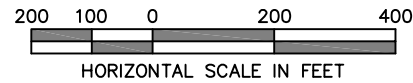


# SADDLE ROCK SUBDIVISION

SITUATE IN PORTIONS OF THE  
S1/2 OF SECTION 18 & THE SW1/4 OF SECTION 17  
TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M.,  
VALLEY COUNTY, IDAHO  
2022



## Legend

- Set 5/8 Inch Rebar
- ⊕ Found Monument as Noted
- △ Calculated Position, No Monument Set or Found
- ⊠ Found Brass Cap Right-of-way Monument
- Found 5/8 inch rebar
- Exterior Boundary Line
- Parcel Line
- - - Easement Line
- - - Section Subdivisional Line

## Survey Narrative

This plat is being recorded to show the Lots as platted hereon. All monuments were accepted and held.

Refer to ROS Bk. 8, pg. 22, Inst. No. 279955  
Refer to ROS Bk. 8, pg. 61, Inst. No. 285175  
Refer to ROS Bk. 14, pg. 181, Inst. No. 445790  
Refer to ROS Bk. 14, pg. 180, Inst. No. 445789  
Refer to FAP F 3271 (1), 1956 for Highway Right-of-way

## Basis of Bearing

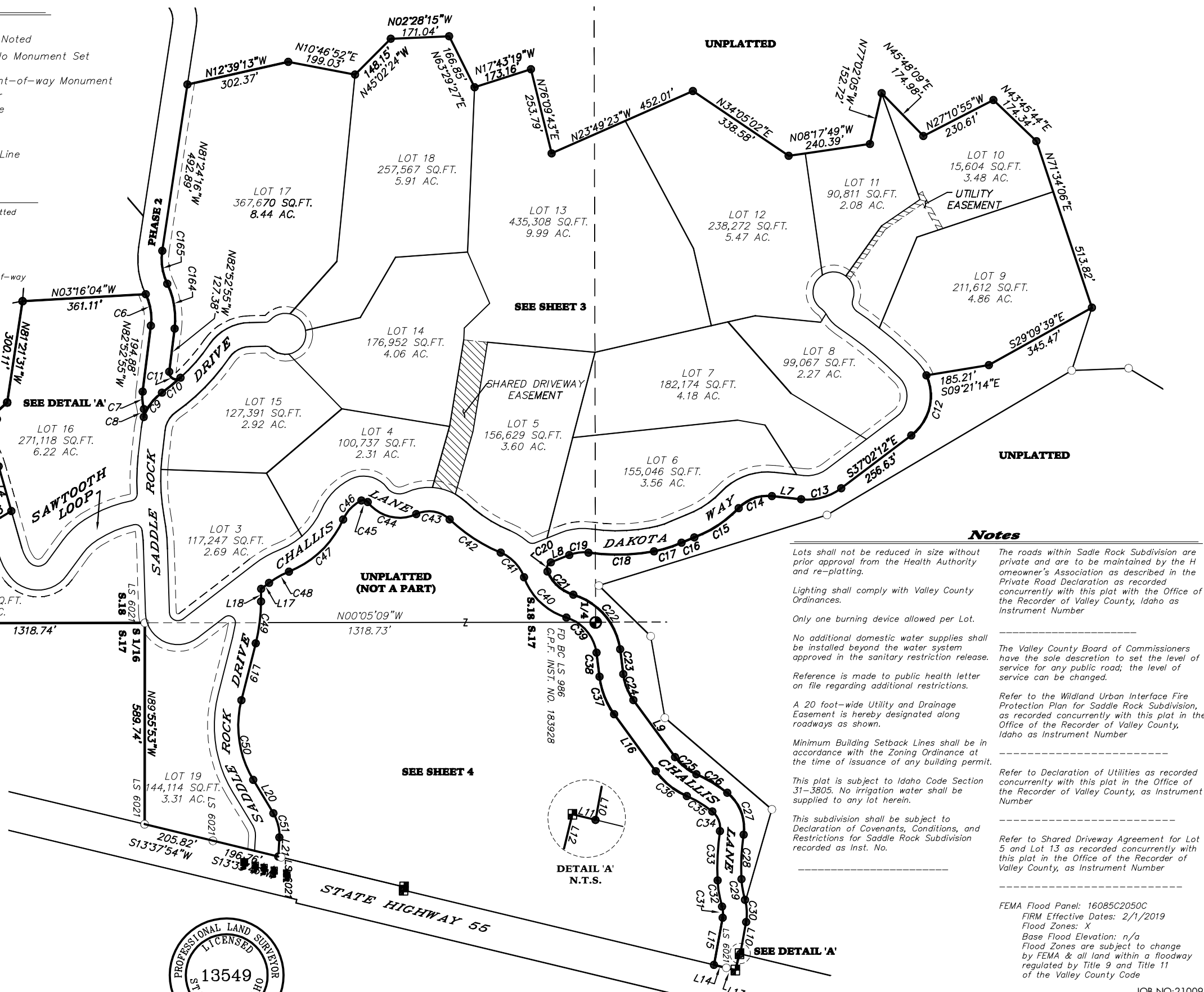
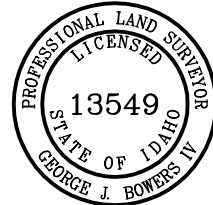
Bearings are Grid Idaho West State Plane Zone, coordinates were derived from GPS observations and projected to ground by applying a scale factor of 1.0002934945 to grid values, distances shown are true ground distances.

## Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied according to the letter to be read on file with County Recorder or his agent listing the Conditions of Approval. Sanitary restrictions may be Re-imposed in accordance with Section 50-1326 Idaho Code by the issuance of a Certificate of Disapproval.

District Health Department, EHS \_\_\_\_\_ Date \_\_\_\_\_

Inst. No. \_\_\_\_\_



## Notes

- Lots shall not be reduced in size without prior approval from the Health Authority and re-platting.
- Lighting shall comply with Valley County Ordinances.
- Only one burning device allowed per Lot.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Reference is made to public health letter on file regarding additional restrictions.
- A 20 foot-wide Utility and Drainage Easement is hereby designated along roadways as shown.
- Minimum Building Setback Lines shall be in accordance with the Zoning Ordinance at the time of issuance of any building permit.
- This plat is subject to Idaho Code Section 31-3805. No irrigation water shall be supplied to any lot herein.
- This subdivision shall be subject to Declaration of Covenants, Conditions, and Restrictions for Saddle Rock Subdivision recorded as Inst. No. \_\_\_\_\_
- The roads within Saddle Rock Subdivision are private and are to be maintained by the Homeowner's Association as described in the Private Road Declaration as recorded concurrently with this plat with the Office of the Recorder of Valley County, Idaho as Instrument Number \_\_\_\_\_
- The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
- Refer to the Wildland Urban Interface Fire Protection Plan for Saddle Rock Subdivision, as recorded concurrently with this plat in the Office of the Recorder of Valley County, Idaho as Instrument Number \_\_\_\_\_
- Refer to Declaration of Utilities as recorded concurrently with this plat in the Office of the Recorder of Valley County, as Instrument Number \_\_\_\_\_
- Refer to Shared Driveway Agreement for Lot 5 and Lot 13 as recorded concurrently with this plat in the Office of the Recorder of Valley County, as Instrument Number \_\_\_\_\_
- FEMA Flood Panel: 16085C2050C  
FIRM Effective Dates: 2/1/2019  
Flood Zones: X  
Base Flood Elevation: n/a  
Flood Zones are subject to change by FEMA & all land within a floodway regulated by Title 9 and floodway regulated by Title 9 and Title 11 of the Valley County Code