

ORIGINAL

BRANDYWINE RANCH DIV NO 2
#1508345 B-155 9/29/2015
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EA Ellsworth & Associates, PLLC
Engineers & Land Surveyors

BRANDYWINE RANCH DIVISION NO. 2

AN ADDITION TO THE CITY OF SWAN VALLEY

PART OF THE S.W. 1/4 OF SECTION 7

TOWNSHIP 1 NORTH, RANGE 44 EAST OF THE BOISE MERIDIAN

BONNEVILLE COUNTY, IDAHO

BOUNDARY DESCRIPTION

Commencing at the South 1/4 corner of Section 7, Township 1 North, Range 44 East of the Boise Meridian, Bonneville County, Idaho; running thence N.00°06'26"E. along the North-South Center Section line 1293.61 feet to the TRUE POINT OF BEGINNING; running thence N.89°44'03"W. 2112.90 feet; thence N.19°15'09"W. 155.09 feet; thence N.29°28'41"W. 260.50 feet; thence N.46°57'37"W. 129.45 feet; thence N.12°25'30"W. 63.40 feet; thence N.85°30'07"W. 217.64 feet to the West line of said Section 7; thence N.00°08'01"E. along said West line 813.19 feet to the West 1/4 corner of said Section 7; thence S.89°54'51"E. along the North line of the Southwest 1/4 of said Section 7 a distance of 1124.29 feet; thence S.00°44'13"E. 545.06 feet; thence S.89°54'51"E. 1485.76 feet; thence S.00°06'26"W. along the North-South Center Section line 814.60 feet to the TRUE POINT OF BEGINNING.
SUBJECT TO: existing County Road Rights-of-Way and Easements of Record.

CONTAINING: 2,538,838 Sq. Ft. or 58.284 acres.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that the undersigned are the lawful owners of the tract of land included within the boundary description shown hereon and have caused the same to be platted and divided into blocks, lots and streets, which plat shall hereafter be known as Brandywine Ranch, Division No. 2, an Addition to the City of Swan Valley, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that we hereby dedicate and convey to the lot owners, a non exclusive roadway access easement shown and described hereon, that we hereby dedicate to the City of Swan Valley the portion of Cottonwood Road shown and described hereon, and we also grant and convey to the City of Swan Valley all public utility easements shown on the plat and that we do hereby warrant and shall defend such dedication and conveyances in the quiet and peaceful possession of the lot owners or the City of Swan Valley, as the case may be, against said owners' and their heirs and assigns, and against every person whomsoever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof.

Owner's, and their heirs and assigns, agree they will construct no permanent structure within or upon any public utility easement shown hereon, and the City of Swan Valley and its successors, assigns or permittees shall also have the right, at the owners' or their heirs', successors' or assigns' expense, to remove, cut or trim any trees, brush, ornamental shrubbery or plant which may injure or interfere with the use thereof for its intended purposes.

All Lot Owners shall be responsible for their own well and septic systems.

Property Owners shall be responsible for road maintenance.

Property Owners shall be responsible for maintaining fire suppression system.

IN WITNESS WHEREOF, We have hereunto set our signature's this 22nd day of SEPTEMBER, 2015.

Richard I. Clayton Jr.
Richard I. Clayton Jr. (Managing Member of Brandywine Ranch LLC)

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Swan Valley, Idaho by resolution adopted this 21st day of September, 2015.

Janice Deane Mayor
David Spivey City Clerk

IRRIGATION WATER RIGHTS RELEASE

Water rights and assessment obligations are not appurtenant to the lands included within this plat. Lots within this subdivision will not receive a water right.

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.

21 Sept 15 *Nathaniel*
Date Health District Signature

SURVEYOR'S APPROVAL

I certify that I am a licensed professional land surveyor in the State of Idaho and that I have examined this plat and find that it complies with I.C. § 50-1305.

9/15/15 *Steve Rounds*
Date Steve Rounds P.L.S. No. 12640
Bonneville County Surveyor

TREASURER'S CERTIFICATE

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

9-28-15 *Mark R. Hansen*
Date Bonneville County Treasurer
Sydney Walker

FIRE CHIEF'S CERTIFICATE

I hereby certify that I have reviewed this subdivision plat for compliance with the International Fire Code / 2000.

Dean Philbrick 9-10-15
Dean Philbrick - Fire Chief Date
Swan Valley Fire Department

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat of Brandywine Ranch, Division No. 2, was filed in the Office of the Recorder of Bonneville County, Idaho on the 29 day of Sept, 2015 at 10:06 AM and recorded under Instrument Number 1508345.

Ronald Longmore
Bonneville County Recorder
David

Instrument # 1508345
IDAHO FALLS, BONNEVILLE, IDAHO
9-29-2015 10:06:16 AM No. of Pages: 2
Recorded for: ELLSWORTH & ASSOC
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy
Index to: PLAT

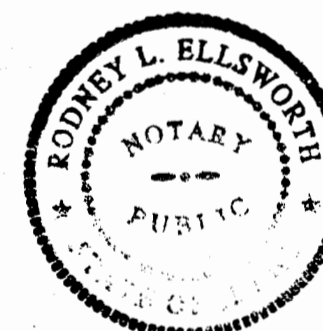
ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF BONNEVILLE :SS.

On this 22 day of September, 2015, before me the undersigned, a notary public in and for said state, personally appeared Richard I. Clayton Jr., known or identified to me, to be a managing member of the limited liability company of Brandywine Ranch LLC, and the person who subscribed said Limited Liability Company's name to the foregoing Owners' Dedication and acknowledged to me that he executed the same in said limited liability company's name as a person authorized to bind such Limited Liability Company.

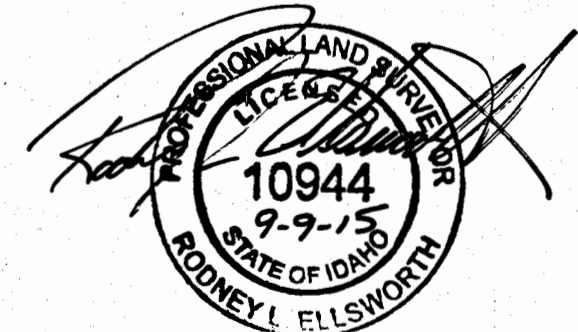
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Rodney L. Ellsworth
Notary Public for the State of IDAHO
Residing at: 2015 PERSON CO.
Commission Expiration Date: 7-11-20



SURVEYOR'S CERTIFICATE

I, Rodney L. Ellsworth, a Licensed Professional Land Surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as Brandywine Ranch, Division No. 2, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.



EA Ellsworth & Associates, PLLC
 Engineers & Land Surveyors
 253 1st Street (208) 522 5414
 Idaho Falls, Idaho 83401 Fax 523-2614

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 DIVISION NO. 2**
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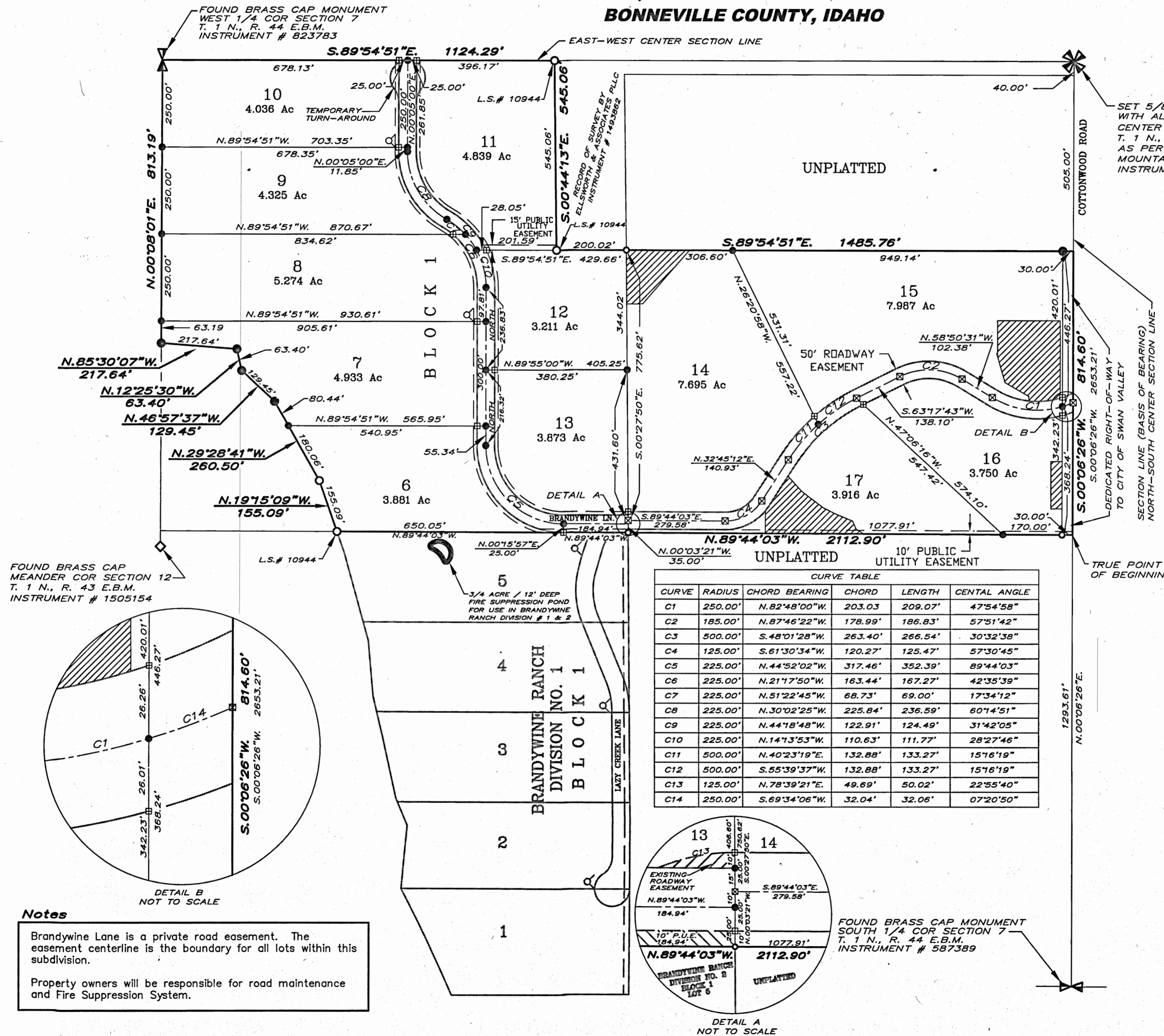
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LEGEND

- SET 1/2" X 24" STEEL RE-BAR WITH PLASTIC CAP REFERENCE MONUMENT STAMPED P.L.S.# 10944
- SET 1/2" X 24" STEEL RE-BAR WITH PLASTIC CAP STAMPED P.L.S.# 10944
- SET 5/8" X 30" STEEL RE-BAR WITH PLASTIC CAP STAMPED P.L.S.# 10944
- ⊠ FOUND 5/8" X 30" STEEL RE-BAR WITH ALUMINUM CAP STAMPED P.L.S.# 10944
- FOUND 5/8" STEEL RE-BAR WITH PLASTIC CAP STAMPED P.L.S.# 8795
- FOUND 1/2" STEEL RE-BAR WITH PLASTIC CAP STAMPED P.L.S.# 8795 OR AS SHOWN
- ◇ FOUND BRASS CAP MEANDER CORNER
- 10' WIDE PUBLIC UTILITY EASEMENT
- ⊕ FIRE HYDRANT
- ▨ RESERVED SEPTIC AREA

Notes
 Brandywine Lane is a private road easement. The easement centerline is the boundary for all lots within this subdivision.
 Property owners will be responsible for road maintenance and Fire Suppression System.