

SECTION CORNER FOUND 1.5" DIA. ALU. CAP "A-W ENG. ID 2860" CPFR INST. NO. 177963

SECTION CORNER FOUND REBAR WITH 1.5" DIA. ALU. CAP "A-W ENG. ID 2860" CPFR INST. NO. 177964

JONES, ROY
WD INST. NO. 270202
ROS INST. NO. 181485

EUSTACHY-WYSONG LLC
WD #269565

JEPPSEN
WD INST. NO. 257533
ROS INST. NO. 186567

GREENBACK SUBDIVISION P.O.B. WEST 1/4 CORNER SEC. 5 FOUND REBAR WITH 2.5" DIA. ALU. CAP "A-W ENG. ID 2860" CPFR INST. NO. 276270

RINGEL, LORI ANN
DEED INST. NO. 257371
ROS INST. NO. 223733

SILVER DOLLAR RANCH DIVISION NO. 1
PLAT INST. NO. 196953

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PLAT INST. NO. 196953

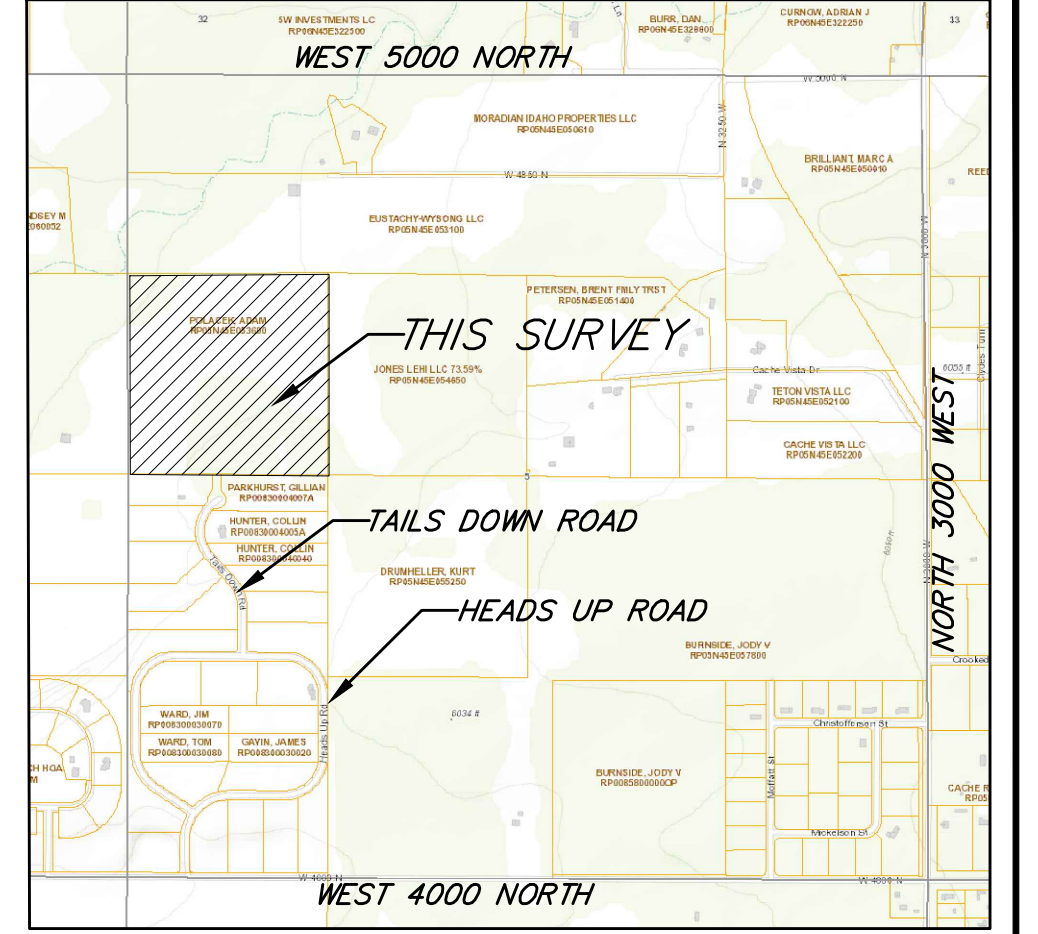
LOT 6 BLOCK 4
PARKHURST, GILLIAN
WD INST. NO. 257641

FOUND REBAR WITH 1.5" DIA. ALU. CAP "A-W ENG. ID 2860" REBAR WITH ALU. CAP "LS 2860" BEARS N 87°45'39" E, 3.25'

DRUMHELLER, KURT
DEED INST. NO. 248813
ROS INST. NO. 238813

- LEGEND**
- INDICATES A 1/2 INCH DIAMETER REBAR WITH A PLASTIC CAP INSCRIBED "LS 10781", FOUND THIS SURVEY AS NOTED
 - INDICATES A REBAR WITH AN ALUMINUM CAP INSCRIBED "AW ENG LS 2860", FOUND THIS SURVEY AS NOTED
 - INDICATES A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 19140", SET THIS SURVEY
 - × INDICATES A CALCULATED POINT

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- - - BUILDING ENVELOPE
- - - ADJOINING PARCEL LINE
- - - 60' WIDE UTILITY AND ROAD EASEMENT
- - - CENTERLINE RIGHT-OF-WAY
- - - RECORD ROAD EASEMENT
- ▨ FARM EASEMENT



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SW1/4NW1/4 OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO

LOTS SHOWN ON THIS ON THIS PLAT WILL BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS

OVERLAYS: BIG GAME MIGRATION CORRIDORS AND SEASONAL RANGE-BIG GAME; PRIORITY WETLAND HABITAT - SOUTH LEIGH; WETLANDS/RARE PLANTS; SONGBIRD/RAPTOR BREEDING AND WINTERING HABITAT-LANDBIRD; PRIORITY WETLAND HABITAT - SOUTH LEIGH; WETLANDS/RARE PLANTS, PER TETON COUNTY IDAHO GIS MAPPING SERVICE

ACCESS: STATE HIGHWAY 33, COUNTY ROAD WEST 4000 NORTH, HEADS UP ROAD AND TAILS DOWN DRIVE AS ILLUSTRATED ON PLAT INSTRUMENT NUMBER 196953

A PORTION OF THE NORTHWEST CORNER OF THIS SUBDIVISION IS LOCATED IN ZONE A AND ALL LOTS PRIMARILY IN ZONE X, REFERRED FEMA MAP NO. 16081C0100C DATED AUGUST 4, 1988

THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT AND IS CONSIDERED GEODETIC (GEODETIC NORTH USING WGS84,NAD83,CORS96, EPOCH2002.0000) RESULTING IN THE BEARING OF N 00°33'40" W BETWEEN THE WEST QUARTER CORNER OF SECTION 5 AND THE NORTHWEST CORNER OF SECTION 5 OF TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO AS SHOWN HEREON

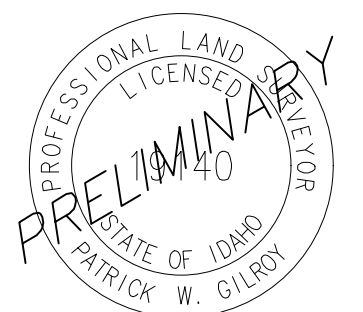
RECORD INFORMATION IS REFERENCED TO THAT RECORD OF SURVEY PREPARED FOR MANDY ROCKEFELLER AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO AS INSTRUMENT NUMBER 266608(REC. A)

CURRENT ZONING: LA-35 LOWLAND AGRICULTURE 35-ACRE AVG. DENSITY TETON COUNTY LDR AUGUST 3, 2022

SUMMARY OF USES GREEN BACK SUBDIVISION:
SUBDIVISION APPROVED UNDER TETON COUNTY, IDAHO ZONING: A-2.5 PER TITLE B, SEPTEMBER 9, 2013
TOTAL SITE AREA: 40.33 ACRES
TOTAL NUMBER OF LOTS: 7
MINIMUM LOT SIZE: 3.37 ACRES
MAXIMUM LOT SIZE: 5.53 ACRES
COMMON AREA: LOT 7 AREA: 11.61 ACRES
PRIVATE ROAD AREA: 2.31 ACRES

BUILDING ENVELOPE SETBACKS:
FRONT-30'
SIDE-30'
REAR-40'

EASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°17'55" W	163.60'
L2	S 00°17'55" E	98.80'
L3	S 00°17'55" E	98.80'
L4	S 00°17'55" E	72.07'
L5	N 00°17'55" W	45.00'
L6	N 00°17'55" W	27.07'
L7	N 00°17'55" W	72.07'
L8	S 80°08'43" E	40.65'
L9	S 80°08'43" W	40.65'
L10	S 80°08'43" E	40.65'
L11	S 09°51'17" W	156.26'
L12	S 09°51'17" W	156.26'
L13	N 09°51'17" E	156.26'
L14	S 40°40'40" W	228.60'
L15	S 40°40'40" W	166.15'
L16	S 40°40'40" W	166.15'
L17	N 79°21'36" E	60.00'
L18	N 66°00'01" E	53.85'
L19	S 09°59'04" E	31.89'

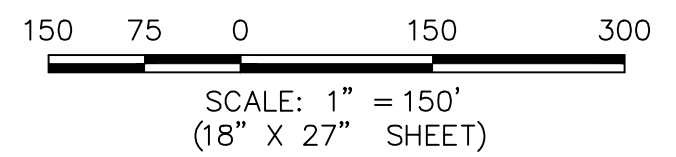
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	46.41'	45.26'	S 27°49'12" E	44°19'01"
C2	25.00'	21.69'	21.00'	N 25°08'19" W	49°40'47"
C3	60.00'	53.65'	53.67'	N 22°48'42" E	53°08'20"
C4	25.00'	21.69'	21.00'	S 24°32'29" W	49°40'47"
C5	240.00'	334.46'	308.05'	N 40°13'19" W	79°50'48"
C6	270.00'	376.27'	346.55'	N 40°13'19" W	79°50'48"
C7	210.00'	292.65'	269.54'	N 40°13'19" W	79°50'48"
C8	250.00'	392.70'	353.55'	N 35°08'43" W	90°00'00"
C9	220.00'	345.58'	311.13'	N 35°08'43" W	90°00'00"
C10	280.00'	439.82'	395.98'	N 35°08'43" W	90°00'00"
C11	600.00'	322.78'	318.90'	N 25°15'59" E	30°49'23"
C12	570.00'	63.88'	63.84'	S 13°03'55" W	6°25'15"
C13	570.00'	210.32'	209.13'	N 26°50'46" E	21°08'28"
C14	570.00'	32.44'	32.44'	N 39°02'50" E	3°15'40"
C15	630.00'	338.92'	334.84'	N 25°15'59" E	30°49'23"
C16	20.00'	17.91'	17.32'	N 66°20'12" E	51°19'04"
C17	60.00'	42.23'	41.37'	S 71°49'49" W	40°19'50"
C18	60.00'	148.94'	113.54'	N 19°26'51" W	142°13'31"
C19	60.00'	104.80'	91.98'	S 39°24'00" W	100°04'47"
C20	20.00'	17.91'	17.32'	S 15°01'08" W	51°19'04"

HARMONY
DESIGN & ENGINEERING

18 N MAIN STE 305 DRIGGS ID 83422
208.354.1331 www.harmonydesigninc.com

PROJ. #: 21067_PLAT; JULY 14, 2022, JAN. 30, 2023



FINAL PLAT
GREENBACK SUBDIVISION
BEING LOCATED WITHIN THE SW1/4NW1/4 OF SECTION 5
T. 5 N., R. 45 E., BOISE MERIDIAN,
TETON COUNTY, IDAHO
SHEET 1 OF 2

CERTIFICATE OF OWNERS

STATE OF IDAHO)
SS
COUNTY OF TETON)

The undersigned owners and proprietors hereby certify that the foregoing subdivision of that parcel of land conveyed by that deed recorded as instrument number 266497 in the Office of the Clerk of Teton County, Idaho, as illustrated and described hereon is with the free consent and in accordance with our desires;

THAT the name of the subdivision shall be the GREENBACK SUBDIVISION;
THAT this subdivision is subject to the Declaration of Covenants and Restrictions as recorded in accordance with this Plat;
THAT this subdivision is subject to any easements, rights-of-ways, reservations, and restrictions, of sight and/or record;
THAT access to this subdivision shall be from county road West 4000 North, Heads Up Road and Tails Down Drive as illustrated on Plat instrument number 196953;
THAT the "Tails Down Drive" sixty foot-wide (60') access and utility easement within said subdivision as shown hereon is private and dedicated to the Greenback Subdivision Homeowner's Association, and shall serve as non-exclusive easements for access for each Lot owner within said subdivision, and are also granted as non-exclusive easement to utility providers for underground utilities;
THAT Lot 2, Lot 3, Lot 4 and Lot 5 as shown hereon are subject to a "Farm Easement" for the purpose of "Agricultural Operations" as defined within said Declaration of Covenants and Restrictions;
THAT "Common Area-Lot 7" as shown hereon is hereby granted to the Greenback Subdivision Homeowner's Association for the use and maintenance of the Common Area, Fire Protection System and associated utilities. A restrictive easement is granted over Common Area for the use and enjoyment of the owners of Lots within said subdivision as defined within said Declaration of Covenants and Restrictions;
THAT the Lots shown hereon will be serviced by individual wells and septic systems;
THAT this Plat represents a subdivision of the following described parcel of land:

A Parcel of land being all of the Southwest One-Quarter of the Northwest One-Quarter (SW1/4NW1/4) Section 5, Township 5 North, Range 45 East Boise Meridian, Teton County, Idaho being that Parcel of land conveyed by that deed recorded as instrument number 266497, being further illustrated on that Record of Survey filed as instrument number 266608 in the Office of the Clerk and Recorder of Teton County Idaho, being more particularly described by metes and bounds as follows:

BEGINNING at the Quarter Section Corner common to Sections 5 and 6, being marked by a rebar with a 2-1/2 inch diameter aluminum cap inscribed "LS 2860" along with other markings;
THENCE N 00°33'40" W, 1329.97 feet, along West line of said SW1/4NW1/4 to a point being marked by a rebar with a 2 inch diameter aluminum cap inscribed "LS 2860" along with other markings;
THENCE N 89°26'23" E, 1318.36 feet, along North line of said SW1/4NW1/4 to a point being marked by a rebar with a 2 inch diameter aluminum cap inscribed "LS 2860" along with other markings;
THENCE S 00°30'52" E, 1335.98 feet, along East line of said SW1/4NW1/4 to a point being marked by a rebar with a 2 inch diameter aluminum cap inscribed "LS 2860" along with other markings;
THENCE S 89°42'05" W, 1317.29 feet, along the South Line of said SW1/4NW1/4, to the POINT OF BEGINNING;

Said Parcel encompasses 40.33 acres, more or less.

ADAM POLACEK, OWNER DATE MARY POLACEK, OWNER DATE

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Adam and Mary Polacek this _____ day of _____, 2023. Witness my hand and official seal.

Signature of Notary

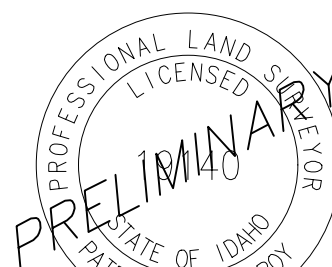
Name (printed)

Residing at:
My commission expires:

SURVEYOR'S CERTIFICATE

I, Patrick W. Gilroy, do hereby certify that I am a Land Surveyor Licensed by the State of Idaho, and that this Plat was made from notes taken during an actual survey performed under my direction during the months of March 2021 through _____ 2023, and from records on file with the Office of the Clerk and Recorder, Teton County, Idaho, and that this Plat represents Greenback Subdivision as described in the "Certificate of Owners". That this plat correctly represents the points and corners found at the time of said survey and is in conformity with the State of Idaho codes relating to Plats and Surveys;

Patrick W. Gilroy
Idaho Professional Land Surveyor, License Number 19140
Dated this _____ day of _____, 2023



HARMONY DESIGN & ENGINEERING
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TETON COUNTY FIRE MARSHAL

I hereby certify that the provisions for fire protection shown on this plat meet the Teton County Fire Code and have been approved by my department.

Teton County Fire Marshal 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, EHS Date

IRRIGATION CERTIFICATE

In compliance with the disclosure requirements of Idaho Code 31-3805(2), Irrigation water has not been provided for by the owner, and the Lots shown on this Plat shall be subject to assessments by the Water Master of Water District 01-Water Right 22-13435.

Water Master District-01 Date

TETON COUNTY TREASURER CERTIFICATE

I, the undersigned Teton County, Idaho Treasurer have reviewed this plat per requirements of Idaho Code 50-1308, and hereby certify that all taxes for the property shown and described on this plat are current.

Teton County Treasurer Date

ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the date show, at which time this subdivision was approved and accepted for filing.

Teton County Assessor Date

PLANNING AND ZONING APPROVAL

This plat was presented to the Teton County, Idaho Planning and Zoning Commission for their acceptance and approval on the following date.

Planning and Zoning Administrator Date

BOARD OF COUNTY COMMISSIONERS

This plat was presented to the Teton County Board of County Commissioners on the following date for approval and acceptance.

Board of County Commissioners, Chairperson Date

CERTIFICATE OF PLAT REVIEW

I, the undersigned, being a licensed surveyor in the State of Idaho, did review this plat and find that it complies with Idaho and Teton County codes and approve this plat to be recorded.

Teton County Review Surveyor Date

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BEING LOCATED WITHIN THE SW1/4NW1/4 of SECTION 5
T. 5 N., R. 45 E., BOISE MERIDIAN,
TETON COUNTY, IDAHO
SHEET 2 OF 2