

- SUBDIVISION NOTES:**
- TOTAL ACRES = 20.12
 - NUMBER OF LOTS = 8
 - AVERAGE ACRES PER LOT = 2.51
 - ZONE = A/RR - 2.5
 - SETBACKS: Min -Front / Side - 30 ft., Rear: 40 ft.
 - INDIVIDUAL WELLS & SEPTIC SYSTEMS.
 - SHARES IN TRAIL CREEK SPRINKLER IRR. CO.
 - SOLID WASTE DISPOSAL BY RAD, INC.
 - NOT WITHIN FLOODPLAIN.
 - NO NATURAL RESOURCE OVERLAYS.
 - WITHIN THE CITY OF VICTOR AREA OF IMPACT.
 - LOTS WILL BE ACCESSED VIA WISDOM WAY, COMMON ROAD SHARED WITH LAUREL FLATS SUBDIVISION ACCESSING TO CO RD. 9500 S.
 - EACH LOT WILL MAINTAIN THE SEPTIC SYSTEM BY HAVING A SEPTIC SERVICE CO. PUMP THE TANK ON A REGULAR SCHEDULE.
 - NO LOTS MAY BE FURTHER DIVIDED.

LEGEND

- FOUND SECTION CORNER AS NOTED
- SUBDIVISION PROPERTY CORNER - FOUND IRON PIN, AW ENG CAP 3/8\"/>

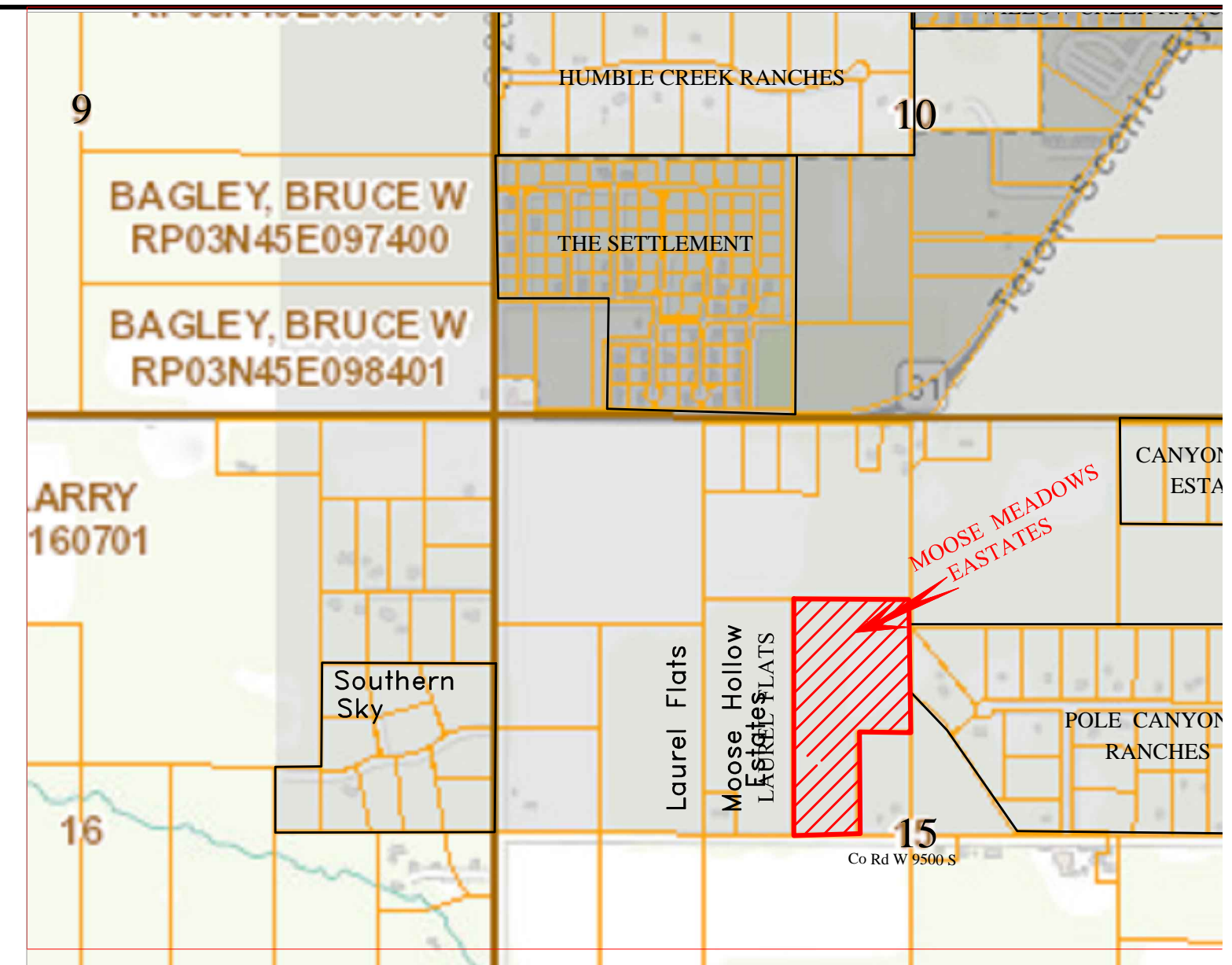
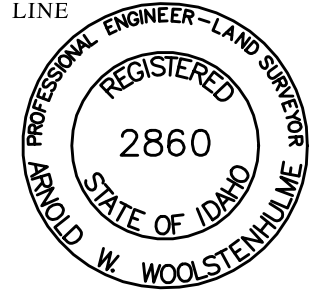
EASEMENT TYPE & WIDTH:
 Rd = ROAD 30'; Ut = UTILITY 15' wide
 Ir = IRRIGATION 15'; Path = P(f) 20' Path future

SURVEYORS NARRATIVE & CERTIFICATE

I, ARNOLD WOOLSTENHULME BEING A LICENSED LAND SURVEYOR/ ENGINEER IN THE STATE OF IDAHO #2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THIS PARCEL OF LAND AS HEREON PLATTED AND DESCRIBED.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE NW 1/4 OF SECTION 15, TWP 3N, RNG 45 E, B.M., TETON CO. IDAHO.

Arnold Woolstenhulme
2-07-2024



VICINITY MAP MOOSE HOLLOW ESTATES & LAUREL FLATS
Part of E 1/2 NW 1/4 Sec 15, Twp 3N, Rng 45E, B.M., Teton Co. Id.

MOOSE HOLLOW ESTATES DESCRIPTION

PART OF THE E 1/2 NW 1/4 SECTION 15, TWP. 3N., RNG. 45E., B.M., TETON COUNTY, ID BEING FURTHER DESCRIBED AS: FROM THE NW CORNER OF SAID SECTION 15, S89°40'38\"/>

SUBJECT TO A 20 FOOT WIDE TRAIL CREEK IRRIGATION EASEMENT FOR EXISTING IRRIGATION PIPE LINE AND MAINTENANCE ALONG THE NORTH PROPERTY LINE.
 SUBJECT TO AND TOGETHER WITH A 12 FOOT WIDE UTILITY & IRRIGATION EASEMENT AROUND THE PERIMETER OF THE ABOVE DESCRIBED PROPERTY.
 SUBJECT TO THE 60 FOOT WIDE SHARED WISDOM WAY ROAD AND UTILITY EASEMENT.
 SUBJECT TO A 30 FOOT COUNTY ROAD AND UTILITY EASEMENT ALONG THE SOUTH SIDE OF PROPERTY BEING WITHIN THE 60 FOOT WIDE COUNTY ROAD AND UTILITY EASEMENT OF W 9000S.

Scale 1" = 100 ft

0 50 100 150 FT 200

Scale 1" = 100 ft

Moose Hollow Estates
20.12 Ac.

Final Plat / Master Plan
MOOSE HOLLOW ESTATES

PART OF E 1/2 NW 1/4 SEC 15,
TWP 3N., RNG 45E., B.M., TETON COUNTY, IDAHO

CLIENTS:
Kelly Lark
7856 Hidden Valley Rd,
Marsing, Idaho 83639

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VICTOR, IDAHO 83455
(208) 787-2952 aweng@ida.net

REV: 2/05/2024 AWW
 SURVEY: CLC 3/20/18 dwp, AWW
 PROJ: 2022-005.TXT 9/12/23
 Survey dwg: 18-002 Laurel Flats
 Page: Active
 1 of 2
 Proj# 2

