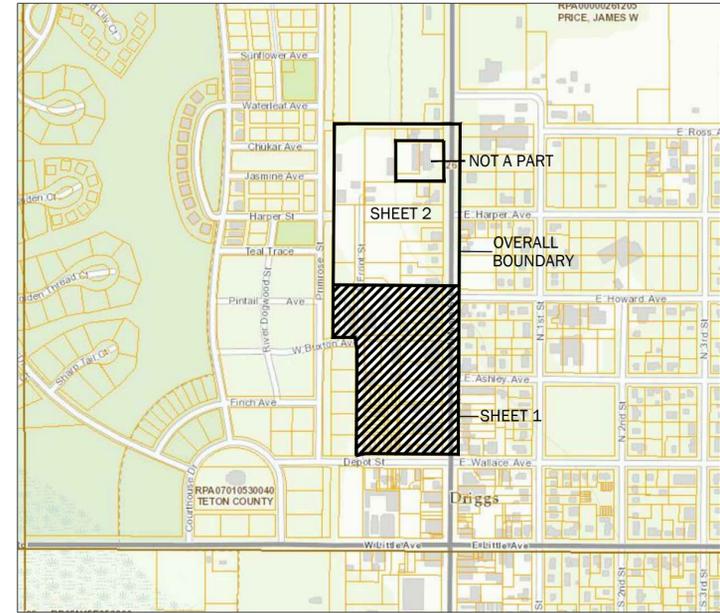




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VICINITY MAP DRIGGS, ID
N.T.S.

LEGAL DESCRIPTION
FOR
FRONT STREET URBAN RENEWAL AREA AND
REVENUE ALLOCATION DISTRICT
CITY OF DRIGGS
TETON COUNTY, IDAHO

NOTES

1. This mapping was performed at the request of the City of Driggs to create a description and map defining the Front Street Urban Renewal Area and Revenue Allocation District.
2. This map and description was created from existing record data. A field survey was not conducted in conjunction with this survey.

A Parcel of Land located in the South 1/2 of Section 26, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho more particularly described as follows:

Beginning at the Southwest Corner of Section 26, Township 5 North, Range 45 East of the Boise Meridian, running thence S89°40'24"E along the Section line 2640.21 feet to the South 1/4 Corner of said Section 26; thence N00°08'03"E along the North-South Center Section line of said Section 26 a distance of 593.92 feet to the TRUE POINT OF BEGINNING, running thence N89°39'46"W 49.32 to a point on the West Right-of-way line of State Highway 33 and the North Right-of-Way line of Depot Street; thence N89°39'46"W along said North Right-of-Way line of Depot Street a distance of 477.53 feet to the Southwest Corner of Block 2, Driggs Main Street Annex; thence S79°37'27"W 62.36 feet to East Boundary line of Huntsman Springs PUD, Phase 2, Addition to the City of Driggs, Teton County, Idaho; thence northerly along said East Boundary line the following four (4) courses: N00°22'58"E 646.66 feet; thence N07°28'40"W 87.77 feet; thence N89°51'12"W 140.00 feet; thence N00°22'58"E 1328.65 feet to the East-West Center Section line of said Section 26; thence S89°56'36"E along said East-West Center Section line a distance of 731.22 feet to the Center 1/4 Corner of said Section 26; thence S89°56'36"E along said East-West line 53.95 feet to the East Right-of-Way line of said State Highway 33; thence southerly along said East Right-of-Way line the following two (2) courses: S00°17'01"W 1583.56 feet; thence S00°09'04"W 470.49 feet; thence N89°39'46"W 49.68 feet to the TRUE POINT OF BEGINNING.

LESS AND ACCEPTING THEREFROM:

A Parcel of Land as described in Quitclaim Deed recorded as Instrument Number 127762, located in the South 1/2 of Section 26, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho more particularly described as follows:

TRACT 1:

Beginning at a point 199.5 feet West and 111 feet south of the Northeast corner of the Southwest Quarter of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence West 150 feet; thence South 200 feet; thence East 150 feet; thence North 200 feet to the Point of Beginning.

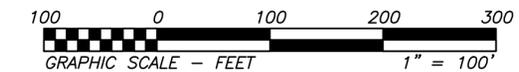
TRACT 2:

Beginning at a point 49.5 feet West and 111 feet South of the Northeast corner of the Southwest Quarter of Section 26, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, and running thence West 150 feet; thence South 200 feet; thence West 150 feet; thence South 50 feet; thence East 300 feet; thence North 250 feet to the Point of Beginning.

Subject Area Contains 32.86, acres more or less.

LEGEND

- + Indicates a record or calculated point. Nothing found or set.
- Indicates a Section Corner as Noted
- Subject Area Boundary Line
- Adjacent Lot Line
- - - Quarter Section Line
- - - Section Line
- Excluded Parcel - Not a Part



FRONT STREET URBAN RENEWAL AREA
AND REVENUE ALLOCATION DISTRICT MAP
LOCATED IN DRIGGS, IDAHO
PART OF SECTION 26,
T5N. R45E. BOISE MERIDIAN
COUNTY OF TETON, IDAHO
AUGUST, 2016



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