

BOUNDARY DESCRIPTION

SITUATED IN THE STATE OF IDAHO, COUNTY OF FREMONT, BEING PART OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 41 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 7 TO A POINT:

THENCE SOUTH 00°15'41" EAST, A DISTANCE OF 819.25 FEET ALONG THE WEST LINE OF SAID SECTION 7 TO A POINT;

THENCE NORTH 89°44'19" EAST, A DISTANCE OF 884.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING NORTH 89°44'19" EAST ALONG SAID LINE, A DISTANCE OF 476.00 FEET TO A POINT;

THENCE SOUTH 00°15'41" EAST, A DISTANCE OF 825.00 FEET TO A POINT;

THENCE SOUTH 89°44'19" WEST, A DISTANCE OF 264.00 FEET TO A POINT;

THENCE NORTH 00°15'41" WEST, A DISTANCE OF 635.00 FEET TO A POINT;

THENCE SOUTH 89°44'19" WEST, A DISTANCE OF 212.00 FEET TO A POINT;

THENCE NORTH 00°15'41" WEST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.92 ACRES OF LAND, MORE OR LESS.

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 INTO BLOCKS, AND LOTS TO BE HEREINAFTER KNOWN AS MEADOWLARK - DIVISION NO. 1, FREMONT COUNTY, IDAHO. THE EASEMENTS SHOWN HEREON ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES OR FOR ANY OTHER USE DESIGNATED ON THE PLAT. THE LANDS INCLUDED WITHIN THIS PLAT WILL BE IRRIGATED IN COMPLIANCE WITH FREMONT COUNTY POLICY, WATER AND/OR CANAL COMPANY REGULATIONS AND IN ACCORDANCE WITH IDAHO CODE 31-3805. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE DULY SIGNED THIS CERTIFICATE ON THIS 12 DAY OF Dec 2022.

Darius J. Abegglen Kim Laurie Abegglen
DARIUS J. ABEGGLEN KIM LAURIE ABEGGLEN

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Fremont

ON THIS 12 DAY OF Dec, 2022 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DARIUS J. ABEGGLEN AND KIM LAURIE ABEGGLEN, KNOWN OR IDENTIFIED TO ME AND THE PERSON WHO SUBSCRIBED TO THE ATTACHED OWNER'S DEDICATION AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

Debra Rowe
NOTARY PUBLIC FOR THE STATE OF Idaho
RESIDING IN Fremont COUNTY, Idaho
MY COMMISSION EXPIRES Mar 04, 2025

LIBA ROWE
COMM NO. 20160447
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES MAR. 04, 2025

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 50-1303 OF THE IDAHO CODE.

12-12-22 MAH 19439
DATE COUNTY REVIEW SURVEYOR PLS NO.

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

EASTERN IDAHO PUBLIC HEALTH

12-12-2022 John Noels
DATE ENVIRONMENTAL HEALTH SPECIALIST

TREASURER'S AND ASSESSOR'S CERTIFICATE

WE, THE UNDERSIGNED COUNTY TREASURER AND COUNTY ASSESSOR IN AND FOR THE COUNTY OF FREMONT, 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.

Carl Kahala 12-13-2022 Thane H. Cherry
FREMONT COUNTY DATE FREMONT COUNTY
ASSESSOR TREASURER

COUNTY APPROVAL

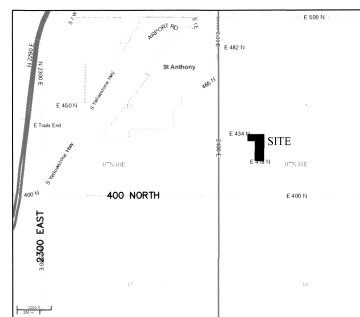
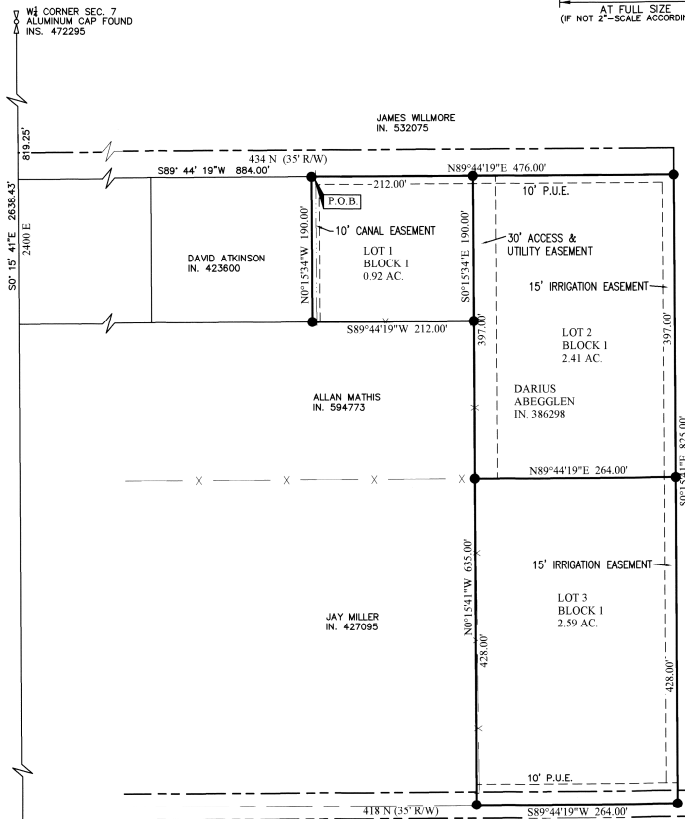
THIS PLAT WAS DULY ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLANNING AND BUILDING ADMINISTRATION OF FREMONT COUNTY, IDAHO BY RESOLUTION ADOPTED THIS 6 DAY OF Feb, 2023.

L. Bart Tamachi 2/6/23
BOARD CHAIRMAN DATE
Gregory O. O'Connell 2/6/23
PLANNING AND BUILDING ADMINISTRATOR DATE

MEADOWLARK - DIVISION NO. 1

FREMONT COUNTY, IDAHO

PART OF SW 1/4, SECTION 7, TWP. 7 N, RANGE 41 E, B.M.

**LOCATION MAP****NOTES:**

BEARINGS SHOWN HEREIN ARE BASED ON THE IDAHO STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 DATUM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING AN AVERAGE PROJECT ELEVATION OF 4900 FEET.

ALL IRON PINS SET ARE 5/8" x 24" REBAR WITH A YELLOW PLASTIC CAP STAMPED "TVS PLS 13856".

FOR DITCH AND CANAL EASEMENTS REFER TO IDAHO CODE TITLE 42-1102

THERE ARE EXISTING FARMS IN THE VICINITY OF THIS SUBDIVISION. NEW NEIGHBORS TO THESE FARMS WILL NOT BE ABLE TO CLAIM THAT THE FARM OPERATIONS ARE NUISANCES, EXCEPT IN THE CASE OF IMPROPER OR NEGLIGENT OPERATION, OR IN THE CASE OF CONFINED ANIMAL FEEDING OPERATIONS (SEE IDAHO CODE 22-4503).

NARRATIVE:

WE WERE HIRED BY DARIUS ABEGGLEN TO PREPARE A 3 LOT SHORT PLAT

LEGEND

- 5/8" REBAR W/PLASTIC CAP SET CAP STAMPED "PLS 13856"
- CONTROLLING SECTION CORNER FND. (AS NOTED)
- QUARTER SECTION CORNER FND. (AS NOTED)
- RIGHT OF WAY
- SECTION LINE
- SUBDIVISION / LOT LINE
- EASEMENT
- CANAL
- BUILDING
- FENCE

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FORGOING SUBDIVISION FREMONT COUNTY, IDAHO WAS FILED FOR RECORDING IN THE OFFICE OF THE RECORDER OF FREMONT COUNTY, IDAHO ON THIS DAY OF Feb 12, 2023 AT 2:06 PM AND RECORDED UNDER INSTRUMENT NO. 277431

Andie Mace by RL \$11
FREMONT COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, JEFFREY M. ROWE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, NUMBER 13856, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND DESCRIBED IN THE BOUNDARY DESCRIPTION ATTACHED HERETO, AND THAT SAID PARCELS ARE STAKED ON THE GROUND IN ACCORDANCE TO STATE LAW SECTION 50-1303.

**MEADOWLARK - DIVISION NO. 1**

PART OF SW 1/4, SECTION 7, TWP. 7 N, R 41 E, B.M.
FREMONT COUNTY, IDAHO

TETON VIEW SURVEYING

2847 East 700 North
St. Anthony, Id. 83445
P. 208.516.6877

Sheet No. 1 of 1
PROJECT NO. 20-102
Reviewed By: JMR
Date: 5-15-20