

- LEGEND:**
- ⊙ Indicates a 5/8 inch diameter rebar with a 2-1/2 inch diameter aluminum cap inscribed "PLS 14391", along with other appropriate markings, set this survey.
 - Indicates a 5/8 inch diameter rebar with a 2 inch diameter aluminum cap inscribed "PLS 14391", along with other markings set this survey.
 - ⊙ Indicates a 1/2 inch diameter rebar with a yellow plastic cap inscribed "A & W Eng 2860", found this survey.
 - ⊙ Indicates a 1/2 inch diameter rebar with a 1 inch aluminum cap inscribed "A & W Eng 2860", found this survey.
 - ⊠ Unless otherwise noted, indicates a 1/2 inch diameter rebar found this survey.
 - × Calculated position, nothing found or set this survey.
 - ⊠ Indicates a well.
 - W.C. Indicates a Witness Corner.
 - R.M. Indicates a Reference Monument.

NOTES:
 The Basis of Bearings for this survey is referenced to the Final Plat of the Nelson Subdivision, recorded as Instrument Number 247919 in the Office of the Clerk and Recorder, Teton County, Idaho. Specifically being referenced to the bearing illustrated hereon as N 01°17'02" W, between the monumented North One-Sixteenth Corner common to Sections 25 and 30, and the monumented Section Corner common to Sections 19, 24, 25 and 30.

Record information shown hereon as (REC-A) is referenced to the Field Notes of the survey of the Subdivisional Lines of Township No. 4 North, Range No. 46 East, Boise Meridian, Idaho, as surveyed by Thomas A. Perkins, completed September 20, 1893, available through the United States Department of Interior Bureau of Land Management, Public Room.

Record information shown hereon as (REC-B) is referenced to that Warranty Deed filed in the Office of the Clerk and Recorder of Teton County as Instrument Number 272321.

Record information shown hereon as (REC-C) is referenced to that Record of Survey filed in the Office of the Clerk and Recorder of Teton County as Instrument Number 188355.

Record information shown hereon as (REC-D) is referenced to that Record of Survey filed in the Office of the Clerk and Recorder of Teton County as Instrument Number 223124.

Record information shown hereon as (REC-E) is referenced to that Record of Survey filed in the Office of the Clerk and Recorder of Teton County as Instrument Number 247919.

Record information shown hereon as (REC-F) is referenced to those Record of Surveys filed in the Office of the Clerk and Recorder of Teton County as Instrument Numbers 181681 and 194597.

No improvements, fence-lines, underground utilities, subsurface improvements, or wetlands were mapped as part of this survey except where specifically indicated.

Easements of sight and record not shown hereon may exist.

Preliminary Plat
TOD LEA SUBDIVISION
 Located in Government Lot 1
 of Section 30
 T. 4 N., R. 46 E., Boise Meridian,
 TETON COUNTY, IDAHO
 SHEET 2 OF 2



SURVEYOR'S NOTE:
 A 10 foot wide water line easement 85 feet in length, described on Warranty Deed Instrument Number 272321 and illustrated on Record of Survey Instrument Number 188355. Mapping performed during the course of this survey determined that the actual location of the water line did not match the provided legal description. The actual location of the water line was utilized to illustrate the easement on this survey.

SURVEYOR'S NARRATIVE:
 The purpose of this survey is to subdivide an existing parcel into seven (7) separate lots.
 The exterior boundary of this parcel was determined by accepting in-place monuments after analyzing the record data referenced hereon.

LEGAL DESCRIPTION OF LAND SUBDIVIDED (Parent Parcel):

A Parcel of land being within Government Lot 1 of Section 30, Township 4 North, Range 46 East, Boise Meridian, Teton County, Idaho, being that Parcel of land conveyed by that Warranty Deed recorded as Instrument Number 272321, in the Office of the Clerk and Recorder of Teton County, Idaho, being more particularly described by metes and bounds as follows:

BEGINNING at the Section Corner common to Sections 19 and 30, Township 4 North, Range 46 East, and Sections 24 and 25, Township 4 North, Range 45 East, Boise Meridian, Teton County, Idaho, being marked by a 5/8 inch diameter rebar, 24 inches in length with a 2-1/2 inch diameter aluminum cap inscribed with "PLS 14391" along with other appropriate markings; THENCE, S 01°17'20" E, 389.24 feet, along the line common to said Sections 25 and 30 to the Northwesterly corner of that parcel illustrated and described as Adjusted Parcel 1 on that Record of Survey recorded as Instrument Number 188355 in the Office of the Clerk and Recorder of Teton County, Idaho; THENCE, N 89°53'44" E, 26.00 feet, along the northerly line of said Adjusted Parcel 1 to a point of intersection with the westerly right of way of that Teton County Road commonly known as S 1000 E Road, being marked by a 1/2 inch diameter rebar with a yellow plastic cap inscribed "A&W Eng 2860"; CONTINUING, N 89°53'44" E, 164.38 feet, along the north line of said Adjusted Parcel 1 to a point being the northeasterly corner of said Adjusted Parcel 1, being marked by a 1/2 inch diameter rebar; THENCE, S 00°42'05" W, 191.90 feet, along the east line of said Adjusted Parcel 1 to a point being marked by a 1/2 inch diameter rebar with a yellow plastic cap inscribed with "A&W 2860"; THENCE, S 89°57'31" E, 88.61 feet, along the northerly line of said Adjusted Parcel 1 to a point being marked by a 1/2 inch diameter rebar with an illegible yellow plastic cap; THENCE, S 01°18'29" E, 213.80 feet, along the east line of said Adjusted Parcel 1 to the corner common to said Adjusted Parcel 1 and that Tract annotated as "ADJUSTED CORY CLARK PROPERTY" on said survey, being marked by a 1 inch diameter aluminum cap inscribed with "A&W 2860"; CONTINUING, S 01°18'29" E, 186.00 feet, along the east line of said Tract to a point being the southeast corner of said Tract, and a point of intersection of that parcel illustrated and described as Tract 2 on that Record of Survey recorded as Instrument Number 156055 in the Office of the Clerk and Recorder of Teton County, Idaho, being marked by a 1/2 inch diameter rebar with a yellow plastic cap inscribed with "A&W 2860"; THENCE, S 89°11'19" E, 1041.86 feet, along the north line of said Tract 2, to a point of intersection with the West one-sixteenth line of said Section 30, said point of intersection being marked by a 1/2 inch diameter rebar with a yellow plastic cap inscribed with "A&W 2860"; THENCE, N 00°49'16" W, 988.16 feet, along said one-sixteenth line to the West One-Sixteenth Corner common to Sections 19 and 30, being marked by a 5/8 inch diameter rebar, 24 inches in length with a 2-1/2 inch diameter aluminum cap inscribed with "PLS 14391" along with other appropriate markings; THENCE, N 89°41'26" W, 1322.13 feet, along the line common to said Sections 19 and 30, to the POINT OF BEGINNING;

Said Parcel encompasses 26.41 Acres.

Subject to and together with that County Road Right-Of-Way for East 5000 South and South 1000 East.

CERTIFICATE OF OWNER & DEDICATION

STATE OF _____) SS
COUNTY OF _____)

That I, Christopher Hawks, a Trustee of the undersigned MH 2000 Dynasty Insurance Trust, do hereby certify:

THAT MH 2000 Dynasty Insurance Trust, dated September 14, 2021, currently owns the parcel of land conveyed by that deed recorded as instrument number 272321 in the Office of the Clerk and Recorder of Teton County Idaho, being a portion of Government Lot 1 of Section 30, T. 4 N., R. 46 E., Boise Meridian, Teton County, Idaho described above as the Parent Parcel;

THAT, the division shown hereon is with the free consent and in accordance with the desires of the owner;

THAT, the name of the subdivision shall be "TOD LEA SUBDIVISION";

THAT, this subdivision is subject to the declaration of covenants and restrictions as recorded in accordance with this plat;

THAT, this subdivision is subject to a Right-of-Way easement, to Rock Road Sprinkler Irrigation Corporation, per that document recorded in the Office of the Clerk and Recorder of Teton County, Idaho, on Page 195 of Book 82, illustrated hereon;

THAT, this subdivision is subject to an Equipment Structure Right-of-Way easement, to The Mountain States Telephone and Telegraph Company, per that document recorded in the Office of the Clerk and Recorder of Teton County, Idaho, as Instrument Number 94891, illustrated hereon;

THAT, this subdivision is subject to a 10-foot-wide water line easement and a 15 foot irrigation access easement, per those documents recorded in the Office of the Clerk and Recorder of Teton County, Idaho, as Instrument Numbers 125931 and 130194, and 272321 illustrated hereon;

THAT, this subdivision is subject to an Electric Line Right-of-Way easement, to Fall River Rural Electric Cooperative, Inc., per that document recorded in the Office of the Clerk and Recorder of Teton County, Idaho, as Instrument Number 150898, said easement cannot be graphically depicted;

THAT, this subdivision is subject to an Agreement for Electric Service, from Fall River Rural Electric Cooperative, Inc., per that document recorded in the Office of the Clerk and Recorder of Teton County, Idaho, as Instrument Number 150929, said agreement cannot be graphically depicted;

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

THAT, access to this subdivision shall be from those county roads commonly known as East 5000 South Road and South 1000 East Road;

THAT, the Lots shown hereon will be serviced by either individual wells or a community well, and individual septic systems;

THAT, the undersigned hereby grants unto each and every person, firm or corporation, whether public or private, and to their successors and assigns, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water or sewer service to the public, the right to the joint use of an easement for construction, maintenance, repair, and removal of their lines and other facilities, in, over, under, and across each area designated on this plat as "UTILITY EASEMENT" to have and hold forever. Permanent structures shall not be placed within this easement and all utilities shall be underground. Features constructed by a lot owner including but not limited to fencing and/or landscaping are subject to alteration and/or removal in the event that maintenance is necessary

THAT, the undersigned hereby grants unto the owners of Lots 1, 2, 3, 4, and 5 of this Plat an access easement on that area labeled as Sruth Lane; said access easement shall be a perpetual access and underground utility easement, as shown on the plat, and is hereby granted and donated to the owners of Lots 1, 2, 3, 4, and 5 forever.

THAT, the undersigned hereby grants unto the public an easement for construction, maintenance and repair of all facilities integral to the fire protection system in, over, under and across the area designated on this plat as "FIRE POND AREA" to have and to hold forever.

Christopher Hawks, Trustee, MH 2000 Dynasty Insurance Trust, Dated 9/14/2021. _____ OWNER

DATE _____



y2consultants.com
307 733 2999

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ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by Christopher Hawks, known to me to be a Trustee for the MH 2000 Dynasty Insurance Trust, Dated 9/14/2021, this _____ day of _____, 2023.
Witness my hand and official seal.

Signature of Notary _____
Residing at: _____

Name (printed) _____
My commission expires: _____

TETON COUNTY FIRE MARSHAL

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

Teton County Fire Marshal Date

HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on Department of Environmental Quality review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer line have been completed and services certified as available. 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, EHS Date

TETON COUNTY TREASURER CERTIFICATE

I, the undersigned Teton County, Idaho Treasurer have reviewed this plat per requirements of Idaho Code 50-1308, and hereby certify that all taxes for the property shown and described on this plat are current.

Teton County Treasurer Date

TETON COUNTY ASSESSOR'S CERTIFICATE

I, the undersigned Teton County, Idaho Assessor have reviewed this plat per requirements of Idaho Code 50-1308, and hereby certify that all taxes for the property shown and described on this plat are current.

Teton County Assessor Date

PLANNING AND ZONING APPROVAL

This plat was presented to the Teton County, Idaho Planning and Zoning Administrator for their acceptance and approval on the following date.

Planning and Zoning Administrator Date

BOARD OF COUNTY COMMISSIONERS

This plat was presented to the Teton County Board of County Commissioners on the following date for approval and acceptance.

Board of County Commissioners, Chairperson Date

CERTIFICATE OF PLAT REVIEW

I, the undersigned, being a licensed surveyor in the State of Idaho, did review this plat and find that it complies with Idaho and Teton County codes and approve this plat to be recorded.

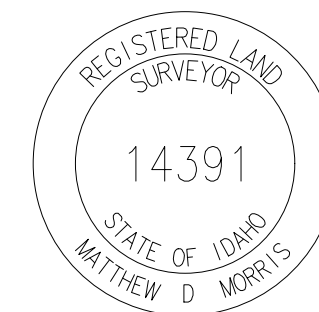
Teton County Review Surveyor Date

SURVEYOR'S CERTIFICATE

I, Matthew D. Morris, hereby certify that this map was made from notes taken during an actual survey performed under my direction between September and October 2022, and from records on file with the Office of the Clerk and Recorder, Teton County, Idaho;

that this Record of Survey correctly represents the points and corners found at the time of said survey;

Matthew D. Morris, PLS
Idaho Professional Land Surveyor, License Number 14391
Dated this ____th day of _____, 2023



OWNER:
MH 2000 Dynasty Insurance Trust
Christopher Hawks, Trustee
Jackson, WY 83014

SURVEYOR:
Y2 CONSULTANTS
180 South Willow
Jackson, WY 83001
PHONE: 307-733-2999

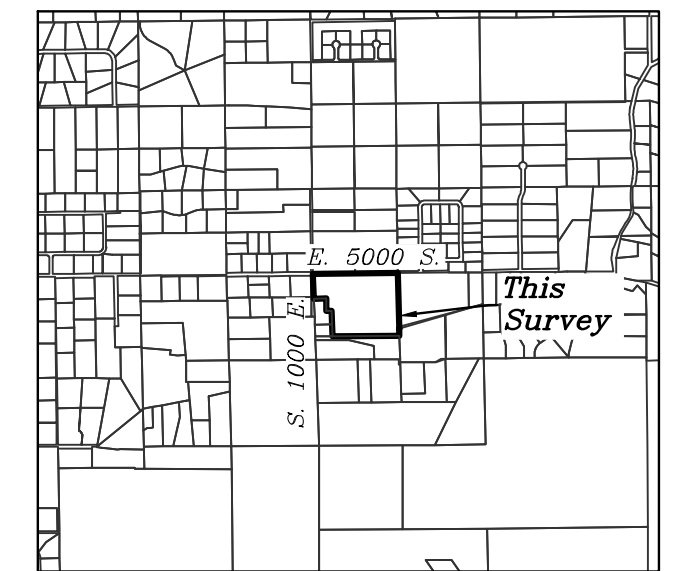
CURRENT ZONE = Agriculture/Rural Residential
Lot Size minimum 2.5 Acres

OVERLAYS: None.

NUMBER OF LOTS: 7
MINIMUM ACREAGE/LOT: 2.51 ACRES
MINIMUM ACREAGE/ROAD LOT: 1.14 ACRES
TOTAL PROJECT ACREAGE: 26.41 ACRES

PREPARATION DATE: February 7, 2023
FINAL REVISION DATE: DRAFT

VICINITY MAP



Section 30, T. 4 N., R. 46 E.
Scale 1"=3000'

RECORDER'S CERTIFICATE

Preliminary Plat
TOD LEA SUBDIVISION
Located within Government Lot 1
of Section 30
T. 4 N., R. 46 E., Boise Meridian,
TETON COUNTY, IDAHO
SHEET 1 OF 2