

CONCEPT MASTER PLAN PANORAMA ESTATES SUBDIVISION

ALL OF NW¹/₄ SW¹/₄, AND SE¹/₄ NW¹/₄, SECTION 31, TWP. 6 N, RANGE 45 E, B.M.
TETON COUNTY, IDAHO

LEGAL DESCRIPTION

SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING ALL OF NW¹/₄ SW¹/₄ AND SE¹/₄ NW¹/₄, SECTION 31, TOWNSHIP 6 NORTH, RANGE 45 EAST, B.M.

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 BLOCKS, LOTS AND STREETS TO BE HEREAFTER KNOWN AS PANORAMA ESTATES, 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. 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. 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

JAMES A. REDFIELD ANN M. REDFIELD

KLISTA M. REDFIELD LESLIE D. GARDNER

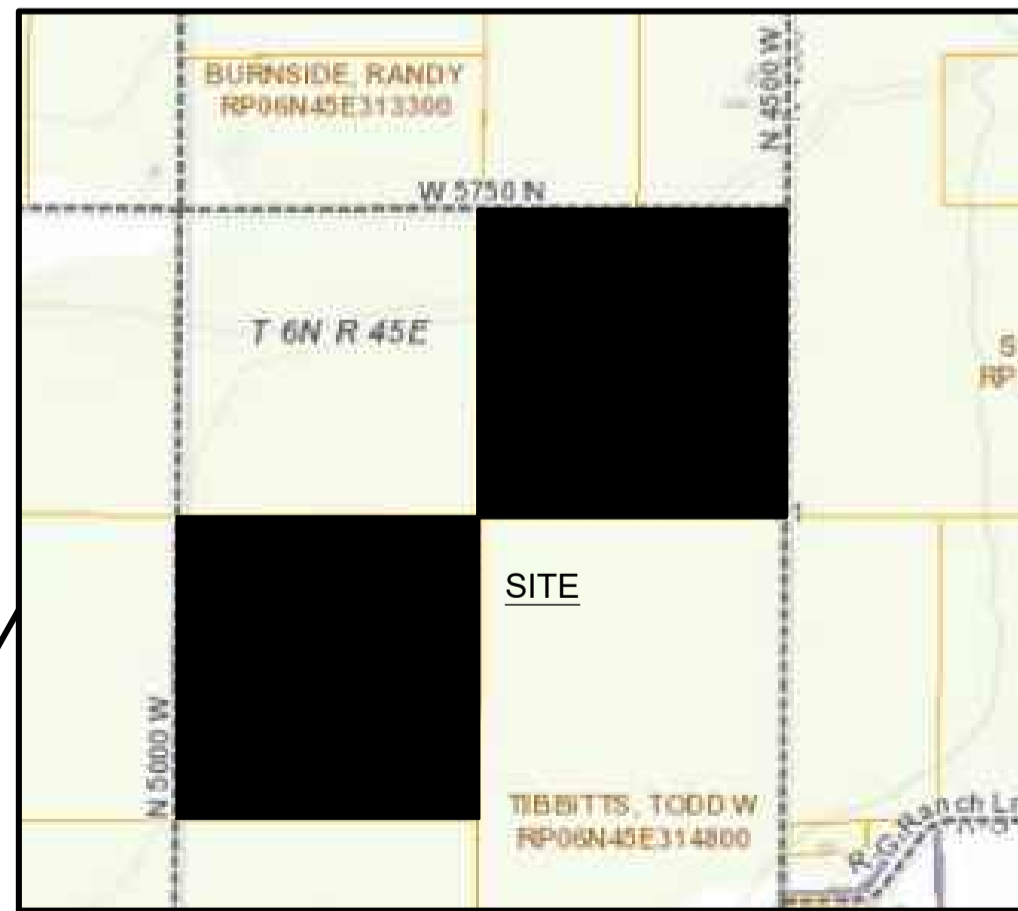
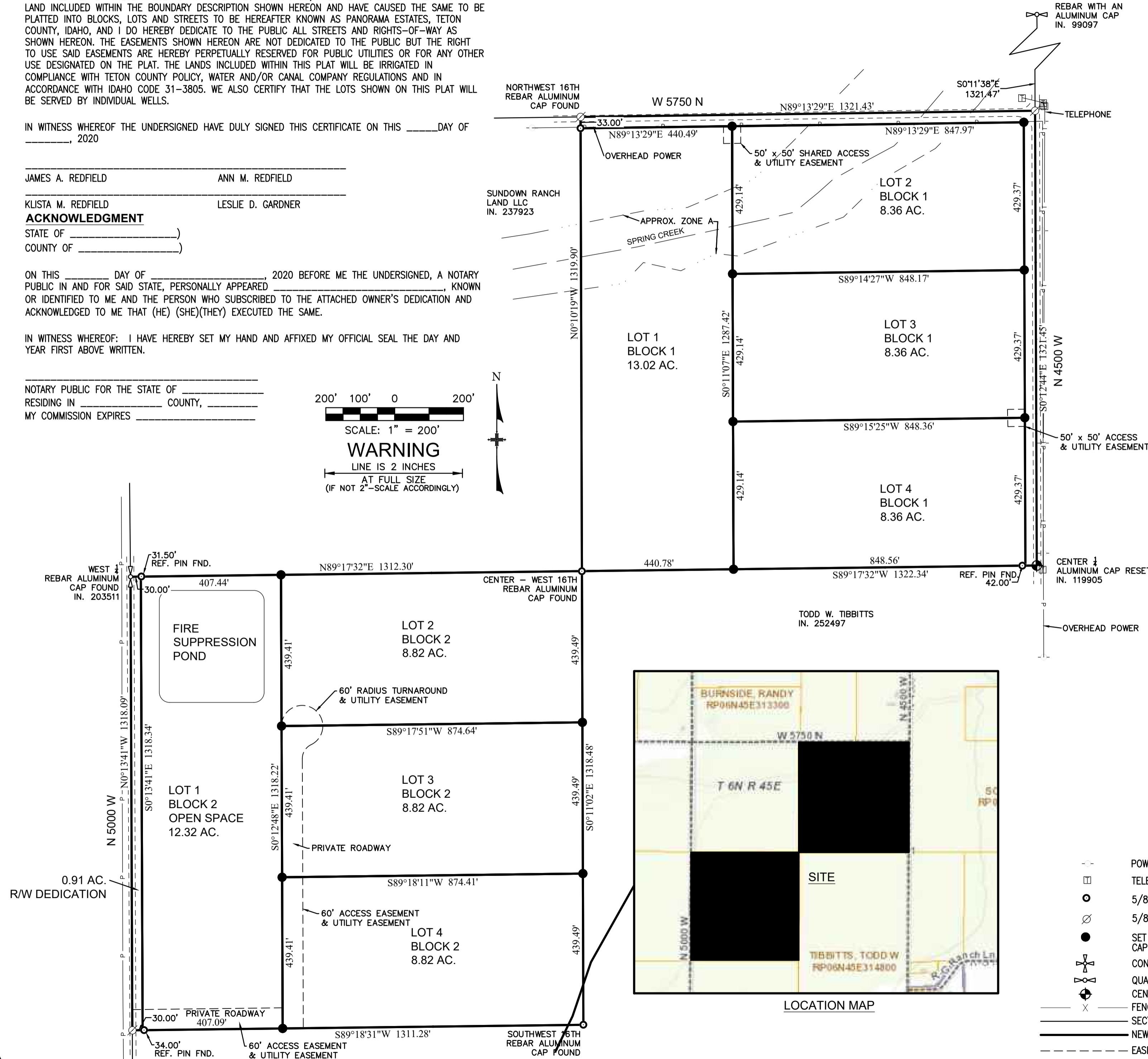
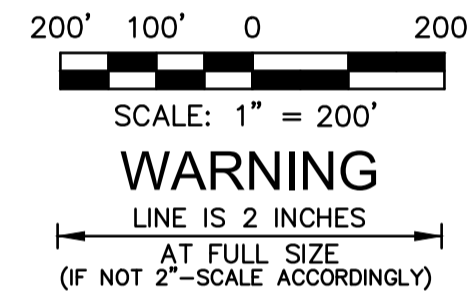
ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

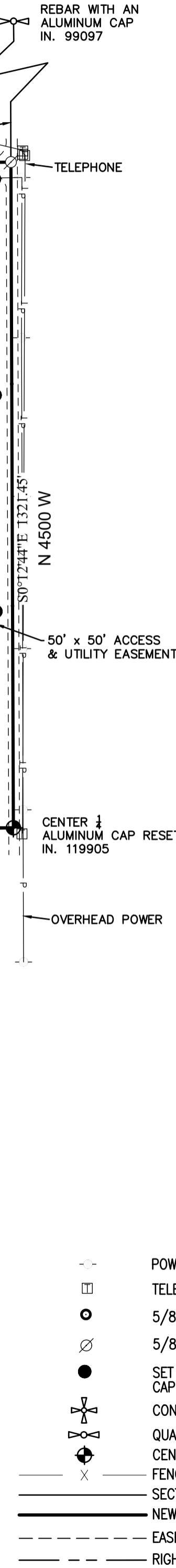
ON THIS _____ DAY OF _____, 2020 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME AND THE PERSON WHO SUBSCRIBED TO THE ATTACHED OWNER'S DEDICATION AND ACKNOWLEDGED TO ME THAT (HE) (SHE)(THEY) EXECUTED THE SAME.

IN WITNESS WHEREOF: I HAVE HEREBY SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____
RESIDING IN _____ COUNTY, _____
MY COMMISSION EXPIRES _____



LOCATION MAP



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 MARSHAL

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 PARTIALLY WITHIN FLOOD ZONE A AND PARTIALLY OUTSIDE THE 100 YEAR FLOOD PLANE AS PER FIRM MAP NO. 16081C 0100C, EFFECTIVE DATE 8-4-1988.

REFERENCES:

AW ENGINEERING ROS IN. 203543

NARRATIVE:

WE WERE HIRED BY LESLIE GARDNER TO PREPARE A 8 LOT SUBDIVISION.

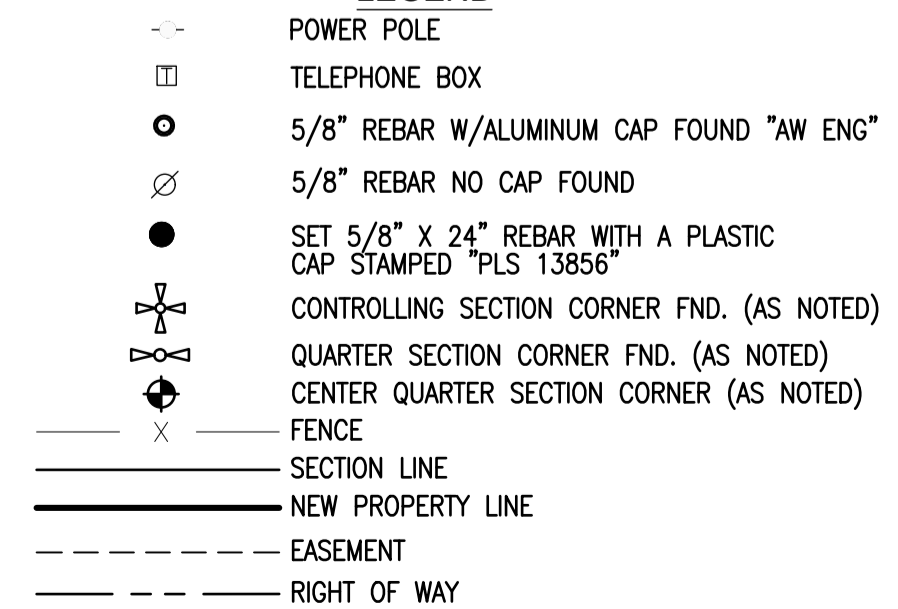
RECORDER'S CERTIFICATE

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.



LEGEND



CONCEPT MASTER PLAN - PANORAMA ESTATES
PART OF SECTION 31, TWP. 6 N, R 45 E, B.M.
TETON COUNTY, IDAHO

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

Sheet No.: 1 OF 1 Date: 10/29/2020 Project No.: (19-000) Reviewed By: JMR