

# FINAL PLAT HARLAN RANCH SUBDIVISION

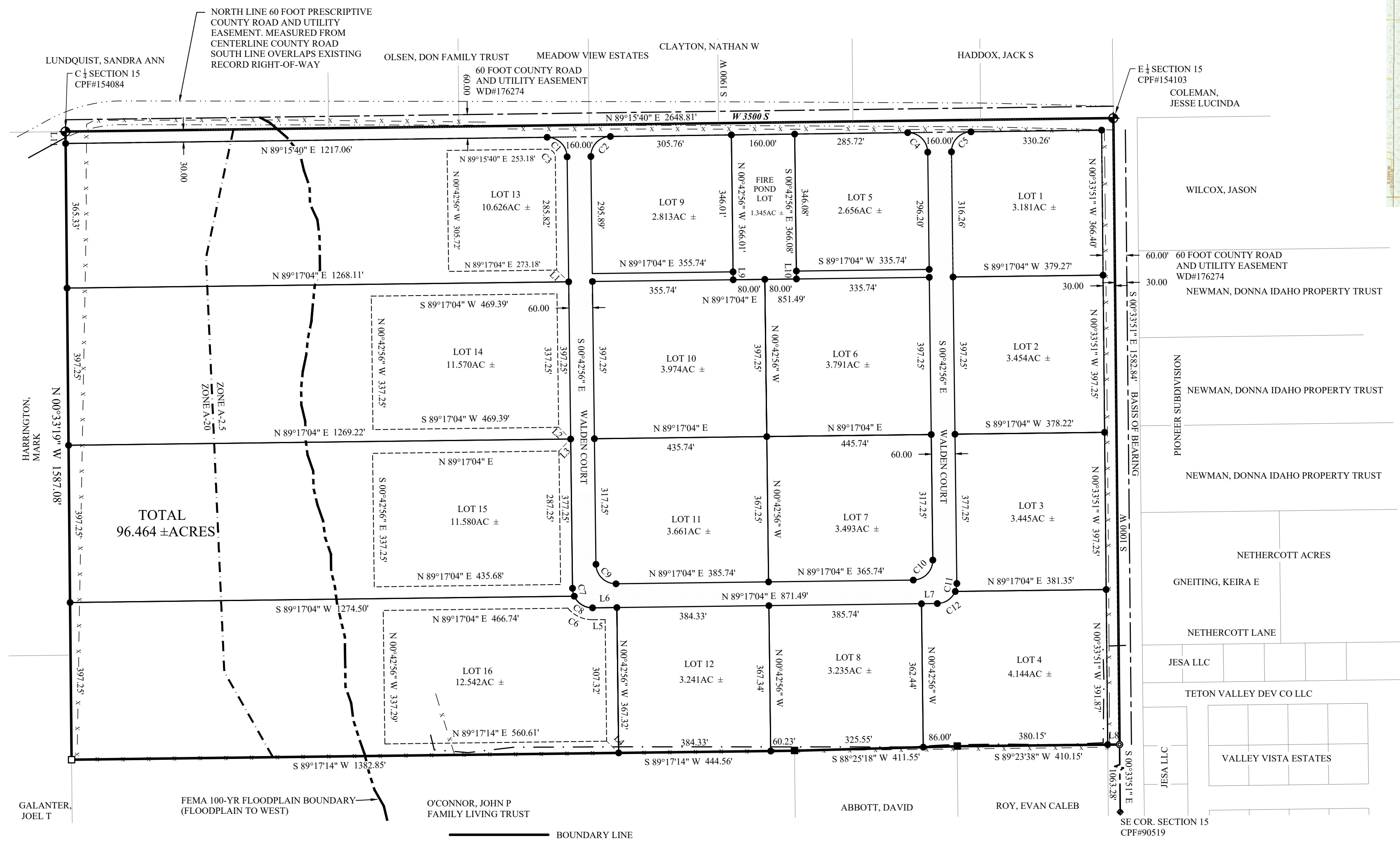
LOCATED IN THE SE 1/4 OF SECTION 15, T. 4 N., R. 45 E., B.M.  
TETON COUNTY, IDAHO

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	78.56'	70.73'	N 45°43'38" W	90°01'25"
C2	50.00'	78.52'	70.70'	S 44°16'22" W	89°58'35"
C3	20.00'	31.42'	28.29'	S 45°43'38" E	90°01'25"
C4	50.00'	78.56'	70.73'	N 45°43'38" E	90°01'25"
C5	50.00'	78.52'	70.70'	N 44°16'22" E	89°58'35"
C6	80.00'	71.65'	69.28'	N 65°03'24" W	51°19'03"
C7	50.00'	20.58'	20.43'	S 12°30'17" E	23°34'42"
C8	50.00'	57.96'	54.77'	S 57°30'17" E	66°25'18"
C9	50.00'	78.54'	70.71'	N 45°42'56" W	90°00'00"
C10	50.00'	78.54'	70.71'	N 44°17'04" E	90°00'00"
C11	50.00'	20.58'	20.43'	S 11°04'25" W	23°34'41"
C12	50.00'	57.96'	54.77'	S 56°04'25" W	66°25'19"

LINE	BEARING	DISTANCE
L1	S 45°42'56" E	42.43'
L2	N 45°42'56" W	42.43'
L3	S 44°17'04" W	42.43'
L4	N 45°42'51" W	42.43'
L5	S 89°17'04" W	31.41'
L6	N 89°17'04" E	61.41'
L7	N 89°17'04" E	40.00'
L8	S 89°23'38" W	30.00'
L9	S 00°42'56" E	20.00'
L10	S 00°42'56" E	20.00'
L11	N 00°33'19" W	30.00'



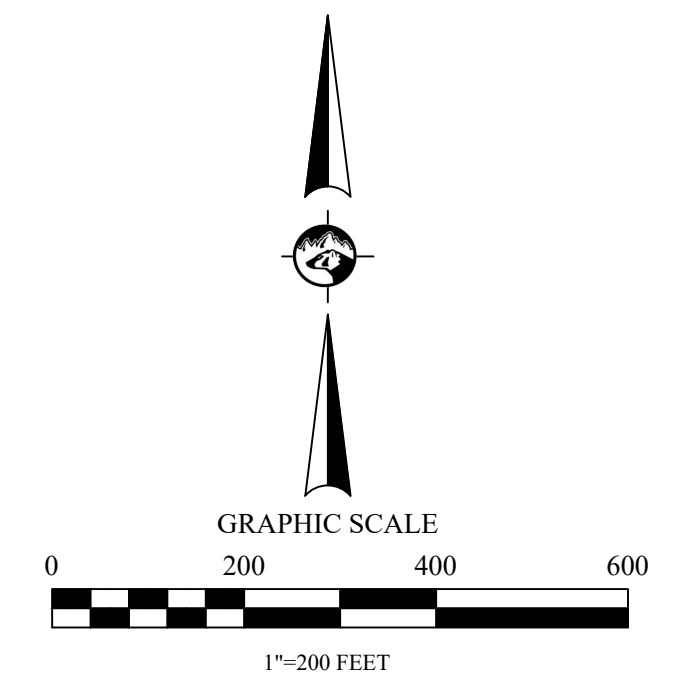
VICINITY MAP  
SEC. 15 T.4N. R.45 E. B.M.



**TOTAL  
96.464 ± ACRES**

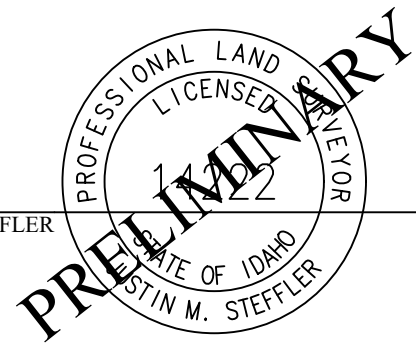
- LEGEND**
- SECTION CONTROL - AS NOTED
  - 5/8" X 24" REBAR WITH PLASTIC CAP MARKED "PLS 14222" SET THIS SURVEY
  - 1/2" X 24" REBAR WITH PLASTIC CAP MARKED "AW 2860" FOUND THIS SURVEY REPLACED WITH 5/8" REBAR WITH A PLASTIC CAP "PLS14222"
  - ⊙ 5/8" REBAR - ALUMINUM CAP ILLEGIBLE FOUND THIS SURVEY
  - 5/8" REBAR - WITH ALUMINUM CAP INSCRIBED "AW 2860" FOUND THIS SURVEY

- BOUNDARY LINE
- LOT BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- - - RECORD EASEMENT - AS NOTED
- - - ROAD EASEMENT - AS NOTED
- x - x - x - FENCE LINE
- - - SURVEY TIE LINE
- SECTION LINE
- - - CENTER LINE EXISTING DITCH
- - - APPROXIMATE 100-YEAR FLOOD PLAIN
- - - ZONE A2.5/A-20 LINE
- - - BUILDING ENVELOPE
- ▨ PRIVATE ROAD, UTILITY AND PATHWAYS LOT 7.713 ACRES



**SURVEYOR'S CERTIFICATE**

I, JUSTIN M. STEFFLER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NUMBER 14222, DO HEREBY CERTIFY THAT THIS FINAL PLAT FOR THE HARLAN RANCH SUBDIVISION AS SHOWN HEREON WAS PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, TITLE 55, CHAPTER 19 AND THAT ALL CORNERS REPRESENT MONUMENTS FOUND OF RECORD AND SET AS SHOWN HEREON.



JUSTIN M. STEFFLER \_\_\_\_\_ DATE

**FINAL PLAT  
HARLAN RANCH SUBDIVISION**  
LOCATED IN THE SE 1/4 OF SECTION 15, T. 4 N., R. 45 E., B.M.  
TETON COUNTY, IDAHO

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DATE: 12/20/2023      DRAWN/CHK BY: CJK/JMS

PROJECT: 21193/T4NR45E/21193PLAT

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**BADGER**  
AERIAL MAPPING & SURVEYING

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

SHEET 1 OF 2

# FINAL PLAT HARLAN RANCH SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 15, T. 4 N., R. 45 E., B.M.  
TETON COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED INTO LOTS TO BE HEREAFTER KNOWN AS HARLAN RANCH SUBDIVISION.

LOTS WITHIN THIS SUBDIVISION ARE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.

THAT THE LOTS CONTAINED WITHIN THE HARLAN RANCH SUBDIVISION PLAT SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED CURRENTLY WITH SAID PLAT.

LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO THE EASEMENTS AS PLATTED HEREON.

THAT THE INTERNAL ROAD WALDEN COURT WITHIN THE HARLAN RANCH SUBDIVISION IS PRIVATE AND USE IS DEDICATED TO THE LOTS WITHIN THE SUBDIVISION FOR INGRESS, EGRESS AND PUBLIC UTILITIES.

THAT THE PORTIONS OF THE ROAD AND TRAIL LOT LYING OUTSIDE OF THE TETON COUNTY RIGHT-OF-WAY ALONG THE NORTH AND EAST LINES AS SHOWN HEREON SHALL BE MAINTAINED BY THE HARLAN RANCH SUBDIVISION HOMEOWNER'S ASSOCIATION.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE DULY SIGNED THIS CERTIFICATE ON THIS \_\_\_DAY OF \_\_\_\_\_, 2023.

CLEAR SPRINGS RANCH LLC

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF TETON

ON THIS \_\_\_DAY OF \_\_\_\_\_, 2024 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

CLEAR SPRINGS RANCH LLC, BY: \_\_\_\_\_, ITS \_\_\_\_\_ KNOWN OR IDENTIFIED TO ME TO BE THE SIGNOR OF THE ABOVE OWNER'S CERTIFICATE THAT THEY EXECUTED THE SAME FOR THE PURPOSE THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE HEREBY SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF IDAHO  
RESIDING IN TETON COUNTY  
COMMISSION EXPIRATION DATE:

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ONE-QUARTER SECTION CORNER FOR SAID SECTION 15;

THENCE S 00°33'51" E, 1582.84 FEET ALONG THE EAST LINE OF SAID SECTION 15 TO THE NORTHEAST CORNER OF LOT 3, BRIARWOOD SUBDIVISION, INST. NO. 148138 MARKED BY A 5/8 REBAR WITH AN ILLEGIBLE PLASTIC CAP;

THENCE S 89°23'38" W, 410.15 FEET, ALONG SAID LOT 3, BRIARWOOD SUBDIVISION TO A 5/8-INCH DIAMETER REBAR WITH PLASTIC CAP INSCRIBED "PLS14222";

THENCE S 88°25'18" W, 411.55 FEET, ALONG PARCEL 2 OF THAT ONE-TIME ONLY SPLIT OF ONE PARCEL OF LAND, INST. NO. 176273, MARKED BY A 5/8-INCH DIAMETER REBAR WITH PLASTIC CAP INSCRIBED "PLS14222";

THENCE S 89°17'14" W, 1827.41 FEET, TO A 5/8-INCH REBAR WITH AN ALUMINUM CAP INSCRIBED "AW2860";

THENCE N 00°33'19" W, 1587.08 FEET, TO THE CENTER QUARTER SECTION OF SAID SECTION 15, CP&F INST. NO. 154084;

THENCE N 89°15'40" E, 2648.81 FEET, ALONG THE EAST-WEST MID-SECTION LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 96.464 ACRES MORE OR LESS.

TETON COUNTY FIRE MARSHAL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS FINAL PLAT OF HARLAN RANCH SUBDIVISION MEET THE SETON COUNTY FIRE CODE, AND HAVE BEEN APPROVED BY MY DEPARTMENT.

\_\_\_\_\_  
TETON COUNTY FIRE MARSHAL      DATE

PLANNING AND ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE, AT WHICH TIME THIS FINAL PLAT FOR HARLAN RANCH SUBDIVISION WAS APPROVED AND ACCEPTED.

\_\_\_\_\_  
CHAIRPERSON      DATE

COUNTY ACCEPTANCE

PRESENTED TO THE TETON COUNTY BOARD OF COUNTY COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS FINAL PLAT FOR HARLAN RANCH SUBDIVISION, WITHIN TETON COUNTY WAS APPROVED AND ACCEPTED.

\_\_\_\_\_  
CHAIRPERSON COUNTY COMMISSIONERS      DATE

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.

\_\_\_\_\_  
TETON COUNTY ASSESSOR      DATE

CERTIFICATE OF EXAMINING SURVEYOR REVIEW

I, DARRYL JOHNSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NO. 13031, HEREBY CERTIFY THAT I HAVE REVIEWED THE FINAL PLAT FOR THE HARLAN RANCH SUBDIVISION AND FIND IT COMPLIES WITH IDAHO CODE.

\_\_\_\_\_  
DARRYL JOHNSON PE & LS 13031      DATE

TREASURER'S CERTIFICATE

I THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF TETON COUNTY, STATE OF IDAHO, HAVING REVIEWED THIS FINAL PLAT FOR HARLAN RANCH SUBDIVISION PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS FINAL PLAT ARE CURRENT.

\_\_\_\_\_  
TETON COUNTY TREASURER      DATE

HEALTH DISTRICT CERTIFICATE OF APPROVAL

THAT THE SANITARY RESTRICTIONS FOR THE FINAL PLAT OF THE HARLAN RANCH SUBDIVISION 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.

DATE:

HEALTH DISTRICT SIGNATURE: \_\_\_\_\_

SURVEYOR NARRATIVE:

THIS PLAT WAS CONDUCTED AT THE REQUEST OF CLEAR SPRINGS RANCH LLC TO SUBDIVIDE THEIR LAND INTO LOTS AS SHOWN HEREON.

REFERENCE IS MADE TO THAT RECORD OF SURVEY, INSTRUMENT NO. 176273, WARRANTY DEED 176274, WARRANTY DEED 241545, AND THE FINAL PLAT FOR BRIARWOOD SUBDIVISION, INST. NO. 148138 RECORDED IN TETON COUNTY CLERK'S OFFICE.

EASEMENTS OF SITE AND/OR RECORD NOT SHOWN MAY EXIST.

THIS SURVEY WAS CONDUCTED IN MAY 2021 FROM NOTES MADE IN THE FIELD AND FROM RECORDS ON FILE WITH THE TETON COUNTY CLERK'S OFFICE.

FINAL PLAT NOTES:

PROPERTY OWNER: CLEAR SPRINGS RANCH LLC

TOTAL ACRES 96.464 ACRES ±

COUNTY ZONING: DUAL ZONE: A20 ZONE AGRICULTURE -20-ACRE MIN. LOT SIZE/A2.5 ZONE AGRICULTURE/RURAL RESID. - 2.5-ACRE MIN. LOT SIZE

LOTS WILL BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS

A PORTION OF THE PROPERTY LIES WITHIN A NATURAL RESOURCE OVERLAY-PRIORITY WETLAND HABIT AND SONGBIRD/RAPTOR BREEDING AND WINTERING HABITAT.

A PORTION OF THE PROPERTY LIES WITHIN A FEMA SPECIAL FLOOD HAZARD ZONE AS PER FEMA MAP 1608IC0150C EFFECTIVE 8/14/1988

HARLAN RANCH SUBDIVISION CONTAINS WATER RIGHTS  
SOURCE: DARBY CREEK  
WATER RIGHT NO. 22-14253

DITCH RIGHT-OF-WAY

ALL DITCHES, AS SHOWN HEREON, EXIST WITHIN A RIGHT-OF-WAY DEFINED BY I.C. §42-1102 AND MUST HAVE WRITTEN PERMISSION OF THE OWNER OR OPERATOR OF THE RIGHT-OF-WAY TO CONSTRUCT ANYTHING WITHIN, UNDER, UPON OR OVER THE AREA, TO ENSURE THAT ANY SUCH ENCROACHMENTS WILL NOT UNREASONABLY OR MATERIALLY INTERFERE WITH THE USE AND ENJOYMENT OF THE RIGHT-OF-WAY.

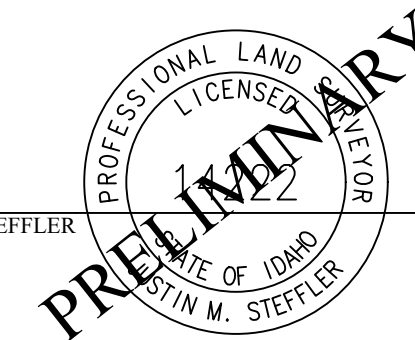
THE FIRE POND LOT IS DESIGNATED AS A COMMON LOT TO BE ADMINISTERED BY THE HOMEOWNERS ASSOCIATION. THIS IS A NON-RESIDENTIAL LOT. STRUCTURES PERTAINING TO FIRE POND APPARATUS SHALL BE ALLOWED. NO RESIDENTIAL STRUCTURES SHALL BE ALLOWED.

THE ROAD AND PATHWAYS LOT IS GRANTED TO THE HARLAN RANCH HOMEOWNERS ASSOCIATION. PORTIONS OUTSIDE OF THE TETON COUNTY ROAD RIGHTS-OF-WAYS SHALL BE MAINTAINED BY THE HARLAN RANCH HOA.

SURVEYOR'S CERTIFICATE

I, JUSTIN M. STEFFLER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, REGISTRATION NUMBER 14222, DO HEREBY CERTIFY THAT THIS FINAL PLAT FOR THE HARLAN RANCH SUBDIVISION AS SHOWN HEREON WAS PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, TITLE 55, CHAPTER 19 AND THAT ALL CORNERS REPRESENT MONUMENTS FOUND OF RECORD AND SET AS SHOWN HEREON.

\_\_\_\_\_  
JUSTIN M. STEFFLER      DATE



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