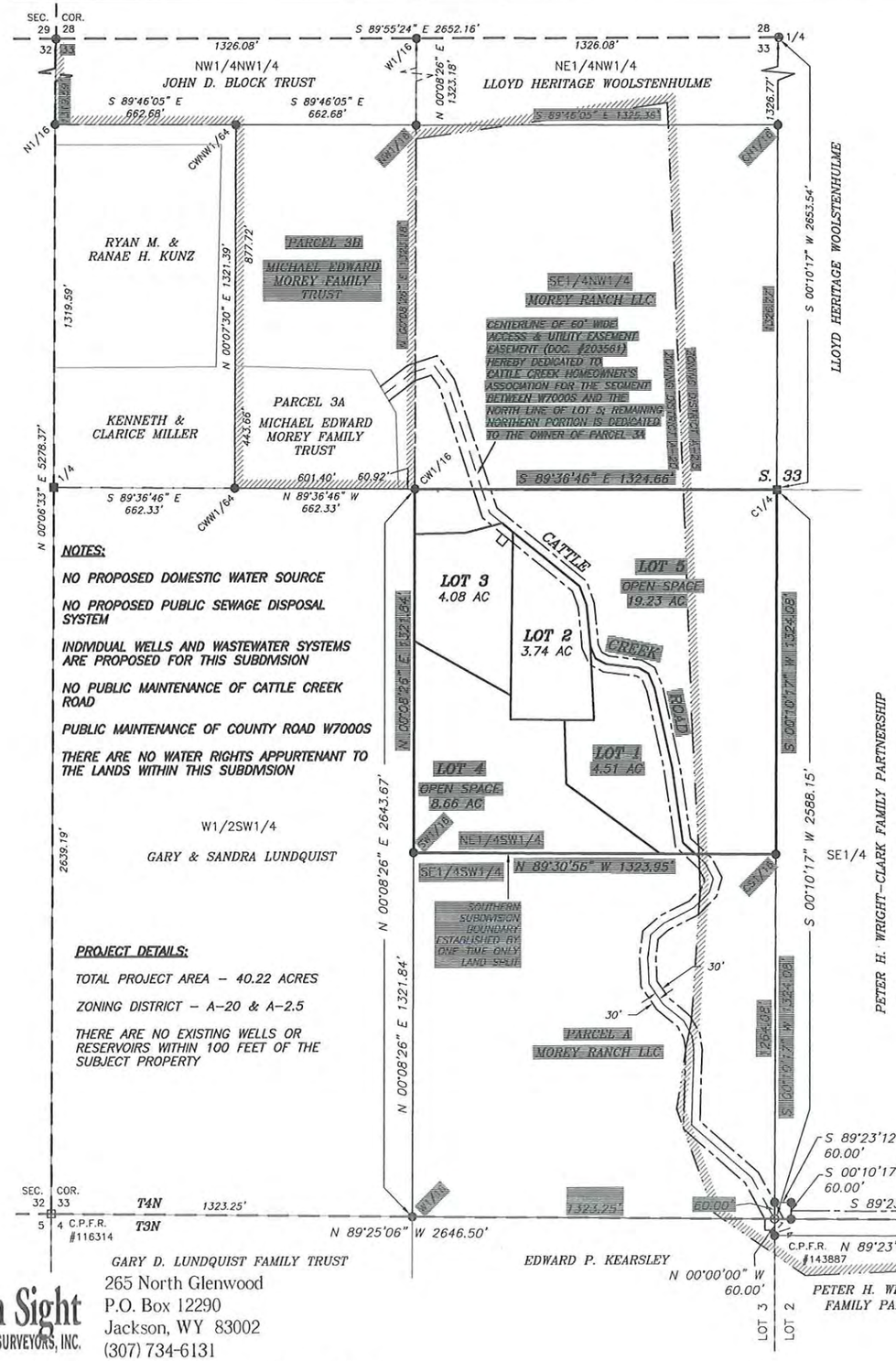


NOTES:

NO PROPOSED DOMESTIC WATER SOURCE

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM

INDIVIDUAL WELLS AND WASTEWATER SYSTEMS ARE PROPOSED FOR THIS SUBDIVISION

NO PUBLIC MAINTENANCE OF CATTLE CREEK ROAD

PUBLIC MAINTENANCE OF COUNTY ROAD W7000S

THERE ARE NO WATER RIGHTS APPURTENANT TO THE LANDS WITHIN THIS SUBDIVISION

PROJECT DETAILS:

TOTAL PROJECT AREA – 40.22 ACRES

ZONING DISTRICT – A-20 & A-2.5

THERE ARE NO EXISTING WELLS OR RESERVOIRS WITHIN 100 FEET OF THE SUBJECT PROPERTY

ON SIGHT

LAND SURVEYORS

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

5' CONTOUR INTERVAL

*not to scale

NOTES:

(1) THE SUBJECT PROPERTY LIES WITHIN ZONE "X" ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NOS. 16081C0141C & 16081C0150C EFFECTIVE DATE AUGUST 4, 1988

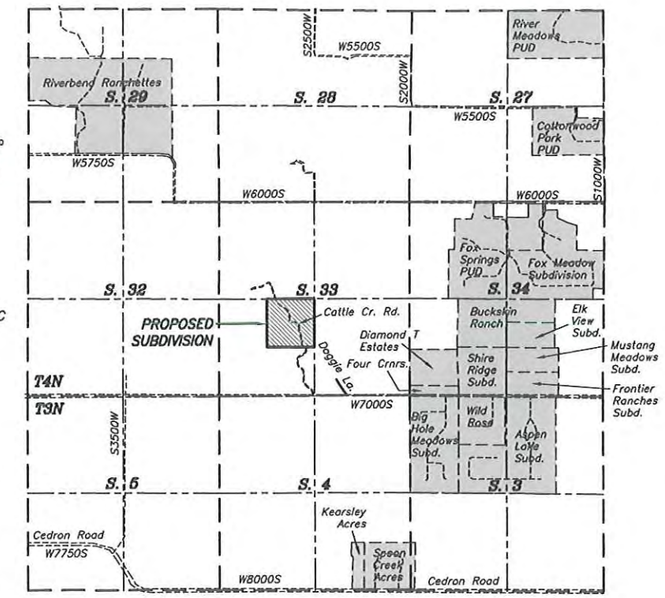
(2) THERE ARE NO KNOWN GEOLOGIC HAZARDS PRESENT

LEGEND

- □ INDICATES A STEEL PIPE FOUND THIS SURVEY
- ○ INDICATES A 5/8 INCH DIAMETER STEEL REBAR FOUND THIS SURVEY
- ◉ INDICATES A 5/8 INCH DIAMETER STEEL REBAR WITH A 2 INCH DIAMETER ALUMINUM CAP INSCRIBED "AW ENG 2860" AND APPROPRIATE DETAILS FOUND THIS SURVEY
- ■ INDICATES A 2-1/2 INCH STEEL PIPE WITH A 3-1/4 INCH DIAMETER BRASS CAP INSCRIBED "ID PLS 7481" AND APPROPRIATE DETAILS SET THIS SURVEY
- ● INDICATES A 1/2 INCH DIAMETER STEEL REBAR WITH A 2 INCH DIAMETER ALUMINUM CAP INSCRIBED "ID PLS 7481" SET THIS SURVEY

- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- CENTERLINE OF EASEMENT
- SECTION LINE
- QUARTER-SECTION LINE
- SIXTEENTH-SECTION LINE
- ZONING DISTRICT BOUNDARY

VICINITY MAP
SHOWING PART OF
T3N, R45E & T4N, R45E, B.M.
TETON COUNTY, IDAHO



SCALE: 1"=2500'

SURVEYOR'S CERTIFICATE

I, Todd Cedarholm, being a Registered Land Surveyor in the State of Idaho, No. 7481, do hereby certify that I did cause the survey of the tract of land as herein platted and described.

TETON COUNTY
PLANNING & ZONING
JUN 07 2011
RECEIVED

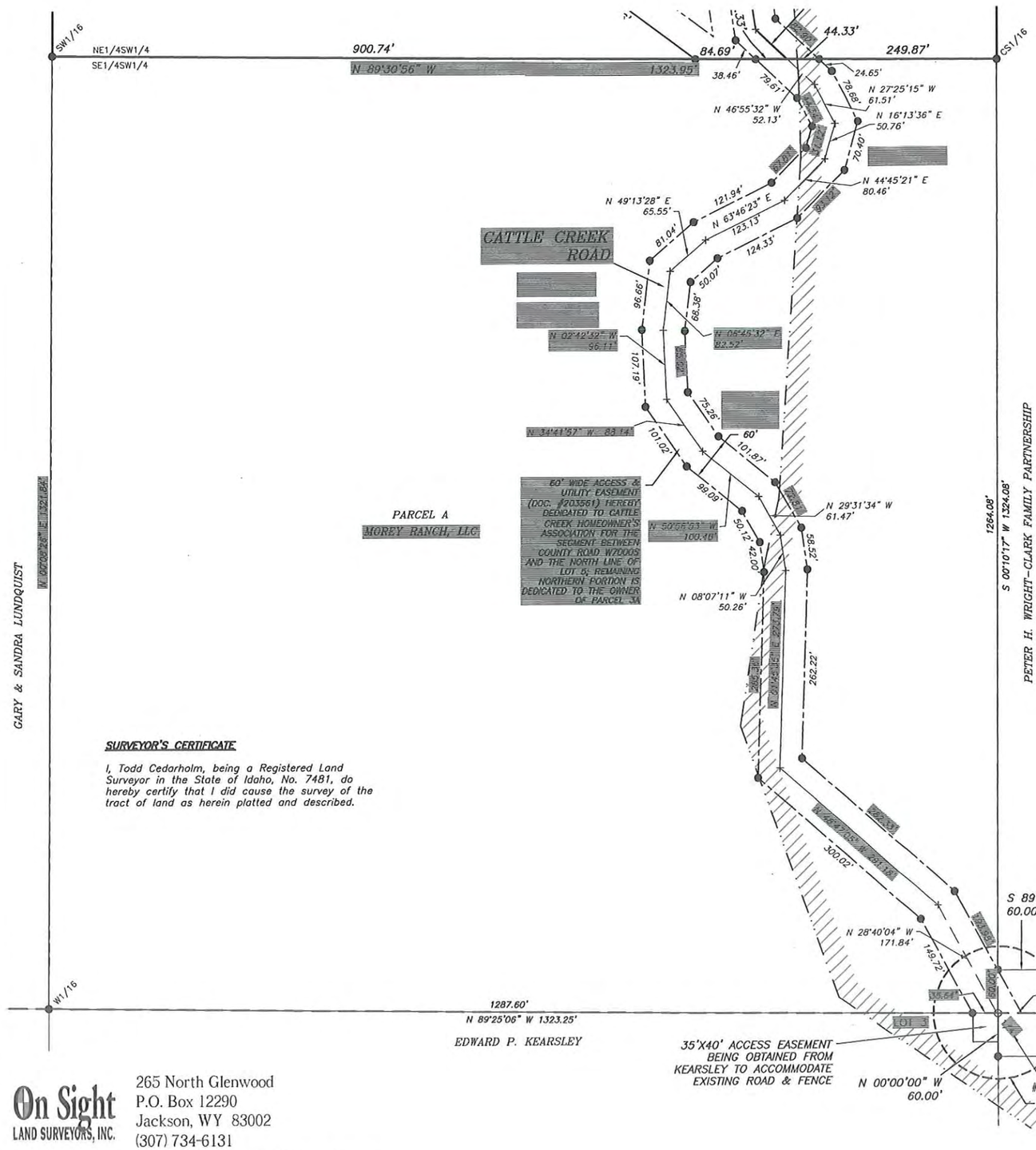
PRELIMINARY PLAT
SHOWING
CATTLE CREEK RANCH
A SUBDIVISION OF
PARCEL B
BEING IDENTICAL WITH
NE1/4SW1/4 SECTION 33, T4N, R45E, B.M.
TETON COUNTY, IDAHO

SHEET 1 OF 3

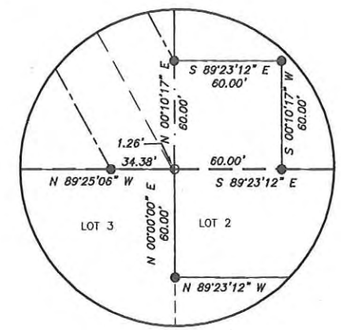
On Sight
LAND SURVEYORS, INC.
265 North Glenwood
P.O. Box 12290
Jackson, WY 83002
(307) 734-6131

Project No. 1T-4-45-33 1T-4-45-33_preplat.dwg 02/22/11 rev 06/06/11

-- CATTLE CREEK RANCH --



DETAIL



SCALE: 1"=50'

ON SIGHT

LAND SURVEYORS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

* not to scale *

LEGEND

- ○ INDICATES A 5/8 INCH DIAMETER STEEL REBAR FOUND THIS SURVEY
- ● INDICATES A 1/2 INCH DIAMETER STEEL REBAR WITH A 2 INCH DIAMETER ALUMINUM CAP INSCRIBED "ID PLS 7481" SET THIS SURVEY
- + INDICATES A CALCULATED POINT; NOTHING SET THIS SURVEY
- EXTERIOR PROPERTY BOUNDARY
- LOT LINE
- EASEMENT
- CENTERLINE OF EASEMENT
- SECTION LINE
- QUARTER-SECTION LINE
- SIXTEENTH-SECTION LINE
- ZONING DISTRICT BOUNDARY
- BUILDING ENVELOPE/COUNTY SETBACK

SURVEYOR'S CERTIFICATE

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PRELIMINARY PLAT
SHOWING

CATTLE CREEK RANCH

A SUBDIVISION OF
PARCEL B
BEING IDENTICAL WITH
NE1/4SW1/4 SECTION 33, T4N, R45E, B.M.
TETON COUNTY, IDAHO

SHEET 2 OF 3

On Sight
LAND SURVEYORS, INC.
265 North Glenwood
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Jackson, WY 83002
(307) 734-6131

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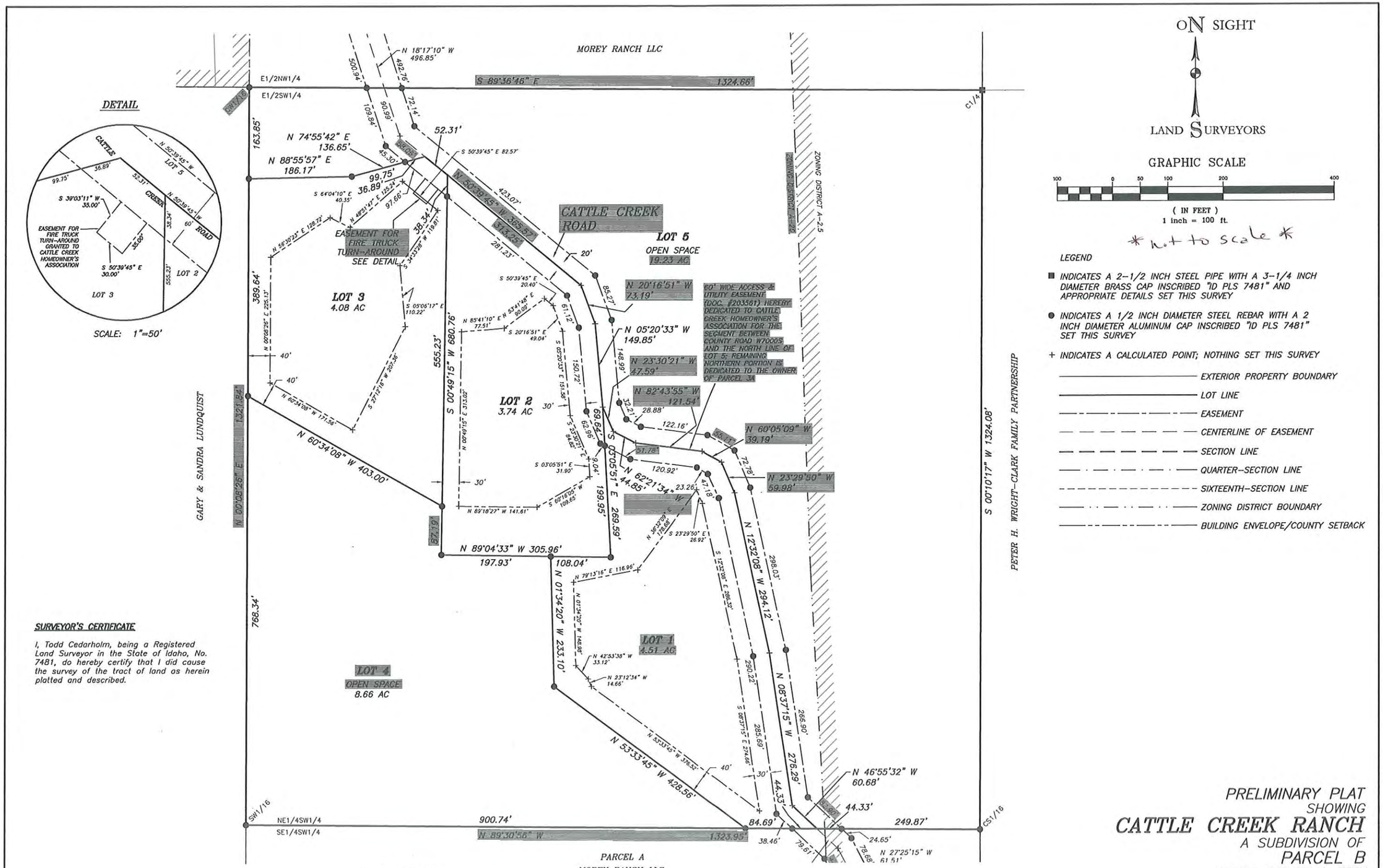

ON SIGHT
LAND SURVEYORS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

* not to scale *

LEGEND

- ■ INDICATES A 2-1/2 INCH STEEL PIPE WITH A 3-1/4 INCH DIAMETER BRASS CAP INSCRIBED "ID PLS 7481" AND APPROPRIATE DETAILS SET THIS SURVEY
- ● INDICATES A 1/2 INCH DIAMETER STEEL REBAR WITH A 2 INCH DIAMETER ALUMINUM CAP INSCRIBED "ID PLS 7481" SET THIS SURVEY
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COUNTY SETBACKS:

MINIMUM FRONT YARD SETBACK	= 30 FEET
MINIMUM SIDE YARD SETBACK	= 30 FEET
MINIMUM REAR YARD SETBACK	= 40 FEET
MINIMUM STREAM/CREEK SETBACK	= 50 FEET
MINIMUM DITCH/CANAL SETBACK	= 15 FEET

On Sight
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PRELIMINARY PLAT
SHOWING

CATTLE CREEK RANCH

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TETON COUNTY, IDAHO

SHEET 3 OF 3