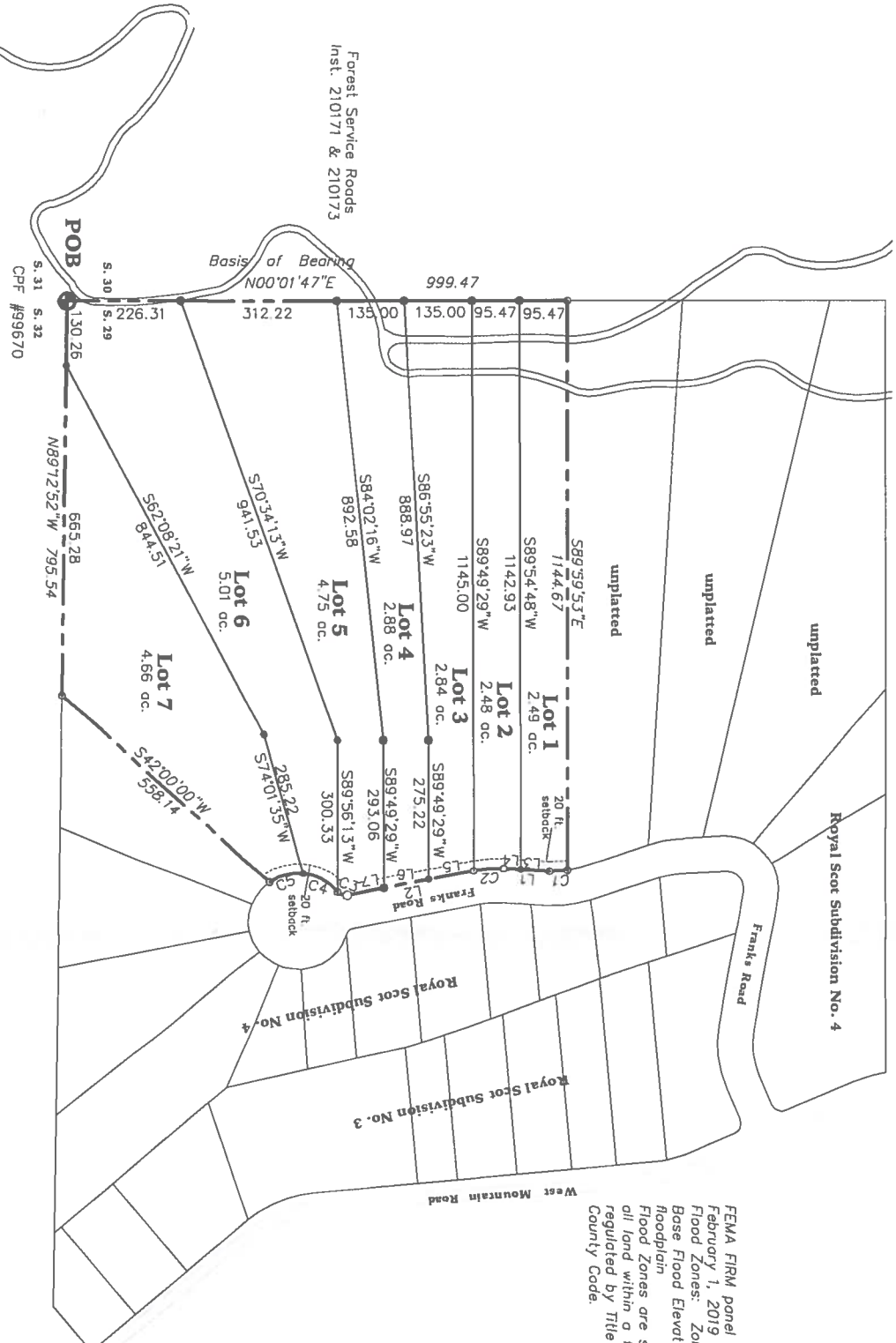


# A PLAT SHOWING TREETOP TERRACE SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 29  
T. 16 N., R. 3 E., B.M.  
VALLEY COUNTY, IDAHO  
2020



LINE	LENGTH	BEARING
L1	91.85	N03°28'19"E
L2	257.57	N11°13'09"W
L3	58.05	S03°28'19"W
L4	33.80	S03°28'19"W
L5	91.70	N11°13'09"E
L6	91.70	S11°13'09"E
L7	74.17	S11°13'09"E

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	35.87	165.00	35.80	S02°45'31"E
C2	60.26	235.00	60.09	S03°52'25"E
C3	21.90	20.00	20.82	S20°08'28"W
C4	80.09	100.00	77.96	S28°33'32"W
C5	71.31	100.00	69.81	N14°48'52"W

FEMA FIRM panel #1616685C1305C Effective February 1, 2019  
Flood Zones: Zone X  
Base Flood Elevation: N/A - Out of 500 year floodplain  
Flood Zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.

### Legend

- EXTERIOR BOUNDARY LINE
- PARCEL LINE
- ADJOINING PROPERTY LINES
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- SET 5/8 INCH REBAR

### Notes

Refer to plat of Royal Scot Subdivision No. 3, Bk. 4 page 13 and Royal Scot Subdivision No. 4, Bk. 4, page 14, Record of Survey Bk. 7, pg. 209, and Record of Survey Bk. 9, pg. 1.  
Franks Road is an existing County road.  
Sanitary Sewer is currently being served by North Lake Recreational Sewer and Water District  
Potable Water shall be served by individual wells  
Setbacks will comply with Valley County standards.  
Any damage to roads during construction shall be repaired prior to occupancy.

### Health Certificate

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval.  
Sanitary restrictions may be reimposed in accordance with Section 50-1326 Idaho Code by the issuance of a certificate of disapproval.

District Health Department, EHS Date

Book \_\_\_\_\_  
Page \_\_\_\_\_  
Instrument \_\_\_\_\_  
CCRS RECEIVED  
JAN 28 2021

**Fodrea Land Group, Inc.**  
Surveyors. Engineers. Planners.



**A PLAT SHOWING  
TREETOP TERRACE SUBDIVISION**  
LOCATED IN THE SW 1/4 OF SECTION 29  
T. 16 N., R. 3 E., B.M.  
VALLEY COUNTY, IDAHO  
2020

**Certificate of Owner**

KNOW ALL MEN BY THESE PRESENTS: The undersigned is the owner of the following described parcel of land:

A parcel of land located in the SW 1/4 of Section 29, T. 16 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the southwest corner of said Section 29, a found brass cap monument, CPF Inst. 99670, being the TRUE POINT OF BEGINNING.

Thence a bearing of N 00°14'7" E, a distance of 999.47 feet on the west boundary of said Section 29 to a found 1/2 inch rebar; Thence a bearing of S 89°59'53" E, a distance of 1144.67 feet to a found 1/2 inch rebar on the westerly 1/2 inch right-of-way boundary of Franke Road; Thence on a curve to the right to a found 1/2 inch rebar which curve has a length of 35.87 feet, a radius of 165.00 feet and a chord which bears S 2°45'31" E, a distance of 35.80 feet to a found 1/2 inch rebar; Thence a bearing of S 3°28'19" W, a distance of 91.65 feet on said right-of-way to a found 1/2 inch rebar; Thence on a curve to the left to a found 1/2 inch rebar, which curve has a length of 60.26 feet, a radius of 235.00 feet, and a chord which bears S 3°52'23" E, a distance of 60.09 feet to a found 1/2 inch rebar; Thence a bearing of S 11°13'09" E, a distance of 237.57 feet on said right-of-way to a found 5/8 inch rebar; Thence on a curve to the right, on said right-of-way, which curve has a length of 21.90 feet, a radius of 20.00 feet, and a chord which bears S 20°08'28" W, a distance of 20.82 feet to a found 1/2 inch rebar; Thence on a curve to the left, on said right-of-way, which curve has a length of 80.09 feet, a radius of 100.00 feet, and a chord which bears S 28°33'52" W, a distance of 77.96 feet to a set 5/8 inch rebar; Thence on a curve to the left, on said right-of-way, which curve has a length of 71.31 feet, a radius of 100.00 feet, and a chord which bears S 14°48'52" E, a distance of 69.81 feet to a set 5/8 inch rebar; Thence leaving said right-of-way, a distance of 795.54 feet to the POINT OF BEGINNING.

Said described parcel of land contains 23.11 acres, more-or-less, together with and subject to rights-of-way and easements of record and/or use.

That it is the owner's intent to include the above described parcel of land in this plot of Treetop Terrace Subdivision.

Michael Montford and Terra Montford, Trustees  
Montford Family Living Trust

**Acknowledgment**

STATE OF IDAHO )  
                          ) ss  
                          ) COUNTY

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021 before me the undersigned Notary Public in and for said State of Idaho personally appeared the persons whose names are subscribed to this instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public of Idaho \_\_\_\_\_

Residing at \_\_\_\_\_

Commission expires: \_\_\_\_\_

**Certificate of Surveyor**

I, Robert W. Fodrea, Professional Land Surveyor No. 5618, licensed by the State of Idaho, do hereby certify that the plot of Treetop Terrace Subdivision described in the Certificate of Plat, was drawn from a survey conducted by me and accurately represents the points plotted thereon, and is in conformance with Idaho Code Title 50, Chapter 13.

Robert W. Fodrea, P.L.S. 5618



**Certificate of Valley County Surveyor**

I, the undersigned County Surveyor for Valley County, do hereby certify that the plot of Treetop Terrace Subdivision is in compliance with Title 50, Chapter 13, Idaho Code, relating to plats and surveys and is also in compliance with the Valley County Subdivision Regulations relating to plats.

Valley County Surveyor \_\_\_\_\_

**Approval of Valley County Commissioners**

The plot of Treetop Terrace Subdivision is hereby accepted and approved the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the Valley County Commissioners.

Chairman \_\_\_\_\_

**Approval of Valley County Planning and Zoning Administrator**

The plot of Treetop Terrace Subdivision is hereby accepted and approved the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the Valley County Planning and Zoning Administrator.

Administrator \_\_\_\_\_

**Certificate of Valley County Treasurer**

I, the undersigned County Treasurer in and for the County of Valley, State of Idaho, per the requirements of Idaho Code 50-1308 do hereby certify that any and all current and/or delinquent County Property Tax for the property included in the plot of Treetop Terrace Subdivision has been paid in full. This certification is valid for the next thirty days only.

Valley County Treasurer \_\_\_\_\_

Date \_\_\_\_\_

**Valley County Recorder's Certificate**

STATE OF IDAHO )  
                          ) ss  
                          ) VALLEY COUNTY

This is to certify that the plot of Treetop Terrace Subdivision filed in the office of the Recorder of Valley County, Idaho, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., at the request of \_\_\_\_\_ and was duly recorded as instrument \_\_\_\_\_ in Book \_\_\_\_\_ of Plats on page \_\_\_\_\_.

Deputy \_\_\_\_\_

Ex-Officio Recorder \_\_\_\_\_

**Fodrea Land Group, Inc.**  
Surveyors. Engineers. Planners.

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