

LUCY MEADOWS

LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO

OLIVER SUBDIVISION
INST. NO. 86165

SEE RECORD OF SURVEY
INST. NO. 221417

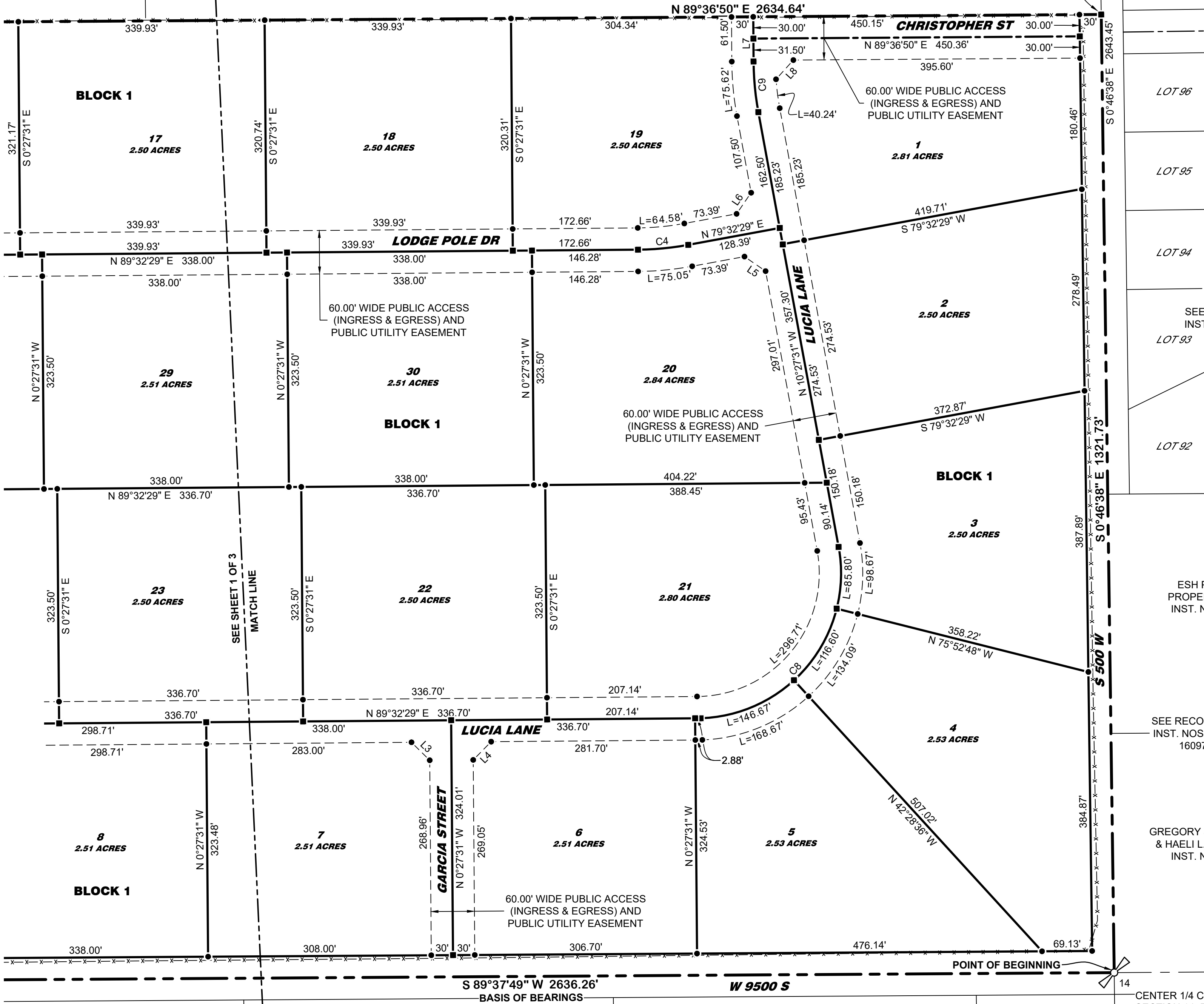
LOT 8 EAST

500 WEST VICTOR, LLC
INST. NO. 268039

SEE RECORDS OF SURVEY
INST. NOS. 103932, 110511 & 272148

FOUND PK NAIL,
REPLACED AS SHOWN.

NORTH 1/4 CORNER OF
SECTION 14. FOUND
ILLEGIBLE 2" ALUMINUM
CAP MONUMENT SET IN
ROAD INTERSECTION PER
CP&F INST. NO. 220124



CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	400.00'	30°24'10"	212.25'	108.69'	N 74°31'22" E	209.77'
C2	400.00'	13°34'18"	94.75'	47.60'	N 52°32'08" E	94.53'
C3	200.00'	43°47'31"	152.86'	80.38'	S 67°38'44" W	149.17'
C4	400.00'	10°00'00"	69.81'	35.00'	N 84°32'29" E	69.72'
C5	400.00'	40°47'02"	284.73'	148.69'	S 20°40'04" E	278.75'
C6	400.00'	54°23'56"	379.78'	205.57'	S 68°15'33" E	365.67'
C7	900.00'	5°00'00"	78.54'	39.29'	S 87°02'29" W	78.51'
C8	200.00'	100°00'00"	349.07'	238.35'	N 39°32'29" E	306.42'
C9	400.00'	10°04'31"	70.34'	35.26'	S 05°25'15" E	70.25'

BASIS OF BEARINGS

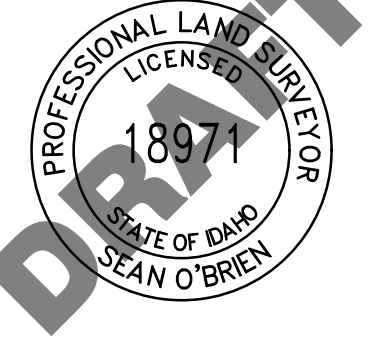
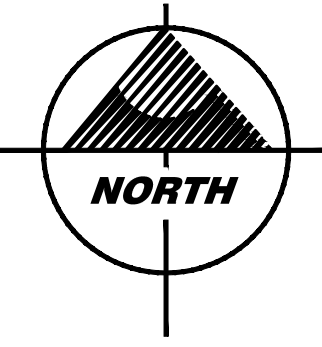
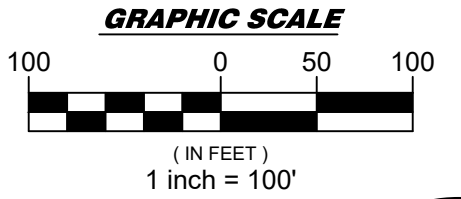
THE LATITUDINAL CENTERLINE OF SECTION 14 WAS ASSUMED TO BE SOUTH 89°37'49" WEST BETWEEN THE CENTER 1/4 CORNER AND THE WEST 1/4 CORNER PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

LINE TABLE

#	BEARING	DISTANCE
L1	S 45°16'33" E	35.36'
L2	N 37°41'44" E	38.78'
L3	S 45°27'31" E	35.36'
L4	S 44°32'29" W	35.36'
L5	S 55°27'31" E	35.36'
L6	N 34°32'29" E	35.36'
L7	N 00°23'00" W	61.50'
L8	S 42°09'27" W	35.70'

GOLF VISTA
ESTATES PHASE II
INST. NO. 170131

SEE RECORDS OF SURVEY
INST. NOS. 108771 & 135093



ESH PREMIER
PROPERTIES, LLC
INST. NO. 273327

SEE RECORDS OF SURVEY
INST. NOS. 158779, 160179,
160971 & 177579

GREGORY J. VAN GILDER
& HAELI L. TEMPLETON
INST. NO. 263100

LUCY MEADOWS

LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO

RMES
Engineers • Surveyors • Planners
600 East Oak Street • Pocatello, ID 83201 • (208) 234-0110
www.rmes.biz

REVISIONS	SURVEYED BY: SRM, PS
1.	OFFICE WORK BY: SOB
2.	DATE: April 3, 2023
DRAWING: R:\22\IDUTCHMAN ENGINEERING\LUCY MEADOWS FINAL PLAT (22-018)\SURV\CAD\LUCY MEADOWS FP.DWG	
SCALE: 1 INCH = 100 FEET	PROJECT NO: 22-018 SHEET 2 OF 3

OPEN SPACE 1

TRACT 1

TETON SPRINGS GOLF AND
CASTING CLUB PHASE I
INST. NO. 141372

TRACT 15

OPEN SPACE 1

CENTER 1/4 CORNER OF
SECTION 14. FOUND 2.5"
ALUMINUM CAP MONUMENT
SET IN ROAD INTERSECTION
AS DESCRIBED IN CP&F
INST. NO. 257566

LUCY MEADOWS

LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO

SURVEYOR'S NARRATIVE (NOTES)

1. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE 30 NEW LOTS FOR RESIDENTIAL DEVELOPMENT. LOT 15, BLOCK 1 IS FOR A PARK AND FIRE POND. SAID LOT IS COVERED IN ITS ENTIRETY BY A PUBLIC UTILITY EASEMENT. ALL OTHER LOTS ARE FOR RESIDENTIAL DEVELOPMENT.
2. THE BOUNDARIES WERE SOLVED BY RETRACING RECORD OF SURVEY FOR JOANN LABELLE AS RECORDED UNDER INSTRUMENT NO. 255391.
3. EASEMENTS NOT DEPICTED:
ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 12.00' WIDE SIDELINE EASEMENT AND A 30.00' WIDE REAR LOT LINE EASEMENT. SAID EASEMENTS ARE FOR IRRIGATION LINES AND FOR PUBLIC UTILITIES.
4. ALL LOTS IN THIS SUBDIVISION SHALL HAVE A DEEDED AND UNDIVIDED OWNERSHIP INTEREST IN COMMON LOT 15, BLOCK 1 OR SAID COMMON LOT SHALL BE CONVEYED TO AN ESTABLISHED HOME OWNER'S ASSOCIATION (HOA) AND MAINTAINED BY SAID HOA PURSUANT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs). IN THE CASE OF DEEDED AND UNDIVIDED OWNERSHIP, EACH LOT OWNER SHALL HAVE EQUAL RESPONSIBILITY FOR MAINTENANCE AND CARE OF SAID COMMON LOT.
5. LUCY MEADOWS WILL ALLOW ACCESS TO THE ADJACENT DAY LILLY SUBDIVISION.

FINAL PLAT NOTES

- TOTAL ACRES IN PROPERTY: 79.94 ACRES, MORE OR LESS.
- NUMBER OF LOTS: 30
- AVERAGE LOT SIZE: 2.54 ACRES, MORE OR LESS.
- AMOUNT DEDICATED TO OPEN SPACE OR PARK SPACE: 2.52 ACRES, MORE OR LESS

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 14, BEING MONUMENTED BY A FOUND 2.5" ALUMINUM CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATION RECORDED UNDER INSTRUMENT NO. 257566;

THENCE SOUTH 89°37'49" WEST, ALONG THE LATITUDINAL CENTERLINE OF SECTION 14, A DISTANCE OF 2636.26 FEET TO THE WEST 1/4 CORNER OF SECTION 14, BEING MONUMENTED BY AN ILLEGIBLE 2" ALUMINUM CAP MONUMENT PER CORNER PERPETUATION RECORDED UNDER INSTRUMENT NO. 88910;

THENCE NORTH 0°42'25" WEST, ALONG THE WEST LINE OF SECTION 14, A DISTANCE OF 1320.96 FEET;

THENCE NORTH 89°36'50" EAST A DISTANCE OF 2634.64 FEET TO A POINT ON THE MERIDIONAL CENTERLINE OF SECTION 14;

THENCE SOUTH 0°46'38" EAST, ALONG THE MERIDIONAL CENTERLINE OF SECTION 14, A DISTANCE OF 1321.73 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 79.94 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, SEAN O'BRIEN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE LAND DESCRIBED IN THE ACCOMPANYING BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATION APPEARS WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE ACCOMPANYING MAP CORRECTLY DEPICTS THE DIVISION OF THE LAND AS MARKED UPON THE GROUND, THAT THE MONUMENTS SHOWN CONFORMS WITH THAT SET OR FOUND UPON THE GROUND, AND THAT THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF IDAHO TOGETHER WITH ALL LOCAL ORDINANCES PERTAINING THERETO HAVE BEEN COMPLIED WITH.

SEAN O'BRIEN _____ DATE _____



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER _____ AND ARE HEREBY MADE A PART OF THE PLAT

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER IS THE LAWFUL OWNER OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED INTO THE LOT CONFIGURATION AS SHOWN HEREON AND TO BE KNOWN AS LUCY MEADOWS SUBDIVISION.

ALL LOTS IN THIS SUBDIVISION SHALL HAVE A DEEDED AND UNDIVIDED INTEREST IN COMMON LOT 15, BLOCK 1, OR SAID COMMON LOT SHALL BE CONVEYED TO AN ESTABLISHED HOME OWNER'S ASSOCIATION (HOA) AND MAINTAINED BY SAID HOA PURSUANT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs). IN THE CASE OF DEEDED AND UNDIVIDED OWNERSHIP, EACH LOT OWNER SHALL HAVE EQUAL RESPONSIBILITY FOR MAINTENANCE AND CARE OF SAID COMMON LOT.

THE ROAD & UTILITY EASEMENTS SHOWN AS LODGE POLE DRIVE, LUCIA LANE, CHRISTOPHER STREET AND GARCIA STREET ARE PRIVATE DRIVES AND ARE FOR PUBLIC UTILITIES.

LOTS WITHIN THIS SUBDIVISION ARE SERVICED BY INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.

LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTION TO BE RECORDED CONCURRENTLY WITH THIS SUBDIVISION PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE DULY SIGNED THIS CERTIFICATE ON THIS _____ DAY OF _____, 202__.

MANNY GARCIA (ORGANIZER)
CLIFFROSE MANAGEMENT LLC

ACKNOWLEDGMENT

STATE OF _____)
§
COUNTY OF _____)

ON THIS _____ DAY OF _____, IN THE YEAR 202__, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED MANNY GARCIA, KNOWN OR IDENTIFIED TO ME TO BE THE ORGANIZER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING IN _____ COUNTY, STATE OF _____.
MY COMMISSION EXPIRES _____ DAY OF _____, 20__.

ENGINEER IRRIGATION STATEMENT

BE IT KNOWN THAT THE ENGINEER, ROBERT HEUSEVELDT, HAS VERIFIED THAT THIS PROPERTY HOLDS IRRIGATION WATER SHARES IN THE TRAIL CREEK SPRINKLER IRRIGATION COMPANY. AN IRRIGATION PLAN HAS BEEN DESIGNED TO PROVIDE WATER TO EACH LOT AND TO DISTRIBUTE SAID WATER RIGHTS ACCORDING TO IDAHO LAW.

SANITARY RESTRICTIONS

SANITARY RESTRICTION AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTION MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

TETON COUNTY FIRE MARSHAL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS FINAL PLAT OF LUCY MEADOWS SUBDIVISION MEET THE TETON COUNTY FIRE CODE, AND HAS BEEN APPROVED BY MY DEPARTMENT.

TETON COUNTY FIRE MARSHAL _____ DATE _____

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING ADMINISTRATOR ON THE FOLLOWING DATE, AT WHICH TIME THIS FINAL PLAT FOR LUCY MEADOWS SUBDIVISION WAS APPROVED AND ACCEPTED.

PLANNING ADMINISTRATOR _____ DATE _____

COUNTY ACCEPTANCE

PRESENTED TO THE TETON COUNTY BOARD OF COUNTY COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS FINAL PLAT OF LUCY MEADOWS SUBDIVISION, WITHIN TETON COUNTY, WAS APPROVED AND ACCEPTED.

CHAIRMAN COUNTY COMMISSIONERS _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE

I, DARRYL JOHNSON, A LICENSED LAND SURVEYOR IN AND FOR TETON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND COMPUTATIONS SHOWN HEREON, AND HAVE DETERMINED THAT THE REQUIREMENT OF IDAHO CODE 50-1305 HAVE BEEN MET, AND I

APPROVE THE SAME FOR FILING THIS _____ DAY OF _____, 20__.

DARRYL JOHNSON PLS NO. 13031
TETON COUNTY SURVEYOR

COUNTY ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.

TETON COUNTY ASSESSOR _____ DATE _____

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF TETON COUNTY, STATE OF IDAHO, HAVING REVIEWED THIS PLAT PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT ARE CURRENT.

TETON COUNTY TREASURER _____ DATE _____

COUNTY RECORDER'S CERTIFICATE

LUCY MEADOWS

LOCATED IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO



REVISIONS	SURVEYED BY: SRM, PS
1.	OFFICE WORK BY: SOB
2.	DATE: April 3, 2023
DRAWING: R:\22\IDUTCHMAN ENGINEERING\LUCY MEADOWS FINAL PLAT (22-018)\SURV\CAD\LUCY MEADOWS FP.DWG	
SCALE: 1 INCH = 100 FEET	PROJECT NO: 22-018 SHEET 3 OF 3