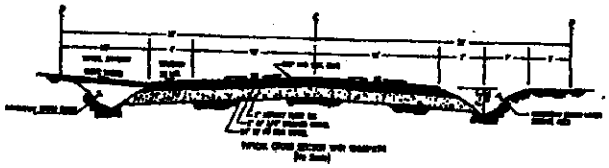
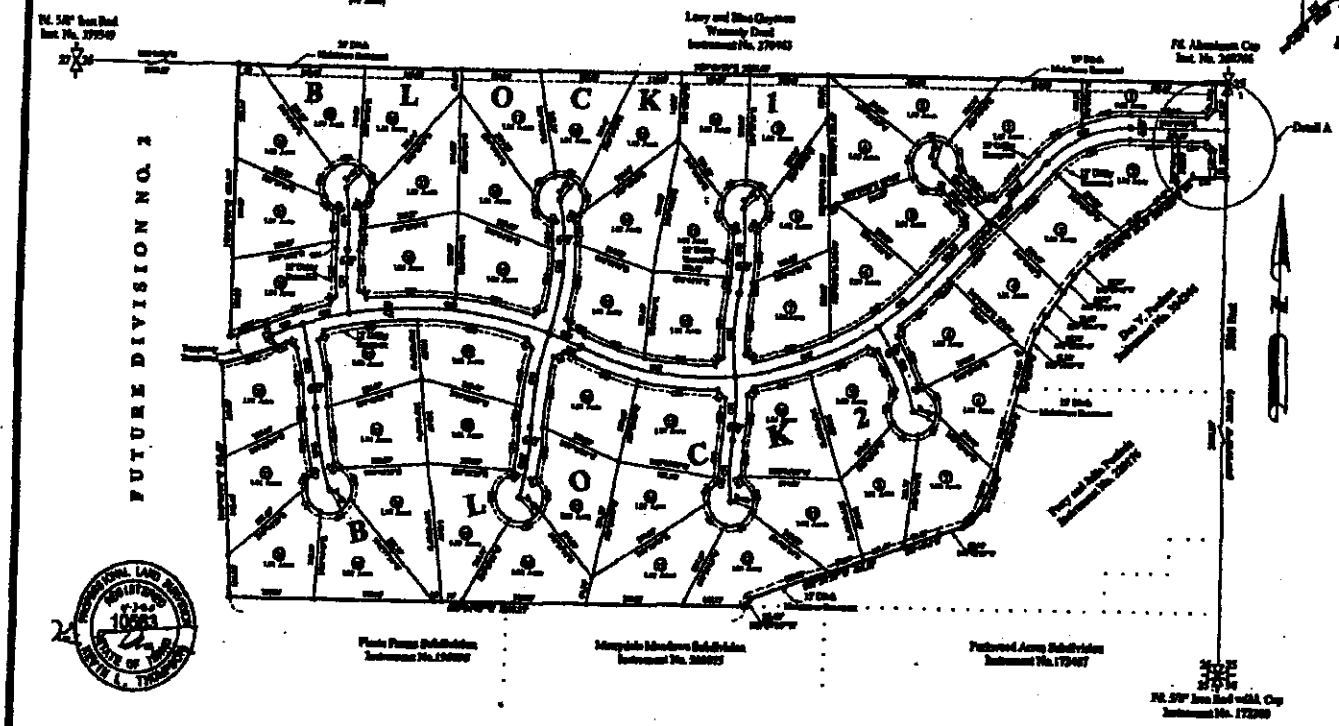
TERRACE HILLS

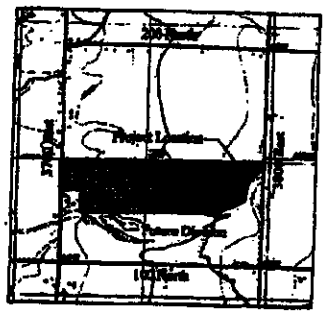
DIVISION NO. 1

JEFFERSON COUNTY, IDAHO

LOCATED IN THE SE 1/4 OF SECTION 26, T4N R38E, B.M.







VICINITY MAP
(No Scale)

NOTES:

NOTE 1: This Subdivision falls outside the 500 year Flood Plain as per FEMA Map No. 16051C0275 B.

NOTE 2: The Basis of Bearing was obtained from a Record of Survey completed for Ray Keatham by Thompson Engineering, Inc. (Instrument No. 339238). A Breakdown of Section 26 is also shown on that Record of Survey.

NOTE 3: The intended use of this Subdivision is for Residential Single Family Dwelling Units.

NOTE 4: All Lots to be served by one of the following types of Septic Systems: Sand Filter In-trench, Pressurized Trench, Pressurized Sand Mound, or D-Box, Sand Trench.

NOTE 5: All Wells shall be Located in the Front of the Lots. All Sewer Systems shall be Located on the Back Side of the Lots.

NOTE 6: No Lots within the Subdivision will Drain Directly onto FTW or SHR Rest.

NOTE 7: Fibers will not be placed from any one Subdivision Lot and shall not be concentrated over a depth of Sixty feet (5').

NOTE 8: Lot 1 of Block 1 and Block 2 are for Landscaping Purposes Only.

NOTE 9: Temporary Turnaround Easements within the Lots will revert back to the Lot Owners when the County Streets are Extended.

ACREAGE

Total Subdivision	64.00 Acres
54 Lots	53.26 Acres
Dedicated County Road	8.74 Acres
Linear Footage of Road	5307 L.F.

LEGEND

- Set 5/8" X 30" Iron Rod W/Cap No. 10563
- Set 1/2" X 24" Iron Rod W/Cap No. 10563
- Found 1/2" X 24" Iron Rod W/Cap No. 8795
- Adjacent Property Line
- 12' Utility Easement Unless Noted Otherwise

Graphic Scale

THOMPSON ENGINEERING, INC.
CONSULTING ENGINEERS
RIGBY, IDAHO 83442

LINE DATA

Line No.	Bearing	Distance
L1	[illegible]	[illegible]
L2	[illegible]	[illegible]
L3	[illegible]	[illegible]
L4	[illegible]	[illegible]
L5	[illegible]	[illegible]
L6	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	[illegible]	[illegible]
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L22	[illegible]	[illegible]
L23	[illegible]	[illegible]
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L27	[illegible]	[illegible]
L28	[illegible]	[illegible]
L29	[illegible]	[illegible]
L30	[illegible]	[illegible]

CURVE DATA

Curve No.	Delta	Radius	Arc
C1	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]
C6	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]
C11	[illegible]	[illegible]	[illegible]
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C18	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]
C20	[illegible]	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]
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CURVE DATA

Curve No.	Delta	Radius	Arc
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C29	[illegible]	[illegible]	[illegible]
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C33	[illegible]	[illegible]	[illegible]
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CURVE DATA

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C97	[illegible]	[illegible]	[illegible]
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CL ROAD CURVES

Curve No.	Bearing	Distance
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C3	[illegible]	[illegible]
C4	[illegible]	[illegible]
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C27	[illegible]	[illegible]
C28	[illegible]	[illegible]

FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 38 EAST, JEFFERSON COUNTY, IDAHO

Project Name:	Jim Bernard	Scale 1" = 200'
Job Number:	2005-85	
CoCo File:	KetchumRay2005-41	
Date	February 3, 2006	Sheet 2 Of 2
Surveyor	K.L.T.	
Drawn By:	D.O.S.	