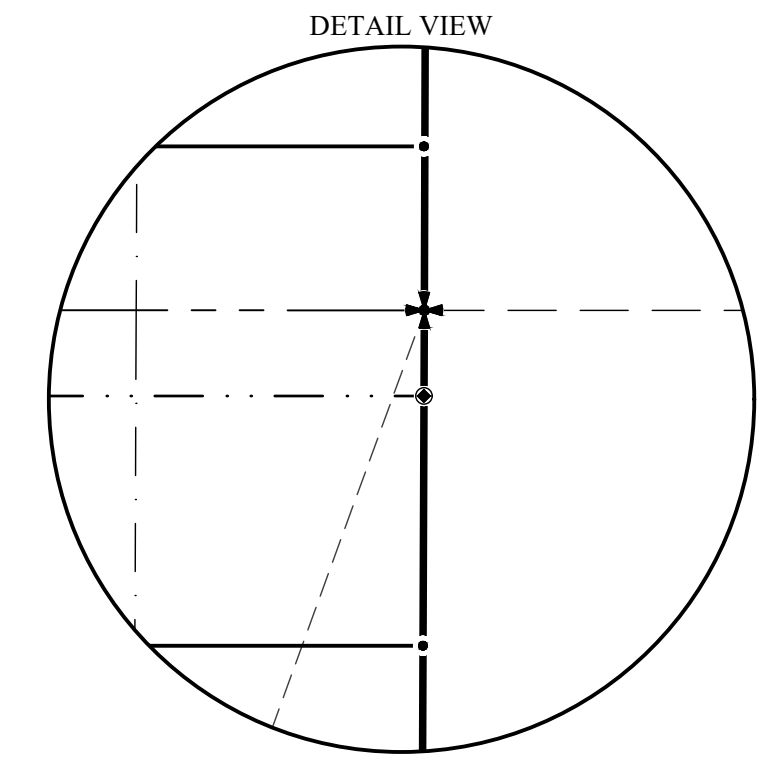
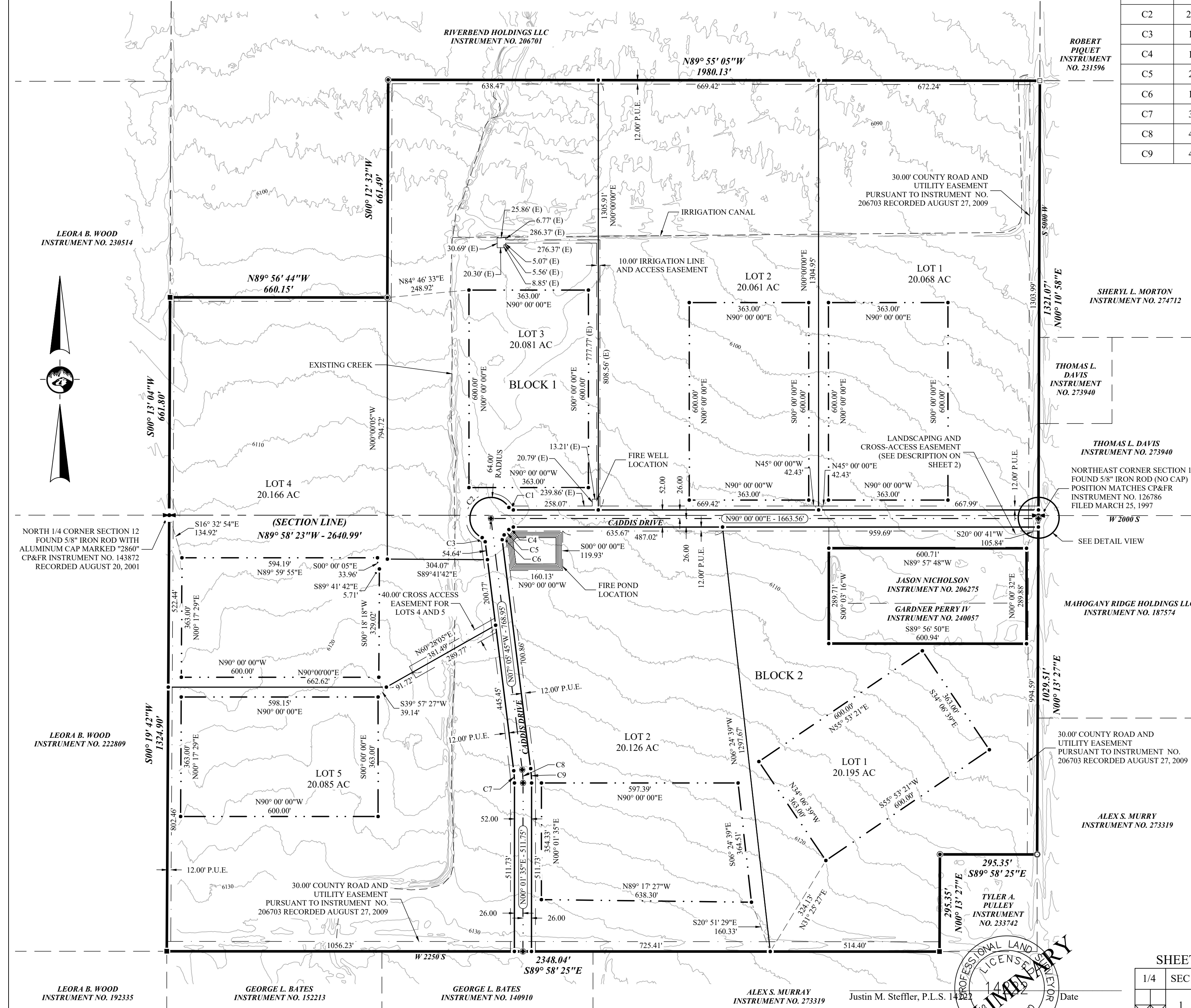


SKYLINE VIEW RANCH

LOCATED IN THE SOUTH 1/2 OF SECTION 1 AND THE NORTH 1/2 OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 44 EAST, B.M., TETON COUNTY, IDAHO

| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|--------------|---------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING |
| C1 | 16.29 | 16.00 | 058°19'54" | 15.59 | S60° 50' 03"E |
| C2 | 238.77 | 64.00 | 213°45'34" | 122.49 | N41° 27' 07"E |
| C3 | 16.29 | 16.00 | 058°20'00" | 15.60 | N36° 15' 39"W |
| C4 | 16.29 | 16.00 | 058°19'54" | 15.59 | N60° 50' 03"E |
| C5 | 21.86 | 64.00 | 019°34'03" | 21.75 | N41° 27' 07"E |
| C6 | 16.29 | 16.00 | 058°19'54" | 15.59 | N22° 04' 12"E |
| C7 | 37.29 | 300.00 | 007°07'20" | 37.27 | N03° 32' 05"W |
| C8 | 40.52 | 326.00 | 007°07'20" | 40.50 | N03° 32' 05"W |
| C9 | 43.76 | 352.00 | 007°07'20" | 43.73 | N03° 32' 05"W |



- LEGEND**
- ⊕ SECTION CONTROL (AS NOTED)
 - SET 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
 - ⊙ SET 5/8" IRON ROD WITH ALUMINUM CAP MARKED "PLS 14222"
 - SET 1/2" IRON ROD WITH PLASTIC CAP MARKED "PLS 14222"
 - FOUND 5/8" IRON ROD WITH ALUMINUM CAP MARKED "PLS 2860"
 - FOUND 5/8" IRON ROD WITH ILLEGIBLE ALUMINUM CAP
 - FOUND 5/8" IRON ROD (NO CAP)
 - (E) EASEMENT MEASUREMENT
 - SUBDIVISION BOUNDARY
 - LOT BOUNDARY LINE
 - - - ADJOINING BOUNDARIES
 - - - ROAD CENTERLINE
 - - - SECTION LINE
 - - - EASEMENTS (AS NOTED)
 - - - SURVEY TIES
 - - - BUILDING ENVELOPES (50.00' FROM LOT LINES AND 150.00' FROM WATERWAYS)



| | | | |
|----------|--|---------------|-------|
| TITLE | PRELIMINARY PLAT MASTER PLAN SKYLINE VIEW RANCH | | |
| DATE: | 01/31/24 | DRAWN/CHK BY: | PS/JS |
| PROJECT: | 22044/T4NR44E/S1-S12/21419 | | |



4141 S 58 W
IDAHO FALLS, ID 83402
208-715-4380

SHEET 1 OF 2

| 1/4 | SEC | T | R |
|-----|-----|----|-----|
| 1 | 1 | 4N | 44E |
| 1 | 12 | 4N | 44E |



BASIS OF BEARING NOTE

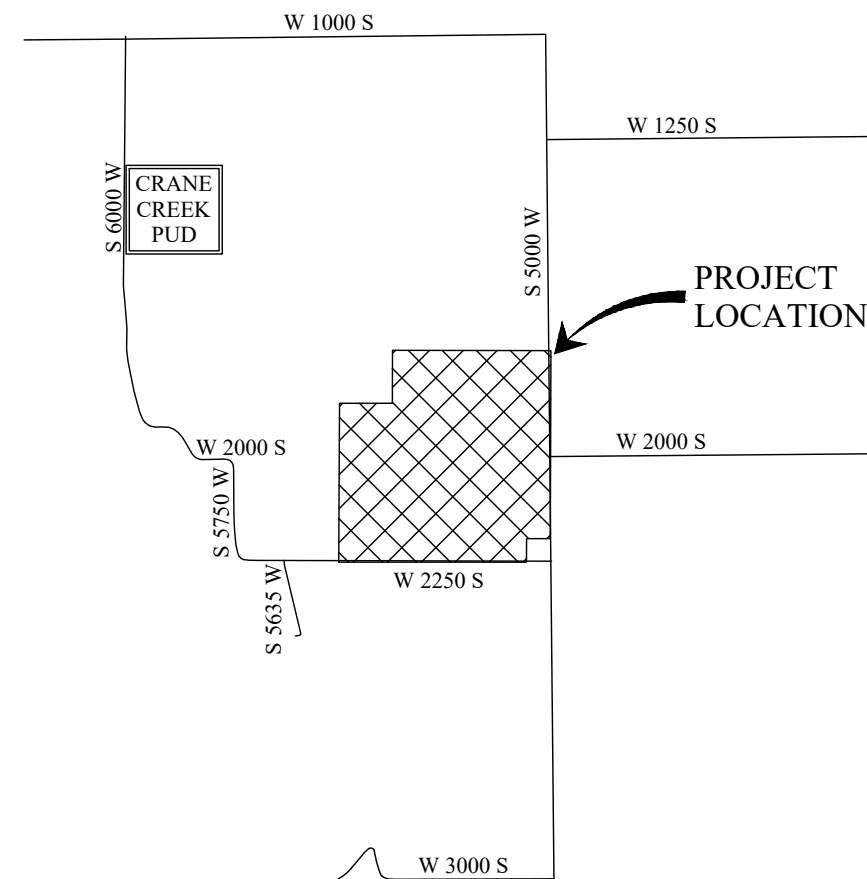
The bearing along the boundary line between sections 1 and 12 of Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho is the basis for all bearings on this plat.

Justin M. Steffler, P.L.S. 14222 Date

SKYLINE VIEW RANCH

LOCATED IN THE SOUTH 1/2 OF SECTION 1 AND THE NORTH 1/2 OF SECTION 12,
TOWNSHIP 4 NORTH, RANGE 44 EAST, B.M., TETON COUNTY, IDAHO

VICINITY SKETCH (N.T.S.)



DEVELOPMENT ZONING

A-20 Agricultural Zone

| MINIMUM SETBACKS | |
|---------------------------|----------------|
| Description | Setback Amount |
| Front Yard | 30' |
| Rear Yard | 40' |
| Side Yard | 30' |
| Teton River | 100' |
| Stream or Creek | 50' |
| Irrigation Ditch or Canal | 15' |

SUBDIVISION DATA

TOTAL ACREAGE: 144.495 ACRES
 NUMBER OF LOTS: 7
 SMALLEST LOT SIZE: 20.061 ACRES
 LARGEST LOT SIZE: 20.195 ACRES
 AVERAGE LOT SIZE: 20.061 ACRES
 RIGHT-OF-WAY: 3.713 ACRES
 LOT DENSITY: 0.048 LOTS/ACRE

BOUNDARY DESCRIPTION

BEGINNING at the Northeast corner of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho; Thence, S 00° 13' 27" W along the east boundary of said Section 12 for a distance of 1029.51 feet; Thence, N 89° 58' 25" W for a distance of 295.35 feet; Thence, S 00° 13' 27" W for a distance of 295.35 feet to a point on the south boundary of the north of the northeast quarter of said Section 12; Thence, N 89° 58' 25" W along said south boundary for a distance of 2348.04 feet to the Southwest corner of northwest quarter of the northwest quarter of said Section 12; Thence, N 00° 19' 42" E along the west boundary of the northeast quarter of said Section 12 for a distance of 1324.90 feet to the North quarter-corner of said Section 12; Thence, N 00° 13' 04" E along the west boundary of the southeast quarter of Section 1 for a distance of 661.80 feet; Thence, S 89° 56' 44" E for a distance of 660.15 feet; Thence, N 00° 12' 32" E for a distance of 661.49 feet to a point on the north boundary of the south half of the southeast quarter of said Section 1; Thence, S 89° 55' 05" E along said north boundary for a distance of 1980.13 feet to a point on the east boundary of said Section 1; Thence, S 00° 10' 58" W along said east boundary for a distance of 1321.07 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described parcel:

COMMENCING from the Northeast corner of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho; Thence, S 20° 00' 41" W for a distance of 105.84 feet to the POINT OF BEGINNING:

Thence, S 00° 00' 32" W for a distance of 289.88 feet; Thence, N 89° 56' 50" W for a distance of 600.94 feet; Thence, N 00° 03' 16" E for a distance of 289.71 feet; Thence, S 89° 57' 48" E for a distance of 600.71 feet to the POINT OF BEGINNING.

LANDSCAPING AND CROSS-ACCESS EASEMENT DESCRIPTION

COMMENCING from the Northeast corner of Section 12, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho; S 37° 45' 52" W for a distance of 49.24 feet to the POINT OF BEGINNING:

Thence, S 00° 13' 27" W along the boundary of the existing County Road and Public Utility Easement for a distance of 64.53 feet; Thence, N 89° 57' 48" W for a distance of 606.54 feet; Thence, N 00° 00' 00" E for a distance of 64.14 feet; Thence, N 90° 00' 00" E for a distance of 606.79 feet to the POINT OF BEGINNING.

FLOOD PLAIN DESIGNATION

The property shown hereon is located within Flood Zone Designation X (Outside of the 500-Year Flood Plain), per Flood Rate Map number 16081C0130C, dated August 4, 1988.

LOT ACCESS NOTE

All lots platted hereon will be accessed from the interior subdivision roads.

FIRE SUPPRESSION NOTE

Fire pond located in Lot 2, Block 2 will be filled by the existing well located in Lot 3, Block 1.

SEPTIC SYSTEM NOTE

All lots platted hereon will be limited to a maximum septic system discharge capacity of 600 gallons per day.

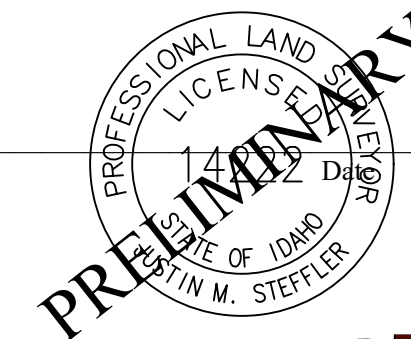
WATER SERVICE NOTE

All lots platted hereon will be served by individual private wells.

SURVEYOR'S CERTIFICATE

I, Justin M. Steffler, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as SKYLINE VIEW RANCH, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.

Justin M. Steffler, P.L.S. 14222



| | |
|----------|--|
| TITLE | PRELIMINARY PLAT MASTER PLAN SKYLINE VIEW RANCH |
| DATE: | 01/31/24 DRAWN/CHK BY: PS/JS |
| PROJECT: | 22044/T4NR44E/S1-S12/21419 |

SHEET 2 OF 2

| 1/4 | SEC | T | R |
|-----|-----|----|-----|
| | 1 | 4N | 44E |
| | 12 | 4N | 44E |



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