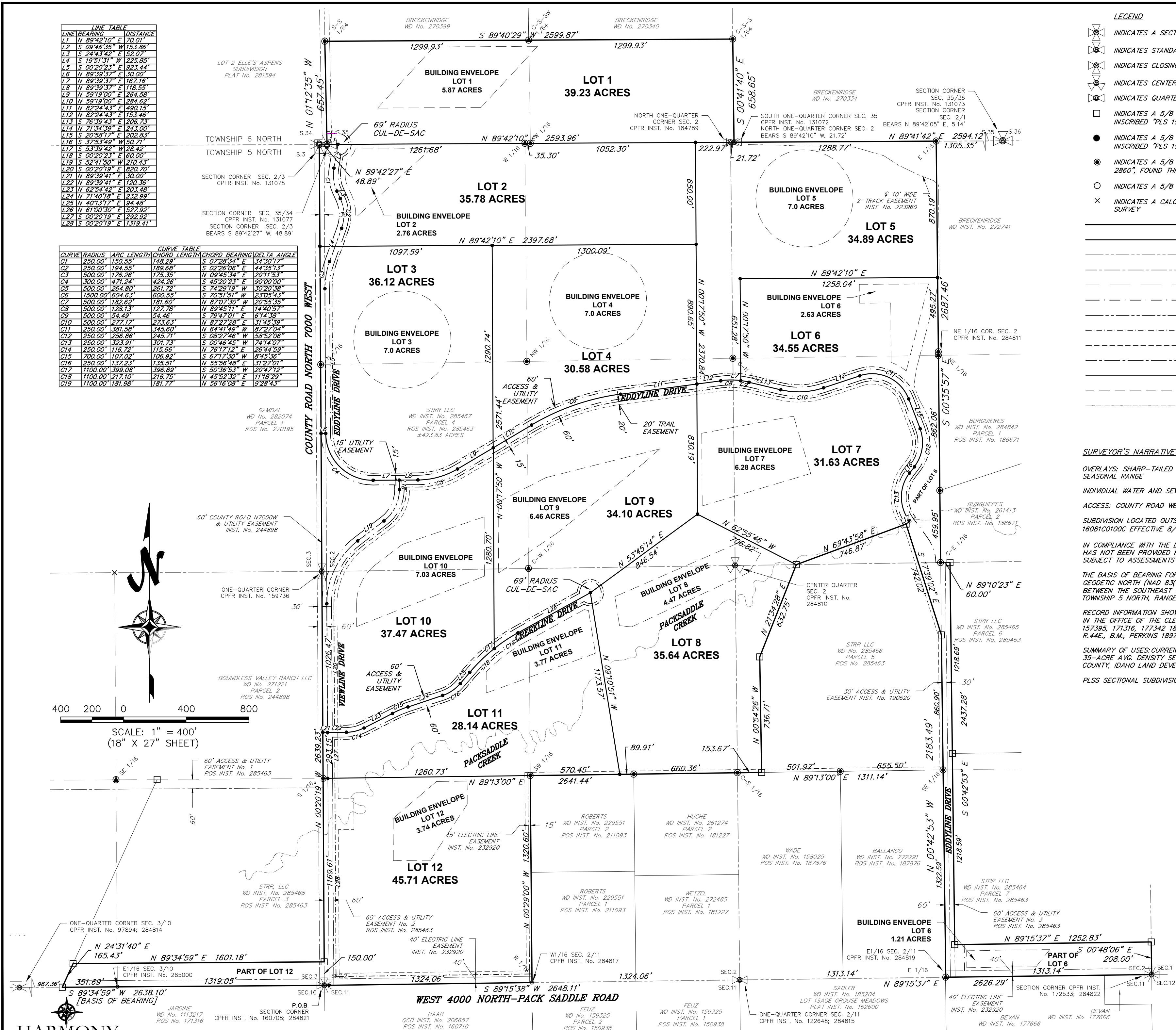





CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00	150.144	150.144	S 0729°54' E	34°01'15"
C2	250.00	194.55	189.68	S 0226°06' E	44°33'15"
C3	500.00	176.26	175.35	N 0945°34' E	20°01'15"
C4	500.00	471.24	424.26	S 45°20'33" E	90°00'00"
C5	500.00	268.20	268.20	S 70°51'51" W	90°00'00"
C6	1500.00	604.63	600.55	S 70°51'51" W	23°09'43"
C7	500.00	182.62	181.60	N 87°07'30" E	20°05'35"
C8	500.00	128.13	127.78	N 89°45'11" E	14°40'55"
C9	500.00	54.54	54.54	S 70°51'51" E	90°00'00"
C10	500.00	271.17	273.63	N 67°12'28" E	31°45'39"
C11	500.00	381.58	345.60	N 64°41'49" E	8°72'04"
C12	250.00	236.86	245.71	S 08°27'46" W	58°53'06"
C13	250.00	236.86	245.71	S 08°27'46" W	58°53'06"
C14	250.00	116.67	115.66	S 67°12'12" E	26°44'59"
C15	700.00	107.02	106.92	S 67°12'30" W	8°45'36"
C16	250.00	137.23	135.51	S 56°34'48" E	31°27'01"
C17	1100.00	398.08	396.89	S 56°35'42" E	29°27'01"
C18	1100.00	171.10	171.10	S 55°52'42" E	11°28'28"
C19	1100.00	181.98	181.77	N 56°16'08" E	9°28'43"





LEGEND


 INDICATES A SECTION CORNER MONUMENT, AS NOTED


 INDICATES STANDARD CORNER MONUMENT, AS NOTED


 INDICATES CLOSING CORNER MONUMENT, AS NOTED


 INDICATES CENTER QUARTER CORNER MONUMENT, AS NOTED


 INDICATES QUARTER CORNER MONUMENT, AS NOTED

 INDICATES A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 19140", FOUND THIS SURVEY

 INDICATES A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 19140", SET THIS SURVEY

 INDICATES A 5/8 INCH DIAMETER REBAR WITH A CAP INSCRIBED "LS 2860", FOUND THIS SURVEY

 INDICATES A 5/8 INCH DIAMETER REBAR, FOUND THIS SURVEY

 INDICATES A CALCULATED POINT NOTHING FOUND OR SET THIS SURVEY

_____ EDDYLINE RANCH BOUNDARY

_____ LOT LINE

_____ SECTION LINE

_____ QUARTER SECTION LINE

_____ SUBDIVISIONAL SECTION LINE

_____ ROAD RIGHT-OF-WAY LINE

_____ CENTERLINE DRIVE

_____ 15-FOOT UTILITY EASEMENT LINE

_____ 20-FOOT TRAIL EASEMENT LINE

_____ RECORD EASEMENT LINE

_____ ADJOINING BOUNDARY LINE

_____ PROPOSED BUILDING ENVELOPE LINE

_____ APPROXIMATE FLOWLINE PACKSADDLE CREEK

SURVEYOR'S NARRATIVE

OVERLAYS: SHARP-TAILED GROUSE BREEDING HABITAT; BIG GAME MIGRATION CORRIDORS AND SEASONAL RANGE

INDIVIDUAL WATER AND SEWAGE SYSTEMS PROPOSED FOR EACH LOT

ACCESS: COUNTY ROAD WEST 4000 NORTH

SUBDIVISION LOCATED OUTSIDE OF SPECIAL FLOOD HAZARD AREAS (SFHA) PER FIRM PANEL NO: 16081C0100C EFFECTIVE 8/4/1988.

IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3805(2), IRRIGATION WATER HAS NOT BEEN PROVIDED FOR BY THE OWNER, AND THE LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS BY ----- IRRIGATION DISTRICT.

THE BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT FROM GEODETIC NORTH (NAD 83(2011), EPOCH2010.0000), RESULTING IN A BEARING OF S 89°34'59" W BETWEEN THE SOUTHEAST CORNER OF SECTION 3 AND THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY IDAHO, AS SHOWN HEREON.

RECORD INFORMATION SHOWN HEREON ARE REFERENCED TO THOSE RECORDS OF SURVEY RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER(S): 157395, 171316, 177342 181227, 186671, 187876, 198337, 211093, 244898, 281594, GLO T.5N., R.44E., B.M., PERKINS 1897.

SUMMARY OF USES: CURRENT COUNTY ZONING RA-35, RURAL AGRICULTURE
35-ACRE AVG. DENSITY SETBACKS: FRONT=30 FEET, SIDE=30 FEET, REAR=40 FEET PER TETON
COUNTY, IDAHO LAND DEVELOPMENT REGULATIONS, CHAPTER 2-5, AUGUST 3, 2022.

PLSS SECTIONAL SUBDIVISION BREAKDOWN SEE INSTRUMENT NUMBER 285463.



*PRELIMINARY PLAT
EDDY LINE RANCH
LOCATED WITHIN SECTION 2 & SECTION 3,
T. 5 N., R. 44 E.,
& SECTION 35, T. 6 N., R. 44 E.,
BOISE MERIDIAN, TETON COUNTY, IDAHO
SHEET 1 OF 2*

