

**SURVEYOR'S NARRATIVE:**  
 The purpose of this survey is to subdivide an existing parcel into six (6) 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 269260.

William J. Williams  
 Ins. No. 274710

**\*SPECIAL NOTE:**  
 The location of the 60' wide Easement as described in Instrument Number 233886 differs from the location of the existing gravel road as constructed. Record of Survey Number 269260, filed in the Office of the Clerk and Recorder, Teton County, Idaho, accepted the location of the centerline of the existing gravel road as the location of the centerline of the easement and is further accepted by this survey.

**\*SEE SPECIAL NOTE**  
 60.00' WIDE EASEMENT PER RECORD OF SURVEY NUMBER 269260

**LINE TABLE**

LINE	BEARING	DISTANCE	REC	BEARING	DISTANCE
L1	S 84°29'27" W	109.40'	C	S 84°29'16" W	109.40'
L2	S 81°44'10" W	144.05'	C	S 81°43'59" W	144.05'
L3	S 65°13'29" W	60.66'	C	S 65°13'18" W	60.66'
L4	S 61°59'43" W	140.33'	C	S 61°59'32" W	140.33'
L5	S 57°17'40" W	172.32'	C	S 57°17'29" W	172.32'
L6	S 57°09'03" W	172.25'	C	S 57°08'52" W	172.25'
L7	S 87°40'08" W	169.31'	C	S 87°40'07" W	169.31'
L8	S 81°30'52" W	161.73'	C	S 81°30'41" W	161.73'
L9	S 00°29'51" W	32.06'	C	N 00°30'04" W	32.06'
L10	N 11°11'56" W	84.64'	C	N 11°11'56" W	84.64'
L11	N 78°48'04" E	25.00'	C	N 78°47'24" E	25.00'
L12	S 88°19'32" E	391.67'	C	S 88°18'56" E	391.71'
L13	N 00°35'43" E	37.25'	C	N 00°35'33" W	37.41'

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	625.00'	180.11'	179.49'	S 73°28'49" W	16°30'41"
C2	250.00'	133.17'	131.60'	S 72°24'40" W	30°31'15"

**(REC-C)**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	625.00'	180.11'	179.49'	S 73°28'38" W	16°30'40"
C2	250.00'	133.17'	131.60'	S 72°24'29" W	30°31'15"

**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 N 00°29'51" W between the monumented East One-Sixteenth Corner common to Sections 5 and 8 and the monumented Center-East One-Sixteenth Corner of said Section 5, Township 6 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 subdivision of Township 6 North, Range 45 East, Boise Meridian, as surveyed by Rhodes and Long, completed October 6, 1890, available through the United States Department of Interior Bureau of Land Management, Public Room.

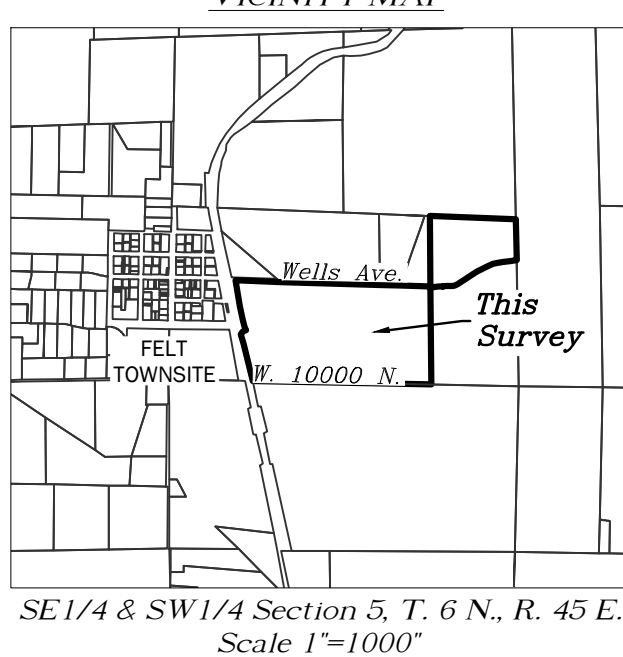
Record information shown hereon as (REC-B) is referenced to that Record of Survey filed in the Office of the Clerk and Recorder of Teton County as Instrument Number 217457.

Record information shown hereon as (REC-C) is referenced to that Record of Survey filed in the Office of the Clerk and Recorder of Teton County as Instrument Number 269260.

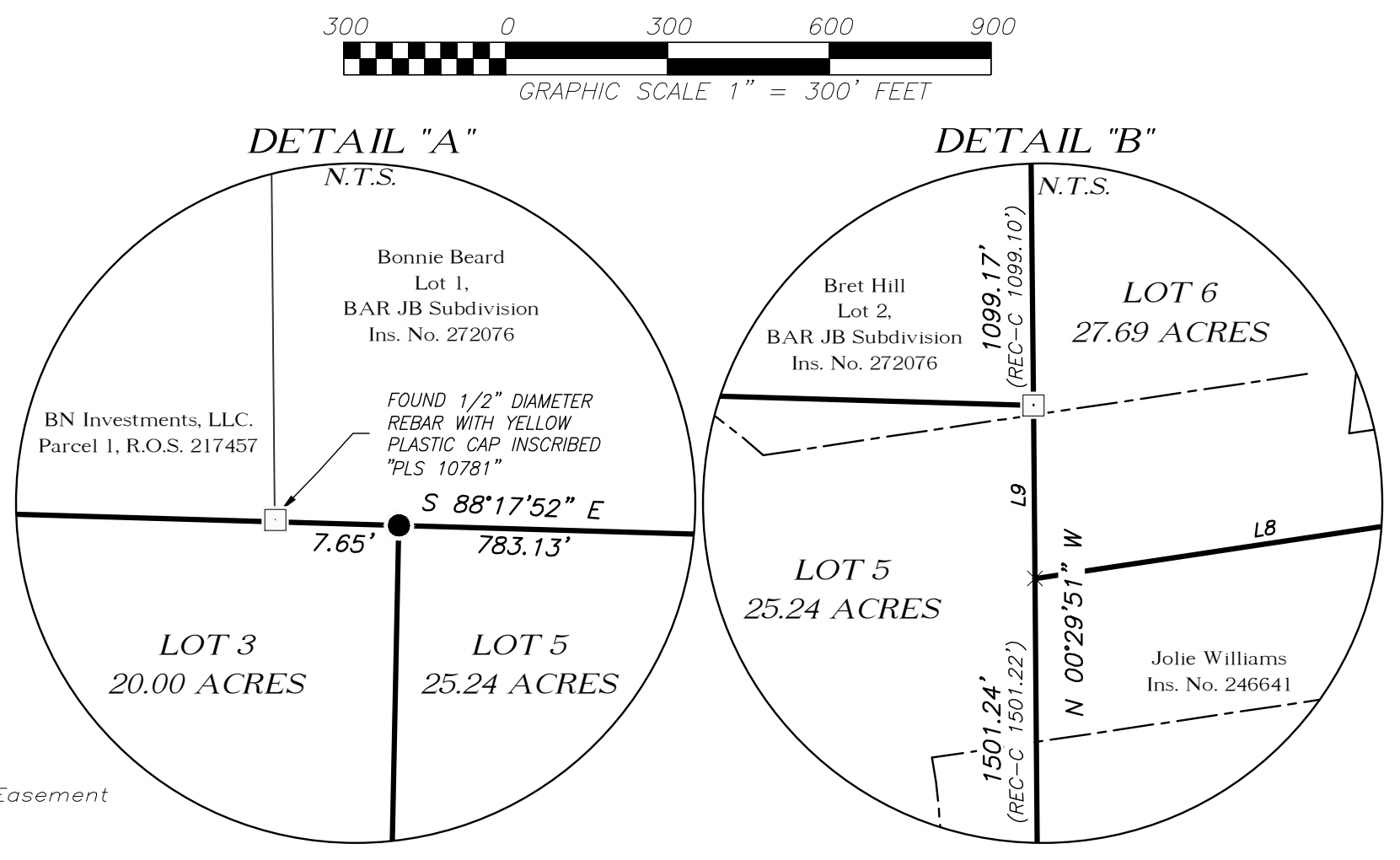
No improvements, fence-lines, underground utilities, subsurface improvements, or wetlands were mapped as part of this survey except where specifically indicated.

Easements of sight and record not shown hereon may exist.

The right-of-way of Wells Avenue, W. 10000 N. Road, and Reece Road is based on the physical location of the in-place road as mapped this survey.



- LEGEND:**
- Indicates a 5/8 inch diameter rebar with a 2 inch diameter aluminum cap inscribed "PLS 14391" set this survey.
  - Unless otherwise noted, Indicates a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed with "A-W ENG PE-LS 2860" along with other markings, found this survey.
  - Unless otherwise noted, Indicates a 5/8 inch diameter rebar with a plastic cap inscribed, PLS 12222", found this survey.
  - × Calculated position, nothing found or set this survey.
- Boundary Line
  - - - Adjoining Boundary Line
  - - - Section Line
  - - - Quarter Section Line
  - - - Section Subdivision Line
  - - - Block Line
  - - - County Road Easement
  - - - Irrigation Ditch Easement
  - - - Fire Pond and Landscaping Easement
  - - - Building Envelope/Driveway



Preliminary Plat  
**Cooper's Hollow**  
 Located within the SW1/4 and SE1/4  
 of Section 5  
 T. 6 N., R. 45 E., Boise Meridian,  
 TETON COUNTY, IDAHO  
 SHEET 2 OF 2



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 307 733 2999

LEGAL DESCRIPTION OF LAND SUBDIVIDED (Parent Parcel):

A Parcel of land in the Southwest One-Quarter (SW1/4) and the Southeast One-Quarter (SE1/4) Section 5, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being that Parcel of land conveyed by that Personal Representative's Deed recorded as instrument number 272839 and being further described in that Record Of Survey recorded as Instrument Number 269260 in the Office of the Clerk and Recorder of Teton County, Idaho, being more particularly described by metes and bounds as follows:

BEGINNING at the Quarter Section Corner common to Sections 5 and 8, Township 6 North, Range 45 East, Boise Meridian, Teton County, Idaho, being marked by a 2-1/2 inch diameter aluminum cap inscribed, "AW ENG; ID 2860"; THENCE, S 01°02'22" E, 627.17 feet, along the line common to said Sections 5 and 8 to a point being marked by a 5/8 inch diameter rebar having a green plastic cap inscribed, "PLS 12222"; CONTINUING, S 01°02'22" E, 21.78 feet, along said Section Line to a point of intersection with the centerline of an existing gravel farm road;

The following ten (10) courses being along the centerline of said gravel farm road;

THENCE, S 84°29'27" W, 109.40 feet, to a point; THENCE, S 81°44'10" W, 144.05 feet, to a point; THENCE, along a curve turning to the left, having an arc length of 180.11 feet, a radius of 625.00 feet, and a chord bearing S 73°28'49" W, a chord length of 179.49 feet, to a point; THENCE, S 65°13'29" W, 60.66 feet, to a point; THENCE, S 61°59'43" W, 140.33 feet, to a point; THENCE, S 57°17'40" W, 172.32 feet, to a point; THENCE, S 57°09'03" W, 172.25 feet, to a point; THENCE, along a curve turning to the right, having an arc length of 133.17 feet, a radius of 250.00 feet, and a chord bearing S 72°24'40" W, a chord length of 131.60 feet, to a point; THENCE, S 87°40'18" W, 169.31 feet, to a point; THENCE, S 81°30'52" W, 161.73 feet, to a point of intersection with the East One-Sixteenth Line of said Section 5;

THENCE, S 00°29'51" E, 1501.24 feet, along said East One-Sixteenth Line to the East One-Sixteenth Corner common to said Section 5 and Section 8, being marked by a 5/8 inch diameter rebar having a green plastic cap inscribed, "PLS 12222"; THENCE, N 88°49'08" W, 1369.60 feet, along the line common to said Sections 5 and 8 to the Quarter Section Corner common to said Sections, being marked by a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed, "PLS 12222"; CONTINUING, N 88°49'08" W, 1468.24 feet, along said Section Line to a point of intersection with the easterly line of the abandoned Union Pacific Railroad Right-of-Way, being marked by a 5/8 inch diameter rebar having a green plastic cap inscribed, "PLS 12222";

The following four (4) courses being along said easterly right-of-way line;

THENCE, N 11°11'56" W, 784.57 feet, to a point being marked by a 5/8 inch diameter, 24 inches in length, having a 2 inch diameter aluminum cap inscribed, "PLS 14391", along with other markings; CONTINUING, N 11°11'56" W, 84.64 feet, to a point being marked by a 5/8 inch diameter rebar having a green plastic cap inscribed, "PLS 12222"; THENCE, N 78°48'04" E, 25.00 feet, to a point being marked by a 5/8 inch diameter rebar having a green plastic cap inscribed, "PLS 12222"; THENCE, N 11°11'56" W, 684.98 feet, to a point being marked by a 5/8 inch diameter rebar having a green plastic cap inscribed, "PLS 12222";

THENCE, S 88°19'32" E, 391.69 feet, to a point of intersection with the West One-Sixteenth Line of said Section 5, being marked by a 5/8 inch diameter rebar having a green plastic cap inscribed, "PLS 12222";

THENCE, N 00°35'43" E, 37.25 feet, along said West One-Sixteenth Line, to a point being marked by a 5/8 inch diameter rebar having a green plastic cap inscribed, "PLS 12222"; THENCE, S 88°17'52" E, 2710.59 feet, to a point of intersection with aforesaid East One-Sixteenth Line, being marked by a 1/2 inch diameter rebar having a yellow plastic cap inscribed, "PLS 10781";

THENCE, N 00°29'51" W, 1099.17 feet, along said East One-Sixteenth Line to the Center-East One-Sixteenth Corner of said Section 5, being marked by a 1/2 inch diameter rebar having a yellow plastic cap inscribed, "PLS 10781"; THENCE, S 87°47'49" E, 1345.83 feet, along the East-West Mid-Section Line of said Section 5 to the POINT OF BEGINNING;

Said Parcel encompasses 132.93 Acres.

Subject to and together with those County Road Right-Of-Ways for those county roads commonly known as Wells Avenue, Reece Road, and West 10000 North Road.

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 \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I, Matthew D. Morris, hereby certify that this map was made from notes taken during an actual survey performed under my direction between September and October 2022, 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 October, 2022



RECORDER'S CERTIFICATE

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 Commission Chair Person \_\_\_\_\_ 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 OWNERS:

STATE OF IDAHO) SS  
COUNTY OF TETON )

That I, Sean R. Moulton, a registered agent for Cooper's Hollow, LLC, do hereby certify:

THAT COOPER'S HOLLOW, LLC, currently owns the parcel of land conveyed by those deeds recorded as instrument numbers 272838 and 272839 in the Office of the Clerk and Recorder of Teton County Idaho, being within the Southwest One-Quarter (SW1/4) and Southeast One-Quarter (SE1/4) of Section 5, T. 6 N., R. 45 E., Boise Meridian, Teton County, Idaho 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 the "Cooper's Hollow";

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

THAT, this subdivision is subject to two (2) 15 foot wide easements for irrigation ditches as illustrated hereon;

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

THAT, access to this subdivision shall be from those county roads commonly known as Wells Avenue, West 10000 North Road, and Reece Road, and that road and utility easement across the Northwest One-Quarter of the Southeast One-Quarter (NW1/4SE1/4), recorded as instrument number XXXXXX in the Office of the Clerk and Recorder of Teton County, Idaho;

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

Sean R. Moulton, Registered Agent for Cooper's Hollow, LLC. OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGEMENT:

The foregoing instrument was acknowledged before me by Sean R. Moulton, known to me to the Registered Agent for Cooper's Hollow LLC., this \_\_\_\_ day of \_\_\_\_\_, 2022.  
Witness my hand and official seal.

Signature of Notary \_\_\_\_\_

Name (printed) \_\_\_\_\_

Residing at: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

OWNER:  
COOPER'S HOLLOW, LLC.  
EUSTIS, FL 32727

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

CURRENT ZONE = Rural Agriculture

OVERLAYS: Big Game Migration Corridors and Seasonal Range  
Sharp-Tailed Grouse Breeding Habitat

NUMBER OF LOTS: 6  
MINIMUM ACREAGE/LOT: 20 ACRES  
TOTAL PROJECT ACREAGE: 132.93 ACRES

PREPARATION DATE: October 4, 2022  
FINAL REVISION DATE: DRAFT



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Preliminary Plat  
Cooper's Hollow  
Located within the SW1/4 and SE1/4  
of Section 5  
T. 6 N., R. 45 E., Boise Meridian,  
TETON COUNTY, IDAHO  
SHEET 1 OF 2