Ellsworth & Associates, PLLC
Engineers & Land Surveyors

CONCEPT PLAT
THE GRAND TETON RANCH

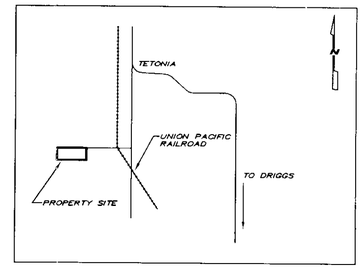
PARTS OF GOVERNMENT LOTS 2, 3, & 4
SECTION 5, T. 5 N., R. 45 E., B.M.
TETON COUNTY, IDAHO

N

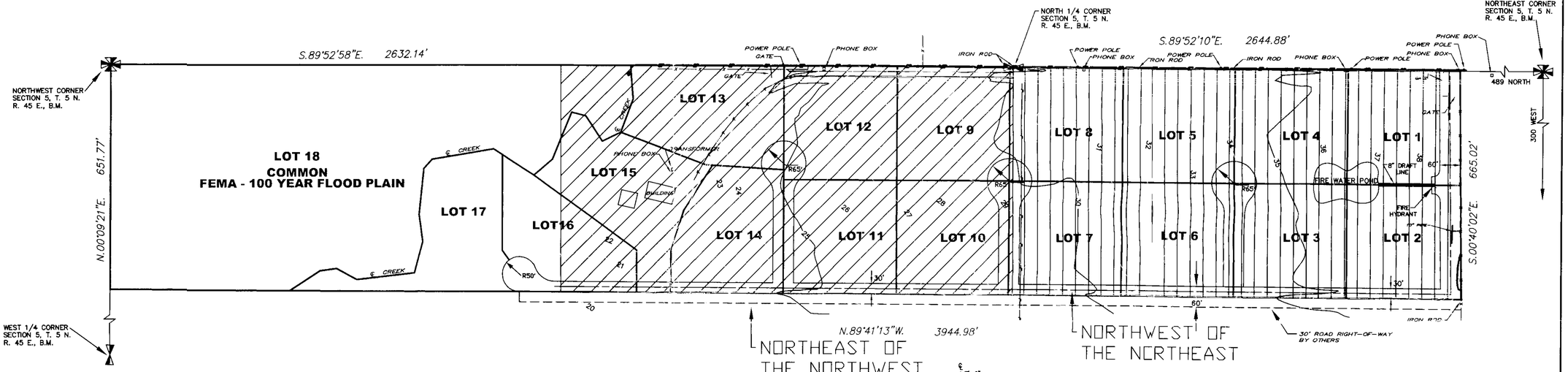
SCALE 1" = 200'

0 100' 200' 400'

VICINITY MAP



N. T. S.



PROPERTY ADDRESS

THE GRAND TETON RANCH
P.O. BOX 373
TETONIA, IDAHO 83452

DEVELOPER

DR. GLENN P. MORADIAN
5080 LONG COVE DR.
IDAHO FALLS, IDAHO 83404
208-552-2018

ENGINEER

Ellsworth & Associates, PLLC
Engineers & Land Surveyors
208 522 5414 Fax 208 523 2614
253 1st Street, Idaho Falls, ID. 83401

LEGEND & NOTES

- O FOUND IRON ROD/CAP
- —P— UNDERGROUND IRRIGATION PIPE
- —T— TELEPHONE LINE
- —OP— OVERHEAD POWER
- —X— FENCELINE

GENERAL NOTES

PRIVATE ROADS

EXISTING ZONING A-2.5

ALL LOTS 2 1/2 ACRE MINIMUM

FIRE PROTECTION REVIEWED WITH FIRE MARSHALL

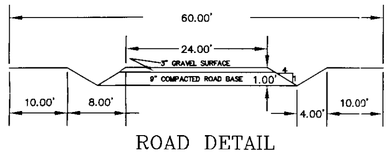
EXISTING LEGAL DESCRIPTION

INSTRUMENT # 176366 - TETON COUNTY, IDAHO

Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho
Section 5: Lots 2, 3 and 4.

LESS AND EXCEPTING therefrom the following described property:
A part of the North Half of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho, begin further described as:
From the Northwest corner of said Section 5, thence South 00°00'30" West, 652.00 feet along the Western Section line to the true point of beginning; thence South 89°41'13" East, 3956.75 feet to a point more or less in a fence line; thence South 00°40'02" East, 608.03 feet more or less along said fence line to an iron pin; thence South 70°12'42" West, 263.46 feet to an iron pin; thence South 42°58'27" West, 80.00 feet to a point; thence North 47°00'00" West, 130.73 feet to a point; thence North 89°17'00"West, 2242.66 feet to the Southeast corner of Government Lot 4 of said Section 5; thence North 89°46'29" West, 1323.34 feet along the South line of Government Lot 4 to the Southwest corner of Government Lot 4 of said Section 9; thence North 00°00'30" East, 654.92 feet along the Western Section line of said Section 9 to the true point of beginning.

ALSO an irrigation well lot lying in the Southwestern corner of the Southwest Quarter Northeast Quarter of Section 5, Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho being further described as:
Beginning at an iron pin set by A-W Engineering, P.E./L.S. #2860, the Southwest corner of the Northeast Quarter of said Section 5 and running North 00°30'18" East, 40.00 feet along the West line of the Northeast Quarter of said Section 5; thence East, 18 feet; thence South 00°30'18" West, 40.00 feet; thence West, 18 feet to the point of beginning.



ROAD DETAIL
N. T. S.

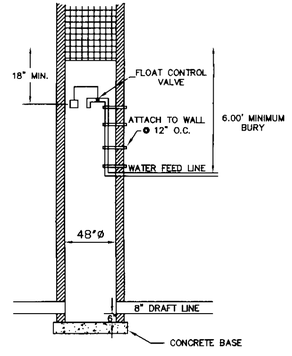
UTILITIES

PHONE
SILVERSTAR COMMUNICATIONS
170 N. HWY 33
DRIGGS, ID 83422
208-354-3300

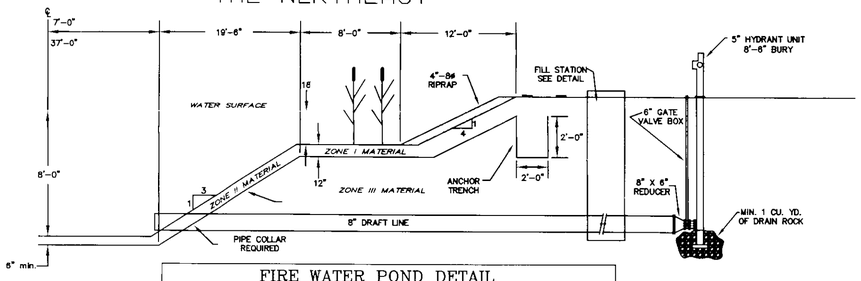
POWER
LOWER VALLEY POWER & LIGHT
236 N. WASHINGTON
P.O. BOX 188
AFTON, WYOMING 83110
307-886-3175

SEWER
INDIVIDUAL SANITARY SEWER

WATER
INDIVIDUAL WELLS



FILL STATION DETAIL
N. T. S.



FIRE WATER POND DETAIL

N.T.S.

ZONE I MATERIAL = TOP SOIL OR NUTRIENT ENRICHED SOIL - 90% COMPACTION
ZONE II MATERIAL = TOP SOIL OR NATURAL SAND - 90% COMPACTION
ZONE III MATERIAL = NATURAL SOILS WITH SAND LEVEL COURSE - 95% COMPACTION
NO DVOTS IN EXCESS OF 1/2" DEPTH;
I.E. HAND GRADING MAY BE REQUIRED.

FIRE FLOW = 1,000 G/MIN 2 HOUR DURATION
120,000 GAL - 7.48 GAL/CU. FT. = 16,043 CU. FT.
AT 3'-0" AVAILABLE WATER DEPTH, i.e. 2' ICE COVER AND 1' BOTTOM REMAIN
AREA = 3208 SQ. FT. USE: 35' x 92' @ 3:1 OFF BOTTOM
POND = 93x153 WITH SIDE SLOPES AS DETAILED
WOULD PROVIDE REQUIRED QUANTITY.

CONCEPT PLAT
THE GRAND TETON RANCH
PARTS OF GOVRENMENT LOTS 2, 3 & 4
SECTION 5, T. 5 N., R. 45 E., B.M.
TETON COUNTY, IDAHO

Job No. **289**
Sht. 1 of 1

Scale: 1" = 200' Date: MAY 2007
Drawn By: C.S.R. Cadfile: 289PRE2

208 522 5414 Fax 208 523 2614
253 1st Street, Idaho Falls, ID. 83401
Ellsworth & Associates PLLC