



LEGEND

- SET CORNER FOUND AS NOTED
- SET INITIAL POINT OF SUBDIVISION - 2 1/2" ALUMINUM PIPE WITH CAP. - AN END 2664
- RESET SUBDIVISION CORNER - 5/8" IRON PIN WITH 2" ALUM. CAP INSCRIBED. - AN END 2660 INSCRIBED. - AN END 2660
- SET LOT CORNER - 1/2" IRON PIN WITH CAP INSCRIBED. - AN END 2660
- ROAD POINT - SET 5/8" IRON PIN WITH CAP INSCRIBED. - AN END 2660
- ▬ STREET ADDRESS OF LOT
- ▬ SECTIONAL BREAKDOWN LINE
- ▬ ROAD CENTER LINE
- ▬ EXISTING CANAL LOCATION
- ▬ RELOCATION OF IRRIGATION CANAL - 20' CANAL EASEMENT (MIN 10' EACH SIDE)
- ▬ FENCE LINE
- ▬ EASEMENT - 10' ROW REMOVAL AND UTILITY UNLESS OTHERWISE NOTED
- ▬ POUD EASEMENT RESERVED TO HOME OWNERS RECREATION USES AS ALLOWED IN COATS.
- ▬ EXISTING BUILDING OR STRUCTURE AS NOTED
- ▬ BUILDING EASEMENT SHOWN FOR LOTS WITH WALLS EXPOSED TO SURFACE IN 2000.
- ▬ SET BACK SIDE WITH 30' FRONT / REAR 40'
- ▬ AND SCALE FROM PLAT

CURVE DATA TABLE

CURVE	BELTIA ANGLE	RADIUS	CHORD	CHORD BEARING
C 1	29.79°00"	298.08'	104.44'	N 44°49'30"W
C 2	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 3	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 4	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 5	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 6	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 7	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 8	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 9	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 10	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 11	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 12	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 13	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 14	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 15	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 16	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 17	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 18	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 19	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 20	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 21	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 22	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 23	32.04°00"	260.08'	108.66'	N 42°00'00"W
C 24	32.04°00"	260.08'	108.66'	N 42°00'00"W

NOTES

SANITARY RESTRICTIONS ARE IN FORCE ON THIS SUBDIVISION PROJECT. APPROXIMATE A SEWER PLAN FOR THAT LOT.

NO SEWER DRAINAGE CAN BE BUILT WITHIN 50 FEET OF ANY CANAL NOR WITHIN 200 FEET OF ANY PERMANENT WATER SURFACE.

ALL UTILITY AND ROAD EASEMENTS ARE GRANTED UNTO THE HOME OWNERS' ASSOCIATION AND TO ALL UTILITY COMPANIES SERVICING THE PROJECT.

COUNTY STANDARD SETBACKS: FRONT 30', REAR 40', SIDE 40'.

RECEIVED
APR 17 2003
TELEON.UO.ID
CLERK REC'D

Instrument # 154258
DRONES, TETON, IDAHO
Recorded for C.A.V. ENCIPHERING
MOLAN G. BOYLE
Teton Recorder Deputy, J. B. ...

FINAL PLAT FOR:
DAYDREAM RANCH
SUBDIVISION
THE S 1/2 NE 1/4 SECTION 4, TWP. 5N., RND. 45E., B.M., TETON COUNTY, IDAHO
SURVEYED FOR:
GARDNER-MORA, LLC
47 Dabier Pointe Avenue
Victor, Idaho 83455
(208) 787-3552 aw@gardnermora.com

PROJECT NO. 2001 - 164 T-SN R-45E SECTION 4 | OF 3



BASIS OF BEARING
WAS CALCULATED FROM THE STATE PLAT COORDINATES OF THE SECTION CORNER POINTS ON THIS PLAT, AND PROJECTIONS WITH A CENTRAL MERIDIAN OF SECTION 45E., TWP. 5N., RND. 45E., B.M., TETON COUNTY, IDAHO (SCALE FACTOR: 1.00003546).



SCALE 1" = 160'

NE CORNER SECTION 4
FROM 3/4" IRON PIN WITH CAP
C.P.F.R. INSTRUMENT #103742

N 1/4 CORNER SECTION 4
FROM 3/4" IRON PIN WITH CAP
C.P.F.R. INSTRUMENT #131068

N 1/4 SEC. 4, FND. 1 PIN
C.P.R. C-9, # 95749

S 1/4 CORNER SEC. 4, FND. 3/4 IP
C.P.R. C-11, # 14684

SE SEC. 4, FND. 1 PIN
C.P.R. E-13, # 103741

W 1/4 SEC. 4, FND. 1 PIN
C.P.R. C-13, # 103739

VERLE JARDINE PROPERTY

LEIGH CREEK STATES

ROBERT GILL PROPERTY

ARDEN KUNGER PROPERTY

D DIAMOND LLC PROPERTY

WHITTEER PROPERTY

