

CERTIFICATE OF OWNER

State of Idaho)) SS.
County of Teton)

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 TWO THOUSAND VIEWS SUBDMISION;

That access to this subdivision shall be from County Road East 2000 South;

That a 60’ access and utility easement exists along Hillside Lane;

That "Hillside Lane" is a private roadway and with each owner of a lot within Two Thousand Views granted that maintenance of said road will be provided by the Two Thousand Views Homeowners Association. Such private ownership shall not restrict or prohibit the rights of access of any emergency, law enforcement, public service, utility provider, or delivery service in the performance of their duties;

That all lots shall be accessed from "Hillside Lane", there shall be no direct access from the lots of this subdivision to County Road East 2000 South except via Hillside Lane

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 there are water rights appurtenant to this subdivision that the Two Thousand Views Homeowner’s Association shall act as steward for the use of water rights;

That the lands of this subdivision are described as follows:

A parcel of land being located in the SE1/4SW1/4 Section 6, Township 4 North, Range 46 East of the Boise Meridian, Teton County, Idaho and more particularly described as follows:

From the south quarter corner of said Section 6, N89°18’49"W, 200.11 feet along the south line of said SW1/4 to the Point of Beginning;

Thence continuing along said south line N89°18’49"W, 1109.66 feet;
Thence departing south line N00°00’00"W, 1101.24 feet;
Thence S89°20’28"E, 1102.05 feet;
Thence S00°23’46"E, 1101.87 feet to the point of beginning;

Subject to a 30 foot wide road and utility easement along the south property line for county road East 2000 South;

Said parcel contains 27.962 acres more or less.

The basis of bearings for this description is N89°18’49"W along the south line of the SW1/4 of said Section 6.

B&R Rentals LLC, an Idaho limited liability company
as _____

The foregoing instrument was acknowledged before me by _____ as a _____ of B&R Rentals LLC, an Idaho limited liability company this _____ day of _____, 2024.

Witness my hand and official seal.

Notary Public

RECORDER’S CERTIFICATE

State of Idaho))ss
County of Teton)

I do hereby certify that this Subdivision was filed
this _____ day of _____,
2024 by B&R Rentals LLC

INSTRUMENT NO. _____

County Recorder

NELSON
ENGINEERING

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

SURVEYED BY: NE DRAWN: AR PROJECT NO. 22–034–01 DATED: 06/20/2024

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.

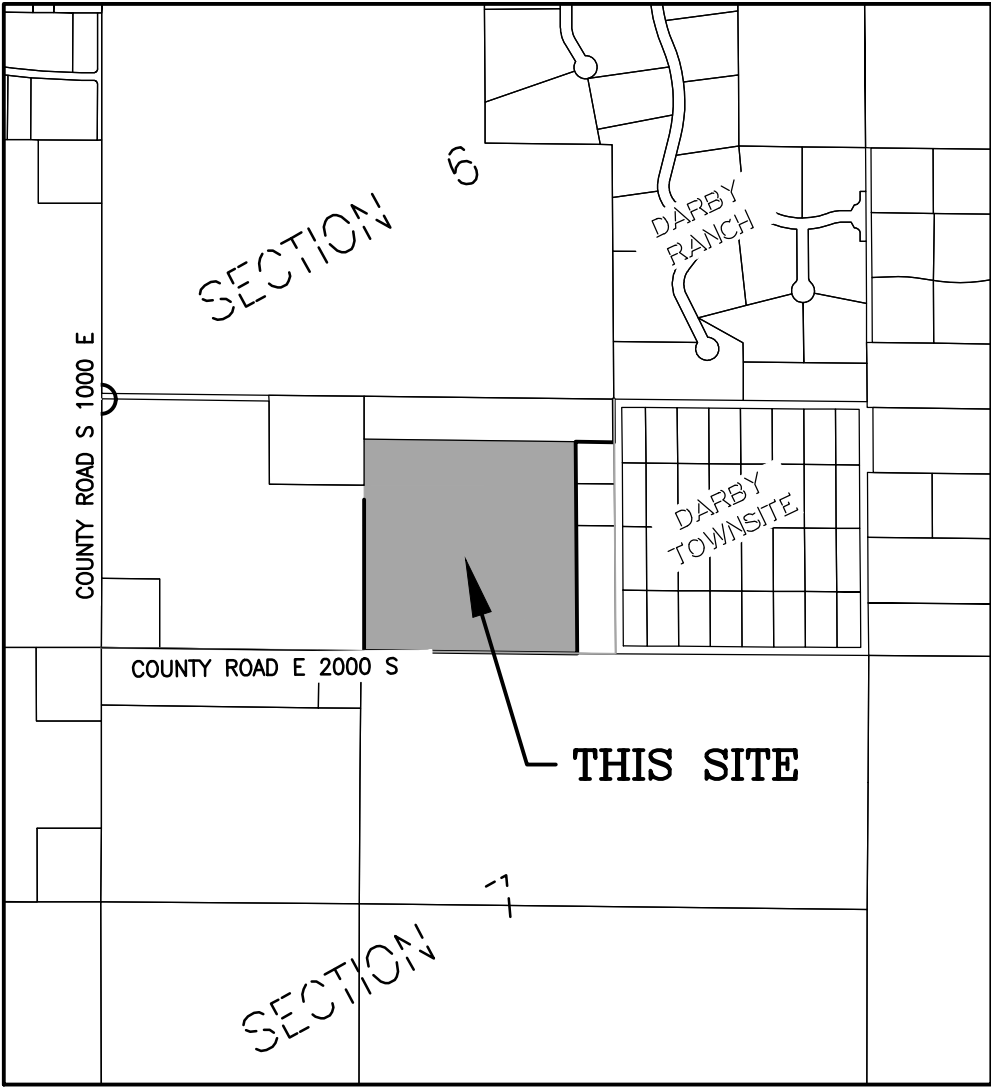
CERTIFICATE OF REVIEW

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

OWNER
B&R RENTAL, LLC
P.O. BOX 156
VICTOR, IDAHO, 83455

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



VICINITY MAP
SCALE: 1" = 1000'
Section 6, T4N, R46E B.M.
Teton County, Idaho

PROJECT TOTAL:

TOTAL ACRES = 27.962 ACRES
10 LOTS
LOT 1 = 2.507 ACRES
LOT 2 = 2.508 ACRES
LOT 3 = 2.504 ACRES
LOT 4 = 2.505 ACRES
LOT 5 = 3.954 ACRES
LOT 6 = 3.962 ACRES
LOT 7 = 2.508 ACRES
LOT 8 = 2.503 ACRES
LOT 9 = 2.506 ACRES
LOT 10 = 2.505 ACRES

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

TETON COUNTY TETON COUNTY ZONE:
A/RR–2.5

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

SURVEYORS NARRATIVE

This subdivision was created to split that parcel of land described in Instrument #282882 Teton County, Idaho into 10 lots as shown hereon.

FINAL PLAT
Two Thousand Views
a subdivision of RP04N46E066705

Located In
SE1/4SW1/4 Section 6
Township 4 North,
Range 46 East of the B.M.,
Teton County, Idaho

