



LOT 1
AMENDED PLAT
NORTH LEIGH CREEK
RANCH SUBDIVISION
PLAT INST. NO. 185721

60' WIDE ROAD &
UTILITY EASEMENT
PER PLAT
INST. NO. 185721

LOT 12
AMENDED PLAT
NORTH LEIGH CREEK
RANCH SUBDIVISION
PLAT INST. NO. 185721

N 21°23'12" E,
31.47'

LOT 13
AMENDED PLAT
NORTH LEIGH CREEK
RANCH SUBDIVISION
PLAT INST. NO. 185721

60' WIDE ROAD & UTILITY EASEMENT
PER PLAT INST. NO. 185721

**TETER INC 401K PLAN
WD INST. NO. 280413
LOT 27
AMENDED PLAT
NORTH LEIGH CREEK
RANCH SUBDIVISION
PLAT INST. NO. 185721
3.77 ACRES (REC.)**

**ROCK GARDEN ROAD
(PER PLAT INST. NO. 185721)
S 74°15'41" E 364.59'**

LOT 28
AMENDED PLAT
NORTH LEIGH CREEK
RANCH SUBDIVISION
PLAT INST. NO. 185721

60' WIDE ROAD &
UTILITY EASEMENT
PER PLAT INST. NO. 185721

LOT 24
AMENDED PLAT
NORTH LEIGH CREEK
RANCH SUBDIVISION
PLAT INST. NO. 185721

LOT 26
AMENDED PLAT
NORTH LEIGH CREEK
RANCH SUBDIVISION
PLAT INST. NO. 185721

LOT 15
AMENDED PLAT
NORTH LEIGH CREEK
RANCH SUBDIVISION
PLAT INST. NO. 185721

LEGEND

- ⊙ INDICATES A FOUND 5/8 INCH DIAMETER REBAR WITH A
1-1/2 INCH DIAMETER ALUMINUM CAP INSCRIBED "PLS 10897"
- × INDICATES A CALCULATED CORNER FOR ORIENTATION PURPOSES

- LOT LINE
- RECORD EASEMENT LINE (AS NOTED)
- ADJOINING BOUNDARY
- SETBACK LINE (TETON COUNTY, IDAHO)
- VACATED BUILDING ENVELOPE
- PROPOSED BUILDING ENVELOPE
- TIE LINE
- PRELIMINARY FEMA FLOOD ZONE A
- PRELIMINARY FEMA FLOOD ZONE X

NOTES

A FULL AND DETAILED BOUNDARY SURVEY HAS NOT BEEN PERFORMED
IN THE PREPARATION OF THIS EXHIBIT, THE LOT BOUNDARY LINES
HAVE BEEN ILLUSTRATED FOR REFERENCE PURPOSES ONLY AND ARE
RECORD AS ILLUSTRATED ON THAT AMENDED PLAT TO NORTH LEIGH
CREEK RANCH SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK
AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER
185721 AND ROTATED TO FOUND MONUMENTS ALONG THE EAST LINE
OF LOT 27.

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

THE CURRENT BUILDING SETBACKS PER TETON COUNTY, IDAHO LAND
DEVELOPMENT CODE, DATED DECEMBER 4, 2024 AND THE COVENANTS
CONDITIONS AND RESTRICTIONS OF NORTH LEIGH CREEK RANCH
SUBDIVISION RECORDED IN THE OFFICE OF THE CLERK AND RECORDER
OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 179118, SHOWN
HEREON, ARE AS FOLLOWS.

FRONT=30'
SIDE=30'
REAR=40'

PORTIONS OF LOT 27 ARE LOCATED WITHIN THE PRELIMINARY FEMA
FLOOD HAZARD ZONES (AS OF AUGUST, 25, 2024) PER TETON
COUNTY, IDAHO GIS AS SHOWN HEREON.

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'	122.56'	119.18'	N 43°57'10" W	46°48'53"
C4	250.00'	52.21'	52.12'	N 15°23'24" 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°54'01"
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°25'29"
C10	280.00'	63.02'	62.88'	N 15°51'14" E	12°53'41"
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"

60 30 0 60 120

SCALE: 1" = 60'
(11" X 17" SHEET)



HARMONY
DESIGN & ENGINEERING
18 N MAIN STE 305 • DRIGGS ID 83422
208.354.1331 • www.harmonydesigninc.com

BUILDING ENVELOPE EXHIBIT

Project Number • 25014
Project Path • \HDE - Documents\Projects\25014-Teter_545_Rock_Garden
Drawn By • FJE
Reviewed By • ANF
Drawing Date • MARCH 21, 2025
Revision Date •

TETER-545 ROCK GARDEN RD

LOT 27
AMENDED PLAT NORTH LEIGH CREEK RANCH SUBDIVISION
PLAT INSTRUMENT NUMBER 185721
LOCATED IN SECTION 25, T.6N., R.45E., B.M.,
TETON COUNTY, IDAHO