

SUBDIVISION OWNER:
RICHARD L. MILLER PROPERTIES LLC
2455 WEST MAIN STREET
TREMONTON, UTAH 84337

DEVELOPER:
ROBERT D. MILLER
millerandscap@237@gmail.com
801-698-6237

CURRENT DEED FOR PROPERTY
INSTR # 588375 OFFICIAL RECORDS
OF FREMONT COUNTY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED, AM THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, THE WHOLE TO BE HEREAFTER KNOWN AS SHADOW WOOD SUBDIVISION, A SUBDIVISION LOCATED IN SECTION 27, TOWNSHIP 15 NORTH, RANGE 43 EAST, BOISE MERIDIAN, DO HEREBY DEDICATE AND SET APART THE SAME AS A SUBDIVISION AND DEDICATE TO FREMONT COUNTY THE PARCEL DESIGNATED AS REDROCK ROAD RIGHT OF WAY. THE EASEMENTS SHOWN HEREON ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT OF USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES OR FOR ANY OTHER USE DESIGNATED ON THE PLAT. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS.

RICHARD JASON MILLER EXECUTOR FOR RICHARD L. MILLER PROPERTIES LLC

ACKNOWLEDGEMENT

STATE OF Utah : SS
COUNTY OF Cache
ON THIS 18 DAY OF June, 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RICHARD JASON MILLER, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF THE LIMITED LIABILITY COMPANY OF RICHARD L. MILLER PROPERTIES LLC, 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.

Monica Durmont
NOTARY PUBLIC FOR THE STATE OF Utah

RESIDING AT: Logan, UT
MY COMMISSION EXPIRES: 6-19-2026

EXAMINING SURVEYORS 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.

13856
PLS NUMBER
10-17-22
COUNTY SURVEYOR
DATE

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

10-18-2022
DATE

John Noble
ENVIRONMENTAL HEALTH SPECIALIST

CONDITIONS, COVENANTS, AND RESTRICTIONS

THE CONDITIONS, COVENANTS, AND RESTRICTIONS, (CC&R'S) FOR THIS SUBDIVISION ARE RECORDED AS INSTRUMENT

IN THE OFFICIAL RECORDS OF FREMONT COUNTY

COUNTY APPROVAL

THIS PLAT WAS DULY ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLANNING AND BUILDING ADMINISTRATOR OF FREMONT COUNTY, IDAHO BY RESOLUTION ADOPTED THIS ____ DAY OF ____ 2022.

John Stoddard
BOARD CHAIRMAN
10-31-2022
DATE
10/17/2022
DATE
PLANNING AND ZONING COMMISSION CHAIRMAN

TREASURERS AND ASSESSORS CERTIFICATE

WE THE UNDERSIGNED COUNTY TREASURER AND COUNTY ASSESSORS 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.

John Cherry
FREMONT COUNTY TREASURER
10/18/22
DATE
Paul Finkel
FREMONT COUNTY ASSESSOR
10-18-2022
DATE

NOTES:

- 1: THE LOTS IN THIS SUBDIVISION WILL BE USED FOR SINGLE FAMILY RESIDENTIAL PURPOSE.
- 2: THIS PLAT IS DEDICATING 1.4 ACRES OF RIGHT OF WAY FOR REDROCK ROAD TO FREMONT COUNTY.
- 3: SANITARY SEWER WILL BE DISPOSED OF ON ALL LOTS BY INDIVIDUAL SEPTIC SYSTEMS.
- 4: CULINARY WATER WILL BE SUPPLIED TO EACH LOT BY INDIVIDUAL WELLS.
- 5: STORM WATER GENERATED BY THIS SUBDIVISION WILL BE RETAINED ON SITE. THE LOTS ARE LARGE ENOUGH THAT STORM WATER WILL BE DIRECTED TO THE VEGETATED PORTIONS OF THE LOTS TO PERCOLATE INTO THE GROUND.
- 6: AS PER FEMA FLOOD INSURANCE RATE MAP 160061 0075 B, THIS SUBDIVISION IS NOT IN A FLOOD PLAIN.
- 7: THERE ARE 3 PARCELS SHOWN ON THIS PLAT AS OPEN SPACE PARCELS. THESE PARCELS WILL NOT BE ELIGIBLE FOR RESIDENTIAL USE. THESE PARCELS WILL BE OWNED AND MAINTAINED BY AN ASSOCIATION FORMED BY ALL LOT OWNERS. ONLY LOTS 1-11 WILL BE BUILDABLE LOTS.
- 8: THE ROADS IN THIS SUBDIVISION WILL BE PRIVATE ROADS. THEY WILL BE OWNED AND MAINTAINED BY THE ASSOCIATION FORMED FROM THE LOT OWNERS. THE ROAD RIGHT OF WAYS ARE INCLUDED IN THE LOTS. THE CENTERLINE OF THE ROADS ARE THE LOT LINES. THIS PLAT IS CREATING A 50.000 FEET WIDE RIGHT OF WAY FOR SHADOWWOOD ROAD AND FOR ALPENGLOW WAY. A 30.00 FEET WIDE RIGHT OF WAY IS BEING CREATED FOR CORDINGLY WAY. THE ROAD RIGHT OF WAYS WILL BE USED FOR INGRESS, EGRESS, AND PUBLIC UTILITIES FOR ALL LOTS.
- 9: A 10.00 FEET WIDE PUBLIC UTILITY EASEMENT IS BEING CREATED ALONG THE EDGES OF THE ROAD RIGHT OF WAYS.
- 10: THERE ARE PROPERTY OWNERS TO THE NORTH OF THE PARCEL BEING SUBDIVIDED THAT HAVE WRITTEN INGRESS AND EGRESS RIGHT OF WAYS THROUGH THE SUBDIVISION. INSTR. # _____ RECORDED IN THE OFFICIAL RECORDS OF FREMONT COUNTY RE ASSIGNS THESE OWNERS RIGHTS OF WAYS TO THE ROADS IN THIS SUBDIVISION.
- 11: AREA DESIGNATED AS OPEN SPACE IS HATCHED. IT COVERS 21.8 ACRES WHICH IS 80% OF THE SPACE INSIDE THE SUBDIVISION BOUNDARY. THIS SPACE SHALL BE PERMANENTLY RESTRICTED FROM FUTURE DEVELOPMENT, WITH RESTRICTION ENFORCEABLE BY FREMONT COUNTY IN PERPETUITY. THE DIMENSIONS OF THE OPEN SPACE ON EACH LOT IS NOTED ON THE LOT ON SHEET 1. THE HATCHED AREA COVERS ALL ROADS AND OPEN SPACE PARCELS.
- 12: IDAHO CODE 42-111 LIMITS THE USE OF DOMESTIC WELLS FOR IRRIGATION (LAWNS, GARDENS, ETC.) TO 1/2 ACRE, PROVIDED THE TOTAL USE IS NOT MORE THAN 13,000 GALLONS PER DAY.

FINAL SUBDIVISION PLAT FOR SHADOW WOOD SUBDIVISION

LOCATED IN SECTION 27 TOWNSHIP 15 NORTH, RANGE
43 EAST, BOISE MERIDIAN, FREMONT COUNTY, IDAHO

NARRATIVE:
THE PURPOSE OF THIS PLAT IS TO CREATE 11 SINGLE FAMILY RESIDENTIAL LOTS AND 3 OPEN SPACE PARCELS FROM THE PARCEL OF LAND OWNED BY RICHARD L. MILLER PROPERTIES LLC. THE OPEN SPACE PARCELS WILL NOT BE ELIGIBLE FOR RESIDENTIAL USE. THE CURRENT DEED FOR THE PARCEL IS RECORDED AS INSTRUMENT # 588375 IN THE OFFICIAL RECORDS OF FREMONT COUNTY. THE BOUNDARY OF THE PARCEL WAS PREVIOUSLY SURVEYED AS SHOWN ON THE SURVEY RECORDED AS INSTRUMENT # 587318. THIS SURVEY USED THAT SURVEY FOR THE BOUNDARY OF THE PARCEL AND AS THE BASIS OF BEARING. THIS SURVEY WAS DONE UNDER THE DIRECTION OF CIVIL SOLUTIONS GROUP, THE CIVIL ENGINEER FOR THE PROJECT AND FREMONT COUNTY PLANNING AND ZONING.

LEGAL DESCRIPTION
FOR
SUBDIVISION BOUNDARY AS IT APPEARS ON
INSTR. # 588375
(NOT WRITTEN BY THIS SURVEY)

SITUATED IN THE STATE OF IDAHO, COUNTY OF FREMONT, BEING PART OF SECTION 27, TOWNSHIP 15 NORTH, RANGE 43 EAST, OF BOISE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BLM BRASS CAP FOUND MARKING THE WEST QUARTER CORNER OF SAID SECTION 27;
THENCE SOUTH 00° 30' 32" EAST, A DISTANCE OF 277.30 FEET TO AN ALUMINUM CAP- FOUND MARKING THE POINT OF BEGINNING;
THENCE NORTH 88° 55' 31" EAST, A DISTANCE OF 1317.23 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE NORTH 67° 38' 25" EAST, A DISTANCE OF 191.27 FEET TO A REBAR WITH A PLASTIC CAP FOUND;
THENCE SOUTH 01° 32' 55" EAST, A DISTANCE OF 1118.63 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE SOUTH 89° 12' 41" WEST, A DISTANCE OF 151.32 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE SOUTH 11° 36' 07" WEST, A DISTANCE OF 71.16 FEET TO A POINT;
THENCE SOUTH 02° 04' 43" WEST, A DISTANCE OF 42.43 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";
THENCE SOUTH 88° 54' 00" WEST, A DISTANCE OF 38.45 FEET TO A REBAR WITH A PLASTIC CAP FOUND;
THENCE NORTH 00° 10' 19" WEST, A DISTANCE OF 112.00 FEET TO A REBAR WITH A PLASTIC CAP FOUND;
THENCE SOUTH 89° 07' 15" WEST, A DISTANCE OF 1311.03 FEET TO A REBAR WITH A PLASTIC CAP FOUND;
THENCE NORTH 00° 30' 32" WEST, A DISTANCE OF 1043.99 FEET TO THE POINT OF BEGINNING.

VICINITY MAP NOT TO SCALE



RECORDERS CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION FREMONT COUNTY, IDAHO ON THE DAY OF NOV 2022 AT 11:11 AM AND RECORDED UNDER INSTRUMENT NO. 2022-011

11-1-22
DATE

Andre Mace by EL \$11
FREMONT COUNTY RECORDER
2 of 2

SHEET 2 OF 2

LAND SURVEYORS

A.A. HUDSON
AND
ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

FINAL SUBDIVISION PLAT
FOR
SHADOW WOOD SUBDIVISION
SECTION 27, TOWNSHIP 15 NORTH, RANGE 43 EAST, BOISE MERIDIAN
FREMONT COUNTY, IDAHO

REVISIONS	SURVEYED BY: NK, CB
1	OFFICE WORK BY: TC
2	FIELD BOOK NO. ---
PROJECT NO. 21319	COMPLETION DATE OCT 2022

SURVEYOR'S CERTIFICATE

I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, THAT I HOLD CERTIFICATE NUMBER 13173 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

10/14/22
DATE
Timothy Lynn Christensen
TIMOTHY LYNN CHRISTENSEN

DRAWING: 21319FINALPLAT.dwg

