

POLE CANYON RANCHES Subdivision Inst #113634 (S0018'30"E 433.25) Plat

**SUBDIVISION NOTES:**

- TOTAL ACRES = 20.12
- NUMBER OF LOTS = 8
- AVERAGE ACRES PER LOT = 2.51
- ZONE = A/RR - 2.5
- SETBACKS: Min -Front / Side - 30 ft., Rear: 40 ft.
- INDIVIDUAL WELLS & SEPTIC SYSTEMS.
- SHARES IN TRAIL CREEK SPRINKLER IRR. CO.
- SOLID WASTE DISPOSAL BY RAD, INC.
- NOT WITHIN FLOODPLAIN.
- NO NATURAL RESOURCE OVERLAYS.
- WITHIN THE CITY OF VICTOR AREA OF IMPACT.
- LOTS WILL BE ACCESSED VIA WISDOM WAY, COMMON ROAD SHARED WITH LAUREL FLATS SUBDIVISION ACCESSING TO CO RD. 9500 S.
- EACH LOT WILL MAINTAIN THE SEPTIC SYSTEM BY HAVING A SEPTIC SERVICE CO. PUMP THE TANK ON A REGULAR SCHEDULE.
- NO LOTS MAY BE FURTHER DIVIDED.

**LEGEND**

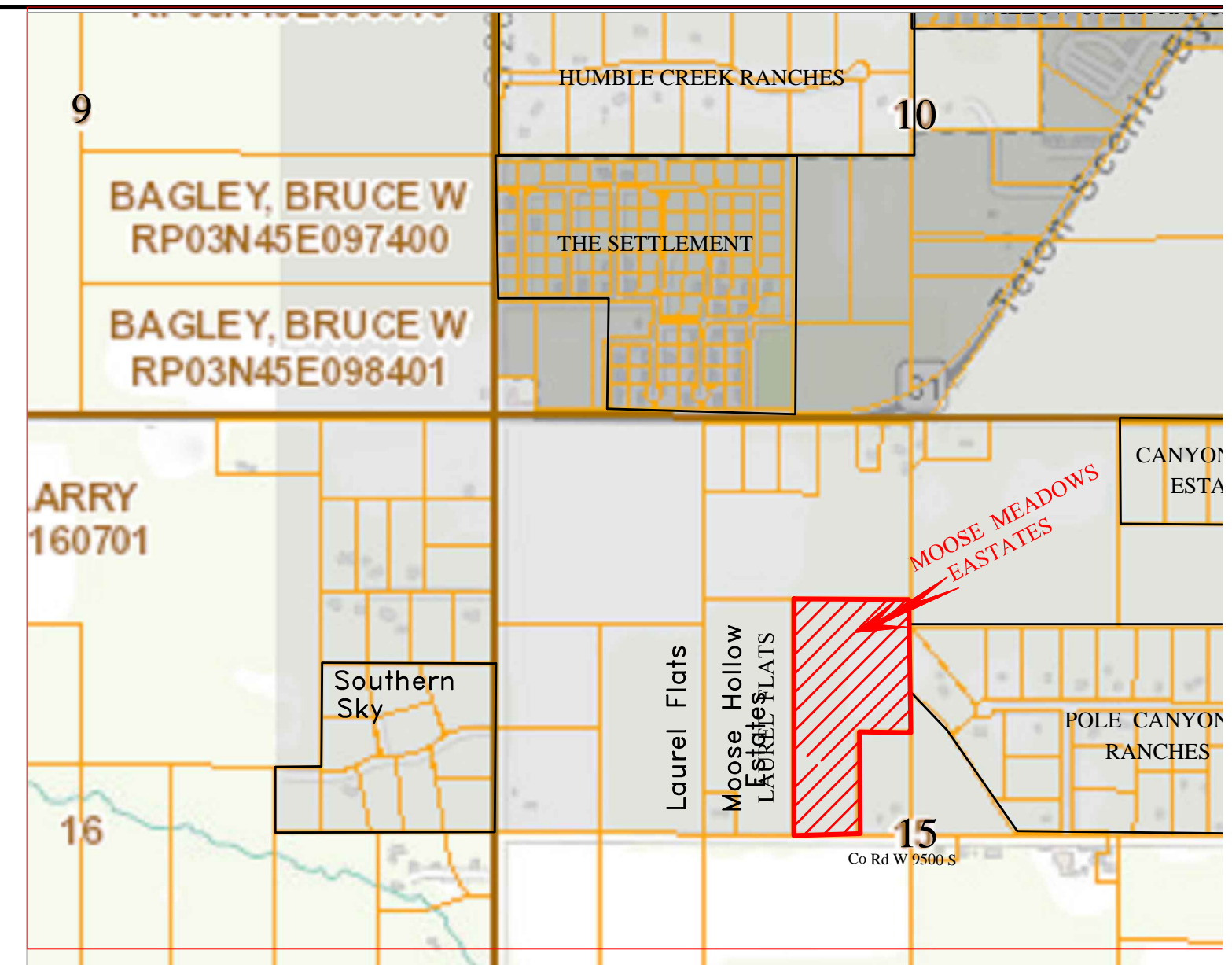
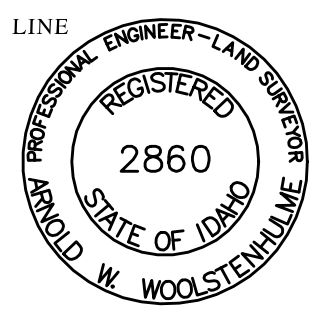
- FOUND SECTION CORNER AS NOTED
- SUBDIVISION PROPERTY CORNER - FOUND IRON PIN, AW ENG CAP 3/8" REBAR
- SET 5/8" IRON PIN WITH CAP: AW ENG 2860
- LOT CORNER IN ROAD - 50 P X 6" SPIKE
- SECTION LINE
- LOT LINE
- BUILDING ENVELOPE
- EASEMENT LINE AS NOTED
- ROAD & UTILITY EASEMENT

EASEMENT TYPE & WIDTH:  
 Rd = ROAD 30'; Ut = UTILITY 15' wide  
 Ir = IRRIGATION 15'; Path = P(f) 20' Path future

**SURVEYORS NARRATIVE & CERTIFICATE**

I, ARNOLD WOOLSTENHULME BEING A LICENSED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO #2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THIS PARCEL OF LAND AS HEREON PLATTED AND DESCRIBED.  
 THE BASIS OF BEARING IS THE SOUTH LINE OF THE NW 1/4 OF SECTION 15, TWP 3N, RNG 45 E, B.M., TETON CO. IDAHO.

Arnold Woolstenhulme  
 2-07-2024



VICINITY MAP MOOSE HOLLOW ESTATES & LAUREL FLATS  
 Part of E 1/2 NW 1/4 Sec 15, Twp 3N, Rng 45E, B.M., Teton Co. Id.

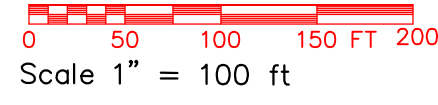
**MOOSE HOLLOW ESTATES DESCRIPTION**

PART OF THE E 1/2 NW 1/4 SECTION 15, TWP. 3N., RNG. 45E., B.M., TETON COUNTY, ID BEING FURTHER DESCRIBED AS: FROM THE NW CORNER OF SAID SECTION 15, S89°40'38"E, 1907.22 FEET, TO THE POINT OF BEGINNING; THENCE N00°02'133"E, 1485.50 FEET TO A POINT; THENCE S89°41'11"E, 737.38 FEET TO A POINT; THENCE S00°06'39"E, 165.21 FEET TO A POINT, BEING THE NW CORNER OF POLE CANYON RANCH SUBDIVISION;; THENCE S00°13'17"E, 432.42 FEET TO A POINT; THENCE S 00°37'31"W, 228.00 FEET TO A POINT; THENCE S89°41'21"W, 330.20 FEET TO A POINT; THENCE S00°00'26"W, 659.90 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 15; THENCE N89°40'50"W, 405.50 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 20.12 ACRES.

SUBJECT TO A 20 FOOT WIDE TRAIL CREEK IRRIGATION EASEMENT FOR EXISTING IRRIGATION PIPE LINE AND MAINTENANCE ALONG THE NORTH PROPERTY LINE.  
 SUBJECT TO AND TOGETHER WITH A 12 FOOT WIDE UTILITY & IRRIGATION EASEMENT AROUND THE PERIMETER OF THE ABOVE DESCRIBED PROPERTY.  
 SUBJECT TO THE 60 FOOT WIDE SHARED WISDOM WAY ROAD AND UTILITY EASEMENT.  
 SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE SOUTH SIDE OF PROPERTY BEING WITHIN THE 60 FOOT WIDE COUNTY ROAD AND UTILITY EASEMENT OF W 9000S.

NW CORNER SEC 15, C.P.F.R. #88909 FOUND IRON PIN

CK CORNER SEC 15, T3N, R45E, B.M. C.P.F.R. #105468 FOUND IRON PIN



**Moose Hollow Estates**  
 20.12 Ac.

**Final Plat / Master Plan**  
**MOOSE HOLLOW ESTATES**

PART OF E 1/2 NW 1/4 SEC 15, TWP 3N., RNG 45E., B.M., TETON COUNTY, IDAHO

CLIENTS:  
 Kelly Lark  
 7856 Hidden Valley Rd,  
 Marsing, Idaho 83639

**AW ENGINEERING**  
 255 SOUTH MAIN P.O. BOX 13  
 VICTOR, IDAHO 83455  
 (208) 787-2952 aweng@ida.net

REV: 2/05/2024 AWW  
 SURVEY: CLC 3/20/18 dwp, AWW  
 PROJ: 2022-005.TXT 9/12/23

Survey dwp: 18-002 Laurel Flats  
 Page: Active  
 1 of 2  
 Proj #: 2

