

**LEGEND**

- SECTION CORNER - FOUND OR SET AS NOTED
- PROPERTY CORNER - FOUND 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- CENTERLINE OF ROAD PC/PT - SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- LOT CORNER - SET 5/8" IRON PIN WITH CAP INSCRIBED: AW ENG 2860
- SECTIONAL BREAKDOWN LINE
- PROPERTY BOUNDARY
- ROAD CENTERLINE
- LOT BOUNDARY
- ROW - ROAD RIGHT-OF-WAY - 30' TYP. (TO COUNTY)
- R - ROAD RIGHT-OF-WAY - 30' EACH SIDE OF CENTERLINE
- E - UTILITY, DRAINAGE, IRRIGATION EASMENT 12' OR AS NOTED ON FRONTAGE OF ALL LOTS.
- T - TRAIL EASEMENT - WIDTH - 40' OR AS NOTED

- NO FLOODPLAINS EXIST WITHIN THIS PROJECT  
FEMA FIRM MAP #16081C100C.

**RECORDER'S CERTIFICATE**  
STATE OF IDAHO )  
COUNTY OF TETON )

**CURVE DATA TABLES**

#	ARC	RADIUS	DELTA	CHORD	ch BEARING
A1	39.16'	25.0'	89°44'49"	35.28'	N 44°52'41" W
A2	65.45'	470.0'	07°58'46"	65.40'	N 03°59'06" E
A3	195.20'	470.0'	23°47'48"	193.81'	N 19°52'23" E
A4	34.56'	470.0'	04°12'49"	34.56'	N 33°52'42" E
A5	230.80'	530.0'	24°55'43"	228.78'	N 23°30'45" E
A6	102.23'	530.0'	11°03'04"	102.07'	N 05°31'19" E
A7	39.27'	25.0'	90°00'	35.36'	N 44°59'49" E
A8	39.27'	25.0'	90°00'	35.36'	N 45°00'11" W
A9	189.07'	120.01'	90°16'05"	170.12'	N 45°07'49" E
A10	262.21'	470.00'	31°57'54"	258.82'	S 15°58'43" W
A11	32.93'	470.0'	04°00'53"	32.93'	S 33°58'07" W
A12	332.91'	530.00'	35°59'22"	327.47'	N 17°59'22" E

#	ARC	RADIUS	DELTA	CHORD	ch BEARING
B1	155.98'	470.0'	19°00'52"	155.26'	S 80°29'45" E
B2	155.98'	470.0'	19°00'52"	155.26'	S 61°28'53" E
B3	81.95'	530.0'	08°51'33"	81.87'	S 56°24'13" E
B4	269.83'	530.0'	29°10'11"	266.92'	N 75°25'08" W
B5	126.43'	1000.00'	7°14'38"	126.34'	N 55°35'46" W
B6	280.83'	1000.00'	16°05'25"	279.91'	S 67°15'47" E
B7	256.51'	1000.00'	14°41'50"	255.81'	S 82°39'25" E
B8	107.19'	1000.00'	6°08'28"	107.13'	N 86°56'06" W
B9	332.30'	1000.00'	19°02'22"	330.78'	N 74°20'40" W
B10	224.28'	1000.00'	12°51'02"	223.81'	N 58°23'58" W
B11	195.45'	294.16'	38°04'08"	191.87'	N 70°57'56" W

#	ARC	RADIUS	DELTA	CHORD	ch BEARING
C1	349.30'	530.0'	37°45'38"	343.01'	N 70°51'16" W
C2	207.99'	770.0'	15°28'35"	207.35'	N 59°42'44" W
C3	223.22'	770.0'	16°36'36"	222.44'	N 75°45'20" W
C4	79.89'	770.00'	05°56'42"	79.86'	N 87°01'59" W
C5	21.68'	25.00'	49°40'47"	21.00'	S 65°09'17" W
C6	52.02'	60.00'	49°40'38"	50.41'	S 65°09'12" W
C7	52.02'	60.00'	49°40'38"	50.41'	S 65°09'52" E
C8	21.68'	25.00'	49°40'47"	21.00'	S 65°09'56" E
C9	90.60'	830.00'	6°15'16"	90.55'	S 86°52'42" E
C10	237.92'	830.00'	18°25'27"	237.11'	S 75°32'21" E
C11	222.40'	830.00'	15°21'10"	221.74'	N 59°39'05" W
C12	309.79'	470.00'	37°45'39"	304.18'	S 70°51'16" W

**SURVEYOR'S CERTIFICATE**  
I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

**FINAL PLAT PHASE II  
BLUE INDIAN SUBDIVISION**  
PART OF THE SE 1/4 OF SECTION 26, TWP. 5N., RNG. 44E., B.M., TETON COUNTY, IDAHO

**BUXTON WEST, LLC.  
% MATTHEW HAIL**  
P.O. BOX 1601  
DRIGGS, ID 83422  
(208) 399-8080

**AW ENGINEERING**  
255 SOUTH MAIN P.O. BOX 139  
VICTOR, IDAHO 83455  
(208) 787-2952 aweng@tetontel.com

PROJ # 2009-074 Sheet 1 of 2

drw by aw 02/14/12 Final AW.DWG rev by: 02/22/12

**OWNER'S CERTIFICATE**

BE IT KNOWN THAT I, THE UNDERSIGNED OWNER OF THE SUBDIVISION OF LAND AS HEREIN PLATTED AND DESCRIBED, HEREBY CERTIFY THAT IT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER AND PROPRIETOR OF SAID DESCRIBED LANDS: THAT THE NAME OF THE SUBDIVISION SHALL BE BLUE INDIAN SUBDIVISION PHASE II; AND THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT; THAT THE LOTS SHOWN ON THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS; THAT THE SUBDIVISION IS SUBJECT TO ANY RIGHTS-OF-WAY OR EASEMENTS OF SIGHT OR RECORD AND AS DEDICATED BY THIS PLAT; (R-O-W) THAT RIGHTS-OF-WAY SHALL BE DEDICATED TO TETON COUNTY; (R) THAT SUBDIVISION ROADS RIGHTS-OF-WAY SHALL BE DEDICATED TO THE BLUE INDIAN SUBDIVISION HOMEOWNERS' ASSOCIATION, HEREAFTER KNOWN AS THE H.O.A., AND THE H.O.A. WILL BE RESPONSIBLE FOR MAINTENANCE AND SNOW REMOVAL; THAT OPEN SPACE TRACTS SHALL BE GRANTED TO THE H.O.A. FOR FIRE PROTECTION, LANDSCAPING, DRAINAGE AND TRAILS AND THE H.O.A. WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF SAID TRACTS; (E) THAT ALL EASEMENTS ARE FOR THE USE OF UTILITIES, IRRIGATION, DRAINAGE AND TRAIL SYSTEMS; THAT THESE EASEMENTS ARE TO BE MAINTAINED BY THE LOT OWNERS ACROSS THEIR LOTS AND BY THE H.O.A. ACROSS ALL OTHER AREAS; THAT ALL UTILITY EASEMENTS ARE GRANTED TO THE PUBLIC UTILITY PROVIDERS FOR INSTALLATION AND MAINTENANCE OF THAT UTILITY; THAT WHERE UTILITY EASEMENTS ARE WITHIN THE "R" EASEMENT THEY SHALL BE WITHIN THE OUTSIDE 12 FEET OF THE ROAD (R); THAT THE DRAINAGE EASEMENTS ARE GRANTED TO THE H.O.A. AND ARE FOR FLOOD DRAINAGE AND SNOW MELT RUNOFF; THAT THE IRRIGATION EASEMENTS ARE GRANTED TO THE H.O.A. FOR CONSTRUCTION AND MAINTENANCE OF THE IRRIGATION SYSTEM AND ALL LOTS WILL BE SERVED BY SAID IRRIGATION SYSTEM; THAT THE TRAIL EASEMENT SHALL BE DEDICATED TO THE H.O.A. FOR TRAIL CONSTRUCTION, MAINTENANCE AND USE.

THE WATER RIGHTS HAVE BEEN TRANSFERRED TO THE H.O.A. THIS PROPERTY REMAINS IN THE HORSESHOE CREEK CANAL IRRIGATION COMPANY AND A IRRIGATION WATER DELIVERY SYSTEM WILL BE PROVIDED BY THE DEVELOPER DURING PHASE II CONSTRUCTION IN COMPLIANCE WITH IDAHO CODE, SECTION 31-3805, SUBSECTION 1(1)(B), AS SHOWN ON THE IRRIGATION SYSTEM ON FILE IN A W ENGINEERING OFFICE FILE.

\_\_\_\_\_  
MATTHEW HAIL, PRESIDENT OF BUXTON WEST, LLC. DATE

STATE OF IDAHO )  
 ) SS  
COUNTY OF TETON )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012 BY MATTHEW HAIL, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**DESCRIPTION OF PHASE II-IV**

PART OF THE SE 1/4 OF SECTION 26, TWP. 5N, RNG. 44E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 26, THENCE N 00°00'19"W, 2639.43 FEET TO THE CENTER 1/4 CORNER; THENCE S 89°44'08"E, 2639.02 FEET TO THE EAST 1/4 CORNER; THENCE S 00°00'24"E, 104.07 ALONG THE EAST SECTION LINE; THENCE S 89°59'37"W, 661.67 FEET ALONG THE NORTH BOUNDARY OF PHASE I OF BLUE INDIAN SUBDIVISION, TO A POINT; THENCE 256.51 FEET ALONG A 1000.00 FOOT RADIUS CURVE TO THE RIGHT, CENTRAL ANGLE OF 14°41'50", A 255.81 FOOT CHORD BEARING OF N 82°39'28"W TO A POINT; THENCE S 38°01'30"W, 491.79 FEET ALONG WEST BOUNDARY OF SAID PHASE I, TO A POINT; THENCE N 51°58'30"W, 210.66 FEET TO A POINT; THENCE S 38°01'30"W, 649.93 FEET TO A POINT; THENCE S 11°58'55"W, 201.10 FEET TO A POINT; THENCE N 78°01'05"W, 275.72 FEET TO A POINT; THENCE S 00°14'13"W, 713.03 FEET TO A POINT; THENCE N 89°45'17"W, 539.83 FEET TO THE POINT OF BEGINNING, CONTAINS 96.14 ACRES MORE OR LESS.

THIS PROPERTY IS SUBJECT TO EXISTING COUNTY ROAD AND UTILITY EASEMENTS ALONG THE SOUTH AND EAST PROPERTY LINES.

**TETON COUNTY FIRE MARSHAL**

PRESENTED TO THE TETON COUNTY FIRE MARSHAL ON THE SAID AT WHICH TIME THIS PLAT WAS DEEMED TO MEET TETON COUNTY FIRE CODE AND APPROVED FOR FILING.

\_\_\_\_\_  
TETON COUNTY FIRE MARSHAL DATE

**CERTIFICATE OF REVIEW**

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

\_\_\_\_\_  
SURVEYOR DATE

**HEALTH DEPARTMENT CERTIFICATE**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED SUBJECT TO THE INFORMATION CONTAINED IN THE ATTACHED SANITARY REGULATIONS AND RULES. 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, REHS DATE

**SURVEYOR'S CERTIFICATE**

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THE TRACT OF LAND AS HEREIN PLATTED AND DESCRIBED.

**COUNTY PLANNING & ZONING COMMISSION**

PRESENTED TO THE TETON COUNTY PLANNING & ZONING COMMISSION CHAIRMAN ON THE FOLLOWING DATE, AT WHICH TIME THIS SUBDIVISION AS PLATTED WAS APPROVED AND ACCEPTED.

\_\_\_\_\_  
CHAIRMAN, PLANNING AND ZONING DATE

**TETON COUNTY COMMISSIONERS' APPROVAL**

PRESENTED TO THE COUNTY BOARD OF COMMISSIONERS' CHAIRMAN ON THE FOLLOWING DATE, AT WHICH TIME THIS SUBDIVISION AS PLATTED, WAS APPROVED AND ACCEPTED.

\_\_\_\_\_  
CHAIRMAN OF TETON COUNTY BOARD OF COMMISSIONERS DATE

**TETON COUNTY TREASURER'S CERTIFICATE**

PRESENTED TO THE TETON COUNTY TREASURER WHO HEREBY CERTIFIES THAT ALL TAXES HAVE BEEN PAID ON THE TRACT OF LAND AS SHOWN ON THIS PLAT AND ARE CURRENT.

\_\_\_\_\_  
TETON COUNTY TREASURER DATE

**TETON COUNTY ASSESSOR CERTIFICATE**

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

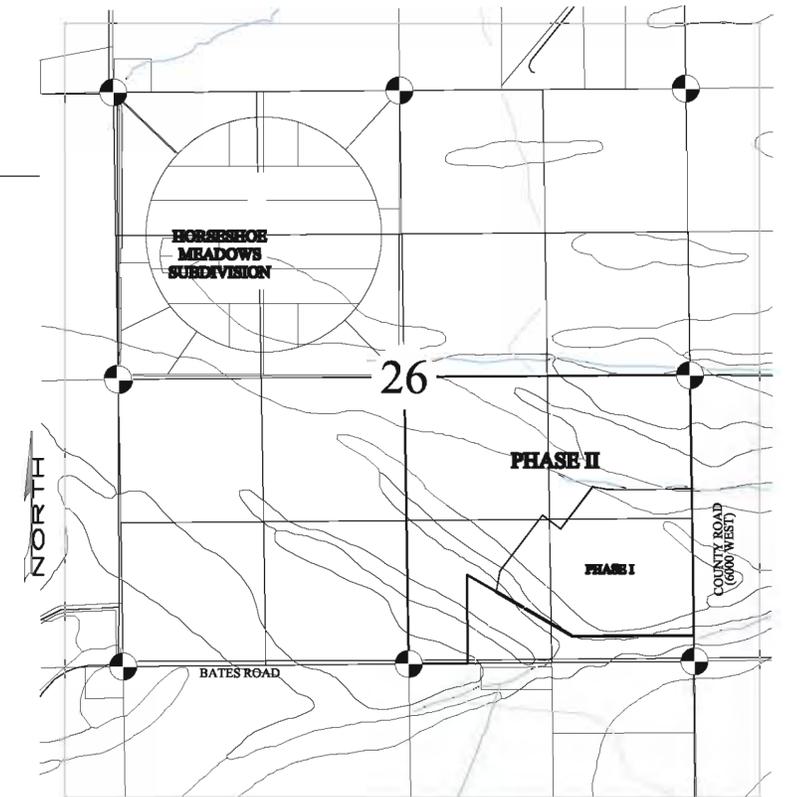
\_\_\_\_\_  
TETON COUNTY ASSESSOR DATE

**RECORDER'S CERTIFICATE**

STATE OF IDAHO )  
 ) SS  
COUNTY OF TETON )  
I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012, AT \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

INSTRUMENT NUMBER \_\_\_\_\_

\_\_\_\_\_  
COUNTY RECORDER



— VICINITY MAP —

PART OF THE SE 1/4 OF SECTION 26, TWP. 5N., RNG. 44E., B.M., TETON COUNTY, IDAHO

<b>FINAL PLAT Phase II</b> <b>BLUE INDIAN SUBDIVISION</b> <small>PART OF THE SE 1/4 OF SECTION 26, TWP. 5N., RNG. 44E., B.M., TETON COUNTY, IDAHO</small>	
<b>BUXTON WEST, LLC.</b> <b>% MATTHEW HAIL</b> <small>P.O. BOX 1601  DRIGGS, ID 83422  (208) 399-8080</small>	 <small>255 SOUTH MAIN P.O. BOX 139  VICTOR, IDAHO 83455  (208) 787-2952 aweng@tetontel.com</small>