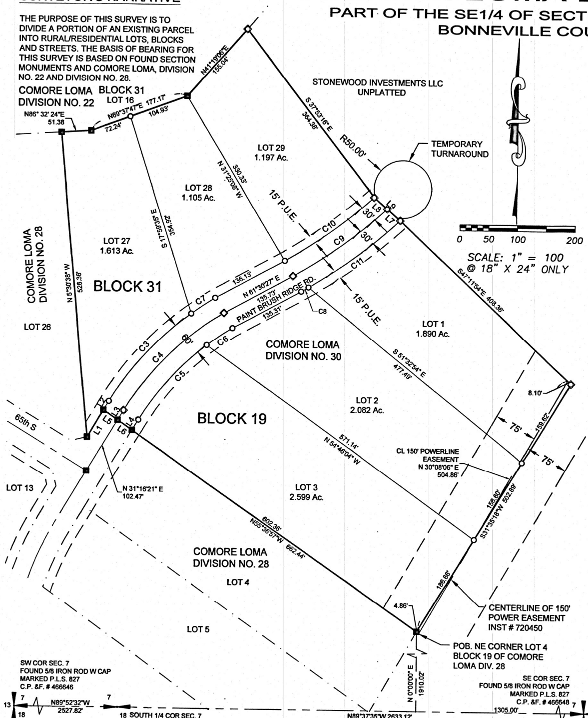
Instrument # 1659470
Bonneville County, Idaho Falls, Idaho
10/14/2020 02:16:28 PM No. of Pages: 1
Recorded for: HARPER LEAVITT ENGINEERING INC
Penny Manning Fee: $11.00
Ex-Officio Recorder Deputy C-294 Ivega
Index to: PLAT
Ivega

COMORE LOMA DIVISION NO. 30

PART OF THE SE1/4 OF SECTION 7, T. 1 N., R. 39 E.,B.M.
BONNEVILLE COUNTY, IDAHO

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE A PORTION OF AN EXISTING PARCEL INTO RURAL/RESIDENTIAL LOTS, BLOCKS AND STREETS. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON FOUND SECTION MONUMENTS AND COMORE LOMA, DIVISION NO. 22 AND DIVISION NO. 28.



BASIS OF BEARINGS

COMORE LOMA DIVISION NO. 22 INSTRUMENT NO. 1211218

LEGEND

- Section Corner Control
- Placed 5/8" X 24" Iron rod with cap marked P.L.S. 15571
- Placed 1/2" X 24" Iron rod with cap marked P.L.S. 15571
- Found 5.8" Iron Rod with cap marked P.L.S. 15571
- Found 1/2" Iron Rod with cap marked P.L.S. 15571
- Easement Sideline
- Section Line
- Center Line

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	209.36'	530.00'	22°38'00"	S42°35'21"W	208.00'
C4	243.62'	500.00'	27°55'00"	N45°13'51"E	241.22'
C5	176.43'	470.00'	21°30'26"	S42°01'34"W	175.39'
C6	51.98'	470.00'	6°20'11"	N55°56'53"E	51.95'
C7	49.49'	530.00'	5°21'00"	N56°34'51"E	49.47'
C8	14.55'	347.36'	2°24'03"	N60°18'26"E	14.55'
C9	200.62'	870.00'	13°12'45"	N54°09'06"E	200.18'
C10	190.05'	840.00'	12°57'47"	N54°15'47"E	189.64'
C11	196.65'	900.00'	12°31'09"	N53°35'04"E	196.26'

Line Table

Line #	Direction	Length
L1	N31°16'21"E	54.10'
L2	N31°16'21"E	17.83'
L3	N31°16'21"E	19.46'
L4	S31°16'21"W	21.09'
L5	S55°36'57"E	30.04'
L6	S55°36'57"E	30.04'
L7	S49°02'00"E	30.19'
L8	S49°02'00"E	30.21'
L9	S49°02'00"E	60.40'

Z:\Projects\00-2020 Projects\20-511 Comore Loma 29 & 30\dwg\Survey\20-511 Comore Loma 29 Final Plat_2020July13.dwg

BOUNDARY DESCRIPTION

PART OF THE SE 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 39 EAST, B.M., BONNEVILLE COUNTY, IDAHO, DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE N 89°37°35" W 1305.00 FEET ALONG THE SECTION LINE; THENCE N 00°00'00" E 1910.02 FEET TO THE NORTHEAST CORNER OF LOT 4, BLOCK 19, OF COMORE LOMA, DIVISION NO. 28 AND THE POINT OF BEGINNING; THENCE N 55°36'57" W 662.44 FEET ALONG THE NORTHERLY LINE BOUNDARY OF SAID DIVISION NO 28; THENCE S 31°16'21" W 54.10 FEET; THENCE N 05°30'38" W 526.36 FEET TO THE SOUTHERLY LINE OF LOT 16, BLOCK 31 OF COMORE LOMA, DIVISION NO. 22; THENCE ALONG SAID LOT LINE THE FOLLOWING THREE (3) COURSES; 1) THENCE N 86°32'24" E 51.38 FEET; 2) THENCE N 69°37'47" E 177.17 FEET; 3) THENCE N 41°19'06" E 155.04 FEET; THENCE S 37°53'16" E 364.38 FEET; THENCE S 49°02'00" E 60.40 FEET; THENCE S 47°11'54" E 408.36 FEET; THENCE S 31°35'18" W 502.89 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 11.348 ACRES, MORE OR LESS.

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT COMORE LOMA, DIVISION NO. 30, WAS FILED IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO ON THE 14th DAY OF October, 2020 AT 2:16pm AND RECORDED AS INSTRUMENT NO. 1659470.

(signature)
BONNEVILLE COUNTY RECORDER

Instrument # 1659470
Bonneville County, Idaho Falls, Idaho
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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.

Mark R. Hansen by Evelyn Pelung — 10/5/2020
BONNEVILLE COUNTY TREASURER — DATE

COUNTY APPROVAL

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BONNEVILLE COUNTY, IDAHO, BY RESOLUTION ADOPTED THIS 14 DAY OF Oct, 2020.

Roger S Christensen — (signature)
CHAIRMAN, BOARD OF COMMISSIONERS — PUBLIC WORKS DEPARTMENT

NOTES:

ALL BUILDING SETBACK DISTANCES AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE BONNEVILLE COUNTY ZONING REGULATIONS.

A 15 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.

DRAINAGE SWALES AND DRIVEWAYS WILL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER WITH THE CORRECT CROSS SECTION AS SHOWN IN THE CURRENT SET OF BONNEVILLE COUNTY PUBLIC WORKS STANDARD SPECIFICATIONS AND DRAWINGS.

THE BONNEVILLE COUNTY PUBLIC WORKS DEPARTMENT REQUIRES A PERMIT FOR ANY CONSTRUCTION IN THE PUBLIC ROAD RIGHT-OF-WAY OTHER THAN FOR THE INITIAL CONSTRUCTION OF THE ROAD AND APPROACHES APPROVED WITH BUILDING PERMITS

FLOOD PLAIN DESIGNATION

ZONE X PER PANEL NUMBER 1600270235 D WITH AN EFFECTIVE DATE OF APRIL 2, 2002

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED ARE THE LAWFUL OWNERS OF THE TRACT OF LAND INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS, STREETS, AND EASEMENTS TO BE HEREAFTER KNOWN AS COMORE LOMA, DIVISION NO. 30.

BE IT FURTHER KNOWN THAT WE DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND RIGHT-OF-WAYS SHOWN HEREON, THAT WE ALSO GRANT AND CONVEY TO THE PUBLIC ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON AND THAT WE HEREBY WARRANT AND SHALL DEFEND THE ESTATE SUBJECT TO SUCH DEDICATION AND CONVEYANCE IN THE QUIET AND PEACEFUL POSSESSION OF THE PUBLIC 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. WE ALSO CERTIFY THAT THE LOTS WITHIN THIS SUBDIVISION WILL RECEIVE WATER FROM THE COMORE LOMA WATER COMPANY AND SAID COMPANY HAS AGREED IN WRITING TO PROVIDE CULINARY WATER SERVICE TO SAID LOTS.

IN WITNESS WHEREOF, IT HAS HEREUNTO SET ITS SIGNATURES THIS 5th DAY OF October, 2020.

(signature)
RANDY SKIDMORE - MANAGING MEMBER
STONEWOOD INVESTMENTS, LLC

ACKNOWLEDGEMENT

STATE OF Idaho)
:SS.
COUNTY OF Bonneville)

ON THIS 5th DAY OF October, 2020, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RANDY SKIDMORE, KNOWN OR IDENTIFIED TO ME, TO BE A MANAGING MEMBER OF THE LIMITED LIABILITY COMPANY OF STONEWOOD INVESTMENTS LIMITED LIABILITY COMPANY, AND THE PERSON WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING OWNER'S DEDICATION AND THE DRINKING WATER SYSTEM CERTIFICATE 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.

REBECCA A DALLING
Notary Public - State of Idaho
Commission Number 20191672
My Commission Expires Aug 20, 2025

NOTARY PUBLIC FOR THE STATE OF Idaho
RESIDING AT: Bonneville County
COMMISSION EXPIRATION DATE: 8-28-25

HEALTH DEPT. CERTIFICATE

I HEREBY CERTIFY THAT THE SANITARY RESTRICTIONS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 SECTION 50-1326 HAVE BEEN SATISFIED AND THIS PLAT IS HEREBY APPROVE FOR RECORDING BY FILING OF THIS CERTIFICATE HEREWITH.

(signature) — 5 Oct 2020
ENVIRONMENTAL HEALTH SPECIALIST, REHS — DATE:

IRRIGATION WATER RIGHTS STATEMENT

THIS PROPERTY REMAINS IN THE PROGRESSIVE IRRIGATION DISTRICT BUT ABOVE THE CANAL SYSTEM AND NOT ASSESSED. THE LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE AN IRRIGATION WATER RIGHT.

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: 10/14/20 (signature)
BONNEVILLE COUNTY SURVEYOR,
SHANE C. REMER, PLS 12222

PROFESSIONAL LAND SURVEYOR
REGISTERED
15571
STATE OF IDAHO
CLINT M. JOLLEY

SURVEYOR'S CERTIFICATE

I, CLINT M. JOLLEY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS COMORE LOMA, DIVISION NO. 30, 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.

(signature) — 10/12/20
CLINT M. JOLLEY, P.L.S. 15571

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800 West Judicial Street • Blackfoot, Idaho 83221 • Phone: 208.785.2977 • Fax: 208.785.2990
450 Lincoln Street • American Falls, Idaho 83211 • Phone: 208.226.5764 • Fax: 208.226.5767

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DRAWN BY	DESIGN BY	CHECK BY
TD	HLE	CMJ
JOB NO: 2020-511		
DATE: October 2, 2020		
REVISIONS		DATE

COMORE LOMA, DIVISION NO. 30
SEC. 7, T. 1 N., R. 39 E.B.M.
BONNEVILLE COUNTY, IDAHO

SHEET NO. 1 OF 1 SHEETS