

CERTIFICATE OF OWNER

State of Idaho)
) SS.
County of Teton)

The undersigned owners and proprietors of the lands shown and described hereon hereby certify;

That the foregoing subdivision of said lands as shown hereon is with the free consent and in accordance with the desires of said owners and proprietors;

That the name of the subdivision is to be LOG CABIN LANE LLC;

That this subdivision is subject to a 44 foot wide road and utility easement along the east property line of for County Road 500 West being 60 foot wide as noted on Record of Survey Instrument #249918;

That this subdivision is subject to that Electric Line Right of Way Easement, as recorded in Instrument #196343;

That this subdivision is subject to a 30 foot wide access and utility easement within lot 1 for the benefits of the lots within this subdivision as shown hereon;

That a 100 foot wide BPA easement exists along the West line of lot 2 as recorded in Instrument #66887;

That this subdivision is subject to that Developers Agreement, recorded in Instrument #210870;

That the lots shall be accessed from County Road 500 West through that 30 foot access easement within lot 1 as shown hereon;

That this subdivision is subject to that declaration of covenants, conditions, and restrictions to be recorded concurrently with this plat;

That this subdivision is subject to any easement, rights-of-ways, reservations, and restrictions, of sight and/or record;

That all lots shown on this plat will be served by individual wells and septic systems;

That there are water rights appurtenant to this subdivision through the Cherry Grove Canal are there, what is the Certificate number???

That the lands of this subdivision are described as follows:

A parcel of land being the S1/2NE1/4SW1/4 Section 23, Township 4 North, Range 45 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

From the South quarter corner of said Section 23, N00°15'48"E, 1325.80 feet along the East line of said SW1/4 to the Point of Beginning;

Thence continuing along said East line N00°15'48"E, 663.25 feet;

Thence departing East line N89°43'18"W, 1330.79 feet;

Thence S00°16'29"W, 663.06 feet;

Thence S89°42'49"E, 1330.92 feet to the point of beginning;

Subject to a 44 foot wide road and utility easement along the East property line for County Road 500 West being 60 foot wide as shown and noted on Record of Survey Instrument #249918;

Said parcel contains 20.26 acres more or less.

The basis of bearings for this description is N00°15'48"E along the East line of the SW1/4 of said Section 23.

Log Cabin LLC, an Idaho limited liability company

as _____

The foregoing instrument was acknowledged before me by _____ as a _____ of Log Cabin LLC, an Idaho limited liability company this _____ day of _____, 2024.

Witness my hand and official seal.

Notary Public

RECORDER'S CERTIFICATE

State of Idaho)
)ss
County of Teton)

I do hereby certify that this Subdivision was filed this _____ day of _____, 2024 by Log Cabin LLC

INSTRUMENT NO. _____

County Recorder



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

SURVEYED BY: NE DRAWN: DK PROJECT NO. 24-066-01 DATED: 4-4-24

LAYOUT: FINAL PLAT CERTIFICATE - PRINTER/PC3, DWG To: PBF (2017)pc3 - PAGE SETUP: - - - - - DWG VER: 241 - PLOTTED BY: Angie Rudolph
DWG NAME: S:\Projects\2024\066-01 Log Cabin Ln - ED Ac Subdivision\Drawings\Survey\24-066 Existing.dwg - DATE/TIME: 4/28/2023 11:57:46 AM

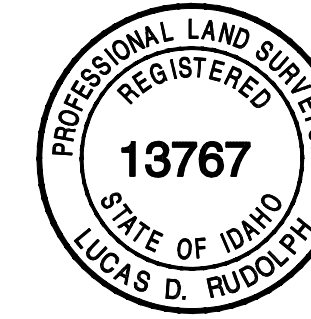
CERTIFICATE OF SURVEYOR

I, Lucas D. Rudolph, a Registered Professional Land Surveyor in the State of Idaho, Registration No. 13767, hereby certify, to the best of my knowledge and belief:

That this plat was made from the notes of surveys made by me or under my direction in 2024 and from records of the Clerk of Teton County;

That it correctly represents the land described in the Certificate of Owners hereon, and conforms to the applicable sections of the Idaho Code;

That all monuments as shown hereon will be set in accordance with Title 50, Section 1303, Idaho Code.



Lucas D Rudolph, Idaho PLS no. 13767 Date _____

COUNTY COMMISSIONERS' CERTIFICATE

Presented to the Teton County Board of Commissioners on the following date at which time this subdivision was accepted and approved.

Date Chairperson, County Commissioners

HEALTH DEPARTMENT CERTIFICATE

Sanitary Restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied subject to the information contained in the attached Sanitary Rules and Regulations. Sanitary Restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Date District Health Department, EHS

PLANNING AND ZONING CERTIFICATE

Presented to the Teton County Planning and Zoning Commission on the following date at which time this subdivision was accepted and approved.

Date Chairperson, Planning and Zoning

ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the following date for approval and acceptance.

Date County Assessor

TETON COUNTY FIRE MARSHAL CERTIFICATE

I hereby certify that the provisions for Fire Protection for this plat meet the Teton County Fire Code and have been approved by my department.

Date Teton County Fire Marshal

TREASURER'S CERTIFICATE

Per the requirements of Idaho Code 50-1308, I, the undersigned County Treasurer, in and for the County of Teton, State of Idaho, do hereby certify that all delinquent and current County property taxes have been paid in full on the land described on this plat.

CERTIFICATE OF REVIEW

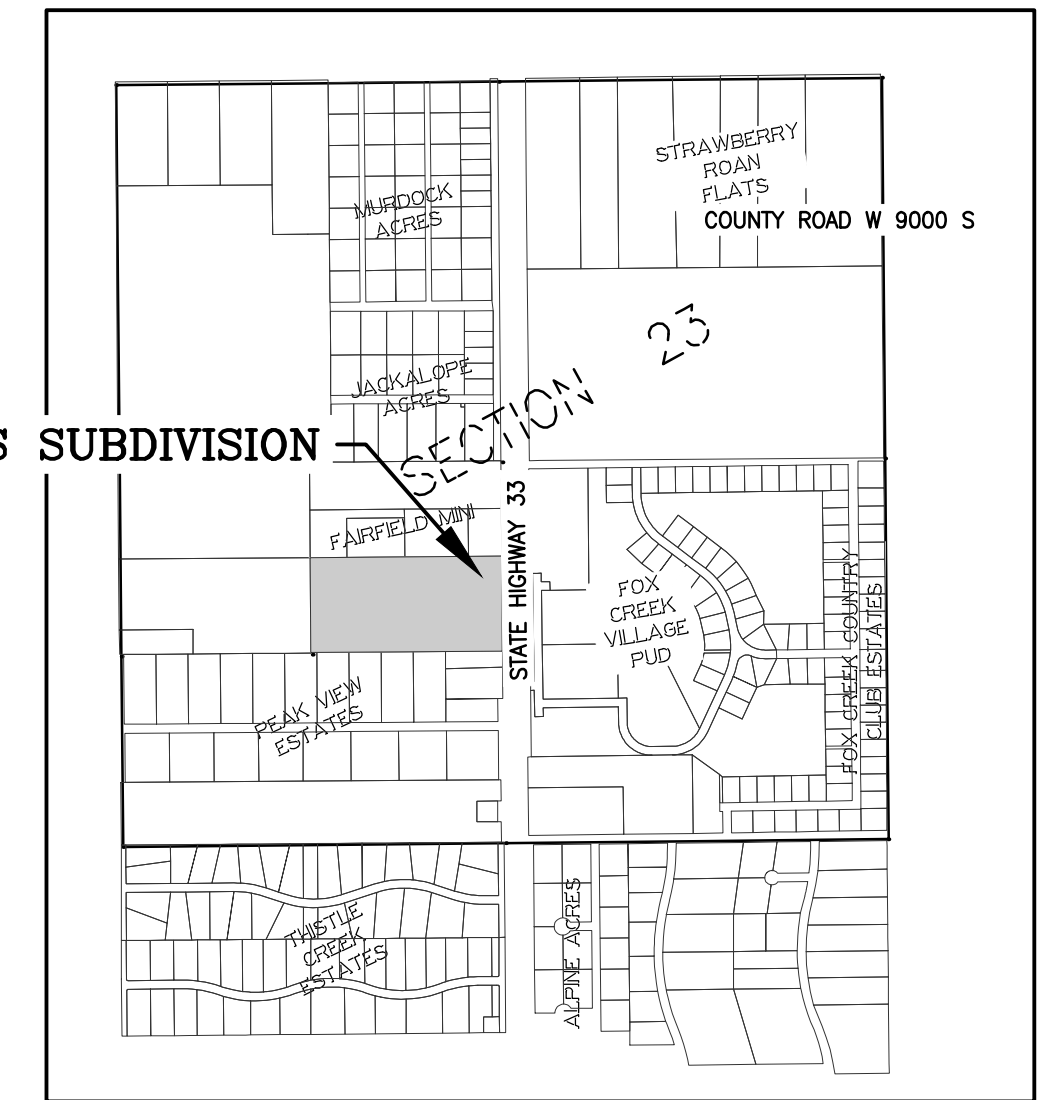
I, Darryl Johnson, a Registered Professional Engineer and Land Surveyor in the State of Idaho, Registration No. 13031, hereby certify that I have reviewed this map and find that it complies with Idaho Code.

Darryl Johnson PE & PLS 13031

OWNER
LOG CABIN, LLC
P.O. BOX 156
VICTOR, IDAHO, 83455

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

THIS SUBDIVISION



VICINITY MAP
SCALE: 1" = 1000'
Section 23, T4N, R45E B.M.
Teton County, Idaho

PROJECT TOTAL:

TOTAL ACRES = 20.26 ACRES
2 LOTS
LOT 1 = 1.00 ACRES
LOT 2 = 19.26 ACRES

WATER WILL BE INDIVIDUAL WATER SYSTEM
SEWER WILL BE INDIVIDUAL SEPTIC SYSTEM

TETON COUNTY ZONE:
IR-1

BUILDING SETBACKS PER ZONE:
FRONT - 10'
SIDES - 10'
REAR - 10'
CREEK - 15'

SURVEY NARRATIVE

THESE PARCELS WERE CREATED USING SHORT PLAT LAND DIVISION AS OUTLINED IN TETON COUNTY CODE 9-3-3 AND ARE NOT ELIGIBLE FOR FUTURE DIVISION SUBDIVISION. USING ONE TIME ONLY LAND DIVISION OR SHORT PLAT SUBDIVISION. IF ANY OF THE LOTS ARE TO BE FURTHER DIVIDED, A SUBDIVISION PROCESS AS OUTLINED IN TETON COUNTY CODE 9-3-2 SHALL BE REQUIRED.

**Preliminary Plat
LOG CABIN LANE
SUBDIVISION
of that Record of Survey
Instrument # 249918**

Located In
NE1/4, SW1/4
Section 23
Township 4 North,
Range 45 East of the B.M.,
Teton County, Idaho