## SADDLE ROCK SUBDIVISION SITUATE IN PORTIONS OF THE S1/2 OF SECTION 18 & THE SW1/4 OF SECTION 17 HORIZONTAL SCALE IN FEET TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M., VALLEY COUNTY, IDAHO 2022 Legend NO2"28'15"W Set 5/8 Inch Rebar Found Monument as Noted UNPLATTED N10.46'52"E Calculated Position, No Monument Set Δ or Found Found Brass Cap Right-of-way Monument Found 5/8 inch rebar Exterior Boundary Line Parcel Line ---- Easement Line — — — Section Subdivisional Line LOT 18 15,604 SQ.FT. 257,567 SQ.FT. 3.48 AC. 5.91 AC. LOT 17 Survey Narrative 90,811 SQ.FT. - UTILITY AI. Inst 367,6**70 SQ.FT.** 2.08 AC. **EASEMEN** LOT 13 This plat is being recorded to show the Lots as platted hereon. All monuments were accepted and held. LOT 12 **2**9 435,308 SQ.FT. 238,272 SQ.FT. 9.99 AC. 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 5.47 AC. NO3º16'04"W 211,612 SQ.FT. 4.86 AC. SEE SHEET 3 LOT 14 176,952 SQ.FT. 4.06 AC. LOT 8 99,067 SQ.FT. 2.27 AC. 185.21, 509°21′14″E HARED DRIVEWAY 182,174 SQ.FT. EAS**EMENT** SEE DETAIL 'A' CZ LOT 15 127,391 SQ.FT. C8-2.92 AC. LOT 16 156,629 SQ.FT. 271,118 SQ.FT. 100,737 SQ.FT. PHASE 2 3.60 AC. 6.22 AC. 2.31 AC. UNPLATTED LOT 6 NO0°06'18"W 155,046 SQ.FT. 391.86 PANE. SEE SHEET 2 PHASE 1 C44 Found C.P.F. LOT 3 117,247 SQ.FT. 2.69 AC. LC45 DAKOTANotes 344,575 SQ.FT. The roads within Sadle Rock Subdivision are Lots shall not be reduced in size without Brass Inst. 1 prior approval from the Health Authority private and are to be maintained by the H omeowner's Association as described in the Private Road Declaration as recorded concurrently with this plat with the Office of and re-platting. UNPLATTED **S.19 S.20** ss Cap. LS 5618 No. 183929 LOT (NOT A PART) Lighting shall comply with Valley County Ordinances. the Recorder of Valley County, Idaho as Instrument Number 154,656 SQ.FT. 3.55 AC. NO0\*05'09"W Only one burning device allowed per Lot. 1318.73 S00°05'14"E è e No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release. The Valley County Board of Commissioners have the sole descretion to set the level of LS 986 INST. NO. service for any public road; the level of service can be changed. Reference is made to public health letter on file regarding additional restrictions. Refer to the Wildland Urban Interface Fire Protection Plan for Saddle Rock Subdivision, Basis of Bearing A 20 foot-wide Utility and Drainage Easement is hereby designated along as recorded concurrently with this plat in the Office of the Recorder of Valley County, Bearings are Grid Idaho West State Plane Zone, coordinates were derived from GPS observations and projected to ground by applying a scale factor of 1.002934945 to grid values, distances shown are true ground distances. roadways as shown. Idaho as Instrument Number Minimum Building Setback Lines shall be in accordance with the Zoning Ordinance at the time of issuance of any building permit **SEE SHEET 4** Refer to Declaration of Utilities as recorded This plat is subject to Idaho Code Section concurrenlty with this plat in the Office of the Recorder of Valley County, as Instrument 44,114 SQ.FT 31-3805. No irrigation water shall be supplied to any lot herein. Number This subdivision shall be subject to Declaration of Covenants, Conditions, and Restrictions for Saddle Rock Subdivision \$13.37'54"W 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 recorded as Inst. No. S13:3 DETAIL 'A' Health Certificate STATE HICHWAY 55 N.T.S. 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 FEMA Flood Panel: 16085C2050C FIRM Effective Dates: 2/1/2019 Flood Zones: X with Section 50-1326 Idaho Code by the issuance of a Certificate Flood Zolles. X. A. Base Flood Elevation: n/a Flood Zones are subject to change by FEMA & all land within a floodway regulated by Title 9 and Title 11 of the Valley County Code SEE DETAIL 'A' District Health Department, EHS L14] JOB NO:21009 <sup>L</sup>L13 DRAWN BY: CB Bowers Land Surveys, Inc. Inst. No. DATE: 09/27/22 P.O. BOX 976 - CASCADE, IDAHO 83611 - PHONE: 208.469-0457 SHEET: 1 OF 6