APPENDIX D Final Plat

Civilize, PLLC

SCALE: 1" = 80'**WARNING** LINE IS 2 INCHES AT FULL SIZE (IF NOT 2"-SCALE ACCORDINGLY)

DANIELLE MILLER

LOT 4

2.71 ACRES

40' BUILDING SETBACK

30' BUILDING SETBACK

N89°17'43"E 336.85'

BRUCE K. DERIZE

LOT 2

40' BUILDING SETBACK

50' ACCESS/UTILITY

EASEMENT

INS. 147699

____336.96'- ___EX. DRIVEWAY

IN. 224837

20' ACCESS/UTILITY

MARK PHILLIPS

EASEMENT

30' BUILDING SETBACK

2.50 ACRES

IN. 140840

FIRE SUPPRESSION POND

40' BUILDING SETBACK

LIVING TRUST

IN. 258118

CENTER 1 SEC 24

673.16

 $\leq \infty$

STEPHEN IN. 14776

LEGEND

- SECTION LINE

--- NEW PROPERTY LINE

____ × _____ FENCE

---- EXISTING STRUCTURE

— — — — — 10' UTILITY EASEMENT

——— — RIGHT OF WAY

REBAR W/ALUMINUM CAP FOUND REBAR W/PLASTIC CAP FOUND

CAP STAMPED "PLS 13856"

SET 5/8" X 24" REBAR WITH A PLASTIC

CENTER QUARTER CORNER FND. (AS NOTED)

QUARTER SECTION CORNER FND. (AS NOTED)

CONTROLLING SECTION CORNER FND. (AS NOTED)

ALUMINUM CAP

INS. 146606

FINAL PLAT ROLLING STONE ACRES

PART OF NW_4^1 SE $_4^1$, SECTION 24, TWP. 4 N, RANGE 45 E, B.M. TETON COUNTY, IDAHO

P.O.B.

5.56'346.96'

1N ABLE 247857

ROBERT KAMINSKI

LOT 3

30' BUILDING SETBACK

L=325.42, R=60.00

D=310° 45' 05"

LOT 1 2.50 ACRES

S89°17'43"W 673.92'

2.50 ACRES

40' BUILDING SETBACK

322.90'

S89°17'43"W 336.84'

DERIZE LANE 50' PRIVATE ST. ALL LOTS ACCESS

40' BUILDING SETBACK

RACHEL WARNICK

IN. 250954

336.96'

FROM DERIZE LANE

322.90'

40' BUILDING SETBACK

30' BUILDING SETBACK

IN. 186844

N89° 16' 28"E 2693.56'

673.44'

EXAMINING SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED IN SECTION 50-1303 OF THE IDAHO CODE.

TETON COUNTY REVIEW SURVEYOR DATE

EAST \$\frac{1}{4} SEC 24 HEALTH DEPARTMENT CERTIFICATE

REBAR WITH AN SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE ALUMINUM CAP BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

EASTERN IDAHO PUBLIC HEALTH

ENVIRONMENTAL HEALTH SPECIALIST DATE

TREASURER'S AND ASSESSOR'S CERTIFICATE

WE THE UNDERSIGNED COUNTY TREASURER AND COUNTY ASSESSOR IN AND FOR THE THENCE SOUTH 89°17'43" WEST, A DISTANCE OF 673.92 FEET TO A REBAR COUNTY OF TETON, STATE OF IDAHO, HAVING REVIEWED THIS PLAT PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AS BEING SUBDIVIDED ARE CURRENT.

TETON COUNTY TREASURER DATE TETON COUNTY ASSESSOR

COUNTY COMMISIONERS APPROVAL

THIS PLAT WAS DULY ACCEPTED AND APPROVED BY THE TETON COARD BOARD OF COMMISSIONERS. ON THE FOLLOWING DATE.

CHAIRMAN, COUNTY COMMISSIONERS

PLANNING AND ZONING CERTIFICATE

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING ADMINISTRATOR ON THE FOLLOWING DATE AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

DATE

DATE

DATE

PLANNING AND ZONING COMMISSION CHAIR

COUNTY FIRE MARSHALL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT

TETON COUNTY FIRE MARSHAL

FLOOD ZONE NOTICE

THIS SUBDIVISION FALLS OUTSIDE THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP NO. 16081C 0150C, EFFECTIVE DATE 8-4-1988.

REFERENCES:

AW ENGINEERING ROS IN. 138004 AW ENGINEERING ROS IN. 143348

NARRATIVE:

WE WERE HIRED BY BRUCE DERIZE TO PREPARE A FOUR LOT SUBDIVISION.

RECORDER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I, JEFFREY M. ROWE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, NUMBER 13856, DO HEREBY CERTIFY THAT THIS MAP AND THE SURVEY REFERRED TO HEREON WERE PERFORMED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH IDAHO STATE CODE,

SIOLEGISTERES DRAFT ATE OF IDA FREY M. RO

LEGAL DESCRIPTION SITUATED IN THE STATE OF IDAHO. COUNTY OF TETON, BEING PART OF NW1/4 SE1/4, SECTION 24, TWP. 4 N, RANGE 45 E, B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR WITH AN ALUMINUM CAP FOUND MARKING THE EAST 1/4 OF SAID SECTION 24;

1. BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN

2. A TITLE SEARCH WAS NOT PERFORMED BY TETON VIEW SURVEYING NOR

WAS A TITLE REPORT PROVIDED TO US BY THE CLIENT FOR THIS

PROPERTY. THERE MAY BE EXISTING EASEMENTS THAT AFFECT THIS

PROPERTY AND ARE NOT SHOWN HEREON.

HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 6275 FEET. REFERENCE FRAME: NAD 83(2011) (EPOCH

THENCE SOUTH 89'16'28" WEST, A DISTANCE OF 1,346.96 FEET TO A REBAR WITH AN ALUMINUM CAP FOUND, MARKING THE POINT OF BEGINNING:

THENCE SOUTH 00°32'28" EAST, A DISTANCE OF 660.45 FEET TO A REBAR WITH AN ALUMINUM CAP FOUND:

WITH AN ALUMINUM CAP FOUND:

THENCE NORTH 00°29'59" WEST, A DISTANCE OF 660.21 FEET TO A REBAR WITH AN ALUMINUM CAP FOUND;

THENCE NORTH 89°16'28" EAST, A DISTANCE OF 673.44 FEET TO THE POINT OF BEGINNING, CONTAINING 10.21 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE

NOTES:

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, IS THE OWNER OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED INTO BLOCKS, LOTS AND STREETS TO BE HEREAFTER KNOWN AS ROLLING STONE ACRES, TETON COUNTY, IDAHO, AND I DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND RIGHTS-OF-WAY AS SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES OR FOR ANY OTHER USE DESIGNATED ON THE PLAT. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE DULY SIGNED THIS CERTIFICATE ON THIS _____DAY OF _____, 2021

BRUCE K. DERIZE SHEILA DERIZE

INDIVIDUAL ACKNOWLEDGEMENT

ACKNOWLEDGMENT STATE OF COUNTY OF _____

ON THIS _____ DAY OF ____ _, 2021 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRUCE K. DERIZE AND SHEILA DERIZE, KNOWN OR IDENTIFIED TO ME AND THE PERSON WHO SUBSCRIBED TO THE ATTACHED OWNER'S DEDICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF: I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____ RESIDING IN _____ COUNTY, _____ MY COMMISSION EXPIRES _____

RELATING TO SURVEYS.

FINAL PLAT - ROLLING STONE ACRES

2847 East 700 North St. Anthony, Id. 83445 P: 208.516.6877

IRRIGATION STATEMENT WATER RIGHTS AND ASSESSMENT OBLIGATIONS ARE NOT APPURTENANT TO THE LANDS INCLUDED WITHIN THIS PLAT.

SITE WINMILL, NATALIE M RP04N45E247700 WEBRECHT, JOHN A RP 009070010020

ALBITRE, MARCUS RP0060600000010

SE COR SEC. 24 PK NAIL FOUND

IN. 239186

LOCATION MAP

PART OF SECTION 29, TWP. 4 N, R 46 E, B.M. TETON COUNTY, IDAHO Γ eton View Surveying