



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 240147 in the Office of the Clerk 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 WALPINI SUBDIVISION;  
THAT this subdivision is subject to the Declaration of Covenants and Restrictions as recorded in accordance with that this subdivision is subject to any assessments, rights-of-way, reservations, and restrictions, of right only or record;

THAT access to this subdivision shall be from Old Jackson Highway, those portions of said Highway, Jung with that the sixty-foot-wide (60') access and utility easement, utility easement, and storm water, 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 one also granted as non-exclusive easement to utility providers for underground utilities;

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 located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) Section 19, Township 3 North, Range 46 East, N. 1904.48 feet, along the north-south mid-section line of said Section 19, conveyed by that deed recorded as instrument number 240147 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 Quarter Section Corner common to Sections 19 and 20, being marked by a 1 inch diameter steel pipe with a 2-1/2 inch GLO Brass Cap inscribed "U.S. GENERAL LAND OFFICE SURVEY 1913" along with other markings;  
THENCE N 00°47'52" W 1904.48 feet, along the north-south mid-section line of said Section 19 to a point;

THENCE S 89°18'29" E, 22.18 feet, to a point of intersection with the easterly right-of-way line of said Old Jackson Highway, said point being marked by a plastic cap inscribed "LS 2880" found this survey;

THENCE continuing N 88°16'29" E, 582.33 feet, to a point marked by a plastic cap inscribed "LS 2880" found this survey;

THENCE N 00°44'06" W, 136.74 feet, to a point marked by a plastic cap inscribed "LS 2880" found this survey;

THENCE N 88°57'55" E, 139.21 feet, to a point marked by a plastic cap inscribed "LS 2880" found this survey;

THENCE S 00°47'04" E, 453.59 feet, to a point marked by a plastic cap inscribed "LS 2880" found this survey;

THENCE continuing S 88°04'12" W, 518.89 feet, to the POINT OF BEGINNING.

Said Parcel encompasses 8.0 acres, more or less.  
Subject to that Old Jackson Highway County Road Right-Of-Way.

BROULET DICKEY - OWNER

DATE

ACKNOWLEDGEMENT  
The foregoing instrument was acknowledged before me by BROULET DICKEY this \_\_\_\_\_ day of \_\_\_\_\_, 2020.  
Witness my hand and official seal.

Signature of Notary

Name (printed)

Residing at  
My commission expires:



**HARMONY**  
DESIGN & ENGINEERING  
18 N MAIN STE 305 • DRIGGS ID 83422  
T 208.354.1331 F 208.354.1332  
PROJ.#: 1002514317/PHL 13, 2020

**SURVEYOR'S CERTIFICATE**  
I, Broulet W. Dickey, hereby certify that this plat was made from data taken during an actual survey performed under my direction during the months of March 2020 through XXXXX, 2020, and from a review of the records of the Clerk and Recorder, Teton County, Idaho, and that this plat is a true and correct representation of the land shown and that this plat correctly represents the points and corners found at the line of said survey.



Teton County Fire Marshal \_\_\_\_\_ DATE  
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.

HEALTH DEPARTMENT CERTIFICATE  
Sanitary restrictions as required by Idaho Code, Title 20, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 56-1361, Idaho Code, by the issuance of a certificate of disapproval.

Eastern Idaho Public Health, EHS \_\_\_\_\_ DATE

IRRIGATION CERTIFICATE  
The property remains within Fremont County Irrigation District the means of conveying said rights are provided through the subdivision in compliance with Water Rights: 28-1274 \_\_\_\_\_ 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 Commission 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

**PRELIMINARY PLAT/  
MASTER PLAN  
WALPINI SUBDIVISION**  
Within the NW1/4SE1/4 of Section 19  
T. 3 N., R. 46 E., Boise Meridian,  
TETON COUNTY, IDAHO  
Sheet 2 of 2

OWNER:  
Broulet Dickey  
PO Box 11231  
Jackson WY, 83002  
ENGINEER & SURVEYOR:  
Harmony Design, Inc  
18 N Main Ste 305  
Driggs, ID 83425