

BRANDYWINE RANCH DIVISION NO. 1

AN ADDITION TO THE CITY OF SWAN VALLEY

PART OF THE S.W. 1/4 OF SECTION 7, AND THE NW 1/4 OF SECTION 18 TOWNSHIP 1 NORTH, RANGE 44 EAST OF THE BOISE MERIDIAN BONNEVILLE COUNTY, IDAHO

BOUNDARY DESCRIPTION

Commencing at the Southeast corner of Section 7, Township 1 North, Range 44 East of the Boise Meridian, Bonneville County, Idaho; running thence West along the Section line 2649.95 feet to the South 1/4 corner of said Section 7; thence West along the Section line 1792.76 feet to the TRUE POINT OF BEGINNING; running thence S.23°32'31"E. 27.27 feet to a point that is 25.00 feet south of said Section line; thence East, parallel to said Section line 509.20 feet to the Southwest corner of Lot 4, Block 1, Swan Valley Ponds Estates, Division No. 1, to the City of Swan Valley, Bonneville County, Idaho; thence N.00°22'05"E. along west boundary of said Division No. 1 extended 500.01 feet; thence N.00°24'58"W. along an existing fence line 527.51 feet; thence N.00°25'17"W. along an existing fence line 297.04 feet; thence N.89°44'03"W. 834.99 feet; thence S.19°15'09"E. 63.28 feet; thence S.15°23'33"E. 261.06 feet; thence S.04°54'17"E. 161.50 feet; thence S.13°19'16"E. 120.11 feet; thence S.12°23'13"E. 179.33 feet; thence S.22°23'40"E. 83.85 feet; thence S.05°32'38"W. 182.10 feet; thence S.26°22'50"E. 152.69 feet; thence S.24°43'44"E. 110.35 feet; thence S.23°58'29"E. 47.32 feet to the TRUE POINT OF BEGINNING.

CONTAINING: 20.972 Acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that the undersigned Idaho Real Estate LLC, an Arizona Limited Liability Company is the lawful owner of the tract of land included within the boundary description shown hereon and has caused the same to be platted and divided into blocks, lots and streets, which plat shall hereafter be known as Brandywine Ranch, Division No. 1, an addition to the City of Swan Valley, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that Idaho Real Estate LLC does hereby dedicate grant and convey to the lot owners, all streets and road easements shown and described hereon, that it also grants and conveys to the City of Swan Valley all public utility easements shown on the plat and that it does hereby warrant and shall defend such dedication and conveyances in the quiet and peaceful possession of the lot owners or the City of Swan Valley, as the case may be, against said owner and its heirs and assigns, and against every person whomsoever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof.

Owner, and its heirs and assigns, agree they will construct no permanent structure within or upon any public utility easement shown hereon, and the City of Swan Valley and its successors, assigns or permittees shall also have the right, at the owner's or its heirs', successors' or assigns' expense, to remove, cut or trim any trees, brush, ornamental shrubbery or plant which may inure or interfere with the use thereof for its intended purposes.

All Lot Owners shall be responsible for their own well and septic systems.

Property Owners shall be responsible for road maintenance.

Property Owners shall be responsible for maintaining fire suppression system.

IN WITNESS WHEREOF, it has hereunto set its signature's this 16th day of January, 2015.

Timothy S. Neal
Timothy S. Neal (Member)

Denise Neal
Denise Neal (Member)

Andrew J. Annan
Andrew J. Annan (Member)

Beth De Francesco Annan
Beth De Francesco Annan (Member)

CITY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the City of Swan Valley, Idaho by resolution adopted this 13th day of January, 2015.

Janice Duran Mayor
Michael Mori City Clerk

IRRIGATION WATER RIGHTS RELEASE

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.

HEALTH DEPARTMENT CERTIFICATE

I hereby certify that sanitary restrictions required in I.C. § 50-1326 have been satisfied and this plat is hereby approved for recording by filing of this certificate herewith.

EASTERN IDAHO PUBLIC HEALTH DISTRICT
Date: 20 Jan 2015
Eastern Idaho Public Health District, REHS

SURVEYOR'S APPROVAL

I certify that I am a licensed professional land surveyor in the State of Idaho and that I have examined this plat and find that it complies with I.C. § 50-1305.

Date: 1/21/15
Steve Rounds
Steve Rounds P.L.S. No. 12640
Bonneville County Surveyor

TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, pursuant to the requirements of I.C. § 50-1308, do hereby certify that all County property taxes due for the property included in this project are current.

Date: 3-18-15
Mark R. Hansen
Bonneville County Treasurer
by Yvonne Walker

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:
Dean Philbrick 2-13-15
Dean Philbrick - Fire Chief

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat of Brandywine Ranch, Division No. 1, was filed in the Office of the Recorder of Bonneville County, Idaho on the 18 day of March, 2015 at 2:49 PM and recorded under Instrument Number 1493208.

Ronald Longmore
Bonneville County Recorder

Instrument # 1493208
IDAHO FALLS, BONNEVILLE, IDAHO
3-18-2015 02:49:10 PM No. of Pages: 2
Recorded for: ELLSWORTH & ASSOCIATES
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy
Index to: PLAT

ACKNOWLEDGEMENT

STATE OF Arizona
COUNTY OF Cocconino :SS.

On this 16th day of January, 2015, before me the undersigned, a notary public in and for said state, personally appeared Timothy S. Neal, known or identified to me, to be a member of the limited liability company Idaho Real Estate Investments LLC, an Arizona Limited Liability Company, and the person who subscribed said Limited Liability Company's name to the foregoing Owners' Dedication and acknowledged to me that he executed the same in said limited liability company's name as a person authorized to bind such Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Notary Public for the State of Arizona
Residing at: Flagstaff, AZ
Commission Expiration Date: 11-12-15
Robert John Gerlak
Notary Public
Cocconino County, Arizona
My Comm. Expires 11-12-15

ACKNOWLEDGEMENT

STATE OF Arizona
COUNTY OF Cocconino :SS.

On this 16th day of January, 2015, before me the undersigned, a notary public in and for said state, personally appeared Denise Neal, known or identified to me, to be a member of the limited liability company Idaho Real Estate Investments LLC, an Arizona Limited Liability Company, and the person who subscribed said Limited Liability Company's name to the foregoing Owners' Dedication and acknowledged to me that she executed the same in said limited liability company's name as a person authorized to bind such Limited Liability Company.

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Robert John Gerlak
Notary Public
Cocconino County, Arizona
My Comm. Expires 11-12-15

ACKNOWLEDGEMENT

STATE OF Arizona
COUNTY OF Cocconino :SS.

On this 16th day of January, 2015, before me the undersigned, a notary public in and for said state, personally appeared Andrew J. Annan, known or identified to me, to be a member of the limited liability company Idaho Real Estate Investments LLC, an Arizona Limited Liability Company, and the person who subscribed said Limited Liability Company's name to the foregoing Owners' Dedication and acknowledged to me that he executed the same in said limited liability company's name as a person authorized to bind such Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Notary Public for the State of Arizona
Residing at: Flagstaff, AZ
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Robert John Gerlak
Notary Public
Cocconino County, Arizona
My Comm. Expires 11-12-15

ACKNOWLEDGEMENT

STATE OF Arizona
COUNTY OF Cocconino :SS.

On this 16th day of January, 2015, before me the undersigned, a notary public in and for said state, personally appeared Beth De Francesco Annan, known or identified to me, to be a member of the limited liability company Idaho Real Estate Investments LLC, an Arizona Limited Liability Company, and the person who subscribed said Limited Liability Company's name to the foregoing Owners' Dedication and acknowledged to me that she executed the same in said limited liability company's name as a person authorized to bind such Limited Liability Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Notary Public for the State of Arizona
Residing at: Flagstaff, AZ
Commission Expiration Date: 11-12-15
Robert John Gerlak
Notary Public
Cocconino County, Arizona
My Comm. Expires 11-12-15

SURVEYOR'S CERTIFICATE

I, Rodney L. Ellsworth, a Licensed Professional Land Surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as Brandywine Ranch, Division No. 1, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.

Rodney L. Ellsworth
Rodney L. Ellsworth
10944
1-12-15
STATE OF IDAHO
RODNEY L. ELLSWORTH

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ROADWAY EASEMENT

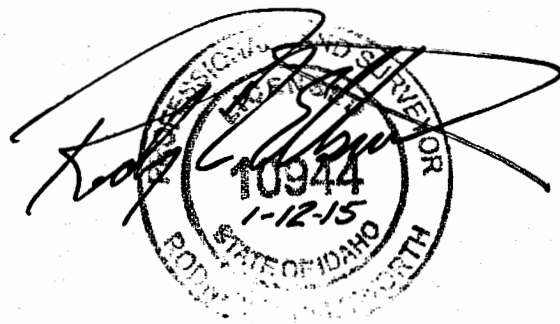
A PRIVATE ROADWAY ACCESS EASEMENT, 50 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

Commencing at the South 1/4 corner of Section 7, Township 1 North, Range 44 East of the Boise Meridian, Bonneville County, Idaho; running thence N.00°06'26"E. along the North-South Center Section line 1673.17 feet to the TRUE POINT OF BEGINNING, said TRUE POINT OF BEGINNING being a point on a curve having a radius of 250.00 feet and a chord that bears N.86°28'25"W. 231.89 feet; running thence to the right 241.13 feet through a central angle of 55°15'47"; thence N.58°50'31"W. 102.38 feet to a point of curve having a radius of 185.00 feet and a chord that bears N.87°46'22"W. 178.99 feet; thence to the left 186.83 feet through a central angle of 57°51'42"; thence S.63°17'43"W. 138.10 feet to a point of curve having a radius of 500.00 feet and a chord that bears S.48°01'28"W. 263.40 feet; thence to the left 266.54 feet through a central angle of 30°32'38"; thence S.32°45'12"W. 140.94 feet to a point of curve having a radius of 125.00 feet and a chord that bears S.61°30'34"W. 120.27 feet; thence to the right 125.47 feet through a central angle of 57°30'45"; thence N.89°44'03"W. 279.58 feet to a point of curve having a radius of 100.00 feet and a chord that bears S.53°28'17"W. 119.79 feet; thence to the left along said curve 128.44 feet through a central angle of 73°35'19"; thence S.16°40'38"W. 82.14 feet to a point of curve having a radius of 150.48 feet and a chord that bears S.02°02'47"E. 96.61 feet; thence to the left along said curve 98.35 feet through a central angle of 37°26'49"; thence S.20°46'11"E. 212.77 feet to a point of curve with a radius of 303.83 feet and a chord that bears S.10°35'35"E. 107.36 feet; thence to the right along said curve 107.93 feet through a central angle of 20°21'13"; thence S.00°24'58"E. 308.54 feet; thence S.00°22'05"W. 197.66 feet; thence N.89°44'03"W. 25.00 feet to the end of said easement.

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
C1	250.00'	N.86°28'25"W.	231.89'	55°15'47"
C2	185.00'	N.87°46'22"W.	178.99'	57°51'42"
C3	500.00'	S.48°01'28"W.	263.40'	30°32'38"
C4	125.00'	S.61°30'34"W.	120.27'	57°30'45"
C5	100.00'	S.53°28'17"W.	119.79'	73°35'19"
C6	150.48'	S.02°02'47"E.	96.61'	37°26'49"
C7	303.83'	S.10°35'35"E.	107.36'	20°21'13"

SURVEYOR'S CERTIFICATE

I, Rodney L. Ellsworth, a Licensed Professional Land Surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as Brandywine Ranch, Division No. 1, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.

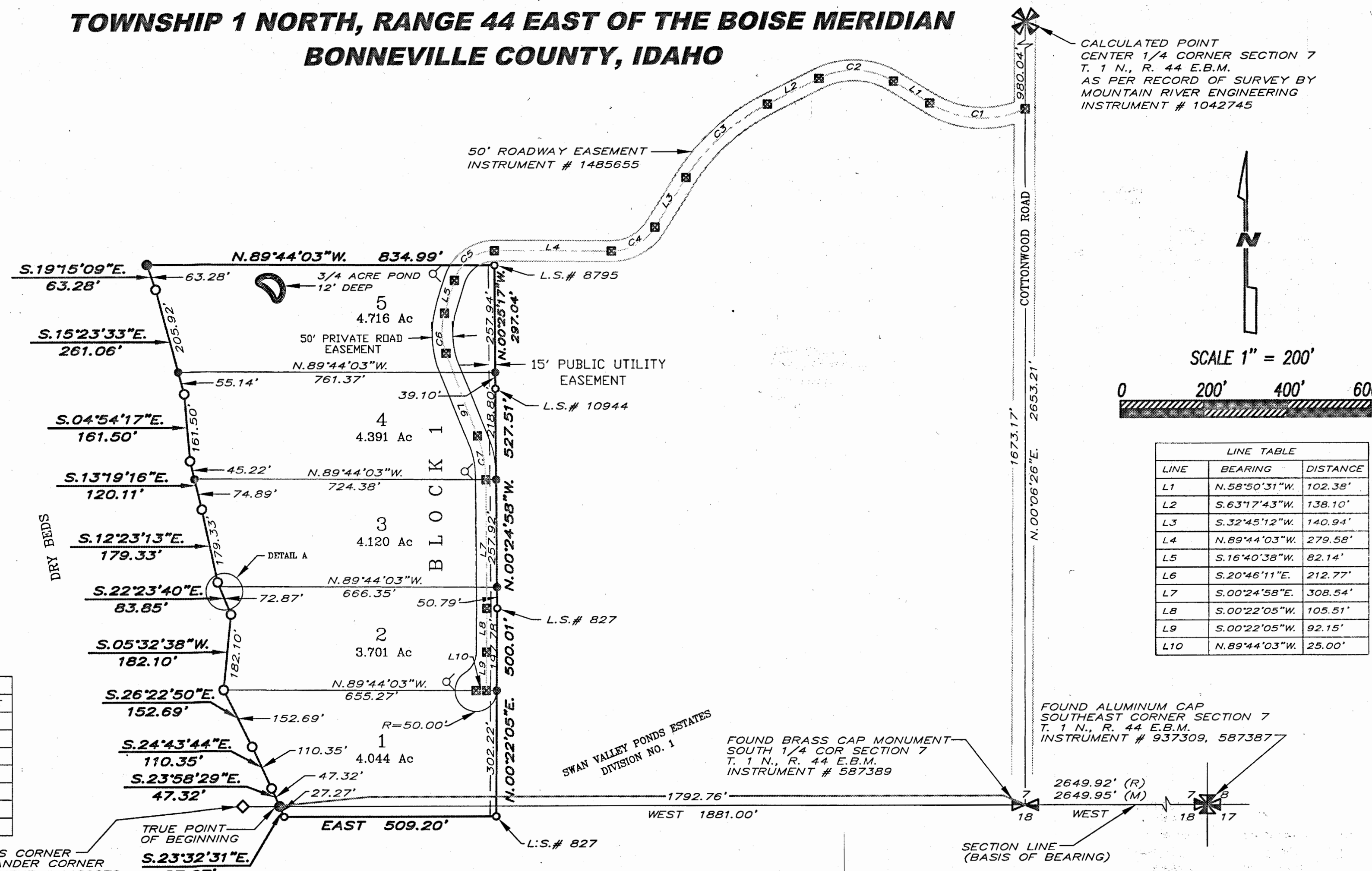
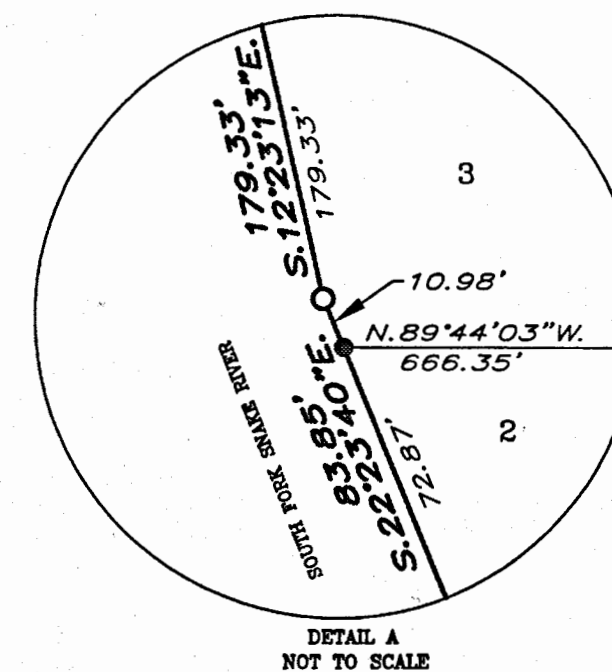


WITNESS CORNER TO MEANDER CORNER INSTRUMENT # 1489278

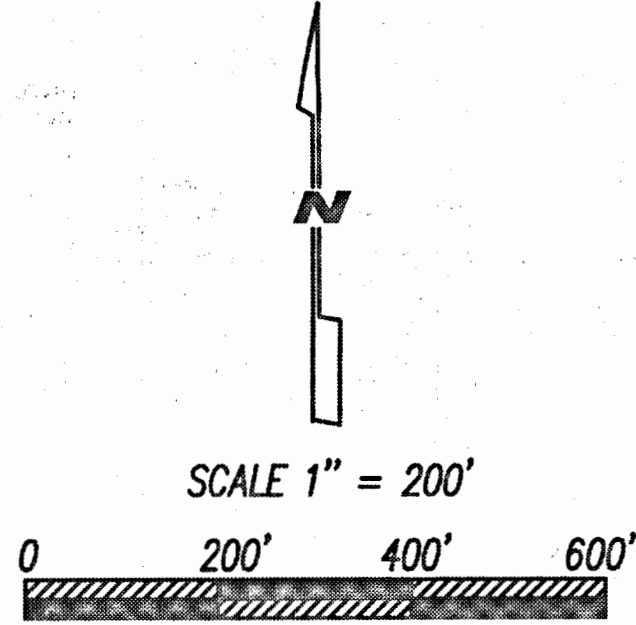
Notes

Property owners will be responsible for road maintenance and Fire Suppression System.

SOUTH FORK COTTONWOOD DIVISION NO. 2



CALCULATED POINT CENTER 1/4 CORNER SECTION 7 T. 1 N., R. 44 E.B.M. AS PER RECORD OF SURVEY BY MOUNTAIN RIVER ENGINEERING INSTRUMENT # 1042745



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N.58°50'31"W.	102.38'
L2	S.63°17'43"W.	138.10'
L3	S.32°45'12"W.	140.94'
L4	N.89°44'03"W.	279.58'
L5	S.16°40'38"W.	82.14'
L6	S.20°46'11"E.	212.77'
L7	S.00°24'58"E.	308.54'
L8	S.00°22'05"W.	105.51'
L9	S.00°22'05"W.	92.15'
L10	N.89°44'03"W.	25.00'

LEGEND

- SET 1/2" X 24" STEEL RE-BAR WITH PLASTIC CAP STAMPED P.L.S.# 10944
- SET 5/8" X 30" STEEL RE-BAR WITH PLASTIC CAP STAMPED P.L.S.# 10944
- SET 5/8" X 30" STEEL RE-BAR WITH ALUMINUM CAP STAMPED P.L.S.# 10944
- FOUND 5/8" STEEL RE-BAR WITH PLASTIC CAP STAMPED P.L.S.# 8795
- FOUND 1/2" STEEL RE-BAR WITH PLASTIC CAP STAMPED P.L.S.# 760 OR AS SHOWN
- ◇ SET 5/8" STEEL REBAR WITH ALUMINUM CAP WITNESS CORNER TO MEANDER CORNER STAMPED P.L.S.# 10944
- == 15' WIDE PUBLIC UTILITY EASEMENT
- ⊗ FIRE HYDRANT