



**“Local Brokerage, National Results.”**

## Maps & Documents

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**SECTION 19**  
 COUNTY ROAD (450 WEST)  
 COUNTY ROAD (475 SOUTH)  
 COUNTY ROAD (450 WEST)

VICINITY MAP  
 PART OF SECTION 19, T26N, R10E, S4E, IAW PLAT #19, TETON COUNTY, IDAHO.

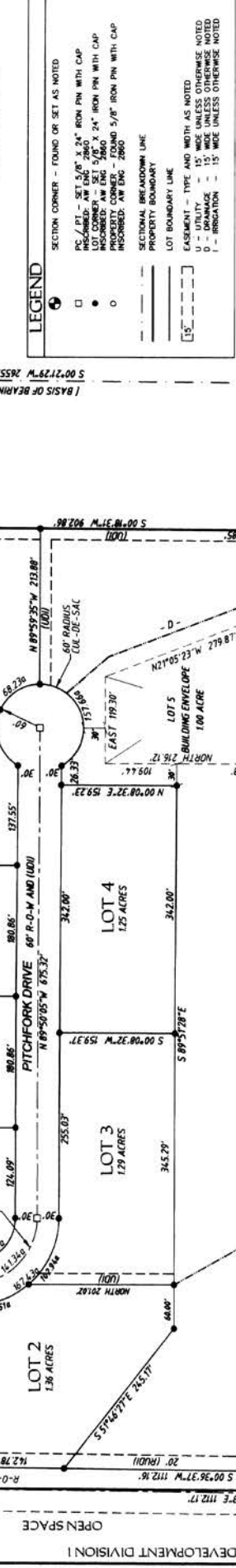
**LEGEND**  
 SECTION CORNER - FOUND OR SET AS NOTED  
 PE, 1/4" SET 5/16" X 3/4" IRON PIN WITH CAP  
 LOT CORNER - SET 5/16" X 3/4" IRON PIN WITH CAP  
 INScribed - AW ENG 2860  
 PLOTED - AW ENG 2860  
 SECTIONAL BREAKDOWN LINE  
 PROPERTY BOUNDARY  
 LOT BOUNDARY LINE  
 EASEMENT - TYPE AND WIDTH AS NOTED  
 U - UTILITY - 15" WIDE UNLESS OTHERWISE NOTED  
 D - DRAINAGE - 15" WIDE UNLESS OTHERWISE NOTED  
 - - - IRRIGATION - 15" WIDE UNLESS OTHERWISE NOTED

**SURVEYOR'S CERTIFICATE**  
 I, JAMES D. WOOD, STATEMENT BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO, No. 2860, DO HEREBY CERTIFY THAT I DO CHASE THE SURVEY OF THE TRACT OF LAND AS HEREBY PLATTED AND DESCRIBED.

**RECORDER'S CERTIFICATE**  
 STATE OF IDAHO / ES  
 COUNTY OF TETON / J  
 I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.T. THE REQUEST OF \_\_\_\_\_ AT INSTRUMENT NUMBER \_\_\_\_\_ COUNTY RECORDER

**INSTRUMENT # 199435**  
 TETON COUNTY, IDAHO  
 No. of Pages: 1  
 Recorded for: A.W. ENGINEERING  
 MARY LOU HANSEN  
 Recorder, County of Teton, Idaho  
 www.idwr.com

**FINAL PLAT  
 PITCHFORK  
 - PLANNED UNIT DEVELOPMENT -**  
 A PART OF THE S 1/2 SECTION 19,  
 TWP. 4N., R10E., S4E., IAW PLAT #19, TETON COUNTY, IDAHO  
**RICHARDSON FAMILY  
 PROPERTIES, LLC**  
 P.O. BOX 449  
 255 South Main, P.O. Box 159  
 Victor, Idaho 83455  
 (208) 787-2952  
 www.richardsonfamily.com



**SUBDIVISION NOTES**  
 1. - WATER IS INDIVIDUAL WELL.  
 2. - SEWER IS INDIVIDUAL SEPTIC.  
 3. - FIRE PROTECTION IS BY AN AGREEMENT WITH PARADISE SPRINGS PLANNED UNIT DEVELOPMENT. INSTRUMENT #197644  
 4. - REFER TO FORM MAP #19081 FOR THIS PROJECT. REFER TO FORM MAP #19081 FOR THIS PROJECT.



**ROADWAY EASEMENT**

| LOT    | R-O-W | ROAD | R-O-W |
|--------|-------|------|-------|
| LOT 1  | 5'    | ROAD | 5'    |
| LOT 2  | 5'    | ROAD | 5'    |
| LOT 3  | 5'    | ROAD | 5'    |
| LOT 4  | 5'    | ROAD | 5'    |
| LOT 5  | 5'    | ROAD | 5'    |
| LOT 6  | 5'    | ROAD | 5'    |
| LOT 7  | 5'    | ROAD | 5'    |
| LOT 8  | 5'    | ROAD | 5'    |
| LOT 9  | 5'    | ROAD | 5'    |
| LOT 10 | 5'    | ROAD | 5'    |

PARADISE SPRINGS PLANNED UNIT DEVELOPMENT DIVISION I  
 COUNTY ROAD (450 WEST)  
 COUNTY ROAD (475 SOUTH)  
 COUNTY ROAD (450 WEST)

**REX MILLER** UTILITY EASEMENT #19764  
**FRED MILLER** UTILITY EASEMENT #19764  
**GARY ZOHNER** 60' COUNTY ROAD PRESCRIPTIVE EASEMENT  
**SUSAN C. ALDEEN TRUST** 60' R-O-W AND IUDL  
**POINT OF BEGINNING** Set 2" Alum Pipe

E 1/4 CORNER SECTION 19 INSTRUMENT #19383  
 E 1/4 CORNER SECTION 19 INSTRUMENT #19383

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