

BONNEVILLE COUNTY RECORDER
 1121994 JUL 25 '03 PM 3:57

SWAN VALLEY MEADOWS DIVISION NO. 1

AN ADDITION TO THE CITY OF SWAN VALLEY,
 BONNEVILLE COUNTY, IDAHO
 IN GOV'T LOT 4 OF SEC. 4 AND THE S. 1/2 N.E. 1/4 AND GOV'T LOT 1 OF SEC. 5 T.1 N. R. 44 E. B. M.
 E. 1/2 S.E. 1/4 SEC. 32, W. 1/2 S.W. 1/4 SEC. 33 T. 2 N. R. 44 E. B. M.



STATE OF IDAHO)
 County of Bonneville) ss
 I hereby certify that the within instrument was
 filed 7-25 2003 P. M. Fee 11.83
 RONALD LONGMORE, County Recorder
 By Marsha Stelling Deputy

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of SWAN VALLEY MEADOWS, DIVISION NO. 1, 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 25 day of July, 2003 at 3:57 p.m. and recorded under Instrument Number 1121994, in Plat Book 5 on page 187.

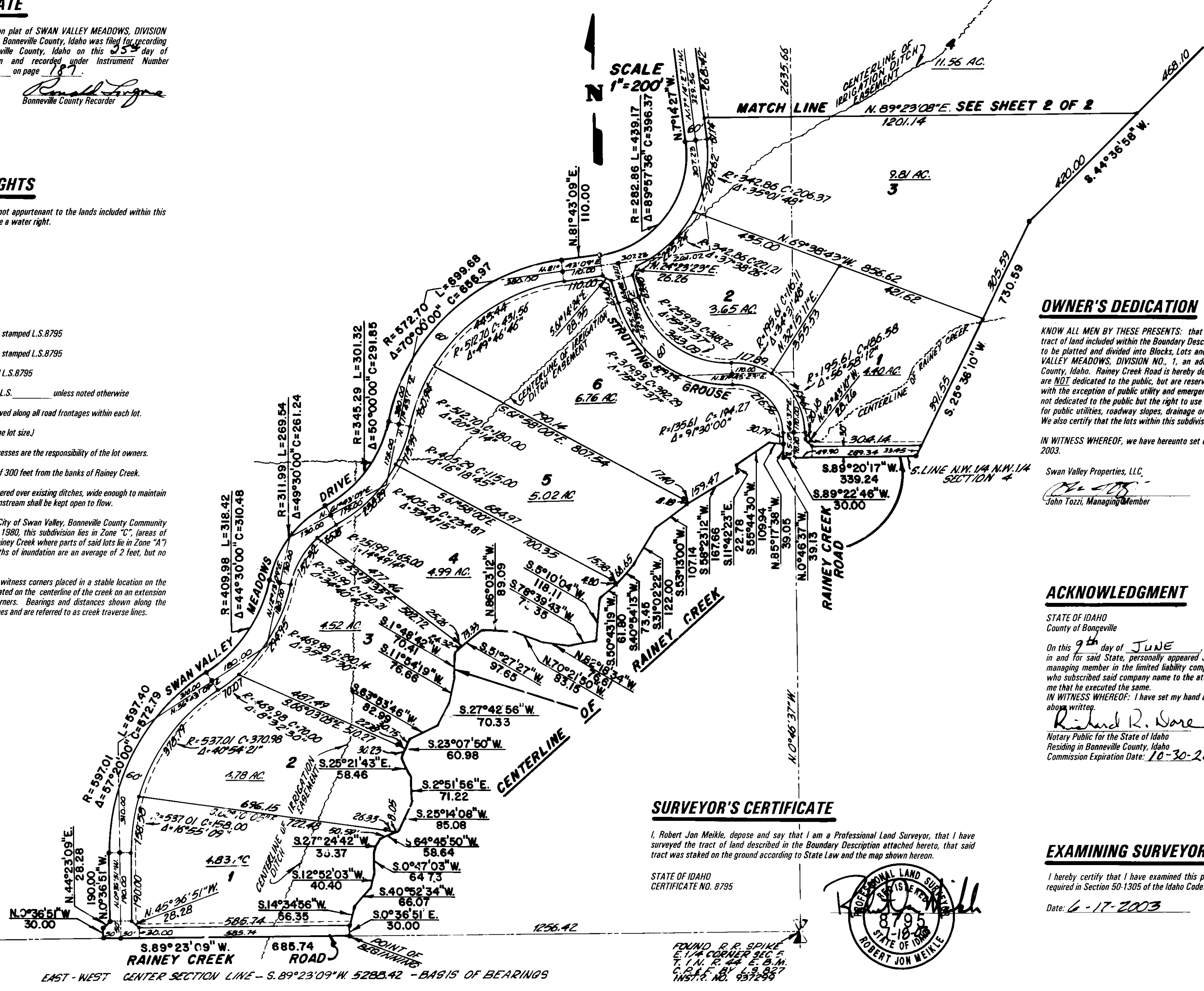
Ronald Longmore
 Bonneville County Recorder

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.

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
 - Steel survey nail set with washer stamped L.S.8795
 - 1/2" Steel rebar found with caps stamped L.S. unless noted otherwise
- A ten foot wide Utility Easement is hereby reserved along all road frontages within each lot.
- This division contains 18 lots. (7.11 acre average lot size.)
- Maintenance of all interior roads and private accesses are the responsibility of the lot owners.
- All septic systems must be located a minimum of 300 feet from the banks of Rainey Creek.
- Irrigation ditch easements are reserved and centered over existing ditches, wide enough to maintain the ditch, and any ditches serving property downstream shall be kept open to flow.
- According to the FEMA Flood Plain FIRM map City of Swan Valley, Bonneville County Community Panel No. 160154-005-B, effective August 1, 1980, this subdivision lies in Zone "C", (areas of minimal flooding, except those lots bordering Rainey Creek where parts of said lots lie in Zone "A") areas of 100 year shallow flooding where depths of inundation are an average of 2 feet, but no flood hazard factors are determined.
- The steel rebar shown along Rainey Creek are witness corners placed in a stable location on the bank of said creek. The true lot corners are located on the centerline of the creek on an extension of the side lot lines through said witness corners. Bearings and distances shown along the centerline of Rainey Creek are witness corner lines and are referred to as creek traverse lines.



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 Roadways, to be hereafter known as SWAN VALLEY MEADOWS, DIVISION NO. 1, an addition to the City of Swan Valley, Bonneville County, Idaho. Rainey Creek Road is hereby dedicated to the public, but the private roadways are NOT dedicated to the public, but are reserved unto the Lot Owners for ingress and egress with the exception of public utility and emergency vehicles. The easements shown hereon 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.

IN WITNESS WHEREOF, we have hereunto set our hands this 9th day of June, 2003.

Swan Valley Properties, LLC,
John Tozzi, Managing Member

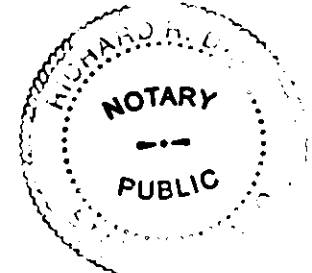
ACKNOWLEDGMENT

STATE OF IDAHO
 County of Bonneville

On this 9th day of JUNE, 2003 before me the undersigned, a Notary Public in and for said State, personally appeared John Tozzi, known or identified to me to be a managing member in the limited liability company of Swan Valley Properties, and the person who subscribed said company name to the attached Owner's Dedication and acknowledged to me that he executed the same.

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

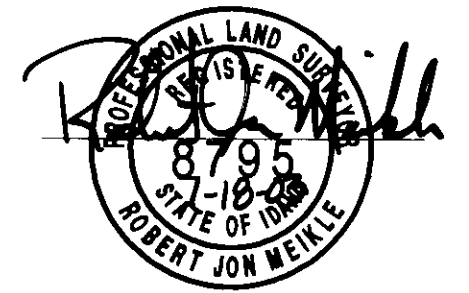
Richard R. Nore
 Notary Public for the State of Idaho
 Residing in Bonneville County, Idaho
 Commission Expiration Date: 10-30-2003



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



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: 6-17-2003

Dominic L. ...
 Bonneville County Surveyor PLS 760

FIND ALLIUMINUM CAP
 W. 1/4 CORNER SEC. 5
 T. 1 N. R. 44 E. B. M.
 C. 24' BY 13' 327
 INSTR. NO. 537311

FOUND R. R. SPIKLE
 E. 1/4 CORNER SEC. 5
 T. 1 N. R. 44 E. B. M.
 C. 24' BY 13' 327
 INSTR. NO. 637299



SWAN VALLEY MEADOWS DIVISION NO. 1

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

IN GOV'T LOT 4 OF SEC. 4 AND THE S.1/2 N.E.1/4 AND GOV'T LOT 1 OF SEC. 5 T.1N. R. 44 E.B.M.
 E.1/2 S.E. 1/4 SEC. 32, W. 1/2 S.W. 1/4 SEC. 33 T. 2 N. R. 44 E.B.M.

STATE OF IDAHO)
 County of Bonneville) ss
 I hereby certify that the within instrument was
 filed for record on this 25th day of July, 2003 at 3:57 PM. Fee \$12.00
 RONALD LONGMORE, County Recorder
 By *[Signature]* Deputy

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Swan Valley, Idaho by resolution adopted this 14th day of July, 2003.
[Signature] Mayor
[Signature] City Clerk

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. The City of Swan Valley's ordinance number 32 requiring enhanced treatment septic systems will need to be met. In addition, each lot may require a testhole(s) in designated drainfield area.

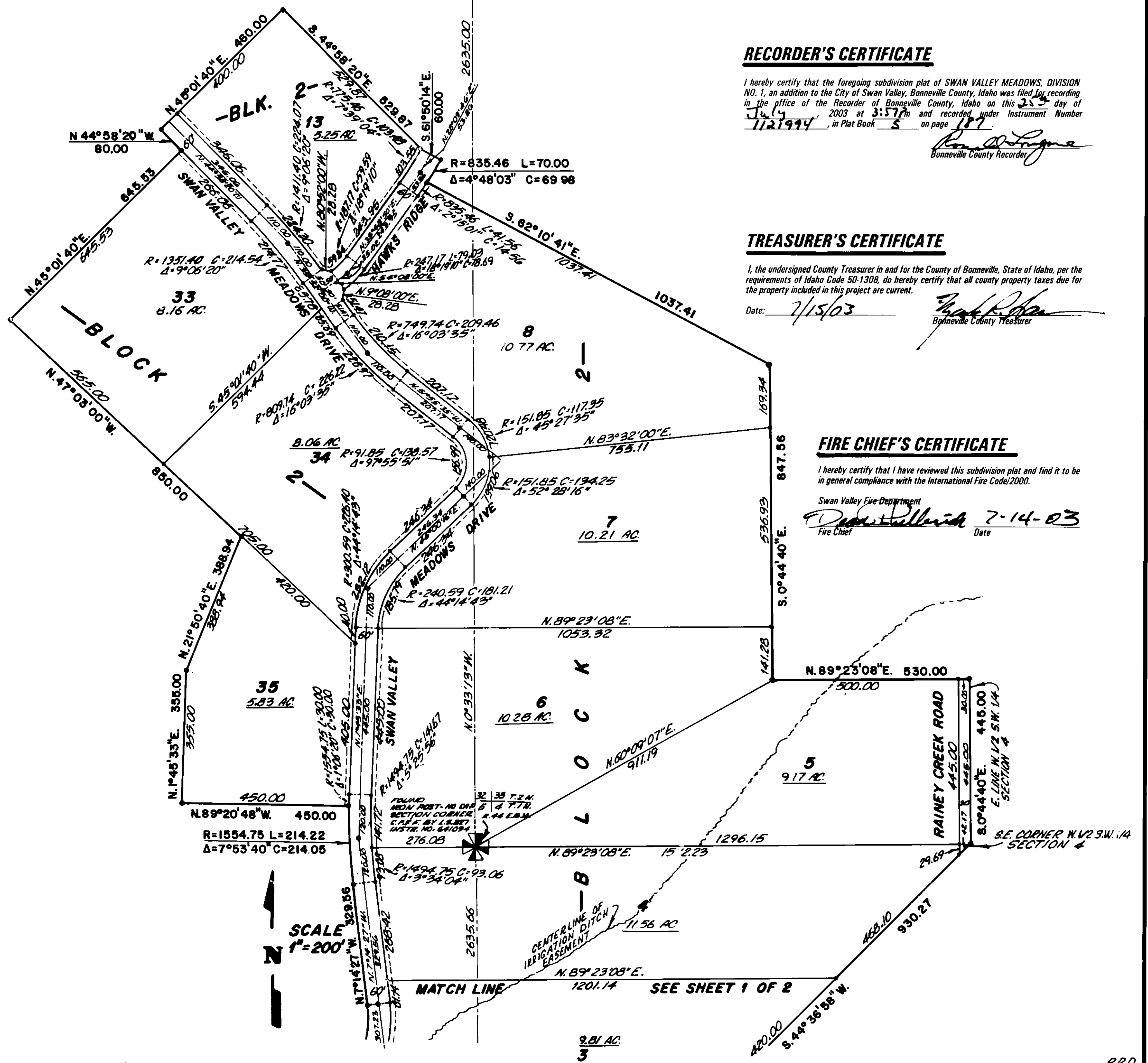
DISTRICT 7 STATE BOARD OF HEALTH

Date: 7-25-03

[Signature] Environmental Health Specialist

BOUNDARY DESCRIPTION

Beginning at a point that is S.89°23'09"W. 1256.42 feet along the East-West Center Section line from the East 1/4 Corner of Section 5, Township 1 North, Range 44 East of the Boise Meridian; running thence S.89°23'09"W. 685.74 feet along said Center Section line; thence N.0°36'51"W. 30.00 feet; thence N.44°23'09"E. 28.28 feet; thence N.0°36'51"W. 190.00 feet to a point of curve having a radius of 537.01 feet and a 572.79 foot long chord bearing N.28°03'09"E.; thence to the right along said curve 537.40 feet, through a central angle of 57°20'00" to a point of reverse curve having a radius of 409.38 feet and a 310.48 foot long chord bearing N.34°28'09"E.; thence to the left along said curve 318.42 feet through a central angle of 44°30'00" to a point of reverse curve having a radius of 311.99 feet and a 261.24 foot long chord bearing N.36°58'09"E.; thence to the right along said curve 269.54 feet through a central angle of 49°30'00" to a point of reverse curve having a radius of 345.29 feet and a 291.85 foot long chord bearing N.36°43'09"E.; thence to the left along said curve 301.32 feet through a central angle of 50°00'00" to a point of reverse curve having a radius of 572.70 feet and a 656.97 foot long chord bearing N.46°43'09"E.; thence to the right along said curve 689.68 feet through a central angle of 70°00'00"; thence N.81°43'09"E. 110.00 feet to a point of curve having a radius of 282.86 feet and a 396.37 foot long chord bearing N.37°14'21"E.; thence to the left along said curve 439.17 feet through a central angle of 88°57'36"; thence N.7°14'27"W. 329.56 feet to a point of curve having a radius of 1554.75 feet and a 214.05 foot long chord bearing N.3°17'38"W.; thence to the right along said curve 214.22 feet through a central angle of 7°53'40" crossing into Section 32, Township 2 North, Range 44 East of the Boise Meridian; thence N.89°20'48"W. 450.00 feet; thence N.1°45'33"E. 355.00 feet; thence N.21°50'40"E. 388.94 feet; thence N.47°03'00"W. 850.00 feet; thence N.45°01'40"E. 645.53 feet; thence N.44°58'20"W. 80.00 feet; thence N.45°01'40"E. 460.00 feet; thence S.44°58'20"E. 529.87 feet; thence S.61°50'14"E. 60.00 feet to a point on a curve having a radius of 835.46 feet and a 69.98 foot long chord bearing S.30°33'47"W.; thence to the right along said curve 70.00 feet through a central angle of 4°48'03"; thence S.62°10'41"E. 1037.41 feet crossing into Section 33, Township 2 North, Range 44 East of the Boise Meridian; thence S.0°44'40"E. 847.56 feet; thence N.89°23'08"E. 530.00 feet to the East line of the West 1/2 of the Southwest 1/4 of said Section 33; thence S.0°44'40"E. 445.00 feet to the Southeast Corner of said West 1/2 of the Southwest Corner; thence S.44°36'58"W. 930.27 feet crossing into Section 4, Township 1 North, Range 44 East of the Boise Meridian; thence S.25°36'10"W. 730.59 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 4; thence S.89°20'17"W. 339.24 feet to the Southeast Corner of the Northwest 1/4 of the Northwest 1/4 of Section 5 of said Township 1 North, Range 44 East of the Boise Meridian; thence S.89°22'46"W. 30.00 feet along the South line of said Northeast 1/4 of the Northeast 1/4; thence N.0°48'37"W. 39.13 feet to the centerline of Rainey Creek; thence along the meanderings of said centerline, the following twenty eight courses; N.85°17'38"W. 39.05 feet; thence S.55°44'30"W. 109.94 feet; thence S.11°42'23"E. 22.78 feet; thence S.58°23'12"W. 167.66 feet; thence S.53°13'00"W. 107.14 feet; thence S.31°02'22"W. 122.00 feet; thence S.40°54'13"W. 73.45 feet; thence S.50°43'19"W. 61.80 feet; thence S.5°10'04"W. 118.11 feet; thence S.78°39'43"W. 73.35 feet; thence N.82°18'34"W. 76.61 feet; thence N.70°21'50"W. 83.15 feet; thence N.86°03'12"W. 89.09 feet; thence S.51°27'27"W. 97.65 feet; thence S.1°48'42"W. 70.41 feet; thence S.11°54'19"W. 76.66 feet; thence S.27°42'56"W. 70.33 feet; thence S.63°53'46"W. 82.99 feet; thence S.23°07'50"W. 60.98 feet; thence S.25°21'43"E. 58.46 feet; thence S.2°51'56"E. 71.22 feet; thence S.25°14'08"W. 85.08 feet; thence S.64°45'50"W. 58.64 feet; thence S.27°24'42"W. 35.37 feet; thence S.0°47'03"W. 64.73 feet; thence S.12°52'03"W. 40.40 feet; thence S.40°52'34"W. 66.07 feet; thence S.14°34'56"W. 56.35 feet; thence S.0°36'51"E. 30.00 feet to the POINT OF BEGINNING. CONTAINING: 138.75 acres.



RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of SWAN VALLEY MEADOWS, DIVISION NO. 1, 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 25th day of July, 2003 at 3:57 PM and recorded under Instrument Number 1721994, in Plat Book 5 on page 111.
[Signature]
 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: 7/15/03
[Signature]
 Bonneville County Treasurer

FIRE CHIEF'S CERTIFICATE

I hereby certify that I have reviewed this subdivision plat and find it to be in general compliance with the International Fire Code/2000.
 Swan Valley Fire Department
[Signature] Fire Chief
 Date: 7-14-03