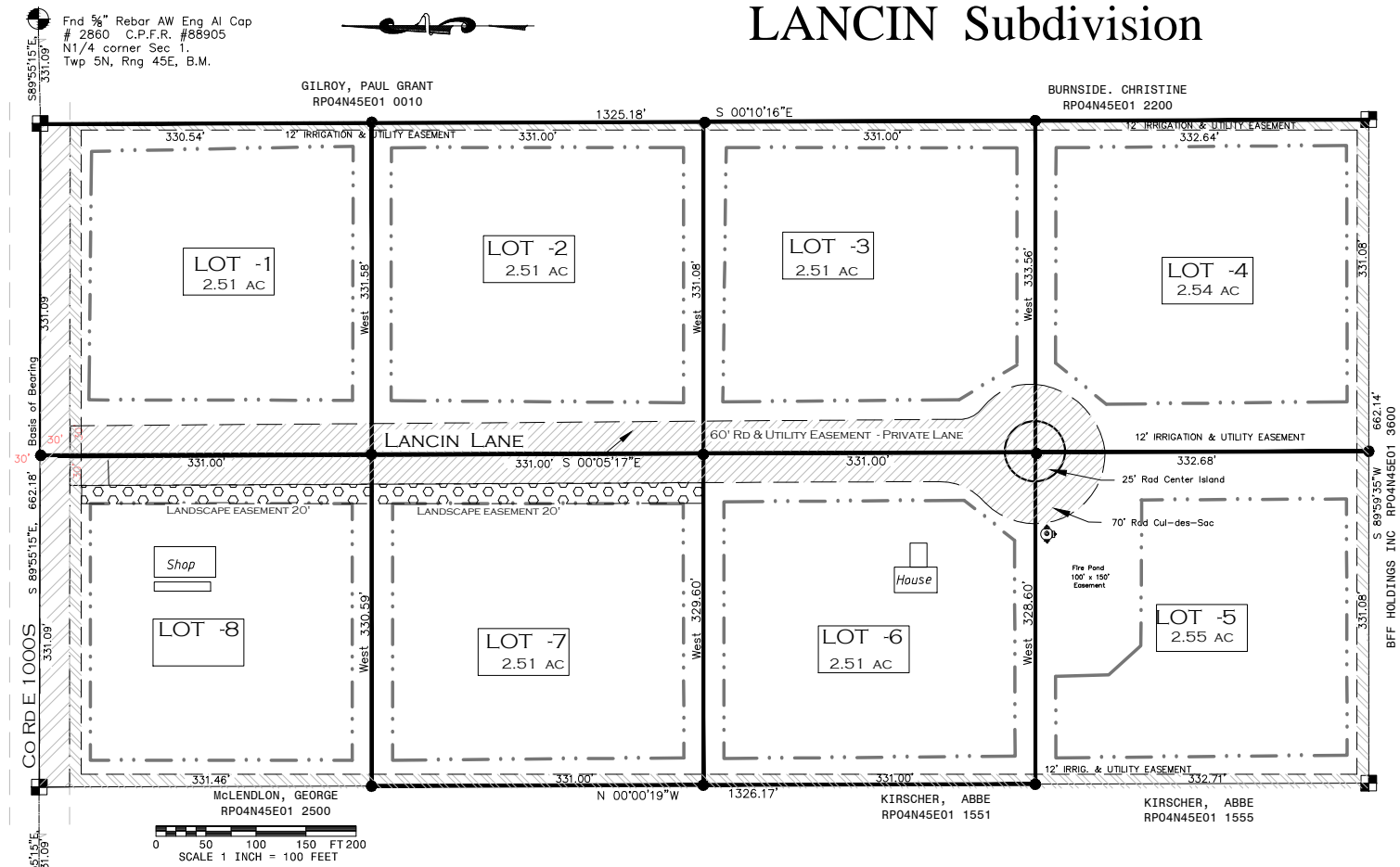


Final Plat / Master Plan LANCIN Subdivision



VICINITY MAP

LEGEND

- FOUND Sec. $\frac{1}{4}$ corner $\frac{3}{8}$ " REBAR with AW ENG CAP
- FOUND SECTION CORNER AS NOTED
- SUBDIVISION CORNER - FND $\frac{3}{8}$ " Rebar with 1" CAP: AW ENG 2860
- SET LOT CORNER - SET 5/8" Rebar AW ENG #2860 Cap
- FIRE HYDRANT
- LOT LINES
- SECTION LINE
- SET BACK LINES / BUILDING ENVELOPES 30' & 40' REAR
- EASEMENT 12' OR AS NOTED
- 20' LANDSCAPE EASEMENT

PLAT NOTES

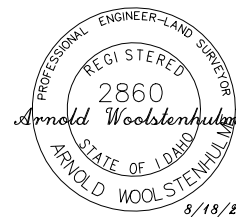
1. THE ELEVATION CONTOUR INTERVAL IS 1 FOOT.
2. NO INVENTORIED FEMA FLOOD PLAIN EXISTS ON THIS PROPERTY.
3. NO COUNTY OVERLAYS.
4. COUNTY ROAD E 1000 SOUTH RUNS ALONG THE NORTH SIDE OF PROPERTY THE SOILS ON PROJECT ARE CLASSIFIED BY THE NRCS SOILS SURVEY AS SILT LOAM OVER DEEP LOAMY GRAVEL.
5. THE AVERAGE SLOPE OF PROPERTY IS 2% TO SOUTH WEST
6. GEOGRAPHIC HAZARDS ARE MINIMAL FROM AVAILABLE INFORMATION.
7. THIS PROPERTY IS LOCATED IN THE A/RR-2.5 ZONE.
8. NO NATURAL RESOURCE OVERLAYS ARE SHOWN ON COUNTY MAP.
9. WATER SEWER SERVICE: INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
10. FIRE PROTECTION: DRY HYDRANT / FIRE POND SYSTEM
11. ADJACENT ROADS: COUNTY ROAD E1000S ONLY ROAD WITHIN 200'
12. SET BACK ARE COUNTY STANDARDS 30' SIDE & FRONT, 40' REAR.
13. IRRIGATION WATER: PROPERTY HAS 20 ACRES OF WATER RIGHTS IN MURDOCK IRRIGATION WATER ASSOCIATION.
14. NO LOTS MAY BE FURTHER SPLIT UNDER TETON COUNTY LAND DEVELOPMENT CODE ADOPTED JULY 6, 2022.
15. ALL LOTS ARE TO ACCESS FROM LANCIN LANE, WITH NO LOTS ACCESSING FROM E 1000 S.

AREA/UNITS/DENSITY TABLE

ACRES IN SUBDIVISION	20.15
NUMBER OF LOTS	8
AVERAGE LOT SIZE	2.52
ACRES IN ROAD EASEMENTS	2.06

PROPERTY DESCRIPTION

The Eastern 40 Rods of Gov't Lot 3, in Section 1, Twp 4 N., Rng 45 E., B.M., Teton County, Idaho as described in Deeds Inst. # 249912, & 251310. Being further described as:
 From the N $\frac{1}{4}$ corner of said Section 1, West, 20 rods (331.13') to the Point of Beginning;
 Thence South along the East line of Gov't Lot 3, 80 rods (1325.18');
 Thence West, 40 rods (662.14');
 Thence North 80 rods (1325.17') to a point on the North line Gov't Lot 3;
 Thence East, 40 rods (662.18') to the Point of Beginning.
 Contains 20.15 acres more or less.



SURVEY: CLC 03-22/21
 PROJ: 2021-06.TXT
 DWG: AWW 03/15/2021

CLIENT:
Landusky & Cindy Hertz
 415 E 1000 S,
 Driggs, Idaho, 83422

Final Plat / Master Plan
 LANCIN Subdivision
 E $\frac{1}{2}$ Gov't Lot 3, Sec. 1, Twp. 4N., Rng. 45E., B.M.,
 TETON COUNTY, IDAHO



255 SOUTH MAIN P.O. BOX 139
 VICTOR, IDAHO 83455
 (208) 787-2952 aweng@ida.net

PROJ # 21-06

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Final Plat / Master Plan LANCIN Subdivision

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, EHS _____ 2023

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE DATE SHOWN, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED FOR FILING.

TETON COUNTY ASSESSOR _____ 2023

TREASURER'S CERTIFICATE

PRESENTED TO THE TETON COUNTY TREASURER ON DATE SHOWN, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED FOR FILING.

TETON COUNTY TREASURER _____ 2023

OWNERS' CERTIFICATE

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS OF THE LAND AS HEREIN PLATTED AND DESCRIBED, HEREBY CERTIFY THAT IT IS WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES AS THE OWNERS AND PROPRIETORS OF THE DESCRIBED LAND:
 THAT THE NAME OF THE SUBDIVISION WILL BE LANCIN ACRES, SUBDIVISION;
 THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT;
 THAT WE DO HEREBY DEDICATE A 12 FOOT WIDE UTILITY & IRRIGATION EASEMENT AROUND THE PERIMETER OF THE PROPERTY AS HEREIN PLATTED TO THE LANCIN ACRES H.O.A.;
 THAT THE ACCESSES, SNOW REMOVAL & MAINTENANCE LANCIN ACRES WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, (H.O.A.);
 THAT THE SUBDIVISION IS SUBJECT TO ANY AND ALL EASEMENTS OF SIGHT OR RECORD;
 THAT EASEMENT AREAS ARE TO BE MAINTAINED BY THE LOT OWNERS FOR THE AREA WITHIN AND ADJACENT TO THEIR LOT;
 THAT ALL UTILITY EASEMENTS ARE GRANTED TO THE PUBLIC SERVICE PROVIDERS FOR INSTALLATION AND MAINTENANCE OF THE FACILITY, (ELECTRIC POWER, TELEPHONE, WATER SYSTEM, ETC.);
 THAT THE LOTS WILL HAVE INDIVIDUAL WELLS AND SEWER SYSTEMS.

LANDSKY HERTZ _____ 2023

CINDY HERTZ _____ 2023

STATE OF IDAHO) SS
 COUNTY OF TETON) SS

ON THIS _____ DAY OF _____ 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE AS SHOWN ABOVE, PERSONALLY APPEARED LANDSKY HERTZ, IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

STATE OF _____) SS
 COUNTY OF _____) SS

ON THIS _____ DAY OF _____ 2023, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE AS SHOWN ABOVE, PERSONALLY APPEARED CINDY HERTZ, IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

FIRE MARSHAL'S CERTIFICATE

PRESENTED TO THE FIRE MARSHAL ON DATE SHOWN, AT WHICH TIME THIS SUBDIVISION MEETS THE TETON COUNTY, IDAHO, FIRE CODE AND WAS APPROVED FOR FILING.

TETON COUNTY TREASURER _____ 2023

COUNTY PLANNING & ZONING COMMISSION

PRESENTED TO THE TETON COUNTY PLANNING & ZONING COMMISSION ON THE SHOWN DATE, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED FOR FILING.

PLANNING AND ZONING CHAIRPERSON _____ 2023

COUNTY COMMISSIONERS' APPROVAL

PRESENTED TO TETON COUNTY BOARD OF COUNTY COMMISSIONERS ON THE SHOWN DATE, AT WHICH TIME THIS SUBDIVISION AS PLATTED, WAS APPROVED AND ACCEPTED FOR FILING.

TETON COUNTY BOARD OF COMMISSIONERS CHAIRPERSON _____ 2023

PROPERTY DESCRIPTION

The Eastern 40 Rods of Gov't Lot 3, in Section 1, Twp 4 N., Rng 45 E. B.M., Teton County, Idaho as described in Deeds Inst. # 249912, & 251310. Being further described as:
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WATER RIGHTS USE STATEMENT

THIS PROPERTY HAS WATER RIGHTS IN THE TETON CREEK SOUTH CANAL COMPANY WHICH SUPPLY IRRIGATION WATER TO THE DESCRIBED LAND. THESE IRRIGATION RIGHTS WILL BE SHARED ON AN ACRES PROPORTIONATE BASIS. THIS COMPLIES WITH IDAHO CODE SECTION 31-3805, SUBSECTION (1)(B).

SURVEYOR'S CERTIFICATE & NARRATIVE

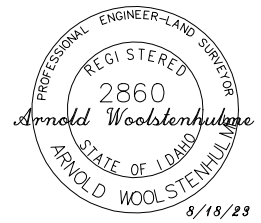
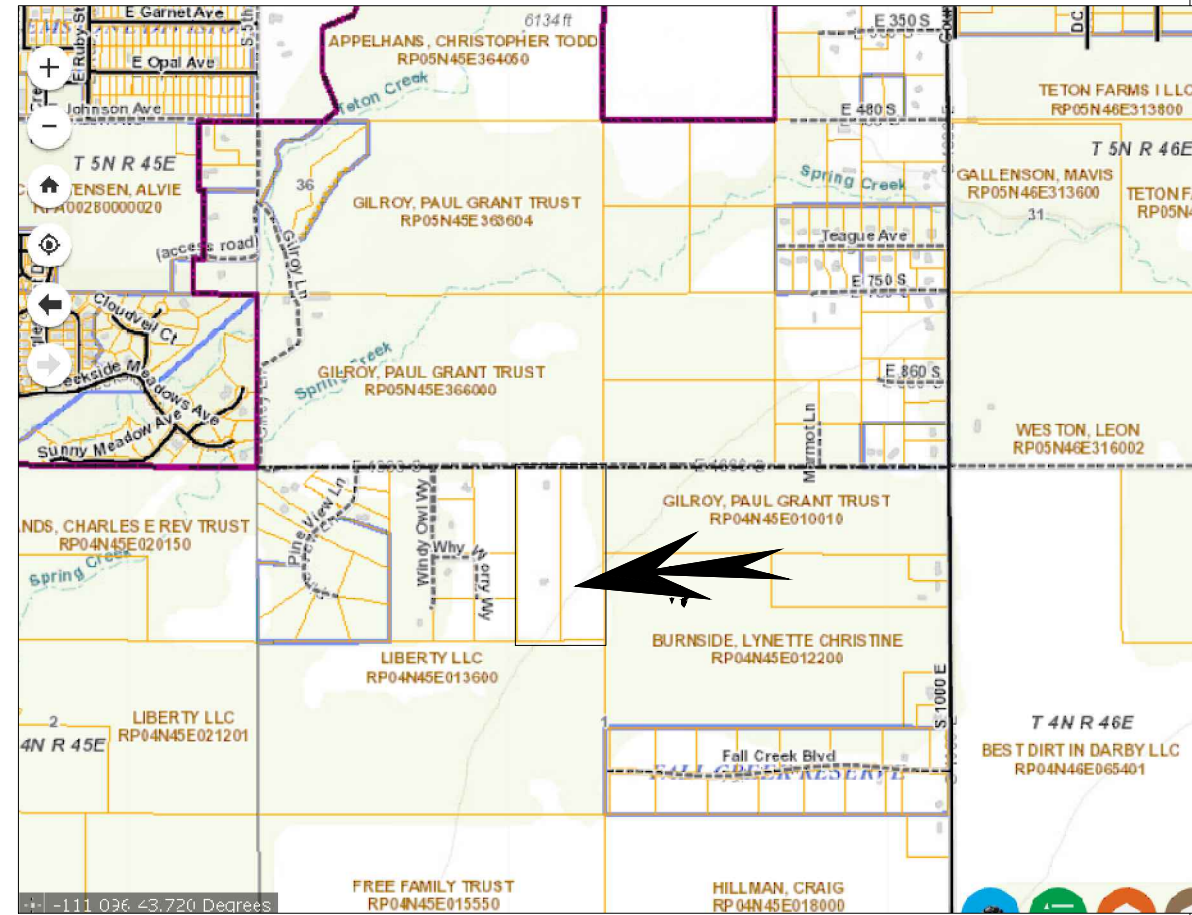
I, ARNOLD WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, NO. 2860, DO HEREBY CERTIFY THAT I DID CAUSE THE SURVEY OF THIS SUBDIVISION AS HEREIN PLATTED AND DESCRIBED. THIS SURVEY WAS BASED ON AN ENGINEERING FIELD SURVEY OF SAID LAND WITH GPS EQUIPMENT, WITH A RECORDED PLAT AT THE DIRECTION OF THE OWNER TO SUBDIVIDE THIS PROPERTY INTO EIGHT LOTS. THIS SURVEY IS BASED ON PRIOR A.W. ENG. RECORDED SURVEYS IN THIS AREA WITH THE BASIS OF BEARING BEING THE NORTH LINE OF NW 1/4 OF SECTION 1, TWP 4N, RNG 45E, B.M., TETON COUNTY, IDAHO.

PE/LS # 2860 _____ 2023

CERTIFICATE OF PLAT REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS SUBDIVISION AND FIND IT CORRECT AND ACCEPTABLE AS PER IDAHO CODE 50-1305, AND APPROVE THIS PLAT TO BE RECORDED.

TETON COUNTY REVIEW SURVEYOR _____ 2023



RECORDER'S CERTIFICATE

SURVEY: CLC 03-22/21
 PROJ: 2021-06.TXT Rev: AWW 8/18/23
 DWG: AWW 03/15/2021

CLIENT:
Landusky & Cindy Hertz
 415 E 1000 S,
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 TETON COUNTY, IDAHO

AW ENGINEERING
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