

COTTONWOOD ACRES

DIVISION NO. 3

BONNEVILLE COUNTY, IDAHO

PART OF THE N.W. 1/4 OF SECTION 22, T. 3 N., R. 38 E.B.M.

STATE OF IDAHO)
County of Bonneville)
I hereby certify that the within instrument was
filed 6-18 1997 A.M. Fee 1100
RONALD LONGMORE, County Recorder
By D. Hunter Deputy

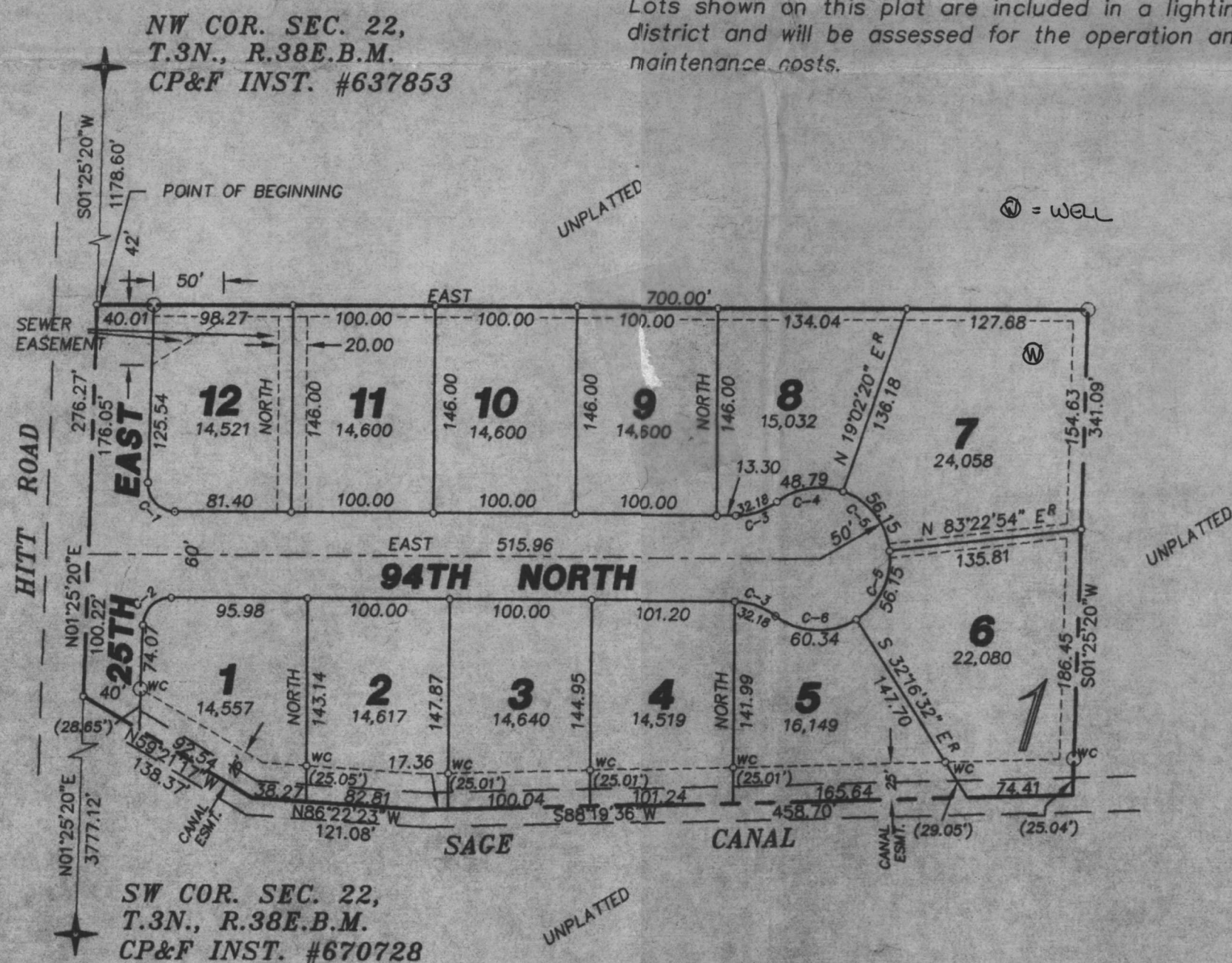


SCALE: 1"=100'
0 50 100 200

CURVE		TABLE	
No.	Radius	Arc	Chord
C-1	20.00'	31.91'	28.63'
C-2	20.00'	30.92'	27.93'
C-3	50.00'	32.18'	31.62'
C-4	50.00'	48.79'	46.88'
C-5	50.00'	56.15'	53.25'
C-6	50.00'	60.34'	56.75'

LIGHTING NOTE

Lots shown on this plat are included in a lighting district and will be assessed for the operation and maintenance costs.



IRRIGATION CERTIFICATE

The property included in this plat is within the Enterprise Canal Irrigation district, suitable water deliveries system have not been provided. The assessments will be levied by the irrigation company, are a lien on the property and are the responsibility of the lot owner, as per section 31-3805 and 31-3806 of the Idaho Code.

BOUNDARY DESCRIPTION

Beginning at a point which lies S.01°25'20"W., 1178.60 feet of the Northwest Corner of Section 22, T. 3 N., R. 38 E.B.M., and running thence East, 700.00 feet; thence S.01°25'20"W., 341.09 feet to the centerline of the Sage Canal; thence along said centerline the following three (3) courses: (1) S.88°19'36"W., 458.70 feet; (2) N.86°22'23"W., 121.08 feet; (3) N.59°21'17"W., 138.37 feet to the section line; thence N.01°25'20"E., 276.27 feet to the point of beginning, containing 5.49 acres.

DEED OF DEDICATION

BE IT KNOWN THAT: We the undersigned, do hereby certify that we are the legal owners of the above tract of land and have caused the same to be subdivided into lots, blocks and streets to be known as COTTONWOOD ACRES, Division No. 3, Bonneville County, Idaho, and we do hereby give, grant and dedicate to the public for perpetual public use all streets and utility easements shown hereon and we further certify that the individual lots shown on this plat will not be served by any water system common to all of the lots, but will be served by individual wells common to 3 or 4 lots.

IN WITNESS WHEREOF: We have hereto set our signatures this

19TH day of MAY 1997.

Dennis D. Davis
Dennis D. Davis

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF BONNEVILLE) S.S.

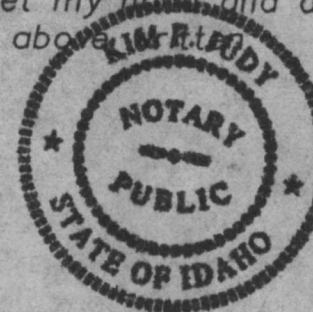
On this 19TH day of MAY, 1997 before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis D. Davis, known to me to be the signer of the above Deed of Dedication and duly acknowledged to me that he executed the same for the purpose therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Kim R. Lundy
Notary Public for State of Idaho

Residing at: aldaho Falls, ald

My commission expires: 11-18-02



COUNTY APPROVAL

Presented to the Bonneville County Board of Commissioners this 18th day of June A.D., 1997, at which time this subdivision was approved and accepted.

Dennis D. Davis Chairman
Bill J. Smith County Engineer

CITY'S ACCEPTANCE

The foregoing plat was accepted and approved by the Mayor and City Council of the City of Ucon, Idaho this 6-15-97 day of May 1997.

Tom West Mayor
Larry Brown City Clerk

RECORDER'S CERTIFICATE

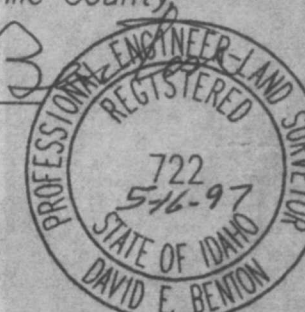
STATE OF IDAHO)
COUNTY OF BONNEVILLE) S.S.
Recorded and filed at the request of Benton Eng.
INSTRUMENT NO. 944721
Date: 6-18-97 Time: 10:40 Am Fee: 1100

Ronald Longmore County Recorder

SURVEYOR'S CERTIFICATE

I, David E. Benton, a Professional Engineer and Land Surveyor, do hereby certify that at the request of the owners I have surveyed the tract of land shown on this plat and described it hereon to be known as COTTONWOOD ACRES, Division No. 3, Bonneville County, Idaho.

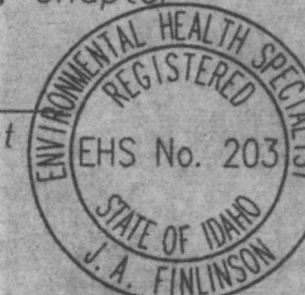
Date: 5-16-97
David E. Benton
David E. Benton P.E./L.S.
Idaho License No. 722



HEALTH CERTIFICATE

Sanitary restrictions are removed under Title 50, Chapter 13, Idaho Code.

Date: 05-19-97
W. Finlinson
District Seven Health Department



SURVEYOR'S APPROVAL

I, certify that I have examined this plat and find it to be correct and acceptable as required by Section 50-1305 of the Idaho Code.

Date: 6-12-97
Dennis L. Jones
Dennis L. Jones, P.L.S.
Idaho License No. 760



TREASURER'S CERTIFICATE

I, Lila Jordan, County Treasurer in and for the County of Bonneville, per the requirements of Section 50-1308, Idaho Code, do hereby certify that all County property taxes for the property included in this subdivision are current.

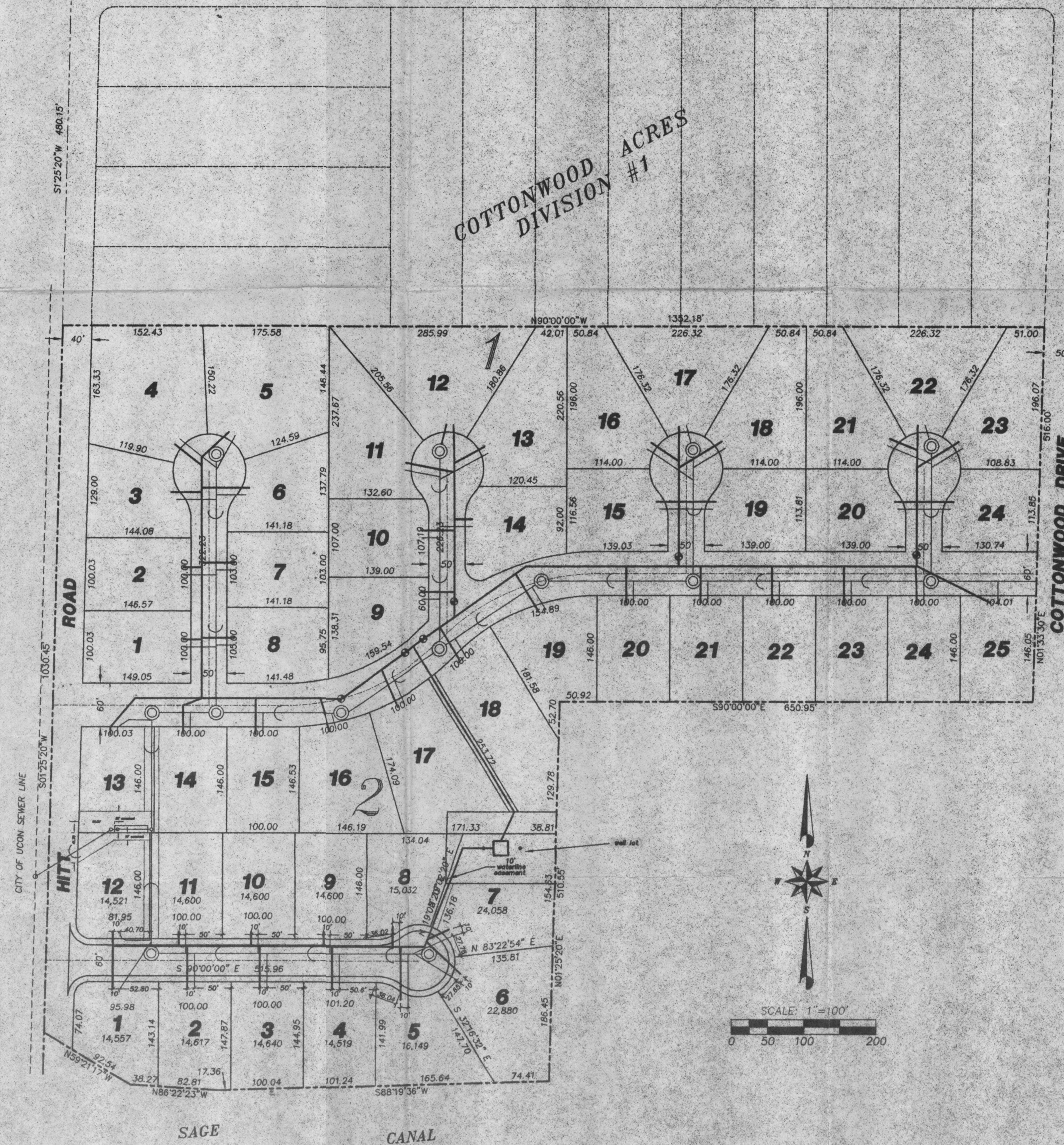
Date: 6-18-1997
Lila Jordan County Treasurer

NOTES

- indicates a 1/2" x 24" iron rod placed with a yellow plastic cap marked L.S. 722.
- indicates a 5/8" x 24" iron rod placed with a yellow plastic cap marked L.S. 722.
- a 10' wide utility easement is reserved along the street side of all lots.
- 15,231 indicates lot area in square feet.
- utility easements (10' wide unless otherwise indicated on plat)
- No individual lot access will be allowed onto Hitt Road.
- wc indicates witness corner placed.

Bonneville County will not maintain roads until constructed to county standards and officially accepted. Private driveways will be constructed as shown on the approved improvement drawings and drainage swales shall be maintained by owner of each lot.

NW COR. SEC. 22,
T.3N., R.38E.B.M.



DEVELOPMENT DATA:

OWNER: DENNIS DAVIS
1254 CRESCENT AVE. P.O. BOX 292
IDAHO FALLS, IDA. 83402 UCON, IDAHO 83454-0292
(208) 522-1047 208-523-9411

ENGINEER: BENTON ENGINEERING
550 LINDEN DR.
IDAHO FALLS, IDA. 83401
(208) 522-8033

ZONE: RMH (RESIDENTIAL MOBILE HOME)

ACREAGE: 24.6 ACRES

LOTS: 49, MINIMUM 1/3 ACRE, 100' FRONTAGE

DENSITY: 2.0 LOTS/ACRE

SEWER: DEVELOPMENT TO BE SERVED BY UCON
SEWER SYSTEM.

WATER: A COMMUNITY WATER SYSTEM WILL BE DEVELOPED
FOR THE SUBDIVISION.

DWELLING UNITS: ALL UNITS SHALL BE DOUBLE WIDE
AND PLACED ON A FOUNDATION WITH GARAGE.

STREETS: ALL STREETS SHALL BE PAVED IN ACCORD-
ANCE WITH BONNEVILLE COUNTY STANDARDS.

UTILITIES: ALL UTILITIES SHALL BE BURIED AND STREET
LIGHTS PLACED IN ACCORDANCE WITH COUNTY
REQUIREMENTS.



COTTONWOOD ACRES #3	
BENTON ENGINEERING	PRELIMINARY PLAT
	WATER AND
	SANITARY SEWER
	IDAHO FALLS IDAHO
DRAWN: D.J.M. DATE: 9-96 SCALE: 1" = 100' JOB NO: 3666PREL SHEET: 2 OF 4	IDAHO FALLS IDAHO 2 OF 4

PLEASE NOTE:
THIS DRAWING IS TO BE USED ONLY FOR
REFERENCE PURPOSES. THE COUNTY IS
NOT RESPONSIBLE FOR ANY INACCURACIES
HEREIN CONTAINED.

