

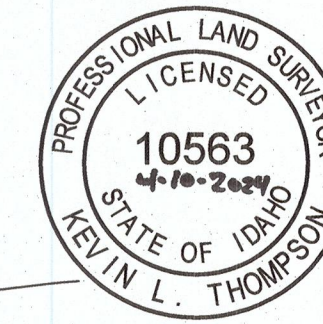
# 2ND AMENDED FINAL PLAT OF DAYDREAM RANCH SUBDIVISION

## TETON COUNTY, IDAHO

Being a replat of Lot 12, Daydream Ranch Subdivision, 1st Amended Plat.  
 Located in the S 1/2 of the NE 1/4 of Section 4, T5N R45E, B.M.

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

**LAND OWNER**  
 Kristan J. Hawkins  
 221 Hillcrest Drive  
 Wellsburg, WV. 26070



**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 **2nd 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.

*Kevin L. Thompson* 4-10-2024  
 Kevin L. Thompson, P.L.S. License No. 10563 Date

**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 Date

**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 department.

Teton County Fire Marshall Date

**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 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 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.

Teton County Assessor *RP002640000120*  
 Parcel Number

Teton County Treasurer Date

**COUNTY APPROVAL**  
 The foregoing final plat was duly accepted and approved by Teton County, Idaho, by resolution adopted this \_\_\_\_\_ Day of \_\_\_\_\_ 2024.

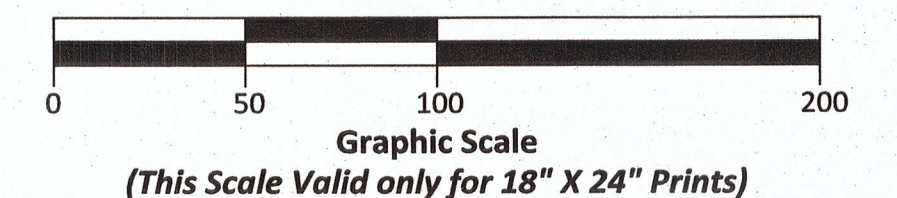
County Commissioner Chairman

Planning & Zoning Chairperson

**RECORDER'S CERTIFICATE**  
 I hereby certify that the foregoing plat of **2nd 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 \_\_\_\_\_ 2024, at \_\_\_\_\_

Instrument Number: \_\_\_\_\_

Teton County Recorder: \_\_\_\_\_

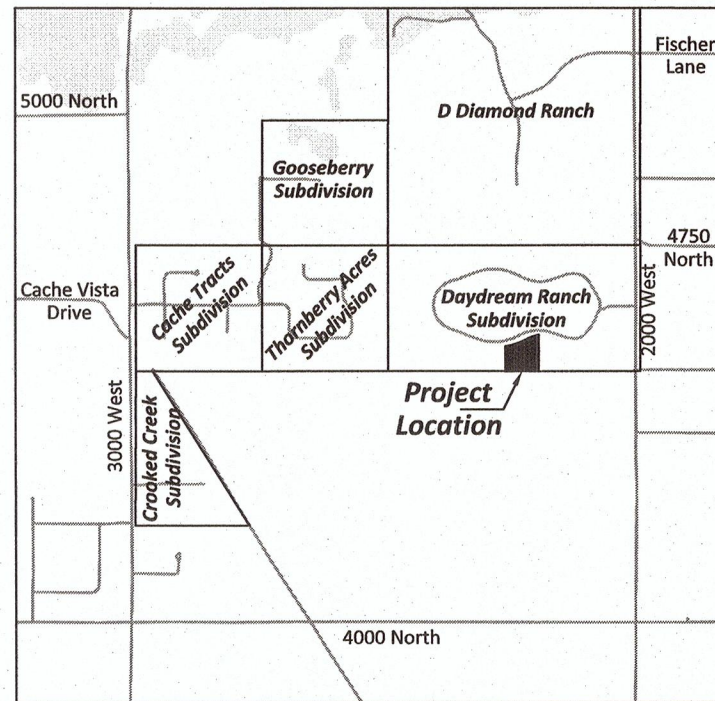


**2ND AMENDED FINAL PLAT OF DAYDREAM RANCH SUBDIVISION**

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

Job Name: MDS Homes	Drawn By: K.S.T.
Job Number: 2024-043	Checked By: K.L.T.
CoGo File: MDS Homes 2024-043.pro	Date: 4/10/2024
	Revision No.
	Scale: 1" = 50'
	Sheet 1
	Of 1

215 Farnsworth Way, Rigby, Idaho 83442



VICINITY MAP  
 (No Scale)

**LEGEND**

- Found 1-1/2" Aluminum Cap stamped "AW ENG 2860"
- Calculated position (no monument found or set)
- 2nd 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 Subdivision, 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
Rear	40 Feet
Maximum Building Height	
Primary and Accessory	30 Feet
Agricultural	60 Feet

**SITE DATA**

Total Subdivision	2.54 Acres
1 Buildable Lot	2.54 Acres
Buildable Area	0.23 Acres
Open Space Area	2.31 Acres

**NARRATIVE**

This Amended Plat was done at the request of Scott Jolley representing MDS Homes for the purpose of adjusting the building envelope on Lot 12 to where the Home @ 2243 Daydream Drive was built. The overhang of the Home was located on April 4, 2024.

**BOUNDARY DESCRIPTION**

All of Lot 12 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**

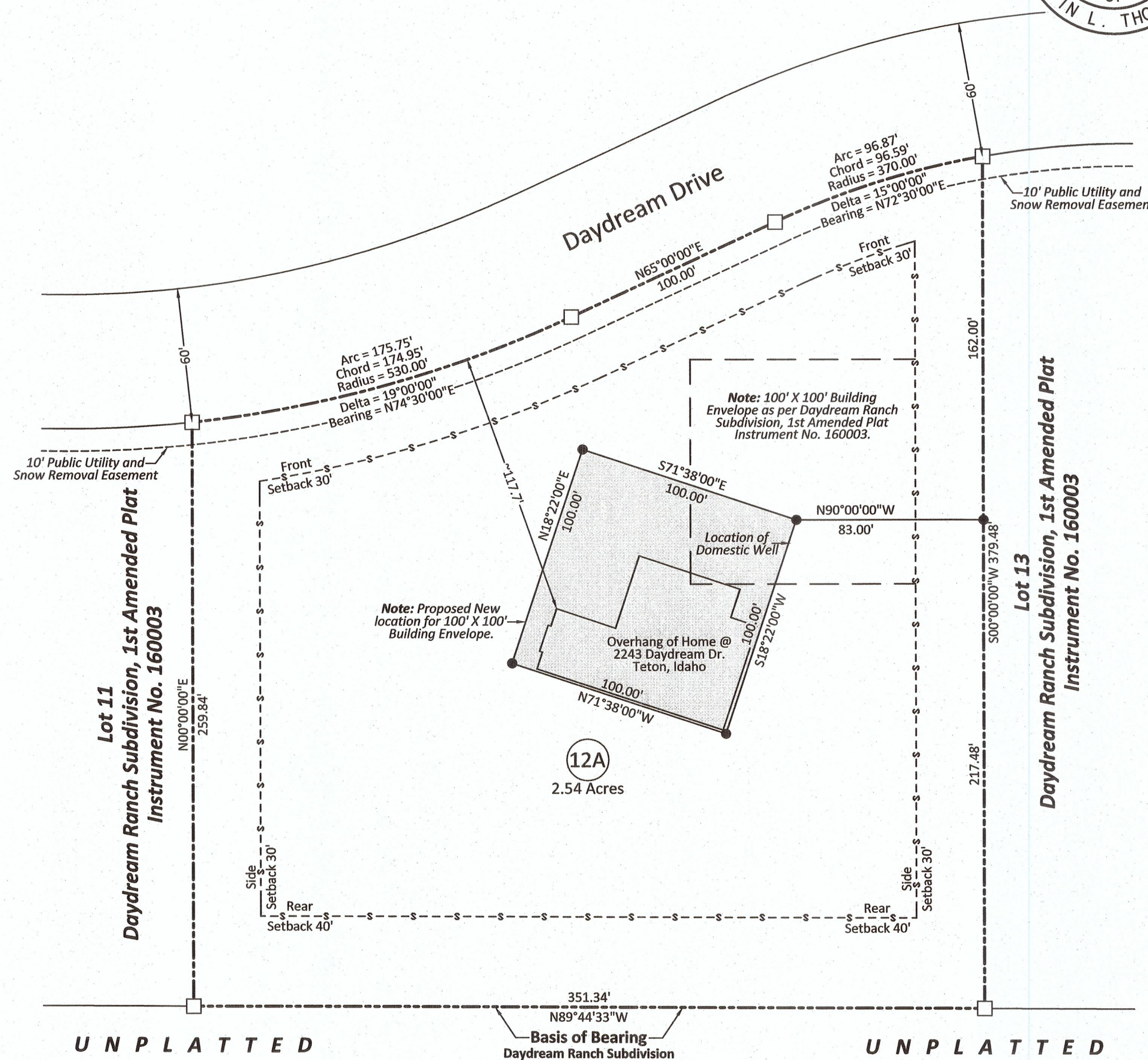
Storm water generated by this subdivision will be retained on site. The lots are large enough that storm water will be directed to the vegetated portions of the lots to percolate into the ground.

**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 **2nd 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).

In Witness Whereof the Undersigned Have Duly Signed this Certificate this \_\_\_\_\_ Day of \_\_\_\_\_, 2024.

Kristan Jane Hawkins Jonathan Troy Hawkins

**ACKNOWLEDGMENT**

State of \_\_\_\_\_  
 County of \_\_\_\_\_

On this \_\_\_\_\_ Day of \_\_\_\_\_, in the Year of 2024, before me the undersigned, a Notary Public in and for said State, Personally Appeared **Kristan Jane Hawkins** and **Jonathan Troy Hawkins**, Known or Identified to me to be the persons whose names are subscribed to the attached Owner's Dedication, and Acknowledged to me that they executed the same.

S  
E  
A  
L

Notary Public: \_\_\_\_\_  
 My Commission Expires on: \_\_\_\_\_