

FINAL PLAT FOR WITHERS ESTATES

DIVISION NO. 1, MADISON COUNTY, IDAHO

Located in the NE 1/4 of Section 11, Township 6 North, Range 39 East, B.M.

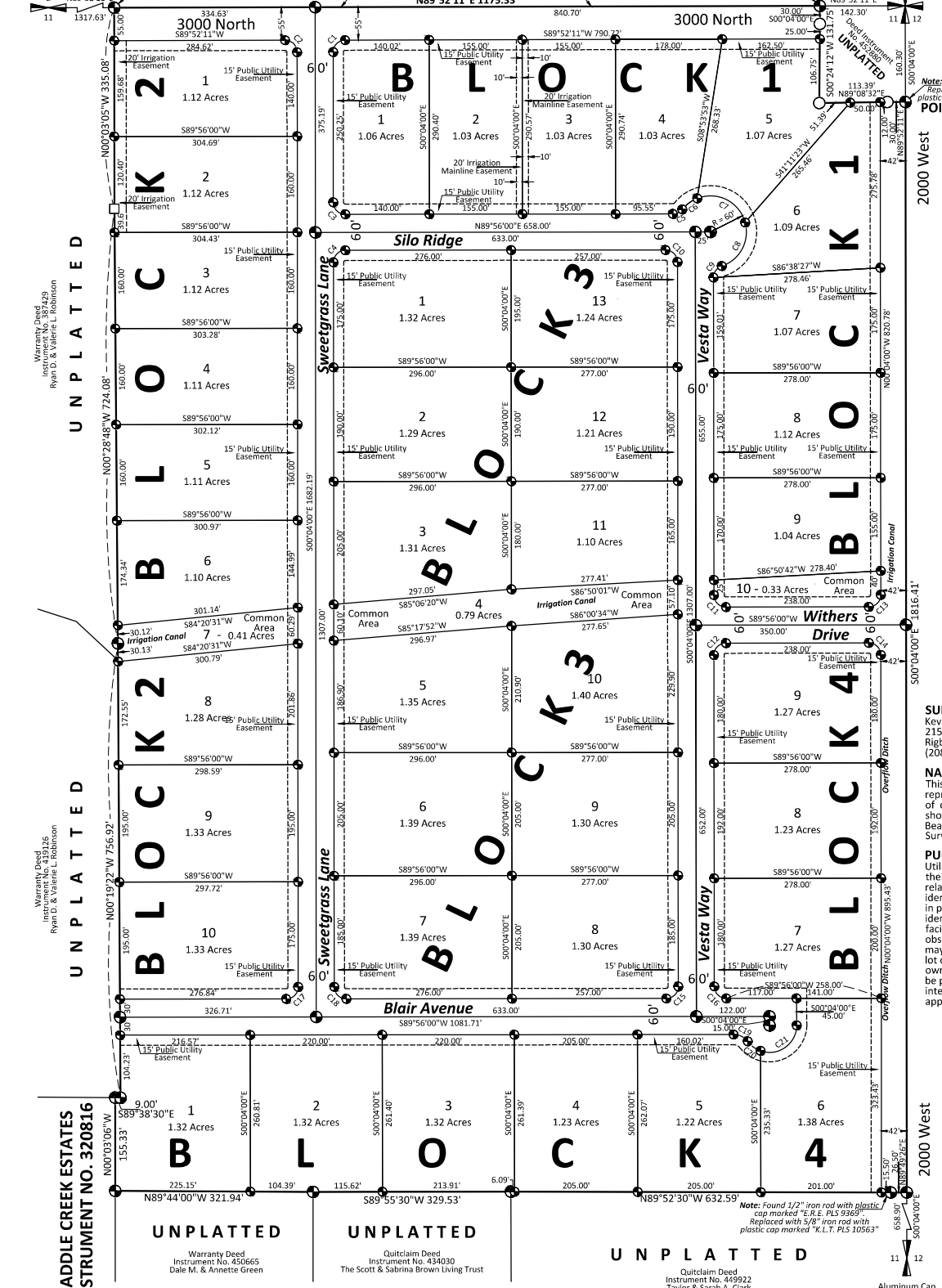
Aluminum Cap
Instrument No. 392407

EAST 1/16 CORNER OF SECTIONS 2 & 11
Note: Found 1/2" iron rod with illegible cap. Replaced with 5/8" iron rod with plastic cap marked "K.L.T. PLS 10563"

Basis of Bearing
Idaho coordinate system of 1983, east zone
N89°52'11"E 1175.33'

Note: Found MAG nail with washer. Replaced with 5/8" iron rod with plastic cap marked "K.L.T. PLS 10563"

5/8" Iron Rod
Instrument No. 392408



Curve Table					
Curve	Length	Radius	Delta	Bearing	Chord
C1	31.39'	20.00'	89°56'11"	S44°54'06"W	28.27'
C2	31.44'	20.00'	90°03'49"	N45°05'54"W	28.30'
C3	31.42'	20.00'	90°00'00"	S45°04'00"E	28.28'
C4	31.42'	20.00'	90°00'00"	S44°56'00"W	28.28'
C5	17.91'	20.00'	51°19'04"	N64°16'28"E	17.32'
C6	31.42'	60.00'	30°00'00"	S53°36'56"W	31.06'
C7	100.86'	60.00'	96°19'04"	N63°13'32"W	89.40'
C8	90.89'	60.00'	86°47'24"	N28°19'42"E	82.44'
C9	25.06'	20.00'	71°47'24"	S35°49'42"W	23.45'
C10	31.42'	20.00'	90°00'00"	N45°04'00"E	28.28'
C11	31.42'	20.00'	90°00'00"	S45°04'00"E	28.28'
C12	31.42'	20.00'	90°00'00"	S44°56'00"W	28.28'
C13	31.42'	20.00'	90°00'00"	N44°56'00"E	28.28'
C14	31.42'	20.00'	90°00'00"	N45°04'00"E	28.28'
C15	31.42'	20.00'	90°00'00"	N44°56'00"E	28.28'
C16	31.42'	20.00'	90°00'00"	S45°04'00"E	28.28'
C17	31.42'	20.00'	90°00'00"	N44°56'00"E	28.28'
C18	31.42'	20.00'	90°00'00"	S45°04'00"E	28.28'
C19	28.66'	30.00'	54°44'08"	N62°41'56"W	27.58'
C20	25.58'	45.00'	32°34'11"	S54°18'39"E	25.24'
C21	85.98'	45.00'	109°28'16"	N54°40'16"E	73.49'



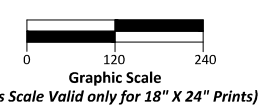
SURVEYOR
Kevin L. Thompson, P.L.S.
215 Farnsworth Way
Rigby, ID 83442
(208) 745-8771

LAND OWNER
Teton Horizon Holdings, LLC
1052 W. 14th N.
Reuberg, ID 83440
(208) 390-5339

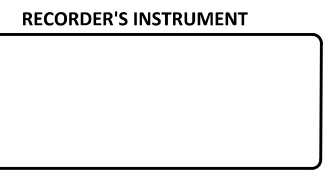
NARRATIVE
This Plat was recorded at the request of Troy Hastings representing Teton Horizon Holdings, LLC for the purpose of creating a single family residential subdivision as shown. For additional information relating to the Basis of Bearing and the boundary of the subdivision see Record of Survey Instrument No. 461950.

PUBLIC UTILITY EASEMENT NOTE
Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

REFERENCE INSTRUMENT NO.S
Saddle Creek Estates Instrument No. 320816
Record of Survey Instrument No. 402266, 414557, 418969, 445767 & 461950
Warranty Deed Instrument No. 384429, 419126, 450665 & 452880
Quitclaim Deed Instrument No. 434030 & 449922
Correction Deed Instrument No. 464864



- LEGEND**
- Set 5/8" Iron Rod with plastic cap marked "K.L.T. PLS 10563"
 - Set 1/2" Iron Rod with plastic cap marked "K.L.T. PLS 10563"
 - Found 5/8" Iron Rod with cap marked "K.L.T. PLS 10563"
 - Found 5/8" Iron Rod with cap marked "P.L.S. 13856"
 - Calculated position (no monument found or set)
 - 15' Public Utility Easement or as noted



WITHERS ESTATES, DIVISION NO. 1

LOCATED IN THE NE 1/4 OF SECTION 11,
TOWNSHIP 6 NORTH, RANGE 39 EAST OF THE BOISE MERIDIAN,
MADISON COUNTY, IDAHO

Job Name: Teton Horizon Holdings/Troy Hastings	Drawn By: K.S.T.
Job Number: 2025-001	Checked By: K.L.T.
CoGo File: Withers Carl 2023-044.pro	Date: 1/14/2025
	Revision No.
	Scale: 1" = 120'
	Sheet 2 Of 2

THOMPSON
LAND SURVEYING, INC.
215 Farnsworth Way, Rigby, Idaho 83442