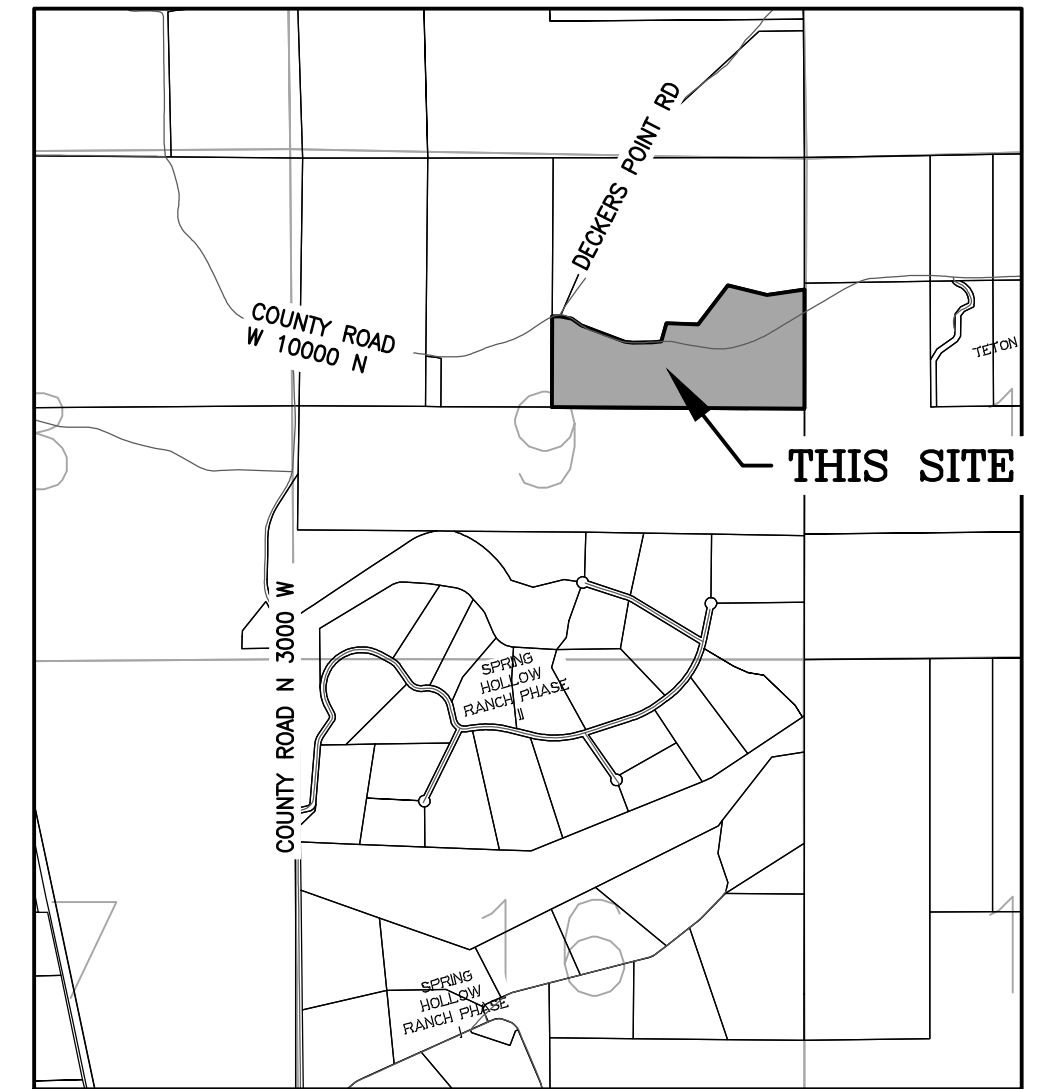
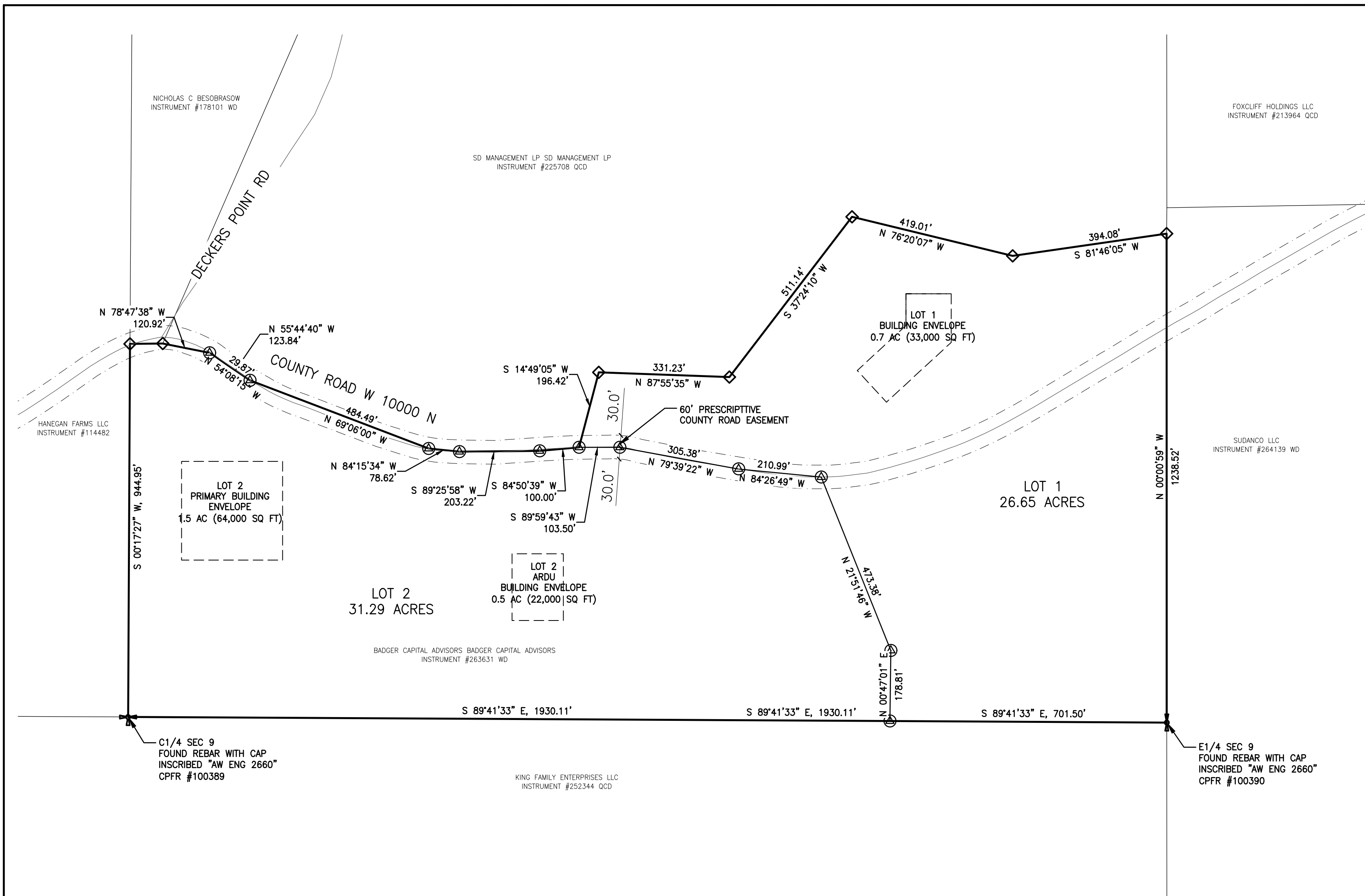
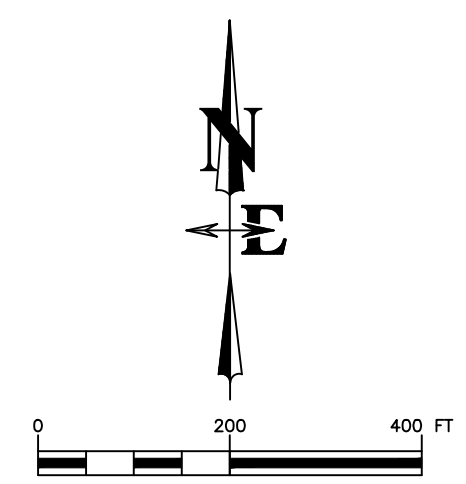


S:\Projects\22-369 (Badger Capital Advisors Subdivision - Teton) - Full Plat\Survey\Site Survey\4 Drawing\22-369-PLAT.dwg (PRELIMINARY PLAT) - Dec 20 2023 08:38:38 on PLOTTED BY: angle



**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
  - - - = BUILDING ENVELOPE
  - ◇ = FOUND REBAR WITH CAP INSCRIBED "A.W. ENG. 2860"
  - ⊕ = SECTION CORNER AS INDICATED
  - ⊗ = TO BE SET 5/8" X 24" REBAR WITH ALUMINUM CAP INSCRIBED "NELSON ENGR. PLS 13767"



**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

**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

**PRELIMINARY PLAT  
 HUNNIDALE FARMS**  
 a subdivision of RP06N45E091500  
 INSTRUMENT #263631

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

SURVEYED BY: NE DRAWN: AR PROJECT NO. 22-369 DATED: 12/20/23