

200' 100' 0 200'

SCALE: 1" = 200'

WARNING

LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2"-SCALE ACCORDINGLY)

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 4900 FEET.

WE WERE HIRED BY TWIN TREES TO PREPARE AN 8 LOT SHORT PLAT .

HOMESTEAD ESTATES IN. 313303

THIS SUBDIVISION FALLS OUTSIDE THE 500 YEAR FLOOD PLAIN AS PER FIRM MAP NO. 16065C 0100 D,
EFFECTIVE DATE JUNE 3, 1991

FOR DITCH AND CANAL EASEMENTS REFER TO IDAHO CODE TITLE 42-1102

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL OF SUCH OBSTRUCTIONS. THE UTILITY SHALL NOT INCUR EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

SITUATED IN THE STATE OF IDAHO, COUNTY OF MADISON, BEING PART OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 39 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 89°55'50" EAST, A DISTANCE OF 1,776.29 FEET TO A POINT;

THENCE SOUTH 00°31'06" EAST, A DISTANCE OF 1,010.86 FEET TO A POINT;

THENCE SOUTH 89°59'13" EAST, A DISTANCE OF 862.75 FEET TO A POINT;

THENCE SOUTH 00°31'06" EAST, A DISTANCE OF 305.80 FEET TO A POINT;

THENCE NORTH 89°56'33" WEST, A DISTANCE OF 2,637.19 FEET TO A POINT;

THENCE NORTH 00°35'54" WEST, A DISTANCE OF 1,316.37 FEET TO THE POINT OF BEGINNING, CONTAINING 59.69 ACRES OF LAND, MORE OR LESS.

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 TWIN TREE SUBDIVISION, DIVISION NO. 1, MADISON COUNTY, IDAHO. AND WE DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND RIGHTS-OF-WAY AS SHOWN HEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS ARE LIMITED TO THE PURPOSES OF THE RIGHT OF WAY. ALL OTHERS ARE HEREBY DESIGNATED AS PRIVATE. THE AREAS INCLUDED WITHIN THIS PLAT WILL BE IRRIGATED IN COMPLIANCE WITH MADISON COUNTY POLICY, WATER AND/OR CANAL COMPANY REGULATIONS AND IN ACCORDANCE WITH IDAHO CODE CHAPTER 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 _____, 20____

GENERIC INVESTMENTS II, LLC.

JOHN LEVITT - MEMBER

STATE OF _____)
COUNTY OF _____

ON THIS _____ DAY OF _____, 20__ BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
SAID STATE, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER IN
THE LIMITED LIABILITY COMPANY OF _____ AND THE PERSON WHO SUBSCRIBED SAID
COMPANY NAME TO THE ATTACHED OWNERS 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 _____

PART OF NE $\frac{1}{4}$, SECTION 33, TWP. 6 N, R 39 E, B.M.
MADISON COUNTY, IDAHO

TETON VIEW SURVEYING

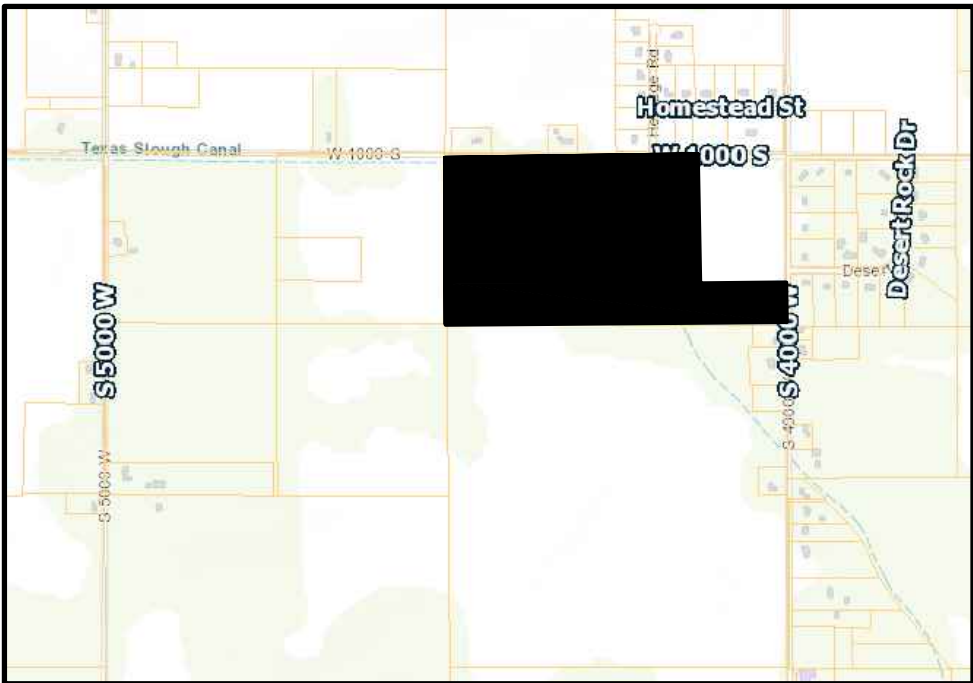
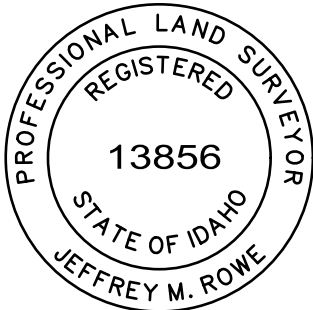
2847 East 700 North
St. Anthony, Id. 83445
P: 208.516.6877

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF TWIN TREE DIVISION NO. 1, MADISON COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IDAHO ON THIS _____ DAY OF _____, 20__ AT _____ M. AND RECORDED UNDER INSTRUMENT NUMBER _____

SURVEYOR'S CERTIFICATE

I, JEFFREY M. ROWE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, NUMBER 13856, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE BOUNDARY DESCRIPTION ATTACHED HERETO, AND THAT SAID PARCELS ARE STAKED ON THE GROUND IN ACCORDANCE TO STATE LAW SECTION 50-1303.



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.

DATE	COUNTY REVIEW SURVEYOR	PLS NO.
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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

DATE ENVIRONMENTAL HEALTH SPECIALIST

ASSESSOR AND TREASURER'S CERTIFICATE

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF MADISON, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PROJECT ARE CURRENT.

COUNTY ASSESSOR _____ DATE _____

COUNTY TREASURER _____ DATE _____

COUNTY ACCEPTANCE

THIS FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY MADISON COUNTY, IDAHO

BOARD CHAIRMAN _____ DATE _____

PLANNING AND BUILDING ADMINISTRATOR DATE _____

MADISON FIRE DEPARTMENT REPRESENTATIVE _____ DATE _____