



LEGEND AND NOTES

- Denotes 5/8" x 30" Steel Re-bar set with plastic cap stamped L.S.827
 - Denotes 1/2" x 24" Steel Re-bar set with plastic cap stamped L.S.827
 - Denotes Steel Re-bar found with plastic cap as shown
- ==== A Ten foot wide Utility Easement is hereby granted along all Road frontages through each lot. Other easements widths are as shown
- ▲ Approximate location of cisterns with dry hydrant for fire protection and pollution monitoring.
- Upon construction of said cisterns, the developer shall inform the Mayor and local fire protection agency of their actual locations.

According to the FEMA Flood Plain FIRM Map, Swan Valley, Bonneville County Community Panel No. 180154-0005-B, effective 08-01-1980, part of this subdivision adjoining the Rainey Creek Drainage lies within ZONE "A" which is areas of 100 year flood; Base Flood elevation and flood hazard factors have not been determined.

The lot owners are responsible for the maintenance of Trumpeter Lane. Before the City of Swan Valley or Bonneville County will assume the maintenance responsibility, said road must be improved to Bonneville County standards and officially approved and accepted.

Private approaches are to be constructed and maintained by the lot owners and drainage swales must be retained.

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of RAINEY CREEK MEADOWS, DIVISION NO. 1, to the City of Swan Valley, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, Idaho on this 23 day of Dec, 1996 at 2:41 PM recorded under Instrument Number 933998, in Plat Book on page R-93

Ronald Longmore
Bonneville County Recorder

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 due for the property included in this project are current.

Date: 12-23-96 *Leah Jordan* Bonneville County Treasurer

CITY'S ACCEPTANCE

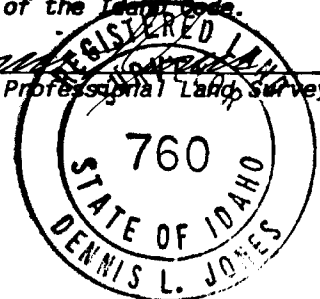
The foregoing plat was duly accepted and approved by the City of Swan Valley, Idaho by resolution adopted this 19 day of Dec, 1996

Joan Crowell Mayor
Sharon Dawn McVey City Clerk

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.

Date: 12-23-96 *Dennis L. Jones* Professional Land Surveyor

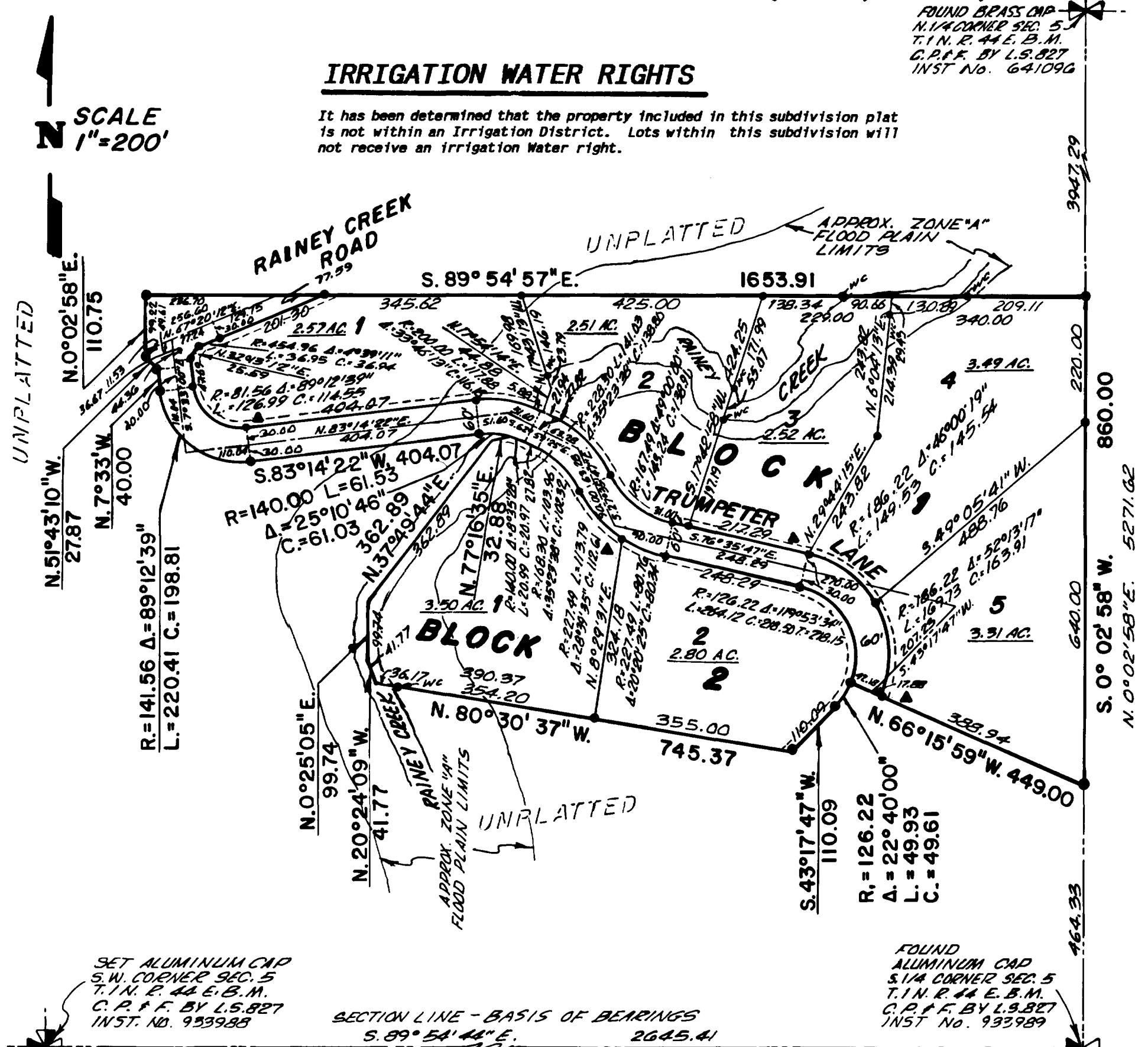


**RAINEY CREEK MEADOWS
DIVISION NO. 1**

**IN THE CITY OF SWAN VALLEY, BONNEVILLE COUNTY, IDAHO
BEING PART OF THE S.W. 1/4 OF SECTION 5, T. 1 N., R. 44 E., B.M.**

IRRIGATION WATER RIGHTS

It has been determined that the property included in this subdivision plat is not within an Irrigation District. Lots within this subdivision will not receive an irrigation water right.



SCALE
1"=200'

FOUND BRASS CAP
S.W. CORNER SEC. 5
T. 1 N. R. 44 E. B.M.
C.P.F. BY L.S.827
INST. NO. 641094

SET ALUMINUM CAP
S.W. CORNER SEC. 5
T. 1 N. R. 44 E. B.M.
C.P.F. BY L.S.827
INST. NO. 933998

SECTION LINE - BASIS OF BEARINGS
S. 89° 54' 44" E. 2645.41

FOUND ALUMINUM CAP
S.W. CORNER SEC. 5
T. 1 N. R. 44 E. B.M.
C.P.F. BY L.S.827
INST. NO. 933998

BOUNDARY DESCRIPTION

Beginning at the Southwest Corner of Section 5, Township 1 North, Range 44 East of the Boise Meridian; running thence S. 89° 54' 44" E. along the section line 2645.41 feet to the South 1/4 Corner of said Section 5; thence N. 0° 02' 58" E. along the North-South Center Section Line 464.33 feet to the TRUE POINT OF BEGINNING; running thence N. 66° 15' 59" W. 449.00 feet to a point on a curve having a radius of 126.22 feet and a chord bearing S. 31° 57' 47" W. 49.61 feet; thence to the right along said curve 49.93 feet thru a central angle of 22° 40' 00"; thence S. 43° 17' 47" W. 110.09 feet; thence N. 80° 30' 37" W. 745.37 feet; thence N. 20° 24' 09" W. 41.77 feet; thence N. 0° 25' 05" E. 99.74 feet; thence N. 37° 49' 44" E. 362.89 feet; thence N. 77° 16' 35" E. 32.88 feet to a point on a curve having a radius of 140.00 feet and a chord bearing N. 84° 10' 16" W. 61.03 feet; thence to the left along said curve 61.53 feet thru a central angle of 25° 10' 46"; thence S. 83° 14' 22" W. 404.07 feet to a point of curve having a radius of 141.56 feet and a chord bearing N. 52° 09' 19" W. 198.81 feet; thence to the right along said curve 220.41 feet thru a central angle of 89° 12' 39"; thence N. 7° 33' 00" W. 40.00 feet; thence N. 51° 43' 10" W. 27.87 feet; thence N. 0° 02' 58" E. 110.75 feet to the North line of the South 1/2 of the Southwest 1/4 of said Section 5; thence S. 89° 54' 57" E. along said North line 1653.91 feet to the Northeast corner of the South 1/2 of said Southwest 1/4; thence S. 0° 02' 58" W. 860.00 feet to the TRUE POINT OF BEGINNING.
CONTAINING 23.33 acres.

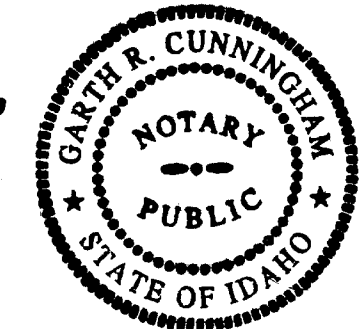
OWNER'S CERTIFICATE

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 and divided into Blocks, Lots and Streets, to be hereafter known as RAINEY CREEK MEADOWS, DIVISION NO. 1, to the City of Swan Valley, Bonneville County, Idaho and we hereby dedicate to the Public, all streets and easements as shown hereon. We also certify that Domestic Water and Septic Systems are the responsibility of the lot owners

QUE S. HANSEN FAMILY TRUST
Que S. Hansen Trustee
AND AS AN INDIVIDUAL *Lynda K. Hansen* Trustee
AND AS AN INDIVIDUAL

ACKNOWLEDGEMENT

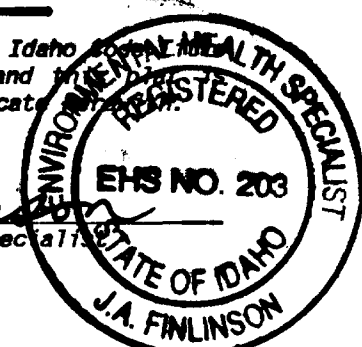
STATE OF IDAHO
County of Bonneville
On this 23 day of October, 1996 before me the undersigned, a Notary Public in and for said State, personally appeared Que S. Hansen and Lynda K. Hansen, known or identified to me to be the persons whose names are subscribed to the attached Owner's Certificate as Trustees of the Que S. Hansen Family Trust and acknowledged to me that they executed the same as trustees and as individuals.



HEALTH DEPARTMENT CERTIFICATE

I hereby certify that sanitary restrictions required by Idaho Code 50-1326 have been satisfied and hereby approved for recording by filing of this certificate.

DISTRICT 7 STATE BOARD OF HEALTH
Date: 12-18-96 *J.A. Finlison* Environmental Health Specialist



SURVEYOR'S CERTIFICATE

I, *Garth R. Cunningham*, depose and say that I am a professional Land Surveyor, that I have surveyed the tract of land described in the Boundary Description attached hereto, that said tract is shown on the ground according to State Law and the map shown hereon.

Date: 12-10-96
Garth R. Cunningham
Garth R. Cunningham, P.L.S.
STATE OF IDAHO
CERTIFICATE NO. 827

