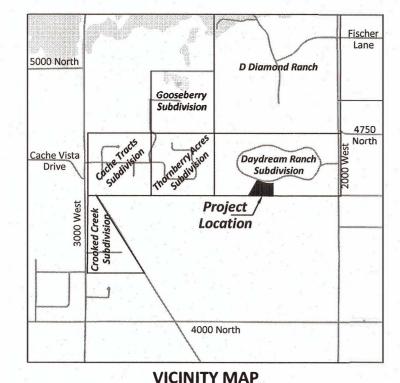
# 3RD AMENDED FINAL PLAT OF DAYDREAM RANCH SUBDIVISION

TETON COUNTY, IDAHO

Being a replat of Lot 11, Daydream Ranch Subdivision, 1st Amended Plat. Located in the S 1/2 of the NE 1/4 of Section 4, T5N R45E, B.M.



(No Scale)

SITE DATA

1 Buildable Lot

Buildable Area

Open Space Area

**Total Subdivision** 

# **LEGEND**

Found 1-1/2" Aluminum Cap stamped "AW ENG 2860"

- Found 5/8" iron rod with no cap
- Set 3/4" angle iron and wooden lath
- Calculated position (no monument found or set)

---- 3rd Amended Final Plat of Daydream Ranch Subdivision Boundary

----10' Public Utility and Snow Removal Easement

Existing Building Envelope as shown on 1st Amended Plat

of Daydream Ranch Subdivsion, Instrument No. 160003 Proposed New Building Envelope

#### **EXISTING ZONING REGULATIONS**

# Lowland Agriculture (LA-35)

Average Density not to exceed 1 Lot per 35 Acres Minimum Lot Size 1 Acre

Minimum Lot Width 100 Feet Minimum Setbacks

Front and Sides 30 Feet 40 Feet

Maximum Building Height Primary and Accessory 30 Feet 60 Feet Agricultural

This Amended Plat was done at the request of Joe Anderson representing The Anderson Revocable Living Trust for the purpose of adjusting the building envelope on Lot 11.

# **BOUNDARY DESCRIPTION**

All of Lot 11 of Daydream Ranch Subdivision, Amended Plat, Teton County, Idaho, as per the plat recorded February 25, 2004, as Instrument No. 160003

#### **IRRIGATION PLAN - WATER RIGHTS STATEMENT**

For ditch and canal easements refer to Idaho Code 42-1102. Idaho Code 42-111 limits the use of domestic wells for irrigation (Lawns, Gardens, ETC.) to 1/2 acre, provided the total use is not more than 13,000 gallons per day.

### STORM WATER PLAN

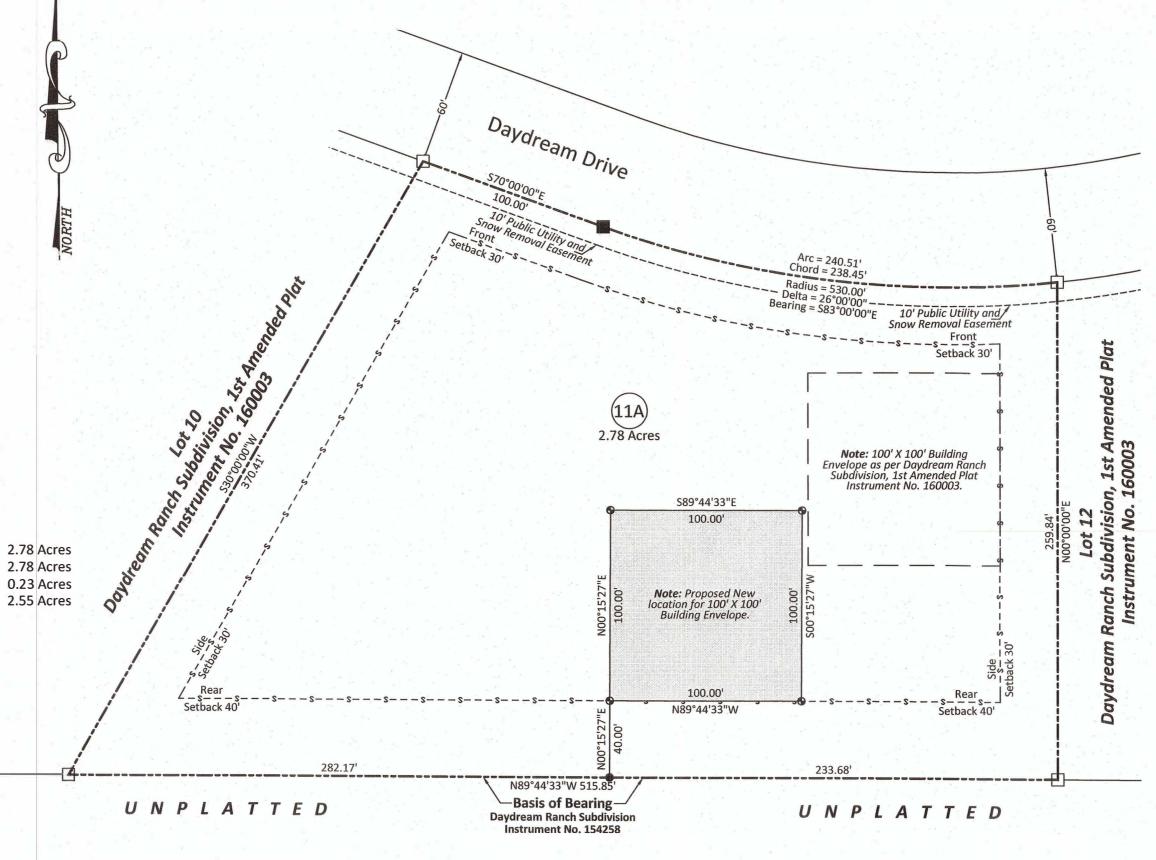
Storm water generated by this subdivision will be retained on site. The lots are large enough that storm water will be directed to the vegetated portions of the lots to percolate into the

#### **FLOOD PLAIN NOTE**

This Subdivision falls outside the 500 year Flood Plain as per FIRM Community Map No. 16081C0100C. Dated August 4, 1988.

# **PUBLIC UTILITY EASEMENT NOTE**

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.



#### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That we the undersigned, are the owners of the tract of land included within the boundary description shown hereon and have caused the same to be platted into a Lot to be hereafter known as **3rd Amended Final Plat of Daydream Ranch Subdivision**, Teton County, Idaho. 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 and the lands included within this plat will be irrigated in compliance with Teton County policy, Water and/or Canal Company regulations and in accordance with Idaho Code 31-3805 (if required).

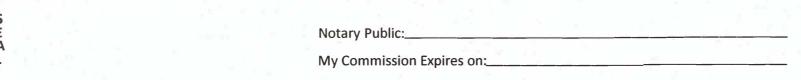
Day of

In Witness Whereof the Undersigned Have Duly Signed this Certificate this Joseph Arthur Anderson - Trustee of Celia Diane Anderson - Trustee of The Anderson Revocable Living Trust under agreement dated November 22, 2023

# **ACKNOWLEDGMENT**

County of

, in the Year of 2024, before me the undersigned, a Notary Public in and for said State, On this Personally Appeared Joseph Arthur Anderson and Celia Diane Anderson, Known or Identified to me to be the persons whose names are subscribed to the attached Owner's Dedication as Trustee's of The Anderson Revocable Living Trust under agreement dated November 22, **2023**, and Acknowledged to me that they executed the same as Trustee's



**SURVEYOR** 

10563

Kevin L. Thompson, P.L.S. 215 Farnsworth Way Rigby, ID. 83442 (208) 745-8771

**LAND OWNER** 

Joe Anderson 621 Sorita Circle Heath, TX. 75032

#### SURVEYOR'S CERTIFICATE

I, Kevin L. Thompson, a Licensed Professional Land Surveyor in the State of Idaho, do Hereby Certify that the survey of this subdivision, designated as 3rd Amended Final Plat of Daydream Ranch Subdivision, Teton County, Idaho, was made by me or under my direction, and that said subdivision is Truly and Correctly Staked as Required by Law and in Accordance with the Accompanying Plat.

5-21-2024 COR Kevin L. Thompson, P.L.S. License No. 10563

#### **EXAMINING SURVEYOR'S CERTIFICATE**

I hereby certify that I have examined this subdivision plat and find it to be analytically correct and acceptable as required in Section 50-1305 of the Idaho State Code.

Darryl Johnson, P.E. & P.L.S. License No. 13031

#### **COUNTY FIRE MARSHALL CERTIFICATE**

I hereby certify that the provisions for the fire protection for this plat meet Teton County, Idaho Fire Code and have been approved by my

Teton County Fire Marshall

#### **HEALTH DEPARTMENT CERTIFICATE**

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval.

**Health District Signature** 

#### TREASURER'S AND ASSESSOR'S CERTIFICATE

We, the undersigned county treasurer and county assessor in and for the county of Teton, State of Idaho, having reviewed this plat as 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.

RP002640000110 **Teton County Assessor** 

**Teton County Treasurer** Date

#### COUNTY APPROVAL

The foregoing final plat was duly accepted and approved by Teton County, Idaho, by resolution adopted this

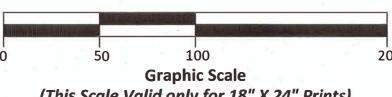
**County Commissioner Chairman** 

Planning & Zoning Chairperson

#### RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat of **3rd Amended Final Plat of Daydream Ranch Subdivision**, Teton County, Idaho, was filed for recording in the office of the recorder for Jefferson County on this Day of

Teton County Recorder:\_\_



(This Scale Valid only for 18" X 24" Prints)

# 3RD AMENDED FINAL PLAT OF DAYDREAM RANCH SUBDIVISION

LOCATED IN THE S 1/2 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 45 EAST OF THE BOISE MERIDIAN, **TETON COUNTY, IDAHO** Drawn By: K.S.T.

Job Name: Joe Anderson Job Number: CoGo File: MDS Homes 2024-043.pro

2024-060

215 Farnsworth Way, Rigby, Idaho 83442

Date: 5/21/2024 Revision No. cale: 1" = 50'

Checked By: K.L.T.

Sheet Of

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