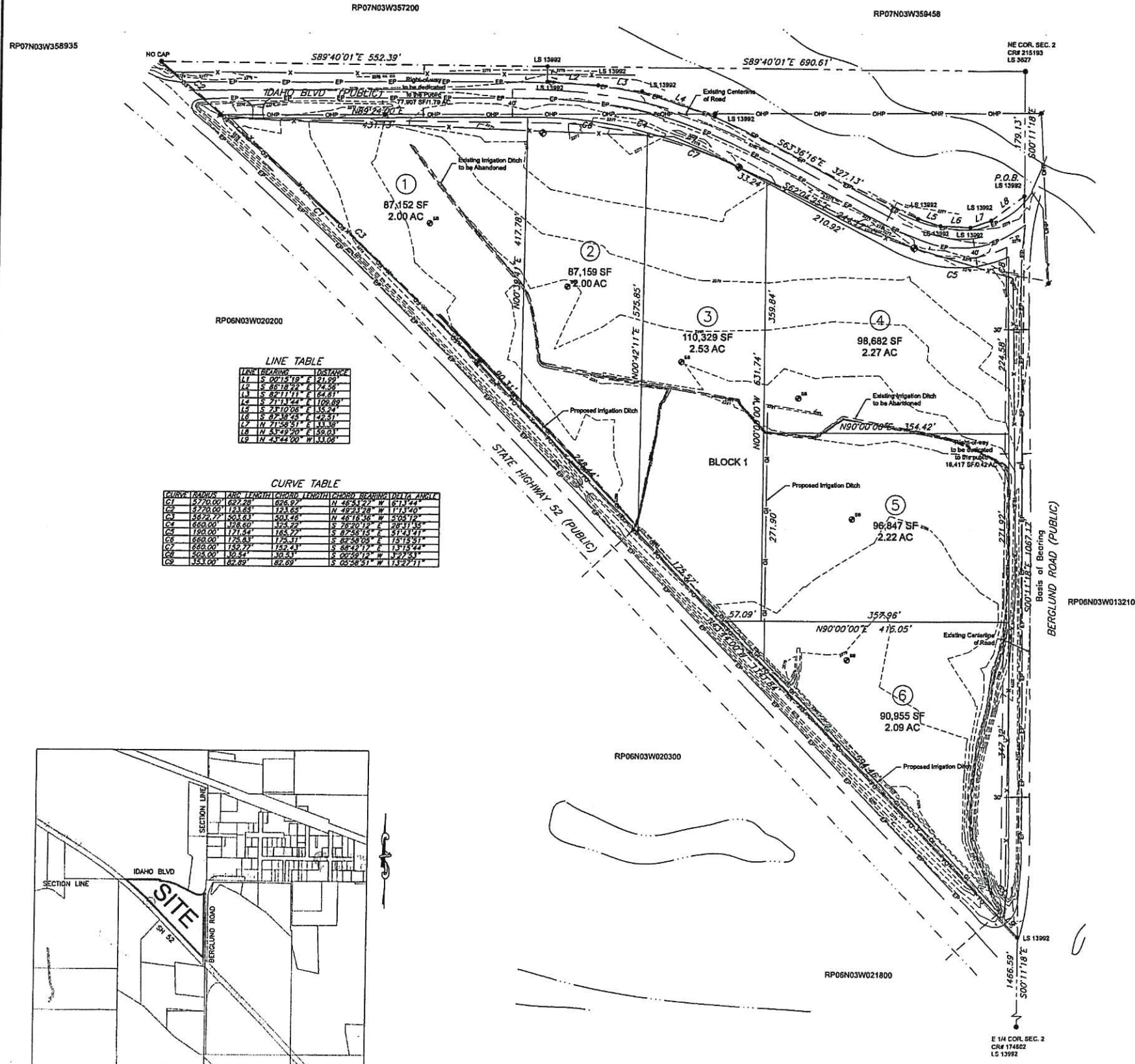


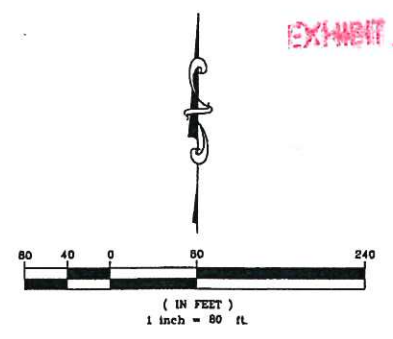
PRELIMINARY F OF
LETHA MEADOWS SUBDIVISION PP-21-006
 PART OF THE NE 1/4 OF THE NE 1/4 OF
 SECTION 2, T. 6 N., R. 3 W., B.M.
 GEM COUNTY, IDAHO
 2021

EXHIBIT **C**



LEGEND

- Found 1/2" rebar
- Found 5/8" rebar
- Found Right-of-way Monument
- () Record Distance
- ③ Lot Number
- P.O.B. Point of Beginning
- Boundary Line
- Section Line
- Property Line
- Centerline
- Easement Line
- Existing Fence Line
- Contour Line
- Edge of Pavement
- Overhead Power Line
- Fiber Optic Line
- Telephone Line
- Edge of Water
- Edge of Water
- Proposed Irrigation Ditch



NOTES

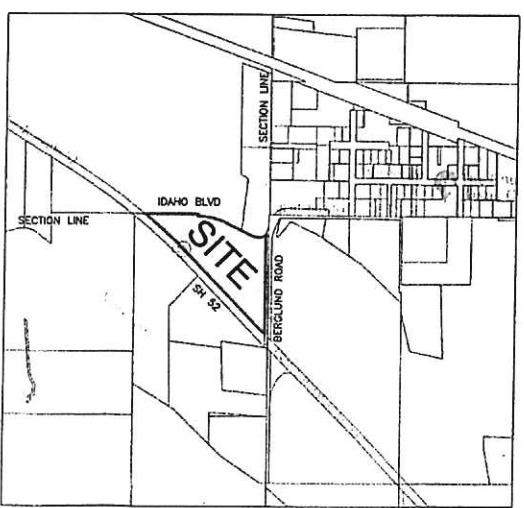
1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION. THIS PARCEL IS ZONED AS MIXED-USE.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
4. IRRIGATION WATER HAS BEEN PROVIDED FROM THE REED DITCH COMPANY, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM REED DITCH COMPANY.
5. PER IDAHO CODE 50-1334 EACH LOT WILL BE SERVED BY INDIVIDUAL WELLS AND PER IDAHO CODE 50-1326 EACH LOT WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
6. A 12 FOOT UTILITY AND DRAINAGE EASEMENT WILL BE LOCATED ALONG THE SUBDIVISION BOUNDARY, AND A 12 FOOT EASEMENT WILL BE CENTERED ON ALL INTERIOR LOT LINES UNLESS OTHERWISE INDICATED.

LINE TABLE

LINE BEARING	DISTANCE
L1 S 00°15'18" E 141.99'	
L2 S 85°18'22" E 74.55'	
L3 S 82°11'11" E 62.87'	
L4 S 71°11'44" E 108.89'	
L5 S 23°10'08" E 15.24'	
L6 S 82°38'45" E 42.51'	
L7 N 71°58'31" E 113.39'	
L8 N 53°49'20" E 59.03'	
L9 N 43°44'00" W 33.08'	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
C1	157.00	62.78	666.87	N 45°11'22" W	67.1444°
C2	137.00	113.83	124.85	N 49°11'18" W	111.0000°
C3	582.27	503.63	503.46	N 46°18'16" W	505.17°
C4	660.00	178.80	123.22	S 26°20'12" E	267.1136°
C5	180.00	171.54	165.72	S 62°46'12" E	57.1411°
C6	660.00	178.83	175.31	S 62°38'09" E	75.1751°
C7	660.00	189.77	185.43	S 68°12'17" E	137.1844°
C8	563.00	163.51	163.41	S 65°29'12" W	127.831°
C9	153.00	62.82	62.89	S 65°28'51" W	132.7711°



SITE DATA:

CURRENT ZONING: MX MIXED USE
 ZONING SETBACK
 FRONT: 30'
 SIDE: 8'
 REAR YARD: 8'
 CORNER LOT: 30'
 RESIDENTIAL LOTS: 6
 LOT SIZE AVE: 2.185 AC
 LOT SIZE MIN: 87,152 SF/2.00 AC
 TOTAL AREA: 667,488 SF/15.32 AC
 PARCEL NO: RP06N03W020035

OWNER/DEVELOPER:

KJELSTROM TRUST
 2395 QUEENSBERRY ROAD
 PASADENA, CA 91104-3438
 LAND SURVEYOR:
 JEREMIAH B. FIELDING, P.E.
 EAGLE LAND SURVEYING, LLC.
 108 W. MAIN ST. UNIT D
 MIDDLETON, ID. 83644
 208-861-7513

EAGLE LAND SURVEYING, LLC.

108 W. MAIN ST. UNIT D, MIDDLETON, ID. 83644
 (208) 861-7513, 812.2023@eaglesurvey.com
 REVISED: 11-05-2021

PRELIMINARY PLAT OF LETHA MEADOWS SUB.			
SEC. 2, T. 6 N., R. 3 W., B.M.			
			SHEET 1
DATE:	8-03-21	PROJECT:	21-114
DRAWN BY:	JBF	CHECKED BY:	JBF
CHECKED BY:	JBF	DATE:	11-8-21
		OF 1	

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

JEREMIAH B. FIELDING, P.E.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF IDAHO
 LICENSE NO. 12220
 11-8-21
 IDAHO LICENSE NO. 12220