

CERTIFICATE OF OWNERS

STATE OF IDAHO)
SS)
COUNTY OF TETON)

I, the undersigned owner and proprietor hereby certify that the foregoing subdivision of that parcel of land conveyed by that quit claim deed recorded as instrument number 264723 being identical to Parcel 1 of that Record of Survey recorded as instrument number 263780 in the Office of the Clerk and Recorder of Teton County, Idaho, as illustrated and described hereon, is with the free consent and in accordance with my desires;

THAT the name of the subdivision shall be J&G PEACOCK RANCH SUBDIVISION;
THAT this subdivision is subject to the Declaration of Condition and Restrictions as recorded in accordance with the 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 County Road North 1500 East otherwise known as Peacock Lane and Reunion Road;
THAT said subdivision is subject to a fifty-wide (50') road easement for Peacock Lane / County Road North 1500 East as shown hereon;
THAT said subdivision is subject to a fifty-wide (50') road easement for Reunion Road as shown hereon;
THAT the Lots shown hereon will be serviced by individual wells and sewage systems;
THAT this Plat represents a subdivision of the following described parcel of land:

A Parcel of land located in the Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) & North One-Half of the Northeast Quarter (N1/2NE1/4) Section 7, Township 5 North, Range 46 East, Boise Meridian, Teton County, Idaho, being more particularly described by metes and bounds as follows:

COMMENCING at the Center Quarter Corner of Section 7, being marked by a 2 inch diameter steel pipe with a 3 inch Brass Cap inscribed "KING 754" along with other markings;
THENCE N 00°33'10" W, 1811.60 feet, along the north-south mid-section line of said Section 7 to a point marked with 5/8 inch diameter rebar with a 2 inch diameter aluminum cap inscribed "PLS 19140", said point being the POINT OF BEGINNING;
THENCE departing said mid-section line, S 89°25'32" W, 542.76 feet, to a point marked with 5/8 inch diameter rebar;
THENCE N 00°33'33" W, 565.38 feet, to a point marked by a 1/2 inch diameter rebar with an aluminum cap inscribed "LS 2860", said point being the southwest corner of Lot 1 PJ Clarke Tree Farm Subdivision;
THENCE N 89°31'52" E, 542.82 feet, to a point of intersection north-south mid-section line of said Section 7, said point being witnessed by a 1/2 inch diameter rebar with an aluminum cap inscribed "LS 2860" bearing N 89°31'52" E, 1.43 feet, said point being the southeast corner of said Lot 1 found this survey;
THENCE N 89°25'23" E, 1163.39 feet, to a point marked by a 1/2 inch diameter rebar with an aluminum cap inscribed "LS 2860";
THENCE S 00°37'45" E, 1058.36 feet, to a point of intersection with the south line of said N1/2NE1/4 marked by a 1/2 inch diameter rebar with an aluminum cap inscribed "LS 2860";
THENCE S 89°32'05" W, 93.00 feet, along said south line to a point marked with 5/8 inch diameter rebar with a 2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE N 00°38'59" W, 492.19 feet, to a point marked with 5/8 inch diameter rebar with a 2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE S 89°32'08" W, 817.78 feet, to a point marked by a 5/8 inch diameter rebar;
THENCE N 01°27'28" W, 211.51 feet, to a point marked with 5/8 inch diameter rebar with a 2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE N 07°40'34" W, 238.70 feet, to a point marked with 5/8 inch diameter rebar with a 2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE S 89°30'33" W, 220.24 feet, to a point of intersection north-south mid-section line of said Section 7, said point marked with 5/8 inch diameter rebar with a 2 inch diameter aluminum cap inscribed "PLS 19140";
THENCE S 00°33'10" E, 448.67 feet, along said mid-section line, to the POINT OF BEGINNING;

Said Parcel 1 encompasses 20.69 acres, more or less.
Subject to that Peacock Lane County Road Right-Of-Way North 1500 East.

Marilynne G. Skinner, FKA Gay H. Peacock, Trustee of the Jerry and Gay Peacock Family Trust

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Marilynne G. Skinner, FKA Gay H. Peacock, Trustee of the Jerry and Gay Peacock Family Trust this ___ day of _____, 2024.

Witness my hand and official seal.

Signature of Notary

Name (printed)

Residing at:
My commission expires:

SURVEYOR'S CERTIFICATE

I, Patrick W. Gilroy, hereby certify that this plat was made from notes taken during an actual survey performed under my direction during the months of October through November 2020, and from records on file with the Office of the Clerk and Recorder, Teton County, Idaho, and that this plat represents The Peacock Subdivision, being the parcel of land described hereon, and that this plat correctly represents the points and corners found at the time of said survey and is in conformity with the State of Idaho code relating to plats and surveys;

Patrick W. Gilroy
Idaho Professional Land Surveyor, License Number 19140
Dated this ___ day of _____, 2024



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. 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

Presented to the Teton County Assessor on the date show, at which time this subdivision was approved and accepted for filing.

Teton County Assessor Date

PLANNING AND ZONING APPROVAL

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

Planning and Zoning Administrator 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

SURVEYOR NARRATIVE

OVERLAYS PER TETON COUNTY IDAHO MAPPING SERVICE:
NATURAL RESOURCE OVERLAY ADOPTED JANUARY 2023: BIG GAME MIGRATION COORIDOR AND SEASONAL RANGE

INDIVIDUAL WATER AND SEPTIC SYSTEMS PROPOSED FOR EACH LOT

ACCESS: COUNTY ROAD NORTH 1500 EAST & REUNION ROAD

A PORTION OF LOT 5 OF THIS SUBDIVISION IS LOCATED INSIDE OF SPECIAL FLOOD HAZARD AREA (SFHA) ZONE A PER FIRM PANEL NO: 16081C0100C, EFFECTIVE AUGUST 4, 1988.

IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3805(2), IRRIGATION WATER HAS NOT BEEN PROVIDED BY THE OWNER, AND THE LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS BY HOGG CANAL COMPANY.

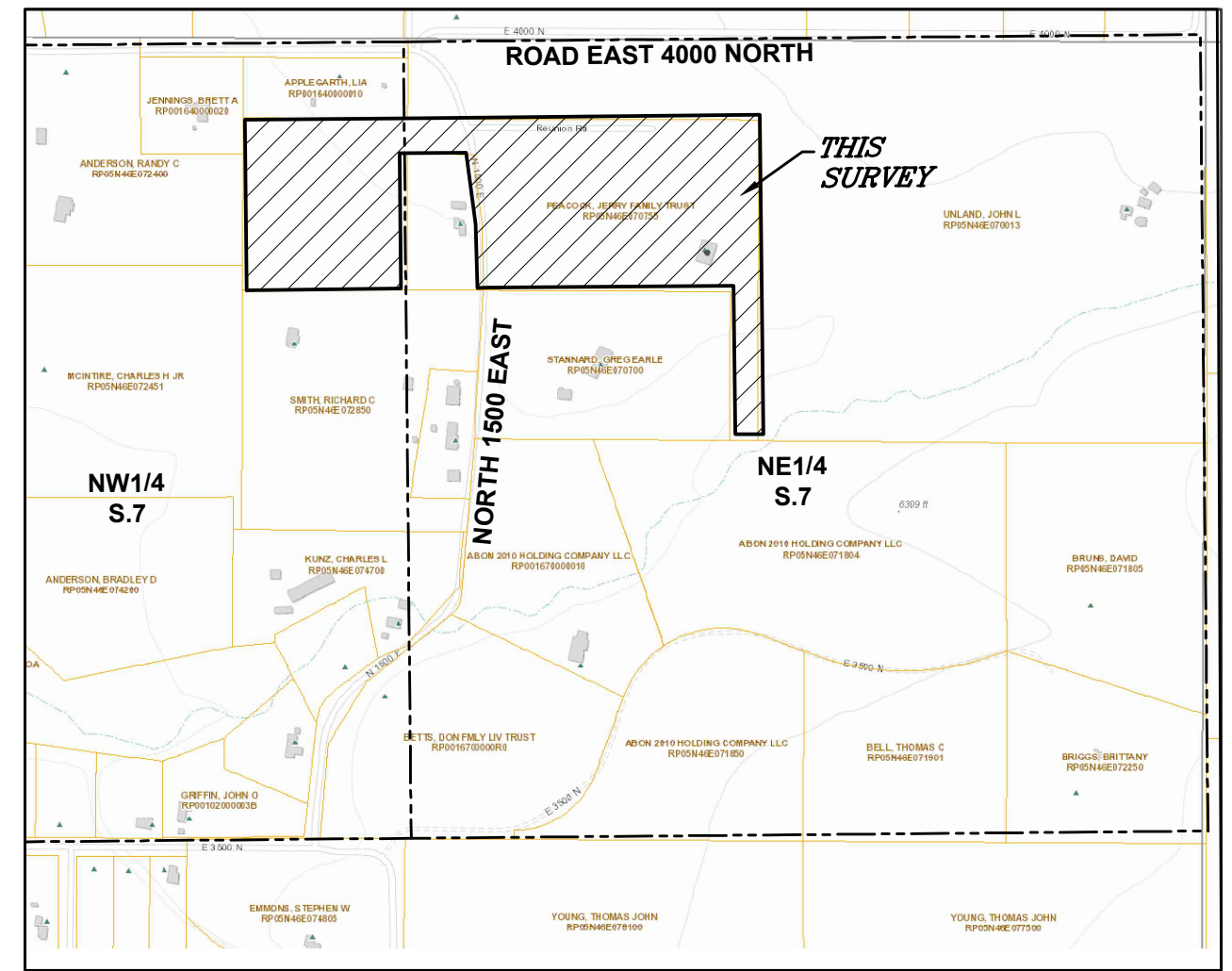
THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT FROM GEODETIC NORTH (NAD 83(2011), EPOCH2010.0000), RESULTING IN A BEARING OF N 89°28'29" E BETWEEN THE QUARTER SECTION CORNER COMMON TO SECTIONS 6 AND 7 AND THE SECTION CORNER COMMON TO SECTIONS 5, 6, 7 AND 8 TOWNSHIP 5 NORTH, RANGE 46 EAST, BOISE MERIDIAN, TETON COUNTY IDAHO, AS SHOWN HEREON

RECORD INFORMATION SHOWN HEREON ARE REFERENCED TO THOSE RECORDS OF SURVEY FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY AS INSTRUMENT NUMBER(S) (REC-A 199619), (REC-B 154573), (REC-C 253518), (REC-D 117888), (REC-E 130445) AND 263780.

SUMMARY OF USES: CURRENT COUNTY ZONING RN-5, RURAL NEIGHBORHOOD 5-ACRE AVERAGE DENSITY, ZONING RN-5 SETBACKS: FRONT=30 FEET, SIDE=30 FEET, REAR=40, CREEK=50 FEET PER TETON COUNTY, IDAHO LAND DEVELOPMENT REGULATIONS, CHAPTER 2-5, AUGUST 3, 2022.

SUBDIVISION WAS APPROVED UNDER TITLE 8 AND TITLE 9 OF TETON COUNTY, IDAHO LAND DEVELOPMENT REGULATIONS, REV. SEPTEMBER 9, 2013.

EASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST



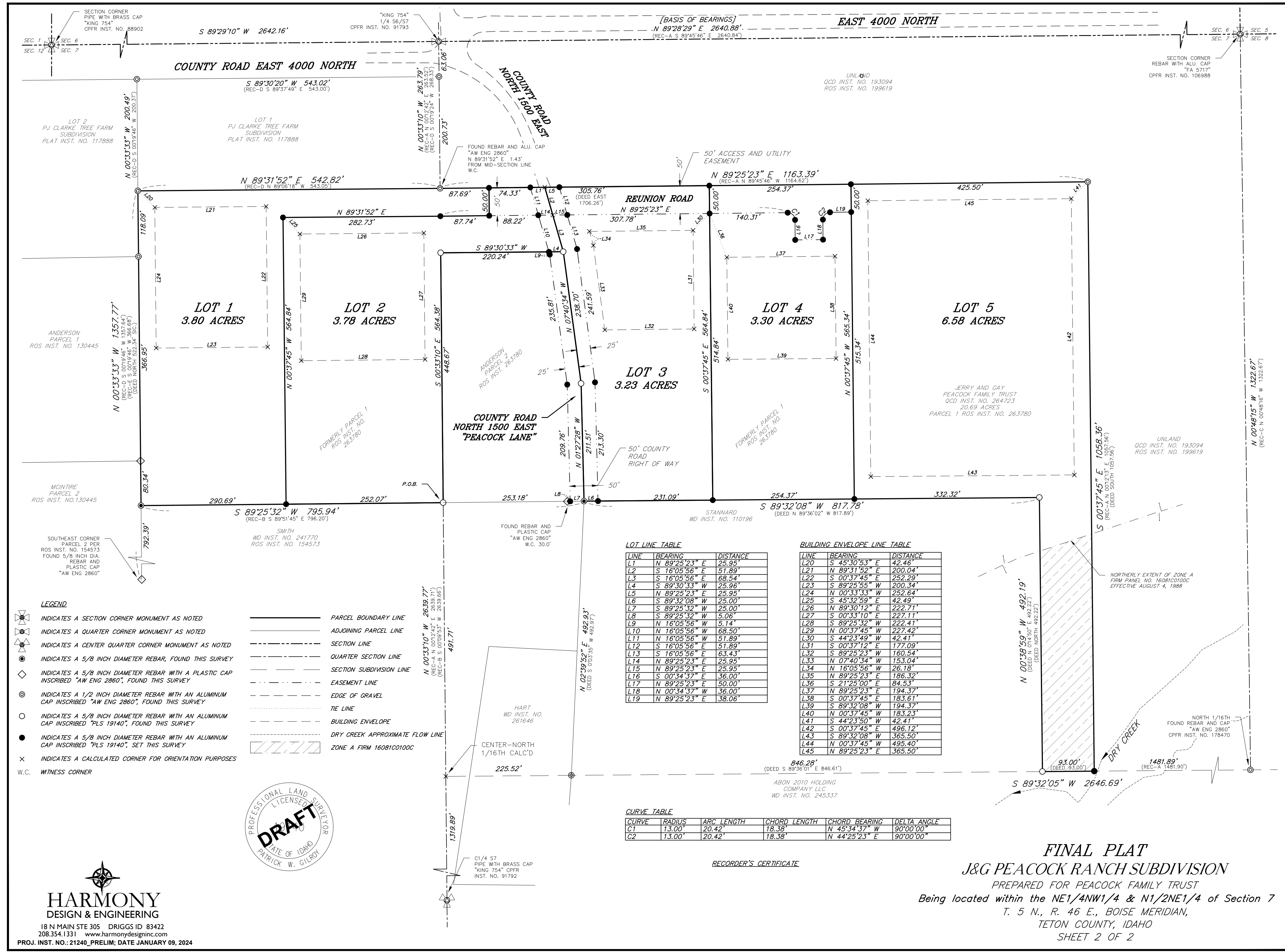
VICINITY MAP
NOT TO SCALE

OWNER:
MARILYNNE GAY PEACOCK SKINNER
26 NORTH 5 WEST INST. NO.26
REXBUG, ID
83440

ENGINEER & SURVEYOR:
HARMONY DESIGN, INC
18 N. MAIN, STE 305
DRIGGS, ID 83422

RECORDER'S CERTIFICATE

FINAL PLAT
J&G PEACOCK RANCH SUBDIVISION
PREPARED FOR PEACOCK FAMILY TRUST
Being located within the NE1/4NW1/4 & N1/2NE1/4 of Section 7
T. 5 N., R. 46 E., BOISE MERIDIAN,
TETON COUNTY, IDAHO
SHEET 1 OF 2



- LEGEND**
- ⊕ INDICATES A SECTION CORNER MONUMENT AS NOTED
 - ⊙ INDICATES A QUARTER CORNER MONUMENT AS NOTED
 - ⊗ INDICATES A CENTER QUARTER CORNER MONUMENT AS NOTED
 - ⊚ INDICATES A 5/8 INCH DIAMETER REBAR, FOUND THIS SURVEY
 - ⊛ INDICATES A 5/8 INCH DIAMETER REBAR WITH A PLASTIC CAP INSCRIBED "AW ENG 2860", FOUND THIS SURVEY
 - ⊜ INDICATES A 1/2 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "AW ENG 2860", FOUND THIS SURVEY
 - ⊝ INDICATES A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 19140", FOUND THIS SURVEY
 - ⊞ INDICATES A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 19140", SET THIS SURVEY
 - ⊟ INDICATES A CALCULATED CORNER FOR ORIENTATION PURPOSES
 - W.C. WITNESS CORNER

- PARCEL BOUNDARY LINE
- ADJOINING PARCEL LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - SECTION SUBDIVISION LINE
- - - EASEMENT LINE
- - - TIE LINE
- - - BUILDING ENVELOPE
- - - DRY CREEK APPROXIMATE FLOW LINE
- ▨ ZONE A FIRM 16081C0100C

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°25'23" E	25.95'
L2	S 16°05'56" E	51.89'
L3	S 16°05'56" E	68.54'
L4	S 89°30'33" W	25.96'
L5	N 89°25'23" E	25.95'
L6	S 89°32'08" W	25.00'
L7	S 89°25'32" W	25.00'
L8	S 89°25'32" W	5.06'
L9	N 16°05'56" W	5.14'
L10	N 16°05'56" W	68.50'
L11	N 16°05'56" W	51.89'
L12	S 16°05'56" E	51.89'
L13	S 16°05'56" E	63.43'
L14	N 89°25'23" E	25.95'
L15	N 89°25'23" E	25.95'
L16	S 00°34'37" W	36.00'
L17	N 89°25'23" E	50.00'
L18	N 00°34'37" W	36.00'
L19	N 89°25'23" E	38.06'

BUILDING ENVELOPE LINE TABLE

LINE	BEARING	DISTANCE
L20	S 45°30'53" E	42.46'
L21	N 89°31'52" E	200.04'
L22	S 00°37'45" E	252.29'
L23	S 89°25'55" W	200.34'
L24	N 00°33'33" W	252.64'
L25	S 45°32'59" E	42.49'
L26	N 89°30'12" E	222.71'
L27	S 00°33'10" E	222.11'
L28	S 89°25'32" W	222.41'
L29	N 00°37'45" W	227.42'
L30	S 44°23'49" W	42.41'
L31	S 00°37'12" E	177.09'
L32	S 89°25'23" W	160.54'
L33	N 07°40'34" W	153.04'
L34	N 16°05'56" W	26.18'
L35	N 89°25'23" E	186.32'
L36	S 21°25'00" E	84.53'
L37	N 89°25'23" E	194.37'
L38	S 00°37'45" E	183.61'
L39	S 89°32'08" W	194.37'
L40	N 00°37'45" W	183.23'
L41	S 44°23'50" W	42.41'
L42	S 00°37'45" E	496.12'
L43	S 89°32'08" W	365.50'
L44	N 00°37'45" W	495.40'
L45	N 89°25'23" E	365.50'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.00'	20.42'	18.38'	N 45°34'37" W	90°00'00"
C2	13.00'	20.42'	18.38'	N 44°25'23" E	90°00'00"



HARMONY DESIGN & ENGINEERING
 18 N MAIN STE 305 DRIGGS ID 83422
 208.354.1331 www.harmonydesigninc.com
 PROJ. INST. NO.: 21240_PRELIM; DATE JANUARY 09, 2024

RECORDER'S CERTIFICATE

FINAL PLAT
J&G PEACOCK RANCH SUBDIVISION
 PREPARED FOR PEACOCK FAMILY TRUST
 Being located within the NE1/4NW1/4 & N1/2NE1/4 of Section 7
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 TETON COUNTY, IDAHO
 SHEET 2 OF 2