

FINAL PLAT

BERTIN RANCH SUBDIVISION

PART OF NW¹/₄ SE¹/₄, SECTION 24, TWP. 4 N, RANGE 45 E, B.M.
TETON COUNTY, IDAHO

NOTES:
BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 6275 FEET. REFERENCE FRAME: NAD 83(2011) (EPOCH 2010.0000).

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 _____

HEALTH DEPARTMENT CERTIFICATE
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE 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 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 COMMISSIONERS APPROVAL
THIS PLAT WAS DULY ACCEPTED AND APPROVED BY THE TETON COARD BOARD OF COMMISSIONERS, ON THE FOLLOWING DATE.

CHAIRMAN, COUNTY COMMISSIONERS _____ DATE _____

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

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

COUNTY FIRE MARSHAL
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 _____ DATE _____

FLOOD ZONE NOTICE
THIS SUBDIVISION FALLS OUTSIDE THE 100 YEAR FLOOD PLANE 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 TAYLOR BERTIN TO PREPARE A FOUR LOT SUBDIVISION.

ALL LOTS WILL BE ACCESSED VIA THE INTERIOR ROAD FOR BERTIN RANCH ALSO SHOWN AS "BERTIN ROAD".

PREVIOUS DRIVEWAY WILL BE REMOVED AND RE-VEGETATED ONCE REMOVED BRINGING IT BACK TO THE SAME LOOK AS SURROUNDING LAND (TIMOTHY GRASS)

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:

BEGINNING AT THE CENTER ¹/₄ CORNER OF SAID SECTION 24;
THENCE NORTH 89°16'28" EAST, A DISTANCE OF 673.16 FEET TO A POINT;
THENCE SOUTH 00°29'57" EAST, A DISTANCE OF 660.20 FEET TO A POINT;
THENCE SOUTH 89°17'43" WEST, A DISTANCE OF 673.92 FEET TO A POINT;
THENCE NORTH 00°26'00" WEST, A DISTANCE OF 659.96 FEET TO THE POINT OF BEGINNING, CONTAINING 10.21 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE
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 BERTIN RANCH SUBDIVISION, 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 _____, 20____

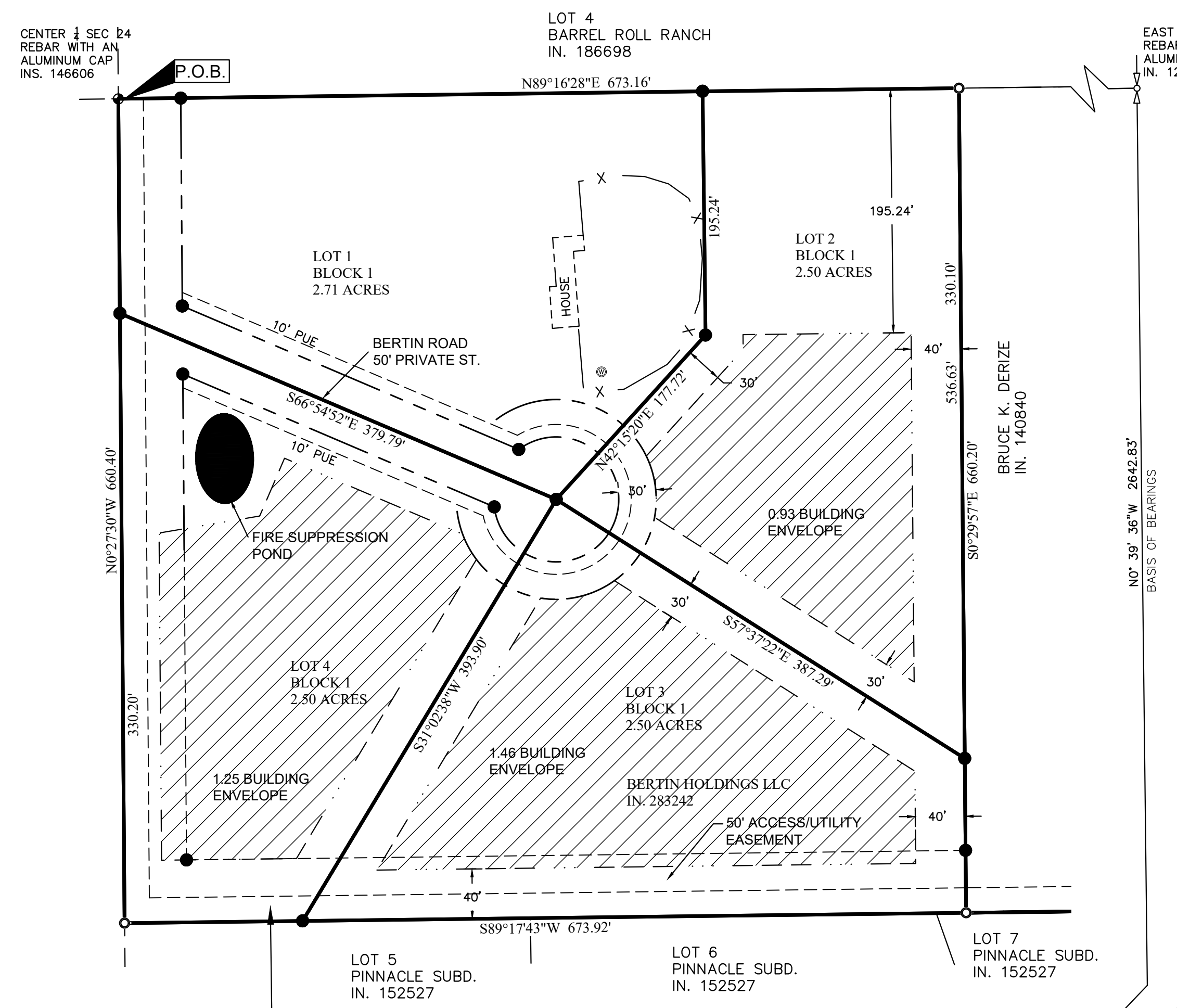
BERTIN HOLDINGS, LLC.
TAYLOR BERTIN - MEMBER

ACKNOWLEDGEMENT
ACKNOWLEDGMENT
STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 2022 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TAYLOR BERTIN, KNOWN OR IDENTIFIED TO ME AND THE PERSON WHO SUBSCRIBED TO THE ATTACHED OWNER'S DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

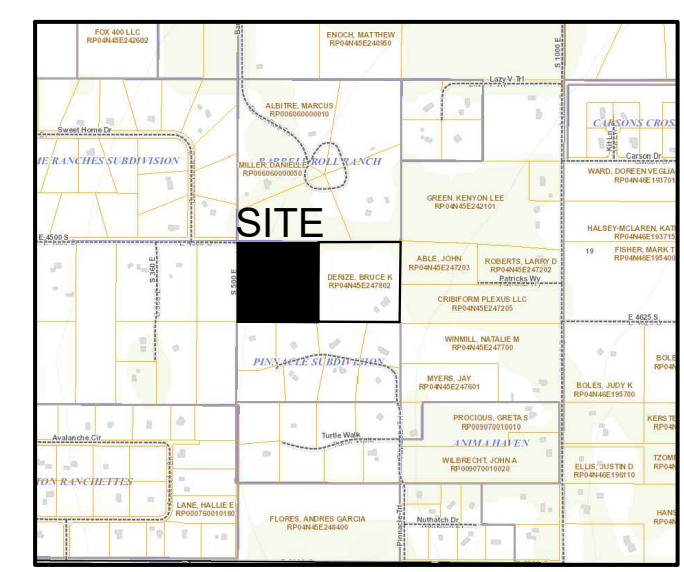
NOTARY PUBLIC FOR THE STATE OF _____
RESIDING IN _____ COUNTY, _____
MY COMMISSION EXPIRES _____



- LEGEND**
- ⊙ WELL
 - REBAR W/ALUMINUM CAP FOUND
 - ⊙ PC REBAR W/PLASTIC CAP FOUND
 - SET 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "PLS 13856"
 - ⊕ CENTER QUARTER CORNER FND. (AS NOTED)
 - ⊕ CONTROLLING SECTION CORNER FND. (AS NOTED)
 - ⊕ QUARTER SECTION CORNER FND. (AS NOTED)
 - X — FENCE
 - SECTION LINE
 - NEW PROPERTY LINE
 - - - EXISTING STRUCTURE
 - - - RIGHT OF WAY
 - X — FENCE
 - - - EASEMENT LINE
 - ▨ BUILDING ENVELOPE

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

SE COR SEC. 24
PK NAIL FOUND
IN. 239186



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, RELATING TO SURVEYS.



BERTIN RANCH SUBDIVISION - FINAL PLAT
PART OF SECTION 29, TWP. 4 N, R 45E, B.M.
TETON COUNTY, IDAHO

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

Reviewed By: JMR
Project No.: 20-106
Date: 5/28/2024
Sheet No.: 1 OF 1