



# SOUTH FORK RANCH DIVISION NO. 4

## AN ADDITION TO THE CITY OF SWAN VALLEY, BONNEVILLE COUNTY, IDAHO

BEING PART OF THE S.1/2 S.1/2 S.W.1/4 SEC. 1 AND OF THE N.1/2 N.W.1/4 SEC. 12 T.1N. R.43 E., B.M.

### RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of the SOUTH FORK RANCH, DIVISION NO. 4, 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 27th day of July, 2005 at 10:51 AM and recorded under Instrument Number 1193782 in Plat Book S-201

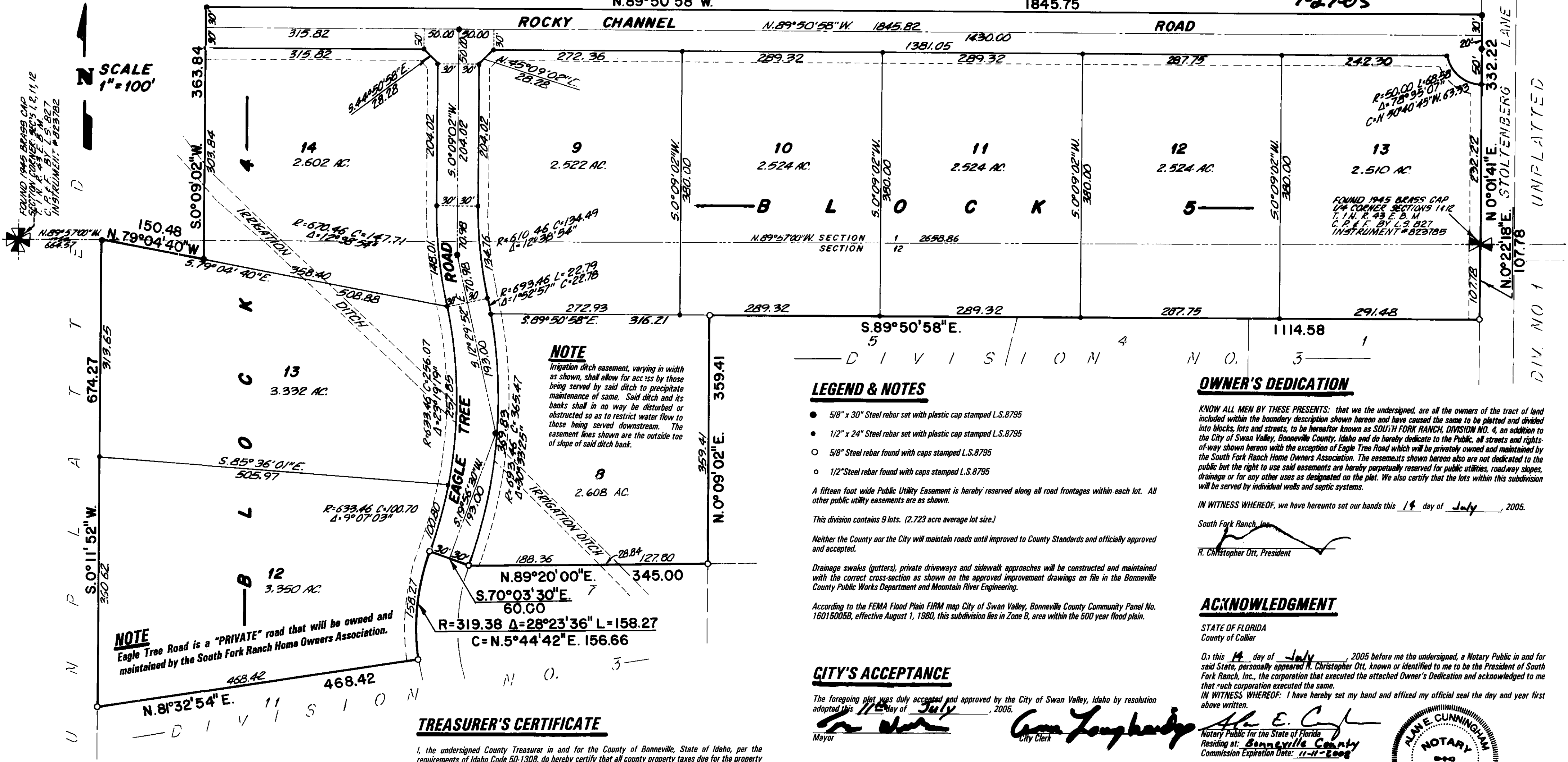
Ronald Longmore  
Bonneville County Recorder

### FIRE CHIEF'S CERTIFICATE

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

Sean Williams  
Fire Chief 7-27-05

SOUTH FORK RANCH  
DIVISION NO 4  
1193782 S-201 7-27-2005



**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.

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

### 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
  - 5/8" Steel rebar found with caps stamped L.S.8795
  - 1/2" Steel rebar found with caps stamped L.S.8795
- A fifteen foot wide Public Utility Easement is hereby reserved along all road frontages within each lot. All other public utility easements are as shown.
- This division contains 9 lots. (2.723 acre average lot size.)
- Neither the County nor the City will maintain roads until improved to County Standards and officially approved and accepted.
- Drainage swales (gutters), private driveways and sidewalk approaches will be constructed and maintained with the correct cross-section as shown on the approved improvement drawings on file in the Bonneville County Public Works Department and Mountain River Engineering.
- According to the FEMA Flood Plain FIRM map City of Swan Valley, Bonneville County Community Panel No. 16015005B, effective August 1, 1980, this subdivision lies in Zone B, area within the 500 year flood plain.

### OWNER'S DEDICATION

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. 4, 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, road way 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 14 day of July, 2005.

South Fork Ranch, Inc.  
R. Christopher Ott, President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
County of Collier

On this 14 day of July, 2005 before me the undersigned, a Notary Public in and for said State, personally appeared R. Christopher Ott, known or identified to me to be the President of South Fork Ranch, Inc., the corporation that executed the attached Owner's Dedication and acknowledged to me that such corporation executed the same.

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

Notary Public for the State of Florida  
Residing at: Bonneville County  
Commission Expiration Date: 11-11-2006

MAK E. CUNNINGHAM  
NOTARY PUBLIC  
STATE OF IDAHO

### CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Swan Valley, Idaho by resolution adopted this 17th day of July, 2005.

Mayor  
City Clerk

### 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: 7-25-05

Mark R. Hansen  
Bonneville County Treasurer

### 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 plat is hereby approved for recording by filing of this certificate herewith.

DISTRICT 7 STATE BOARD OF HEALTH

Date: July 25, 2005

Kelly L. Gray  
Environmental Health Specialist

### IRRIGATION WATER RIGHTS

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.

### 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: 6-22-05

William T. Conner  
Bonneville County Surveyor PLS760

### BOUNDARY DESCRIPTION

Beginning at the 1/4 Corner common to Sections 1 and 12, Township 1 North, Range 43 East of the Boise Meridian; running thence N.0°01'41"E. 332.22 feet along the East line of the Southwest 1/4 of Section 1; thence N.89°50'58"W. 1845.75 feet; thence S.0°09'02"W. 363.84 feet crossing into Section 12; thence N.79°04'40"W. 150.48 feet to a point on the North line of said Section 12 that is S.89°57'00"E. 664.57 feet from the Northwest Corner of said Section; thence S.0°11'52"W. 674.27 feet to the Northwest Corner of Lot 11, Block 4, South Fork Ranch, Division No. 3, an addition to the City of Swan Valley, Bonneville County, Idaho; thence along said Division No. 3 boundary, the following six (6) courses: N.81°32'54"E. 468.42 feet, to a point on a non-tangent curve having a radius of 319.38 feet and a 158.27 foot long chord bearing N.5°44'42"E.; thence Northerly along said curve to the right, 158.27 feet through a central angle of 28°23'36"; thence S.70°03'30"E. 60.00 feet; thence N.89°20'00"E. 345.00 feet; thence N.0°09'02"E. 359.41 feet; thence S.89°50'58"E. 1114.58 feet to the Northeast Corner of Lot 1, Block 5 of said Division No. 3, being on the East line of the Northwest 1/4 of the aforementioned Section 12; thence N.0°22'18"E. 107.78 feet along said East line to the POINT OF BEGINNING.

CONTAINING: 28.088 acres.

### 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. 8795

ROBERT JON MEIKLE

SOUTH FORK RANCH DIV. NO. 4