

[BASIS OF BEARING]
 N 00°06'59" E 1327.78'
 (REC-A N 00°50'01" E 1327.78')

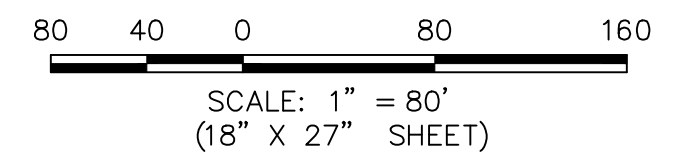
BUILDING SETBACK NOTES

SETBACKS:
 BLOCK 1, LOTS 1-5
 FRONT=20', SIDE=10', REAR=20'
 BLOCK 2, LOTS 1, 2, 4-7
 FRONT=20', SIDE=10', REAR=20'
 BLOCK 2, LOT 3
 FRONT=20', SIDE=10'
 BLOCK 2, LOT 8
 FRONT=20', SIDE=10', REAR=20'
 SIDE ADJACENT OPEN SPACE=40'
 BLOCK 2, LOTS 10-12
 FRONT=20', SIDE=10', REAR=50'
 LOT 10 SIDE ADJACENT OPEN SPACE=40'



SKI HILL RANCH
 DIVISION II
 INST. NO. 91283
 LOT 5 BLOCK 3

SOUTH 1/4 CORNER SEC. 19
 FOUND REBAR WITH
 2" DIA. ALU. CAP
 CPFR INST. #111790
 N 89°16'24" E 2674.48'
 (REC-A N 89°59'19" E 2674.47')



- LEGEND**
- ⊗ INDICATES A SECTION CORNER MONUMENT AS NOTED
 - ⊠ INDICATES A QUARTER CORNER MONUMENT AS NOTED
 - INDICATES A REBAR WITH AN ALUMINUM CAP INSCRIBED "LS 2860", FOUND THIS SURVEY
 - INDICATES A REBAR WITH A PLASTIC CAP INSCRIBED "LS 2860", FOUND THIS SURVEY
 - ◇ INDICATES A REBAR WITH AN ALUMINUM CAP INSCRIBED "LS 2239", FOUND THIS SURVEY
 - INDICATES A REBAR WITH A 2-INCH DIAMETER ALU. CAP INSCRIBED "AW ENG 2860", FOUND THIS SURVEY
 - INDICATES A 5/8 INCH DIAMETER REBAR WITH AN ALUMINUM CAP INSCRIBED "PLS 19140", SET THIS SURVEY
- PARCEL BOUNDARY LINE
 - LOT BOUNDARY LINE
 - ADJOINING PARCEL LINE
 - ROAD CENTERLINE
 - EASEMENT AS NOTED
 - ROAD AND UTILITY EASEMENT AS NOTED
 - SECTION LINE
 - SECTIONAL DIVISION LINE
 - BUILDING SETBACK LINE

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 1 OF RECORD OF SURVEY INSTRUMENT NUMBER 265477 AS RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY, IDAHO.

OVERLAYS: BIG GAME MIGRATION CORRIDOR & SEASONAL RANGE, AND SONGBIRD/RAPTOR BREEDING AND WINTERING HABITAT.

THE NATURAL RESOURCE ANALYSIS PROVIDED BY INTERMOUNTAIN AQUATICS INC. FOR SKI HILL ROAD SUBDIVISION DATED MAY 23, 2021, STATED FOR THE SUBDIVISION APPROVAL THAT "RESTORE AND MANAGE OPEN SPACE AREAS FOR SAGEBRUSH STEPPE HABITAT."

EACH LOT SHALL BE CONNECTED TO THE THE CITY OF DRIGGS WATER SYSTEM AND WASTE WATER SYSTEM. A MAXIMUM OF SIXTEEN RESIDENTIAL WATER AND SEWER CONNECTIONS ARE APPROVED FOR PEAKED MOUNTAIN SUBDIVISION PER WILL-SERVE LETTER FROM DRIGGS MAYOR DATED FEBRUARY XX, 2024.

ACCESS: SKI HILL ROAD & TARGHEE RANCH DRIVE (PREVIOUSLY PLATTED AS TARGHEE RANCH ROAD & GRAND TARGHEE DRIVE).

SUBDIVISION LOCATED OUTSIDE OF SPECIAL FLOOD HAZARD AREAS (SFHA) PER FIRM PANEL NO: 16081C0092C, EFFECTIVE AUGUST 4, 1988.

THE LAND WITHIN THIS PLAT HAS NOT BEEN IDENTIFIED WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 MAY NOT BE APPLICABLE.

THE BASIS OF BEARING FOR THIS SURVEY IS REFERENCED TO A DIRECT GPS MEASUREMENT FROM GEODETIC NORTH (NAD 83(2011), EPOCH2010.0000), RESULTING IN A BEARING OF N 00°06'59" E BETWEEN THE QUARTER SECTION CORNER COMMON TO SECTIONS 19 AND 30 AND THE CENTER QUARTER CORNER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 46 EAST, BOISE MERIDIAN, TETON COUNTY IDAHO, AS SHOWN HEREON.

RECORD INFORMATION SHOWN HEREON ARE REFERENCED TO THOSE RECORDS OF SURVEY FILED IN THE OFFICE OF THE CLERK AND RECORDER OF TETON COUNTY AS INSTRUMENT NUMBER(S) (REC-A 265477), (REC-B 91283), (REC-C 88248).

EASEMENTS OF SIGHT AND RECORD NOT SHOWN HEREON MAY EXIST.

CURRENT ZONING: ADR-1.0 - 1.0-ACRE AVG. DENSITY RESIDENTIAL-LDR AUGUST 3, 2022.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	160.00	142.04	137.42	N 63°51'04" E	50°51'55"
C2	130.00	115.41	111.66	S 63°51'04" W	50°51'55"
C3	190.00	168.03	162.61	S 63°45'12" W	50°40'12"
C4	250.00	142.93	140.99	N 54°47'48" E	32°45'24"
C5	280.09	65.56	65.41	S 44°57'49" W	13°24'37"
C6	280.09	94.58	94.13	N 61°36'44" E	19°20'47"
C7	220.00	125.78	124.07	N 54°47'48" E	32°45'24"
C8	30.00	47.12	42.43	S 26°10'30" W	90°00'00"
C9	30.00	47.12	42.43	N 63°49'30" W	90°00'00"
C10	500.00	337.80	331.42	S 89°28'13" E	38°42'34"
C11	530.00	179.29	178.44	S 80°51'58" W	19°22'55"
C12	530.00	178.78	177.94	N 79°46'45" W	19°19'38"
C13	470.00	100.87	100.68	S 77°19'24" W	12°17'48"
C14	470.00	140.63	140.10	N 87°57'24" W	17°08'35"
C15	470.00	78.04	75.96	S 74°45'01" E	9°16'11"
C16	60.00	92.34	83.49	S 54°12'09" E	88°10'27"
C17	60.00	95.55	85.77	N 36°05'13" E	91°14'48"
C18	60.00	98.25	87.64	N 56°26'56" W	93°14'29"
C19	60.00	28.02	27.76	N 63°15'42" E	26°45'15"

LINE TABLE

LINE BEARING	DISTANCE
L1	S 04°09'21" E 30.05'
L2	S 04°09'21" E 30.05'
L3	S 89°17'02" W 26.38'
L4	S 89°17'02" W 24.58'
L5	S 89°17'02" W 23.42'
L6	S 38°25'06" W 16.79'
L7	S 38°25'06" W 23.43'
L8	S 71°10'30" W 15.78'
L9	N 70°06'56" W 18.61'
L10	N 70°06'56" W 70.57'
L11	N 70°06'56" W 18.61'
L12	S 80°27'49" W 60.00'
L13	S 89°14'55" W 78.85'
L14	S 89°14'55" W 86.80'
L15	S 89°15'11" W 10.74'
L16	S 89°14'55" W 111.62'
L17	N 50°32'29" W 127.71'
L18	N 50°32'29" W 127.66'
L19	S 89°23'29" W 10.77'
L20	N 50°32'29" W 127.62'
L21	S 89°23'29" W 21.55'
L22	S 00°17'40" E 30.00'
L23	S 00°17'40" E 30.00'
L24	N 00°17'40" W 30.00'

RECORDER'S CERTIFICATE

FINAL PLAT
PEAKED MOUNTAIN SUBDIVISION
 Being a Portion of S1/2SE1/4 of Section 19
 T. 5 N., R. 46 E., BOISE MERIDIAN,
 TETON COUNTY, IDAHO
 SHEET 2 OF 2

HARMONY
 DESIGN & ENGINEERING
 18 N MAIN STE 305 DRIGGS ID 83422
 208.354.1331 www.harmonydesigninc.com

PROJ. #: 21016_LUCK; DATE JANUARY 18, 2024



