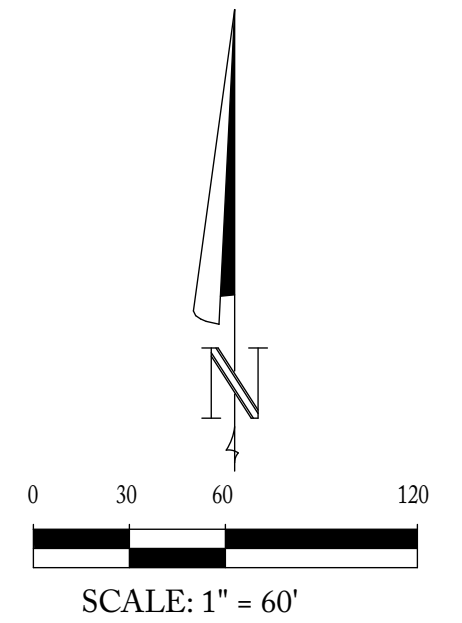


**PRELIMINARY PLAT  
~ MOUNTAINSIDE VILLAGE ~  
PHASE 3A**  
A PORTION OF THE NORTHWEST QUARTER OF  
- SECTION 13 -  
TOWNSHIP 3 NORTH, RANGE 45 EAST, BOISE MERIDIAN,  
TETON COUNTY, IDAHO



**GPS BASIS OF BEARING**  
THE BASIS OF BEARINGS OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY DECIMAL FEET.

**LEGEND**

- STORAGE, PATHWAY, EASEMENT LINE
- 
- 

CURVE	DELTA	LENGTH	RADIUS	CHORD	BEARING
C1	9°40'47"	143.60	850.00	143.43	S76°20'49"E
C2	7°52'33"	116.84	850.00	116.75	N77°14'56"W
C3	14°45'55"	128.85	500.00	128.50	N65°55'42"W
C4	15°26'18"	141.46	525.00	141.03	N21°21'59"E
C5	6°47'42"	62.26	525.00	62.23	N32°28'59"E
C6	7°54'40"	69.04	500.00	68.98	N31°55'30"E
C7	14°25'33"	125.89	500.00	125.56	N20°45'23"E
C8	9°52'11"	81.82	475.00	81.72	N63°28'50"W
C9	4°53'44"	40.59	475.00	40.57	N70°51'48"W
C10	3°30'19"	50.47	825.00	50.47	N75°03'49"W
C11	4°22'14"	62.93	825.00	62.92	N79°00'06"W
C12	0°46'25"	11.82	875.00	11.82	S80°48'00"E
C13	6°49'22"	104.20	875.00	104.13	S77°00'07"E
C14	73°59'48"	19.37	15.00	18.05	S69°24'40"W
C15	3°28'04"	33.29	550.00	33.28	N34°08'48"E
C16	10°21'24"	99.42	550.00	99.28	N18°55'12"E
C17	98°52'42"	25.89	15.00	22.79	S25°20'27"E
C18	3°26'49"	49.63	825.00	49.63	S76°30'13"E
C19	2°57'35"	42.62	825.00	42.61	S79°42'25"E
C20	1°00'03"	15.28	875.00	15.28	N80°41'12"W
C21	3°31'59"	53.96	875.00	53.95	N78°25'11"W
C22	3°20'31"	51.04	875.00	51.03	N74°58'56"W
C23	5°44'29"	52.61	525.00	52.59	N70°26'25"W
C24	9°01'26"	82.68	525.00	82.60	N63°03'28"W
C25	4°00'49"	17.51	250.00	17.51	N86°25'30"W
C26	1°30'08"	6.55	250.00	6.55	N83°40'01"W

LINE	LENGTH	BEARING
L1	17.15	S35°52'50"W
L2	9.77	S35°52'50"W
L3	10.10	S35°52'50"W
L4	28.41	S57°04'47"E
L5	7.02	S28°05'15"W
L6	9.06	S28°05'15"W
L7	21.73	S71°50'17"E
L8	12.35	S71°50'17"E
L9	45.86	N72°27'50"W
L10	40.53	N61°05'51"W
L11	16.88	N58°32'45"W
L12	18.24	S35°52'50"W
L13	26.57	S70°44'03"E
L14	21.26	N58°32'45"W
L15	5.18	S82°54'57"E

- REFERENCES**
- R-1: RECORD OF SURVEY MAP FOR THAL REALTY RECORDED OCTOBER 5, 2004 AS INSTRUMENT No. 163862, T.C.R.
  - R-2: THE OFFICIAL PLAT OF MOUNTAINSIDE VILLAGE, PHASE 2B, ON FILE IN THE TETON COUNTY RECORDER'S OFFICE.
  - R-3: RIGHT OF WAY PLANS OF U.S. BUREAU OF PUBLIC ROADS FOREST HIGHWAY ROUTE 38 (OLD JACKSON HWY), STATE OF IDAHO, DISTRICT 12, SECTION B. ON FILE AT THE IDAHO TRANSPORTATION DEPARTMENT DISTRICT OFFICE, RIGBY, IDAHO.

**UTILITY EASEMENTS**

Utility companies shall have the right to install, maintain, and operate their equipment and all other related facilities above and below ground within the Public Utility Easements (PUE) 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. A utility company may require the lot owner to remove all structures within the PUE at the lot owner's expense, or a utility company may remove such structures at the lot owner's expense. At no time may any permanent structures, or any other obstruction which interferes with the use of the PUE, be placed within the PUE without prior written approval of all utility companies with facilities in the PUE.

SURVEYOR'S CERTIFICATION



**HEALTH CERTIFICATE**

SANITARY RESTRICTIONS AS REQUIRED BY THE IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE EASTERN IDAHO PUBLIC HEALTH DISTRICT

**DYER**  
GROUP L.L.C.

ENGINEERING . PLANNING . MANAGEMENT

343 E. 4th NORTH, SUITE 108,  
REXBURG, IDAHO 83340-6001  
(208) 656-8800

SHEET 1 OF 2

**PRELIMINARY PLAT  
~ MOUNTAINSIDE VILLAGE ~  
PHASE 3A**

A SUBDIVISION OF A PORTION OF THE LANDS OF  
**MOUNTAINSIDE, INC.**  
OF RECORD  
INST. No. 112407, T.C.R.

DRAWN BY:	DATE: 2-JUNE-21
CHECKED BY:	JOB NO.: 07085
DRAWING: 07085-FM3A	03451-13-4