

9.25.2024

Hey Curt,

After review, your client Taylor Bertin owns and is assessed annually for 10 shares (.2 cfs) of FCCC water. Water is delivered to Taylor's property via Rock Road Sprinkler company using the 2 inch poly line on the property. There are no surface water (ditch water) rights associated with this property. Please reach out if you have any questions.

Also the attached proposed Bertin Ranch final plat map for the Bertin Subdivision,, has been reviewed and does not impact FCCC.

Thanks,

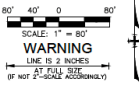
Justin Moulton

9/21/2024

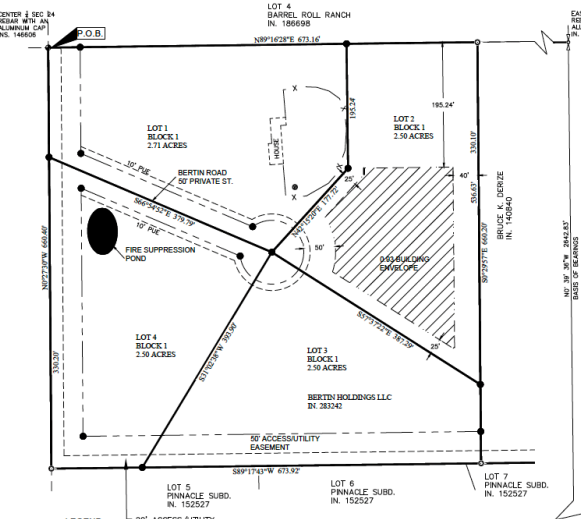
Justin Moulton

307-690-4646

FCCC board member



FINAL PLAT
BERTIN RANCH SUBDIVISION
 PART OF NW 1/4 SECTION 24, TWP. 4 N, RANGE 45 E, B.M.
 TETON COUNTY, IDAHO



- LEGEND**
- WELL
 - REBAR W/ALUMINUM CAP FOUND
 - REBAR W/PLASTIC CAP FOUND
 - SET 5/8" x 24" REBAR WITH A PLASTIC CAP TOWARD THIS 1355'
 - CENTER QUARTER CORNER FND. (AS NOTED)
 - CONTROLLING SECTION CORNER FND. (AS NOTED)
 - QUARTER SECTION CORNER FND. (AS NOTED)
 - FENCE
 - - - SECTION LINE
 - - - NEW PROPERTY LINE
 - - - EXISTING STRUCTURE
 - - - RIGHT OF WAY
 - - - FENCE
 - - - 10' PUBLIC UTILITY EASEMENT (PUE)
 - ▨ BUILDING ENVELOPE

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

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 REVENUE 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 _____ DATE _____

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 FOR THE REQUIREMENTS OF IDAHO CODE 50-1300, 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 BOARD OF 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 ME REPEATED.

TETON COUNTY FIRE MARSHAL _____ DATE _____

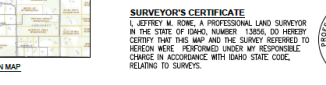
FLOOD ZONE NOTICE
 THIS SUBDIVISION FALLS OUTSIDE THE 100 YEAR FLOOD PLANE AS PER FIR MAP NO. 15091C 0100C, EFFECTIVE DATE 8-4-1988.

REFERENCES:
 AN ENGINEERING 805 IN. 138004
 AN ENGINEERING 805 IN. 143348

NARRATIVE:
 WE WERE HIRED BY TAYLOR BERTIN TO PREPARE A FOUR LOT SUBDIVISION.

RECORDER'S CERTIFICATE

SURVEYOR'S CERTIFICATE
 I, JEFFREY M. ROME, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, NUMBER 13866, 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.



NOTES:
 BEARINGS SHOWN HEREON ARE BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM. EAST ZONE. HORIZONTAL DISTANCES SHOWN HEREON ARE HORIZONTAL DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 6270 FEET.

LEGAL DESCRIPTION
 SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF NW 1/4 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°14'28" EAST, A DISTANCE OF 673.16 FEET TO A POINT;
 THENCE SOUTH 00°29'57" EAST, A DISTANCE OF 650.20 FEET TO A POINT;
 THENCE SOUTH 89°17'43" WEST, A DISTANCE OF 673.92 FEET TO A POINT;
 THENCE NORTH 02°29'00" WEST, A DISTANCE OF 659.86 FEET TO THE POINT OF BEGINNING, CONTAINING 10.21 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE
 I, THE UNDERSIGNED, AS 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 HEREBY 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 DESCRIBED ON THE PLAT. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

ACKNOWLEDGEMENT
 IN WITNESS WHEREOF THE UNDERSIGNED HAVE DULY SIGNED THIS CERTIFICATE ON THIS _____ DAY OF _____, 20____.

TAYLOR BERTIN - MOTHER

 STATE 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 DECLARATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

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



BERTIN RANCH SUBDIVISION - FINAL PLAT
 PART OF SECTION 24, TWP. 4 N, R. 45 E, B.M.
 TETON COUNTY, IDAHO

TETON VIEW SURVEYING
 2841 East 700 South
 St. Anthony, ID 83443
 P. 208.536.6877

Sheet No.: 1 of 1
 Date: 01/02/2022
 Project No.: 2021001
 Drawn By: JMR
 Checked By: JMR