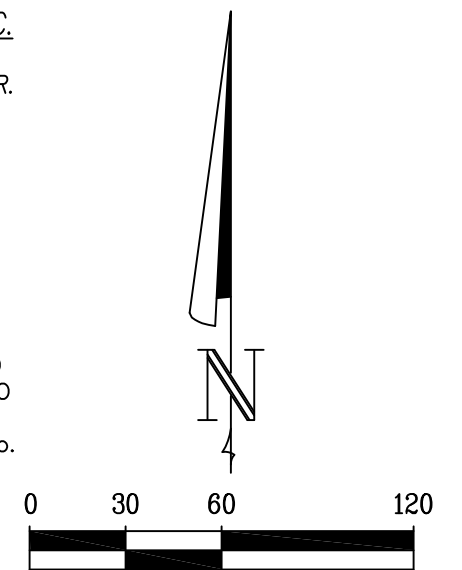


**FINAL PLAT**  
**~ MOUNTAINSIDE VILLAGE ~**  
**PHASE 3A**  
 A PORTION OF THE NORTHWEST QUARTER OF  
 - SECTION 13 -  
 TOWNSHIP 3 NORTH, RANGE 45 EAST, BOISE MERIDIAN,  
 TETON COUNTY, IDAHO

LANDS OF  
**MOUNTAINSIDE, INC.**  
 A PORTION OF  
 INST. No. 112407, T.C.R.

EASEMENT OF RECORD  
 MOUNTAINSIDE, INC. TO  
 MSV3, LLC RECORDED  
 ??NOV21 AS INSTR. No.  
 #####, T.C.R.



**SCALE: 1" = 60'**

**GPS BASIS OF BEARING**  
 THE BASIS OF BEARINGS OF THIS MAP IS GRID NORTH  
 ON THE IDAHO STATE PLANE COORDINATE SYSTEM OF  
 1983, EAST ZONE, AS DETERMINED BY GLOBAL  
 POSITIONING SYSTEM METHODS. ALL DISTANCES SHOWN  
 ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY  
 DECIMAL FEET.

- LEGEND**
- = 5/8" REBAR WITH L.S. CAP SET
  - = FOUND 5/8" REBAR PER R-2
  - ⊙ = 1/2" REBAR SET
  - = FOUND 1/2" REBAR PER R-2
  - = FOUND 3" BRASS CAP ON IRON PIPE PER R-3
  - ⊕ = SECTION CORNER FOUND AS INDICATED
  - T.C.R. = TETON COUNTY RECORDS
  - POA. = PROPERTY OWNERS ASSOCIATION
  - — — — — EXTERIOR PROPERTY LINE
  - — — — — STREET OR HIGHWAY CENTERLINE
  - — — — — STREET RIGHT OF WAY LINE
  - — — — — LOT LINE
  - — — — — PUBLIC UTILITY, ACCESS, PARKING & SNOW STORAGE EASEMENT LINE
  - — — — — RECORDED PUBLIC UTILITY, ACCESS, PARKING & SNOW STORAGE EASEMENT
  - — — — — SECTION OR SECTION SUBDIVISION LINE
  - ▨ UTILITY & ACCESS EASEMENT FOR PROPERTY OWNER'S ASSOCIATION

LANDS OF  
**MOUNTAINSIDE, INC.**  
 A PORTION OF  
 INST. No. 112407, T.C.R.

NORTHWEST CORNER, SECTION  
 13: FOUND 5/8" REBAR AND  
 ALUM. CAP PER R-1, R-2 AND  
 C.P.REC. INST. No. 97897, T.C.R.

NORTH 1/4 CORNER, SECTION  
 13: FOUND 5/8" REBAR AND  
 ALUM. CAP PER R-1, R-2 &  
 C.P.REC. INST. No. 120332,  
 T.C.R.

**SURVEYOR'S NARRATIVE**

THIS PLAT WAS COMMISSIONED BY THOMAS HEDGES, MANAGER, MSV3, LLC AND CONTINUES A PHASED DEVELOPMENT OF THE OVERALL MASTER PLANNED COMMUNITY WITHIN THE LANDS OF MSV3, LLC. PREVIOUS RECORDS OF SURVEY, SUBDIVISION PLATS AND THE OLD JACKSON HIGHWAY RIGHT-OF-WAY DEFINE THE EXTERIOR CONTROLLING BOUNDARIES WITH NOTED MONUMENTS AS LOCATED AND REFERENCED BY RECORDED SURVEYS.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CH-BEARING
C1	143.60	850.00	9°40'47"	71.97'	143.43'	S76°20'49"E
C2	116.84	850.00	7°52'33"	58.51'	116.75'	N77°14'56"W
C3	128.85	500.00	14°45'55"	64.78'	128.50'	N65°55'42"W
C4	141.46	525.00	15°26'18"	71.16'	141.03'	N21°21'59"E
C5	62.26	525.00	6°47'42"	31.17'	62.23'	N32°28'59"E
C6	25.68	100.00	14°42'52"	12.91'	25.61'	N28°31'25"E
C7	24.27	100.00	13°54'12"	12.19'	24.21'	N14°12'53"E
C8	39.22	498.00	4°30'43"	19.62'	39.21'	N33°37'29"E
C9	19.84	498.00	2°16'59"	9.92'	19.84'	N30°13'38"E
C10	49.50	498.00	5°41'43"	24.77'	49.48'	N26°14'16"E
C11	85.19	498.00	9°48'06"	42.70'	85.09'	N18°29'22"E
C12	31.94	552.00	3°18'56"	15.98'	31.94'	N34°13'22"E
C13	19.31	15.00	73°44'52"	11.25'	18.00'	S69°26'20"W
C14	76.65	877.00	5°00'27"	38.35'	76.62'	S76°11'27"E
C15	38.15	877.00	2°29'32"	19.08'	38.14'	S79°56'27"E
C16	28.86	823.00	2°00'32"	14.43'	28.86'	N80°10'57"W
C17	84.27	823.00	5°52'01"	42.17'	84.24'	N76°14'40"W
C18	26.25	473.00	3°10'47"	13.13'	26.25'	N71°43'17"W
C19	95.64	473.00	11°35'08"	47.99'	95.48'	N64°20'19"W
C20	79.44	250.00	18°12'19"	40.06'	79.10'	N73°48'48"W
C21	4.78	250.00	1°05'46"	2.39'	4.78'	N64°09'45"W
C22	97.93	552.00	10°09'54"	49.09'	97.80'	N18°46'46"E
C23	25.87	15.00	98°48'26"	17.50'	22.78'	S25°32'30"E
C24	61.35	823.00	4°16'16"	30.69'	61.34'	S77°04'52"E
C25	28.30	823.00	1°58'14"	14.15'	28.30'	S80°12'06"E
C26	36.28	877.00	2°22'14"	18.14'	36.28'	N80°00'06"W
C27	64.47	877.00	4°12'43"	32.25'	64.46'	N76°42'38"W
C28	19.80	877.00	1°17'36"	9.90'	19.80'	N73°57'28"W
C29	46.28	527.00	5°01'54"	23.16'	46.27'	N70°47'43"W
C30	89.53	527.00	9°44'01"	44.87'	89.42'	N63°24'45"W

**REFERENCES**

- R-1: RECORD OF SURVEY MAP FOR THAT REALTY RECORDED OCTOBER 5, 2004 AS INSTRUMENT No. 163862, T.C.R.
- R-2: THE OFFICIAL PLAT OF MOUNTAINSIDE VILLAGE, PHASE 2B, ON FILE IN THE TETON COUNTY RECORDER'S OFFICE.
- R-3: RIGHT OF WAY PLANS OF U.S. BUREAU OF PUBLIC ROADS FOREST HIGHWAY ROUTE 38 (OLD JACKSON HWY.) STATE OF IDAHO, DISTRICT 12, SECTION B. ON FILE AT THE IDAHO TRANSPORTATION DEPARTMENT DISTRICT OFFICE, RIGBY, IDAHO.

**UTILITY EASEMENTS**

Utility companies shall have the right to install, maintain, and operate their equipment and all other related facilities above and below ground within the Public Utility Easements (PUE) identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities, and the right to require removal of any obstructions including structures, trees, and vegetation that may be placed within the PUE. A utility company may require the lot owner to remove all structures within the PUE at the lot owner's expense, or a utility company may remove such structures at the lot owner's expense. At no time may any permanent structures, or any other obstruction which interferes with the use of the PUE, be placed within the PUE without prior written approval of all utility companies with facilities in the PUE.

LINE	LENGTH	BEARING
L1	13.34	S35°52'50"W
L2	9.00	S35°52'50"W
L3	17.15	S35°52'50"W
L4	12.58	S07°15'47"W
L5	18.25	S35°52'50"W
L6	10.12	N58°32'45"W
L7	9.03	N85°13'47"E
L8	18.05	S70°44'03"E
L9	12.00	S53°41'39"E
L10	30.91	S21°02'53"W
L11	111.53	N30°44'34"E
L12	64.98	N06°56'21"W
L13	38.00	S48°00'00"W
L14	14.29	S83°51'27"W
L15	9.87	S82°54'57"E
L16	23.22	S82°54'57"E
L17	14.87	N58°32'45"W

**SURVEYOR'S CERTIFICATION**

I, DARR MOON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, IDAHO LICENSE NO. 7920, DO HEREBY ATTEST THAT THE PLAT DEPICTED HEREON WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION THEREOF.



**HEALTH CERTIFICATE**

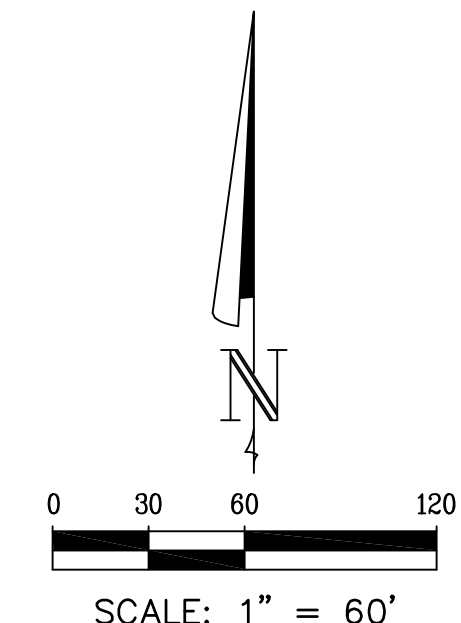
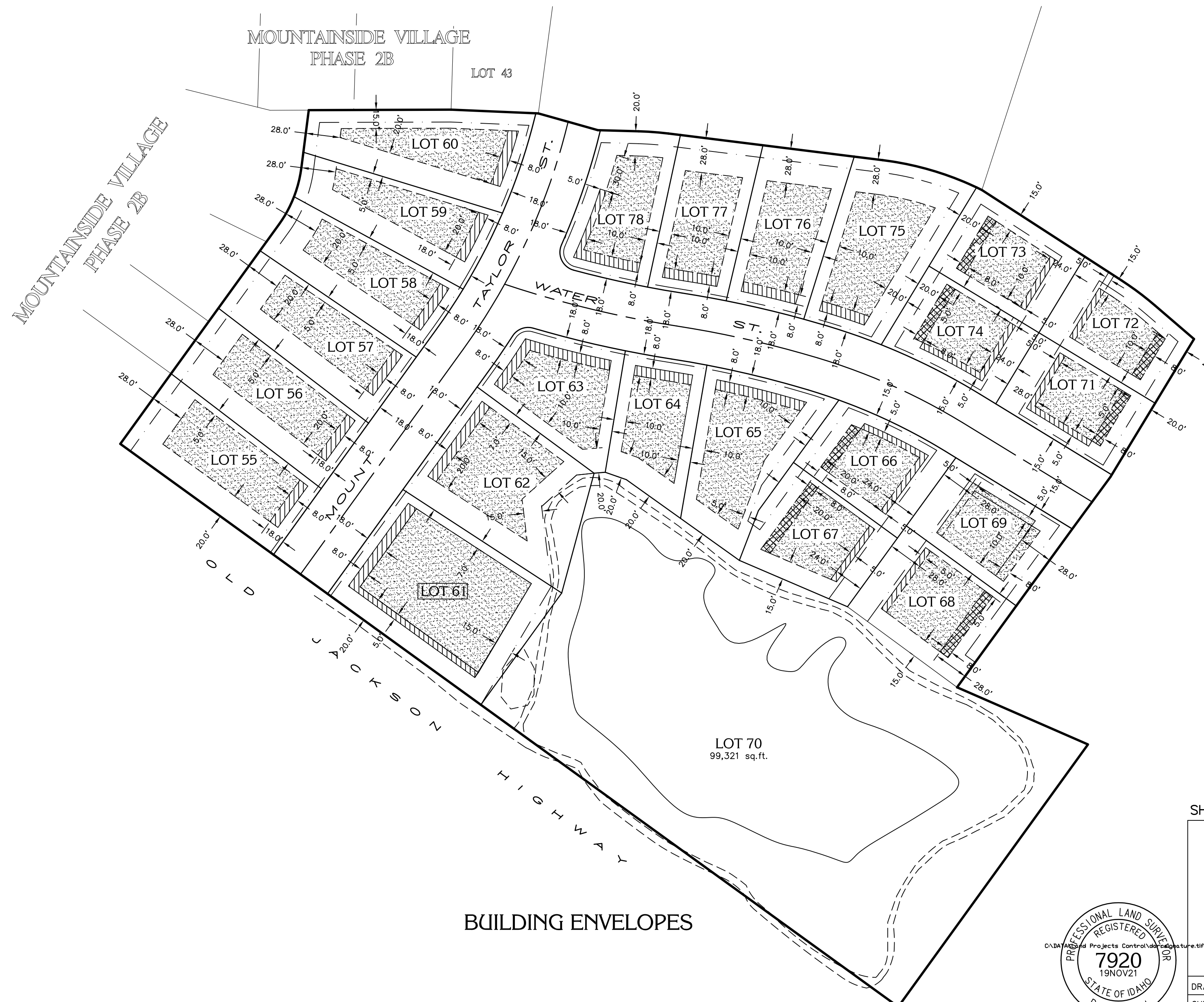
Sanitary restrictions as required by I.C. §50-1326 have been satisfied based on Department of Environmental Quality review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer lines have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with I.C. §50-1326, by the issuance of a certificate of disapproval.

EASTERN IDAHO PUBLIC HEALTH DISTRICT      DATE

**FINAL PLAT**  
**~ MOUNTAINSIDE VILLAGE ~**  
**PHASE 3A**  
 A SUBDIVISION OF A PORTION OF THE LANDS OF  
**MSV3, LLC**  
 OF RECORD  
 INST. No. 269766, T.C.R.

DRAWN BY: DM      DATE: 19NOV21  
 CHECKED BY: D.E.M.      JOB NO.: 07085  
 DRAWING: 07085-FM3A-2021      03451-13-4

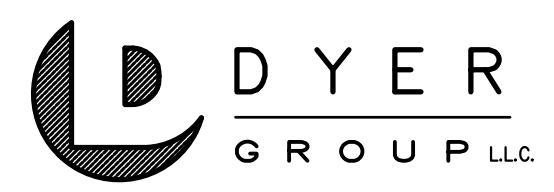
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 THE BASIS OF BEARINGS OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY DECIMAL FEET.

- LEGEND**
- PORCH ENVELOPE
  - BUILDING ENVELOPE
  - "NO GARAGE DOOR" ENVELOPE  
LOTS 66-69 AND LOTS 71-74 ONLY
  - EXTERIOR PROPERTY LINE
  - STREET OR HIGHWAY CENTERLINE
  - STREET RIGHT OF WAY LINE
  - LOT LINE
  - PUBLIC UTILITY, ACCESS, PARKING & SNOW STORAGE EASEMENT LINE
  - SECTION OR SUBDIVISION LINE

BUILDING ENVELOPES



ENGINEERING • PLANNING • MANAGEMENT  
 343 E. 4th NORTH, SUITE 108  
 (208) 656-8800

SHEET 3 OF 3

FINAL PLAT  
 ~ MOUNTAINSIDE VILLAGE ~  
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