

Instrument # 1777281
Bonneville County, Idaho
Recorded for \$11.00
Date: 10/22/2024
Page: 2
10F2

EA Ellsworth & Associates, PLLC
Land Surveyors

CITY'S ACCEPTANCE

The foregoing plot was duly accepted and approved by the City of Swan Valley, Idaho by resolution adopted this 21 day of October, 2024.

[Signature] Mayor
[Signature] City Clerk

IRRIGATION WATER RIGHTS RELEASE

Water rights and assessment obligations are not appurtenant to the lands included within this plot. Lots within this subdivision will not receive a water right.

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.

22 Oct 24 *[Signature]*
Date Health District Signature

COUNTY SURVEYOR'S VERIFICATION

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

10/22/2024 *[Signature]*
Date BONNEVILLE COUNTY SURVEYOR

FIRE CHIEF'S CERTIFICATE

I hereby certify that I have reviewed this subdivision plot for compliance with the International Fire Code / 2018.

[Signature] 10/23/24
Swan Valley Fire Department Date

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. § 50-1306, do hereby certify that all County property taxes due for the property included in the Boundary Description shown hereto are current.

Date: 10-11-2024 *[Signature]*
Bonneville County Treasurer

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plot of Grand View Heights, Division No. 1, was filed in the Office of the Recorder of Bonneville County, Idaho.

10-23-2024 *[Signature]*
Date Bonneville County Recorder

Instrument # 1777281
Bonneville County, Idaho
Recorded for \$11.00
Date: 10/22/2024
Page: 2
10F2

GRAND VIEW HEIGHTS DIVISION NO. 1

AN ADDITION TO THE CITY OF SWAN VALLEY
BEING A REPLAT OF HORSE CANYON ESTATES, DIVISION NO. 1
PART OF THE S.W. 1/4 SECTION 3, TOWNSHIP 1 NORTH, RANGE 44 EAST OF THE BOISE MERIDIAN
BONNEVILLE COUNTY, IDAHO

BOUNDARY DESCRIPTION

Commencing at the Southwest corner of Section 3, Township 1 North, Range 44 East of the Boise Meridian, Bonneville County, Idaho; running thence S.89°52'00"E. along the Section line 2845.36 feet to the South 1/4 corner of said Section 3; thence N.07°14'11"W. 1321.69 feet to the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 3, being a found 1988 Aluminum Cap; thence N.00°15'24"W. along the North-South Center Section line 309.49 feet to the Northeast corner of Lot 4, Block 1, Bald Mountain Cedars, Division No. 1, City of Swan Valley, Bonneville County, Idaho, being the TRUE POINT OF BEGINNING; running thence N.00°15'24"W. along the North-South Center Section line 1012.61 feet to the Center 1/4 corner being a 1988 Aluminum Cap; thence N.89°47'14"W. 1321.67 feet to the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 3; thence S.00°15'28"E. 1322.97 feet to the Southwest corner of said Northwest 1/4 of the Southwest 1/4 of said Section 3; thence S.24°00'09"W. 1173.25 feet; thence S.00°08'00"W. 200.00 feet; thence S.45°08'00"W. 28.28 feet; thence S.00°08'00"W. 30.00 feet to the South line of said Section 3; thence S.89°52'00"E. along said South line 503.01 feet to the Southwest corner of Lot 23, Block 1, Bald Mountain Cedars, Division No. 1; thence along the Boundary of said Division No. 1 the following four (4) courses: (1) thence N.00°01'52"E. 288.71 feet; (2) thence N.29°22'09"E. 701.90 feet; (3) thence N.42°48'02"E. 596.68 feet; (4) thence N.62°31'29"E. 636.08 feet to the TRUE POINT OF BEGINNING.

CONTAINING: 2,371,264 Sq. Ft. or 54.437 acres.

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 Grand View Heights, 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 plot as described hereon.



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, C & L Development LLC, an Idaho limited liability company is the lawful OWNER of the tract of land included within the boundary description shown hereon and have caused the same to be plotted and divided into blocks, lots and streets, which plot shall hereafter be known as Grand View Heights, Division No. 1, an Addition to the City of Swan Valley, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that OWNER does hereby dedicate, grant and convey to the lot owners, a non exclusive roadway access easement shown and described hereon, and OWNER does also grant and convey to the City of Swan Valley all public utility easements shown on the plot and that OWNER does hereby warrant and shall defend such dedication and easements in the quiet and peaceful possession of the lot owners or the City of Swan Valley, as the case may be, against said owners' and their 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's, 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 Swan Valley and its successors, assigns or permittees shall also have the right, at the owner's 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 purposes.

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

All Lot Owners shall be responsible for maintenance of Lot 8, a common area easement for ingress and egress access to the lots.

IN WITNESS WHEREOF, We have hereunto set our signature's this 22 day of October, 2024.

C & L Development LLC, an Idaho limited liability company

[Signature] Curtis Carpenter - Managing Member
[Signature] Susan McCord - Managing Member

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF Bonneville) SS.

On this 22 day of October, 2024, before me the undersigned, a notary public in and for said state, personally appeared Curtis Carpenter, known or identified to me, to be a Managing Member of the limited liability company C & L Development LLC, an Idaho limited liability company, and the person who subscribed said limited liability company's name to the foregoing OWNER'S 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.

[Signature]
Notary Public for the State of IDAHO
Residing at: Jefferson Co. ID
Commission Expiration Date: 7-11-2026



ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF BONNEVILLE) SS.

On this 22 day of October, 2024, before me the undersigned, a notary public in and for said state, personally appeared Curtis Carpenter, known or identified to me, to be a Managing Member of the limited liability company C & L Development LLC, an Idaho limited liability company, and the person who subscribed said limited liability company's name to the foregoing OWNER'S 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.

[Signature]
Notary Public for the State of IDAHO
Residing at: Jefferson Co. ID
Commission Expiration Date: 7-11-2026

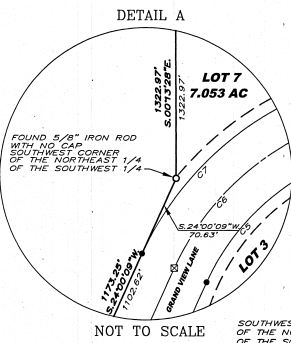


GRAND VIEW HEIGHTS
DIVISION NO. 1

AN ADDITION TO THE CITY OF SWAN VALLEY
BEING A REPLAT OF HORSE CANYON ESTATES, DIVISION NO. 1
PART OF THE S.W. 1/4 SECTION 3, TOWNSHIP 1 NORTH, RANGE 44 EAST OF THE BOISE MERIDIAN
BONNEVILLE COUNTY, IDAHO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S. 68°32'06"W	66.75'
L2	N. 24°00'09"E	67.16'
L3	S. 89°52'00"E	104.85'

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
C1	80.00'	N. 46°33'44"E	44.90'	46.02'
C2	85.00'	N. 79°09'30"E	108.04'	122.30'
C3	85.00'	S. 32°26'14"W	128.04'	181.61'
C4	80.00'	N. 89°29'32"W	44.90'	46.02'
C5	200.00'	S. 46°16'08"W	151.56'	155.45'
C6	230.00'	N. 46°16'08"E	174.30'	176.78'
C7	260.00'	N. 46°16'08"E	197.03'	202.88'
C8	80.00'	S. 12°04'05"W	24.82'	25.00'
C9	80.00'	N. 12°04'04"E	37.22'	37.49'
C10	137.13'	N. 59°41'27"E	138.96'	145.72'
C11	767.89'	N. 35°07'12"E	183.91'	184.33'
C12	167.13'	N. 59°41'27"E	169.30'	171.60'
C13	757.59'	N. 34°41'24"E	143.69'	143.90'
C14	197.13'	N. 43°40'42"E	98.25'	99.29'
C15	757.59'	N. 33°43'36"E	101.38'	101.46'



- 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. # 8785 OR AS SHOWN
 - FOUND 1/2" STEEL RE-BAR WITH PLASTIC CAP STAMPED P.L.S. # 8795 OR AS SHOWN
- 10' WIDE PUBLIC UTILITY EASEMENT

NOTE:

LOT 8, INCLUDES THE PRIVATE ACCESS ROAD GRAND VIEW LANE, AS WELL AS THE PORTION OF WARTLE RUN. PRIVATE ROADWAY EASEMENT = 3.598 ACRES
LOT 6, BLOCK 1, AND LOT 1A, BLOCK 2 ARE BOTH NON-BUILDABLE LOTS

FOUND ALUMINUM CAP
SOUTHWEST COR. SECTION 3
T. 1N. R. 44E. B.M.
INSTRUMENT # 1045145

FOUND 5/8" IRON ROD
WITH NO CAP
SOUTHWEST COR. SECTION 3
T. 1N. R. 44E. B.M.
INSTRUMENT # 955505

FOUND 5/8" IRON ROD
WITH PLASTIC CAP STAMPED L.S. 827

FOUND 1988 BLM ALUMINUM CAP
SOUTH 1/4 COR. SECTION 3
T. 1N. R. 44E. B.M.
INSTRUMENT # 955505

FOUND 1/2" IRON ROD
WITH PLASTIC CAP STAMPED L.S. 827
TRUE POINT
OF BEGINNING

FOUND 1988 ALUMINUM CAP
SOUTHEAST CORNER OF THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 3, T. 1 N. R. 44 E. B.M.

NOTES

All buildings shall be set back a minimum of 30 feet from all road right-of-way lines.
A 10 foot wide public utility easement is hereby reserved within each lot along all road frontages. The right to use said easements is hereby perpetually reserved for public utilities or for any other uses as designated on the plat.
Proposed road to be private gravel road.
Maintenance of road and private accesses is the responsibility of the lot owners.

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 Grand View Heights, 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 herein.



Instrument # 1777281
Bonneville County, Idaho Falls, Idaho
10/23/2024 10:53:25 AM, of Pages: 2
Surveyed by: Rodney L. Ellsworth
Checked by: [Signature]
Drawn by: [Signature]
Reduced by: [Signature]