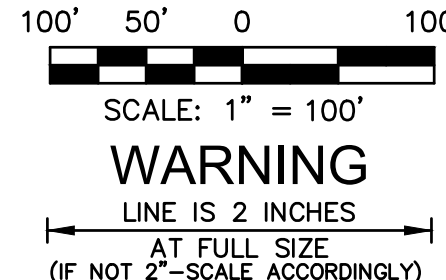
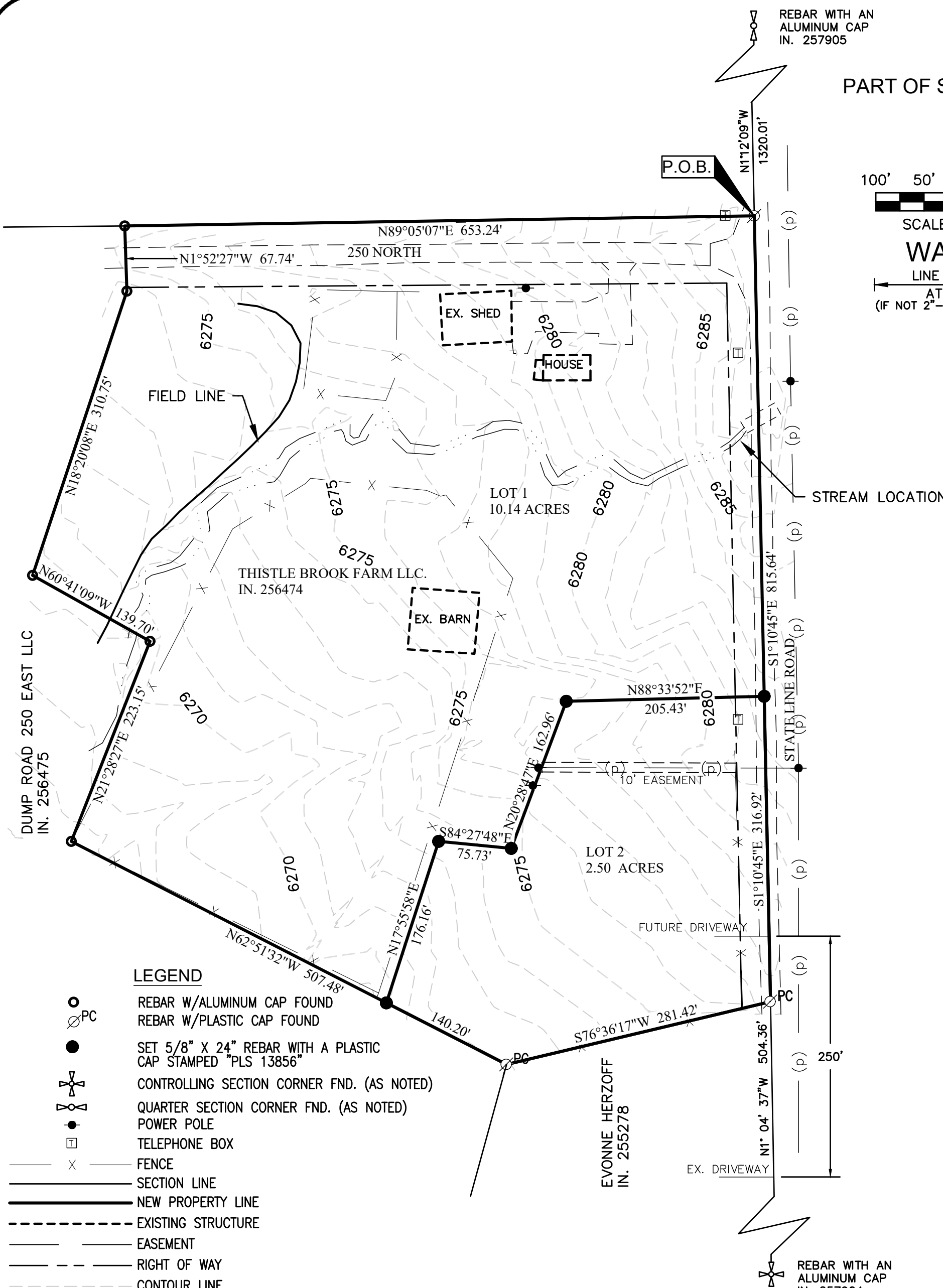


PRELIMINARY PLAT MARLIN MEADOWS

PART OF SE₁/₄ SE₁/₄, SECTION 29, TWP. 5 N, RANGE 46 E, B.M.
TETON COUNTY, IDAHO



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 REVIEW 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

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 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 TREASURER _____ DATE _____ TETON COUNTY ASSESSOR _____

COUNTY COMMISSIONERS APPROVAL

THIS PLAT WAS DULY ACCEPTED AND APPROVED BY THE TETON COARD BOARD OF COMMISSIONERS, ON THE FOLLOWING DATE.

CHAIRMAN, COUNTY COMMISSIONERS _____ DATE _____

PLANNING AND ZONING CERTIFICATE

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING ADMINISTRATOR ON THE FOLLOWING DATE AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED.

ADMINISTRATOR, PLANNING AND ZONING _____ DATE _____

COUNTY FIRE MARSHALL

I HEREBY CERTIFY THAT THE PROVISIONS FOR FIRE PROTECTION FOR THIS PLAT MEET TETON COUNTY FIRE CODE AND HAVE BEEN APPROVED BY MY DEPARTMENT

TETON COUNTY FIRE MARSHAL _____ DATE _____

FLOOD ZONE NOTICE

THIS SUBDIVISION FALLS OUTSIDE THE 100 YEAR FLOOD PLANE AS PER FIRM MAP NO. 16081C 0100C, EFFECTIVE DATE 8-4-1988.

REFERENCES:

NELSON ENGINEERING ROS IN. 256473

NARRATIVE:

WE WERE HIRED BY PENNY VASQUEZ TO PREPARE A TWO LOT SUBDIVISION.

NOTES:

- A MAXIMUM OF SIX BEDROOMS MAY BE CONSTRUCTED ON ANY LOT.
- BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 6275 FEET.

LEGAL DESCRIPTION

SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF SE₁/₄ SE₁/₄, SECTION 29, TWP. 5 N, RANGE 46 E, B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 29;
THENCE SOUTH 01°12'09" EAST, A DISTANCE OF 1320.01 TO THE POINT OF BEGINNING;
THENCE SOUTH 01°10'45" EAST, A DISTANCE OF 815.64 FEET TO A POINT;
THENCE SOUTH 76°36'17" WEST, A DISTANCE OF 281.42 FEET TO A POINT;
THENCE NORTH 62°51'32" WEST, A DISTANCE OF 507.48 FEET TO A POINT;
THENCE NORTH 21°28'27" EAST, A DISTANCE OF 223.15 FEET TO A POINT;
THENCE NORTH 60°41'09" WEST, A DISTANCE OF 139.70 FEET TO A POINT;
THENCE NORTH 18°20'08" EAST, A DISTANCE OF 310.75 FEET TO A POINT;
THENCE NORTH 01°52'27" WEST, A DISTANCE OF 67.74 FEET TO A POINT;
THENCE NORTH 89°05'07" EAST, A DISTANCE OF 653.24 FEET TO THE POINT OF BEGINNING, CONTAINING 12.64 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, IS 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 HEREAFTER KNOWN AS MARLIN MEADOWS, 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 DESIGNATED ON THE PLAT. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE DULY SIGNED THIS CERTIFICATE ON THIS _____ DAY OF _____, 2020

THISTLE BROOK FARMS, LLC.

NITA MARIE VASQUEZ - MEMBER

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2020 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED NITA MARIE VASQUEZ, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER IN THE LIMITED LIABILITY COMPANY OF THISTLE BROOK FARM, LLC. AND THE PERSON WHO SUBSCRIBED SAID COMPANY NAME TO THE ATTACHED OWNERS DEDICATION AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____ RESIDING AT _____
NOTARY PUBLIC FOR THE STATE OF _____

MY COMMISSION EXPIRES _____

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

- ### LEGEND
- PC REBAR W/ALUMINUM CAP FOUND
 - REBAR W/PLASTIC CAP FOUND
 - SET 5/8" X 24" REBAR WITH A PLASTIC CAP STAMPED "PLS 13856"
 - ✂ CONTROLLING SECTION CORNER FND. (AS NOTED)
 - ✂ QUARTER SECTION CORNER FND. (AS NOTED)
 - POWER POLE
 - ☐ TELEPHONE BOX
 - X — FENCE
 - SECTION LINE
 - NEW PROPERTY LINE
 - - - EXISTING STRUCTURE
 - - - EASEMENT
 - - - RIGHT OF WAY
 - - - CONTOUR LINE

UTILITIES:

WATER: LOT 1 HAS ITS OWN CULINARY SYSTEM, SPRING CREEK CULINARY PIPELINE. LOT 2 WILL HAVE ITS OWN WELL, IF BUILT ON.

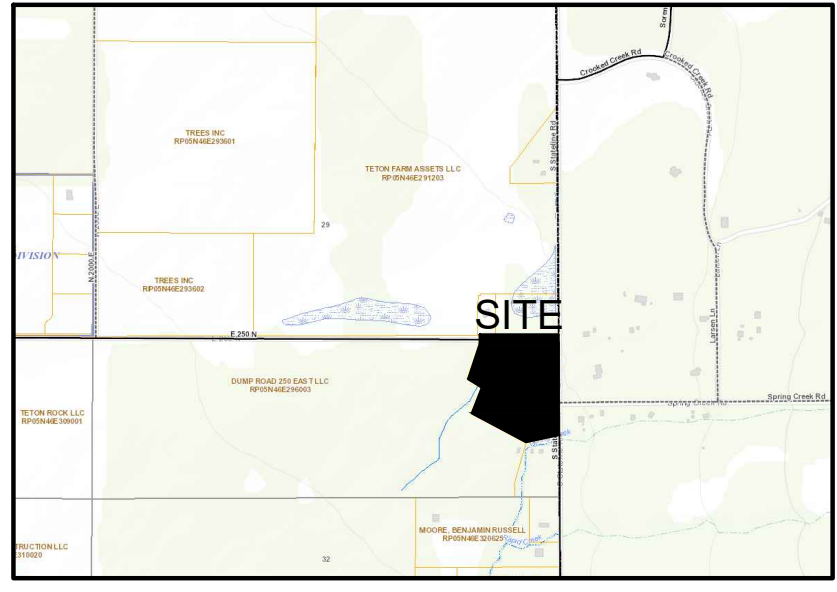
SEWER: BOTH LOTS WILL HAVE THERE OWN SEPTIC. EVIDENCE OF THE APPROVAL OF EASTERN IDAHO PUBLIC HEALTH IS THE SIGNATURE OF THE ENVIRONMENTAL SPECIALIST ON THE FINAL PLAT PRIOR TO RECORDING.

ELECTRIC: PROVIDED BY FALL RIVER ELECTRIC AVAILABLE ALONG STATE LINE ROAD, WITHIN ROAD R/W.

TELEPHONE: IS AVAILABLE WITHIN THE R/W OF STATE LINE ROAD AND 250 NORTH.

IRRIGATION STATEMENT

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



LOCATION MAP

RECORDER'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I, JEFFREY M. ROWE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, NUMBER 13856, 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.



MARLIN MEADOWS - PRELIMINARY PLAT
PART OF SECTION 29, TWP. 5 N, R 46 E, B.M.
TETON COUNTY, IDAHO

TETON VIEW SURVEYING
2847 East 700 North
St. Anthony, Id. 83445
P: 208.516.6877

Reviewed By: JMR
Project No.: 20-106
Date: 8/27/2020
Sheet No.: 1 OF 1