

VICINITY MAP  
SCALE: 1" = 800'

**LEGEND**

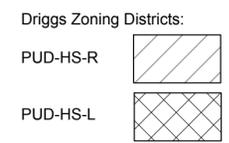
- SECTION CORNER AS NOTED
- 1/4 SECTION CORNER AS NOTED
- REBAR W/ALCAP "LS 7012" EXISTING
- REBAR W/ALCAP - RECORD
- CORNER - NOTHING SET
- CORNER FOUND - AS INDICATED
- ROAD CL POINT - NOTHING SET
- REBAR W/CAP "LS 7012" SET THIS SURVEY
- TRACT BOUNDARY LINE
- SECTION LINE
- SECTION SUBDIVISION LINE
- EXISTING DRIGGS CITY LIMITS
- ROAD RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- HUNTSMAN SPRINGS PUD BOUNDARY
- EXISTING 36" DIA. IRRIGATION PIPE
- BUILDING ENVELOPE (APPROXIMATE)

(R) S89°56'41"E 1320.79' RECORD DIMENSION  
(M) S89°57'25"E 1320.78' MEASURED DIMENSION

**DRAFT**  
SUBJECT TO FINAL  
TECHNICAL REVIEW

**NOTES:**

1. This plat was created at the request of Huntsman Springs, INC. and Teton Land, LLC to create tracts in part of the SE1/4 SECTION 22, SW1/4 Section 23, NW1/4 Section 26 and NE1/4 Section 27, T5N, R45E, B.M., Teton County, Idaho.
2. Basis of Bearing is Grid North based on Jorgensen Associates, P.C. GPS Control Network with a Transverse Mercator projection, Central Meridian at longitude 111°09'57"W. Distances are measured horizontally at average ground elevation.
3. With the exception of existing Records of Survey and Subdivision plats, no description or right-of-way mapping of county roads was recovered. Those rights-of-way as depicted are based on recovered monuments and existing records of survey only.
4. Building envelopes shown on Tract 1, hotel parcel, are approximate.
5. Development Standards, including building heights shall be in accordance with Ordinances 352-15.
6. See Development Agreement for specific language about the 24 Villa Units.
7. The PUD-HS-L zone allows up to 10,000 gross square feet of commercial use subject to Special Use Standards (Section 9-10C-3) and Framework Plan (Section 9-10C-4) specified in Ordinance 352-15.
8. Tracts 1A and 2A shall not be developed as separate lots but shall be developed in conjunction with Tracts 1 and 2 respectively.
9. Public pathway to be located within the 30' road and utility easement unless noted otherwise.



TRACT SUMMARY:		
Tract Number	Area (ac.)	Description
Tract 1	27.50± ac.	Hotel
Tract 1A	1.64± ac.	Hotel (east)
Tract 2	6.59± ac.	Fitness/Clubhouse
Tract 2A	0.23± ac.	Fitness/Clubhouse (east)
Tract 3	1.77± ac.	Road (Hotel)
Tract 4	1.23± ac.	Road (Fitness/Clubhouse)
<b>Total</b>	<b>38.96± Acres</b>	

**SHEET INDEX**

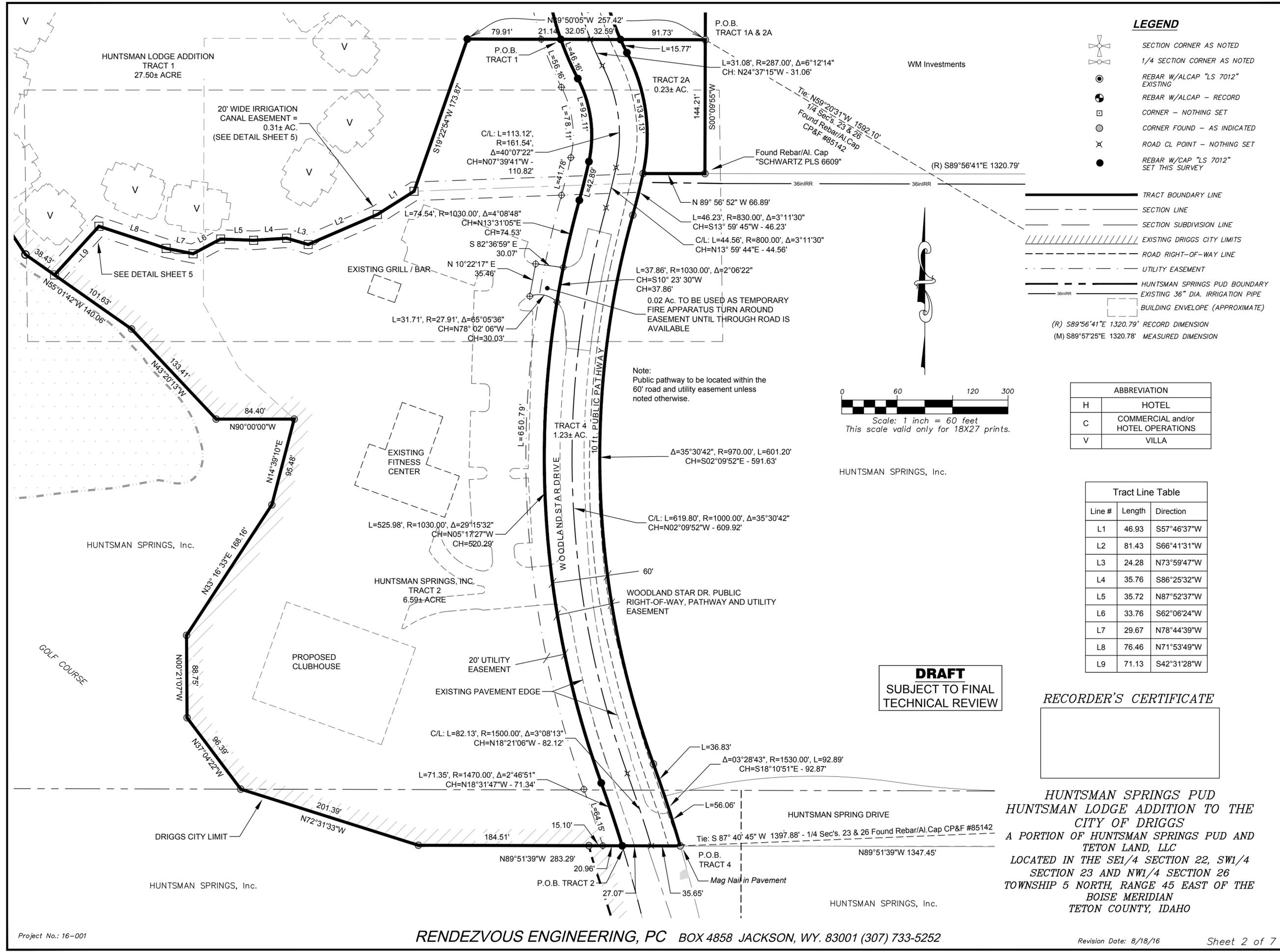
- Sheet 1 - Cover Sheet
- Sheet 2 - Boundary Dimensions
- Sheet 3 - Boundary Dimensions
- Sheet 4 - Boundary Dimensions
- Sheet 5 - Boundary Dimensions
- Sheet 6 - Dedications
- Sheet 7 - Certificates and Dedications

FINAL PLAT SUB 15-1 REVISED  
RECEIVED BY CITY OF DRIGGS 8-18-16  
CITY COUNCIL APPROVED 9-20-16

**APPROVED**

**RECORDER'S CERTIFICATE**

**HUNTSMAN SPRINGS PUD  
HUNTSMAN LODGE ADDITION TO THE  
CITY OF DRIGGS**  
A PORTION OF HUNTSMAN SPRINGS PUD AND  
TETON LAND, LLC  
LOCATED IN THE SE1/4 SECTION 22, SW1/4  
SECTION 23 AND NW1/4 SECTION 26  
TOWNSHIP 5 NORTH, RANGE 45 EAST OF THE  
BOISE MERIDIAN  
TETON COUNTY, IDAHO

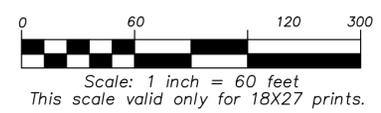


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ABBREVIATION	
H	HOTEL
C	COMMERCIAL and/or HOTEL OPERATIONS
V	VILLA



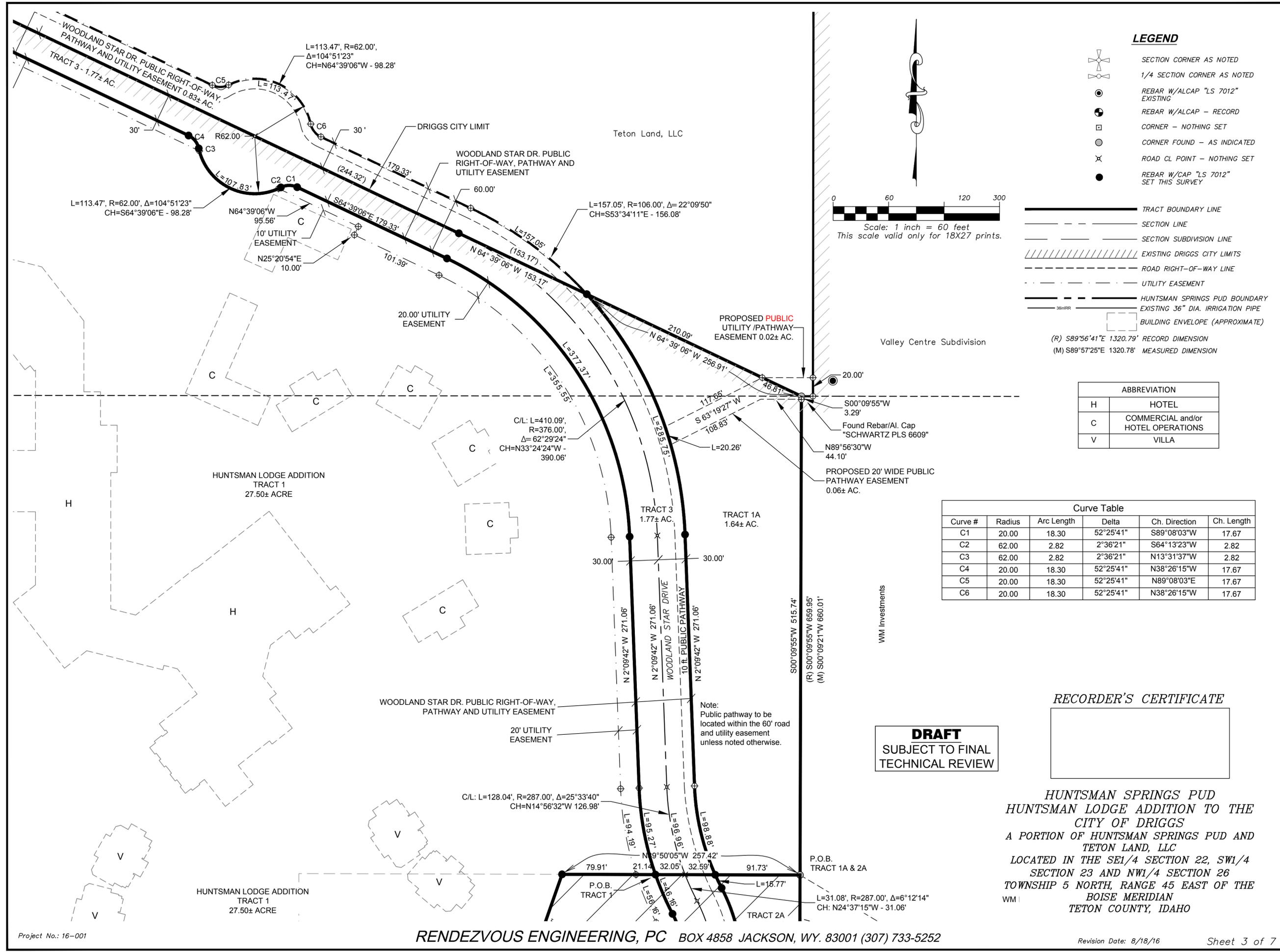
Tract Line Table		
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L1	46.93	S57°46'37"W
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Scale: 1 inch = 60 feet  
This scale valid only for 18X27 prints.

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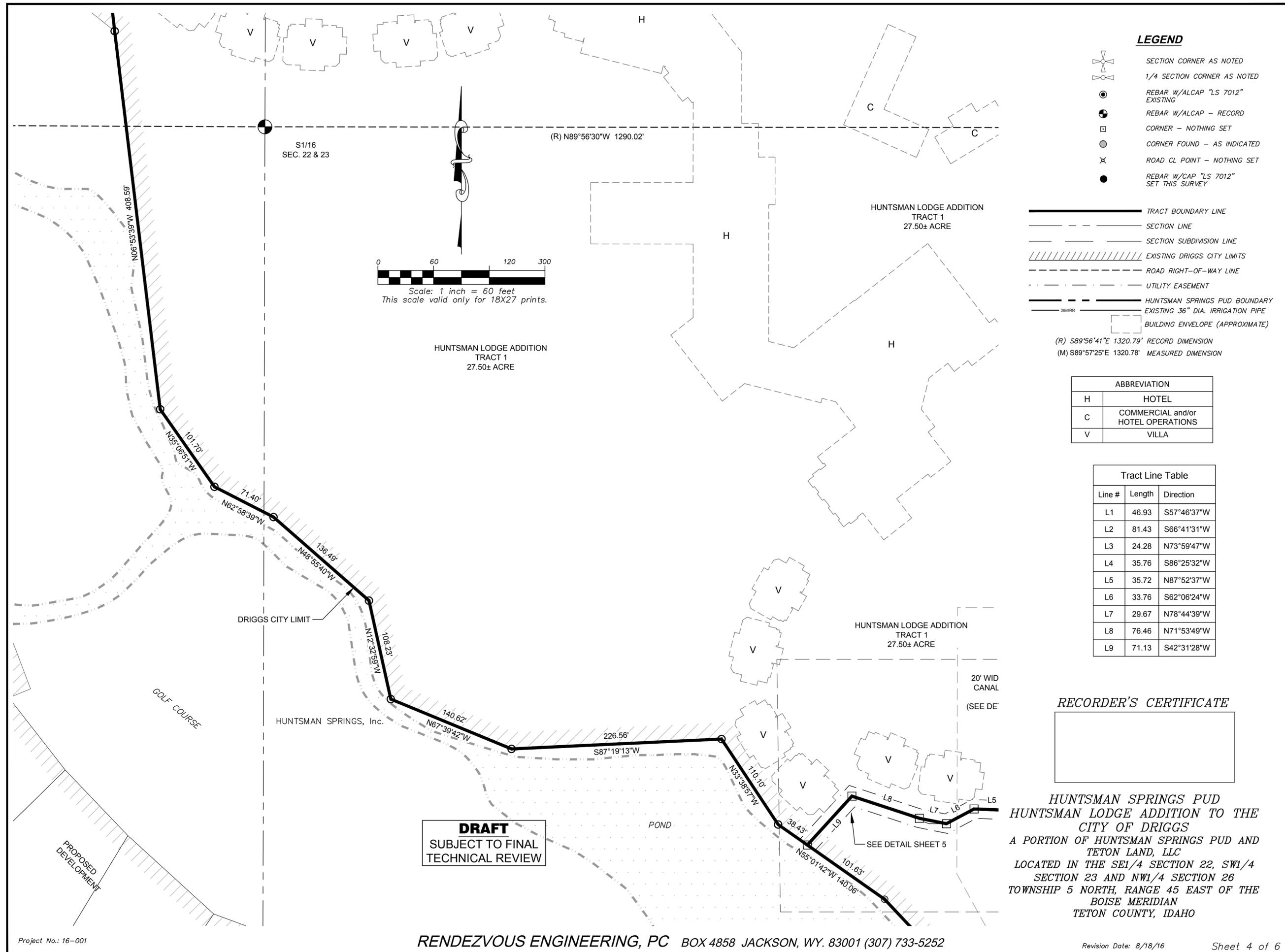
Curve Table					
Curve #	Radius	Arc Length	Delta	Ch. Direction	Ch. Length
C1	20.00	18.30	52°25'41"	S89°08'03"W	17.67
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[Empty box for Recorder's Certificate]

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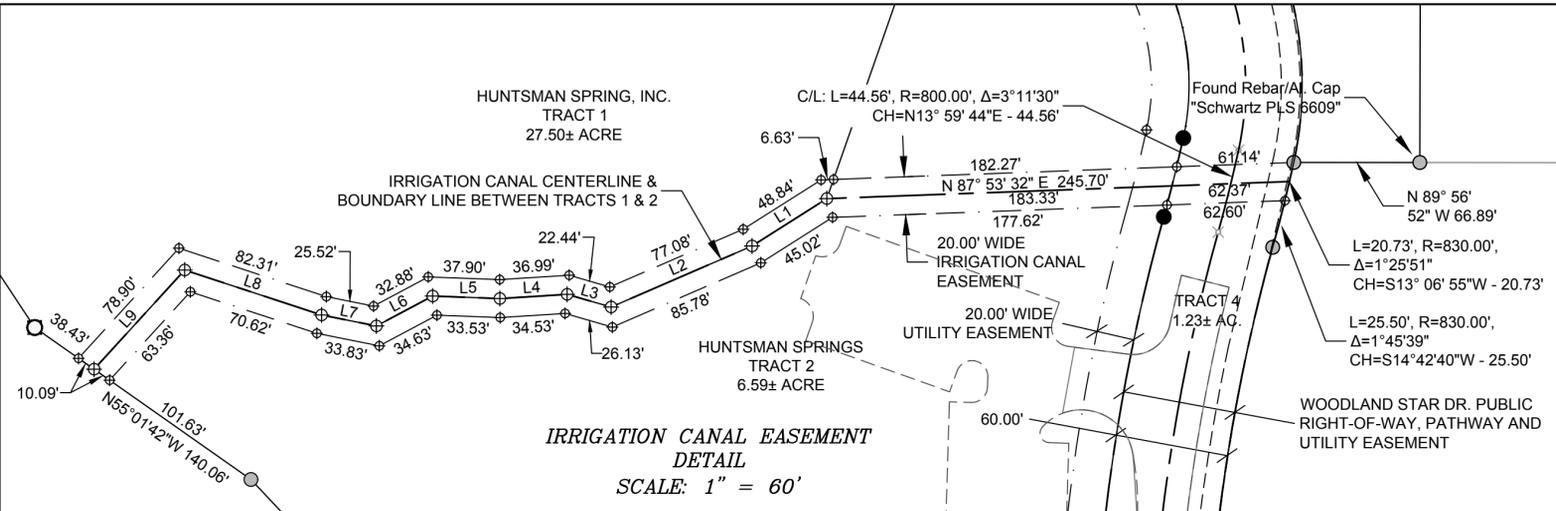
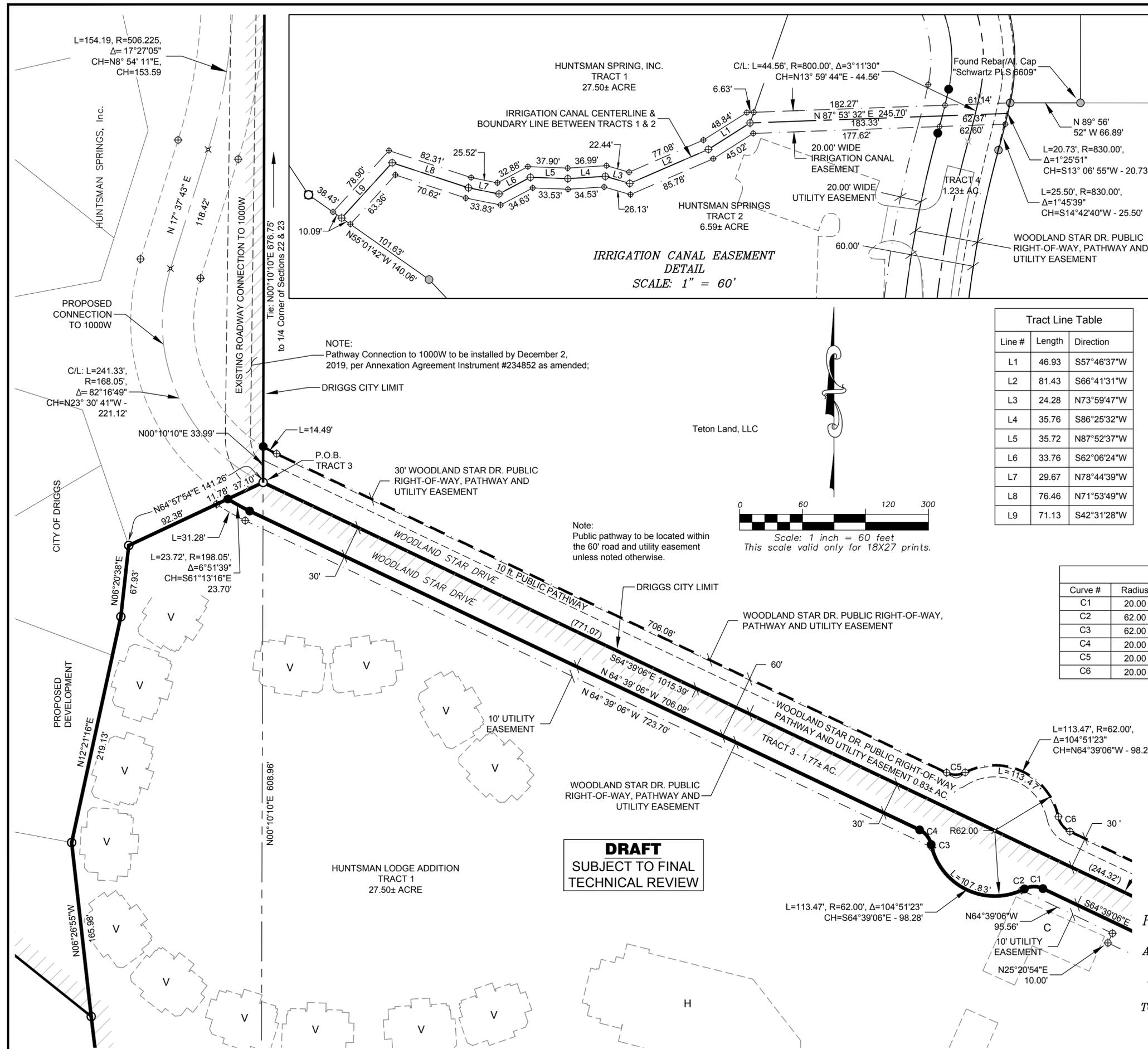
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**OWNER'S DEDICATION**

Be it known that Huntsman Springs, Inc. does hereby certify that they are the legal owners of the following described property:

A portion of Huntsman Springs P.U.D. as shown and described on ALTA/ASCM Land Title Survey, Instrument #187909 and Grant Deed, Instrument #188340 as recorded in the Clerk and Recorder's Office, Teton County, Idaho and located in the Southeast 1/4 of Section 22, the Southwest 1/4 of Section 23, the Northwest 1/4 of Section 26 and the Northeast 1/4 of Section 27 and a portion of Teton Land, LLC, Tract 3, Instrument #193445 as recorded in the Clerk and Recorder's Office, Teton County, Idaho and located in the Northwest 1/4 Southwest 1/4 of Section 23, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho and being more particularly described as follows:

**TRACT 1 DESCRIPTION:**

**COMMENCING** at the Northeast corner of Huntsman Springs Clubhouse Annexation, Instrument #224744 as recorded in said Clerk and Recorder's Office, being a rebar and aluminum cap marked "KML LS 7012" on the boundary line of Huntsman Springs PUD at a common corner of Tract 1A and 2A, from which the 1/4 Corner to Sections 23 & 26, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho, being a rebar and aluminum cap bears S59°20'31"E 1592.10 feet; Thence along the North line of said Clubhouse Annexation, N89°50'05"W 156.37 feet to the true **POINT of BEGINNING** said point be a common corner of Tract 2, Tract 3 and Tract 4 on the western line of Woodland Star Drive, herein; Thence continuing along North line of said Clubhouse Annexation, N89°50'05"W 101.05 feet to a point; Thence S19°22'54"W 173.87 feet to a point in the centerline of the existing irrigation supply canal; Thence along said canal for the following 10 courses: Thence S57°46'37"W 46.93 feet to a point; Thence S66°41'31"W 81.43 feet to a point; Thence N73°59'47"W 24.28 feet to a point; Thence S86°25'32"W 35.76 feet to a point; Thence N87°52'37"W 35.72 feet to a point; Thence S62°06'24"W 33.76 feet to a point; Thence N78°44'39"W 29.67 feet to a point; Thence N71°53'49"W 76.46 feet to a point; Thence S42°31'28"W 71.13 feet to a point on the line of said September 2014 Annexation to the City of Driggs, Instrument #233893; Thence with the line of said Annexation for the following 9 courses: Thence N55°01'42"W 38.43 feet to a point; Thence N33°38'57"W 110.10 feet to a point; Thence S87°19'13"W 226.56 feet to a point; Thence N67°39'42"W 140.62 feet to a point; Thence N12°32'59"W 108.23 feet to a point; Thence N48°55'40"W 136.49 feet to a point; Thence N62°58'39"W 71.40 feet to a point; Thence N35°06'51"W 101.70 feet to a point; Thence N06°53'39"W 408.59 feet to a point; Thence leaving the line of said Annexation N06°26'55"W 165.98 feet to a point; Thence N12°21'16"E 219.13 feet to a point; Thence N06°20'38"E 67.93 feet to a point; Thence N64°57'54"E 104.16 feet to a point on the western line of Tract 3, on the southwesterly line of Woodland Star Drive at the beginning of a non-tangent curve, concave northeasterly, having a radius of 198.05 feet; Thence with the westerly line of said Tract 3 along said curve 23.72 feet, through a central angle of 6°51'39", the chord of which bears S61°13'16"E 23.70 feet to a point; Thence S64°39'06"E 706.08 feet to the beginning of a curve having, concave southwesterly, having a radius of 20.00 feet; Thence along said curve 18.30 feet, through a central angle of 52°25'41", the chord of which bears S38°26'15"E 17.67 feet to the beginning of a curve, concave northeasterly, having a radius of 62.00 feet; Thence along said curve 113.47 feet, through a central angle of 104°51'23", the chord of which bears S64°39'06"E 98.28 feet to the beginning of a curve, concave southeasterly, having a radius of 20.00 feet; Thence along said curve 18.30 feet, through a central angle of 52°25'41", the chord of which bears N89°08'03"E 17.67 feet to a point; Thence S64°39'06"E 179.33 feet to the beginning of a curve, concave southwesterly, having a radius of 346.00 feet; Thence along said curve 377.37 feet, through a central angle of 62°29'24", the chord of which bears S33°24'24"E 358.94 feet to a point; Thence S02°09'42"E 271.06 feet to the beginning of curve, concave easterly, having a radius of 317.00 feet; Thence along said curve 95.27 feet, through a central angle of 17°13'07", the chord of which bears S10°46'15"E 94.91 feet to the **POINT of BEGINNING**. Said parcel contains 27.50 acres, more or less.

**TRACT 1A DESCRIPTION:**

**BEGINNING** at the Northeast corner of Huntsman Springs Clubhouse Annexation, Instrument #224744 as recorded in said Clerk and Recorder's Office and a corner of the September 2014 Annexation to the City of Driggs, Instrument #233893, and on the boundary line of Huntsman Spring PUD at the northeast corner of Tract 2A, being a rebar and aluminum cap marked "KML LS 7012" from which the 1/4 Corner to Sections 23 & 26, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho, being a rebar and aluminum cap bears S59°20'31"E 1592.10 feet; Thence leaving said Huntsman Springs boundary line and with northern line of said Clubhouse Annexation and Tract 2A, N89°50'05"W 91.73 feet to a point on the eastern line of Woodland Star Drive at the common corner of Tract 2A, Tract 3 and Tract 4, at the beginning of a non-tangent curve, concave easterly, having a radius of 257.00 feet; Thence leaving said Clubhouse Annexation line and with the said eastern line of Woodland Star Drive along said curve 98.88 feet, through a central angle of 22°02'43", the chord of which bears N13°11'03"W 98.27 feet to a point;

Thence N02°09'42"W 271.06 feet to the beginning of a curve, concave southwesterly, having a radius of 406.00 feet; Thence along said curve 285.75 feet, through a central angle of 40°19'34", the chord of which bears N22°19'29"W 279.89 feet to a point at the intersection of the eastern line of Woodland Star Drive and the boundary line of Huntsman Springs PUD on the line of the September 2014 Annexation to the City of Driggs, Instrument #233893 at a corner of said Tract 3; Thence leaving said line of Woodland Star Drive and with the line of said Huntsman Springs PUD and said Annexation S64°39'06"E 256.91 feet to a corner of said Huntsman Springs PUD and Annexation, a found rebar with aluminum cap marked "Schwartz PLS 6609"; thence continuing with said boundary and Annexation line S00°09'55"W 515.74 feet to the **POINT of BEGINNING**. Said parcel contains 1.64 acres, more or less.

**TRACT 2 DESCRIPTION:**

**COMMENCING** at the Northeast corner of Huntsman Springs Clubhouse Annexation, Instrument #224744 as recorded in said Clerk and Recorder's Office, at a corner of Tract 4, on the eastern line of Woodland Star Drive being a mag-nail from which the 1/4 Corner to Sections 23 & 26, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho, being a rebar and aluminum cap bears N87°40'45"E 1397.88 feet; Thence with said Clubhouse Annexation N89°51'39"W 62.72 feet to the true **POINT of BEGINNING** at a corner of said Tract 4 on the western line of Woodland Star Drive; Thence continuing with said Clubhouse Annexation for the following 5 courses: Thence N89°51'39"W 220.57 feet to a point; Thence N72°31'33"W 201.39 feet to a point; Thence N37°04'22"W 96.39 feet to a point; Thence N00°21'07"W 88.75 feet to a point; Thence N33°16'33"E 168.16 feet to a point; Thence N14°39'10"E 95.48 feet to a point a corner of the September, 2014, City of Driggs Annexation, Instrument #233893; Thence with the line of said Annexation for the following 3 courses: Thence N90°00'00"W 84.40 feet to a point; Thence N43°20'13"W 133.41 feet to a point; Thence N55°01'42"W 101.63 feet to a point a corner of Tract 1, in the centerline of the existing irrigation supply canal; Thence leaving said Annexation line and with the line of said Tract 1 and irrigation supply canal for the following 9 courses: Thence N42°31'28"E 71.13 feet to a point; Thence S71°53'49"E 76.46 feet to a point; Thence S78°44'39"E 29.67 feet to a point; Thence N62°06'24"E 33.76 feet to a point; Thence S87°52'37"E 35.72 feet to a point; Thence N86°25'32"E 35.76 feet to a point; Thence S73°59'47"E 24.28 feet to a point; Thence N66°41'31"E 81.43 feet to a point; Thence N57°46'37"E 46.93 feet to a point; Thence leaving said irrigation supply canal N19°22'54"E 173.87' feet to a point on the North line of said Clubhouse Annexation; Thence with the line of said Annexation and Tract 1 S89°50'05"E 101.05 feet to a point at a corner of Tract 1, Tract 3, and said Tract 4 on the western line Woodland Star Drive at the beginning of a non-tangent curve, concave northeasterly, having a radius of 317.00 feet; Thence leaving the line of said Annexation and Tract 1 with the line of said Tract 4 and Woodland Star Drive along said curve 46.16 feet, through a central angle of 8°20'33", the chord of which bears S23°33'05"E 46.12 feet to the beginning of a curve, concave westerly, having a radius of 131.54 feet; Thence along said curve 92.11 feet, through a central angle of 40°07'22", the chord of which bears S07°39'41"E 90.24 feet to the beginning of a curve, concave southwesterly, having a radius of 770.00 feet; Thence along said curve 42.89 feet, through a central angle of 03°11'30", the chord of which bears S13°59'44"W 42.89 feet to the beginning of a curve, concave easterly, having a radius of 1030.00 feet; Thence along said curve 638.39 feet, through a central angle of 35°30'42", the chord of which bears S02°09'52"E 628.22 feet to the beginning of a curve, concave westerly, having a radius of 1470.00 feet; Thence along said curve 71.35 feet, through a central angle of 02°46'51", the chord of which bears S18°31'47"E 71.34 feet to the **POINT of BEGINNING**. Said parcel contains 6.59 acres, more or less.

**TRACT 2A DESCRIPTION:**

**BEGINNING** at the Northeast corner of Huntsman Springs Clubhouse Annexation, Instrument #224744 as recorded in said Clerk and Recorder's Office, being a rebar and aluminum cap marked "KML LS 7012" on the boundary line of Huntsman Springs PUD a the corner of Tract 1A, from which the 1/4 Corner to Sections 23 & 26, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho, being a rebar and aluminum cap bears S59°20'31"E 1592.10 feet ; Thence with the boundary line of said Huntsman Spring and Clubhouse Annexation S00°09'55"W 144.21 feet to a corner of said Annexation and Huntsman Spring being a rebar and aluminum cap marked "Schwartz PLS 6609; Thence leaving said boundary line and with said Annexation line N89°56'52"W 66.89 feet to a corner of Tract 4, and said Annexation on the easterly line of Woodland Star Drive at the beginning of a non-tangent curve, concave southwesterly, having a radius of 191.54 feet; Thence leaving said Annexation and with the line of Woodland Star Drive along said curve 134.13 feet, through a central angle of 40°07'22", the chord of which bears N07°39'41"W 131.40 feet to the beginning of a curve, concave northeasterly, having a radius of 257.00 feet; Thence along said curve 15.78 feet, through a central angle of 03°30'58", the chord of which bears N25°57'53"W 15.77 feet to a point on the northern line of said Clubhouse Annexation and said eastern line of Woodland Star Drive at a corner of Tract 3, and said Tract 1A and Tract 4; Thence with said Annexation line S89°50'05"E 91.73 feet to the **POINT of BEGINNING**.

Said parcel contains 0.23 acres, more or less.

**TRACT 3 DESCRIPTION:**

**BEGINNING** at a corner of the September 2014 Annexation to the City of Driggs, Instrument #233893, the Huntsman Spring PUD and of Tract 1, on the west line of Section 23, being a rebar with aluminum cap marked "KML LS 7012" from which the 1/4 Corner to Sections 22 & 23, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho, a found rebar with aluminum cap CP&F #89765 bears N00°10'15"E 713.73 feet ; Thence with the said boundary line of Huntsman Springs and Annexation S64°39'06"E 1168.56 to a point on said boundary line at the intersection with the eastern line of Woodland Star Drive and a corner of Tract 1A, at the beginning of a non-tangent curve, concave southwesterly, having a radius of 406.00 feet; Thence leaving said boundary line and with the western of said Tract 1A and said eastern line of Woodland Star Drive along said curve 285.75 feet, through a central angle of 40°19'34", the chord of which bears S22°19'29"E 279.89 feet to a point; Thence S02°09'42"E 271.06 feet to the beginning of a curve, concave southwesterly, having a radius 257.00 feet; Thence along said curve 98.88 feet, through a central angle of 22°02'43", the chord of which bears S13°11'03"E 98.27 feet to a point on the northern line of Huntsman Springs Clubhouse Annexation, Instrument #224744 at the common corner of Tract 2A, Tract 4, and said Tract 1A; Thence with the line of said Tract 4 and said Clubhouse Annexation line N89°50'05"W 64.64 feet to a point on said line on the western line of said Woodland Star Drive at a corner of said Tract 1, Tract 2 and Tract 4 at the beginning of a curve, concave easterly, having a radius of 317.00 feet; Thence leaving said Annexation line and with the line of Tract 1 and said western line of Woodland Star Drive along said curve 95.27 feet, through a central angle of 17°13'07", the chord of which bears N10°46'15"W 94.91 feet; Thence N02°09'42"W 271.06 feet to the beginning of a curve, concave southwesterly, having a radius of 346.00 feet; Thence along said curve 377.37 feet, through a central angle of 62°29'24", the chord of which bears N33°24'24"W 358.94 feet; Thence N64°39'06"W 179.33 to the beginning of a curve, concave southeasterly, having a radius of 20.00 feet; Thence along said curve 18.30 feet, through a central angle of 52°25'41", the chord of which bears S89°08'03"W 17.67 feet to the beginning of a curve, concave northeasterly, having a radius of 62.00 feet; Thence along said curve 113.47 feet, through a central angle of 104°51'23", the chord of which bears N64°39'06"W 98.28 feet to the beginning of a curve having, concave southwesterly, having a radius of 20.00 feet; Thence along said curve 18.30 feet, through a central angle of 52°25'41", the chord of which bears N38°26'15"W 17.67 feet Thence N64°39'06"W 706.08 feet to the beginning of a curve having, concave northeasterly, having a radius of 198.05 feet; Thence along said curve 23.72 feet, through a central angle of 6°51'39", the chord of which bears N61°13'16"W 23.70 feet to a corner of Tract 1 on the southwestern line of Woodland Star Drive; Thence with said section line N64°57'57"E 37.10' to the **POINT of BEGINNING**. Said parcel contains 1.77 acres, more or less.

**DRAFT**  
**SUBJECT TO FINAL**  
**TECHNICAL REVIEW**

*RECORDER'S CERTIFICATE*



*HUNTSMAN SPRINGS PUD  
HUNTSMAN LODGE ADDITION TO THE  
CITY OF DRIGGS  
A PORTION OF HUNTSMAN SPRINGS PUD AND  
TETON LAND, LLC  
LOCATED IN THE SE1/4 SECTION 22, SW1/4  
SECTION 23 AND NW1/4 SECTION 26  
TOWNSHIP 5 NORTH, RANGE 45 EAST OF THE  
BOISE MERIDIAN  
TETON COUNTY, IDAHO*

**OWNER'S DEDICATION CONT'D**

TRACT 4 DESCRIPTION:

**BEGINNING** at the Southeast corner of Huntsman Springs Clubhouse Annexation, Instrument #224744 as recorded in said Clerk and Recorder's Office, being a mag-nail from which the 1/4 Corner to Sections 23 & 26, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho, being a rebar and aluminum cap bears N87°40'45"E 1397.88 feet;

Thence with said Clubhouse Annexation N89°51'39"W 62.72 feet to a point on said line at the southeasterly corner of Tract 2, on the western line of Woodland Star Drive at the beginning of a non-tangent curve, concave southwesterly, having radius of 1470.00 feet;

Thence along said curve 71.35 feet, through a central angle of 02°46'51", the chord of which bears N18°31'47"W 71.34 feet to the beginning of a curve, concave easterly, having a radius of 1030.00 feet;

Thence along said curve 638.39 feet, through a central angle of 35°30'42", the chord of which bears N02°09'52"W 628.22 feet to the beginning of a curve, concave southeasterly, having a radius of 770.00 feet;

Thence along said curve 42.89 feet, through a central angle of 03°11'30", the chord of which bears N13°59'44"E 42.89 feet to the beginning of a curve, concave westerly, having a radius of 131.54 feet;

Thence along said curve 92.11 feet, through a central angle of 40°07'22", the chord of which bears N07°39'41"W 90.24 feet to a point at the beginning of a non-tangent curve, concave northeasterly, having a radius of 317.00 feet;

Thence along said curve 46.16 feet, through a central angle of 8°20'33", the chord of which bears S23°33'05"E 46.12 feet to a point on the line of said Annexation on the western side of Woodland Star Drive and being common corner of Tract 1, Tract 3, and said Tract 2;

Thence with the line of said Annexation and and Tract 3, S89°50'05"E 64.64 feet to a point on said line at the a corner of Tract 1A, Tract 2A, and said Tract 3 on the eastern line of said Woodland Star Drive at the beginning of a non-tangent curve, concave easterly, having a radius of 257.00 feet;

Thence with said line along said curve 15.78 feet, through a central angle of 03°30'58", the chord of which bears S25°57'53"E 15.77 feet to the beginning of a curve, concave southwesterly, having a radius of 191.54 feet;

Thence along said curve 134.13 feet, through a central angle of 40°07'22", the chord of which bears S07°39'41"E 131.40 feet to a point on the eastern line of said Woodland Star Drive at the southwest corner of Tract 2A, and a corner of said Huntsman Springs Clubhouse Annexation at the beginning of a non-tangent curve, concave southwesterly, having a radius of 830.00 feet;

Thence with said Clubhouse Annexation for the following 3 courses:

Thence with the easterly line of said right-of-way along said curve 46.23 feet, through a central angle of 3°11'30", the chord of which bears S13°59'45"W 46.23 feet the beginning of a curve, concave easterly, having a radius of 970.00 feet;

Thence along said curve 601.20 feet; through a central angle of 35°30'42", the chord of which bears S02°09'52"E 591.63 feet to the beginning of a curve, concave westerly, having a radius of 1530.00 feet; Thence along said curve 92.89 feet, through a central angle of 03°28'43", the chord of which bears S18°10'51"E 92.87 feet to the **POINT of BEGINNING**.

Said parcel contains 1.23 acres, more or less.

That the above legal description does not provide information on easements, rights-of-Way, Agreements, Covenants, Conditions, Restrictions or Encumbrances of sight and/or record to which said Tract may be subject, or which may benefit said Tract.

And has caused the same to be platted as the HUNTSMAN SPRINGS PUD HUNTSMAN LODGE ADDITION TO THE CITY OF DRIGGS as required by the City of Driggs, Idaho Subdivision Ordinance.

That said HUNTSMAN LODGE ADDITION is subject to a Declaration of Covenants, Conditions, Restrictions and Reservations, Instrument # \_\_\_\_\_ as filed in the Office of the Clerk of Teton County, Idaho;

That each lot shall be connected to the City of Driggs water system;

That each lot shall be connected to the City of Driggs sewer system;

That fire protection of said addition will be provided by a central fire system;

That none of the lots in the City portion the Huntsman Lodge Addition lie in a flood zone. Reference FEMA map No. 16081C0093C dated August 4, 1988;

That this subdivision shall be subject to an Avigation Easement Agreement to be recorded in conjunction with this plat;

That as shown on the detail maps of this Plat, certain lots of the foregoing addition are hereby made subject to easements for underground utilities and drainage benefiting adjoining lots of said addition and said easements are reserved unto Huntsman Springs, Inc.;

That the foregoing addition is subject to any other easements, rights-of-Way, Covenants, Restrictions, Reservations, Agreements or Encumbrances of sight and/or record;

The road within this addition are dedicated as access and underground utility easements to the public.

IN WITNESS THEREOF, I have hereunto set my hand.

\_\_\_\_\_  
Dale Prows Teton Lands, LLC.

IN WITNESS THEREOF, I have hereunto set my hand.

\_\_\_\_\_  
Dale Prows CEO of Huntsman Springs, Inc.

STATE OF IDAHO )  
 ) ss  
COUNTY OF TETON )

The Foregoing Instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Witness my hand and official seal.

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**CITY OF DRIGGS CERTIFICATE**

Presented to the City Council of Driggs, Idaho on the following date at which time this addition was approved and accepted.

\_\_\_\_\_  
Mayor, City of Driggs Date

Attest: \_\_\_\_\_  
City Clerk Date

**PLANNING AND ZONING CERTIFICATE**

Presented to the Planning and Zoning Commission on the following date at which time this addition was approved and accepted.

\_\_\_\_\_  
Chairperson, Planning and Zoning Date

**PUBLIC WORKS CERTIFICATE**

Presented to the Public Works on the following date at which time this addition was approved and accepted.

\_\_\_\_\_  
Public Works Director Date

**ASSESSOR'S CERTIFICATE**

Presented to the Teton County Assessor on the following date for approval and acceptance.

\_\_\_\_\_  
County Assessor Date

**TETON COUNTY TREASURER**

I certify that all taxes due have been paid on the tract of land as shown on this plat.

\_\_\_\_\_  
County Treasurer Date

**HEALTH DEPARTMENT CERTIFICATE**

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with the appropriate building permits if drinking water or sewer facilities have been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be re-imposed in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

\_\_\_\_\_  
Eastern Idaho Public Health District Date

**TETON COUNTY FIRE MARSHALL CERTIFICATE**

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

\_\_\_\_\_  
Fire Marshall Date

**EXAMINING SURVEYOR'S CERTIFICATE**

I, the undersigned surveyor, being a licensed surveyor in the State of Idaho, do hereby certify that I have reviewed this plat and find it is correct and acceptable as per Idaho Code 50-1305, and approve this plat to be recorded.

\_\_\_\_\_  
Name Date

**SURVEYOR'S CERTIFICATE**

I, Kenneth M. Litus, a duly Registered Professional Land Surveyor in the State of Idaho, Number 7012 do hereby certify that this plat was made from surveys conducted by me or under my direction and from Instrument #193583 as recorded in the Clerk and Recorder's Office, Teton County, Idaho and conforms with State of Idaho and Teton County Code relating to plats and surveys and that monuments will be set within one year of recording date.

\_\_\_\_\_  
Kenneth M. Litus License No. Date

**DRAFT**  
SUBJECT TO FINAL  
TECHNICAL REVIEW

*RECORDER'S CERTIFICATE*



*HUNTSMAN SPRINGS PUD  
HUNTSMAN LODGE ADDITION TO THE  
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