RED ROCK ESTATES

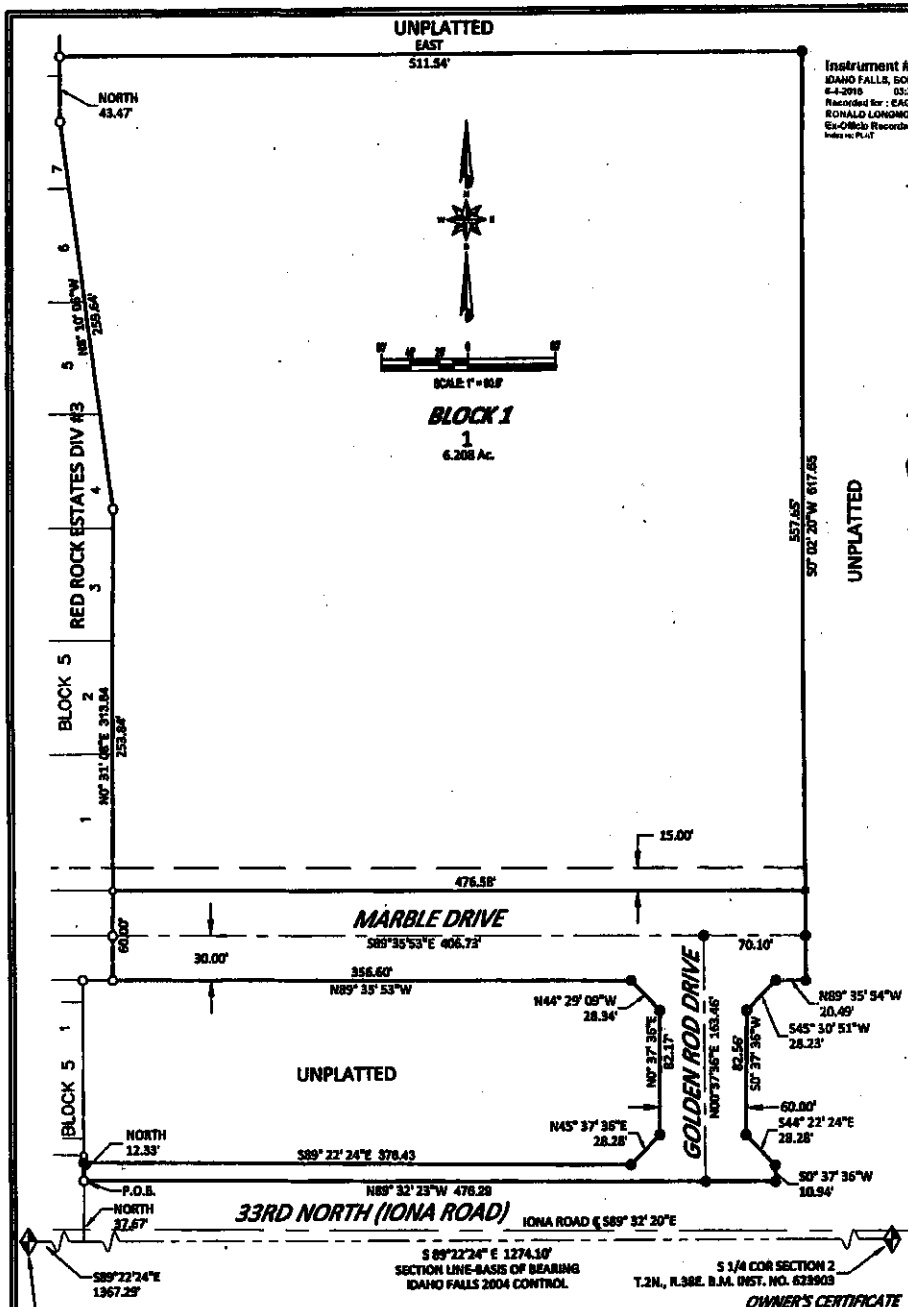
DIVISION NO. 5

BEING A PART OF THE SW 1/4 OF SECTION 2, T2N, R38E, B.M.

BONNEVILLE COUNTY, IDAHO

Instrument # 1368027
IDAHO FALLS, BONNEVILLE, IDAHO
6-4-2010 03:32:29 No. of Pages: 1
Recorded for : EAGLE ROCK ENGINEERING
RONALD LONGMORE Fee: 11.00
Ex-Officio Recorder Deputy
Index to: PLAT

STATE OF IDAHO)
County of Bonneville) ss
I hereby certify that the within instrument was
filed June 4, 2010 2:48P Fee 11.00
RONALD LONGMORE, County Recorder
By Deputy



BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS S.89°22'24"E. 1367.29 FEET AND NORTH 37.67 FEET FROM THE SW CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN AND RUNNING THENCE NORTH 12.33 FEET THENCE S.89°22'24"E. 376.43 FEET, THENCE N.45°37'36"E. 28.28 FEET, THENCE N.00°37'36"E. 82.17 FEET, THENCE N.44°29'09"W. 28.94 FEET, THENCE N.89°35'53"W. 356.60 FEET TO A POINT ON THE EAST LINE OF RED ROCK ESTATES, DIVISION NO 3, THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) N.00°31'08"E. 313.84 FEET, (2) N.06°10'05"W. 259.64 FEET, (3) NORTH 43.47 FEET, THENCE EAST 511.54 FEET, THENCE S.00°02'20"W. 617.65 FEET, THENCE N.89°35'54"W. 20.49 FEET, THENCE S.45°30'51"W. 28.23 FEET, THENCE S.00°37'36"W. 82.56 FEET, THENCE S.44°22'24"E. 28.28 FEET, THENCE S.00°37'36"W. 10.94 FEET, THENCE N.89°32'23"W. 476.29 FEET TO THE POINT OF BEGINNING, CONTAINING 7.179 ACRES.

SURVEYOR'S CERTIFICATE

I, KURTIS J. ROLAND, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION DESIGNATED AS RED ROCK ESTATES DIVISION NO. 5, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.

CERTIFICATE NO. 9369

PROFESSIONAL LAND SURVEYOR REGISTERED 9369 STATE OF IDAHO KURTIS J. ROLAND

COUNTY APPROVAL

THIS PLAT WAS DULY ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNEVILLE COUNTY, IDAHO BY RESOLUTION ADOPTED THIS 26 DAY OF May, 2010.

Roger S Christensen
BOARD CHAIRMAN

PUBLIC WORKS DEPARTMENT

TREASURER'S CERTIFICATE

I THE UNDERSIGNED COUNTY TREASURER AND COUNTY ASSESSOR IN AND FOR THE COUNTY OF BONNEVILLE, STATE OF IDAHO, HAVING REVIEWED THIS PLAT PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AS BEING SUBDIVIDED, ARE CURRENT.

5/14 Mark Harrison by: Kamylla
DATE BONNEVILLE COUNTY TREASURER 2010

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF BONNEVILLE

ON THIS ____ DAY OF _____, 2010 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAY W. JOHNSON AND BRENDA R. JOHNSON KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS SUBSCRIBED TO THE ATTACHED OWNER'S CERTIFICATE, AND ACKNOWLEDGED TO ME THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING IN BONNEVILLE COUNTY, IDAHO

Feb 13 2015
COMMISSION EXPIRATION DATE:

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS ARE IN FORCE, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DISTRICT 7 STATE BOARD OF HEALTH

5/20/10
DATE:

ENVIRONMENTAL HEALTH SPECIALIST

FLOOD PLAIN NOTE

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 16002700700 THIS SUBDIVISION IS NOT IN THE 100-YEAR FLOOD PLAIN

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED 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 RED ROCK ESTATES DIVISION NO. 5, BONNEVILLE COUNTY, IDAHO

BE IT FURTHER KNOWN THAT WE DO HEREBY DEDICATE TO BONNEVILLE COUNTY, ALL STREETS AND RIGHTS-OF-WAY AS SHOWN HEREON. 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 USE DESIGNATED ON THE PLAT. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS PLAT ARE ELIGIBLE AND WILL RECEIVE WATER FROM FALLS WATER COMPANY AND SEWER FROM THE IONA BONNEVILLE SEWER DISTRICT AND S/ID COMPANIES HAVE AGREED IN WRITING TO SERVE SAID LOTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 20 DAY OF May, 2010.

JAY W. JOHNSON

Brenda R. Johnson
BRENDA R. JOHNSON

IRRIGATION CERTIFICATE

THIS PROPERTY REMAINS IN THE PROGRESSIVE IRRIGATION DISTRICT AND A SUITABLE IRRIGATION WATER DELIVERY SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805 SUBSECTION (1)(b).

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.

5/20/10 DATE — PROFESSIONAL LAND SURVEYOR — 12640 CERT NO.

MAINTENANCE

THE COUNTY WILL NOT MAINTAIN ROADS UNTIL CONSTRUCTED TO COUNTY STANDARDS AND OFFICIALLY ACCEPTED. PRIVATE ROADS AND ACCESSES WILL NOT BE MAINTAINED BY THE COUNTY.

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF RED ROCK ESTATES DIVISION NO. 5, BONNEVILLE COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO THIS ____ DAY OF _____, 2010 AT _____ M AND RECORDED UNDER INSTRUMENT NUMBER _____.

BONNEVILLE COUNTY RECORDER

LEGEND

P.O.B.	POINT OF BEGINNING
	ROADWAY CENTERLINE
	SECTION LINE
	PROPERTY
	BOUNDARY
	EASEMENT
	PLACED 1/2" IRON ROD WITH CAP MARKED P.L.S. 9369
	PLACED 5/8" x 24" IRON ROD WITH CAP MARKED P.L.S. 9369
	FOUND 5/8" x 24" IRON ROD WITH CAP MARKED P.L.S. 9369
	FOUND 1/2" IRON ROD WITH CAP MARKED P.L.S. 9369
	SECTION CORNER

NOTES

1. A 15 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED WITHIN EACH LOT ALONG ALL THE NORTH FRONTAGE OF MARBLE DRIVE. THIS EASEMENT IS NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENT IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES OR FOR ANY OTHER USES AS DESIGNATED HEREON.

2. ALL BUILDINGS SHALL BE SET BACK A MINIMUM OF 30 FEET FROM ALL ROAD RIGHT-OF-WAY LINES.

3. DRAINAGE SWALES (GUTTERS), PRIVATE DRIVEWAYS AND SIDEWALK APPROACHES WILL BE CONSTRUCTED AND MAINTAINED WITH THE CORRECT CROSS-SECTION AS SHOWN IN THE CURRENT SET OF BONNEVILLE COUNTY PUBLIC WORKS STANDARD SPECIFICATIONS AND DRAWINGS.

4. LOTS SHOWN ON THIS PLAT ARE INCLUDED IN A LIGHTING DISTRICT AND WILL BE ASSESSED FOR OPERATION AND MAINTENANCE COSTS OF THE DISTRICT

EAGLE ROCK ENGINEERING
CIVIL • PLANNING • SURVEYING
IDAHO FALLS (208) 542-2665 RUPERT (208) 436-2665

OFFICES AT:
310 N 2nd East, Suite 153
Rexburg, Idaho 83440
1331 Fremont Ave.
Idaho Falls, Idaho 83402

DESIGNED BY:	JOEL P. DORON
DRAWN BY:	JOEL P. DORON
APPROVED BY:	PAUL J. SHARP, KURT J. ROLAND
PROJECT NO.	08034
SCALE:	1:80
DATE:	APRIL, 2010
REVISION:	MAY 10, 2010
CAD NAME:	RED ROCK DIV 5 FP.DWG