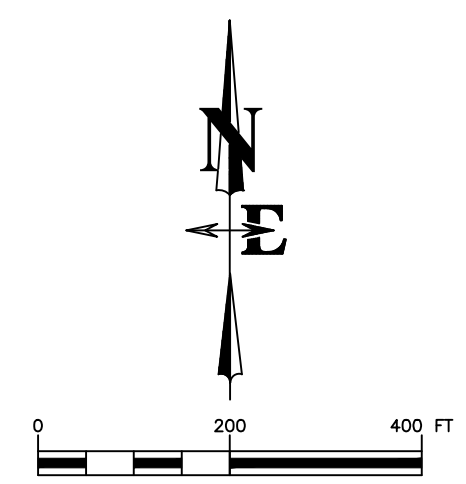


VICINITY MAP
 SCALE: 1" = 2000'
 Section 9, T6N, R45E B.M.
 Teton County, Idaho

- LEGEND**
- = PROPERTY BOUNDARY LINE
 - = LOT LINE
 - = ADJACENT PROPERTY LINE
 - - - = EASEMENT LINE
 - - - = SETBACK LINE
 - ◇ = FOUND REBAR WITH CAP INSCRIBED "A.W. ENG. 2860"
 - ⊕ = SECTION CORNER AS INDICATED
 - [Hatched Box] = BIG GAME MIGRATION CORRIDORS AND SEASONAL RANGE
 - [Solid Grey Box] = SONGBIRD/RAPTOR BREEDING AND WINTERING HABITAT
 - [Cross-hatched Box] = SHARP-TAILED GROUSE BREEDING HABITAT

S:\Proj\22-369 (Badger Capital Advisors Subdivision - Teton) - Full Plat\Survey\Site Survey\4 Drawing\22-369-Plat.dwg (CONCEPT PLAT) - Jul 21, 2023 07:55:51 am PLOTTED BY: angle



PROJECT TOTAL:
 TOTAL ACRES = 57.94 ACRES
 2 LOTS
 LOT 1 = 24.59 ACRES
 LOT 2 = 33.35 ACRES

WATER WILL BE INDIVIDUAL WATER SYSTEM
 SEWER WILL BE INDIVIDUAL SEPTIC SYSTEM

TETON COUNTY ZONE:
 FH-10

BUILDING SETBACKS PER ZONE:
 FRONT - 30'
 SIDES - 30'
 REAR - 40'

PROJECT IS WITHIN THE FOLLOWING NRO LAYERS:
 BIG GAME MIGRATION CORRIDORS AND SEASONAL RANGE
 SONGBIRD/RAPTOR BREEDING AND WINTERING HABITAT
 SHARP-TAILED GROUSE BREEDING HABITAT

NELSON ENGINEERING
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

SURVEYED BY: NE DRAWN: AR PROJECT NO. 22-369 DATED: 7/20/23

OWNER
 BADGER CREEK CAPITAL ADVISORS
 P.O. BOX 166
 TETONIA, IDAHO, 83452

ENGINEER & SURVEYOR
 NELSON ENGINEERING
 P.O. BOX 1599
 JACKSON, WY 83001
 (307) 733-2087

CONCEPT MASTER PLAN HUNNIDALE FARMS
 a subdivision of RP06N45E091500
 INSTRUMENT #283631

Located In
 S 1/2 NE1/4
 Section 9
 Township 3 North,
 Range 45 East of the B.M.,
 Teton County, Idaho