

725491

CORNER OF SECS 2, 3, 9 & 11
FOUND 2' ALUMINUM CAP PLS 12222
CORN INSTRUMENT # 70394

HONEYBROOK TOWNHOMES

A SUBDIVISION OF THE CITY OF BLACKFOOT,
BINGHAM COUNTY, IDAHO,
BEING PART OF THE NE1/4 OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 35 EAST, B.M.

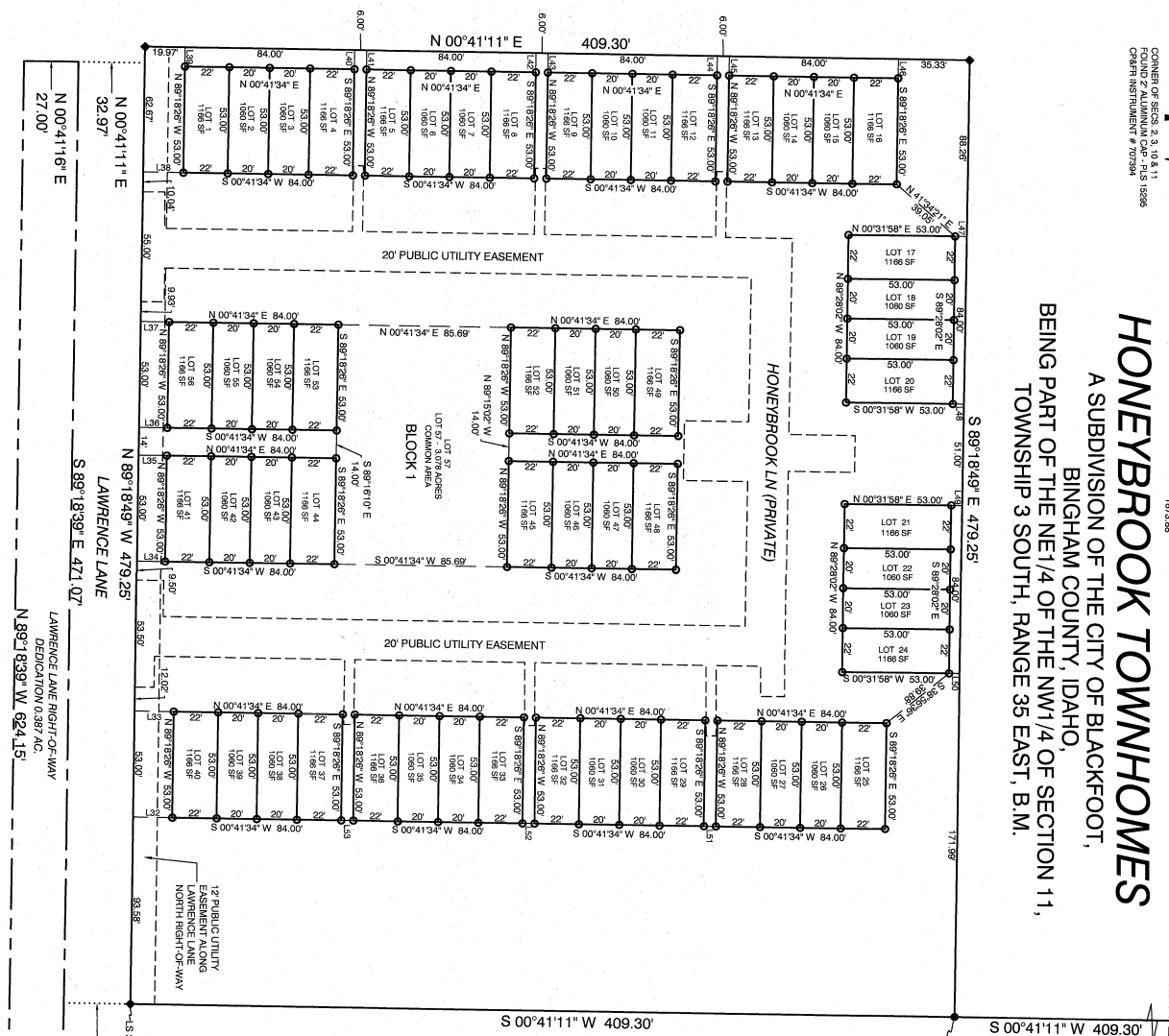
S 89°18'49" E 2664.03'

760.24'

11

1/4 CORNER OF SECS 2 & 11
FOUND 2' ALUMINUM CAP PLS 12224
CORN INSTRUMENT # 70489

RECORDERS CERTIFICATE
Instrument # 725491
COUNTY OF BINGHAM
RECORDED FOR: ROCKY MOUNTAIN CAPITAL, LLC
BY: [Signature]
RECORDED: [Date]
FILED: [Date]



BOUNDARY DESCRIPTION
PART OF THE NE1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN, CITY OF BLACKFOOT, BINGHAM COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, CORNER INSTRUMENT NO. 70394 FROM WHICH THE NORTH 1/4 CORNER CORNER INSTRUMENT NO. 70489 IS SAID SECTION BEARS S 89°18'49" E 2664.03 FEET; THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE S 00°41'11" W 409.30 FEET TO THE POINT OF BEGINNING, SAID POINT BEING MARKED BY A 5/8" IRON ROD WITH CAP STAMPED PLS 12222;
THENCE S 00°41'11" W 409.30 FEET TO A POINT BEING MARKED BY A 1/2" IRON ROD WITH CAP STAMPED PLS 12241;
THENCE S 89°18'49" E 479.25 FEET TO A POINT BEING MARKED BY A 1/2" IRON ROD WITH CAP STAMPED PLS 12224;
THENCE S 89°18'49" E 479.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.503 ACRES AND ALSO INCLUDING THE FOLLOWING DESCRIBED PARCEL OF DEDICATED ROAD RIGHT-OF-WAY FOR LAWRENCE LANE:
PART OF THE NE1/4 OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 35 EAST OF THE BOISE MERIDIAN, CITY OF BLACKFOOT, BINGHAM COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, CORNER INSTRUMENT NO. 70394 FROM WHICH THE NORTH 1/4 CORNER CORNER INSTRUMENT NO. 70489 IS SAID SECTION BEARS S 89°18'49" E 2664.03 FEET; THE BASIS OF BEARINGS FOR THIS DESCRIPTION;
THENCE S 00°41'11" W 409.30 FEET TO A POINT BEING MARKED BY A 5/8" IRON ROD WITH CAP STAMPED PLS 12241;
THENCE S 89°18'49" E 479.25 FEET TO A POINT ON THE WEST LINE OF FACILON RIDGE, DIVISION NO. 1 INSTRUMENT NO. 6665181;
THENCE S 00°27'35" E 27.00 FEET ALONG SAID WEST LINE;
THENCE S 00°41'11" W 624.15 FEET;
THENCE S 89°18'49" E 471.00 FEET ALONG SAID DEDICATED ROAD TO THE POINT OF BEGINNING.
CONTAINING 16.647 SQUARE FEET OR 0.387 ACRES.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1	S 89°18'49" E	2664.03
2	S 00°41'11" W	409.30
3	S 89°18'49" E	479.25
4	S 00°41'11" W	624.15
5	S 89°18'49" E	471.00
6	S 00°27'35" E	27.00
7	S 00°41'11" W	624.15
8	S 89°18'49" E	479.25
9	S 00°41'11" W	409.30
10	S 89°18'49" E	479.25
11	S 00°41'11" W	409.30
12	S 89°18'49" E	479.25
13	S 00°41'11" W	409.30
14	S 89°18'49" E	479.25
15	S 00°41'11" W	409.30
16	S 89°18'49" E	479.25
17	S 00°41'11" W	409.30
18	S 89°18'49" E	479.25
19	S 00°41'11" W	409.30
20	S 89°18'49" E	479.25
21	S 00°41'11" W	409.30
22	S 89°18'49" E	479.25
23	S 00°41'11" W	409.30
24	S 89°18'49" E	479.25
25	S 00°41'11" W	409.30
26	S 89°18'49" E	479.25
27	S 00°41'11" W	409.30
28	S 89°18'49" E	479.25
29	S 00°41'11" W	409.30
30	S 89°18'49" E	479.25
31	S 00°41'11" W	409.30
32	S 89°18'49" E	479.25

INTERIOR MONUMENT COMPLETION CERTIFICATE
Pursuant to the requirements of IC 86-1381, IC 86-1382, AND IC 86-1383, I, SHANE C. REBER, A PROFESSIONAL LAND SURVEYOR, DIVISION NO. 1, HEREBY CERTIFY THAT THE INTERIOR MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF IC 86-1383 ON OR BEFORE OCTOBER 31, 2021.

SURVEYOR'S NARRATIVE
THIS SUBDIVISION PLAN IS BASED ON THE BOUNDARY FOR PARCEL NO. 2 AS SHOWN ON RECORD OF RECORDED ON 06/02/2020.
THE DATE, SOUTH, WEST AND NORTHERLY BOUNDARIES HELD TO THE FOUND MONUMENTS AS INTERSECTION OF THE NORTHERLY AND EASTERLY BOUNDARIES OF SAID PARCEL 2 AND MONUMENTED AS SHOWN HEREBY.

SURVEYORS CERTIFICATE
I, SHANE C. REBER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESCRIBED HEREIN, WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF IC 86-1381, IC 86-1382, AND IC 86-1383, AND THAT SAID SURVEY AND STAKES AS PROVIDED BY LAW DESCRIBED HEREBY.

FALCON RIDGE, DIV. 1
INSTRUMENT NO. 666518
S 00°41'11" W 409.30'
S 89°18'49" E 471.00'
S 89°18'49" E 479.25'
S 00°27'35" E 27.00'

SURVEYORS CERTIFICATE
I, SHANE C. REBER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESCRIBED HEREIN, WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF IC 86-1381, IC 86-1382, AND IC 86-1383, AND THAT SAID SURVEY AND STAKES AS PROVIDED BY LAW DESCRIBED HEREBY.

PROFESSIONAL LAND SURVEYOR
SHANE C. REBER
STATE OF IDAHO
12222

SHEET 1
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO. 0445
DATE 10/27/2020
P.O.B.

LEGEND
SECTION CORNER CONTROL
CHECKED BY: [Name]
SECTION LINE
SURVEYED BOUNDARY LINE
PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS NOTE
IDAHO STATE PLANE EAST ZONE (IT01) - GRID BEARINGS

CORNERSTONE GEOMATICS
A Professional Land Surveying Company
(200) 300-4948 • 1582 N. 77th, Shoshone, ID 83274 • shane@cornerstonegeomatics.com
WWW.CORNERSTONEGEOMATICS.COM

GRAPHIC SCALE
SCALE: 1" = 40'
(1/8" X 24" PRINTS ONLY)

725491

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725491

CORNER OF SECS. 2 & 11
FOUND 2' ALUMINUM CAP - PLS 12222
CORN INSTRUMENT # 70488

10 11

1973.88

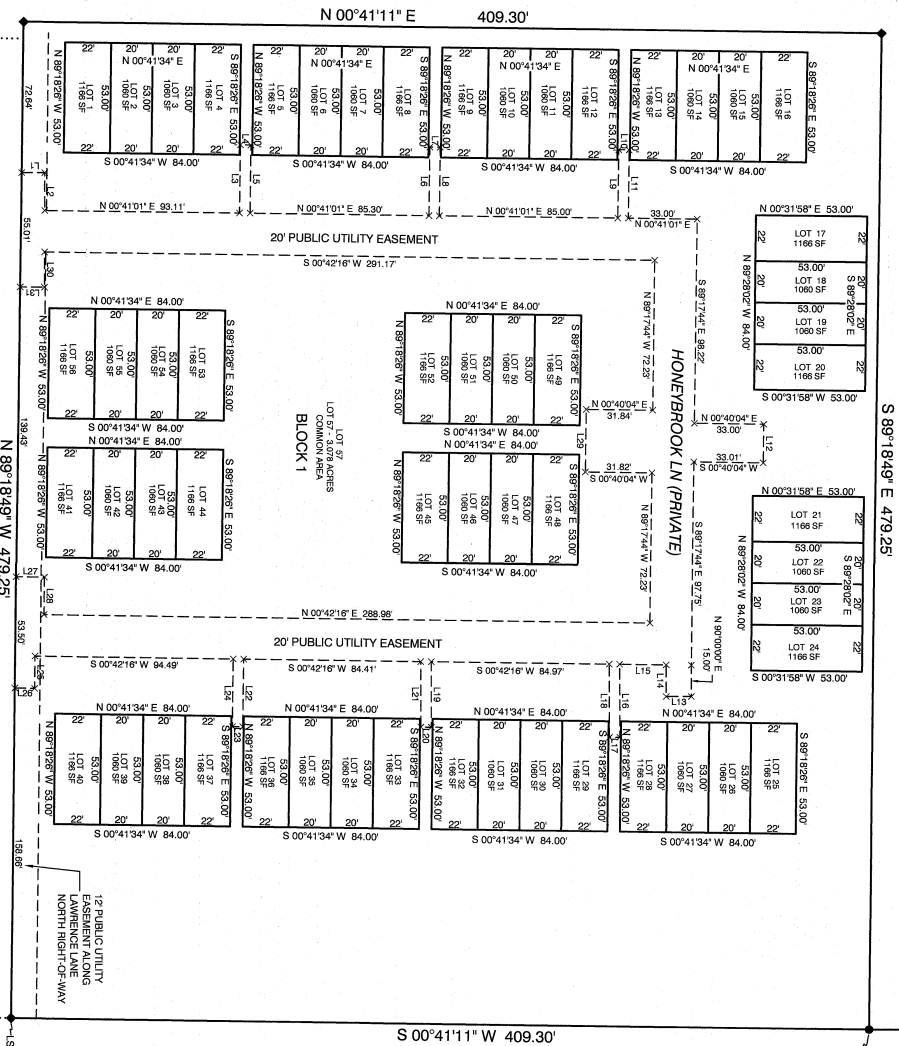
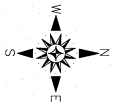
S 89°18'49" E 2664.03

780.25'

11

1/4 CORNER OF SECS. 2 & 11
FOUND 2' ALUMINUM CAP - PLS 12222
CORN INSTRUMENT # 70488

RECORDERS CERTIFICATE
Instrument # 725491
BINGHAM COUNTY
12-7-2020 08:18:14 AM No. of Pages: 3
PAMELA W. EDWARDS, COUNTY CLERK
E-Office Recorder Deputy
See 1138



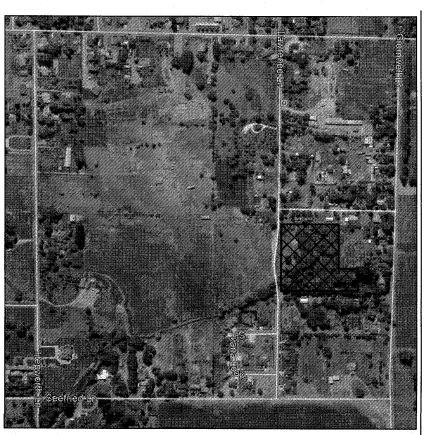
HONEYBROOK TOWNHOMES

A SUBDIVISION OF THE CITY OF BLACKFOOT,
BINGHAM COUNTY, IDAHO,
BEING PART OF THE NE 1/4 OF THE NW 1/4 OF
SECTION 11, TOWNSHIP 3 SOUTH, RANGE 35 EAST, B.M.
-EASEMENT DETAIL-

LINE TABLE

LINE	BEARING	DISTANCE
L1 <td>S 89°18'29\"/></td>	S 89°18'29\"/>	
L2 <td>S 89°53'28\"/></td>	S 89°53'28\"/>	
L3 <td>N 00°39'44\"/></td>	N 00°39'44\"/>	
L4 <td>N 00°39'44\"/></td>	N 00°39'44\"/>	
L5 <td>S 89°20'16\"/></td>	S 89°20'16\"/>	
L6 <td>S 89°20'16\"/></td>	S 89°20'16\"/>	
L7 <td>N 00°42'16\"/></td>	N 00°42'16\"/>	
L8 <td>S 89°20'16\"/></td>	S 89°20'16\"/>	
L9 <td>N 89°20'16\"/></td>	N 89°20'16\"/>	
L10 <td>S 89°18'29\"/></td>	S 89°18'29\"/>	
L11 <td>S 89°18'29\"/></td>	S 89°18'29\"/>	
L12 <td>S 89°18'29\"/></td>	S 89°18'29\"/>	
L13 <td>S 00°00'00\"/></td>	S 00°00'00\"/>	
L14 <td>N 89°00'00\"/></td>	N 89°00'00\"/>	
L15 <td>S 00°42'16\"/></td>	S 00°42'16\"/>	
L16 <td>S 00°42'16\"/></td>	S 00°42'16\"/>	
L17 <td>S 00°55'58\"/></td>	S 00°55'58\"/>	
L18 <td>S 89°44'22\"/></td>	S 89°44'22\"/>	
L19 <td>N 89°00'00\"/></td>	N 89°00'00\"/>	
L20 <td>S 00°42'16\"/></td>	S 00°42'16\"/>	
L21 <td>S 00°42'16\"/></td>	S 00°42'16\"/>	
L22 <td>S 89°21'7\"/></td>	S 89°21'7\"/>	
L23 <td>S 00°42'16\"/></td>	S 00°42'16\"/>	
L24 <td>N 89°21'7\"/></td>	N 89°21'7\"/>	
L25 <td>S 89°21'7\"/></td>	S 89°21'7\"/>	
L26 <td>N 00°42'16\"/></td>	N 00°42'16\"/>	
L27 <td>S 89°21'7\"/></td>	S 89°21'7\"/>	
L28 <td>S 89°21'7\"/></td>	S 89°21'7\"/>	
L29 <td>N 89°20'16\"/></td>	N 89°20'16\"/>	
L30 <td>S 89°23'29\"/></td>	S 89°23'29\"/>	
L31 <td>S 00°00'00\"/></td>	S 00°00'00\"/>	

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, SHANE C. REBER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESCRIBED AS HONEYBROOK TOWNHOMES, IS A TRUE AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW DESCRIBED HEREON WITH THE ACCOMPANYING PLATS AS DESCRIBED HEREON.

SHANE C. REBER PLS 12222



GRAPHIC SCALE

SCALE: 1" = 40'

(1/8" = 20' PRINTS ONLY)

BASIS OF BEARINGS NOTE

IDAHO STATE PLANE EASY ZONE (1101) GRID BEARINGS
SECTION CORNER CONTROL
SURVEYED BOUNDARY LINE
PUBLIC UTILITY EASEMENT

LEGEND

SECTION CORNER CONTROL
PLACES 1/2\"/>

DRAWN BY

SCR
CHECKED BY
PROJECT NO.
DATE

SHEET 2

OF 3 SHEETS

DATE 10/27/2020

725491

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HONEYBROOK TOWNHOMES

A SUBDIVISION OF THE CITY OF BLACKFOOT,
BINGHAM COUNTY, IDAHO,
BEING PART OF THE NE1/4 OF THE NW1/4 OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 35 EAST, B.M.

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

Sanitary restrictions as required by I.C. §50-1326 have been satisfied based on the Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that the City of Blackfoot, no drinking water or sewerage facilities were constructed. It is the responsibility of the developer to provide appropriate building permits for drinking water or sewerage. If the developer fails to construct facilities or meet the other conditions of DEQ, an enforcement action may be imposed. In accordance with I.C. §50-1326, by the City of Blackfoot, the construction of any building or shelter requiring drinking water or sewerage facilities shall be allowed.

Kyle Thompson ENVIRONMENTAL HEALTH SPECIALIST, EHS Date Nov 30, 2020

DRINKING WATER SYSTEM CERTIFICATE

Pursuant to I.C. § 50-1324, the OWNER does hereby certify that all lots shown on this plat are eligible to receive water from the City of Blackfoot municipal water system, and said City has agreed in writing to provide curbside water service to said lots.

IN WITNESS WHEREOF, it has hereunto set its signature this 19 day of November, 2020.

HONEYBROOK TOWNHOMES, LLC
C. Spoklie
COLLIN HUNTER (MANAGING MEMBER)

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF BONNER)
On this 19 day of November, 2020, before me the undersigned, a notary public in and for said state, personally appeared JAMES SPOKIE, known or identified to me to be an owner, and the person who subscribed his name to the foregoing OWNERS DEDICATION and acknowledged to me that he executed the same.

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 IDAHO
Residing at: Blackfoot, ID
Commission Expiration Date: 7-31-23

IRRIGATION CERTIFICATE

Lots will have no irrigation water rights and the owners will not be assessed for such.

FLOOD PLAIN DESIGNATION

Property is located in Zone X per FIRM Panel 160019 002 C with an effective date of 10/20/1998.

RESTRICTIVE COVENANTS

Recorded as Instrument No. 345508

HOME OWNERS ASSOCIATION

Recorded as Instrument No. 345508

SHEET

3	DRAWN BY
OF	CHECKED BY
SHEETS	PROJECT NO.
3	DATE
	10/27/2020

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned HONEYBROOK INVESTMENTS, LLC an Idaho Limited Liability Company, WSBB, P.A., and CLOVER CREEK CONSTRUCTION, LLC are the lawful OWNERS 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 HONEYBROOK TOWNHOMES, an addition to the City of Blackfoot, Bingham County, Idaho.

BE IT FURTHER KNOWN, that they hereby dedicate grant and convey to the public, all streets and right-of-ways shown hereon, that they also grant and convey to the City of Blackfoot all easements and that they do hereby warrant and shall defend such dedication and conveniences in the quiet and peaceful possession of the public or the City of Blackfoot, as the case may be, against said OWNERS and their heirs and assigns, and against every person whatsoever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof.

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

IN WITNESS WHEREOF, it has hereunto set its signature this 19 day of Nov, 2020.

C. Spoklie
COLLIN HUNTER (Managing Member of Honeybrook Investments, LLC)

James Spoklie
JAMES SPOKIE (Manager of Clover Creek Construction, LLC)

Dennis Denney
DENNIS DENNEY (Member of Clover Creek Construction, LLC)

Kyle Thompson
KYLE THOMPSON (President of WSBB, P.A.)

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF BONNER)
On this 19 day of November, 2020, before me the undersigned, a notary public in and for said state, personally appeared COLLIN HUNTER, known or identified to me to be the person whose name is subscribed to the Owners' Dedication as the Managing Member of Honeybrook Investments, LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

Notary Public for the State of IDAHO
Residing at: Blackfoot, ID
Commission Expiration Date: 7-31-23

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF BONNER)
On this 19 day of November, 2020, before me the undersigned, a notary public in and for said state, personally appeared DENNIS DENNEY, known or identified to me to be the person whose name is subscribed to the Owners' Dedication as the Member of Clover Creek Construction, LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

Notary Public for the State of IDAHO
Residing at: Blackfoot, ID
Commission Expiration Date: 7-31-23

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF BONNER)
On this 19 day of November, 2020, before me the undersigned, a notary public in and for said state, personally appeared JAMES SPOKIE, known or identified to me to be the person whose name is subscribed to the Owners' Dedication as the Manager of Clover Creek Construction, LLC, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that he executed the same in said Limited Liability Company's name.

Notary Public for the State of IDAHO
Residing at: Blackfoot, ID
Commission Expiration Date: 7-31-23

CITY ACCEPTANCE

The accompanying plat was duly accepted and approved by the city council of Blackfoot, Idaho, by resolution adopted this 12 day of September, 2020.

M. Dwyer MAYOR
Shannon McLeod CITY CLERK

M. Dwyer PUBLIC WORKS DIRECTOR

ZONING APPROVAL

The accompanying subdivision plat was reviewed and approved by the planning and zoning commission of the City of Blackfoot, Idaho, on this 19 day of Nov, 2020.

Colin Hunter ZONING ADMINISTRATOR

TREASURERS CERTIFICATE

I, the undersigned County Treasurer in and for the County of Bingham, State of Idaho, pursuant to the requirements of I.C. § 50-1306, do hereby certify that all County property taxes due for the property included in this project are current.

Date: 12-3-20 Donna Deal
BINGHAM COUNTY TREASURER

RECORDERS CERTIFICATE

Instrument # 725491
BINGHAM COUNTY
127-2020
127-2020
PAMELA N. ECKHART
E-Office Recorder Deputy

COUNTY SURVEYORS CERTIFICATE

I CERTIFY THAT I HAVE EXAMINED THE PLAT AND FOUND THAT IT COMPLES WITH I.C. § 50-1305.
Michael A. Crowell
REGISTERED SURVEYOR
DANIEL D. HOWELL, PLS. NO. 12223
DATE: 12/03/2020

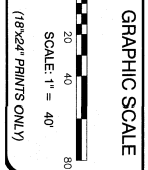
SURVEYORS CERTIFICATE

I, SHANE C. REBER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS HONEYBROOK TOWNHOMES, WAS MADE UNDER MY PERSONAL SUPERVISION AND THAT I AM A MEMBER OF THE BINGHAM COUNTY SURVEYORS ASSOCIATION AND IN ACCORDANCE WITH THE ACCOMPANYING PLATS DESCRIBED HEREON.
Shane C. Reber
STATE OF IDAHO, U.S.A. 1922



CORNERSTONE GEOMATICS

A Professional Land Surveying Company
(200) 900-8848 • 1562 N. 7th, Shady, ID 83774 • shane@cornerstonegeomatics.com
www.cornerstonegeomatics.com



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