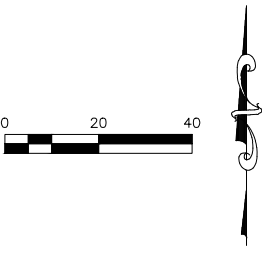


Preliminary Plat For
SAWTOOTH RIDGE

LOCATED IN NW 1/4 SECTION 9,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK.

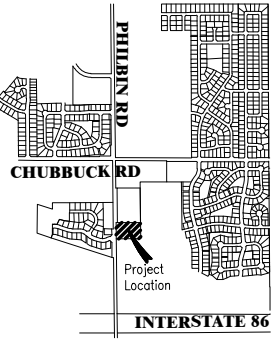


LEGEND

- Parcel Boundary
- Lot Lines
- Adjoining Parcels
- Easements
- Road Center Line
- Water Lines
- Sewer Lines
- Right-of-Way Lines
- Section Line
- Irrigation Riser

NOTES

- Existing Zoning R4
Subdivision Area ±2.79 Ac.
Proposed Lots 11 Proposed Lots
- Storm Water to be Detained in Roadside Swales and On-site Storage Facilities
- All Other Utilities Provided by the Extension of Existing Facilities
- All Intersection Radius Returns are 25' min.
- Lot 11 to be dedicated to the Public for right-of-way on Philbin and Sawtooth Roads
- This parcel has agricultural water rights. A secondary irrigation system will be installed to supply adequate pressure and flows to utilize the existing water rights.
- Lot 10 and all areas outside the buildings will be covered with a cross-access, utility and storm water easement.
- An HOA will be created to maintain all common areas and areas outside the buildings in the development.



LOCATION MAP

DEVELOPERS	SURVEYORS	OWNERS
Spring Creek Homes 13104 W. Tyhee Rd. Pocatello, Idaho 83201 208-241-1980	Dioptra LLC 4880 Clover Dell Rd. Chubbuck, Idaho 83202 208-237-7373	Margaret McNabb Family Trust



SURVEYORS CERTIFICATE

I, Stewart K. Ward, a Registered Professional Land Surveyor in the state of Idaho do hereby certify that this plat is an accurate representation of this survey completed under my supervision.

BASIS OF BEARING

Basis of bearing per Idaho State Plane Coordinate System - East Zone. GPS observation combination factor: 1.0002579939.

DIOPTRA
A Company of Geomatics Professionals
4880 Clover Dell, Chubbuck, ID. 83202 Ph:208-237-7373
www.dioptrageomatics.com

Spring Creek Homes	
Drawn By: SKW	Scale: 1"=20'
Date: 12-3-19	Project: 19051

Sheet: 1

