

PRELIMINARY PLAT
EUSTACHY-WYSONG RANCH

BEING PART OF THE NW¹/₄, SECTION 5, TWP. 5 N, RANGE 45 E, B.M.
TETON COUNTY, IDAHO

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 6100 FEET.

BOUNDARY DESCRIPTION

SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 45 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5;

THENCE SOUTH 00°33'40" EAST, A DISTANCE OF 651.63 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°31'39" EAST, A DISTANCE OF 3,954.27 FEET TO A POINT;

THENCE SOUTH 01°27'10" EAST, A DISTANCE OF 608.03 FEET TO A POINT;

THENCE SOUTH 69°25'34" WEST, A DISTANCE OF 263.46 FEET TO A POINT;

THENCE SOUTH 42°11'19" WEST, A DISTANCE OF 80.00 FEET TO A POINT;

THENCE NORTH 47°47'08" WEST, A DISTANCE OF 130.73 FEET TO A POINT;

THENCE SOUTH 89°55'52" WEST, A DISTANCE OF 929.20 FEET TO A POINT;

THENCE SOUTH 89°55'45" WEST, A DISTANCE OF 1,318.44 FEET TO A POINT;

THENCE SOUTH 89°26'23" WEST, A DISTANCE OF 1,318.36 FEET TO A POINT;

THENCE NORTH 00°33'40" WEST, A DISTANCE OF 654.91 FEET TO THE POINT OF BEGINNING, CONTAINING 60.01 ACRES OF LAND, MORE OR LESS.

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, AND LOTS TO BE HEREAFTER KNOWN AS EUSTACHY-WYSONG RANCH, 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 _____ DAY OF _____, 2024

EUSTACHY-WYSONG RANCH

_____ - MEMBER

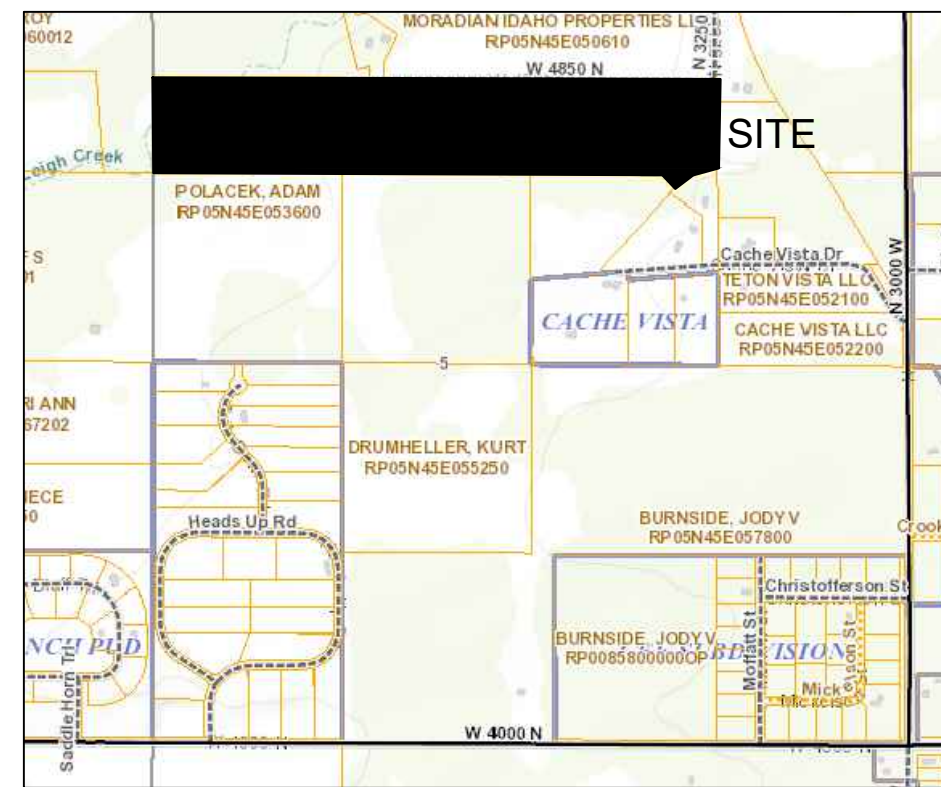
ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2024 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, 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.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING IN _____ COUNTY, _____
MY COMMISSION EXPIRES _____



LOCATION MAP

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.

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

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.

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.

PLANNING AND ZONING COMMISSION CHAIR 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.

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

TETON COUNTY FIRE MARSHAL DATE

FLOOD ZONE NOTICE

THIS SUBDIVISION FALLS OUTSIDE THE 100 YEAR FLOOD PLANE AS PER FIRM MAP NO. 16081C 0100C, EFFECTIVE DATE 8-4-1988.

REFERENCES:

- AW ENGINEERING ROS IN. 238813
- AW ENGINEERING ROS IN. 263416
- CACHE VISTA IN. 120090
- SILVER DOLLAR RANCH IN. 196953

NARRATIVE:

WE WERE HIRED BY CIVILIZE DESIGN TO PREPARE A 10 LOT SUBDIVISION. MULTIPLE GAPS AND OVERLAPS EXIST BETWEEN THE DEEDS AND SURVEYS. THE SOUTH LINE WE HELD THE CENTER 1/4 FOUND AND THE NE COR OF SILVER DOLLAR RANCH. THE WEST LINE WE HELD THE PINS FOUND IN INSTRUMENT NO. 263416 AFTER DISCUSSING WITH HARMONY DESIGN GROUP WHO ARE DOING THE SUBDIVISION TO THE SOUTHWEST. THE NORTH LINE AND SOUTH LINE WE HELD THE LINE DESCRIBED IN INSTRUMENT NO. 269565.

RECORDER'S CERTIFICATE

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.



PRELIMINARY PLAT - EUSTACHY-WYSONG RANCH
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TETON COUNTY, IDAHO

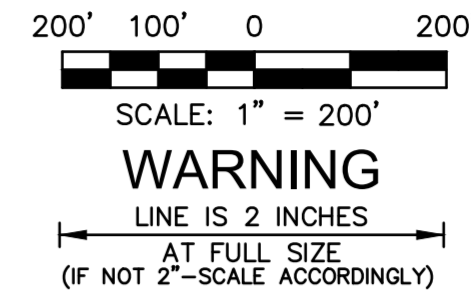
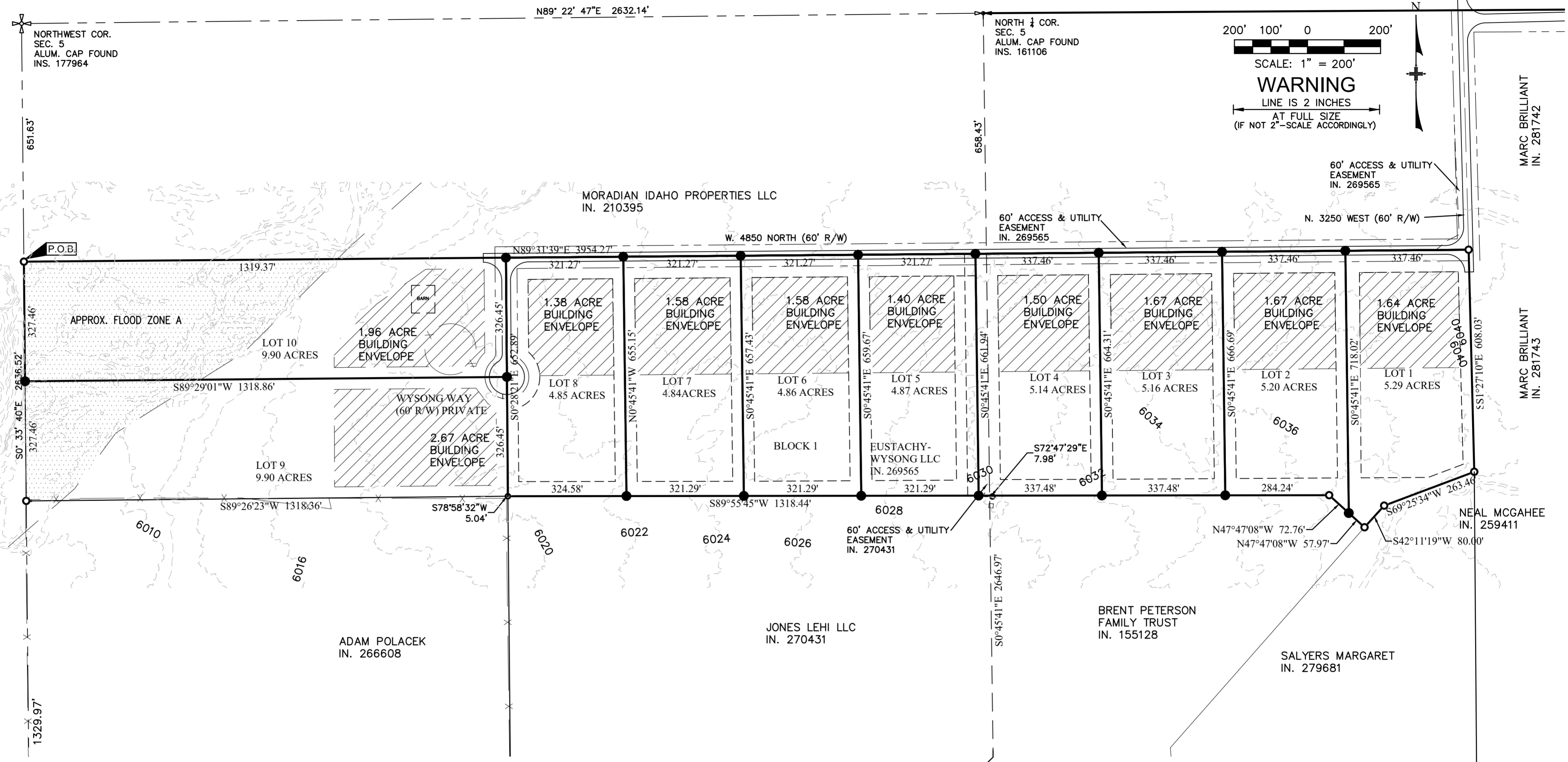
TETON VIEW SURVEYING

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

Reviewed By: JMR
Project No.: 22-0086
Date: 3/13/2024
Sheet No.: 1 OF 1

PRELIMINARY PLAT EUSTACHY-WYSONG RANCH

BEING PART OF THE NW¹/₄, SECTION 5, TWP. 5 N, RANGE 45 E, B.M.
TETON COUNTY, IDAHO



BUILDING SETBACKS

FRONT YARD	30'
REAR YARD	40'
SIDE YARD	30'
TETON RIVER	100'
STREAM, CREEK	50'
IRRIGATION DITCH	15'

OVERLAYS

BIG GAME MIGRATION CORRIDORS AND SEASONAL RANGE

PRIORITY WETLAND HABITAT-SOUTH LEIGH FORESTED

LEGEND

	CENTER 1/4 CORNER FOUND
	REBAR WITH AN ALUMINUM CAP FOUND "AW ENG 2860"
	REBAR WITH NO CAP FOUND
	SET 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "PLS 13856"
	CONTROLLING SECTION CORNER FND. (AS NOTED)
	QUARTER SECTION CORNER FND. (AS NOTED)
	FENCE
	SECTION LINE
	NEW PROPERTY LINE
	EASEMENT
	RIGHT OF WAY
	SETBACK
	CENTERLINE
	BUILDING ENVELOPE
	APPROX. FLOOD ZONE A

SURVEYOR'S CERTIFICATE

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