

VICINITY MAP
SECTION 30, TWP. 6N., RNG. 46E., B.M., TETON COUNTY, IDAHO

LEGEND	
	SECTION CORNER FOUND OR SET AS NOTED
	FOUND IRON PIN WITH PLASTIC CAP INSCRIBED: AW ENG 2860
	5/8" IRON PIN AW ENG 2860 CAP
	LOT LINES THIS SURVEY
	SECTION LINE
	FENCE LINE
	PROPOSED BUILDING ENVELOPE
	FEMA 100 YR Feb 2018
	EXISTING BUILDINGS— AS SHOWN ON PLAT
	EASEMENT TYPE AND WIDTH

PROPERTY DESCRIPTION

A PORTION OF THE NW¼ OF SECTION 30, TWP. 6N., RNG. 46E., B.M., TETON COUNTY, IDAHO BEING FURTHER DESCRIBED AS:
 FROM THE NW¼ CORNER OF SAID SECTION 30, N00°35'47"E, 438.00 FEET ALONG THE WEST LINE OF SAID NW¼ TO THE POINT OF BEGINNING;
 THENCE CONTINUING N00°35'47"E, 1160.00 FEET ALONG SAID WEST LINE TO A POINT;
 THENCE N89°45'12"E, 1100.00 FEET TO A POINT;
 THENCE S74°20'28"E, 940.50 FEET TO A POINT;
 THENCE S54°36'39"E, 657.26 FEET TO A POINT ON THE EAST LINE OF SAID NW¼;
 THENCE S00°02'30"W, 964.44 FEET ALONG SAID EAST LINE TO THE C¼ CORNER;
 THENCE S89°55'00"W, 2007.34 FEET ALONG THE SOUTH LINE OF SAID NW¼ TO A POINT;
 THENCE N00°35'47"E, 438.00 FEET TO A POINT;
 THENCE S89°55'00"W, 550.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS 79.00 ACRES.

SUBJECT TO A 30 FOOT WIDE ROAD AND UTILITY EASEMENT ALONG THE WEST PROPERTY BOUNDARY BEING WITHIN THE 60 FOOT COUNTY ROAD AND UTILITY EASEMENT N1000E.

TOGETHER WITH THE FOLLOWING DESCRIBED IRRIGATION EASEMENT:
 FROM THE C¼ CORNER OF SECTION 30, TWP. 6N., RNG. 46E., B.M., TETON COUNTY, IDAHO N00°02'30"E, 964.44 FEET TO THE POINT OF BEGINNING;
 THENCE N54°36'39"W, 150.00 FEET TO A POINT;
 THENCE N35°23'21"E, 138.80 FEET TO A POINT;
 THENCE S89°58'02"E, 42.05 FEET TO A POINT;
 THENCE S00°02'30"W, 200.00 FEET TO THE POINT OF BEGINNING.

SUBDIVISION NOTES

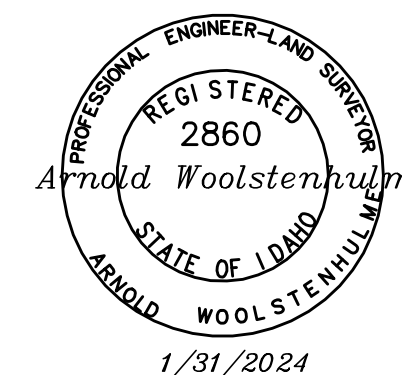
- TOTAL AREA: 79.00 ACRES
- NUMBER OF LOTS 2
- AVERAGE ACRES PER LOT 39.50
- ACRES IN COUNTY ROAD 0.80
- OPEN SPACE ACRES NONE
- ZONING ON PROPERTY A/RR 2.5
- SETBACKS: FRONT 40 FT., SIDE 30 FEET, REAR 40 FT.
- BUILDING ENVELOPES ARE COUNTY SETBACKS
- FIRE PROTECTION SOURCE, NONE REQUIRED.
- WATER / SEWER SYSTEMS INDIVIDUAL SYSTEMS
- NORTH LEIGH CREEK CROSSES SOUTH SIDE PROPERTY.
- NO SUBDIVISION ROADS.
- NO FURTHER SPLITTING OF LOTS UNDER TETON COUNTY LAND USE CODE ADOPTED 07 /06/2022.
- EACH LOTS SEPTIC SYSTEM WILL BE YEARLY MAINTAINED WITH THE TANK BEING PUMPED BY A PUMPING SERVICE AS NEEDED.

SURVEYOR'S CERTIFICATE & NARRATIVE

I, ARNOLD WOOLSTENHULME BEING A LICENSED LAND SURVEYOR/ENGINEER IN THE STATE OF IDAHO No. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THESE PARCELS OF LAND AS HEREON PLATTED AND DESCRIBED.

ARNOLD WOOLSTENHULME PE/LS # 2860

2023



PRELIMINARY PLAT / MASTER PLAN
CLEARWATER RESERVE Subdivision

PART OF NW¼ SEC. 30 T. 6N, R. 46E., B.M. TETON CO. ID

OWNERS:
 Jared D. Hill
 Angela D. Hill
 P.O. BOX 153
 Teton, ID 83452

