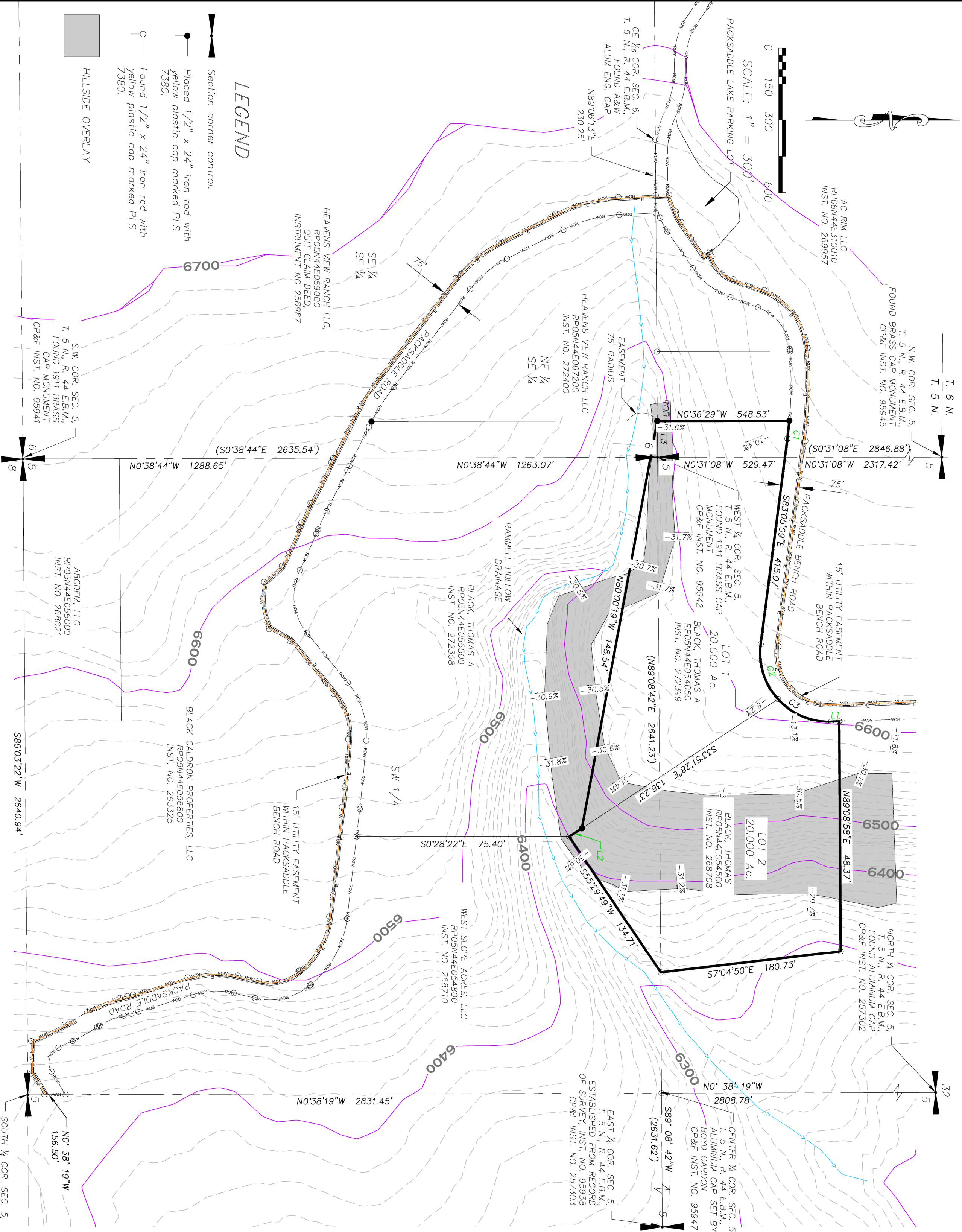




SCALE: 1" = 300'



LEGEND

- Section corner control.
- Placed 1/2" x 24" iron rod with yellow plastic cap marked PLS 7350.
- Found 1/2" x 24" iron rod with yellow plastic cap marked PLS 7350.
- HILLSIDE OVERLAY

PROJECT INFO:
 SUBDIVISION NAME
 COUGAR RIM
 OWNER:
 THOMAS BLACK
 TOTAL ACRES = 40 ACRES
 2 LOTS
 LOT 1 = 20,000 ACRES
 LOT 2 = 20,000 ACRES

OVERLAYS:
 HILLSIDE OVERLAY
WATER AND SEPTIC:
 WATER WILL BE SERVICED BY INDIVIDUAL WELLS
 SEWER WILL BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS
ZONING:
 TETON COUNTY A-20

BUILDING SETBACKS PER ZONE:
 FRONT - 30'
 SIDES - 30'
 REAR - 40'
 STREAM AND/OR CREEK = 50'
 IRRIGATION DITCH/CANAL = 15'

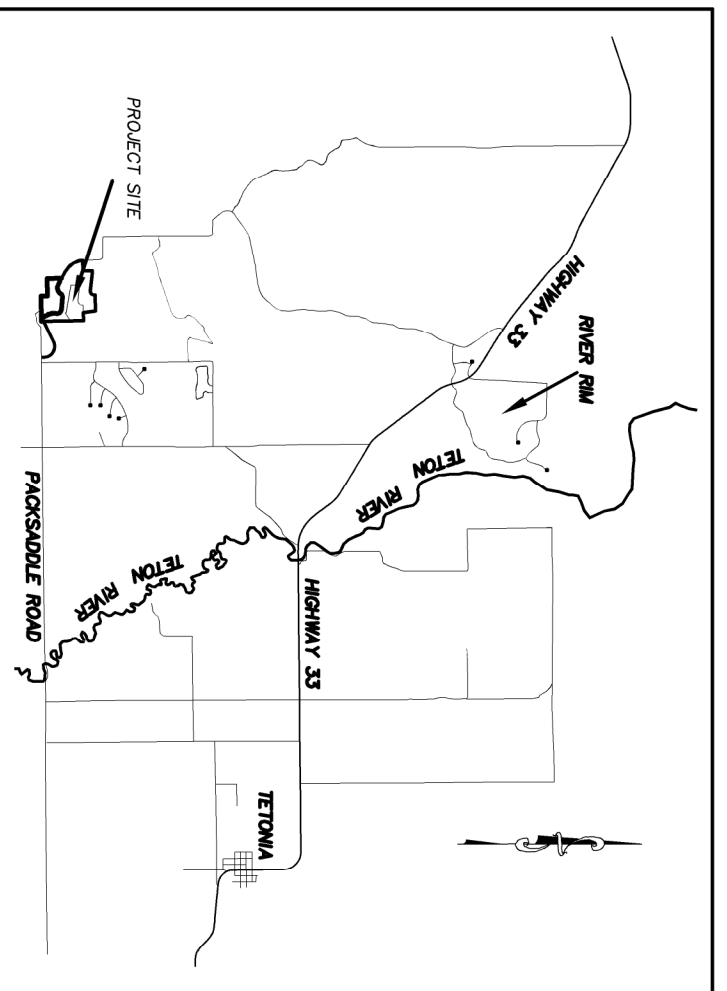
UTILITY EASEMENTS:
 EXISTING UTILITY EASEMENT LOCATED ALONG PACKSADDLE ROAD AND PACKSADDLE BENCH ROAD

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	74.35'	1776.00'	2.2355°	S84°17'07"E	74.34'
C2	247.15'	285.00'	49°41'12"	N72°04'15"E	239.48'
C3	494.30'	285.00'	99°22'24"	N47°13'39"E	434.64'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	33.99'	N2°27'39"W
L2	45.00'	S33°51'28"E
L3	149.74'	N89°06'13"E

NARRATIVE

Benchmark Land Surveying PLLC was commissioned by Thomas and Torrie to create 2 lot subdivision.
 Basis of Bearing: Idaho State Plane coordinate system, (NAD83) Idaho East Zone (1101).
 The coordinates used for the project were established using the National Geodetic Survey (NGS) Online Positioning User Service (OPUS). The files were processed with respect to Continuously Operating Reference Stations (CORS) Rexburg CORS N434913.279" W111°47'00.227" IRMN CORS N432434.098" W111°48'07.0" and Idaho Falls CORS N433106.882" W112°03'07.152". The control point used is estimated to be within 0.06 feet, at a 92% confidence level relative to the National Spatial Reference System (NSRS) N434838.53230" W111°18'01.68274". The combined adjustment factor is 0.9996933663 with the convergence angle of 0°35'59".
 The client did not provide the surveyor with a Title Report. There may be existing easements that are not shown.



PRELIMINARY PLAT
BENCHMARK LAND SURVEYING
 (208) 313-2458

COUGAR RIM SUBDIVISION		SHEET 1
SEC. 5 & 6, T. 5 N., R. 44 E.B.M.		
DATE: 2/13/2023	789 NORTH 450 EAST	OF 1
DESIGN: T.D.M.	FIRTH, IDAHO 83236	
PROJECT NO. 21027	hmeppen@gmail.com	