

WAGON WHEEL RANCH DIVISION NO. 1

AN ADDITION TO THE CITY OF SWAN VALLEY,

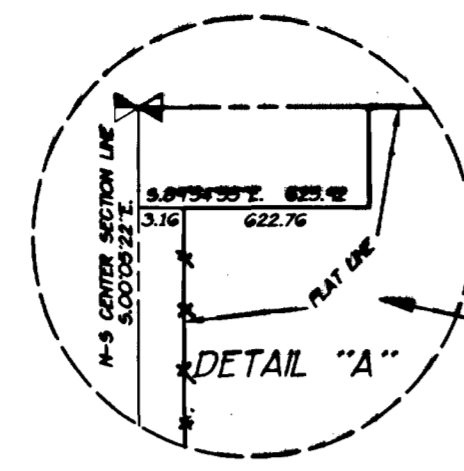
BONNEVILLE COUNTY, IDAHO

PART OF THE N.E. 1/4 OF SECTION 17 T. 1 N., R. 44 E., B.M.



STATE OF IDAHO } W-62
County of Bonneville }
I hereby certify that the within instrument was
filed 10-21-98 M. Fee 11.00
RONALD LONGMORE, County Recorder
By *K. Wery* Deputy

WAGON WHEEL RANCH DIV NO 1
(PAGE 1 OF 2)
W-62 10-21-98
979962



FOUND ALUMINUM CAP
N. 1/4 COR. SEC. 17
T. 1 N. R. 44 E. B.M.
C.P. + F. BY LS 827
NST. NO. 937305

LEGEND & NOTES

- 5/8" X 30" Steel Rebar set with plastic cap stamped L.S. 8795
- 1/2" Steel Re-bar with plastic cap stamped L.S. 8795
- ▬▬▬ Utility Easements are Ten feet wide unless other wise noted.

According to the FEMA Flood plain FIRM map Bonneville County Community Panel No. 160027-0310-C effective November 4, 1981 this subdivision lies in Zone "C", area of minimal flooding.

Lot Owners are responsible for the maintenance of _____

Before the City of Swan Valley or Bonneville County will assume the maintenance responsibility, said roads 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 the WAGON WHEEL RANCH, 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 21st day of October, 1998 at 3:15 PM and recorded under Instrument Number 979962, in Plat Book _____ on page W-62
Ronald Longmore
Bonneville County Recorder

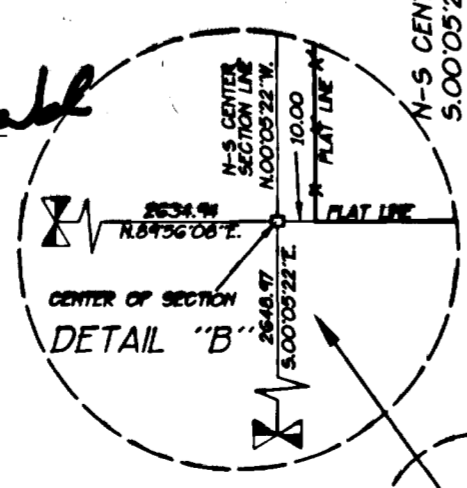
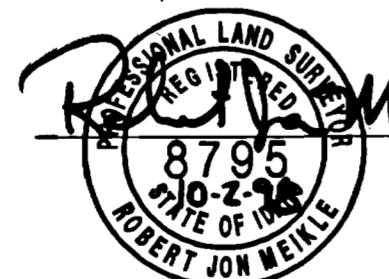
EXAMINING SURVEYOR'S CERTIFICATE

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.
Dennis J. Lane
Bonneville County Surveyor
10-21-98

SURVEYOR'S CERTIFICATE

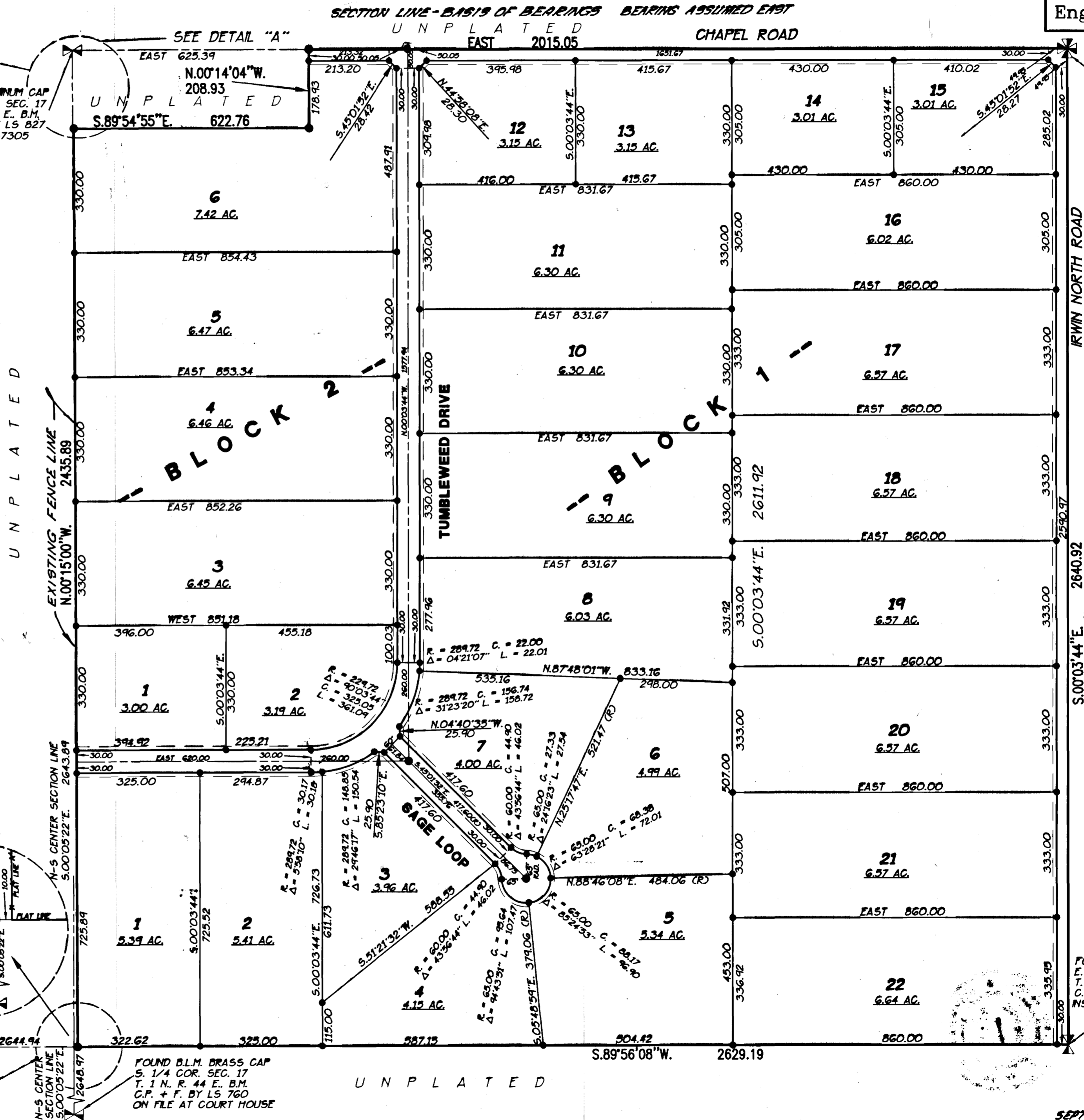
I, Robert Jon Weikle, depose and say that I am a Professional Land Surveyor, that I have surveyed the tract of land described in the Boundary Description attached hereto, that said tract was staked on the ground according to State Law and the map shown hereon.

STATE OF IDAHO
CERTIFICATE NO. 8795



FOUND B.L.M. BRASS CAP
W. 1/4 COR. SEC. 17
T. 1 N. R. 44 E. B.M.
C.P. + F. BY LS 827
NST. NO. 952537

FOUND B.L.M. BRASS CAP
S. 1/4 COR. SEC. 17
T. 1 N. R. 44 E. B.M.
C.P. + F. BY LS 760
ON FILE AT COURT HOUSE



FOUND RAILROAD SPIKE
N.E. COR. SEC. 17
T. 1 N. R. 44 E. B.M.
C.P. + F. BY LS 3408
NST. NO. 647218

N SCALE
1" = 200'

FOUND RAILROAD SPIKE
E. 1/4 COR. SEC. 17
T. 1 N. R. 44 E. B.M.
C.P. + F. BY LS 827
NST. NO. 952536

WAGON WHEEL RANCH DIVISION NO. 1

AN ADDITION TO THE CITY OF SWAN VALLEY,
BONNEVILLE COUNTY, IDAHO
PART OF THE N.E. 1/4 OF SECTION 17 T. 1 N., R. 44 E., B.M.



STATE OF IDAHO } ss W-62
County of Bonneville }
I hereby certify that the within instrument was
filed 10-21-98 P.M. Fee 11.00
RONALD LONGMORE, County Recorder
By R. Longmore Deputy

RECORDER'S CERTIFICATE

I hereby certify that the foregoing subdivision plat of the WAGON WHEEL RANCH, 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 21st day of October, 1998 at 3:15 P.M. and recorded under Instrument Number 979962, in Plat Book _____ on page W-62.
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: 10-20-98
Frank H. Hansen
Bonneville County Treasurer

BOUNDARY DESCRIPTION

Beginning at the Northeast Corner of Section 17, Township 1 North, Range 44 East of the Boise Meridian; running thence S.0°03'44"E. 2640.92 feet to the East 1/4 Corner of said Section 17; thence S.89°56'08"W. 2629.19 feet along the East-West Center Section line to a point N.89°56'08"E. 10.00 feet from the Southwest Corner of the Northeast 1/4 of said Section 17; thence N.0°15'00"W. 2435.89 feet; thence S.89°54'55"E. 622.76 feet; thence N.0°14'04"W. 208.93 feet to the North line of said Section 17; thence East 2015.05 feet to the POINT OF BEGINNING.
CONTAINING: 156.77 acres.

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Swan Valley, Idaho by resolution adopted this 12 day of Oct 19 98.
Tom Wain Mayor
Blaine Downer 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.
DISTRICT 7 STATE BOARD OF HEALTH
Date: 10-20-98
C. Johnson CHST
Environmental Health Specialist

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that Richard I. Clayton, Sr., R.S.&I, Inc., an Idaho Corporation, and the Bank of Commerce FBO, Richard I. Clayton, Jr., IRA, 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 WAGON WHEEL RANCH, DIVISION NO. 1, an addition to the City of Swan Valley, Bonneville County, Idaho and we do hereby dedicate to the Public, all streets and easements as shown hereon. 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 14 day of Oct 19 98.

R.S.&I, INC., AN IDAHO CORPORATION
By: Gary V. Olsen Pres.
Gary V. Olsen, President
Bank of Commerce, FBO Richard I. Clayton, Jr., IRA
By: Sharon Galbraith
Sharon Galbraith, Trustee
Richard I. Clayton Sr.
Richard I. Clayton Sr.

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.
Dennis J. Dore
Bonneville County Surveyor
10-21-98

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.

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville
On this 14th day of October, 19 98, before me the undersigned, a Notary Public in and for said State, personally appeared Gary V. Olsen, known or identified to me to be the president of R.S.&I, 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.
[Signature]
Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expiration Date: 6-3-2003

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville
On this 13th day of October, 19 98, before me the undersigned, a Notary Public in and for said State, personally appeared Sharon Galbraith, known or identified to me to be the person whose name is subscribed to the attached Owner's Certificate as Trustee of the Bank of Commerce FBO Richard I. Clayton, Jr., IRA, and acknowledged to me that she executed the same as Trustee.
IN WITNESS WHEREOF: I have set my hand and affixed my official seal the day and year first above written.
Sharon Galbraith
Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expiration Date: 3/11/2001

ACKNOWLEDGMENT

STATE OF IDAHO
County of Bonneville
On this 13th day of October, 19 98, before me the undersigned, a Notary Public in and for said State, personally appeared Richard I. Clayton, Sr., known or identified to me to be the person subscribed to the attached Owner's Certificate 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.
Sharon Galbraith
Notary Public for the State of Idaho
Residing in Bonneville County, Idaho
Commission Expiration Date: 10-14-99

