

FINAL PLAT
NORTHERN LIGHTS

BEING ALL THE OF NE1/4 NE1/4, SECTION 28, AND ALL OF THE NW1/4 NW1/4
SECTION 27, TOWNSHIP 6 NORTH, RANGE 45 E, B.M. TETON COUNTY, IDAHO

LEGAL DESCRIPTION

SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING ALL THE OF
NE1/4 NE1/4, SECTION 28, AND ALL OF THE NW1/4 NW1/4 SECTION 27,
TOWNSHIP 6 NORTH, RANGE 45 E, B.M.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, IS THE OWNER OF THE TRACT
OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE
CAUSED THE SAME TO BE PLATTED INTO BLOCKS, LOTS AND STREETS TO BE HEREAFTER
KNOWN AS NORTHERN LIGHTS, TETON COUNTY, IDAHO, THE EASEMENTS SHOWN HEREON
ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY
PERPETUALLY RESERVED FOR PUBLIC UTILITIES OR FOR ANY OTHER USE DESIGNATED ON
THE PLAT. THE LANDS INCLUDED WITHIN THIS PLAT WILL BE IRRIGATED IN COMPLIANCE WITH
TETON COUNTY POLICY, WATER AND/OR CANAL COMPANY REGULATIONS AND IN
ACCORDANCE WITH IDAHO CODE 31-3805. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS
PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE DULY SIGNED THIS CERTIFICATE ON THIS
20 DAY OF Aug, 2026

ALPENGLOW DEVELOPMENT LLC.

Anne Campbell
ANNE CAMPBELL - MANAGER

Tony Campbell
TONY CAMPBELL - MANAGER

ACKNOWLEDGMENT

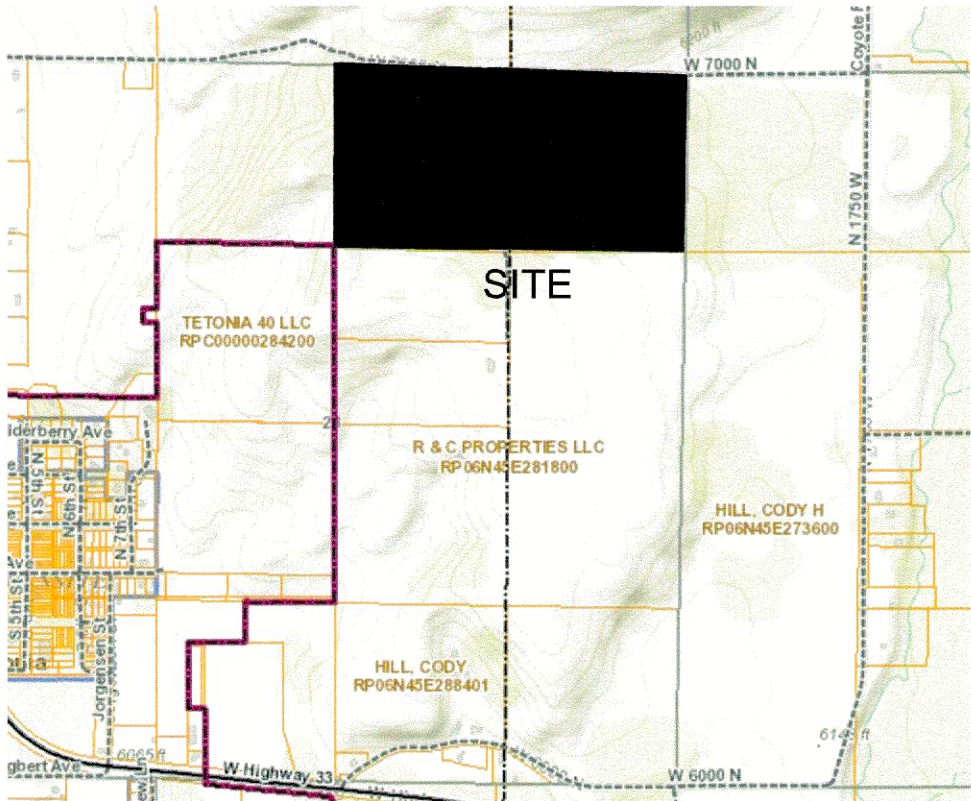
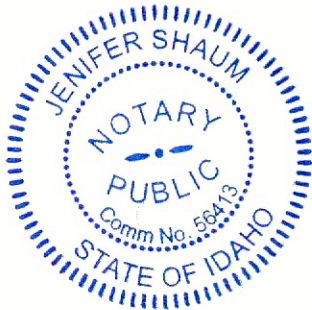
STATE OF Idaho
COUNTY OF Teton

ON THIS 20 DAY OF August, 2026, BEFORE ME THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED
Anne & Tony Campbell, KNOWN OR IDENTIFIED TO ME AND THE PERSON WHO
SUBSCRIBED TO THE ATTACHED OWNER'S DEDICATION AND ACKNOWLEDGED TO ME THAT
(HE) (SHE) (THEY) EXECUTED THE SAME.

IN WITNESS WHEREOF: I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE
DAY AND YEAR FIRST ABOVE WRITTEN.

Jenifer Shaum
NOTARY PUBLIC FOR THE STATE OF Idaho
RESIDING IN Driggs COUNTY Idaho
MY COMMISSION EXPIRES 7/25/2028

MY COMMISSION EXPIRES 7/25/2028



LOCATION MAP

Parcel Line Table			
Line #	Direction	Length	
L4	S18°01'31"W	60.23	
L5	S18°01'31"W	60.23	
L6	S45°04'02"E	35.66	
L7	S45°04'39"W	34.99	
L10	S45°51'01"E	35.36	
L11	N44°31'20"E	35.12	
L12	N82°19'44"E	40.94	
L13	S15°10'59"E	33.81	

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	43.93	200.00	12°35'04"	S11° 43' 59"W	43.84
C2	83.64	200.00	23°57'40"	N6° 02' 41"E	83.03
C3	162.01	170.00	54°36'09"	S45° 19' 35"W	155.95
C4	96.64	175.00	31°38'22"	N21° 45' 20"W	95.41
C5	93.37	175.00	30°34'15"	S52° 51' 39"E	92.27
C6	238.86	175.00	78°12'13"	N45° 02' 15"W	220.74
C7	48.85	175.00	15°59'36"	S76° 08' 34"E	48.69
C8	153.72	300.00	29°21'30"	N81° 10' 53"E	152.04
C9	86.81	316.80	15°41'59"	S74° 32' 00"W	86.54
C12	424.17	300.00	81°00'35"	S39° 38' 57"W	389.71
C13	219.06	300.00	41°50'17"	N20° 03' 48"E	214.23
C14	205.10	300.00	39°10'18"	N60° 34' 05"E	201.13
C15	160.14	250.00	36°42'08"	S80° 59' 03"E	157.42
C16	30.18	30.00	57°37'57"	N65° 46' 06"E	28.92
C17	21.81	30.00	41°39'21"	N68° 26' 44"W	21.33
C18	179.63	250.00	41°10'05"	S83° 13' 01"E	175.79
C19	288.43	60.00	275°25'49"	S5° 19' 58"E	80.74
C20	39.71	200.00	11°22'36"	N0° 14' 51"W	39.65
C21	130.19	280.00	26°38'26"	N75° 57' 11"W	129.02
C23	211.05	250.00	48°22'11"	N23° 22' 38"E	204.84
C24	109.37	250.00	25°03'56"	N60° 05' 42"E	108.50
C25	87.48	220.00	22°46'57"	S74° 01' 27"E	86.90

EXAMINING SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND
ACCEPTABLE AS REQUIRED IN SECTION 50-1303 OF THE IDAHO CODE.

No 13031 8-24-26
TETON COUNTY REVIEW SURVEYOR DATE

HEALTH DEPARTMENT CERTIFICATE

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

EASTERN IDAHO PUBLIC HEALTH

9/1/26
ENVIRONMENTAL HEALTH SPECIALIST DATE

TREASURER'S AND ASSESSOR'S CERTIFICATE

WE THE UNDERSIGNED COUNTY TREASURER AND COUNTY ASSESSOR IN AND FOR THE
COUNTY OF TETON, 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 AS BEING
SUBDIVIDED ARE CURRENT.

8-20-26 Jammi Kavan
TETON COUNTY TREASURER DATE TETON COUNTY ASSESSOR

COUNTY COMMISSIONERS APPROVAL

THIS PLAT WAS DULY ACCEPTED AND APPROVED BY THE TETON COUNTY BOARD OF
COMMISSIONERS, ON THE FOLLOWING DATE.

8/24/26
CHAIRMAN, COUNTY COMMISSIONERS DATE

PLANNING AND ZONING CERTIFICATE

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING ADMINISTRATOR ON THE
FOLLOWING DATE AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

8-25-26
ADMINISTRATOR, PLANNING AND ZONING DATE

COUNTY FIRE MARSHAL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET
TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT

8-20-26
TETON COUNTY FIRE MARSHAL DATE

FLOOD ZONE NOTICE

THIS SUBDIVISION FALLS OUTSIDE THE 100 YEAR FLOOD PLANE AS PER FIRM MAP NO.
16081 C0043 C, EFFECTIVE DATE 8-4-1988.

Instrument # 297029
Teton County, Driggs, Idaho
08/27/2026 02:25:03 PM No. of Pages: 3
Recorded for: ALPENGLOW DEVELOPMENT
Kim Keeley Fee: \$11.00
Ex-Officio Recorder Deputy: sheward
Index to: PLAT

SURVEYOR'S CERTIFICATE

I, JEFFREY M. ROWE, A PROFESSIONAL LAND SURVEYOR
IN THE STATE OF IDAHO, NUMBER 13856, DO HEREBY
CERTIFY THAT THIS MAP AND THE SURVEY REFERRED TO
HEREON WERE PERFORMED UNDER MY RESPONSIBLE
CHARGE IN ACCORDANCE WITH IDAHO STATE CODE,
RELATING TO SURVEYS.

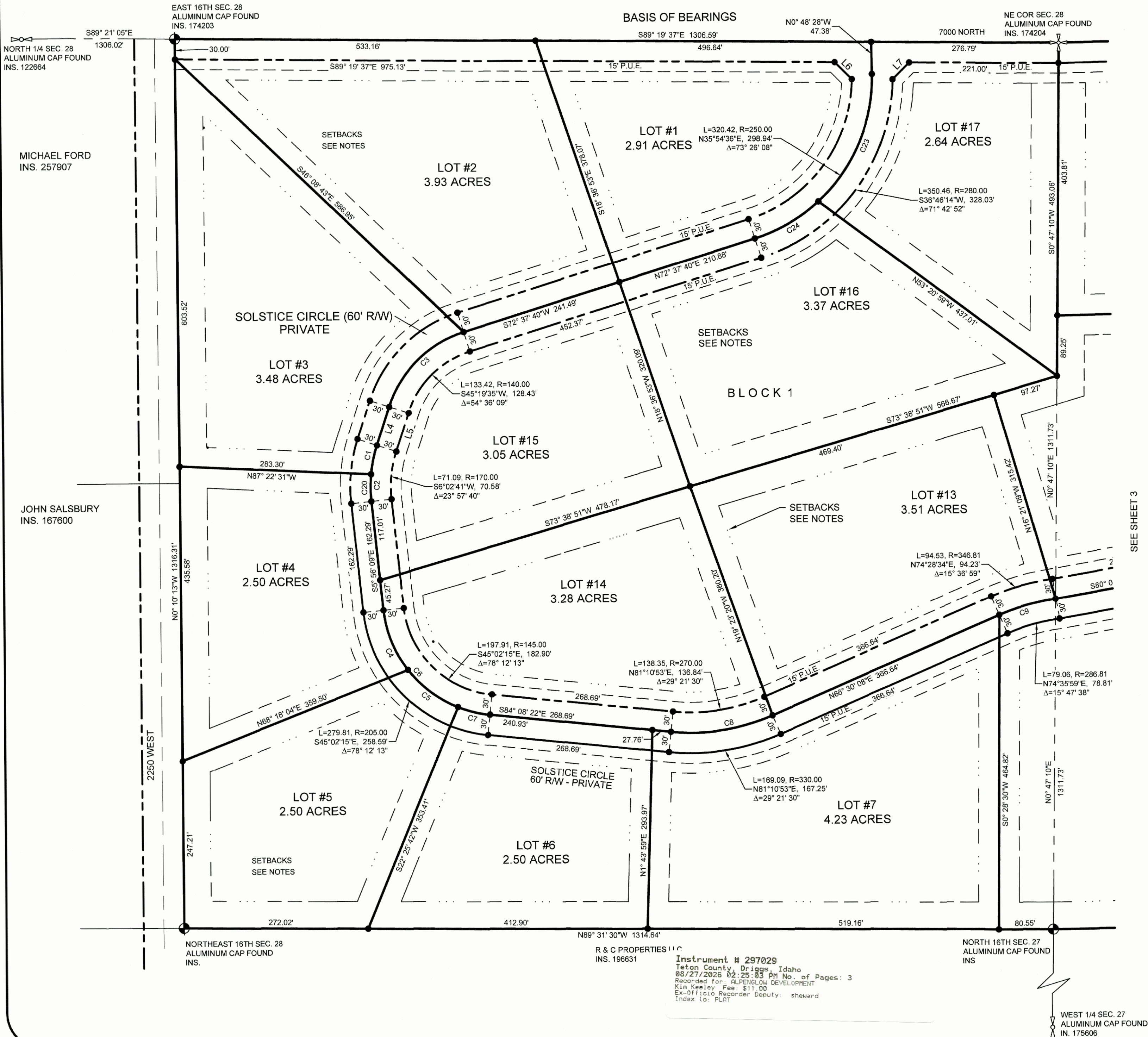


FINAL PLAT
NORTHERN LIGHTS
PART OF SECTIONS 27 & 28, TWP. 6 N, RANGE 45 E,
B.M. TETON COUNTY, IDAHO

TETON VIEW SURVEYING
2847 East 700 North
St. Anthony, Id. 83445
P: 208.516.6877

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NOTES:
BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 6300 FEET. REFERENCE FRAME: NAD 83(2011) (EPOCH 2010.0000)

A TITLE SEARCH WAS NOT PERFORMED BY TETON VIEW SURVEYING NOR WAS A TITLE REPORT PROVIDED TO US BY THE CLIENT FOR THIS PROPERTY. THERE MAY BE EXISTING EASEMENTS THAT AFFECT THIS PROPERTY AND ARE NOT SHOWN HEREON.

PROPOSED SEPTIC SYSTEMS SHOULD AVOID AREAS WITH SHALLOW FRACTURED BASALT WHERE POSSIBLE. IF SHALLOW FRACTURED BASALT IS FOUND TO BE THE DOMINANT CONDITION ACROSS THE LOT, AN ALTERNATIVE SYSTEM SUITABLE FOR INSTALLATION IN THAT CONDITION SHOULD BE PROPOSED FOR APPROVAL BY EASTERN IDAHO PUBLIC HEALTH (EIPH). TO ACHIEVE NITRATE ATTENUATION PERFORMANCE CONSISTENT WITH GROUNDWATER MODELING, ALL SEPTIC SYSTEMS SHALL CONFORM WITH TABLE 8.1 OF THE NUTRIENT-PATHOGEN EVALUATION PREPARED FOR THIS DEVELOPMENT WHICH PROVIDES A MAXIMUM ALLOWED AVERAGE DAILY FLOW BASED ON THE EFFLUENT NITROGEN CONCENTRATION ASSOCIATED WITH VARIOUS TYPES OF TYPICAL AND ADVANCED WASTEWATER TREATMENT SYSTEMS APPROVED BY THE STATE OF IDAHO WITH DESIGN CRITERIA AND INSTALLATION INSTRUCTIONS DESCRIBED IN THE TECHNICAL GUIDANCE MANUAL FOR THE DESIGN AND CONSTRUCTION OF INDIVIDUAL SUBSURFACE WASTEWATER DISPOSAL SYSTEMS PUBLISHED BY THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.

REFERENCES:
AW ENGINEERING IN. 180446
AW ENGINEERING IN. 269976

NARRATIVE:
WE WERE HIRED BY ANTHONY CAMPBELL TO PREPARE A 15 LOT SUBDIVISION.

BUILDING SETBACKS

FRONT YARD	30' MIN
REAR YARD	40' MIN
SIDE YARD	30' MIN

LEGEND

- REBAR W/ALUMINUM CAP FOUND
- REBAR W/NO CAP FOUND
- PC 5/8" REBAR W/PLASTIC CAP FOUND "PLS 13856"
- SET 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "PLS 13856"
- ⊕ 16TH CORNER FOUND (AS NOTED)
- ⊕ CONTROLLING SECTION CORNER FND. (AS NOTED)
- ⊕ QUARTER SECTION CORNER FND. (AS NOTED)
- SECTION LINE
- PROPOSED PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- SETBACKS

100' 50' 0 100'
SCALE: 1" = 100'
WARNING
LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2"-SCALE ACCORDINGLY)

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B.M. TETON COUNTY, IDAHO

TETON VIEW SURVEYING
2847 East 700 North
St. Anthony, Id. 83445
P: 208.516.6877

Sheet No.: 2 OF 3
Date: 7/30/2026
Project No.: 19-161
Reviewed By: JMR

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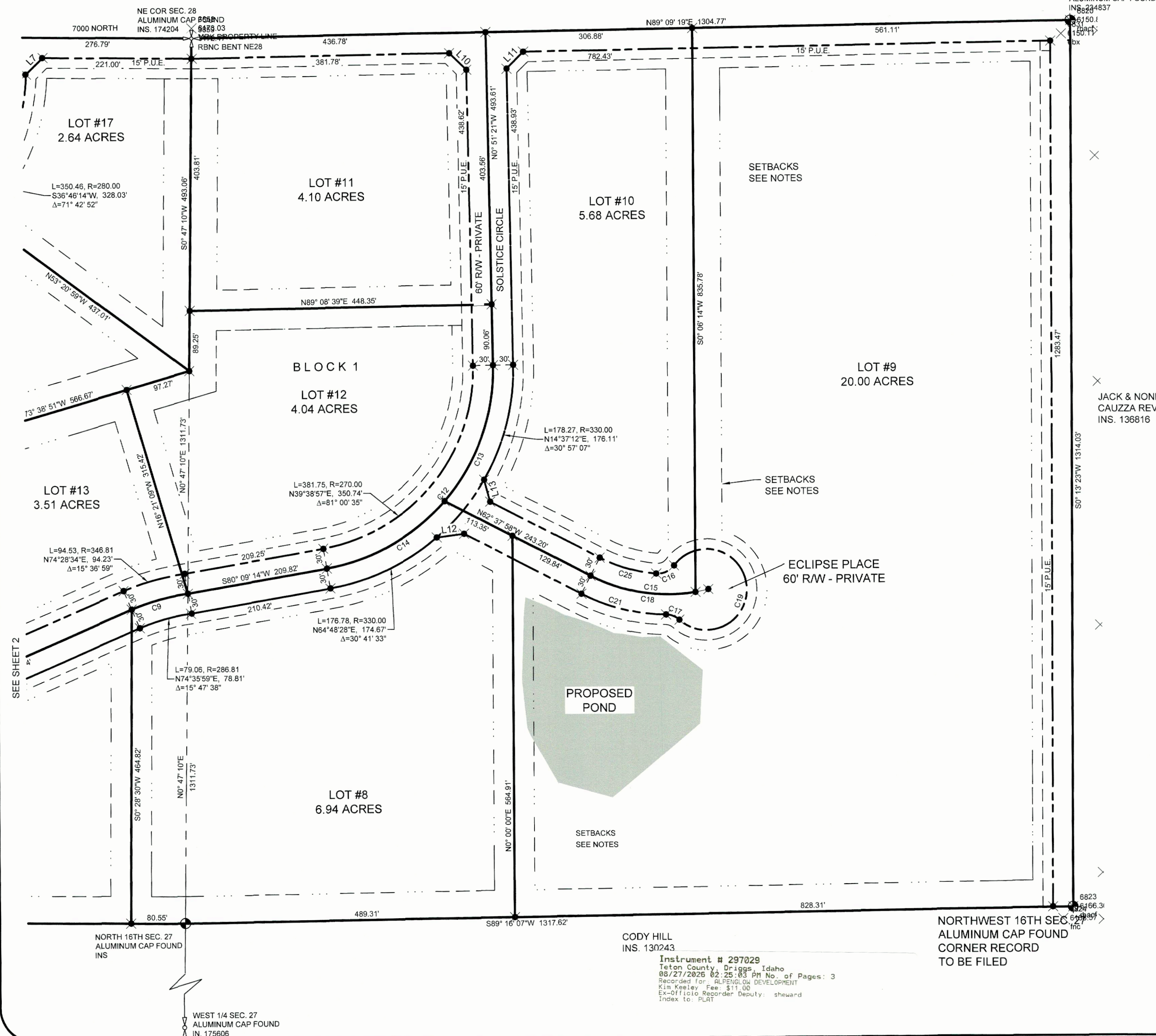
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CODY HILL
INS. 130243
Instrument # 297029
Teton County, Driggs, Idaho
08/27/2025 02:25:03 PM No. of Pages: 3
Recorded for: ALPENGLOW DEVELOPMENT
Kim Keeley Fee: \$11.00
Ex-Officio Recorder Deputy: Sheward
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NORTHWEST 16TH SEC. 27
ALUMINUM CAP FOUND
CORNER RECORD
TO BE FILED

NORTH 16TH SEC. 27
ALUMINUM CAP FOUND
INS.

WEST 1/4 SEC. 27
ALUMINUM CAP FOUND
IN. 175606

WEST 16TH SEC. 27
ALUMINUM CAP FOUND
INS. 18824837

JACK & NONNIE
CAUZZA REV. TRUST
INS. 136816