

1020 Lincoln Road  
Idaho Falls, Idaho 83401 (208) 524-6175

STATE OF IDAHO )  
County of Bonneville ) # 1092366  
I hereby certify that the within instrument was  
filed 10-24-02 2:02 P.M. Fee 11.00  
RONALD LONGMORE, County Recorder  
By *R. Longmore* Deputy

# SOUTH FORK RANCH DIVISION NO. 3 AN ADDITION TO THE CITY OF SWAN VALLEY BONNEVILLE COUNTY, IDAHO PART OF THE N.1/2 SECTION 12 T.14N. R.43E. B.M. INCLUDING A REPLAT OF A PART OF LOT 3, BLOCK 4 SOUTH FORK RANCH, DIVISION No. 1

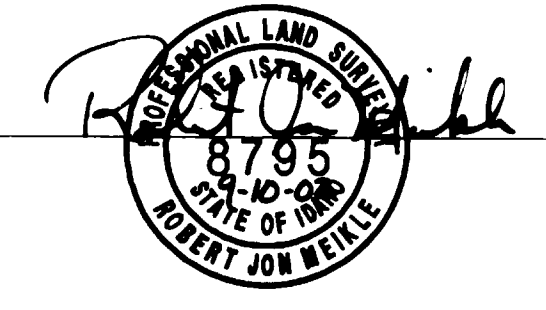
SHEET 1 OF 2



### SURVEYOR'S CERTIFICATE

I, Robert Jon Weikle, 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 was staked on the ground according to State Law and the map shown herein.

STATE OF IDAHO  
CERTIFICATE NO. 8795



### RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of the SOUTH FORK RANCH, DIVISION NO. 3, an addition 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 24th day of October, 2002 at 2:02 p.m. and recorded under Instrument Number 1092366, in Plat Book 5-182

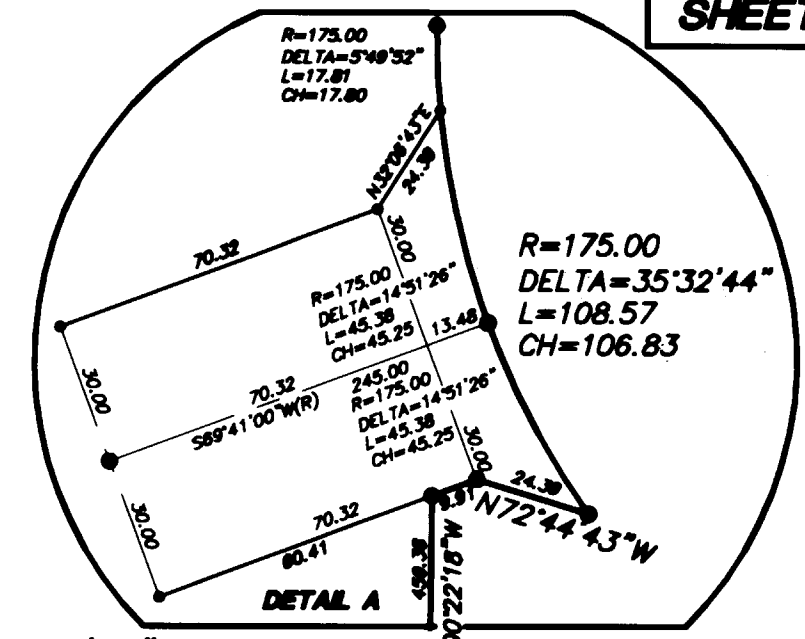
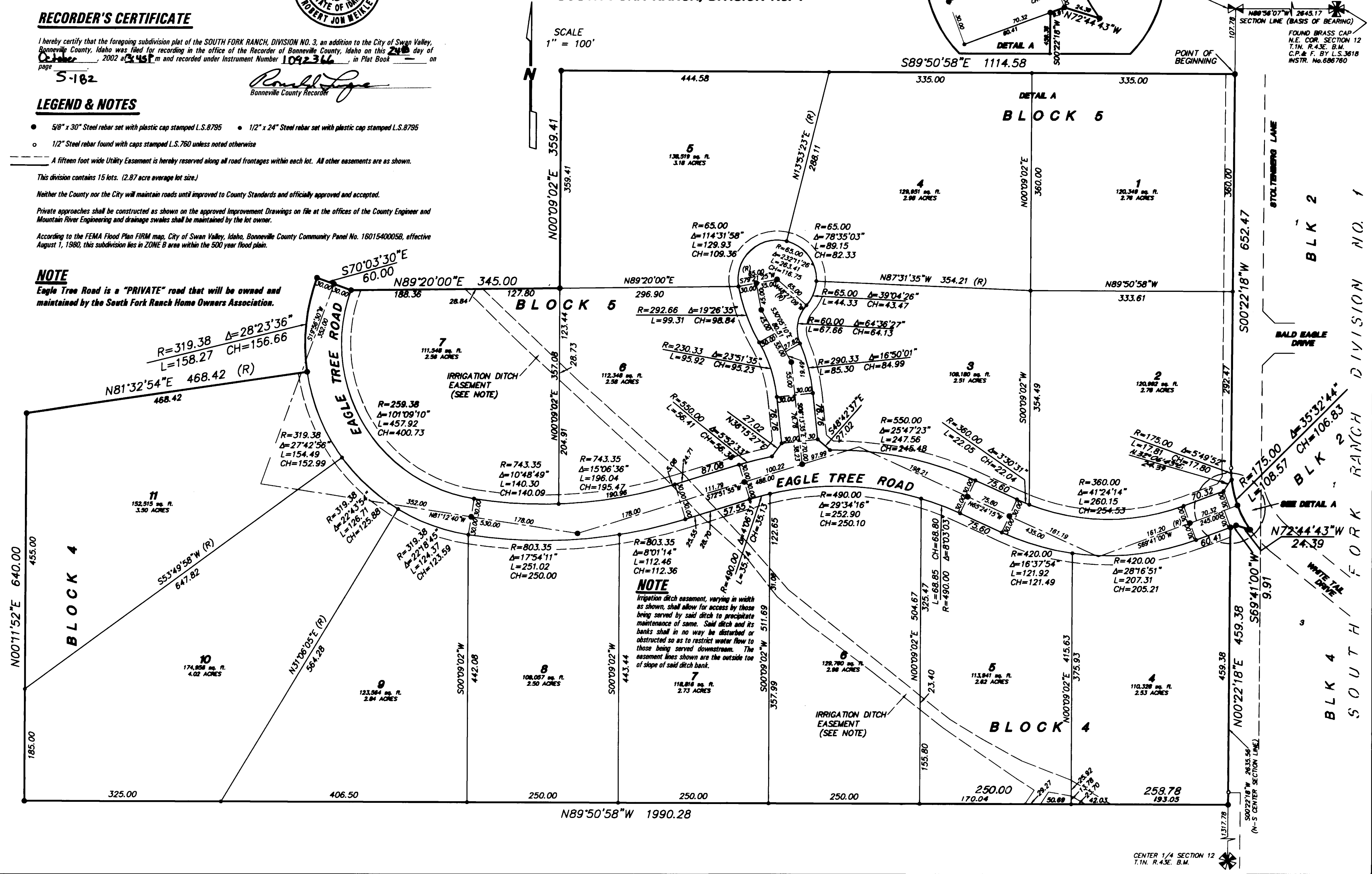
*Ronald Longmore*  
Bonneville County Recorder

### LEGEND & NOTES

- 5/8" x 30" Steel rebar set with plastic cap stamped L.S.8795
  - 1/2" x 24" Steel rebar set with plastic cap stamped L.S.8795
  - 1/2" Steel rebar found with caps stamped L.S.760 unless noted otherwise
- A fifteen foot wide Utility Easement is hereby reserved along all road frontages within each lot. All other easements are as shown.
- This division contains 15 lots. (2.87 acre average lot size.)
- Neither the County nor the City will maintain roads until improved to County Standards and officially approved and accepted.
- Private approaches shall be constructed as shown on the approved Improvement Drawings on file at the offices of the County Engineer and Mountain River Engineering and drainage swales shall be maintained by the lot owner.
- According to the FEMA Flood Plan FIRM map, City of Swan Valley, Idaho, Bonneville County Community Panel No. 1601540005B, effective August 1, 1980, this subdivision lies in ZONE B area within the 500 year flood plain.

### NOTE

Eagle Tree Road is a "PRIVATE" road that will be owned and maintained by the South Fork Ranch Home Owners Association.



**NOTE**  
Irrigation ditch easement, varying in width as shown, shall allow for access by those being served by said ditch to precipitate maintenance of same. Said ditch and its banks shall in no way be disturbed or obstructed so as to restrict water flow to those being served downstream. The easement lines shown are the outside toe of slope of said ditch bank.

CENTER 1/4 SECTION 12  
T.14N. R.43E. B.M.

STATE OF IDAHO ) 1092366  
County of Bonneville ) S-182  
I hereby certify that the within instrument was  
filed 10-24 20 02 P.M. Fee 16.00  
RONALD LONGMORE, County Recorder  
By Kluesy Deputy



# SOUTH FORK RANCH DIVISION NO. 3 AN ADDITION TO THE CITY OF SWAN VALLEY BONNEVILLE COUNTY, IDAHO PART OF THE N.1/2 SECTION 12 T.1N. R.43E. B.M. INCLUDING A REPLAT OF A PART OF LOT 3, BLOCK 4 SOUTH FORK RANCH, DIVISION No. 1

SOUTH FORK RANCH DIVISION NO 3  
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1092366  
10-24-02

### HEALTH DEPARTMENT CERTIFICATE

I hereby certify that sanitary restrictions required by Idaho Code Title 50, Chapter 13, Section 50-1326 have been satisfied and this plot is hereby approved for recording by filing of this certificate herewith.

DISTRICT 7 STATE BOARD OF HEALTH  
Date: 10-24-02

Ruth By  
Environmental Health Specialist

### BOUNDARY DESCRIPTION

Beginning at a point that is S.0°22'18"W. 107.78 feet along the North-South Center line of Section 12, Township 1 North, Range 43 East of the Boise Meridian, said point being on the Westerly right-of-way line of Stoltenberg Lane as delineated on the subdivision plat of South Fork Ranch, Division No. 1, City of Swan Valley, Bonneville County, Idaho; running thence S.0°22'18"W. 852.47 feet to a point of curve in said right-of-way having a radius of 175.00 feet and a 106.83 foot long chord bearing S.17°24'04"E; said point of curve being the most Northerly Corner of Lot 3, Block 4 of said Division No. 1 of South Fork Ranch; thence to the left along said curve 108.57 feet through a central angle of 35°32'44"; thence N.72°44'43"W. 24.39 feet; thence S.89°41'00"W. 9.91 feet to the West line of said Lot 3, Block 4, being also the North-South Center line of said Section 12; thence S.0°22'18"W. 459.38 feet to the Southeast Corner of the Northeast 1/4 of the Northwest 1/4 of said Section 12; thence N.89°50'58"W. 1990.28 feet along the South line of the Northeast 1/4 of the Northwest 1/4 and of Lot 1 of said Section 12; thence N.0°11'52"E. 640.00 feet; thence N.81°32'54"E. 468.42 feet to a point on a curve having a radius of 319.38 feet and a 156.66 foot long chord bearing N.5°44'42"E; thence to the right along said curve 158.27 feet, through a central angle of 28°23'36"; thence S.70°03'30"E. 60.00 feet along the radial line of said curve; thence N.89°20'00"E. 345.00 feet; thence N.0°09'02"E. 359.41 feet to the North line of said Section 12; thence S.89°50'58"E. 1114.58 feet along said Section line to the POINT OF BEGINNING.  
CONTAINING: 46.22 acres.

### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned, are all 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 SOUTH FORK RANCH, DIVISION NO. 3, an addition to the City of Swan Valley, Bonneville County, Idaho and do hereby dedicate to the Public, all streets and rights-of-way shown hereon with the exception of Eagle Tree Road which will be privately owned and maintained by the South Fork Ranch Home Owners Association. The easements shown hereon also are not dedicated to the public but the right to use said easements are hereby perpetually reserved for public utilities, roadway slopes, drainage or for any other uses as designated on the plat. We also certify that the lots within this subdivision will be served by individual wells and septic systems.

IN WITNESS WHEREOF, we have hereunto set our hands this 22 day of October, 2002.

South Fork Ranch, Inc.  
Dale F. Kinsella  
Dale F. Kinsella, President

### 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: 10/24/2002

Frank R. Adams  
Bonneville County Treasurer

### IRRIGATION WATER RIGHTS

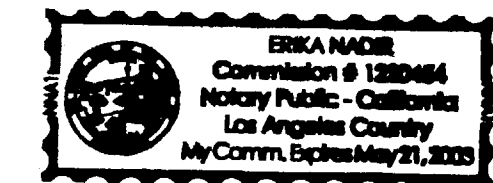
It has been determined that the property included in this subdivision plat is not within an assessing Irrigation District. Lots within this subdivision will not receive an irrigation water right.

### ACKNOWLEDGMENT

STATE OF CA  
County of CA

On this 22 day of October, 2002 before me the undersigned, a Notary Public in and for said State, personally appeared Dale F. Kinsella, known and identified to me to be the President of South Fork Ranch, Inc., the corporation that executed the attached Owner's Certificate 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 first above written.

Erka Hader  
Notary Public for the State of CA  
Residing CA  
Commission Expiration Date: 5/21/03



### CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Swan Valley, Idaho by resolution adopted this 16<sup>th</sup> day of September, 2002.

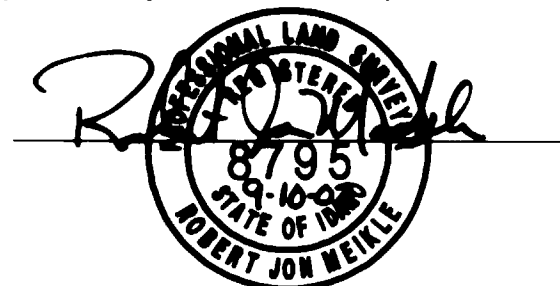
Shawn Walker  
Mayor

Ann Laughridge  
City Clerk

### SURVEYOR'S CERTIFICATE

I, Robert Jon Meikle, 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 was staked on the ground according to State Law and the map shown hereon.

STATE OF IDAHO  
CERTIFICATE NO. 8796



### 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 50-1306 of the Idaho Code.

Date: 9-11-02

Robert J. Jones  
Bonneville County Surveyor PLS 760

### RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of the SOUTH FORK RANCH, DIVISION NO. 3, an addition 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 24<sup>th</sup> day of October, 2002 at 3:45 P.M. and recorded under instrument number 1092366, in Plat Book 2 on page 1.

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Ronald Longmore  
Bonneville County Recorder