



LINE	BEARING	DISTANCE
L 1	NORTH	60.00'
L 2	S 00°05'16"V	60.00'
L 3	S 00°05'16"V	60.00'
L 4	N 00°11'52"E	60.00'
L 5	NORTH	60.00'
L 6	N 00°18'43"E	60.00'
L 7	NORTH	60.00'
L 8	EAST	50.00'

Taleghani Property Description

COMMENCING AT THE NW CORNER OF SECTION 23, TWP 5N, RNG 45 E., B. M., TETON COUNTY, IDAHO AND RUNNING THENCE S 89°24'47"E, 2635.63 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 23; THENCE S 00°12'47"E, 1506.13 FEET ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 23, TO A POINT; THENCE S 48°05'02"W, 1658.57 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 CORNER OF SAID SECTION 23; THENCE N 89°54'52"W, 1410.93 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE N 89°54'10"W, 1732.50 FEET TO A REBAR AT THE SE CORNER OF THE IDAHO HIGHWAY DEPARTMENT PROPERTY; THENCE N 00°05'21"E, 499.76 FEET TO A REBAR BEING THE SE CORNER OF THE FALL RIVER ELECTRIC PROPERTY; THENCE N 00°12'04"E, 249.64 FEET TO A REBAR CORNER, BEING THE SE CORNER OF THE TETON PEAKS VIEW SUBDIVISION; THENCE N 00°17'34"E, 1894.75 FEET TO THE NORTH LINE OF SAID SECTION 23; THENCE S 89°43'56"E, 1725.21 FEET ALONG THE NORTH LINE OF SAID SECTION 23 TO THE POINT OF BEGINNING. CONTAINS 248.50 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING EASEMENTS

FIRST EASEMENT: BEGINNING AT A POINT THAT IS EAST 48 FEET AND S00°05'17"W, 957.60 FEET FROM THE NW CORNER OF THE NW QUARTER OF SECTION 23, TWP 5N, RNG 45 E., B. M., IN TETON COUNTY, IDAHO, AND RUNNING THENCE EAST 854.00 FEET; THENCE N00°05'15"E, 60 FEET; THENCE WEST 854.00 FEET, AND THENCE SOUTH 60 FEET TO THE POINT OF BEGINNING, AS PER THE CASPER DRIVE IN THE RECORDED PLAT OF TETON PEAKS VIEW SUBDIVISION, INSTR. #75937.

SECOND EASEMENT: BEGINNING AT A POINT THAT IS EAST 48 FEET AND SOUTH 1895.60 FEET OF THE NW CORNER OF THE NW QUARTER OF SECTION 23, TWP 5N, RNG 45E, B. M., IN TETON COUNTY, IDAHO, AND RUNNING THENCE S89°58'07"E, 854.00 FEET, SOUTH 60.00 FEET, N89°58'07"W, 854.00 FEET AND NORTH 60.00' MORE OR LESS, TO THE POINT OF BEGINNING, AS PER THE RITE WAY IN THE RECORDED PLAT OF TETON PEAKS VIEW SUBDIVISION INSTR. #86126.

THIRD EASEMENT: BEGINNING AT A POINT THAT IS EAST 50 FEET AND SOUTH 60 FEET OF THE NW CORNER OF THE SE QUARTER OF SECTION 23, TWP 5N, RNG 45E, B. M., IN TETON COUNTY, IDAHO, BEING THE NW CORNER OF THE HATCH SUBDIVISION, AS PER THE RECORDED PLAT INSTR. # 75937 AT TETON COUNTY, IDAHO, RECORDER; THENCE S89°56'11"E, 2589.29'; THENCE NORTH 60 FEET; THENCE N89°56'11"W, 2,589.29'; THENCE SOUTH 60 FEET TO THE POINT OF BEGINNING.

LEGEND	
	FOUND SECTION CORNER AS NOTED
	FOUND PROPERTY CORNER: 5/8" IRON PIN WITH CAP AW ENG 2280
	SECTION LINE
	PROPERTY BOUNDARY LINE
	LOT LINE
	STATE HIGHWAY RIGHT-OF-WAY LINE
	EASEMENT

SURVEYOR'S CERTIFICATE AND NARRATIVE

I, ARNOLD WOOLSTENHULME BEING A LICENSED LAND SURVEYOR/ENGINEER IN THE STATE OF IDAHO #2860, DO HEREBY CERTIFY THAT I DID CAUSE THIS SURVEY AT THE DIRECTION OF THE OWNERS TO DIVIDE THEIR PROPERTY INTO TWO PARCELS AS SHOWN. THIS PROPERTY WAS SURVEYED WITH LEICA GPS EQUIPMENT. THE BASIS OF BEARING IS BASED ON A TRANSVERSE MERCATOR MAP PROJECT WITH A CENTRAL MERIDIAN LOCATED AT THE NORTH 1/4 CORNER OF SECTION 15, TWP. 3N., RNG. 45E., B. M.

Arnold Woolstenhulme
 ARNOLD WOOLSTENHULME, SURVEYOR
 8/24 2021

RECORDER'S CERTIFICATE

Instrument # 277431
 TETON COUNTY, IDAHO
 8-25-2022 09:00:00 AM No. of Pages: 1
 Recorded for: AW ENGINEERING
 KIM KEELEY Fee: 5.00
 Ex-Officio Recorder Deputy *[Signature]*
 Index to: PROPERTY SURVEYS

**RECORD OF SURVEY
 TALEGHANI PROPERTY**

PART OF NE 1/4 Sec 22 & NW 1/4 Sec 23, Twp 5N, Rng 45E., B.M. Teton County, Idaho		
SURVEYED FOR: Mark Rockefeller Teton Valley Realty Driggs, Idaho, 83452	AW ENGINEERING P.O. BOX 139 VICTOR, IDAHO 83455 (208) 787-2952	
SURVEYED FOR:	dwg: AWW 11-1-21	check: SW 3/23/22
Survey: CC 11/23/21	rev: AW 3/22/22	TALEGHAN.dwg Proj. 21-239