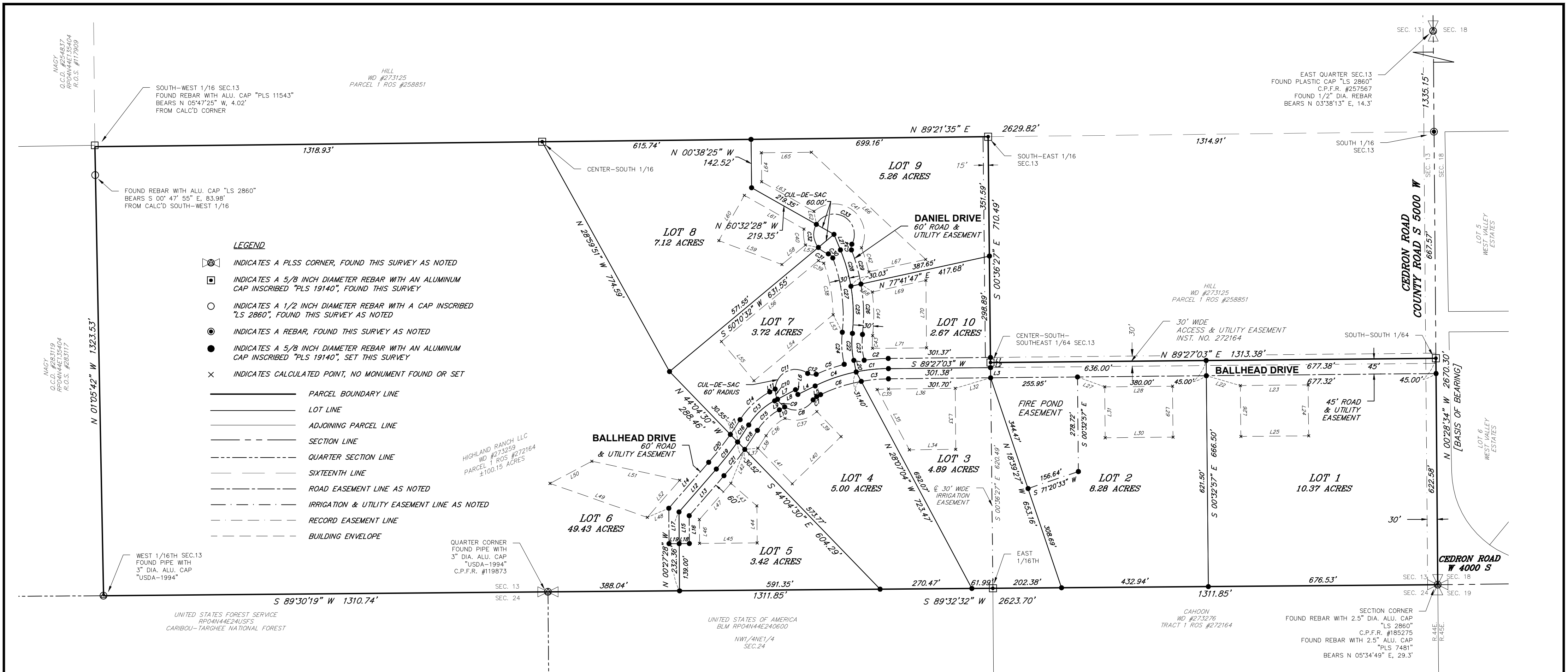




SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 1 OF RECORD OF SURVEY INSTRUMENT NUMBER 272164 AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO.

OVERLAYS: WATERBIRD BREEDING, MIGRATION, FORAGING AND WINTERING HABITAT.

THE NATURAL RESOURCE ANALYSIS PROVIDED BY INTERMOUNTAIN AQUATICS INC.

EACH LOT SHALL BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.

ACCESS: BALLHEAD DRIVE AND CEDRON ROAD (SOUTH 5000 WEST)

SUBDIVISION LOCATED OUTSIDE OF SPECIAL FLOOD HAZARD AREAS (SFHA) PER FIRM PANEL NO: 16081C0130C, EFFECTIVE AUGUST 3, 1988.

THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT FROM GEODETIC NORTH (NAD 83(2011), EPOCH2010.0000), RESULTING IN A BEARING OF N 00°28'34" E BETWEEN THE SOUTHEAST CORNER OF SECTION 13 AND THE EAST QUARTER CORNER OF SECTION 13 TOWNSHIP 4 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON COUNTY IDAHO, AS SHOWN HEREON.

RECORD INFORMATION SHOWN HEREON ARE REFERENCED TO THOSE RECORDS OF SURVEY FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO, AS INSTRUMENT NUMBER(S): 89445, 117909, 155882, 173432, 185731, 189547 AND 258851. GLO FIELD NOTES (VOL.R0406, SURVEY 142178; VOL.00225, SURVEY 43060; VOL.R0265, SURVEY 43062).

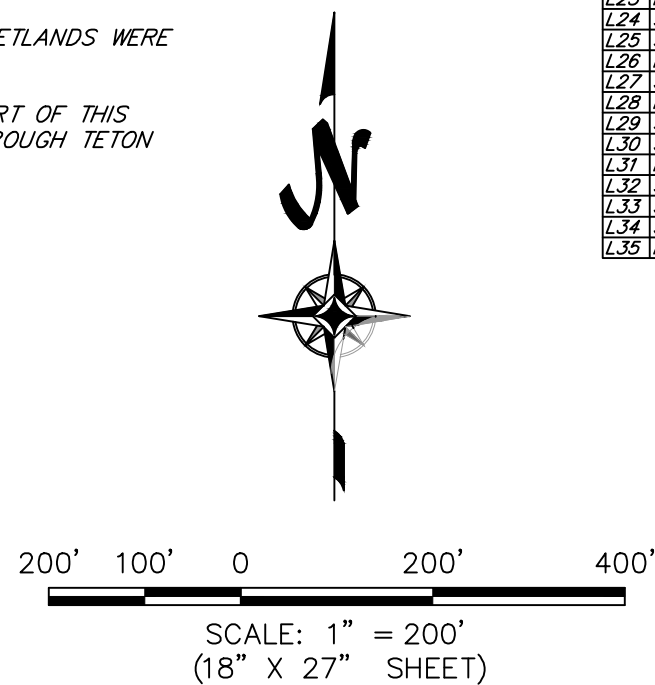
NO IMPROVEMENTS, FENCE-LINES, UNDERGROUND UTILITIES, SUBSURFACE IMPROVEMENTS, OR WETLANDS WERE MAPPED AS PART OF THIS SURVEY EXCEPT WHERE SPECIALLY INDICATED.

NO TITLE REPORT WAS PROVIDED FOR THE RECORD OF SURVEY. RESEARCH PERFORMED AS PART OF THIS SURVEY IS LIMITED TO ONLY CURRENT OWNERSHIP AND IS REFERENCE TO DATA AVAILABLE THROUGH TETON COUNTY, IDAHO GIS DEPARTMENT.

EASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST.

HARMONY
DESIGN & ENGINEERING
18 N MAIN STE 305 • DRIGGS ID 83422
208.354.1331 • www.harmonydesigninc.com
PROJ. #: 21102_BALLHEAD; APRIL 23, 2025

PROFESSIONAL LAND SURVEYOR
DRAFT
STATE OF IDAHO
PATRICK W. GILROY



LINE BEARING	DISTANCE
L1 S 00°36'27" E 15.00'	
L2 S 00°36'27" E 15.00'	
L3 S 00°36'27" E 30.00'	
L4 S 63°49'22" W 56.85'	
L5 S 63°49'22" W 9.73'	
L6 N 26°10'38" W 15.74'	
L7 S 61°59'39" W 69.87'	
L8 S 61°59'39" W 60.00'	
L9 S 61°59'39" W 9.87'	
L10 S 61°59'39" W 17.91'	
L11 S 61°59'39" W 17.91'	
L12 S 41°01'36" W 167.81'	
L13 S 41°01'36" W 156.45'	
L14 S 41°01'36" W 179.17'	
L15 S 00°27'28" E 93.36'	
L16 S 00°27'28" E 82.00'	
L17 S 00°27'28" E 104.73'	
L18 S 89°32'32" W 30.00'	
L19 S 89°32'32" W 30.00'	
L20 N 12°02'29" W 35.09'	
L21 N 22°31'29" W 49.53'	
L22 S 73°50'59" E 104.40'	
L23 N 89°27'03" E 200.00'	
L24 S 00°32'57" E 150.00'	
L25 S 89°27'03" W 200.00'	
L26 N 00°32'57" W 150.00'	
L27 S 69°59'35" E 85.44'	
L28 N 89°27'03" E 200.00'	
L29 S 00°32'57" E 150.00'	
L30 S 89°27'03" W 200.00'	
L31 N 00°32'57" W 150.00'	
L32 S 73°29'36" W 109.12'	
L33 S 00°32'57" E 180.00'	
L34 S 77°41'47" W 136.86'	
L35 N 28°07'04" W 201.62'	

LINE BEARING	DISTANCE
L36 N 89°27'03" E 196.78'	
L37 N 85°22'54" E 38.85'	
L38 S 32°58'28" W 44.12'	
L39 N 44°04'30" W 102.58'	
L40 S 45°55'30" W 200.00'	
L41 S 44°04'30" E 145.60'	
L42 S 22°16'53" W 108.14'	
L43 S 45°59'24" E 101.57'	
L44 S 00°27'28" E 109.03'	
L45 N 89°32'32" E 169.83'	
L46 S 00°27'28" E 70.30'	
L47 S 41°01'36" W 141.51'	
L48 S 69°49'54" W 68.92'	
L49 S 70°44'16" E 303.81'	
L50 N 62°05'53" E 139.77'	
L51 N 77°47'07" W 264.66'	
L52 N 41°01'36" E 145.32'	
L53 N 27°42'00" W 58.50'	
L54 N 50°10'32" E 303.58'	
L55 N 39°49'28" W 150.00'	
L56 S 50°10'32" W 372.58'	
L57 N 79°27'49" W 38.96'	
L58 N 50°10'32" E 90.21'	
L59 S 69°14'08" E 199.01'	
L60 S 29°27'59" W 153.27'	
L61 N 60°32'28" W 201.66'	
L62 N 10°10'49" W 38.96'	
L63 S 60°32'28" E 177.21'	
L64 S 00°36'27" E 85.24'	
L65 S 89°21'55" W 141.48'	
L66 N 46°51'19" W 462.09'	
L67 S 77°41'47" W 171.57'	
L68 S 55°20'20" E 41.04'	
L69 S 77°41'47" W 161.50'	
L70 S 00°32'57" E 199.16'	

CURVE RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 500.00'	95.33'	95.19'	N 83°59'19" E	10°55'28"
C2 530.00'	71.24'	71.18'	N 85°36'01" E	7°42'04"
C3 470.00'	80.62'	80.52'	N 84°32'13" E	9°49'41"
C4 500.00'	128.51'	127.96'	S 71°02'29" W	14°42'13"
C5 530.00'	87.90'	87.80'	S 70°30'18" W	9°30'09"
C6 470.00'	129.61'	129.20'	N 71°43'22" E	15°48'00"
C7 25.00'	14.69'	14.48'	S 46°59'22" W	33°40'02"
C8 60.00'	96.17'	86.20'	S 76°04'30" W	91°50'18"
C9 60.00'	31.42'	31.06'	N 43°00'21" W	30°00'00"
C10 60.00'	31.42'	31.06'	S 13°00'21" E	30°00'00"
C11 60.00'	130.44'	106.23'	N 64°16'30" E	124°33'42"
C12 25.00'	26.53'	25.30'	S 83°50'42" E	60°48'07"
C13 200.00'	108.46'	104.24'	S 46°53'17" W	30°12'45"
C14 230.00'	121.28'	119.88'	N 46°53'17" E	30°12'45"
C15 170.00'	89.64'	88.61'	N 46°53'17" E	30°12'45"
C16 1000.00'	59.74'	59.73'	N 33°29'35" E	3°25'23"
C17 970.00'	52.27'	52.26'	N 33°19'51" E	3°05'14"
C18 1030.00'	67.21'	67.20'	S 33°39'04" W	3°44'19"
C19 1000.00'	101.61'	101.57'	S 38°06'56" W	5°49'19"
C20 970.00'	104.25'	104.20'	S 37°56'52" W	6°09'27"
C21 1030.00'	98.98'	98.95'	S 38°16'24" W	5°30'22"
C22 250.00'	78.87'	78.53'	N 02°51'19" W	18°18'20"
C23 220.00'	76.51'	76.12'	N 03°41'56" W	19°55'33"
C24 280.00'	95.11'	94.65'	S 03°28'01" E	19°27'42"
C25 500.00'	138.50'	139.05'	N 01°43'43" W	15°59'03"
C26 530.00'	149.22'	148.73'	N 01°48'06" W	16°07'54"
C27 470.00'	222.81'	220.73'	N 07°19'01" W	27°09'43"
C28 500.00'	111.73'	111.50'	N 16°07'23" W	12°48'12"
C29 530.00'	104.51'	104.34'	S 15°31'00" E	11°17'54"
C30 20.00'	18.42'	17.38'	N 47°51'13" W	52°46'41"
C31 60.00'	35.45'	34.94'	S 56°45'01" E	33°51'05"
C32 60.00'	72.55'	68.21'	S 05°10'58" E	69°17'00"
C33 60.00'	187.95'	120.00'	S 60°48'11" E	178°28'34"
C34 20.00'	16.94'	16.94'	S 03°53'05" W	50°06'02"
C35 440.00'	33.42'	33.41'	N 27°16'30" E	42°11'08"
C36 140.36'	76.62'	75.67'	S 47°26'20" W	31°16'32"
C37 90.00'	101.23'	95.98'	N 77°57'39" E	64°26'45"
C38 440.00'	155.21'	154.41'	S 10°10'21" E	20°12'59"
C39 90.00'	17.48'	17.45'	S 64°51'47" E	11°07'45"
C40 90.00'	47.66'	47.10'	S 05°10'58" E	30°20'22"
C41 90.00'	246.58'	176.38'	N 52°34'54" W	156°58'34"
C42 560.00'	74.62'	74.56'	N 16°53'08" W	73°08'04"
C43 190.00'	37.74'	37.68'	S 00°34'25" W	11°22'56"
C44 560.00'	128.87'	128.59'	S 00°19'43" E	13°11'07"

RECORDER'S CERTIFICATE

FINAL PLAT
PREPARED FOR HIGHLAND RANCH LLC
ILLUSTRATING
DANIEL HIGHLANDS SUBDIVISION
Being located within S1/2 Section 13
T. 4 N., R. 44 E., BOISE MERIDIAN,
TETON COUNTY, IDAHO
SHEET 2 OF 2