

VICINITY MAP
NOT TO SCALE

- LEGEND**
- ⊠ INDICATES A SECTION CORNER MONUMENT AS NOTED
 - ⊞ INDICATES A QUARTER CORNER MONUMENT AS NOTED
 - INDICATES A 5/8 INCH DIAMETER REINFORCING BAR WITH AN ALUMINUM CAP INSCRIBED "PLS 19140", SET THIS SURVEY.
 - ⊙ INDICATES A REBAR WITH A CAP INSCRIBED "LS 2860", FOUND THIS SURVEY
 - INDICATES A REBAR, FOUND THIS SURVEY
 - ◇ INDICATES A 5/8 INCH DIAMETER REINFORCING BAR WITH AN ALUMINUM CAP INSCRIBED "PLS 11543", FOUND THIS SURVEY
 - ▣ INDICATES A 5/8 INCH DIA. REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 14391", FOUND THIS SURVEY

NOTES

OVERLAYS:
NONE PER TETON COUNTY IDAHO MAPPING SERVICE

INDIVIDUAL WATER AND SEWAGE SYSTEMS PROPOSED FOR EACH LOT

ACCESS: COUNTY ROAD EAST 2000 SOUTH & SOUTH 1750 EAST

SUBDIVISION LOCATED OUTSIDE OF SPECIAL FLOOD HAZARD AREAS (SFHA) PER FIRM PANEL NO: 16081C0144C

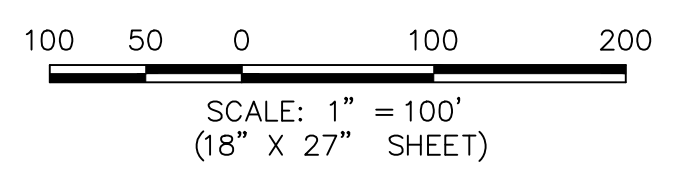
WATER RIGHTS THROUGH FREMONT COUNTY IRRIGATION DISTRICT WATER RIGHT: 22-13313 TRIBUTARY DARBY CREEK THROUGH GARDEN WATER CO. LTD.

THE BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT FROM GEODETIC NORTH (USING WGS 84, NAD 83(2011), EPOCH2010.0000), RESULTING IN A BEARING OF S 01°22'32" E BETWEEN THE QUARTER SECTION CORNER COMMON TO SECTIONS 5 AND 6 AND THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 46 EAST, BOISE MERIDIAN, TETON COUNTY IDAHO, AS SHOWN HEREON

RECORD INFORMATION SHOWN HEREON ARE REFERENCED TO THOSE RECORDS OF SURVEY FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY AS INSTRUMENT NUMBER(S) (REC-A 113022), (REC-B 1724890, (REC-C 185244) AND (REC-D 257490)

EASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST

SUMMARY OF USES: COUNTY ZONING A/RR-2.5, SETBACKS: FRONT=30 FEET, SIDE=30 FEET, REAR=40 FEET, NATURAL WATERWAY=50 FEET PER TETON COUNTY IDAHO LAND DEVELOPMENT REGULATIONS.



RECORDER'S CERTIFICATE

PRELIMINARY

PRELIMINARY FINAL PLAT
THE HIDEOUT SUBDIVISION
Being a Portion of SE1/4SE1/4 of Section 6
T. 4 N., R. 46 E., BOISE MERIDIAN,
TETON COUNTY, IDAHO
SHEET 1 OF 2

HARMONY
DESIGN & ENGINEERING

18 N MAIN STE 305 DRIGGS ID 83422
208.354.1331 www.harmonydesigninc.com
PROJ. #: 21052_BASE; DATE MARCH 23,2022

CERTIFICATE OF OWNERS

STATE OF IDAHO)
SS
COUNTY OF TETON)

I, the undersigned owner and proprietor hereby certify that the foregoing subdivision of that parcel of land conveyed by that deed recorded as instrument number 174886 being identical to Parcel 5 of that Record of Survey recorded as instrument number 113022 in the Office of the Clerk and Recorder of Teton County, Idaho, as illustrated and described hereon, is with the free consent and in accordance with my desires;

THAT the name of the subdivision shall be THE HIDEOUT SUBDIVISION;
THAT this subdivision is subject to the Declaration of Covenants and Restrictions as recorded in accordance with the plat;
THAT this subdivision is subject to any easements, rights-of-ways, reservations, and restrictions, of sight and/or record;
THAT access to this subdivision shall be from County Road South 1750 East;
THAT the sixty foot-wide (60') access and utility easement within said subdivision as shown hereon is private and dedicated to the Owner's Association, and shall serve as non-exclusive easements for access for each owner of a Lot within said subdivision, and are also granted as non-exclusive easement to utility providers for underground utilities;
THAT the Lots shown hereon are subject to a ten foot-wide (10') irrigation easement;
THAT said subdivision is subject to a Fire Pond easement as shown hereon;
THAT said subdivision is subject to a forty foot-wide (40') road easement for County Road South 1750 East as shown hereon and being depicted on instrument number 113022;
THAT the Lots shown hereon will be serviced by individual wells and sewage systems;
THAT this Plat represents a subdivision of the following described parcel of land:

A Parcel of land in the Southeast Quarter of the Southeast Quarter (SE1/4SE 1/4) Section 6, Township 4 North, Range 46 East, Boise Meridian, Teton County, Idaho, being that Parcel of land conveyed by that deed recorded as instrument number 174886 in the Office of the Clerk and Recorder of Teton County Idaho, being more particularly described by metes and bounds as follows:

COMMENCING at the East One-Sixteenth Section Corner common to Sections 6 and 7, being marked by a rebar;
THENCE N 01°23'56" W, 953.92 feet, along the North-South East One-Sixteenth line of said Section 6 to the POINT OF BEGINNING, said point being marked by a rebar with cap inscribed "LS 2860";
CONTINUING N 01°23'56" W, 339.06 feet, to a point being marked by a rebar;
THENCE N 89°36'50" E, 1318.52 feet, to a point marked by a rebar with cap inscribed "LS 2860";
THENCE S 01°22'32" E, 339.07 feet, to a point marked by a rebar with cap inscribed "LS 2860";
THENCE S 89°39'23" W, 671.87 feet, to a point to the POINT OF BEGINNING;

Said Parcel encompasses 10.26 Acres.

Subject to that County Road Right-Of-Way for County Road South 1750 East.

John Lawless OWNER DATE

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 2022.
Witness my hand and official seal.

Signature of Notary

Name (printed)

Residing at:
My commission expires:

SURVEYOR'S CERTIFICATE

I, Patrick W. Gilroy, hereby certify that this plat was made from notes taken during an actual survey performed under my direction during the months of November 2021 through _____, and from records on file with the Office of the Clerk and Recorder, Teton County, Idaho, and that this plat represents the Hideout Subdivision, being the parcel of land described hereon, and that this plat correctly represents the points and corners found at the time of said survey;

Patrick W. Gilroy
Idaho Professional Land Surveyor, License Number 19140
Dated this _____ day of _____, 2022



TETON COUNTY FIRE MARSHAL

I hereby certify that the provisions for fire protection shown on this plat meet the Teton County Fire Code and have been approved by my department.

Teton County Fire Marshal Date

HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. 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, EHS Date

IRRIGATION CERTIFICATE

The property remains within Darby Creek irrigation system through Garden Water Co LTD. Water rights and means of conveying said rights are provided through the Subdivision in compliance with water and pipeline company by-laws.

Garden Water Company, LTD Date

TETON COUNTY TREASURER CERTIFICATE

I, the undersigned Teton County, Idaho Treasurer have reviewed this plat per requirements of Idaho Code 50-1308, and hereby certify that all taxes for the property shown and described on this plat are current.

Teton County Treasurer Date

ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the date show, at which time this subdivision was approved and accepted for filing.

Teton County Assessor Date

PLANNING AND ZONING APPROVAL

This plat was presented to the Teton County, Idaho Planning and Zoning Administrator for their acceptance and approval on the following date.

Planning and Zoning Administrator Date

BOARD OF COUNTY COMMISSIONERS

This plat was presented to the Teton County Board of County Commissioners on the following date for approval and acceptance.

Board of County Commissioners, Chairperson Date

CERTIFICATE OF PLAT REVIEW

I, the undersigned, being a licensed surveyor in the State of Idaho, did review this plat and find that it complies with Idaho and Teton County codes and approve this plat to be recorded.

Teton County Review Surveyor Date

OWNER:
JOHN LAWLESS
PO BOX 930
DRIGGS ID
83422

ENGINEER & SURVEYOR:
HARMONY DESIGN, INC
18 N. MAIN, STE 305
DRIGGS, ID 83455

RECORDER'S CERTIFICATE



PRELIMINARY FINAL PLAT
THE HIDEOUT SUBDIVISION
Being a Portion of SE1/4SE1/4 of Section 6
T. 4 N., R. 46 E., BOISE MERIDIAN,
TETON COUNTY, IDAHO
SHEET 2 OF 2