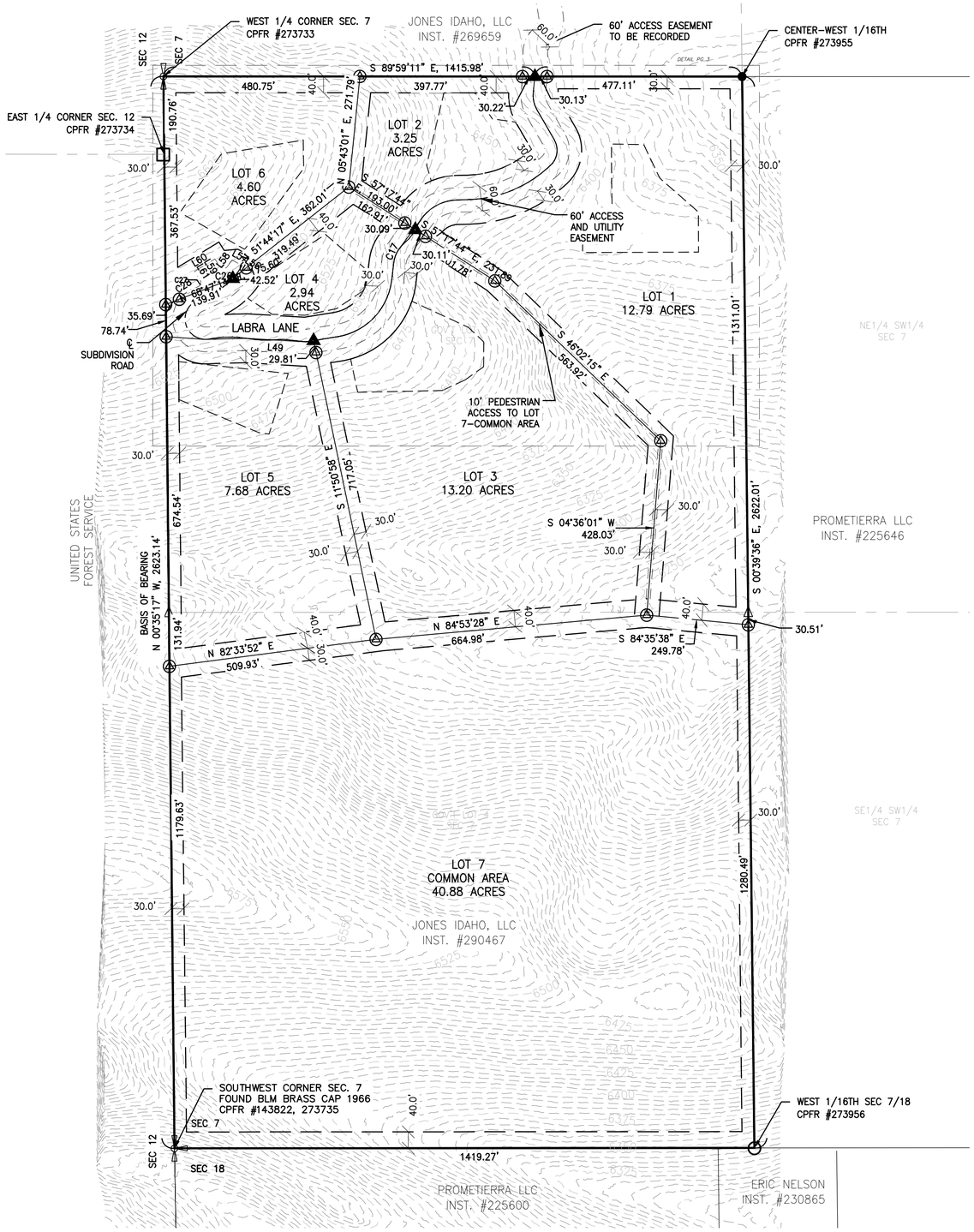

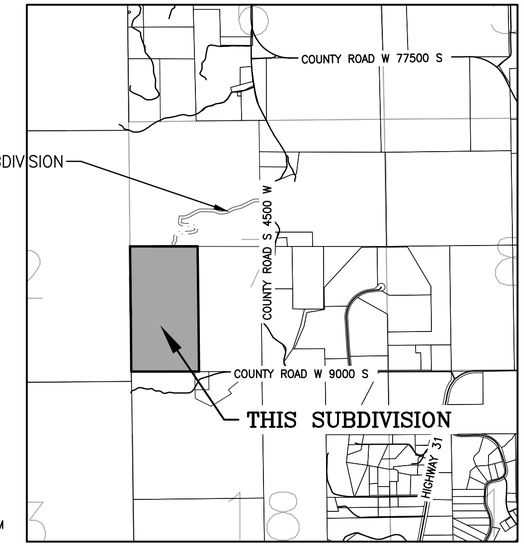

VICINITY MAP
SCALE: 1" = 2000'
Section 7, T3N, R45E B.M.
Teton County, Idaho

PROJECT TOTAL:

TOTAL ACRES = 85.34 ACRES
7 LOTS
LOT 1 = 12.79 ACRES
LOT 2 = 3.25 ACRES
LOT 3 = 13.20 ACRES
LOT 4 = 2.94 ACRES
LOT 5 = 7.68 ACRES
LOT 6 = 4.60 ACRES
LOT 7 = 40.88 ACRES COMMON AREA

WATER WILL BE INDIVIDUAL WATER SYSTEM
SEWER WILL BE INDIVIDUAL SEPTIC SYSTEM
ALL RESIDENCES WILL BE EQUIPPED WITH A FIRE SUPPRESSION SYSTEM

TETON COUNTY ZONE:
FH-10

PROPERTY IS ENTIRELY WITHIN THE FOLLOWING
TETON COUNTY OVERLAYS:
NRO: BIG GAME MIGRATION CORRIDOR AND SEASONAL RANGE
BEAR CONFLICT ZONE
HILLSIDE OVERLAY (2004)
WILDFIRE HAZARD OVERLAY (2022)

BUILDING SETBACKS PER ZONE:
FRONT – 30'
SIDES – 30'
REAR – 40'

LEGEND

= PROPERTY BOUNDARY LINE
= LOT LINE
= SETBACK LINE
= BUILDING ENVELOPE
= ADJACENT PROPERTY LINE
= EASEMENT
= PLSS LINE
= FOUND REBAR WITH ALU. CAP "LS 2860"
= FOUND 2.5" DIA. PIPE W/ 2.5" DIA. ALU CAP "PLS 19140"
= FOUND SECTION CORNER 3.5" DIA. PIPE WITH BRASS CAP "B.L.M. 1966"
= CALCULATED POINT
= SET 5/8"ø X 24"ø REBAR WITH CAP INSCRIBED "NELSON ENGR 13767"
= SET 5/8"ø X 30"ø REBAR WITH CAP INSCRIBED "NELSON ENGR 13767"

0 200 400

FINAL PLAT
LABRA LANE

a subdivision of Government Lots 3 and 4
of that Record of Survey
Instrument # 276490

Located In
Government Lots 3 & 4 Section 7
Township 3 North,
Range 45 East of the B.M.,
Teton County, Idaho

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

SURVEYED BY: NE DRAWN: AR PROJECT NO. 25-056-01 DATED: 12-01-25

OWNER
JONES IDAHO, LLC
695 SOUTH LEIGH CANYON RD
ALTA, WY 83414

ENGINEER & SURVEYOR
NELSON ENGINEERING
P.O. BOX 1599
JACKSON, WY 83001
(307) 733-2087

S:\Proj2025\056-01 (Grove Creek-RR03M5E0T5550-Planning-TC ID)\Survey\Site Survey\4 Drawing\25-056-01-PLAT.dwg (PRELIMINARY) - Jul 02 2026 12:05:43 pm PLOTTED BY: angie