SHEET 2 OF 2 STATE OF IDAHO Plat Showing Mod 4-27 1998 PM Fee/19 R=126.22 RAINEY CREEK MEADOWS Δ=01°00'02" ONALD LONGATORE, County Recorder of Varsha Helling Day L-2.20° 1653.911 DIVISION No. 2 RIGHT OF WAY R=126.22 Portion of the SW1/4 Section 5 & NW1/4 PLATTED CREEK LOT 1 Δ=21°39'58" R=140.00° \$\Delta=25'10'46" \$L=61.53' 2.57AC. L=47.73'/ MEADOWS DIV NO. 1 Section 8, T.1N., R.44E., B.M. DETAIL "A" City of Swan Valley, Bonneville County, Idaho **NOTES** APRIL 1998 1) It has been determined that the property included in this subdivision plat is not within an Irrigation District. Lots within this subdivision will S77°16'35'W not receive an irrigation water right. 32.88 R=721.51' \$\text{\$\Delta=10"28'}\$ L=131.80' 2) The lot owners are responsible for the maintenance of Trumpeter Lane. Before the city of Swan Valley or Bonneville County will assume S0"25"05"W 99.74 the maintenance responsibility, said road must be improved to Bonneville County standards S20"24'09"E and officially approved and accepted. 41.77 745.37 3) Private approaches are to be constructed and maintained by the lot owners and drainage swales must be retained. CURVE RADIUS DELTA 4) A ten foot wide Public Utility Easement is ARC. TANG. CHORD hereby granted along all road frontages C-1 31.61' 95°29'00' 5°23'57' 52.68' 34.79' 46.79' through each lot. Other easements widths are 65.97 33.8F 65.94 AFFIDAUIT OF CORRECTION as shown. 64.68 33482 6454 C-3 700.00' 16 05 5038' INST. NO. 967536 5) According to the FEMA Flood Plain FIRM PARCEL No.A C-4 30.00° 95\*26'02" 49.97' 32.99' Map. Swan Valley, Bonneville County Community C-5 730.00′ 7\*32′17**′** 95.97 96.04' 48.09' Panel No. 160154-0005-B, effective 08-01-1980, C-6 670.00' 10°39'46' 124.69' 62.52' 124.51 part of this subdivision adjoining the Rainey Creek Drainage lies within ZONE "A" which are C-7 730.00' 14\*02'31" 178.91' 89.90' SEC. COR. areas of 100 year flood; Base flood elevation C-8 2370.00' 5°31'45" 228.71' 114.44' 228.62 L.S. 827 C.P. 933988 and flood hazard factors have not been C-9 |2370.00' |11°29'05" 475.06' 238.33' 474.26 C-10 2430.00' 3\*31'32" 149.52' 74.79' BASIS OF BEARING SECTION LINE C-11 2430.00' 7\*09'58' 303.93' 152.16' N89\*54'44"W C-12 2430.00' 7\*47'30" 330.46′ 165.48′ 330.201 N89°54'44"W 2645.41 L.S.827 774.23' 390.51' C-13 | 2400.00' | 18°29'00" 770.881 C.P.933989 **LEGEND** C-14 2400.00' 8\*53'28' 372.43' 186.59' 372.01 C-15 2430.00' 8\*53'28' 377.09' 188.92' VUNPLATTED~ 376.71 C-16 | 2370.00' | 7°25'19" 307.00' 153.72' Division No. 2 Boundary 306.791 C-17 30.00° 91\*28'09" 47.89 30.78 42.97 L=421.49' Lot Boundary LOT 7 C-18 30.00° 47.89 30.78 42.97 91\*28′09\* 320.00° N90°00'E C-19 525.25' 22\*22'56" 205.19' 103.92' 203.89 Existing Division No. 1 C-20 555.25' 22"22"56" 216.91' 109.85' R=585.25'— A=33'28'47" C-21 585.25' 15\*23'59" 157.30' 79.13' 156.831 Center Line of Road A=33.25 L=341.98' N6578'55"E 60.00 C-21A 585.25' 6\*58'57" 71.32' 35.71' Approx. C Rainey Creek C-22 30.00' 101°16'38' 53.03' 36.57' 46.391 C (100' Wide Riparian -60'R/W C-23 50.00' 64°31'15' 56.31' 31.56' LOT 6 Setback Area [III 3 S90°00'00"E 450.00 C-24 530.00' 14\*17'48' 132.25' 66.47' 3.0 AC. C-25 500.00' 61\*20'42' 535.34' 296.55' 510.13 3.1 AC. ن N89**•54′34′W** Found Brass Cap C-26 470.00' 69°53'07" 573.27' 328.40' 538.39' C-27 530.00' 23°08'18' 214.04' 108.50' Found 5\8" Iron Pin LS 827\(\tilde{V}\) LOT 7 C-28 530.00' 18\*14'52\* 168.80' 85.12' Set 5\8" Iron Pin 74.53' 37.33' 74.46' C-29 500.00' 8\*32'25' LOT 8 C-30 250,00° 37°30′16° 163.63′ 84.87′ C-31 280.00° 37°30°16° 183.27° 95.05° 180.01° 254.05' 60'R/W 4.5 AC. 144.00' 74.68' C-35 S50'00, 34,30,16, ●75'w.c. 75 Foot Witness Corner C-33 | 230.00° | 23°10′16° 93.02' 47.15' To Property Corner C-34 200.00' 51\*36'32' 180.15' 96.70' C-35 170.00° 21°13′14° 62.96′ 31.85′ C-36 170.00° 30°23°18° 90.16° 46.17′ 89.11° C-37 230.00' 28°26'16' 114.16' 58.28' 112.99'  $\bigcirc$  101  $\stackrel{4}{\cancel{\phantom{A}}}$ LOT 2 LOT 1 C-38 419.66' 48\*50'12' 357.70' 190.53' C-39 389.66' 48\*50'12' 332.13' 176.91' C-40 359.66' 27°41'47° 173.86' 88.66' 172.17' C-41 359.66' 21°08'25' 132.70' 67.12' 131.95' / 1/16 C-42 157.29' 47°26°26' 130.24' 69.12' 126.55' COR. 1/16— COR. L.S. 827 C-43 97.29' 47\*26**'25' 8**0.56' 42.75' 392.941 609.11' L.S. 827 2356.62 N89°54'57"W HEALTH CERTIFICATE I hereby certify that sanitary restrictions required by Idaho Code

/UNPLATTED

Title 50, Chapter 13, Section 50-1326 have been satisfied and

Environmental Health Specialis

EHS NO. 203

this plat is hereby approved for recording by filing of this

certificate herewith.

DISTRICT 7 STATE BOARD OF HEALTH

SAWTOOTH ENGINEERING

(208) 788-908(

P:\PROJECTS\97063\97063DV2.DWG 04/08/98

(	CE	'RT.	IFIC	ATE	OF	OWN	IERS	SHIP
o of	mple	of the	following	described	d parcel	of land:		الايوداء إسعى

This is to certify that we, the understaned, are the owners in fe A parcel of land being a portion of the SW1/4 of Section 5 and the NW1/4 of Section 8, Township 1 North, Range 44 East, Boise Meridian, Bonneville County, Idaho, more particularly described Beginning at the N1/4 Corner of said Section 8, said point being the REAL POINT OF BEGINNING, Thence \$00°05'26"W 1324.38" feet to the Southeast Corner of the NE1/4 of said Section 8; Thence N89°54'57"W along the South Boundary of the North half of the NW1/4 of said Section 8, 2356.62 feet. Thence N00°05'03"E 498.85 feet; Thence N20"22'33"E 66.63 feet; Thence N00"02'14"E 419.88 feet; Thence N90"00'00"E 320.00 feet; Thence S65\*29'50"E 437.94 feet; Thence N90'00'00"E 450.00 feet; Thence N65"18'55"E 60.00 feet; Thence along a curve to the Left having a Radius of 585.25 feet, a Delta of 33"28"47", and an Arc Length of 341.98 feet; Thence N58"09"52"W 80.00 feet; Thence along a curve to he Right having a Radius of 470.00 feet, a Delta of 51"22"56" and an Arc Length of 421.49 feet; Thence along a curve to the Right having a Radius of 470.00 feet, a Delta of 18"24"58" and an Arc Length of 151.07 feet;
Thence along a curve to the Left having a Radius of 721.51 feet, a Delta of 10"28"00" and an Arc Length of 131.80 feet to the Southerly Boundary of Rainey Creek Meadows, Division 1;
Thence along said Southerly Boundary along a curve to the Left having a Radius of 141.56 feet, a Delta of 38"37"58" and an Arc Length of 95.45 feet;
Thence continuing along said Southerly Boundary, N83"14"22"E 404.07 feet;
Thence along a curve to the Right having a Radius of 140.00 feet;
Thence along a curve to the Right having a Radius of 140.00 feet;
Thence along the Westerly Boundary of said Let 1 \$7.778"35"West, a Delta of 25"10"48" and an Arc Length of 61.53 feet, to the Northwest Corner of Lot 1, Rainey Creek Meadows Division 1;
Thence along the Westerly Boundary of said Let 1 \$7.778"35"West, a Delta of 25"10"48" and an Arc Length of 61.53 feet, to the Northwest Corner of Lot 1, Rainey Creek Meadows Division 1; Thence along the Westerly Boundary of said Lot 1, \$77"16"35"W 32.88 feet;
Thence continuing along said Westerly Boundary \$37"46"44"W 362.89 feet;
Thence continuing along said Westerly Boundary \$00"25"05"W 99.74 feet;
Thence \$20"24"09"E 41.77 feet to the Southeast Corner of said Lot 1;
Thence \$80"30"37"27"E 745.37 feet to the Southeast Corner of Lot 2, Rainey Creek Meadows Division1;

Thence along the Easterly Boundary of said Lot 2, NA317'47"E 110.09 feet;
Thence continuing along said Easterly Boundary along a curve to the Left having a Radius of 126.22 feet, a Delta of 22" 40'00" and an Arc Length of 49.93 feet; to the Northeast Corner of said Lot 2;
Thence along the Southerly Boundary of said Rainey Creek Meadows Division 1, S66'15'59"E 449.00 feet to the East Boundary of the SW1/4 of said Section 5;
Thence S00'02'58"W along said East Boundary 464.33 feet, to the REAL POINT OF BEGINNING, said Parcel contains 87.29 acres more or less. Pursuant to idaho Code 50-1334, We,as owners, further certify that the individual lots described in this plat will not be served by any water system common to one or more of the lots, but will be served by individual wells.

The streets shown on this plat of Rainey Creek Meadows Division II are hereby dedicated to the use of the public, and the sasements indicated hereon are not dedicated to the public, but the right to use said easements is hereby reserved for public utilities or as designed hereon and no permanent structures are to be erected within the line of said easements. Building and accurancy restrictions - see book no. \_\_\_\_ of miscellaneous records at page no. \_\_\_\_ Bonneville County, Idaho, for building and occupancy restrictions filed on the \_\_\_\_ day of

at \_\_\_\_\_ e'clock \_m, 1997 in the office of Bonneville County recorder, Idaho Falls, Idaho. In witness whereof, I have set my hand this \_\_\_\_\_ day of \_\_\_\_\_\_, 1997.

It is the intent of the owners to hereby include said land in this plat.

Un J. Henen Lynda K. Hansen, Member of Rainey Creek Meadows L.L.C., Que S. Hansen/Member of Rainey Creek Meadows L.L.C., an Idaho, Limited Liability Company. an Idaho Lipsited Liability Company

Yw & Clever Que S. Hansen Family Trust Que S. Honson/Trustee

Ver 4- Jamen Que'S. Hansen Family Trust Lynda K. Hansen, /Trustee and as an Individual

Bruce T. Butter, President Sawtooth Engineering Incorporated

Rocking' T Construction Incorporated

BEE AFFIDAVITS OF AFFIRMATION

(NST. NO.S 967535 AND 968682

### IRRIGATION WATER DELIVERY CERTIFICATE

Pursuant to the idaho Code 31-3805, We, as owners, do hereby certify that the irrigation water appurtenant and the assessment obligation of the land

you Villaveur Que S. Honson, Trustee and as an individual and a member of an L.L.C.

Lynda K. Honsen, Trustee and as an Individual and a member of an L.L.C.

Bruce T. Butler, President Sawtooth Engineering Incorporated Troy Hicke, President Rockin' T Construction Incorporated

#### IRRIGATION WATER CERTIFICATE

Pursuant to Idaho Code 31-3805, We, as owners, do hereby certify that the water rights appurtenant and the assessment obligation of the lands in said subdivision which are within the Rainey Creek irrigation/entity have been techsferred from said lands by the owners. Lots within the subdivision will not be entitled to water rights and will not be obligated for assessment by any irrigation

district and/of conal company. You to faceun

Que S. Honsen, Trustee and as an Individual and a member of an L.L.C.

Tennessee AR

Lynda K. Hansen, Trustee and as an individual and a member of an L.L.C.

Bruce T. Butler, President Sawtooth Engineering Incorporated

Troy Hicks, Ryesident Rockin' T Construction Incorporated

**ACKNOWLEDGMENT** 

LL day of April, 1998. Before me, a notary public in and for the State of Idaho, personally appeared Que S. Hansen and Lynda K. Hansen known to me to be names are subscribed to the above certificates as individuals and as Trustees of the Que S. Hansen Familiy Trust and acknowledged to me that they executed the same Trustees. In witness whereof, I have set my hand and affixed my official seal the day and year in this certificate first above written

Sonna S. Kichardson Notary Public in and for the State of Idaha Junessee
My commission expires May 16, 1998
Residing in Machinelle, Jennessee

Tennessee State of Maho (PD) Williamson *ACKNOWLEDGMENT* 

On this 22 day of Quee. 1998. Before me, a notary public in and for the State of Idaho, personally appeared Que S. Hansen and Lynda K. Hansen known to me to be names are subscribed to the above certificates as Members of Rainey Creek Meadows L.L.C., an Idaho Limited Liability Company. In witness ,thereof, I have set my hand and affixed my official seal.

Norma J. Kuhardson Notary Public in and for the State of Interested Tennessee My commission expires May 16, 1998

Residing in Manually Juneages

#### ACKNOWLEDGMENT

State of Idaho County of Bonneville )

State of Idaho

County of Bonneville ) 88

On this 21 day of 1998. Before me, a notary public in and for the State of Idaho, personally appeared Bruce T. Butler known to me or identified to me to be the president of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same. In witness whereof, I have set my hand and affixed my official seal the day and year in this certificate first above written.

Kym M. Bliter Notary Public in and for the State of Idaho My commission expires 11-0:2003

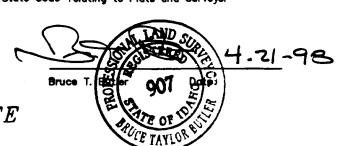
`ACKNOWLEDGMENT

On this al day of PRL. 1998. Before me, a notary public in and for the State of Idaho, personally appeared Troy Hicks known to me or identified to me to be the president of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the serse, in witness whereof, I have set my hand and affixed my official seal the day and year in this certificate first above written.

M. Bure Notary Public in and for the State of Idaho My commission, expires 11-6 2003 Residing in Harden

SURVEYOR'S CERTIFICATE

I, BRUCE BUTLER, a registered land surveyor in the State of Idaho do hereby certify that this plat is a true and accurate map of the land surveyed under my direct supervision and that it is in accordinance with the Idaho State Code relating to Plats and Surveye.



## RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of RAINEY CREEK MEADOWS, DIVISION NO. 2, to the City of Swan Valley, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville Caunty, Idaho on this 27 day of 40 in 1974 at 22.41/m and recorded under Instrument Number 100.764. in Plat Book

### TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all County property taxes for the property included in this project are current.

Date: 4. 27.98

Mark R Haven by Jose Kelink Bonneville County Treasurer

# CITY'S ACCEPTANCE

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 50-1305 of the Idaho Code

4-23-98