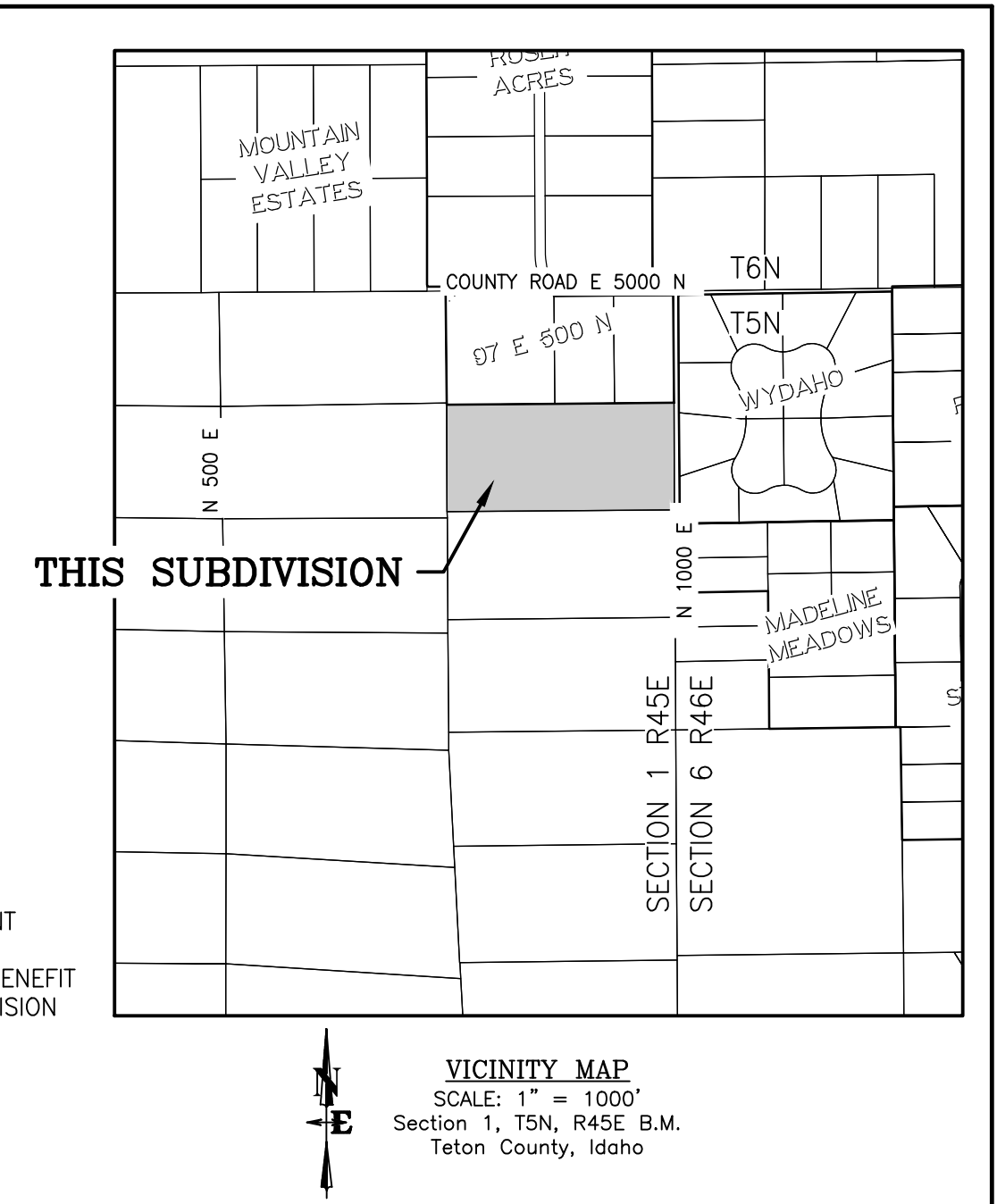
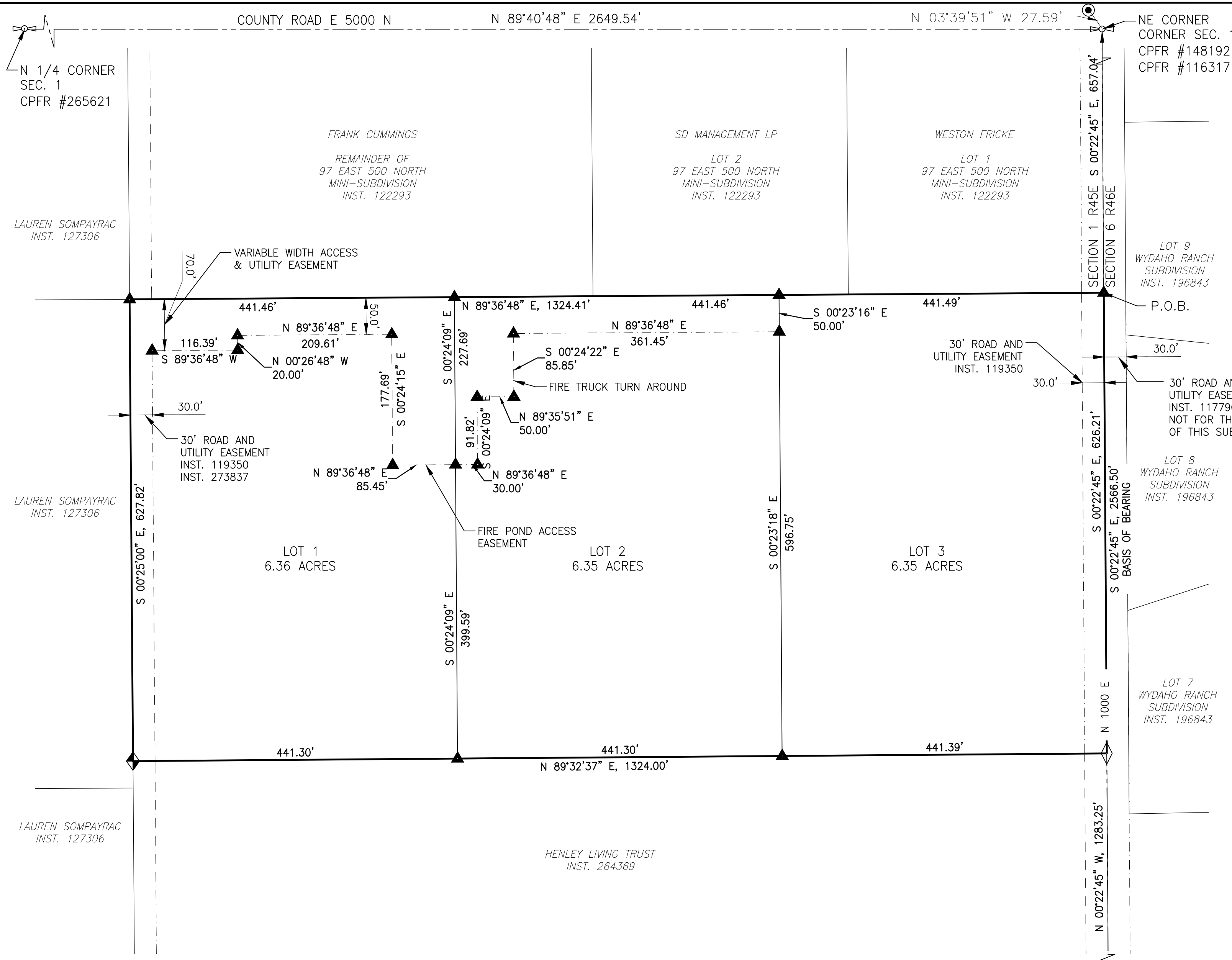


S:\Proj\2022\05-01 (Marc Helman - 3 lot subdivision - Idaho)\4. Drawing\22-054-1 Platwg (FINAL PLAT) - Feb 28 2024 11:34:3 on PLOTTED BY: angle



- LEGEND**
- = PROPERTY BOUNDARY LINE
 - = LOT LINE
 - = ADJACENT PROPERTY LINE
 - = EASEMENT LINE
 - = SECTION LINE
 - = FOUND REBAR WITH CAP INSCRIBED "A.W. ENG. 2860"
 - = FOUND BRASS CAP INSCRIBED "KING 754" R.M. PER CPFR #116317
 - = FOUND SECTION CORNER REBAR WITH CAP INSCRIBED "A.W. ENG. 2860"
 - = FOUND REBAR WITH CAP INSCRIBED "PLS 19140"
 - = SET 5/8"x24" REBAR WITH 1/2" ALUMINUM CAP INSCRIBED "NELSON ENGR 13767"

NOTES:

THESE PARCELS WERE CREATED USING SHORT PLAT LAND DIVISION AS OUTLINED IN TETON COUNTY CODE 9-3-3 AND ARE NOT ELIGIBLE FOR FUTURE DIVISION USING ONE TIME ONLY LAND DIVISION OR SHORT PLAT SUBDIVISION. IF ANY OF THE LOTS ARE TO BE FURTHER DIVIDED, A SUBDIVISION PROCESS AS OUTLINE IN TETON COUNTY CODE 9-3-2 SHALL BE REQUIRED.

PROJECT TOTAL:

TOTAL ACRES = 19.06 ACRES
 3 LOTS
 LOT 1 = 6.36 ACRES
 LOT 2 = 6.35 ACRES
 LOT 3 = 6.35 ACRES

WATER WILL BE INDIVIDUAL WATER SYSTEM
 SEWER WILL BE INDIVIDUAL SEPTIC SYSTEM

TETON COUNTY ZONE:
 A/RR-2.5

BUILDING SETBACKS PER ZONE:
 FRONT - 30'
 SIDES - 30'
 REAR - 40'
 CREEK - 50'

OWNER

TERRACE CAPITAL LLC
 10221 RIVER ROAD,
 #60964
 POTOMAC, MD 20859

ENGINEER & SURVEYOR

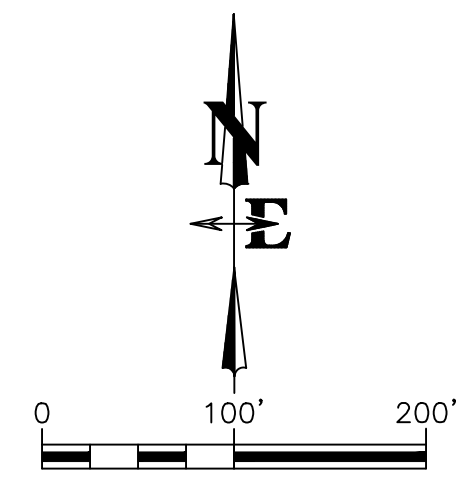
NELSON ENGINEERING
 P.O. BOX 1599
 JACKSON, WY 83001
 (307) 733-2087

SHORT PLAT SUBDIVISION
CANVASBACK SUBDIVISION
 a subdivision of Parcel 17AS
 of that Record of Survey
 Instrument #119350

Located In
 E1/2 NE 1/4
 Section 1
 Township 5 North,
 Range 45 East of the B.M.,
 Teton County, Idaho

NELSON ENGINEERING
 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

SURVEYED BY: NE DRAWN: SK PROJECT NO. 22-054-01 DATED: 2/16/2024



CERTIFICATE OF OWNER

State of Idaho)
County of Teton) SS.

The undersigned owners and proprietors of the lands shown and described hereon hereby certify;

That the foregoing subdivision of said lands as shown hereon is with the free consent and in accordance with the desires of said owners and proprietors;

That the name of the subdivision is to be **CANVASBACK SUBDIVISION**;

That access to all lots of this subdivision is from County Road E 5000 N through that 30 foot Road and Utility Easement as shown on that Record of Survey, Instrument 119350 and Instrument 273837;

That this subdivision is subject to that 30' road and utility easement as shown on that Record of Survey, Instrument 119350 that exists along North 1000 East within Lot 3 of this subdivision;

That Lot 2 of this subdivision shall have access through that appurtenant 30 foot access and utility easement located on northerly 30 feet of Lot 1 of this subdivision, as shown hereon;

That Lot 3 of this subdivision shall have access through that appurtenant 30 foot access and utility easement located on northerly 30 feet of Lots 1 and 2 of this subdivision, as shown hereon;

That Lots 1 and 2 of this subdivision are subject to a variable width access easement for the use and maintenance of fire suppression pond and hydrant, as shown hereon;

That this subdivision is subject to that declaration of covenants, conditions, and restrictions to be recorded concurrently with this plat;

That this subdivision is subject to any easement, rights-of-ways, reservations, and restrictions, of sight and/or record;

That all lots shown on this plat will be served by individual wells and septic systems;

That the lands of this subdivision are described as follows:

A Parcel of land located in the E1/2NE1/4, Section 1, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

Commencing at the Northeast Corner of said Section 1, S00°22'45"E, 657.04 feet along the east line of said NE1/4 to the Point of Beginning, being the southeast corner of that Mini-Subdivision 97 East 500 North, Instrument No. 122293;

Thence continuing along said east line S00°22'45"E, 626.21 feet;
Thence departing east line S89°32'37"W, 1324.00 feet;
Thence N00°25'00"W, 627.82 feet, to the southwest corner of that Mini-Subdivision 97 East 500 North, Instrument No. 122293;
Thence N89°36'48"E along the south line of said Mini-Subdivision, 1324.41 feet to the point of beginning;

Subject to that 30 foot wide road and utility easement along the east property line for North 1000 East Instrument 119350. and to that 30 foot wide road and utility easement along the west property line, Instruments 119350;

Said parcel contains 19.06 acres more or less.

The basis of bearings for this description is S00°22'45"E along the East line of the Northeast Quarter of Said Section 1.

Terrace Capital LLC, an Delaware limited liability company
as _____

The foregoing instrument was acknowledged before me by _____ as a _____ of Terrace capital LLC an Delaware limited liability company this _____ day of _____, 2024.

Witness my hand and official seal.

Notary Public

RECORDER'S CERTIFICATE

State of Idaho)
County of Teton) ss

I do hereby certify that this Subdivision was filed this _____ day of _____, 2024 by Terrace Capital LLC

INSTRUMENT NO. _____

County Recorder

NELSON ENGINEERING

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

SURVEYED BY: NE DRAWN: AR PROJECT NO. 22-054-01 DATED: 2/16/2024

CERTIFICATE OF SURVEYOR

I, Lucas D. Rudolph, a Registered Professional Land Surveyor in the State of Idaho, Registration No. 13767, hereby certify, to the best of my knowledge and belief:

That this plat was made from the notes of surveys made by me or under my direction in 2022 and from records of the Clerk of Teton County;

That it correctly represents the land described in the Certificate of Owners hereon, and conforms to the applicable sections of the Idaho Code;

That all monuments as shown hereon will be set in accordance with Title 50, Section 1303, Idaho Code.

Lucas D Rudolph, Idaho PLS no. 13767 Date

COUNTY COMMISSIONERS' CERTIFICATE

Presented to the Teton County Board of Commissioners on the following date at which time this subdivision was accepted and approved.

Date Chairperson, County Commissioners

HEALTH DEPARTMENT CERTIFICATE

Sanitary Restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied subject to the information contained in the attached Sanitary Rules and Regulations. Sanitary Restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Date District Health Department, EHS

PLANNING AND ZONING CERTIFICATE

Presented to the Teton County Planning and Zoning Commission on the following date at which time this subdivision was accepted and approved.

Date Chairperson, Planning and Zoning

ASSESSOR'S CERTIFICATE

Presented to the Teton County Assessor on the following date for approval and acceptance.

Date County Assessor

TETON COUNTY FIRE MARSHAL CERTIFICATE

I hereby certify that the provisions for Fire Protection for this plat meet the Teton County Fire Code and have been approved by my department.

Date Teton County Fire Marshal

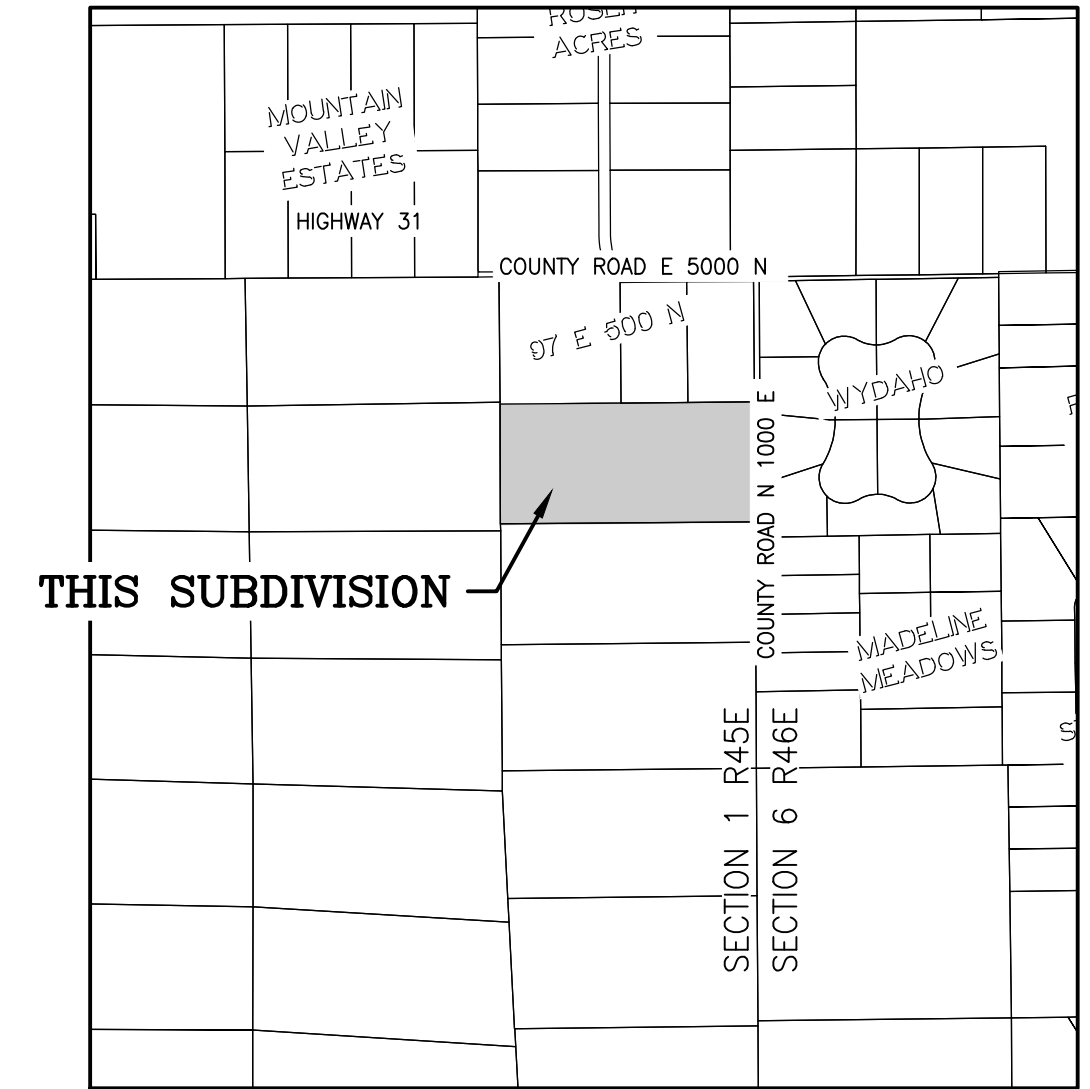
TREASURER'S CERTIFICATE

Per the requirements of Idaho Code 50-1308, I, the undersigned County Treasurer, in and for the County of Teton, State of Idaho, do hereby certify that all delinquent and current County property taxes have been paid in full on the land described on this plat.

CERTIFICATE OF REVIEW

I, Darryl Johnson, a Registered Professional Engineer and Land Surveyor in the State of Idaho, Registration No. 13031, hereby certify that I have reviewed this map and find that it complies with Idaho Code.

Darryl Johnson PE & PLS 13031



VICINITY MAP
SCALE: 1" = 1000'
Section 1, T5N, R45E B.M.
Teton County, Idaho

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A/RR-2.5

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NOTES:

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SURVEYORS NARRATIVE

This Subdivision was created to split Parcel 17AS as shown on that Record of Survey Instrument #119350 Teton County, Idaho into 3 lots.

OWNER
TERRACE CAPITAL LLC
10221 RIVER ROAD,
#60964
POTOMAC, MD 20859

ENGINEER & SURVEYOR
NELSON ENGINEERING
P.O. BOX 1599
JACKSON, WY 83001
(307) 733-2087

**SHORT PLAT SUBDIVISION
CANVASBACK SUBDIVISION**

a subdivision of Parcel 17AS
of that Record of Survey
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Located In
E1/2 NE 1/4
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Township 5 North,
Range 45 East of the B.M.,
Teton County, Idaho

S:\Pro\2022\05-01 (Marc Helman - 3 lot subdivision - Idaho)\4 Drawing\22-054-1 Plat.dwg (FINAL PLAT CERT) - Feb 26 2024 09:43:46 pm PLOTTED BY: angle