

PRELIMINARY PLAT FOR GREAT WESTERN SUBDIVISION

BEING PART OF THE E 1/2 OF THE E 1/2 OF SECTION 35 &
PART OF THE W 1/2 OF THE W 1/2 OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 36 EAST, BOISE MERIDIAN
BINGHAM COUNTY, IDAHO

LAND USE DESIGNATION

R/A - RESIDENTIAL/AGRICULTURAL

TOTAL SUBDIVISION ACREAGE

34.715 ACRES

TOTAL NUMBER OF LOTS

15

AVERAGE LOT SIZE

2.085 ACRES

DEVELOPER

MHD DEVELOPMENT
ATTN: DERRICK DYE
SHELLEY, ID 83274-0471
PHONE: 208-521-2366
EMAIL: derrick@ironwoodmillworks.com

ENGINEER

BLAKE JOLLEY
CONNECT ENGINEERING, INC.
2295 N. YELLOWSTONE HWY, UNIT 6
IDAHO FALLS, ID 83401
PHONE: 208-881-0081
EMAIL: tjolley@connectengr.com

SURVEYOR

SHANE C. REMER, PLS
CORNERSTONE GEOMATICS, LLC
1592 N. 775 E.
SHELLEY, ID 83274
PHONE: 208-390-8643
EMAIL: SHANE@CORNERSTONEGEOMATICS.COM

SANITARY SEWER

PRIVATE SEPTIC SYSTEMS

WATER

PRIVATE WELLS

STORM WATER

DRAINAGE SWALES ALONG PROPOSED
ROADWAYS AND INDIVIDUAL STORM
WATER RETENTION FOR EACH LOT

FLOOD PLAIN DESIGNATION

PROPERTY IS LOCATED IN A ZONE C - PER FIRM PANEL 160018 0260 B WITH AN EFFECTIVE DATE OF 11/15/1979

PROPOSED BOUNDARY DESCRIPTION

Part of the East 1/2 of the East 1/2 of Section 35, and part of the West 1/2 of the West 1/2 of Section 36, Township 1 North, Range 36 East of the Boise Meridian, Bingham County, Idaho, more particularly described as:
Commencing at the southeast corner of Section 35 from which the northeast corner of said section bears N 00°13'39" E 5290.71 feet, the basis of bearings for this description;
Thence N 00°13'39" E 25.03 feet along the east line of said section from said southeast corner of Section 35 to the POINT OF BEGINNING, said point being on the northerly right-of-way of 1200 North [Baseline Road];
Thence S 89°38'39" W 576.92 feet along said northerly right-of-way to its intersection with the east line of Warranty Deed Instrument No. 735456;
Thence N 00°00'26" W 840.42 feet along said east line of said deed to the northeast corner thereof, said point being at the outside top bank of the Great Western Canal;
Thence along said outside top bank the following 13 courses:
1) N 07°47'46" W 57.00 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
2) N 21°38'32" W 91.59 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
3) N 20°29'54" W 109.58 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
4) N 21°11'48" W 103.32 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
5) N 17°03'13" W 61.60 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
6) N 00°51'07" E 32.54 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
7) N 14°25'40" E 59.44 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
8) N 31°01'51" E 61.50 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
9) N 32°01'59" E 62.50 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
10) N 28°39'17" E 69.56 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
11) N 24°14'33" E 53.44 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
12) N 17°42'48" E 30.81 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
13) N 06°27'29" E 50.42 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
Thence leaving said bank N 89°59'58" E 339.84 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
Thence S 00°21'21" E 535.04 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
Thence N 90°00'00" E 259.55 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
Thence S 63°58'53" E 278.78 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
Thence S 00°21'21" E 30.25 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222 on a curve to the right, from which the center bears S 24°58'48" E 60.00 feet;
Thence easterly 60.50 feet along said curve to the right to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222, said curve having a Delta Angle of 57°46'12", Chord Bearing of S 86°05'42" E and a Chord Distance of 57.97 feet;
Thence S 65°03'10" E 184.50 feet to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
Thence S 81°43'20" E 91.85 feet to a point on the north line of Exception 3 of Parcel 1 of Deed Instrument No. 736136, said point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
Thence N 89°38'39" E 199.94 feet along said north line to the northeast corner thereof, to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
Thence S 00°21'21" E 112.46 feet along the east line of said Exception 3 to the point of curvature of a non-tangent curve to the right from which the center bears N 80°35'21" W 682.00 feet, said point of curvature being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
Thence southwesterly 179.13 feet along said curve to the right which has a Delta Angle of 15°02'56", Chord Bearing of S 16°56'07" W and a Chord Distance of 178.62 feet, to a point of curvature of a non-tangent curve to the left, being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222, from which the center bears S 51°53'33" E 874.48 feet;
Thence southwesterly 515.82 feet along said curve to the left, to a point being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222, said curve having the following curve data: Delta Angle of 33°47'47", Chord Bearing of S 21°12'33" W and a Chord Distance of 508.37 feet;
Thence S 00°40'14" E 81.27 feet to a point on the northerly right-of-way of 1200 North [Baseline Rd.] being marked by a 5/8" rebar and 1" aluminum cap inscribed PLS 12222;
Thence S 89°38'39" W 573.25 feet along said right-of-way to the POINT OF BEGINNING.

Containing 34.715 acres.

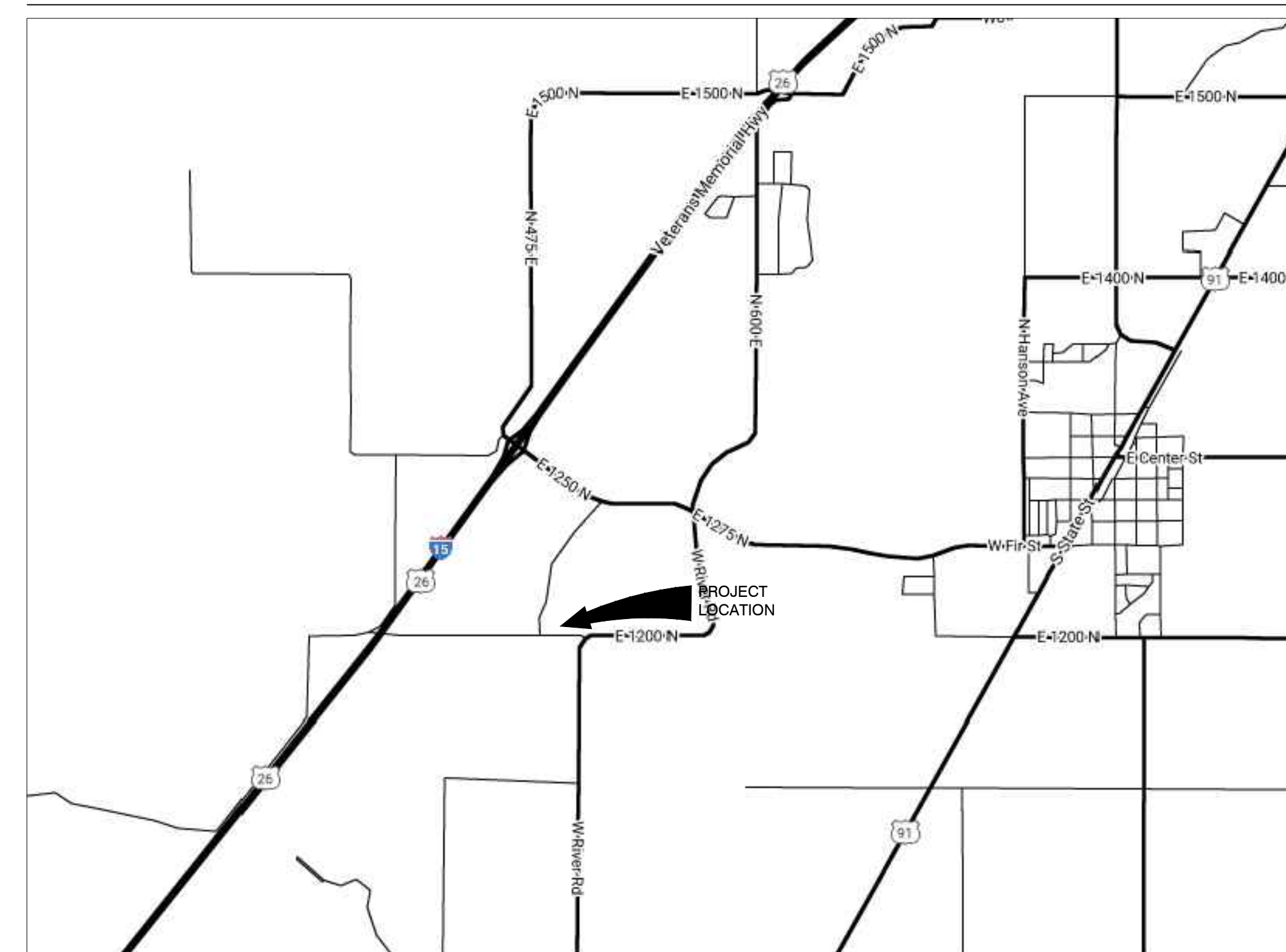
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 07°47'46" W	57.00
L2	N 21°38'32" W	91.59
L3	N 20°29'54" W	109.58
L4	N 21°11'48" W	103.32
L5	N 17°03'13" W	61.60
L6	N 00°51'07" E	32.54
L7	N 14°25'40" E	59.44
L8	N 31°01'51" E	61.50
L9	N 32°01'59" E	62.50
L10	N 28°39'17" E	69.56
L11	N 24°14'33" E	53.44
L12	N 17°42'48" E	30.81
L13	N 06°27'29" E	50.42
L14	S 00°21'21" E	30.25
L15	S 81°43'20" E	91.85
L16	S 00°21'21" E	112.46
L17	S 00°40'14" E	81.27

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00	60.50	57°46'12"	S 86°05'42" E	57.97
C2	682.00	1791.3	15°02'56"	S 16°56'07" W	178.62
C3	874.48	515.82	33°47'47"	S 21°12'33" W	508.37
C4	20.00	31.42	90°00'00"	N 45°21'21" W	28.48
C5	45.00	55.39	70°31'41"	N 35°37'11" W	61.98
C6	60.00	168.48	160°53'02"	N 09°43'29" E	118.33
C7	19.99	31.40	90°00'00"	N 44°36'57" E	28.27
C8	45.00	70.68	90°00'00"	N 44°38'16" E	63.83
C9	45.00	109.26	90°00'00"	S 44°38'39" W	98.99
C10	70.00	54.24	44°23'45"	N 67°26'47" E	52.89
C11	70.00	55.72	45°56'15"	S 22°26'47" W	54.26
C12	45.00	37.85	48°11'23"	N 24°27'02" W	36.74
C13	45.00	118.93	113°33'55"	N 08°14'14" E	100.39
C14	60.00	110.00	105°02'38"	S 04°41'17" E	92.23
C15	45.00	37.85	48°11'23"	S 23°44'21" W	36.74
C16	682.00	65.72	5°31'18"	S 12°10'18" W	65.70
C17	682.00	113.41	9°31'38"	S 19°41'46" W	113.27
C18	874.48	131.64	8°37'31"	S 33°47'41" W	131.52
C19	874.48	388.18	45°10'16"	S 16°52'48" W	381.09
C20	60.00	289.42	276°22'46"	N 89°38'39" E	80.00

VICINITY MAP (NOT TO SCALE)



BASIS OF BEARINGS NOTE

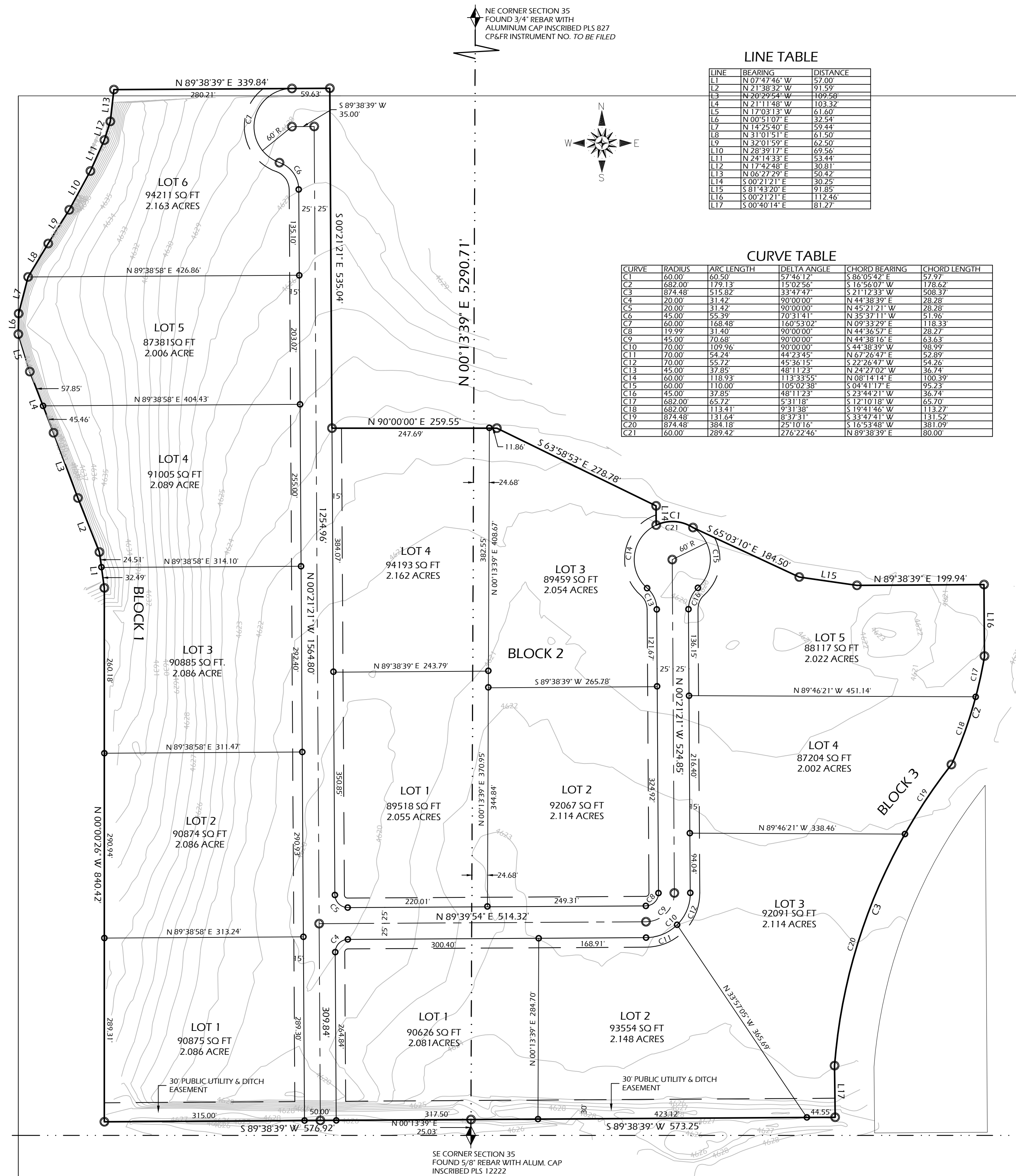
IDAHO STATE PLANE EAST ZONE (1101)

LEGEND

- PLS.S. SECTION CORNER CONTROL
- PLACED 5/8" X 24" REBAR WITH 1" ALUMINUM CAP INSCRIBED PLS 12222
- PLACED 1/2" X 24" REBAR WITH PLASTIC CAP INSCRIBED PLS 12222
- FOUND IRON ROD AS NOTED
- SECTION LINE
- SURVEYED BOUNDARY LINE
- 15" PUBLIC UTILITY EASEMENT OR AS NOTED

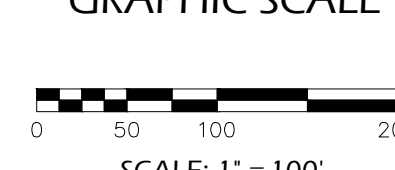
SURVEYOR'S CERTIFICATE

I, SHANE C. REMER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY DEPICTED HEREON WAS MADE UNDER MY DIRECTION, AND IS AN ACCURATE REPRESENTATION OF THE PROPERTY SURVEYED AND STAKED AS PROVIDED BY LAW.



SE CORNER SECTION 35
FOUND 5/8\" REBAR WITH ALUM. CAP
INSCRIBED PLS 12222
CP&R INSTRUMENT NO. TO BE FILED

GRAPHIC SCALE



SHEET

1

OF

1

DRAWN BY

SCR

CHECKED BY

SCR

PROJECT NO.

0725

DATE

04/25/2022



CORNERSTONE GEOMATICS

A PROFESSIONAL LAND SURVEYING COMPANY

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"Commit to the Lord whatever you do, and He shall establish your plans."

PROVERBS 16:3