



“Local Brokerage, National Results.”

Maps & Documents

Teton Valley Realty or this website makes no representation regarding sufficiency, completeness, or any other matters referred to any documents herein, or information provided on this web site. Teton Valley Realty advises you consult with independent legal counsel regarding these documents. When purchasing real estate, it is advised that you obtain full and complete documents, and not rely on these pages.

Phone: 208.354.2439
Email : info@tetonvalleyrealty.com

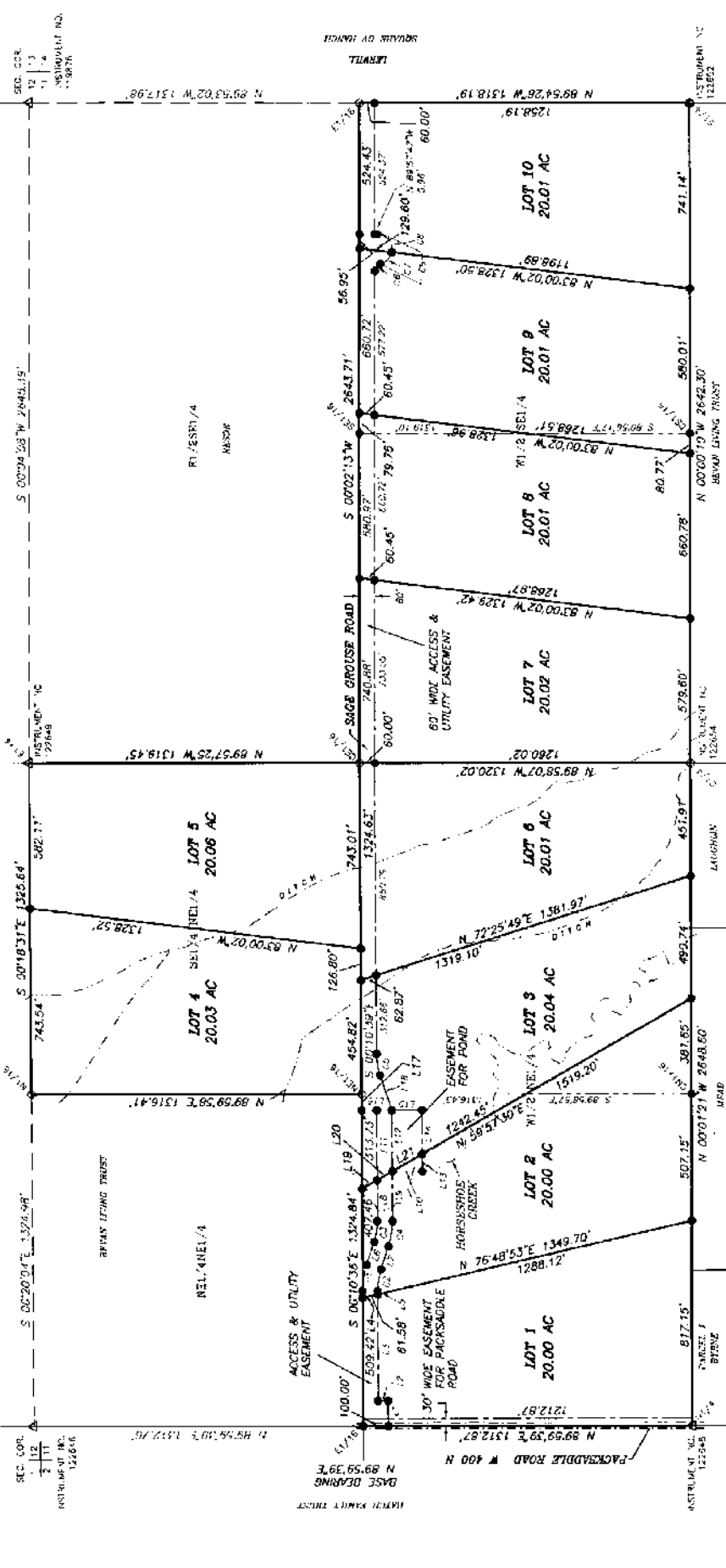
253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	106.42'	130.00'	18°52'03"	31.85'	N 08°52'28"E	106.97'
C2	84.38'	100.00'	15°27'10"	25.00'	N 08°52'28"E	84.38'
C3	84.38'	100.00'	15°27'10"	25.00'	S 08°52'28"E	84.38'
C4	103.24'	125.00'	18°12'03"	32.26'	S 08°52'28"E	103.24'
C5	87.35'	275.00'	18°12'03"	44.05'	N 08°16'39"W	86.93'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	80.90'	200.00'	26°52'34"	22.37'	S 64°43'31"W	84.44'
C2	80.90'	200.00'	26°52'34"	22.37'	S 44°43'31"W	84.44'
C3	126.87'	60.00'	62°15'46"	74.35'	S 36°52'24"E	83.56'
C4	126.87'	60.00'	62°15'46"	74.35'	S 06°23'32"E	119.23'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	106.42'	130.00'	18°52'03"	31.85'	N 08°52'28"E	106.97'
C2	84.38'	100.00'	15°27'10"	25.00'	N 08°52'28"E	84.38'
C3	84.38'	100.00'	15°27'10"	25.00'	S 08°52'28"E	84.38'
C4	103.24'	125.00'	18°12'03"	32.26'	S 08°52'28"E	103.24'
C5	87.35'	275.00'	18°12'03"	44.05'	N 08°16'39"W	86.93'



LINE	BEARING	LENGTH
L1	S 00°10'36"E	400.00'
L2	N 89°49'24"E	40.00'
L3	S 07°10'36"E	42.33'
L4	S 07°10'36"E	28.85'
L5	S 07°10'36"E	14.80'
L6	S 18°01'28"W	55.80'
L7	S 07°10'36"E	43.37'
L8	S 89°49'24"W	120.00'
L9	S 07°10'36"E	278.90'
L10	S 07°10'36"E	244.80'
L11	S 07°10'36"E	68.93'
L12	S 07°10'36"E	175.92'
L13	N 89°49'24"E	40.00'
L14	S 07°10'36"E	170.00'
L15	S 07°10'36"E	145.85'
L16	S 07°10'36"E	60.30'
L17	S 59°57'30"W	68.70'
L18	S 59°57'30"W	128.90'

LEGEND

- INDICATES A 5/8" INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED
- △ INDICATES A 5/8" INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED
- INDICATES A 3/4" INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED
- ◆ INDICATES A 5/8" INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED
- ◆ INDICATES A 3/4" INCH DIAMETER STEEL REBAR WITH AN ALUMINUM CAP INSCRIBED

LINE	BEARING	LENGTH
L19	S 07°10'36"E	175.92'
L20	S 59°57'30"W	68.70'
L21	S 59°57'30"W	128.90'
L22	S 07°10'36"E	400.00'
L23	N 89°49'24"E	40.00'
L24	S 07°10'36"E	42.33'
L25	S 07°10'36"E	28.85'
L26	S 07°10'36"E	14.80'
L27	S 18°01'28"W	55.80'

On Sight LAND SURVEYORS, INC.
 330 North Glenwood
 P.O. Box 8347
 Jackson, WY 83102
 (307) 734-6131

Project No. 17-5-44-11 17-5-44-11_11_061dtds 12/28/2015 1/24/04 5/10/04 7/12/04

FINAL PLAT MASTER PLAN FOR SAGE GROUSE MEADOWS SUBDIVISION
 BEING PART OF SECTION 11, T5N, R44E, B.M. TETON COUNTY, IDAHO
 SHEET 2 OF 2

BASE BEARING BY GPS OBSERVATION M4083(1992)

GRAPHIC SCALE
 (IN FEET)
 1 Inch = 300 Ft.

LEGEND

- LOT LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- SECTION LINE
- QUARTER-SECTION LINE
- SIXTEENTH-SECTION LINE
- EDGE OF PAVEMENT
- FLOWLINE

#162600