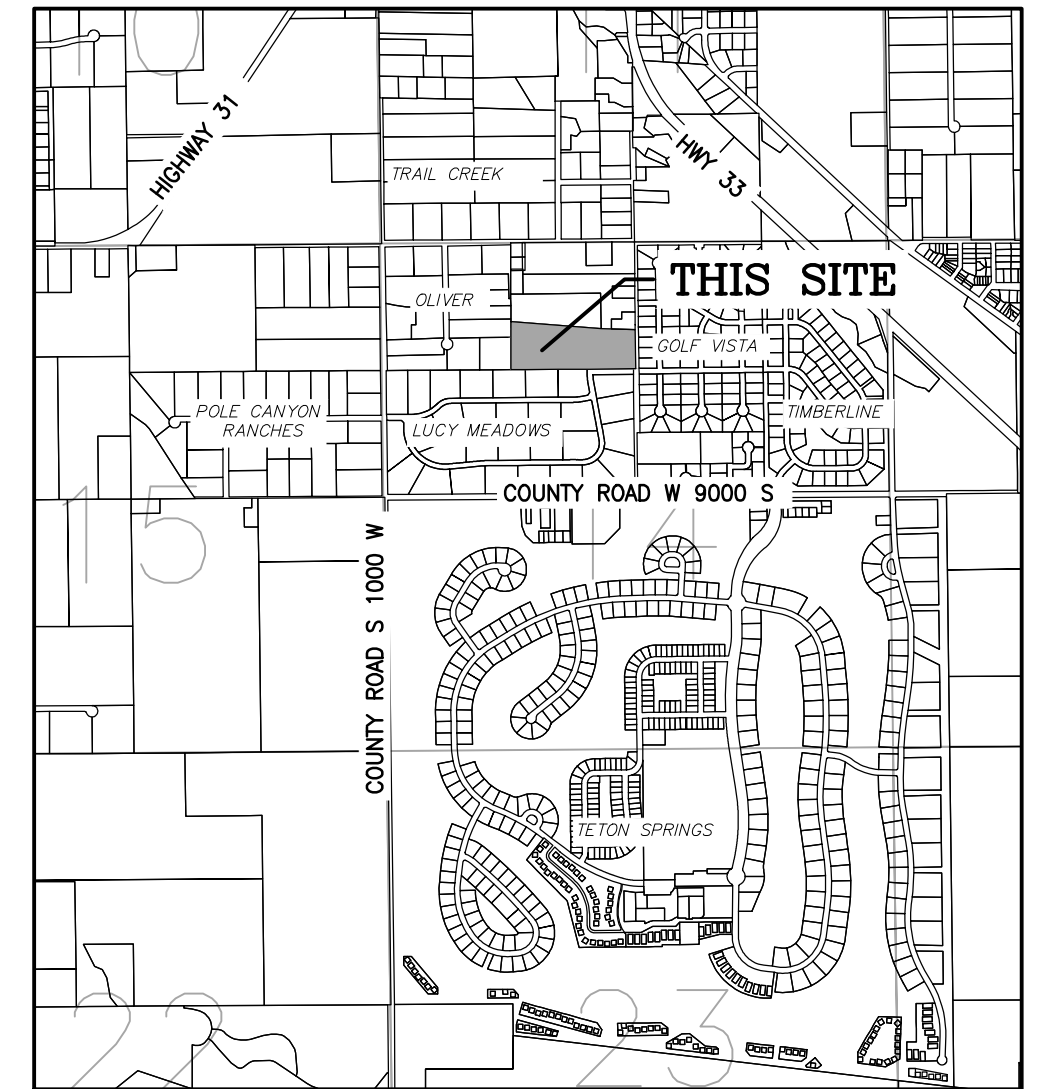
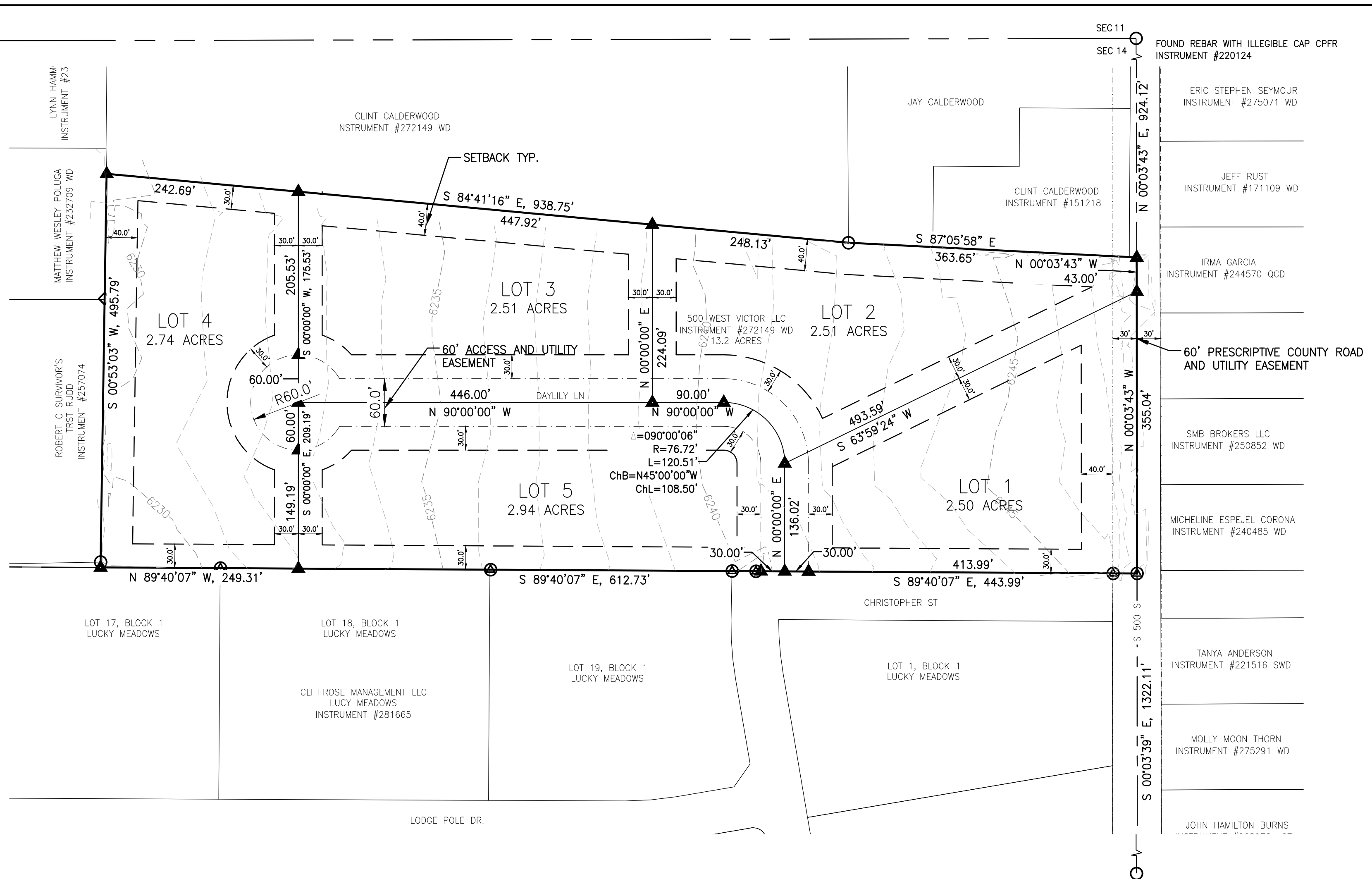


S:\Projects\23-282-01\_530 West Victor LLC-Preliminary-Final Plat-TC\_ID\Survey\Site Survey\4 Drawing\23-282-PLAT.dwg (PRELIMINARY PLAT) - Sep 27 2023 09:58:54 am PLOTTED BY: angle



**VICINITY MAP**  
SCALE: 1" = 2000'  
Section 14, T3N, R45E B.M.  
Teton County, Idaho

- LEGEND**
- PROPERTY LINE
  - LOT LINE
  - ADJACENT PROPERTY LINE
  - EASEMENT LINE
  - SETBACK LINE
  - PLS LINE
  - FOUND 5/8" Ø REBAR WITH CAP INSCRIBED "NELSON ENG PLS 14061"
  - FOUND 5/8" Ø REBAR WITH CAP INSCRIBED "PLS 18971"
  - FOUND 5/8" Ø REBAR WITH ILLEGIBLE CAP
  - SET 5/8" Ø REBAR WITH CAP INSCRIBED "NELSON ENG. PLS 13767"

**PROJECT TOTAL:**

TOTAL ACRES = 13.2 ACRES  
PROPOSED 5 LOTS  
LOT 1 = 2.50 ACRES  
LOT 2 = 2.51 ACRES  
LOT 3 = 2.51 ACRES  
LOT 4 = 2.74 ACRES  
LOT 5 = 2.94 ACRES

ZONE: AOI-2.5/AREA OF IMPACT ZONE 1

BUILDING SETBACKS PER ZONE  
FRONT - 30'  
SIDES - 30'  
REAR - 40'

ACCESS TO SUBDIVISION SHALL BE FROM CHRISTOPHER STREET

C1/4 SEC 14  
FOUND REBAR WITH CAP INSCRIBED  
"ARNOLD W. WOOLSTENHULME PE PLS 2860"  
CPFR INSTRUMENT #257566

**NELSON ENGINEERING**  
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

SURVEYED BY: NE DRAWN: AR PROJECT NO. 23-282-01 DATED: 9/5/2023

**OWNER**  
500 WEST, LLC  
PO BOX 478  
SALT LAKE CITY, UT 84110

**ENGINEER & SURVEYOR**  
NELSON ENGINEERING  
P.O. BOX 1599  
JACKSON, WY 83001  
(307) 733-2087

**PRELIMINARY PLAT  
DAYLILY**

a subdivision of Parcel 2  
of that Record of Survey  
Instrument # 272148

Located In  
NW 1/4, Section 14  
Township 3 North,  
Range 45 East of the B.M.,  
Teton County, Idaho