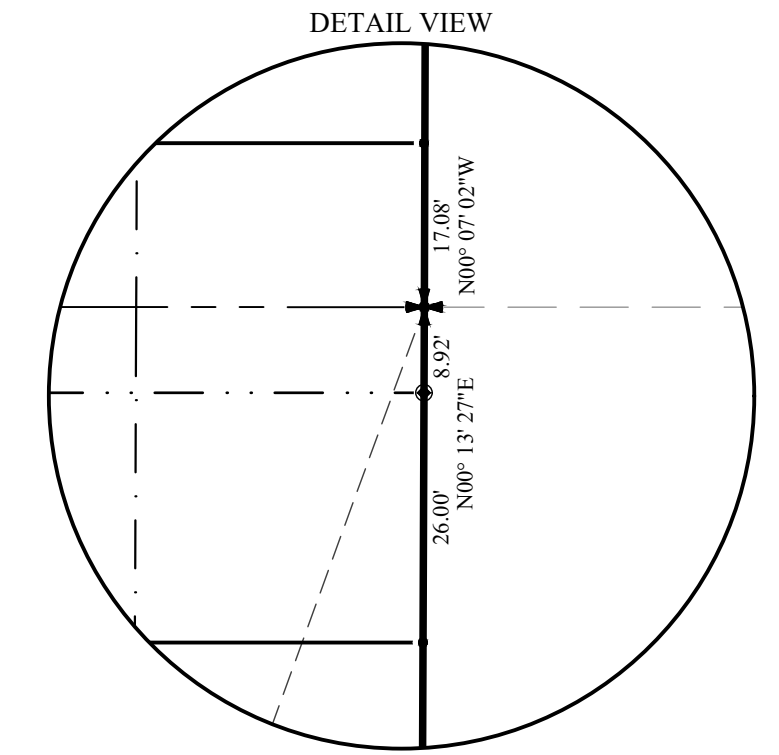
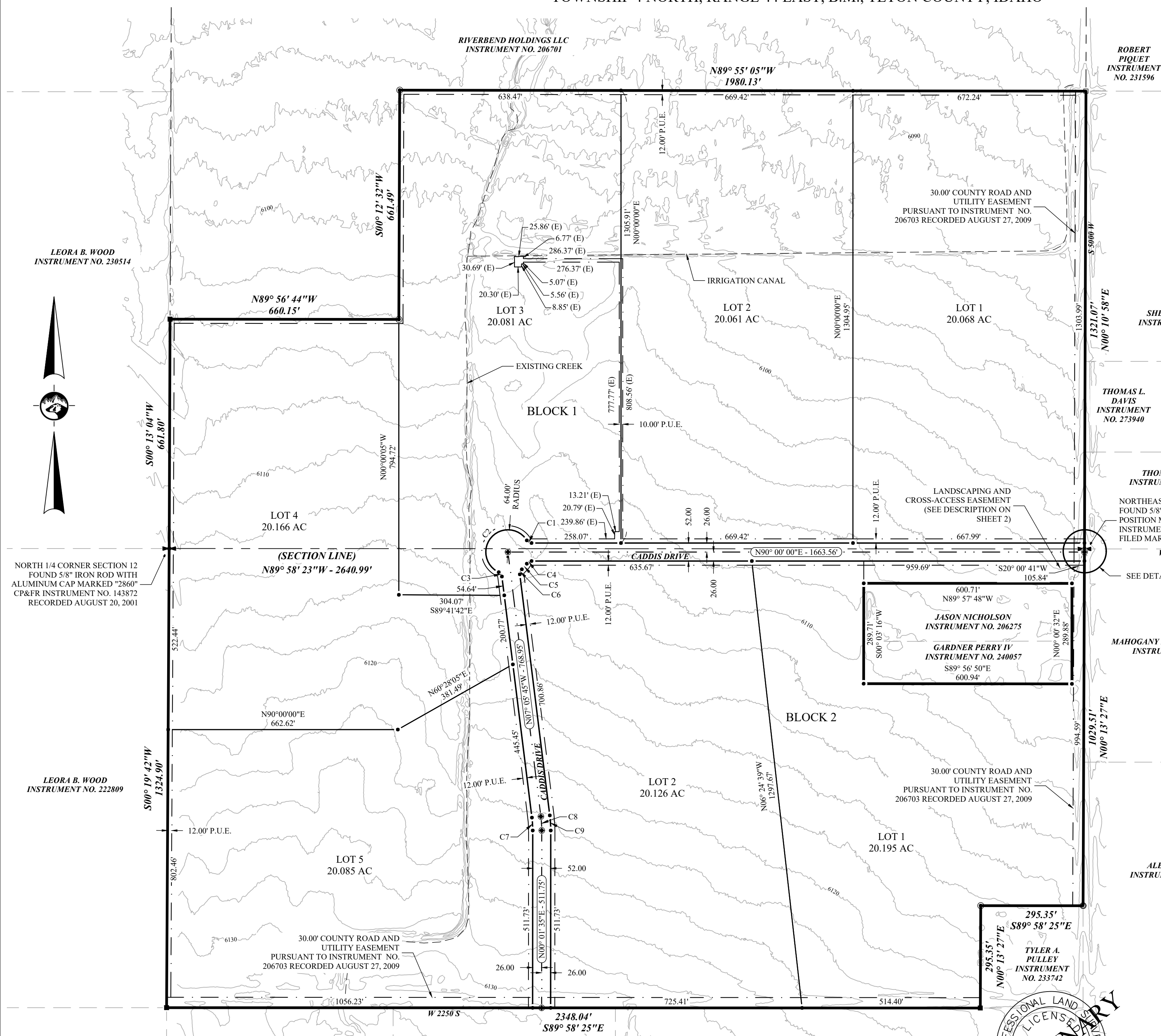


SKYLINE VIEW RANCH

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



TITLE	CONCEPT MASTER PLAN SKYLINE VIEW RANCH		
DATE:	05/23/23	DRAWN/CHK BY:	PS/JS
PROJECT:	22044/T4NR44E/S1-S12/21419		

SHEET 1 OF 2

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



LEORA B. WOOD
INSTRUMENT NO. 192335

GEORGE L. BATES
INSTRUMENT NO. 152213

GEORGE L. BATES
INSTRUMENT NO. 140910

ALEX S. MURRAY
INSTRUMENT NO. 273319

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

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 plan.

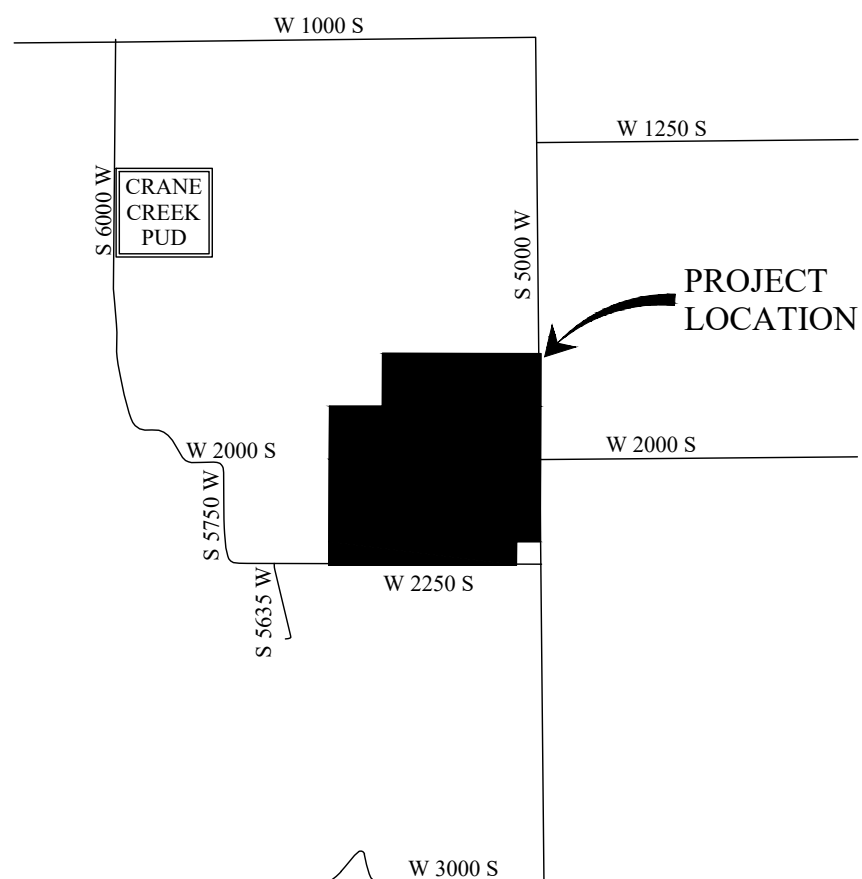
SKYLINE VIEW RANCH

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

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

SHEET 2 OF 2

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: 19.571 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.

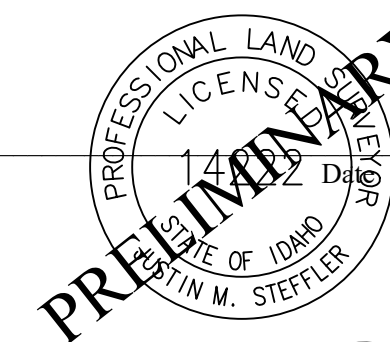
FIRE SUPPRESSION NOTE

Individual owners of all lots platted hereon will be responsible for providing an approved fire suppression tank system off of the lot's culinary well.

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	CONCEPT MASTER PLAN SKYLINE VIEW RANCH		
DATE:	05/23/23	DRAWN/CHK BY:	PS/JS
PROJECT:	22044/T4NR44E/S1-S12/21419		
402 VAN DREFF ST. SALMON, ID 83467 208-756-3070		4141 S 58 W IDAHO FALLS, ID 83402 208-715-4380	