

- LEGEND**
- ⊙ INDICATES A 5/8 INCH DIAMETER REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 10897", FOUND THIS SURVEY
 - INDICATES A 5/8 INCH DIAMETER REBAR WITH A 1-1/2 INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 19140", SET THIS SURVEY
 - × INDICATES A CALCULATED CORNER FOR ORIENTATION PURPOSES
 - LOT LINE
 - ROAD & UTILITY EASEMENT (PER PLAT INST. NO. 185721)
 - TRAIL EASEMENT (PER PLAT INST. NO. 185721)
 - ADJOINING BOUNDARY
 - BUILDING ENVELOPE VACATED THIS SURVEY
 - RELOCATED BUILDING ENVELOPE
 - TIE LINE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	74.63'	73.53'	N 65°18'41" W	34°12'34"
C2	125.00'	134.98'	128.52'	N 51°28'51" W	61°52'19"
C3	150.00'	122.58'	119.18'	N 43°57'10" W	46°48'53"
C4	250.00'	52.21'	52.12'	N 15°21'24" E	11°58'00"
C5	125.00'	67.87'	67.04'	N 24°57'42" E	31°06'35"
C6	150.00'	107.89'	105.58'	N 19°54'39" E	41°12'40"
C7	155.00'	78.18'	77.36'	N 67°57'58" W	28°34'01"
C8	95.00'	102.59'	97.68'	N 51°28'51" W	61°52'19"
C9	180.00'	117.57'	115.49'	N 39°15'28" W	37°25'28"
C10	280.00'	63.02'	62.88'	N 15°31'14" E	12°53'51"
C11	95.00'	51.58'	50.95'	N 24°57'42" E	31°06'35"
C12	180.00'	90.29'	89.34'	N 26°08'48" E	28°44'21"

TETON COUNTY, IDAHO FIRE MARSHAL
I hereby certify that the provisions for fire protection shown on this plat meet the Teton County, Idaho Fire Code and have been approved by my department.

Teton County, Idaho Fire Marshal _____ 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, EHS _____ Date _____

TETON COUNTY, IDAHO TREASURER CERTIFICATE
I, the undersigned Teton County, Idaho Treasurer have reviewed this plat per requirements of Idaho Code 50-1308, and hereby certify that all taxes for the property shown and described on this plat are current.

Teton County, Idaho Treasurer _____ Date _____

TETON COUNTY, IDAHO ASSESSOR'S CERTIFICATE
Presented to the Teton County, Idaho Assessor on the date show, at which time this subdivision was approved and accepted for filing.

Teton County, Idaho Assessor _____ Date _____

PLANNING AND ZONING APPROVAL
This plat was presented to the Teton County, Idaho Planning and Zoning Administrator for their acceptance and approval on the following date.

Planning and Zoning Administrator _____ Date _____

CERTIFICATE OF PLAT REVIEW
I, the undersigned, being a licensed surveyor in the State of Idaho, did review this plat and find that it complies with Idaho and Teton County, Idaho codes and approve this plat to be recorded.

Teton County, Idaho Review Surveyor _____ Date _____

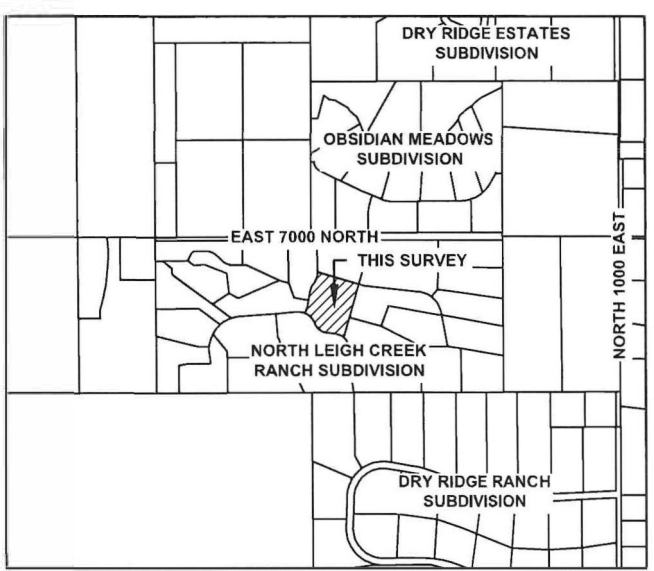
CERTIFICATE OF OWNERS
I, the undersigned owner and proprietor hereby certify that I have caused to be surveyed the foregoing tract of land conveyed by that Warranty Deed recorded as instrument number 280413, said tract being Lot 27 as illustrated on that Amended Final Plat for North Leigh Creek Ranch recorded as instrument number 185721 in the Office of the Clerk and Recorder of Teton County, Idaho; THAT said survey is with the free consent and in accordance with my desires; THAT I hereby certify that the existing building envelope for Lot 27 as illustrated on said Amended Final Plat is to be vacated and replaced as shown hereon; THAT this subdivision is subject to any easements, rights-of-ways, covenants, restrictions, reservations, agreements or encumbrances of sight and/or record;

TETER INC. 401(K) PLAN FBO CLAYTON DAVIS _____ DATE _____

STATE OF _____
COUNTY OF _____

ACKNOWLEDGEMENT
The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 2025.
Witness my hand and official seal.

Signature of Notary _____
Name (printed) _____
Residing at: _____
My commission expires: _____



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO VACATE AND REPLACE THE EXISTING BUILDING ENVELOPE FOR LOT 27 AS ILLUSTRATED ON THAT AMENDED FINAL PLAT FOR NORTH LEIGH CREEK RANCH SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 185721.

CURRENT ZONING PER TETON COUNTY, IDAHO GIS = RA-35, RURAL AGRICULTURE 35-ACRE AVG. DENSITY.

THE BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT FROM GEODETIC NORTH (USING NAD 83(2011), EPOCH2010.0000), RESULTING IN A BEARING OF S 15°44'19" W ALONG THE EAST LINE OF LOT 27, AS SHOWN HEREON.

MONUMENTS SHOWN HEREON WERE FOUND AND ACCEPTED TO BE WITHIN ACCEPTABLE SURVEY TOLERANCES AND RECORD INFORMATION WAS HELD THIS SURVEY AND ROTATED BETWEEN FOUND MONUMENTS AS REFERENCED TO THAT AMENDED FINAL PLAT FOR NORTH LEIGH CREEK RANCH SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 185721.

EASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST.

SURVEYOR'S CERTIFICATE
I, Patrick W. Gilroy, hereby certify that this plat was made from notes taken during an actual survey performed under my direction during the months of April, 2023 through May, 2025, and from records on file with the Office of the Clerk and Recorder of Teton County, Idaho, and that this plat correctly represents the points and corners found at the time of said survey and is in conformity with the State of Idaho code relating to plats and surveys;

Patrick W. Gilroy
Idaho-Professional Land Surveyor, License Number 19140
Dated this _____ day of _____, 2025



RECORDER'S CERTIFICATE