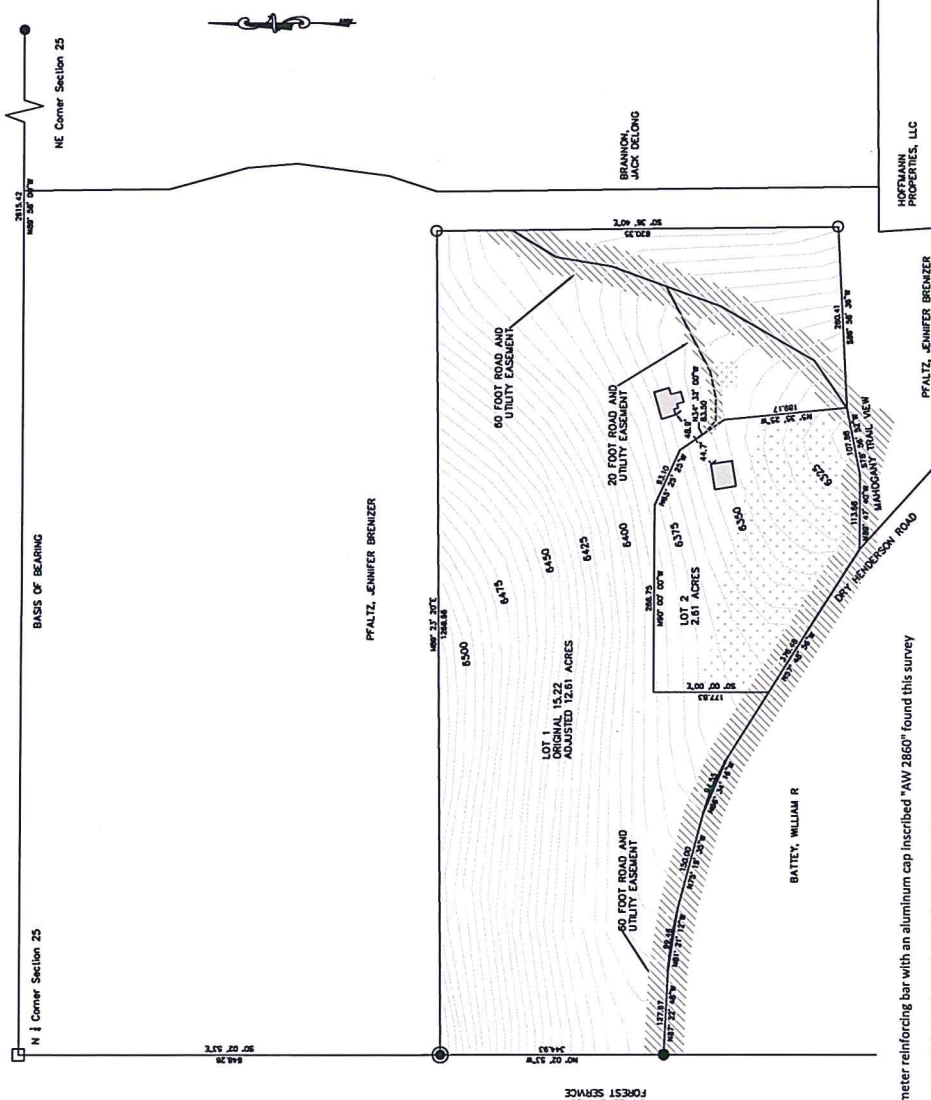
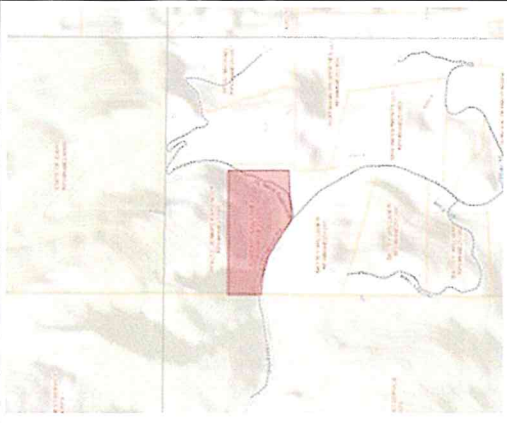


HENDERSON HOMIES SUBDIVISION  
 LOCATED IN THE NE 1/4 OF SECTION 25, T. 04 N., R. 44 E.,  
 BOISE MERIDIAN, TETON COUNTY, IDAHO



Vicinity Map (N.T.S)  
 NE 1/4 S25T4NR44E



**Boundary Description:**  
 A portion of the Southwest Quarter Northeast Quarter of Section 25, and part of the Northwest Quarter Northeast Quarter of Section 25, Township 4 North, Range 44 East, Boise Meridian, Teton County, Idaho being further describes as:  
 From the North east corner of said Section 25,  
 North 89°58'00" West, 2615.42 feet and  
 South 00°02'53" East, 648.28 feet to the Point of Beginning; thence  
 North 89°23'20" East, 1269.66 feet to a point; thence  
 South 00°36' 40" East, 620.35 feet to point; thence  
 South 86°58'36" West, 280.41 feet to point; thence  
 South 78°56'52" West, 107.88 feet to point; thence  
 North 89°47'40" West, 113.88 feet to point; thence  
 North 57°48'56" West, 376.48 feet to point; thence  
 94.92 feet along a 310.57 foot radius curve to the right with a central angle of 17°30'42" and a chord bearing of North 66°34'16" West, to a point; thence  
 North 75°19'35" West, 150.00 feet to point; thence  
 99.63 feet along a 473.59 foot radius curve to the right with a central angle of 12°03'12" and a chord bearing of North 81°21'12" West, to a point; thence  
 North 87°22'48" West 117.67 feet to a point on the West line of the Northeast Quarter of said Section 25; thence  
 North 00°02'53" West, 344.93 feet along the West line of Northeast Quarter of Section 25 to the Point of Beginning.

**SURVEYOR**  
 Darryl Johnson PE PLS #3031  
 4390 Skyline Loop  
 Victor, ID 83422  
 208-201-8882

**Owner**  
 Holly Powers  
 5188 Mahogany View Trail  
 Victor, ID 83422

CONCEPT MASTER PLAN	
DATE: 8-28-2019	DRAWN/CHK BY: JFM/JXX
PROJECT: HENDERSON HOMIES SUBDIVISION	
DWG NAME: Henderson Homies Concept Plan	
SURVEY:	
LEGAL DESCR:	

**LEGEND**

- Indicates a 3/8 inch diameter reinforcing bar with an aluminum cap inscribed "AW 2860" found this survey
- Indicates a 1/2 inch diameter reinforcing bar with a plastic cap inscribed "AW 2860" found this survey
- Indicates a 3/8 inch diameter reinforcing bar with no cap found this survey
- Indicates a BLM brass cap found this survey

**Notes:**

1. Contours were established using SRTM data.
2. Building envelopes were developed based on slope analysis. Slopes within building envelopes are less than 20%.
3. Zoned A/R-2.5. Front/side setback: 30'. Rear setback: 40'.
4. Property does not lie within FEMA flood plain zone.
5. Property lies within Hillside Overlay
6. No water rights are associated with this property.
7. Existing dwellings are connected to individual well and septic.

**GRAPHIC SCALE**

( IN FEET )  
 1 Inch = 200 FT  
 SCALE VALID FOR 11"x17" PRINTS ONLY  
 SHEET 1 OF 1

**Parcel Boundary Line**  
 5' Countour (derived from SRTM data)  
 Road and Utility Easement  
 Existing Structures  
 Proposed Building Envelope (<20% slope)

**LEGEND**

- Indicates a 3/8 inch diameter reinforcing bar with an aluminum cap inscribed "AW 2860" found this survey
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