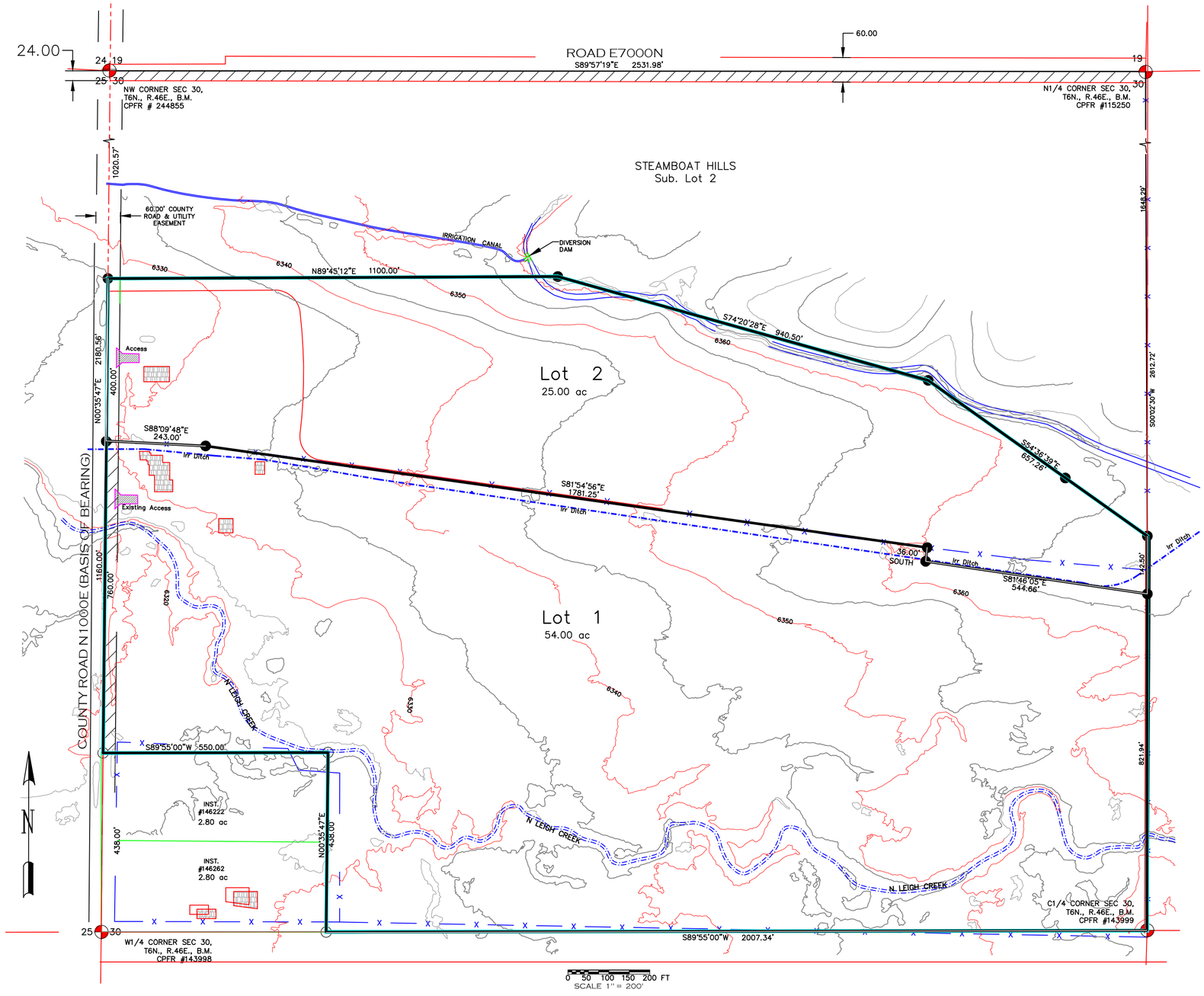

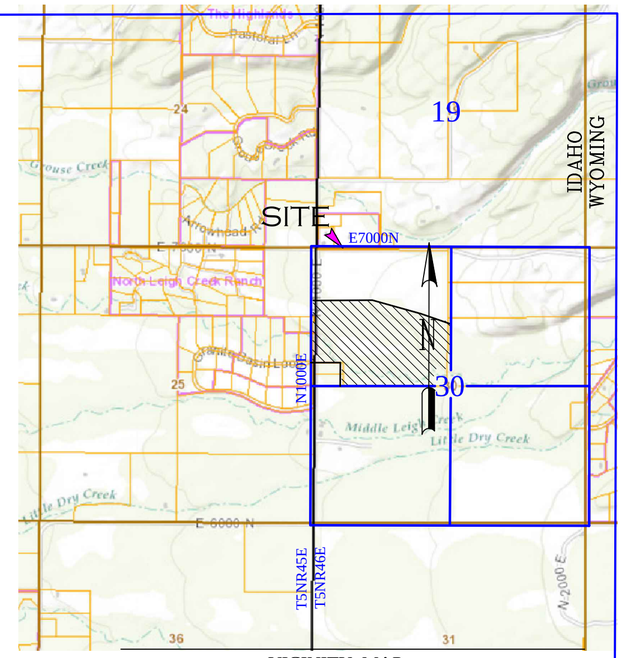

VICINITY MAP
SECTION 30, TWP. 6N., RNG. 46E., B.M., TETON COUNTY, IDAHO

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
- EASEMENT – TYPE AND WIDTH AS SHOWN ON PLAT
- BUILDINGS – TYPE & SIZE SHOWN ON PLAT

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 W¼ 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.

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.

_____ _____ 2023
ARNOLD WOOLSTENHULME PE/LS # 2860

SUBDIVISION NOTES

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

PRELIMINARY PLAT /MASTER PLAN
CLEARWATER RESERVE Subdivision

PART OF NW1/4 SEC. 30. T 6N, R 46E,. B.M. TETON CO. ID

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

REV: AW : 7/ 8/ 23

SURVEY: CCC 05/20/16
PROJ: 2015– 165.TXT

DWG: AW : 08/30/22

AW ENGINEERING
255 SOUTH MAIN P.O. BOX 139
VICTOR, IDAHO 83455
(208) 787–2952 aweng@ida.net

21-304 jhill .dwg

Proj. 21- 304