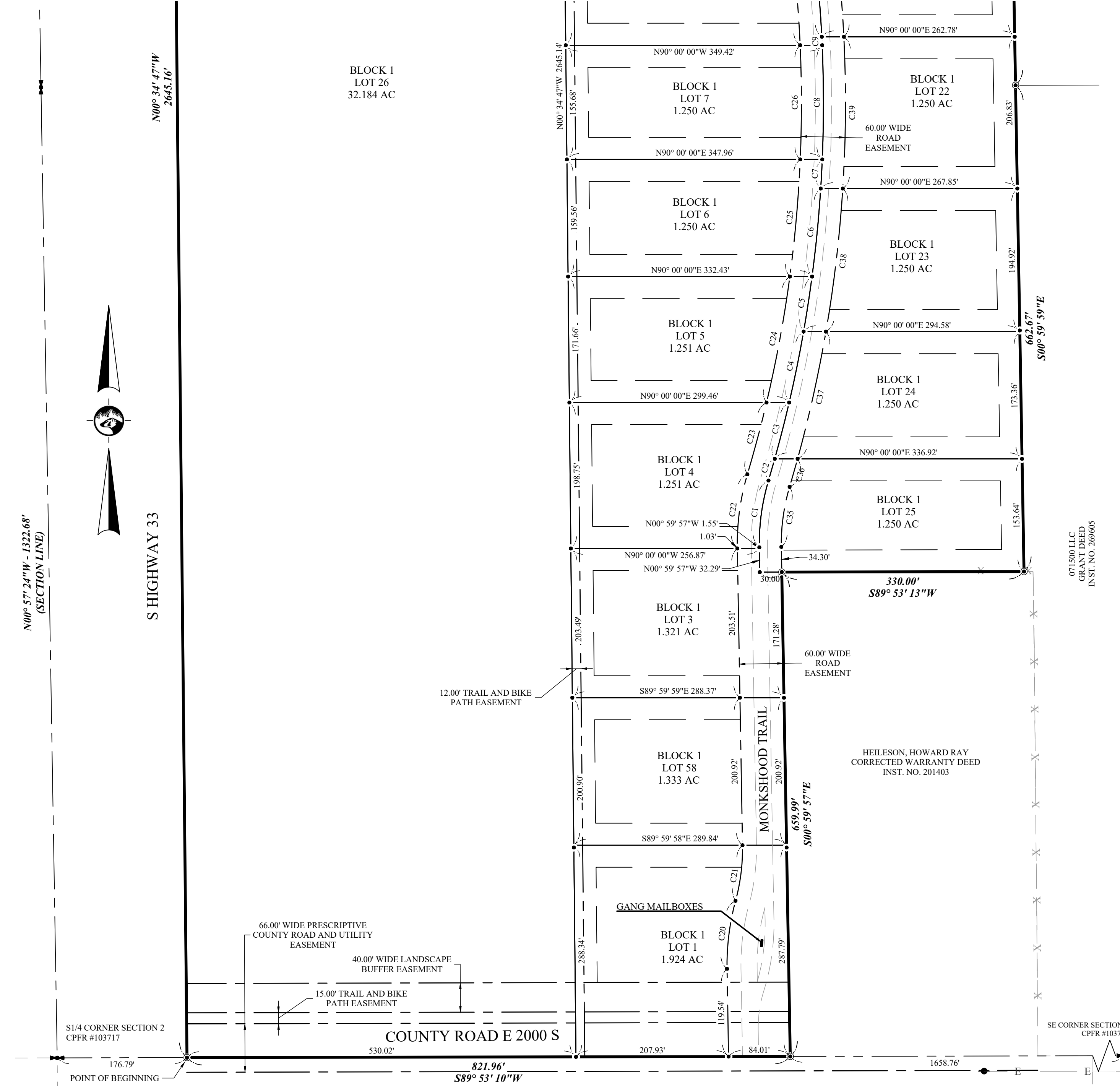
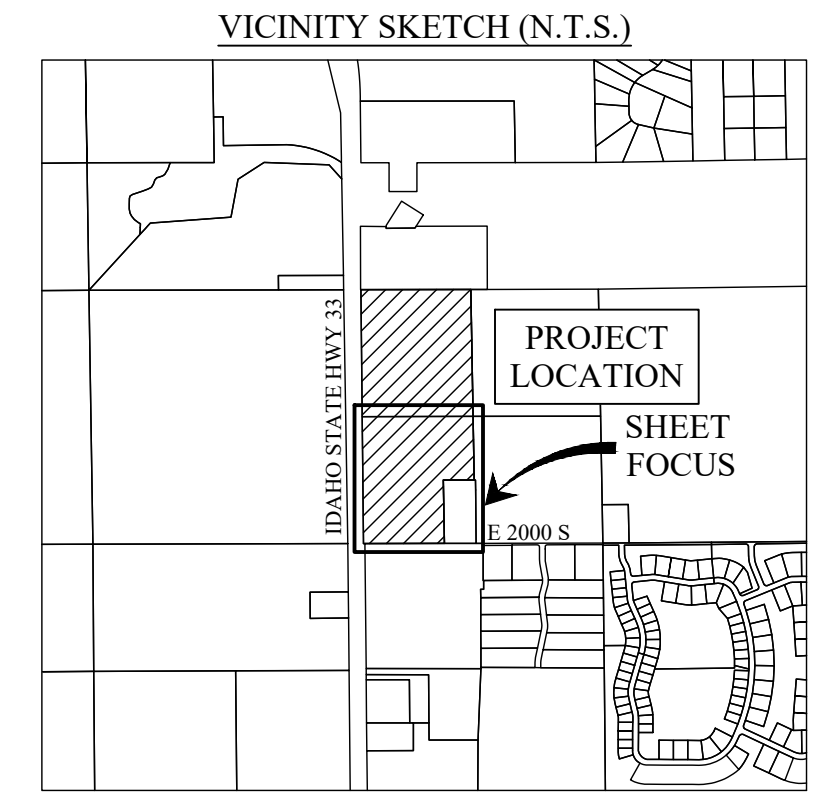
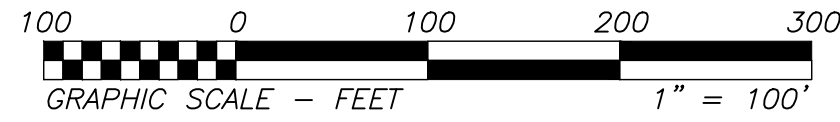


# WILDFLOWER SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 2,  
TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO



- LEGEND**
- SECTION CONTROL (AS NOTED)
  - SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
  - SET 5/8" IRON ROD WITH ALUMINUM CAP MARKED "PLS 14222"
  - SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
  - FOUND 1/2" REBAR WITH CAP MARKED "AW2860"
  - TELECOMMUNICATIONS PEDESTAL
  - TRANSFORMER
  - UTILITY POLE
  - SUBDIVISION BOUNDARY
  - LOT BOUNDARY LINE
  - ADJOINING BOUNDARIES
  - ROAD EASEMENT - AS NOTED
  - FENCE LINE
  - VACATED ACCESS EASEMENT
  - SECTION LINE
  - EASEMENTS (AS NOTED)
  - SURVEY TIES

PROFESSIONAL LAND SURVEYOR  
LICENSED  
JUSTIN M. STEFFLER  
STATE OF IDAHO  
Date \_\_\_\_\_  
Justin M. Steffler, P.L.S. 14222

**BASIS OF BEARING NOTE**

The bearing along the boundary line between the Southeast corner and East 1/4 corner of Section 2 of Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho is the basis for all bearings on this plat.

TITLE	PRELIMINARY PLAT WILDFLOWER SUBDIVISION		
DATE:	01/02/23	DRAWN/CHK BY:	PS/JS
PROJECT:	20459/T4NR45E/S2/20459		



SHEET 1 OF 4

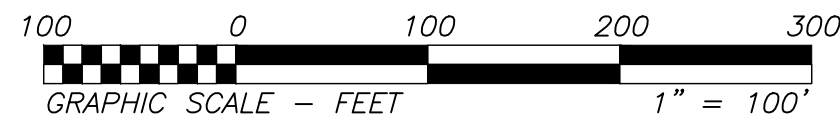
1/4	SEC	T	R
	2	4N	45E

4141 S 58 W  
IDAHO FALLS, ID 83402  
208-715-4380

071500 LLC  
GRANT DEED  
INST. NO. 269605

HEILESON, HOWARD RAY  
CORRECTED WARRANTY DEED  
INST. NO. 201403

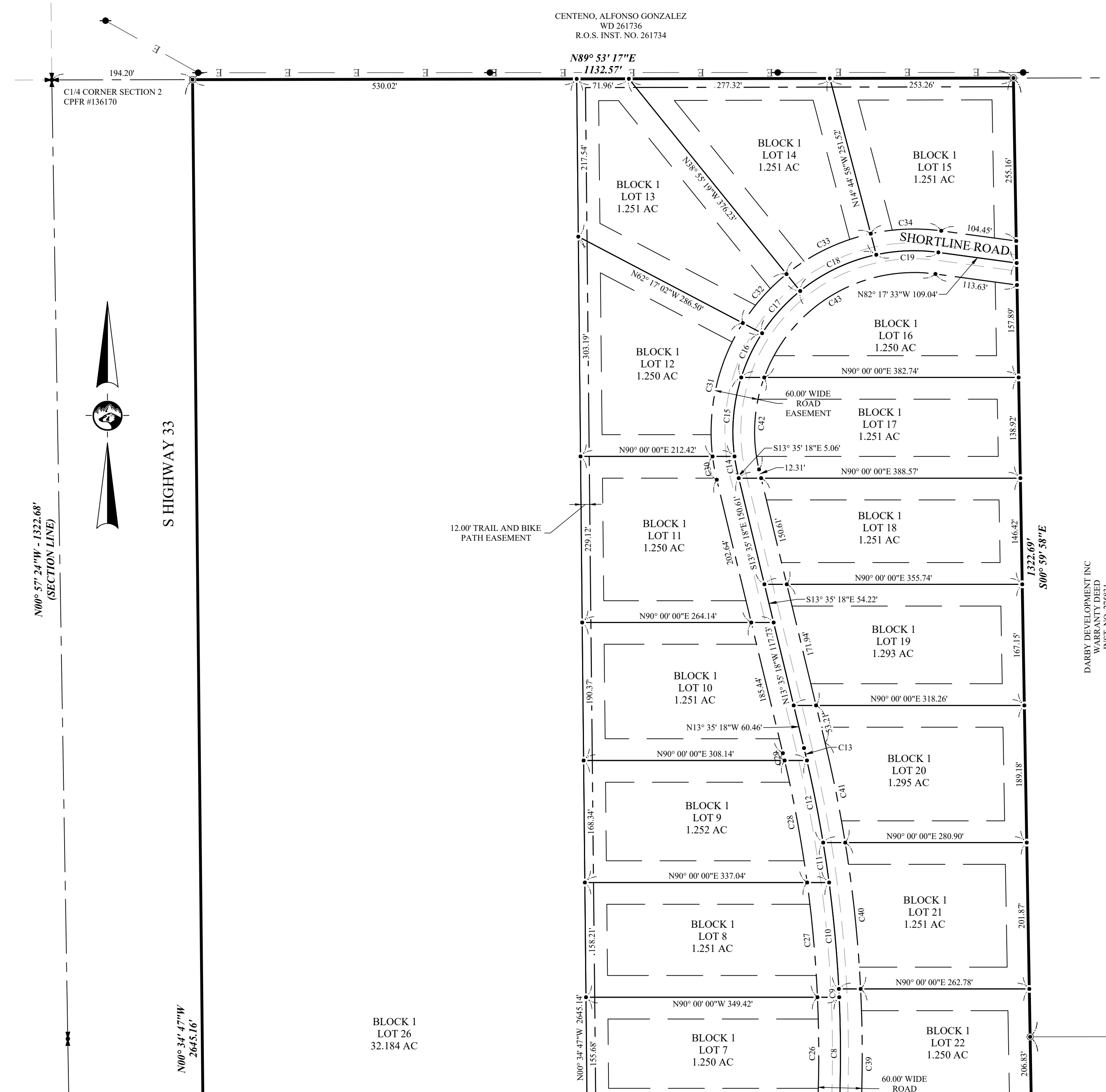
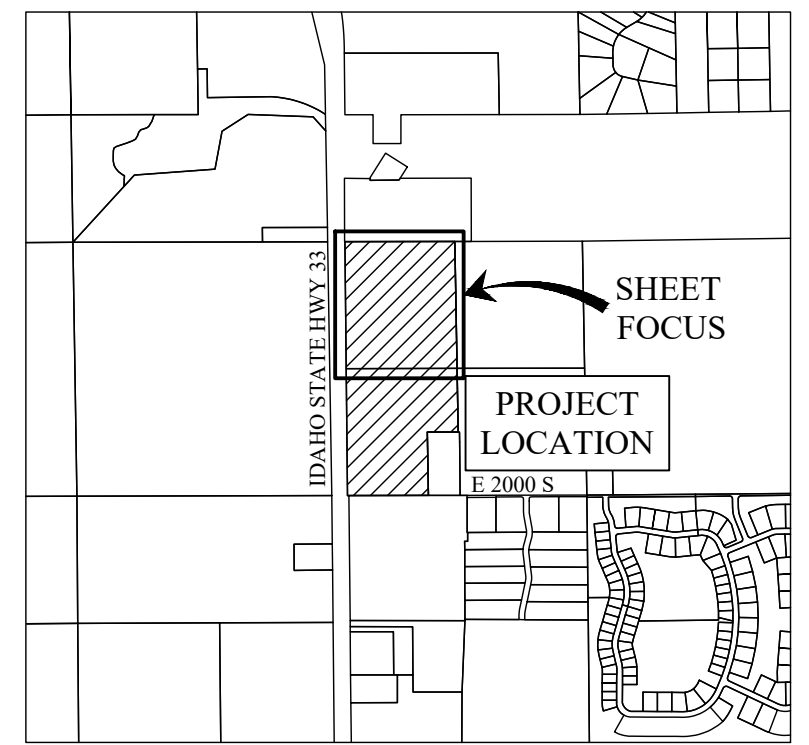
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# WILDFLOWER SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 2,  
TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO

VICINITY SKETCH (N.T.S.)



**LEGEND**

- SECTION CONTROL (AS NOTED)
- SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
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- FENCE LINE
- VACATED ACCESS EASEMENT
- SECTION LINE
- EASEMENTS (AS NOTED)
- SURVEY TIES

**BASIS OF BEARING NOTE**

The bearing along the boundary line between the Southeast corner and East 1/4 corner of Section 2 of Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho is the basis for all bearings on this plat.

DARBY DEVELOPMENT INC  
WARRANTY DEED  
INST. NO. 275831

PROFESSIONAL LAND SURVEYOR  
LICENSED  
JUSTIN M. STEFFLER  
STATE OF IDAHO  
Date \_\_\_\_\_

Justin M. Steffler, P.L.S. 14222

TITLE	PRELIMINARY PLAT WILDFLOWER SUBDIVISION		
DATE:	01/02/23	DRAWN/CHK BY:	PS/JS
PROJECT:	20459/T4NR45E/S2/20459		



SHEET 2 OF 4

1/4	SEC	T	R
	2	4N	45E


4141 S 58 W  
IDAHO FALLS, ID 83402  
208-715-4380

# WILDFLOWER SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 2,  
TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO

## CURVE TABLES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	92.10	300.00	017°35'24"	91.74	N07° 47' 45"E
C2	30.81	1800.00	000°58'51"	30.81	N16° 06' 01"E
C3	79.17	1800.00	002°31'12"	79.17	N14° 20' 59"E
C4	98.64	1800.00	003°08'23"	98.63	N11° 31' 11"E
C5	75.89	1800.00	002°24'57"	75.89	S08° 44' 31"W
C6	120.49	1800.00	003°50'07"	120.46	S05° 37' 00"W
C7	39.73	1800.00	001°15'52"	39.73	S03° 04' 00"W
C8	155.72	1800.00	004°57'24"	155.67	N00° 02' 38"W
C9	11.47	1800.00	000°21'55"	11.47	S02° 42' 17"E
C10	147.40	1800.00	004°41'30"	147.36	S05° 14' 00"E
C11	55.71	1800.00	001°46'24"	55.70	N08° 27' 57"W
C12	115.44	1800.00	003°40'29"	115.42	N11° 11' 23"W
C13	17.63	1800.00	000°33'40"	17.63	N13° 18' 28"W
C14	25.55	250.00	005°51'17"	25.53	S10° 39' 39"E
C15	110.18	250.00	025°15'05"	109.29	N04° 53' 32"E
C16	67.70	250.00	015°30'54"	67.49	N25° 16' 31"E
C17	78.72	250.00	018°02'26"	78.39	N42° 03' 11"E
C18	117.37	250.00	026°53'55"	116.29	N64° 31' 21"E
C19	86.11	250.00	019°44'08"	85.69	S87° 50' 23"W
C20	93.65	330.00	016°15'37"	93.34	N07° 07' 51"E
C21	76.62	270.00	016°15'37"	76.37	N07° 07' 51"E
C22	101.31	330.00	017°35'24"	100.91	N07° 47' 45"E
C23	101.17	1770.00	003°16'30"	101.16	N14° 57' 12"E
C24	174.64	1770.00	005°39'11"	174.57	N10° 29' 21"E
C25	160.24	1770.00	005°11'13"	160.18	N05° 04' 09"E
C26	155.72	1770.00	005°02'27"	155.67	N00° 02' 41"W
C27	158.89	1770.00	005°08'36"	158.84	N05° 08' 12"W
C28	171.25	1770.00	005°32'36"	171.18	N10° 28' 49"W
C29	10.39	1770.00	000°20'11"	10.39	N13° 25' 12"W
C30	32.68	280.00	006°41'15"	32.66	N10° 14' 40"W
C31	192.36	280.00	039°21'45"	188.60	N12° 46' 50"E
C32	90.96	280.00	018°36'43"	90.56	N41° 46' 04"E
C33	130.02	280.00	026°36'23"	128.86	N64° 22' 37"E
C34	97.87	280.00	020°01'39"	97.38	N87° 41' 38"E
C35	82.89	270.00	017°35'24"	82.57	N07° 47' 45"E
C36	39.70	1830.00	001°14'35"	39.70	N15° 58' 09"E
C37	177.66	1830.00	005°33'45"	177.59	N12° 33' 59"E
C38	196.33	1830.00	006°08'49"	196.24	N06° 42' 42"E
C39	206.91	1830.00	006°28'42"	206.80	N00° 23' 57"E
C40	203.06	1830.00	006°21'28"	202.96	N06° 01' 08"W
C41	140.23	1830.00	004°23'26"	140.20	N11° 23' 35"W
C42	128.98	220.00	033°35'24"	127.14	N03° 12' 24"E
C43	298.37	220.00	077°42'21"	276.02	N58° 51' 17"E

Justin M. Steffler, P.L.S. 14227  

 Date \_\_\_\_\_

SHEET 3 OF 4

1/4	SEC	T	R
X	2	4N	45E

TITLE	PRELIMINARY PLAT WILDFLOWER SUBDIVISION
DATE:	01/02/23
DRAWN/CHK BY:	PS/JS
PROJECT:	20459/T4NR45E/S2/20459
 <b>BADGER</b> AERIAL MAPPING & SURVEYING	
4141 S 58 W IDAHO FALLS, ID 83402 208-715-4380	

# WILDFLOWER SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 2,  
TOWNSHIP 4 NORTH, RANGE 45 EAST, B.M., TETON COUNTY, IDAHO

BOUNDARY DESCRIPTION

COMMENCING at the South 1/4 corner of Section 2, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho; Thence, N 89° 53' 10" E along the south boundary of said Section 2 for a distance of 176.79 feet to the TRUE POINT OF BEGINNING; Thence, N 00° 34' 47" W for a distance of 2645.16 feet; Thence, N 89° 53' 17" E for a distance of 1132.57 feet; Thence, S 00° 59' 58" E for a distance of 1322.69 feet; Thence, S 00° 59' 59" E for a distance of 662.67 feet; Thence, S 89° 53' 13" W for a distance of 330.00 feet; Thence, S 00° 59' 57" E for a distance of 659.99 feet; Thence, S 89° 53' 10" W for a distance of 821.96 feet to the TRUE POINT OF BEGINNING.

SURVEY NARRATIVE

1. The purpose of this survey is to plat the described property for development.
2. Reference is made to Record of Surveys Instrument Nos. 235968, 172248, 201393, 255625, 261734 & 263456, Plat Instrument Nos. 115452, 167979, 185571 & 198125, and CP&FR Instrument Nos. 103717, 103718, and 136170.

FLOOD PLAIN DESIGNATION

The property shown hereon is located within Flood Zone Designation X (Outside of the 500-Year Flood Plain), per Flood Rate Map number 16081C0150C, dated August 4, 1988.

DEVELOPMENT ZONING

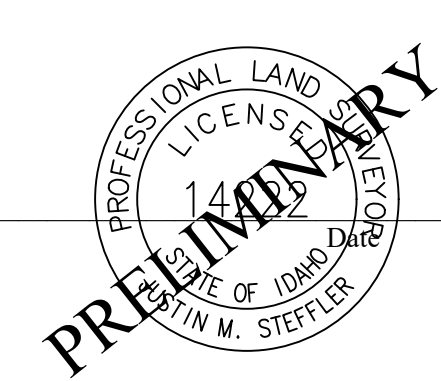
Mixed agricultural/rural residential

NOTES

Property will be developed as a Rural Reserve PUD. Lot 26 will be open space, maintaining a minimum of 50% open space over the entire development.  
See 8-4-4 Table 2 Title 8 Teton County Zoning Ordinance for additional setbacks.  
The proposed subdivision will not affect the distribution of water rights over and across the lands contained within or adjacent to this subdivision.  
Any existing water rights shall be utilized on site and a water distribution plan shall be filed with the State of Idaho accordingly.  
Lots will be served by individual well and septic systems.  
Internal roads are designated as private. no public maintenance required.

SURVEYOR'S CERTIFICATE

I, Justin M. Steffler, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as WILDFLOWER SUBDIVISION, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.



Justin M. Steffler, P.L.S. 14222


MINIMUM SETBACKS	
Description	Setback Amount
Front Yard	30'
Rear Yard	40'
Side Yard	30'
Teton River	100'
Stream or Creek	50'
Irrigation Ditch or Canal	15'

SUBDIVISION DATA

TOTAL ACREAGE: 64.361 ACRES  
 NUMBER OF LOTS: 26  
 SMALLEST LOT SIZE: 1.250 ACRES  
 LARGEST LOT SIZE: 32.184 ACRES  
 AVERAGE LOT SIZE: 2.475 ACRES  
 LOT DENSITY: .404 LOTS/ACRE

SHEET 4 OF 4

1/4	SEC	T	R
X	2	4N	45E

<b>TITLE</b>	<b>PRELIMINARY PLAT WILDFLOWER SUBDIVISION</b>
<b>DATE:</b> 01/02/23	<b>DRAWN/CHK BY:</b> PS/JS
<b>PROJECT:</b>	20459/T4NR45E/S2/20459
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