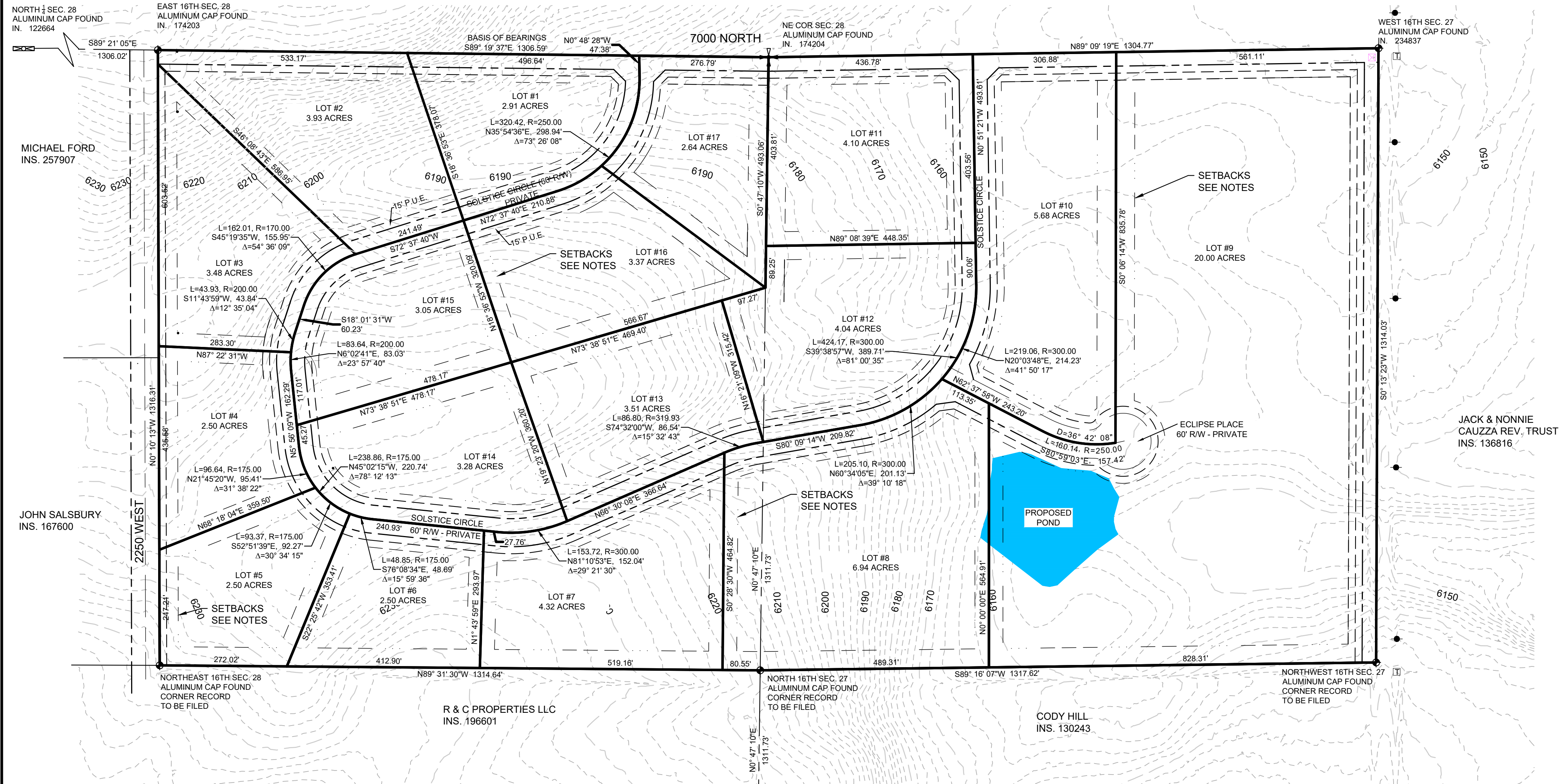


PRELIMINARY PLAT NORTHERN LIGHTS

BEING ALL THE OF NE $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 28, AND ALL OF THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ SECTION 27,
TOWNSHIP 6 NORTH, RANGE 45 E, B.M. TETON COUNTY, IDAHO



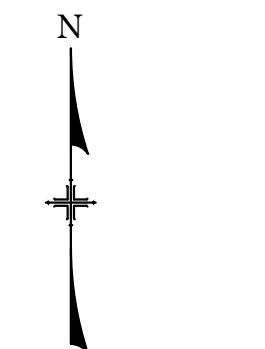
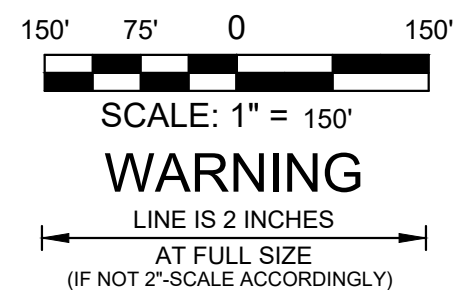
NOTES:
BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 6300 FEET.

REFERENCES:
AW ENGINEERING IN. 180446
AW ENGINEERING IN. 269976

NARRATIVE:
WE WERE HIRED BY ANTHONY CAMPBELL TO PREPARE A 17 LOT SUBDIVISION.

BUILDING SETBACKS

FRONT YARD	30' MIN
REAR YARD	40' MIN
SIDE YARD	30' MIN



LEGEND

- ELECTRIC TRANSFORMER
- TELEPHONE BOX
- POWER POLE
- REBAR W/ALUMINUM CAP FOUND
- REBAR W/NO CAP FOUND
- 5/8" REBAR W/PLASTIC CAP FOUND "PLS 13856"
- FOUND 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "PLS 13856"
- 16TH CORNER FOUND (AS NOTED)
- CONTROLLING SECTION CORNER FND. (AS NOTED)
- QUARTER SECTION CORNER FND. (AS NOTED)
- SECTION LINE
- PROPOSED PROPERTY LINE
- RIGHT OF WAY
- EASEMENT
- SETBACKS

SURVEYOR'S CERTIFICATE

I, JEFFREY M. ROWE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, NUMBER 13856, DO HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REFERRED TO HEREON WERE PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, RELATING TO SURVEYS.



PRELIMINARY PLAT -
NORTHERN LIGHTS
PART OF SECTIONS 27 & 28, TWP. 6 N, RANGE 45 E,
B.M. TETON COUNTY, IDAHO

TETON VIEW SURVEYING
2847 East 700 North
St. Anthony, Id. 83445
P: 208.516.6877

Project No.: 19-161
Date: 1/26/2023
Sheet No.: 2 OF 2
Reviewed By: JMR

