT & REAR
--- TETON CREEK CANAL C/L	R-O-W ROADWAY RIGHT OF WAY - AS SHOWN
--- BUILDING ENVELOPE TIE D/B	R ROAD PRIVATE R & U EASEMENT - 30' TYP.
U.N.O. = UNLESS NOTED OTHERWISE	U UTILITY EASEMENT - 15' TYP. U.N.O.
	I IRRIGATION EASEMENT - 20' TYP. U.N.O.

- PLAT NOTES**
- 1- THE WESTERN 300 FEET OF PROPERTY LIES IN THE COUNTY SCENIC CORRIDOR OVERLAY..
  - 2- STATE HIGHWAY 33 RUNS ALONG THE WEST SIDE OF THIS PROPERTY.
  - 3- NO COUNTY NATURAL RESOURCE OVERLAYS ARE SHOWN ON COUNTY MAPS FOR THIS PROPERTY..
  - 4- NO INVENTORIED FEMA FLOOD PLAIN EXISTS ON THIS PROPERTY.
  - 5- THE SOILS ON THE PROPERTY ARE CLASSIFIED AS GRAVELLY LOAM.
  - 6- THE AVERAGE SLOPE OF THE PROPERTY IS 1.3% TO WEST.
  - 7- GEOGRAPHIC HAZARDS ARE MINIMAL FROM AVAILABLE INFORMATION.
  - 8- PROPERTY ZONED ARR 2.5 AT PLAT APPLICATION.
  - 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 ON LOTS OUTSIDE OF THE BUILDING ENVELOPES MAY BE USED FOR AGRICULTURE, ADMINISTERED AND MAINTAINED BY THE H.O.A.
  - 14- SCENIC CORRIDOR OVERLAY MAY REQUIRE A SIGN PERMIT.
  - 15- SEE AVIATION AGREEMENT WITH CITY OF DRIGGS FOR BUILDING HEIGHT RESTRICTIONS.
  - 16- EASTERN IDAHO A PUBLIC HEALTH (EIPH) MAY REQUIRE TEST HOLES ON SITE FOR SOME LOTS. AT THE TIME A BUILDING PERMIT IS REQUIRED.
  - 17- THE PROPERTY HAS A 20' WIDE TETON CREEK CANAL ALONG THE SOUTH SIDE.



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