

# TROUT SPRINGS DIVISION NO. 1

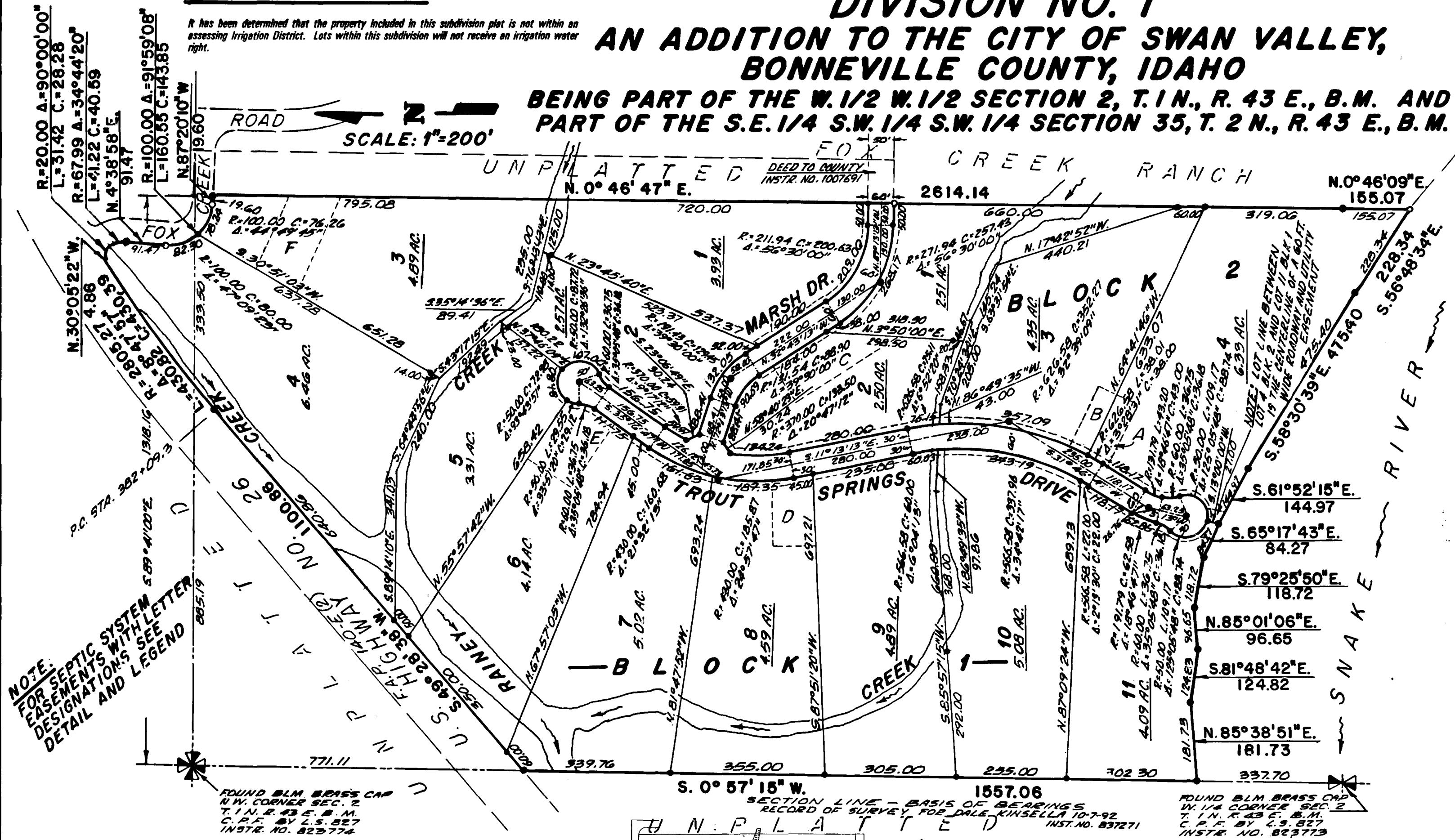
AN ADDITION TO THE CITY OF SWAN VALLEY,  
 BONNEVILLE COUNTY, IDAHO  
 BEING PART OF THE W. 1/2 W. 1/2 SECTION 2, T. 1 N., R. 43 E., B. M. AND  
 PART OF THE S.E. 1/4 S.W. 1/4 S.W. 1/4 SECTION 35, T. 2 N., R. 43 E., B. M.

STATE OF IDAHO } 1020666  
 County of Bonneville } T-62  
 I hereby certify that the within instrument was  
 Read 4-14 2000 P.M. For 11:00  
 RONALD LUDWIG, County Recorder  
 By Karey Deputy



## IRRIGATION WATER RIGHTS

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



## BOUNDARY DESCRIPTION

Beginning at a point that is S.0°57'15"W. 771.11 feet along the section line from the Northwest Corner of Section 2, Township 1 North, Range 43 East of the Boise Meridian; said POINT OF BEGINNING being on the Southeastly right-of-way line of U.S. Highway No. 26; running thence S.0°57'15"W. 1557.06 feet along said section line to the mean high water line on the right bank of the South Fork of the Snake River; thence along said high water line, the following seven (7) courses; N.85°38'51"E. 181.73 feet; thence S.81°48'42"E. 124.82 feet; thence N.85°01'06"E. 96.65 feet; thence S.79°25'50"E. 118.72 feet; thence S.65°17'43"E. 84.27 feet; thence S.61°52'15"E. 144.97 feet; thence S.58°30'39"E. 475.40 feet; thence S.56°48'34"E. 228.34 feet to the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 2; thence N.0°46'09"E. 155.07 feet to the Northeast Corner of said Northwest 1/4 of the Southwest 1/4 of said Section 2 to the South right-of-way line of Fox Creek Road; thence N.87°20'10"W. 19.60 feet to a point of curve in said right-of-way having a radius of 100.00 feet and a 143.85 foot long chord bearing N.41°20'36"W.; thence to the right along the curve in said right-of-way 160.55 feet through a central angle of 91°59'08"; thence N.4°38'58"E. 91.47 feet to a point of curve in said right-of-way having a radius of 67.99 feet and a 40.59 foot long chord bearing N.12°43'12"W.; thence to the left along the curve in said right-of-way 41.22 feet, through a central angle of 34°44'20" to a point of compound curve in said right-of-way having a radius of 20.00 feet and a 28.28 foot long chord bearing N.75°05'22"W.; thence to the left along the curve in said right-of-way 31.42 feet, through a central angle of 90°00'00"; thence N.30°05'22"W. 4.86 feet along said right-of-way to the Southeastly right-of-way line of U.S. Highway No. 26 being a point on a curve having a radius of 2805.27 feet and a 430.39 foot long chord bearing S.53°52'36"W.; thence to the left along the curve in said highway right-of-way 430.82 feet, through a central angle of 8°47'57"; thence S.49°28'38"W. 1100.86 feet along said Highway right-of-way to the POINT OF BEGINNING.  
 CONTAINING: 68.00 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 Private Roadways, to be hereafter known as TROUT SPRINGS, DIVISION NO. 1, an addition to the City of Swan Valley, Bonneville County, Idaho. The private roadways are NOT dedicated to the public, but are reserved to 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 shown on this plat will be served by individual wells.

IN WITNESS WHEREOF, we have hereunto set our hands this 13 day of April, 2000.

THREE CREEKS, L.L.C.  
 Christopher Ott, Managing Member

## ACKNOWLEDGMENT

STATE OF FLORIDA  
 County of Collier  
 On this 13 day of APRIL, 2000 before me the undersigned, a Notary Public in and for said State, personally appeared Christopher Ott, known or identified to me to be a managing member in the limited liability company of Three Creeks, L.L.C., 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.  
 Jody K. Vandorbilt  
 Notary Public for the State of Florida  
 Residing in Collier County, Florida  
 Commission Expiration Date: 1-10-2003

## 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: 4-14-2000  
 Mark R. Hansen  
 Bonneville County Treasurer

## CITY'S ACCEPTANCE

The foregoing County plat was accepted and approved by the Mayor and City Council of the City of Swan Valley, Idaho by resolution adopted the 13 day of MARCH, 2000.  
 Steve Wicks  
 Mayor  
 Ann Louphridge  
 City Clerk

## RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of TROUT SPRINGS, DIVISION NO. 1, Bonneville County, Idaho was filed for recording in the office of the Recorder of Bonneville County, Idaho on this 14th day of April, 2000 at 4:15 PM and recorded under Instrument Number 1020666 in Plat Book T-62 on page 1020666.  
 Ronald Ludwig  
 Bonneville County Recorder

## 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: 4-10-2000  
 C. Johnson  
 Environmental Health Specialist

## EXAMINING SURVEYOR'S CERTIFICATE

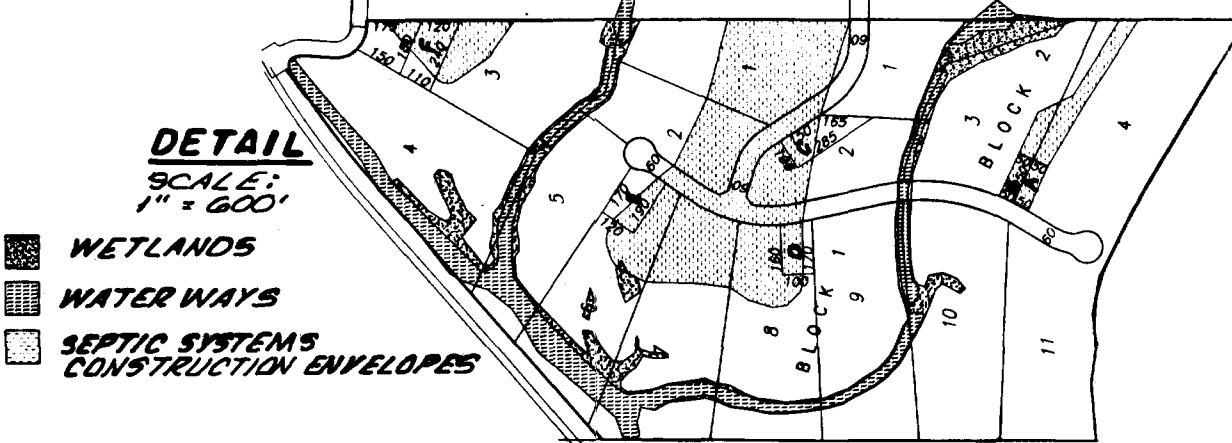
I hereby certify that I have examined this plat and find it to be correct and acceptable as required in Section 50-1305 of the Idaho Code.  
 Date: 4-14-00  
 Dennis Lane  
 Bonneville County Surveyor, PLS# 760

UNDERGROUND UTILITY AND SEPTIC EASEMENTS		
Easement	In Lot/Block	For Lot/Block
A	Lot 4 Block 2	Lot 11 Block 1
B	Lot 3 Block 2	Lot 10 Block 1
C	Lot 2 Block 2	Lot 1 Block 2
D	Lot 8 Block 1	Lot 9 Block 1
E	Lot 6 Block 1	Lot 5 Block 1
F	Lot 3 Block 1	Lot 4 Block 1

All sand mound septic systems must conform to health department standards and be constructed a minimum of 300 feet from all water ways.

- ### LEGEND & NOTES
- 5/8" x 30" Steel Re-bar set with plastic cap stamped L.S.8795
  - 1/2" x 24" Steel Re-bar set with plastic cap stamped L.S.8795
  - 1/2" Steel Re-bar found with caps stamped L.S.827
  - A ten foot wide Utility Easement is hereby reserved along all road frontages within each lot. All other easements are as shown.
  - Direct vehicular access is NOT ALLOWED onto U.S. Highway No. 26 from Lots 4 through 7, Block 1.
  - Maintenance of private roadways and approaches is the responsibility of the property owners and drainage swales must be maintained.
  - The steel rebar shown along the river are WITNESS CORNERS placed in a stable useable location on the bank of said river. True lot corners are at the mean high water line of the river on an extension of the side lot lines through said witness corners. Bearings and distances shown along the river are traverse lines.

According to FEMA Flood Plain Map, City of Swan Valley, Idaho, Community Panel No. 160154-0005-B, effective August 1, 1980, a large part of this subdivision lies in Zone A-3 (100 year flood plain) flood hazard factors determined. Small areas are in Zone B (between 100 and 500 year flood plain).



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 1020666 T-62 4-14-00