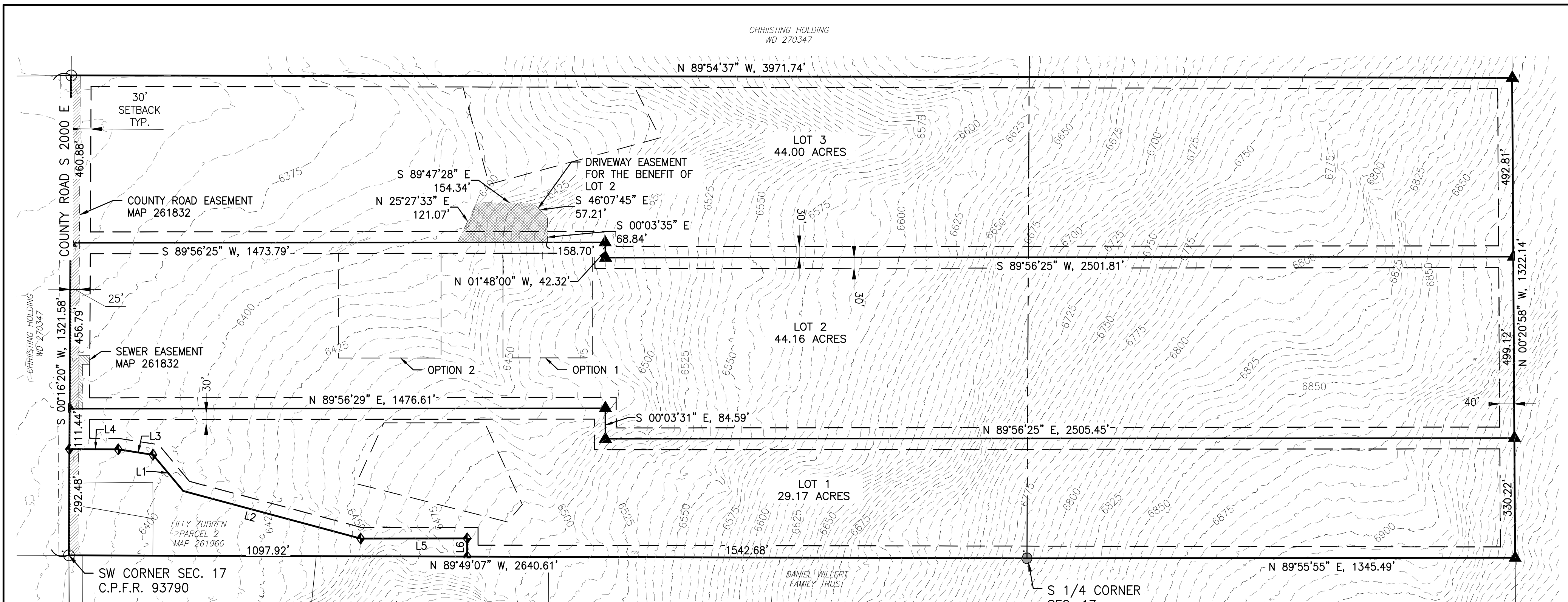


S:\Proj\2022\181 - Lone Pine Springs Subdivision - Kevin Strenson - Survey Plan (Geo)\4 Drawing\Plotting (PRELIMINARY PLAT) - Mar 21 2024 11:34:11 am PLOTTED BY aogle



LEGEND

- = PROPERTY BOUNDARY LINE
- = LOT LINE
- = ADJACENT PROPERTY LINE
- = EXISTING EASEMENT LINE
- = PROPOSED DRIVEWAY EASEMENT
- = SETBACK LINE
- = BUILDING ENVELOPE
- = FOUND REBAR WITH CAP INSCRIBED "A.W. ENG. 2860"
- = FOUND REBAR
- = FOUND BRASS CAP "A.W. ENG 2860"
- = FOUND ORIGINAL STONE
- = SET REBAR WITH CAP INSCRIBED "NELSON ENGR 13767"

PROJECT TOTAL:
 TOTAL ACRES = 117.33 ACRES
 8 LOTS
 LOT 1 = 29.17 ACRES
 LOT 2 = 44.16 ACRES
 LOT 3 = 44.00 ACRES

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

TETON COUNTY ZONE:
 FOOTHILLS 20 AC.

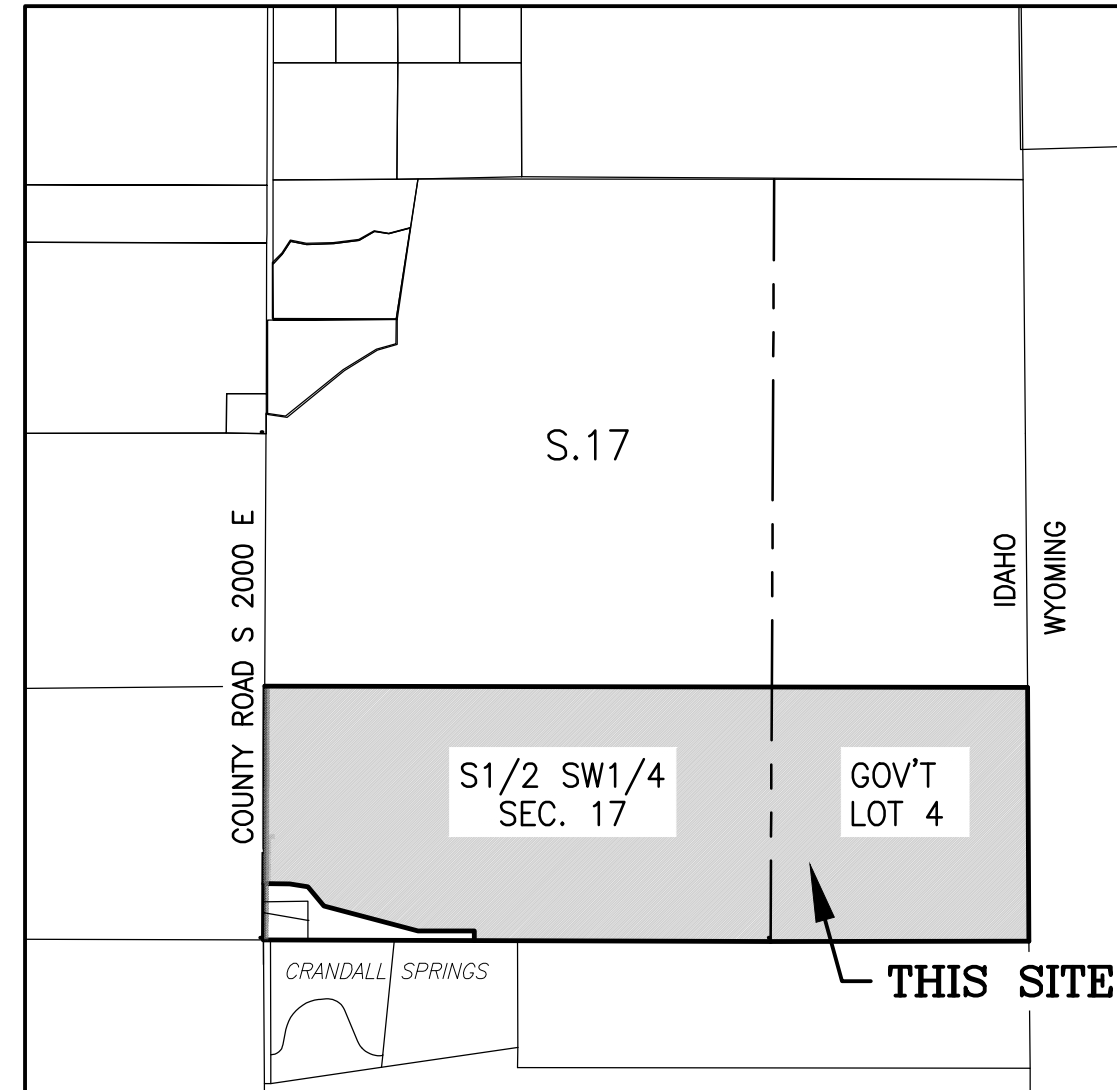
BUILDING SETBACKS PER ZONE:
 FRONT - 30'
 SIDES - 30'
 REAR - 40'
 CREEK - 50'

OWNER
 BIG GREEN RANCH LLC
 1924 N. HUDSON AVENUE
 CHICAGO, IL 60614

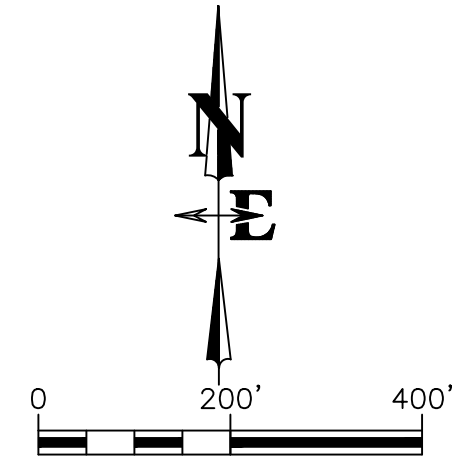
ENGINEER & SURVEYOR
 NELSON ENGINEERING
 P.O. BOX 1599
 JACKSON, WY 83001
 (307) 733-2087

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

SURVEYED BY: NE DRAWN: AR PROJECT NO. 22-181-01 DATED: 3-21-2024



VICINITY MAP
 SCALE: 1" = 1000'
 Section 17, T4N, R46E B.M.
 Teton County, Idaho



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N40°00'04"W	130.00
L2	N75°00'45"W	506.03
L3	N80°59'12"W	96.94
L4	N89°50'17"W	134.45
L5	N89°57'48"E	293.83
L6	N00°08'46"W	50.00

PRELIMINARY PLAT
Lone Pine Springs Subdivision

a subdivision of Parcel 1
 of that Record of Survey
 Instrument #261960

Located In
 S1/2 SW1/4 & GOV'T LOT 3
 Section 17
 Township 4 North,
 Range 46 East of the B.M.,
 Teton County, Idaho