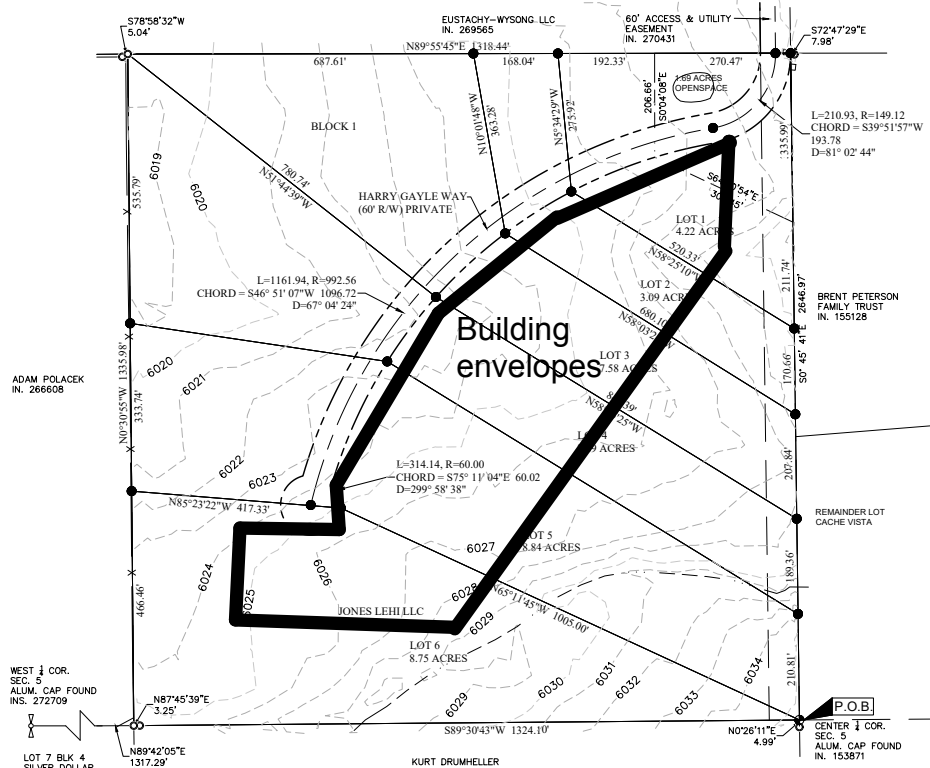
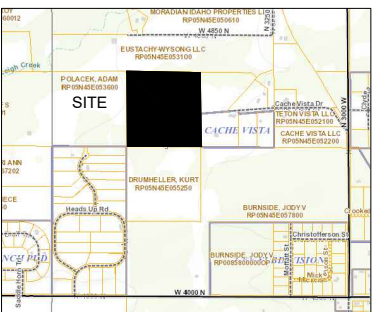


PRELIMINARY PLAT
DOROTHY GAYLE RANCH SUBDIVISION
 BEING PART OF THE NW¹/₄ SECTION 5, TWP. 5 N, RANGE 45 E, B.M.
 TETON COUNTY, IDAHO



- LEGEND**
- CENTER 1/4 CORNER FOUND
 - REBAR WITH AN ALUMINUM CAP FOUND *AW ENG 2860*
 - REBAR WITH NO CAP FOUND
 - SET 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "PLS 13856"
 - ⊕ CONTROLLING SECTION CORNER FND. (AS NOTED)
 - ⊕ QUARTER SECTION CORNER FND. (AS NOTED)
 - FENCE
 - SECTION LINE
 - NEW PROPERTY LINE
 - EASEMENT
 - RIGHT OF WAY
 - CENTER DITCH
 - CENTERLINE
 - OPENSPACE BOUNDARY



LOCATION MAP

EXAMINING SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED IN SECTION 50-1303 OF THE IDAHO CODE.

TETON COUNTY REVIEW SURVEYOR _____ DATE _____

HEALTH DEPARTMENT CERTIFICATE
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

EASTERN IDAHO PUBLIC HEALTH _____ DATE _____

ENVIRONMENTAL HEALTH SPECIALIST _____ DATE _____

TREASURER'S AND ASSESSOR'S CERTIFICATE
 WE THE UNDERSIGNED COUNTY TREASURER AND COUNTY ASSESSOR IN AND FOR THE COUNTY OF TETON, STATE OF IDAHO, HAVING REVIEWED THIS PLAT PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AS BEING SUBDIVIDED ARE CURRENT.

TETON COUNTY TREASURER _____ DATE _____ TETON COUNTY ASSESSOR _____

COUNTY COMMISSIONERS APPROVAL
 THIS PLAT WAS DULY ACCEPTED AND APPROVED BY THE TETON COUNTY BOARD OF COMMISSIONERS, ON THE FOLLOWING DATE.

CHAIRMAN, COUNTY COMMISSIONERS _____ DATE _____

PLANNING AND ZONING CERTIFICATE
 PRESENTED TO THE TETON COUNTY PLANNING AND ZONING ADMINISTRATOR ON THE FOLLOWING DATE AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

PLANNING & ZONING CHAIRPERSON _____ DATE _____

COUNTY FIRE MARSHAL
 I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT

TETON COUNTY FIRE MARSHAL _____ DATE _____

FLOOD ZONE NOTICE
 THIS SUBDIVISION FALLS OUTSIDE THE 100 YEAR FLOODPLAIN AS PER FIRM MAP NO. 16081C 0100C, EFFECTIVE DATE 8-4-1988.

REFERENCES:
 AW ENGINEERING ROS IN. 238813
 AW ENGINEERING ROS IN. 263416
 CACHE VISTA IN. 120090
 SILVER DOLLAR RANCH IN. 196953

NARRATIVE:
 WE WERE HIRED BY CURT BEHLE TO PREPARE A 7 LOT SUBDIVISION. MULTIPLE GAPS AND OVERLAPS EXIST BETWEEN THE DEEDS AND SURVEYS. THE SOUTH LINE WE HELD THE CENTER 1/4 CORNER AND THE NE COR OF SILVER DOLLAR RANCH. THE WEST LINE WE HELD THE PINS FOUND IN INSTRUMENT NO. 263416 AFTER DISCUSSING WITH HARMONY DESIGN GROUP WHO ARE DOING THE SUBDIVISION TO THE WEST. THE NORTH LINE WE HELD THE SOUTH LINE DESCRIBED IN INSTRUMENT NO. 269565. THE EAST LINE WE HELD THE NORTH-SOUTH CENTER OF SAID SECTION 5.

RECORDER'S CERTIFICATE

NOTES:
 BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 6100 FEET.

BOUNDARY DESCRIPTION
 SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 45 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 5;
- THENCE SOUTH 89°30'43" WEST, A DISTANCE OF 1,324.10 FEET TO A POINT;
- THENCE NORTH 00°30'55" WEST, A DISTANCE OF 1,335.98 FEET TO A POINT;
- THENCE NORTH 89°55'45" EAST, A DISTANCE OF 1,318.44 FEET TO A POINT;
- THENCE SOUTH 00°45'41" EAST, A DISTANCE OF 1,326.40 FEET TO THE POINT OF BEGINNING, CONTAINING 40.38 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE
 KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, IS THE OWNER OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATED INTO BLOCKS, AND LOTS TO BE HEREAFTER KNOWN AS DOROTHY GAYLE RANCH, TETON COUNTY, IDAHO, THE EASEMENTS SHOWN HEREON ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES OR FOR ANY OTHER USE DESIGNATED ON THE PLAT. THE LANDS INCLUDED WITHIN THIS PLAT WILL BE IRRIGATED IN COMPLIANCE WITH TETON COUNTY POLICY, WATER AND/OR CANAL COMPANY REGULATIONS AND IN ACCORDANCE WITH IDAHO CODE 31-3805. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE DULY SIGNED THIS CERTIFICATE ON THIS _____ DAY OF _____, 2022

JONES LEHI LLC.
 _____ - MEMBER

DOROTHY R AND HARRY V JONES FAMILY LLC.
 _____ - MEMBER

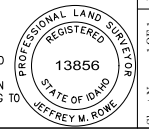
ACKNOWLEDGMENT
 STATE OF _____)
 COUNTY OF _____)

ON THIS _____ DAY OF _____, 2022 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME AND THE PERSON WHO SUBSCRIBED TO THE ATTACHED OWNER'S DEDICATION AND ACKNOWLEDGED TO ME THAT (HE) (SHE)(THEY) EXECUTED THE SAME.

IN WITNESS WHEREOF: I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
 RESIDING IN _____ COUNTY, _____
 MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE
 I, JEFFREY M. ROWE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, NUMBER 13856, DO HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REFERRED TO HEREON WERE PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE, RELATING TO SURVEYS.



PRELIMINARY PLAT - DOROTHY GAYLE RANCH
 PART OF NW¹/₄ SECTION 5, TWP. 5 N, R. 45 E, B.M.
 TETON COUNTY, IDAHO

TETON VIEW SURVEYING
 2817 East 700 North
 St. Anthony, Id. 83445
 P: 208.516.6877

Project No.: 22-0190 Reviewed By: JMR
 Date: 3/8/2023 Sheet No.: TOP 1