

POINT OF BEGINNING
ONE-QUARTER SECTION CORNER
FOUND ILLEGIBLE 2" DIAMETER ALUMINUM CAP
CP & FR INS. NO. 266068
Glen Eric & Laura Lee Carlson
Ins. No. 272225

Gregory M Garrison & Nicole R. Huff
Ins. No. 274298
Lot No. 13
R.O.S. 156979

Jason Ralph Lipps &
Brenda Renee Lipps
Ins. No. 277886
Lot No. 1
R.O.S. 156979

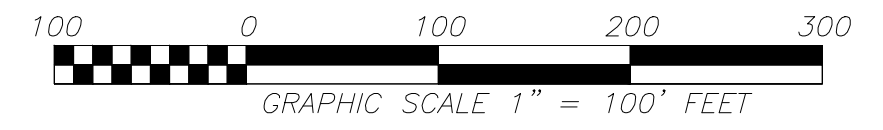
[BASIS OF BEARINGS]
S 89°46'53" E 2636.32'
(REC-A N 89°52' W 40.12 CH)
(REC-B N 89°46'38" W 2636.18')

IFISHIAM, LLC
Ins. No. 268776
W1/2SE1/4SE1/4

SURVEYOR'S NARRATIVE:
The purpose of this survey is to subdivide an existing parcel into nineteen (19) separate lots.

This survey is controlled by those monuments illustrated and described on that Record of Survey filed in the Office of the Clerk and Recorder, Teton County, Idaho as Instrument Number 272916 and Instrument Number _____

The Centerline of Leigh Creek Canal was mapped between October 6-8, 2022.



- LEGEND:**
- Indicates a 5/8 inch diameter rebar with a 2 inch diameter aluminum cap inscribed "PLS 14391", along with other markings set this survey.
 - ⊙ Indicates a 5/8 inch diameter rebar with a 2 inch diameter aluminum cap inscribed "PLS 14391", along with other appropriate markings, previously set.
 - Indicates a 5/8 inch diameter rebar with an illegible 2 inch diameter aluminum cap, found this survey.
 - Unless otherwise noted, indicates a 5/8 inch diameter rebar, found this survey.
 - ⊙ Indicates a 1/2" diameter rebar with a 1" aluminum cap inscribed, "A & W Eng 2860", found this survey.
 - × Calculated position, nothing found or set this survey.
 - W.C. Indicates a Witness Corner.
 - R.M. Indicates a Reference Monument.
 - N/A/R No Access Restriction (see certificate of owner & dedication)

- Boundary Line
- Adjoining Boundary Line
- - - Section Line
- - - Quarter Section Line
- - - Section Subdivision Line
- - - Canal Easement
- - - Easement per this Plat
- - - Building Envelope/Driveway (Preliminary Plat Only)
- ▨ Emergency Easement

NOTES:
The Basis of Bearing for this survey is referenced to a direct GPS measurement from Geodetic North (using WGS 84, NAD 83(2011), EPOCH2010.0000), resulting in a bearing of S 89°46'53" E between the monumented One-Quarter Corner common to Sections 3 and 10 and the monumented Section Corner common to Sections 2, 3, 10, and 11, Township 5 North, Range 45 East, Boise Meridian, Teton County Idaho, as shown hereon.

Record information shown hereon as (REC-A) is referenced to the Field Notes of the survey of the Subdivisional Lines of Township No. 5 North, Range No. 45 East, Boise Meridian, Idaho, as surveyed by Rhoades and Long, completed October 19, 1890, available through the United States Department of Interior Bureau of Land Management, Public Room.

Record information shown hereon as (REC-B) is referenced to that Record of Survey filed in the Office of the Clerk and Recorder of Teton County as Instrument Number 272916.

No improvements, fence-lines, underground utilities, subsurface improvements, or wetlands were mapped as part of this survey except where specifically indicated.

Easements of sight and record not shown hereon may exist.

Trever D. Hansen
Et. Al.
Ins. No. 272543
Parcel No. 1
R.O.S. 271591

CENTER-NORTH ONE-SIXTEENTH CORNER
FOUND 1" DIAMETER ALUMINUM CAP
INSCRIBED "A & W ENG 2860"
CP & FR FILED

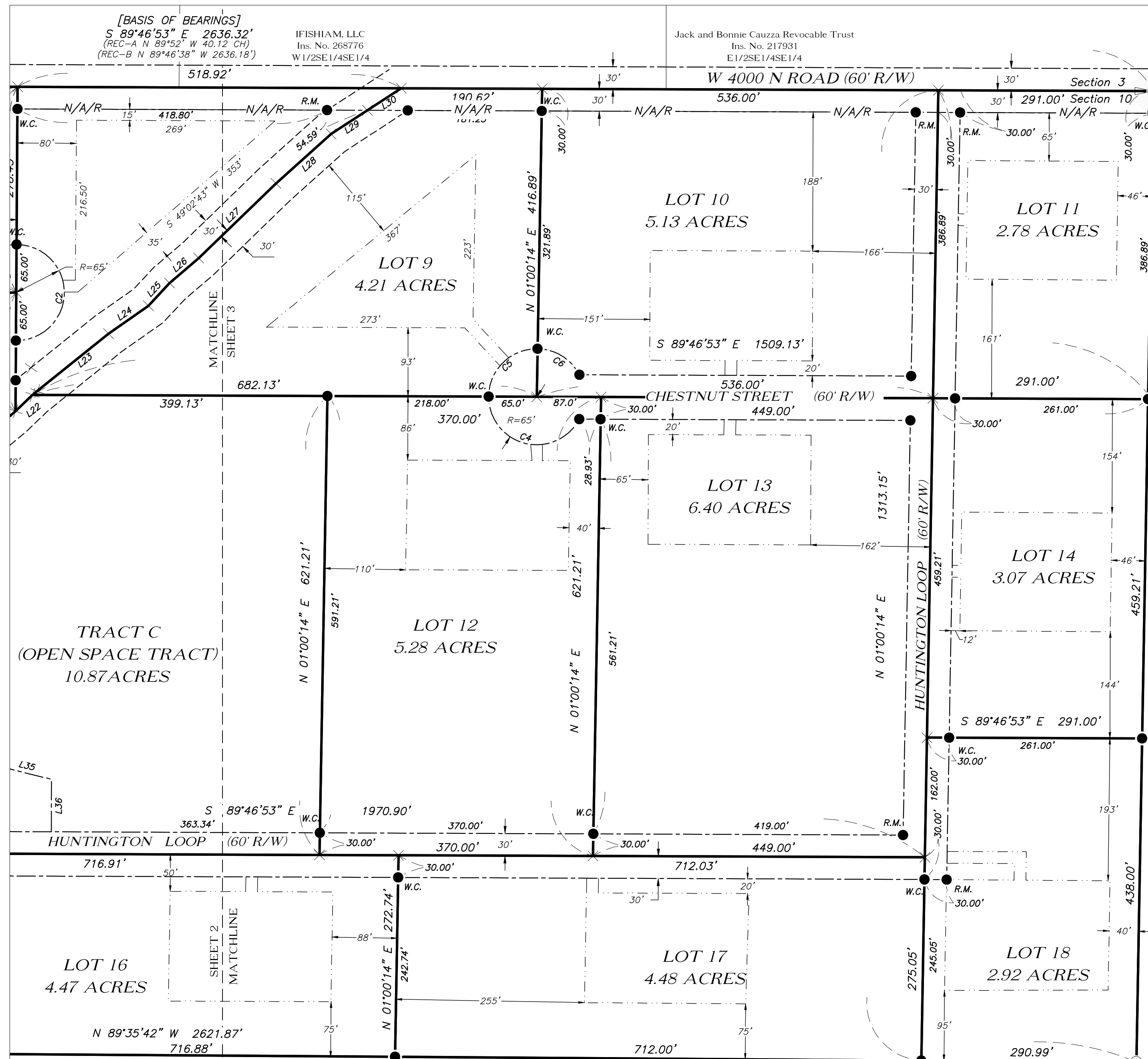
William J. Hunter
Ins. No. 278816
S1/2NE1/4

N 89°48'49" W 2621.77'
(REC-B N 89°48'29" W 2644.90')

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 54°42'03" E	31.42'	L11	N 52°48'13" E	30.48'	L21	N 50°15'06" E	99.48'	L31	N 00°13'07" E	106.22'	C1	65.00'	71.10'
L2	N 51°27'58" E	20.96'	L12	N 49°33'43" E	53.33'	L22	N 46°05'23" E	31.90'	L32	N 88°40'54" W	32.29'	C2	65.00'	204.20'
L3	N 57°41'05" E	133.53'	L13	N 44°47'52" E	49.53'	L23	N 51°10'16" E	131.97'	L33	N 74°45'04" W	121.18'	C3	65.00'	70.74'
L4	N 51°59'19" E	85.13'	L14	N 43°35'33" E	48.12'	L24	N 55°00'46" E	65.89'	L34	N 82°31'13" W	106.58'	C4	65.00'	173.02'
L5	N 54°08'54" E	110.11'	L15	N 41°26'20" E	50.60'	L25	N 42°58'35" E	41.92'	L35	N 76°05'41" W	73.68'	C5	65.00'	102.99'
L6	N 53°33'45" E	66.51'	L16	N 61°43'05" E	44.36'	L26	N 49°29'29" E	51.95'	L36	N 00°13'07" E	71.01'	C6	65.00'	70.03'
L7	N 53°33'45" E	184.67'	L17	N 48°42'27" E	26.85'	L27	N 45°54'03" E	145.57'	L37	N 44°46'53" E	129.01'			
L8	N 53°18'48" E	127.55'	L18	N 57°10'50" E	35.33'	L28	N 48°07'25" E	100.17'	L38	N 44°46'53" W	178.81'			
L9	N 53°33'00" E	76.82'	L19	N 48°53'56" E	42.25'	L29	N 56°53'08" E	58.62'						
L10	N 52°48'13" E	35.69'	L20	N 47°35'10" E	48.62'	L30	N 56°53'08" E	54.59'						
						L29+L30	N 56°53'08" E	113.21'						



Preliminary Plat
JC Ranches Subdivision
Labeled within the NE1/4
of Section 10
T. 5 N., R. 45 E., Boise Meridian,
TETON COUNTY, IDAHO
SHEET 2 OF 3



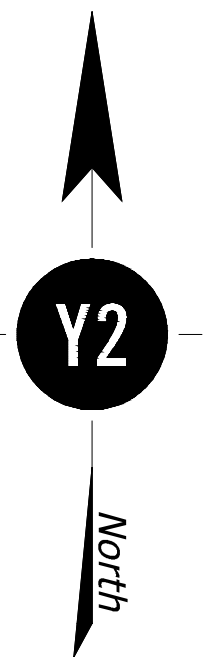
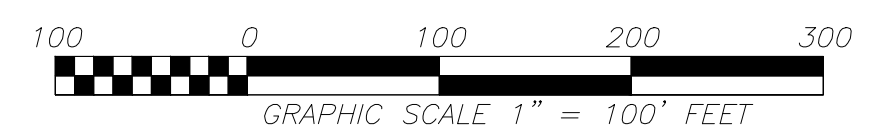
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 (REC-B N 89°46'38" W 2636.18')

IFISHAM, LLC
 Ins. No. 268776
 W1/2SE1/4SE1/4

Jack and Bonnie Cauzza Revocable Trust
 Ins. No. 217931
 E1/2SE1/4SE1/4

SECTION CORNER
 FOUND ILLEGIBLE 2" DIAMETER ALUMINUM CAP
 CP&FR INS. NO. 208538
 Verle C Jardine & Nancy B. Jardine Family Trust
 Ins. No. 200058
 SW 1/4

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Preliminary Plat
JC Ranches Subdivision
 Located within the NE1/4
 of Section 10
 T. 5 N., R. 45 E., Boise Meridian,
 TETON COUNTY, IDAHO
 SHEET 3 OF 3



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 54°42'03" E	31.42'	L11	N 52°48'13" E	30.48'	L21	N 50°15'06" E	99.48'	L31	N 00°13'07" E	106.22'	C1	65.00'	71.10'	67.60'	N 59°02'23" E	62°40'10"
L2	N 51°22'58" E	20.96'	L12	N 49°33'43" E	53.33'	L22	N 46°05'23" E	31.90'	L32	N 88°40'54" W	32.29'	C2	65.00'	204.20'	130.00'	N 00°22'28" E	180°00'00"
L3	N 57°41'05" E	133.53'	L13	N 44°47'52" E	49.53'	L23	N 51°10'16" E	131.97'	L33	N 74°45'04" W	121.18'	C3	65.00'	70.74'	67.30'	S 58°26'48" E	62°21'29"
L4	N 51°59'19" E	85.13'	L14	N 43°35'33" E	48.12'	L24	N 55°00'46" E	65.89'	L34	N 82°31'13" W	106.58'	C4	65.00'	173.02'	126.28'	S 76°02'17" E	152°30'49"
L5	N 54°08'54" E	110.11'	L15	N 41°26'20" E	50.60'	L25	N 42°58'35" E	41.92'	L35	N 76°05'41" W	73.68'	C5	65.00'	102.99'	92.55'	S 45°36'41" W	90°47'07"
L6	N 53°33'45" E	66.51'	L16	N 61°43'05" E	44.36'	L26	N 49°29'29" E	51.95'	L36	N 00°13'07" E	71.01'	C6	65.00'	70.03'	66.69'	S 58°07'55" E	61°43'42"
L7	N 53°33'45" E	184.67'	L17	N 48°42'27" E	26.85'	L27	N 45°54'03" E	145.57'	L37	N 44°46'53" W	178.81'						
L8	N 53°18'48" E	127.55'	L18	N 57°10'50" E	35.33'	L28	N 48°07'25" E	100.17'									
L9	N 53°33'00" E	76.82'	L19	N 48°53'56" E	42.25'	L29	N 56°53'08" E	58.62'									
L10	N 52°48'13" E	35.69'	L20	N 47°35'10" E	48.62'	L30	N 56°53'08" E	54.59'									
						L29+L30	N 56°53'08" E	113.21'									

LEGAL DESCRIPTION OF LAND SUBDIVIDED (Parent Parcel):

A Parcel of land being a portion of the Northwest One-Quarter of the Northeast One-Quarter (NW1/4NE1/4) and the Northeast One-Quarter of the Northeast One-Quarter (NE1/4NE1/4) of Section 10, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being conveyed by that Quit Claim Deed recorded as Instrument Number _____ and being further described as PARCEL 2A on that Record of Survey recorded as Instrument Number _____ in the Office of the Clerk and Recorder of Teton County, Idaho.

Said PARCEL 2A being secondarily and subordinately described by metes and bounds as follows:

BEGINNING at the Quarter Section corner common to Section 3 and 10, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, being marked by an illegible 2 inch diameter aluminum cap;
THENCE, S 89°46'53" E, 2636.32 feet, along the Section Line common to said Sections 3 and 10, to the Section Corner common to Sections 2, 3, 10 and 11 of said Township, being marked by an illegible 2 inch diameter aluminum cap;
THENCE, S 01°00'14" W, 1314.10 feet, along the line common to said Sections 10 and 11 to a point being marked by a 5/8 inch diameter rebar, 24 inches in length, having a 2 inch diameter aluminum cap inscribed, "PLS 14391";
THENCE, N 89°35'42" W, 2621.87 feet, to a point of intersection with the north-south Quarter Section line of said Section 10 being marked by a 5/8 inch diameter rebar, 24 inches in length, having a 2 inch diameter aluminum cap inscribed, "PLS 14391";
THENCE, N 00°22'28" E, 1305.46 feet, along the North-South Quarter Section line of said Section 10 to the POINT OF BEGINNING;

Said Parcel encompasses 79.05 Acres.

Subject to and together with that County Road Right-Of-Way for that County Road commonly known as West 4000 North.

CERTIFICATE OF OWNERS

STATE OF _____)

SS

COUNTY OF _____)

That I, Jim Herbert, the undersigned representative (member) of JD ID WY, LLC, do hereby certify:

THAT JD ID WY, LLC, a Wyoming Limited Liability Company, currently owns the parcel of land described above as the Parent Parcel;

THAT, the division shown hereon is with the free consent and in accordance with the desires of the owner;

THAT, the name of the subdivision shall be "JC Ranches Subdivision";

THAT, this subdivision is subject to the declaration of covenants and restrictions as recorded in conjunction with this plat;

THAT, this subdivision is subject to any easements, rights-of-ways, reservations, and restrictions, of sight and/or record;

THAT, access to this subdivision shall be from that county road commonly known as West 4000 North Road;

THAT, the Lots shown hereon will be serviced by individual wells and septic systems;

THAT, the undersigned hereby designates areas shown and described on this plat as "NO ACCESS RESTRICTION" to prohibit the construction of any approach, to the adjoining public right of way.

THAT, the undersigned hereby grants unto the public, access easements on those areas labeled as Fillmore Road, Huntington Loop, and Chestnut Street; said access easements shall be a perpetual access and underground utility easement, as shown on this plat. Said easements are hereby granted and donated to the public in perpetuity.

THAT, the undersigned hereby grants unto the owners of the lots an easement for construction, maintenance and repair of all facilities integral to the fire protection system in, over, under and across the area designated on this plat as "FIRE POND AREA" to have and to hold forever.

Member JD ID WY, LLC., Jim Herbert _____

DATE _____

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Jim Herbert, known to me to be a Member of JD ID WY, LLC, a Wyoming Limited Liability Company, this _____ day of _____, 2024.
Witness my hand and official seal.

Signature of Notary _____

Name (printed) _____

Residing at: _____
My commission expires: _____

SURVEYOR'S CERTIFICATE

I, Matthew D. Morris, hereby certify that this map was made from notes taken during an actual survey performed by me between September 2022 and _____ 2024, and from records on file with the Office of the Clerk and Recorder, Teton County, Idaho;

that this Record of Survey correctly represents the points and corners found at the time of said survey;

Matthew D. Morris, PLS
Idaho Professional Land Surveyor, License Number 14391
Dated this _____th day of _____, 2024



y2consultants.com
307 733 2999



TETON COUNTY FIRE MARSHAL

I hereby certify that the provisions for fire protection shown on this plat meet the Teton County Fire Code and have been approved by my department.

Teton County Fire Marshal _____ Date _____

HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on Department of Environmental Quality review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer line have been completed and services certified as available. 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 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 Treasurer _____ Date _____

TETON COUNTY ASSESSOR'S CERTIFICATE

I, the undersigned Teton County, Idaho Assessor 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 amended plat are current.

Teton County Assessor _____ Date _____

PLANNING AND ZONING APPROVAL

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

Planning and Zoning Chairperson _____ Date _____

BOARD OF COUNTY COMMISSIONERS

This plat was presented to the Teton County Board of County Commissioners on the following date for approval and acceptance.

Board of County Commissioners, Chairperson _____ 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 codes and approve this plat to be recorded.

Teton County Review Surveyor _____ Date _____

RECORDER'S CERTIFICATE

OWNER:
JD ID WY, LLC
A Wyoming Limited Liability Company
Jackson, WY 83014

SURVEYOR:
Y2 CONSULTANTS
180 South Willow
Jackson, WY 83001
PHONE: 307-733-2999

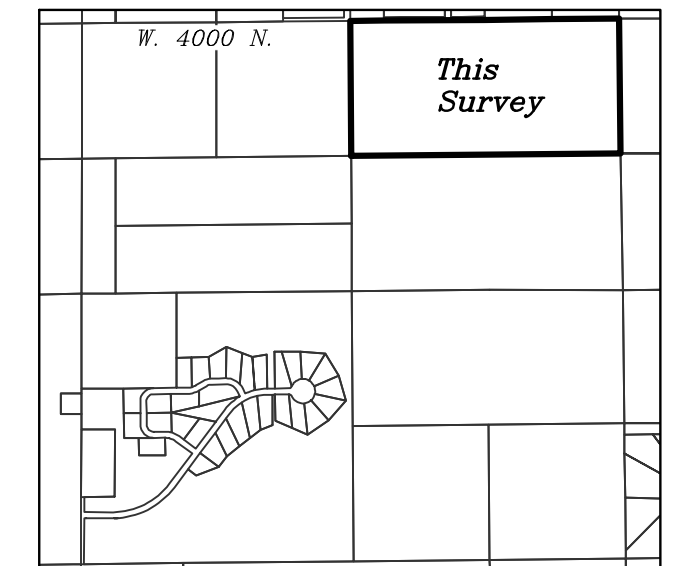
CURRENT ZONE = A/RR 2.5 Agriculture and Rural Residential

OVERLAYS: Wetlands and Waterways Overlay
Priority Wetlands Overlay

NUMBER OF LOTS: 19
MINIMUM ACREAGE/LOT: 2.51 ACRES
TOTAL PROJECT ACREAGE: 79.05 ACRES

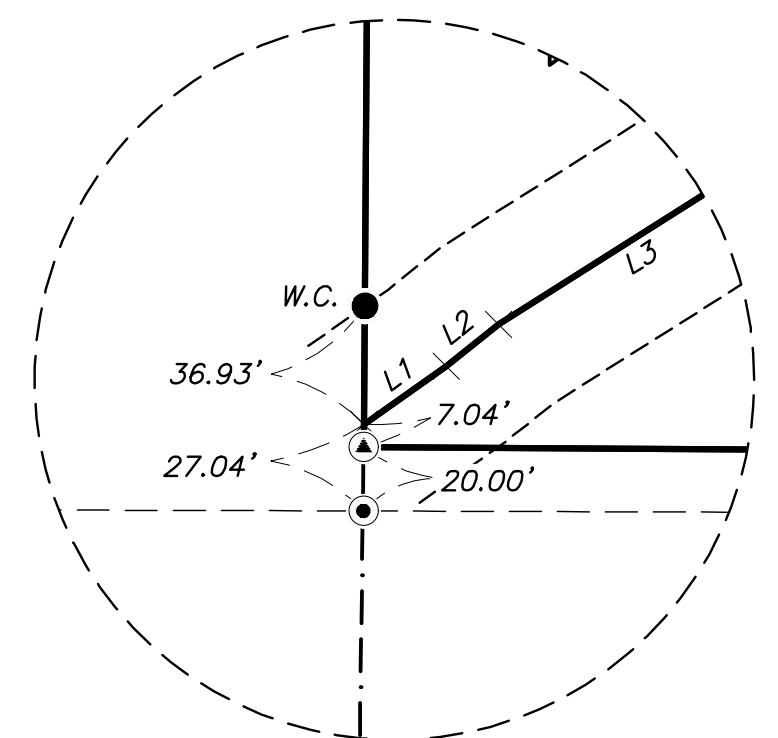
PREPARATION DATE: July 31, 2024
FINAL REVISION DATE: DRAFT

VICINITY MAP



Section 10, T. 5 N., R. 45 E.
Not to Scale

DETAIL "A"
N.T.S.



Preliminary Plat
JC Ranches Subdivision
Located within the NE1/4
of Section 10
T. 5 N., R. 45 E., Boise Meridian,
TETON COUNTY, IDAHO
SHEET 1 OF 3