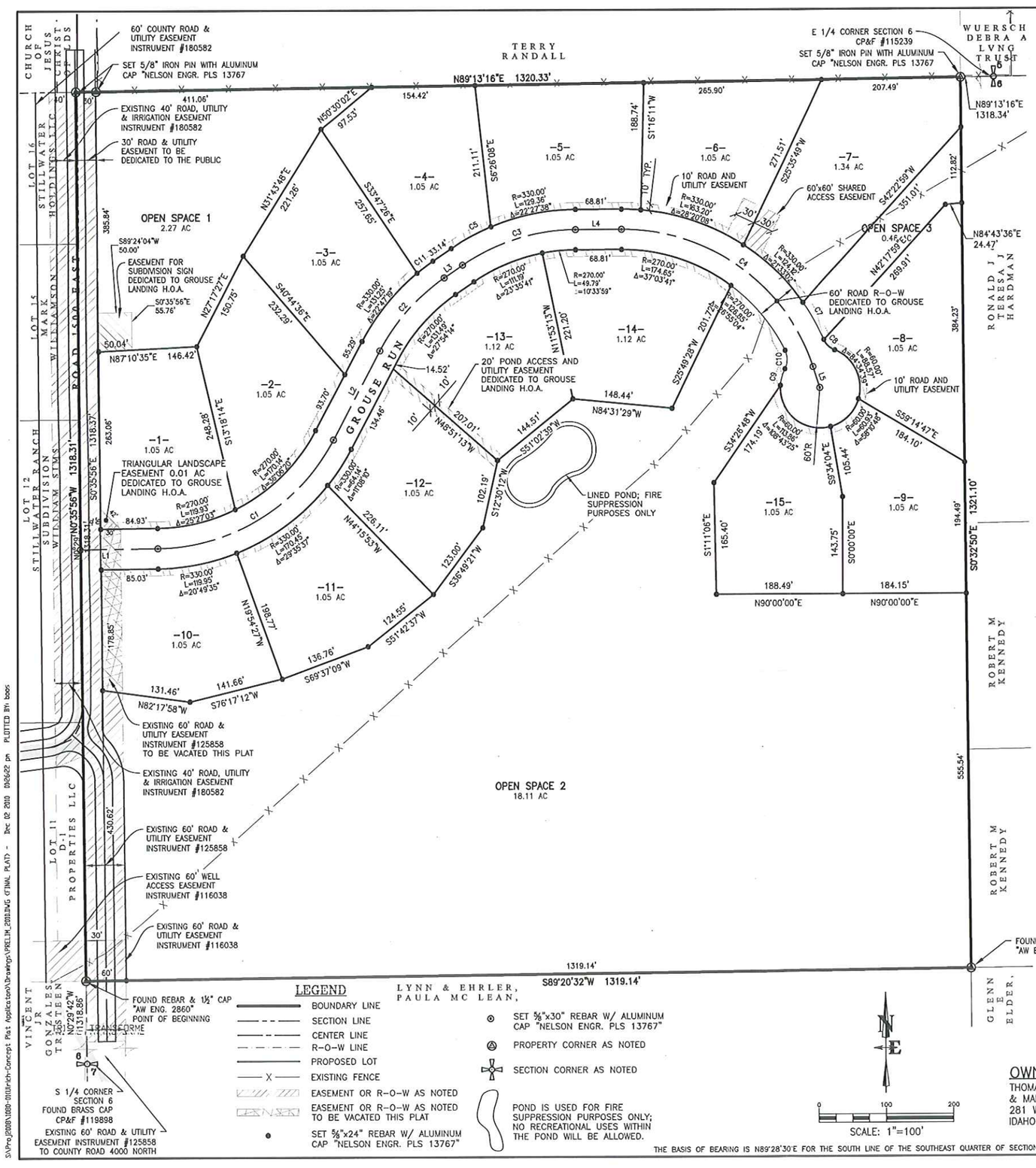
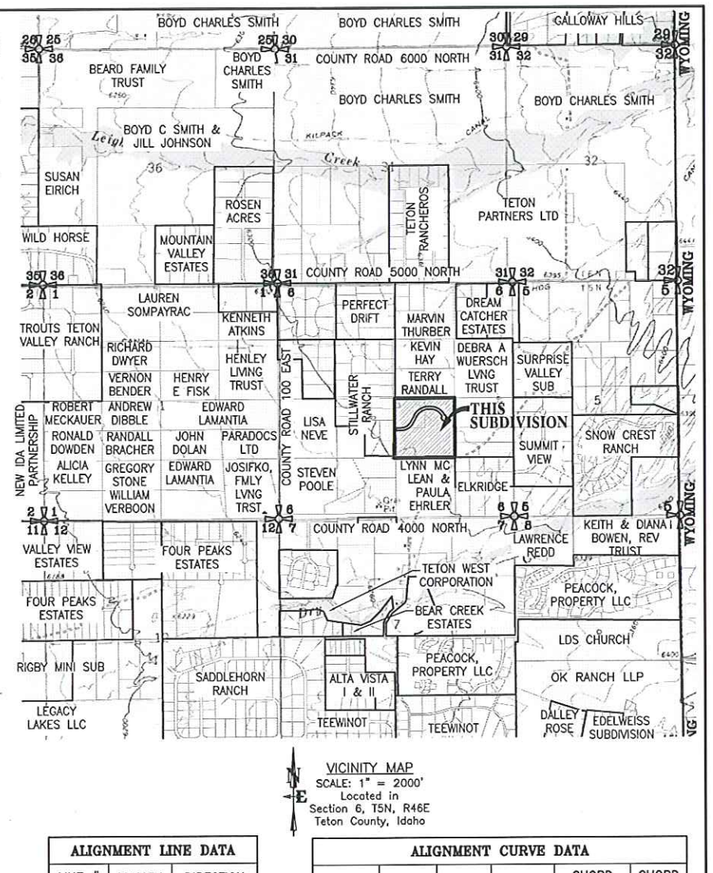




VICINITY MAP
SCALE: 1" = 2000'
Located in Section 6, T5N, R46E Teton County, Idaho

ALIGNMENT LINE DATA

LINE #	LENGTH	DIRECTION
L1	115.76	N89°18'15"E
L2	148.99	N27°44'52"E
L3	33.14	N55°39'06"E
L4	68.81	N89°48'46"E
L5	32.81	S18°29'02"E

ALIGNMENT CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	322.31	300.00	61°33'23"	N58°31'34"E	307.03
C2	146.10	300.00	27°54'14"	N41°41'59"E	144.67
C3	178.87	300.00	34°09'40"	N72°43'56"E	176.23
C4	375.44	300.00	71°42'12"	S54°20'08"E	351.41

PARCEL CURVE DATA

CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C5	67.39	330.00	11°42'01"	N61°30'07"E	67.27
C6	28.83	330.00	5°00'18"	S87°41'05"E	28.82
C7	63.94	330.00	11°06'02"	S29°44'45"E	63.84
C8	23.03	30.00	43°59'13"	S46°11'20"E	22.47
C9	25.68	60.00	24°31'07"	N15°33'30"E	25.48
C10	28.29	30.00	54°01'33"	N0°48'17"E	27.25
C11	29.46	330.00	5°06'55"	N53°05'39"E	29.45

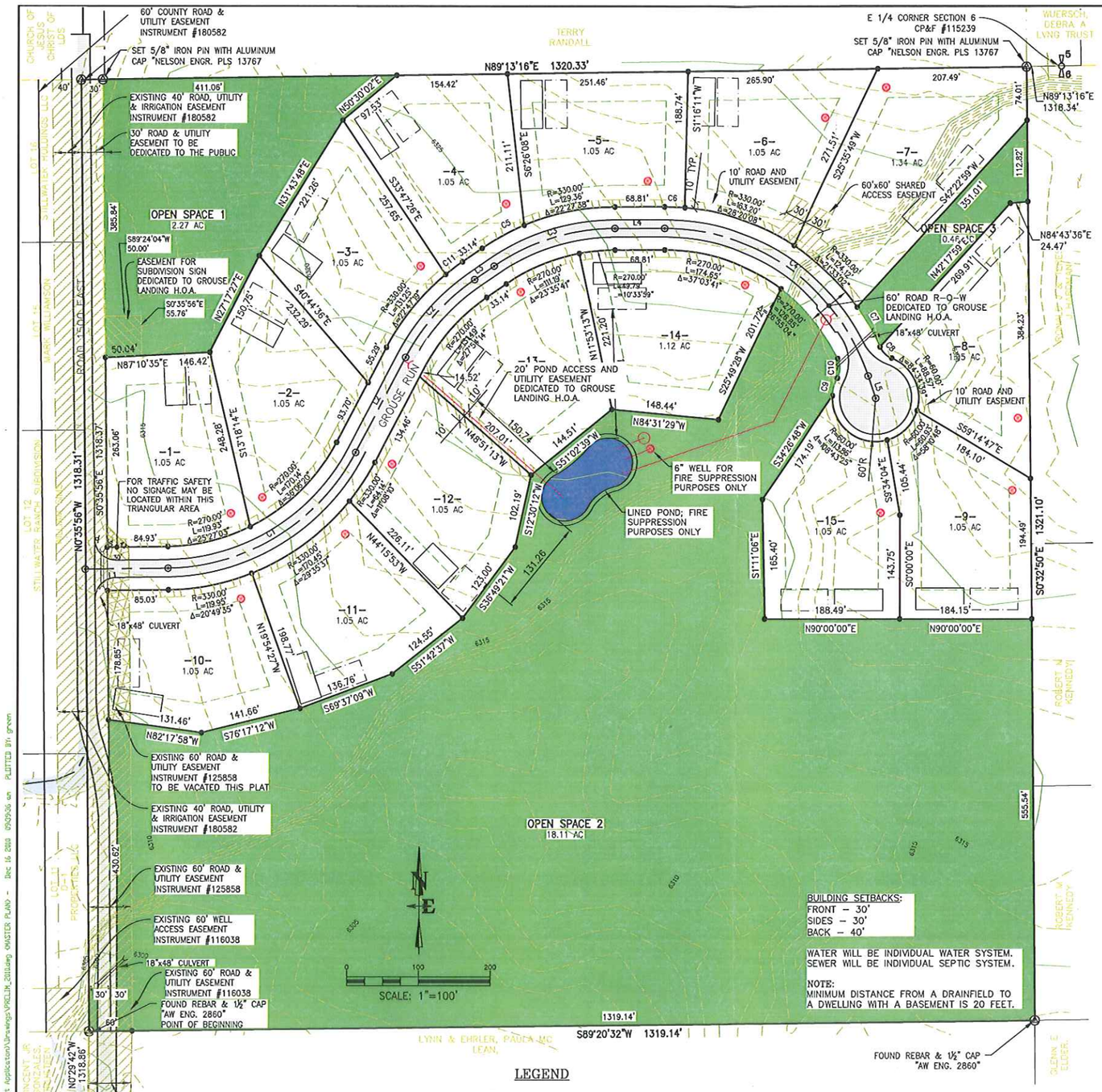
WATER WILL BE INDIVIDUAL WATER SYSTEM.
SEWER WILL BE INDIVIDUAL SEPTIC SYSTEM.

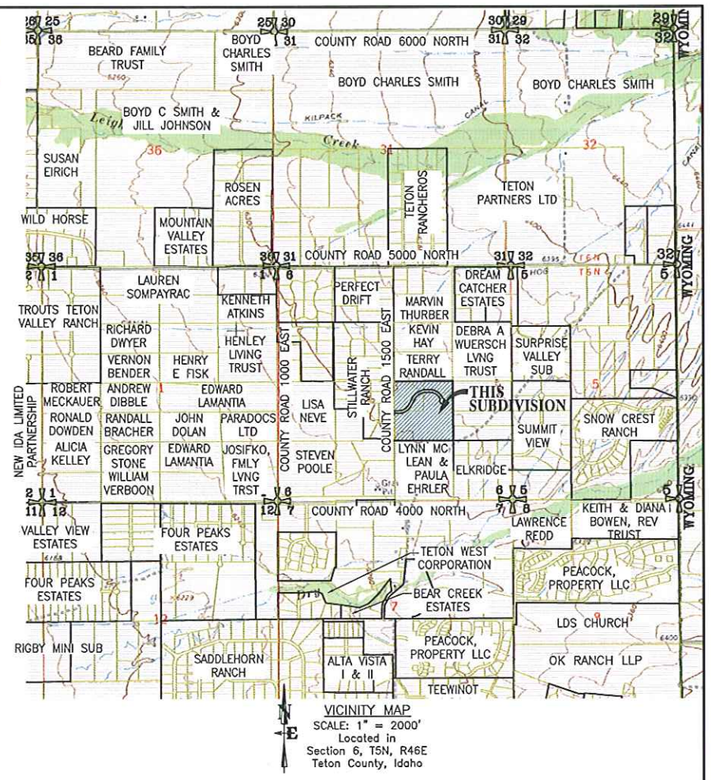
OWNER
THOMAS H. ULRICH
& MARY M. ULRICH
281 WEST HARVEST RUN
IDAHO FALLS, ID 83403

ENGINEER & SURVEYOR
NELSON ENGINEERING
30 N. 1st EAST
DRIGGS, ID 83422
(208) 354-2087

FINAL PLAT
GROUSE LANDING

located within the
N 1/2 S 1/2
Section 6,
Township 5 North,
Range 46 East of the B.M.,
Teton County, Idaho





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NOTE:
ACCESS TO GROUSE LANDING TO BE UTILIZED SOLELY FROM GROUSE RUN.

PROJECT TOTAL:
TOTAL ACRES = APPROXIMATELY 39.98 ACRES
12 LOTS @ 1.05± = 13.46 AC
3 LOTS @ 1.12± = 3.58 AC

ROADS = 0.27 MILES (2047.97 LF)
NEW ROAD R-O-W = 2.10 AC

TOTAL AREA IN OPEN SPACE = 20.84 ACRES (52%)

ZONE: ARR-2.5

MASTER PLAN/ FACILITIES MAP

GROUSE LANDING

located within the N 1/4 S 1/4 Section 6, Township 5 North, Range 46 East of the B.M., Teton County, Idaho

OWNER
THOMAS H. ULRICH & MARY M. ULRICH
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IDAHO FALLS, ID 83403

ENGINEER & SURVEYOR
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SURVEYED BY: NE DRAWN: SRJ PROJECT NO. 08-1080-01 DATED: DECEMBER 16, 2010

Sheet 1 of 1

S:\Proj\2008\1080-01\Archi-Concept Plat Application\Drawings\PRELIM_2010.dwg (MASTER PLAN) - Dec 16, 2010 09:09:56 am PLOTTED BY: grwen