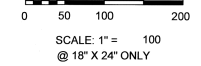


BIG SPRINGS VILLAGE

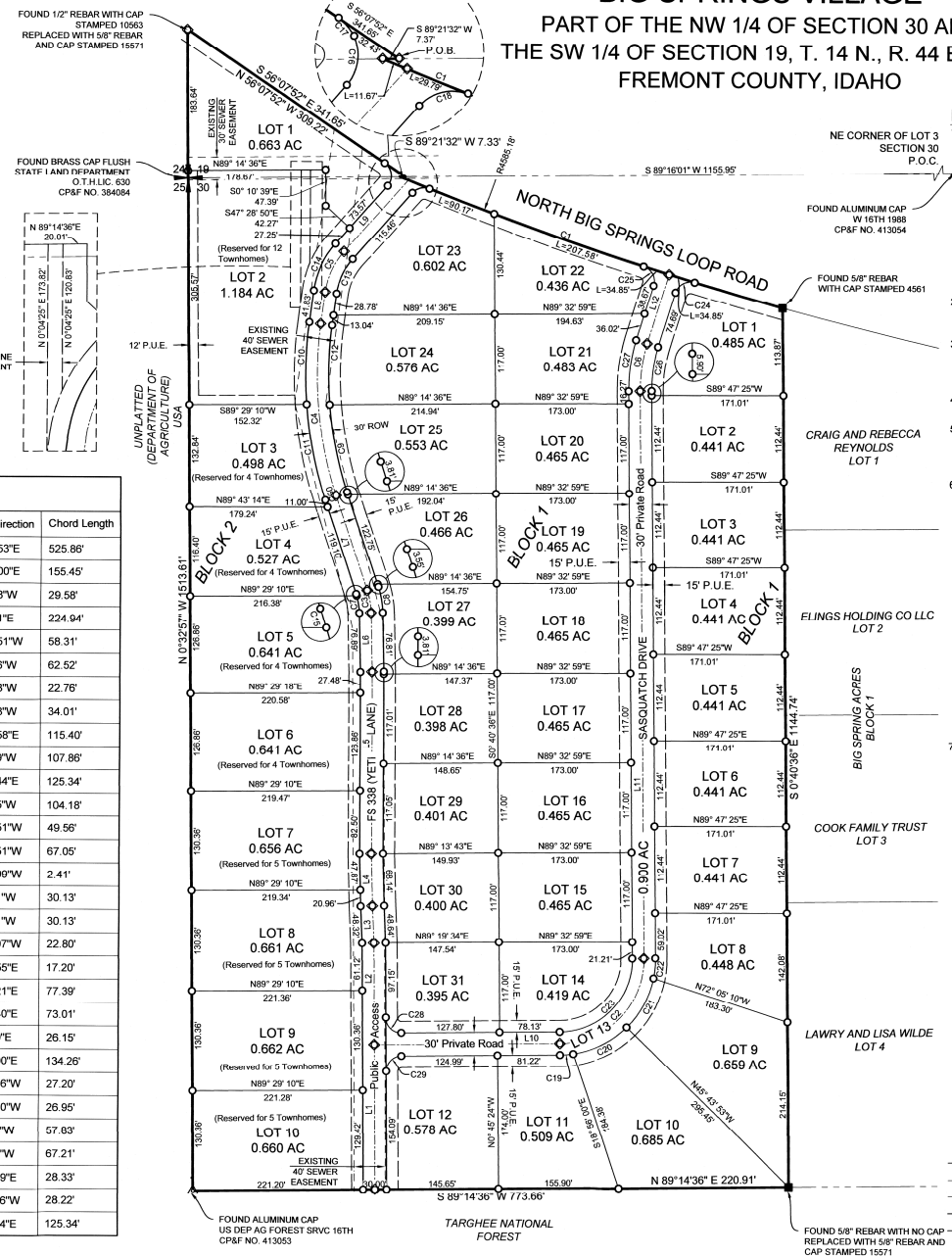
PART OF THE NW 1/4 OF SECTION 30 AND
THE SW 1/4 OF SECTION 19, T. 14 N., R. 44 E., B.M.
FREMONT COUNTY, IDAHO



Line #	Direction	Length
L1	N0° 30' 47"W	189.00'
L2	N0° 30' 47"W	131.99'
L3	N2° 41' 02"W	48.54'
L4	N1° 15' 18"W	68.48'
L5	S0° 02' 57"E	237.06'
L6	N1° 21' 17"W	76.85'
L7	N18° 21' 49"W	130.11'
L8	S7° 41' 21"W	41.83'
L9	N41° 35' 49"E	124.01'
L10	S89° 14' 36"W	241.07'
L11	N0° 40' 36"W	739.48'
L12	N17° 18' 29"E	94.56'

Microfilm No. 102910
Day 11/11 20 24
At 11:00 O'Clock 0 AM
ABBE MACFARLANE
FREMONT CO RECORDER
Fee \$ 12.00
Recorded at Request of
Shirley J. Reynolds

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	526.15'	4585.18'	6°34'29"	S71°20'53"E	525.86'
C2	172.63'	110.00'	89°55'12"	N44°17'00"E	155.45'
C3	29.69'	100.00'	17°00'42"	N9°51'38"W	29.58'
C4	296.88'	500.00'	25°59'56"	S5°22'01"E	224.94'
C5	59.17'	100.00'	33°53'57"	S24°38'51"W	58.31'
C6	62.78'	200.00'	17°59'05"	S8°18'56"W	62.52'
C7	22.43'	89.00'	15°23'12"	N9°02'53"W	22.76'
C8	34.14'	115.00'	17°00'32"	N9°51'33"W	34.01'
C9	115.67'	485.00'	13°39'55"	S11°31'58"E	115.40'
C10	108.06'	515.00'	12°01'20"	S1°37'19"W	107.86'
C11	125.66'	515.00'	13°58'47"	S11°22'44"E	125.34'
C12	104.38'	485.00'	12°19'52"	S1°27'55"W	104.18'
C13	50.29'	85.00'	33°53'57"	S24°38'51"W	49.56'
C14	68.04'	115.00'	33°53'57"	S24°38'51"W	67.05'
C15	2.41'	85.00'	1°37'20"	N17°33'09"W	2.41'
C16	34.11'	20.00'	97°43'41"	N7°16'01"W	30.13'
C17	34.11'	20.00'	97°43'41"	N7°16'01"W	30.13'
C18	24.26'	20.00'	69°30'36"	S76°21'07"W	22.80'
C19	17.21'	125.00'	7°53'21"	N85°17'55"E	17.20'
C20	78.68'	125.00'	36°03'47"	N63°19'21"E	77.39'
C21	74.09'	125.00'	33°57'34"	N28°18'40"E	73.01'
C22	26.20'	125.00'	12°00'29"	N5°19'39"E	26.15'
C23	149.09'	95.00'	89°55'12"	N44°17'00"E	134.26'
C24	29.90'	20.00'	85°40'14"	S60°08'36"W	27.20'
C25	29.57'	20.00'	84°42'59"	N25°03'00"W	26.95'
C26	58.07'	185.00'	17°59'05"	S0°10'50"W	57.63'
C27	67.49'	215.00'	17°59'05"	S8°18'56"W	67.21'
C28	31.48'	20.00'	90°10'51"	S45°39'59"E	28.33'
C29	31.33'	20.00'	89°45'20"	S44°21'56"W	28.22'
C30	125.66'	515.00'	13°58'47"	S11°22'44"E	125.34'



NOTES

- LOT 1, BLOCK 2, ("WELL LOT") SHALL INCLUDE A PRIVATE SHARED WATER WELL AND TANK FOR A PRIVATE WATER SYSTEM SERVING LOTS 1-10 BLOCK 2, AND LOTS 10-12, 14, AND 23-31, BLOCK 1. SAID WELL LOT SHALL BE CONVEYED TO A PROPERTY OWNER ASSOCIATION AND MAY BE MADE SUBJECT TO RULES AND REGULATIONS ADOPTED BY SAID ASSOCIATION PURSUANT TO COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEPARATE INSTRUMENT. SAID WELL LOT MAY BE USED FOR ANY OTHER LAWFUL PURPOSE AUTHORIZED BY APPLICABLE ORDINANCES, SO LONG AS SAID USE DOES NOT INTERFERE OR CONFLICT WITH THE PRIVATE WATER SYSTEM FOR AS LONG AS SAID WATER SYSTEM CONTINUES TO SERVE SUCH LOTS.
- A WATER TANK IS ALSO PROVIDED FOR ISLAND PARK FIRE DEPARTMENT.
- LOTS 1-9, AND 15-22, BLOCK 1, WILL NOT BE SERVED BY A PUBLIC OR SHARED PRIVATE WATER SYSTEM AND SUCH LOTS WILL BE REQUIRED TO DRILL SEPARATE DOMESTIC WATER WELLS.
- ALL LOTS WILL BE SERVED WITH PUBLIC SEWER.
- ALL PROPERTY WITHIN THE BOUNDARY OF THIS PLAT IS ZONED R2 APPLICABLE TO THIS PLAT IS FREMONT COUNTY ORDINANCE 2022-01, SEE RECORDED INSTRUMENT # 591648.
- LOTS 2 THROUGH 10, BLOCK 2, ARE DESIGNATED FOR TOWNHOMES AND ARE SUBJECT TO RECORDING A SUBSEQUENT PLAT AMENDMENT TO DESIGNATE THE FINAL LOCATION OF EACH TOWNHOME. LOT 2, BLOCK 2, MAY COLLECTIVELY INCLUDE UP TO 12 TOWNHOME STYLE DWELLING UNITS (SINGLE FAMILY ATTACHED) AND SAID UNITS SHALL BE ENCUMBERED BY A SEPARATELY RECORDED RESTRICTIVE COVENANT IN FAVOR OF FREMONT COUNTY THAT INCLUDES A PROVISION PROHIBITING SAID UNITS FROM BEING USED FOR RENTAL OR OCCUPANCY FOR LODGING PURPOSES FOR PERIODS LESS THAN 30 CONSECUTIVE DAYS. LOTS 3-10, BLOCK 2, MAY COLLECTIVELY INCLUDE UP TO 37 TOWNHOME STYLE DWELLING UNITS (SINGLE FAMILY ATTACHED) AS GENERALLY NOTED. SO LONG AS THE NUMBER OF TOWNHOME UNITS NOTED DOES NOT INCREASE, RECORDING OF A SUBSEQUENT CONDOMINIUM OR TOWNHOME PLAT TO DESIGNATE THE PARTICULAR LOCATION OF SAID TOWNHOMES SHALL BE DEEMED TO ONLY REQUIRE A CLASS I PERMIT UNDER FREMONT COUNTY DEVELOPMENT CODE SECTION 3.08 AND A MINOR PLAT AMENDMENT UNDER SECTION 3.20.010 OF SAID CODE.
- LOT 13, BLOCK 1, IS A NON-BUILDABLE LOT TO BE PERPETUAL USED FOR PRIVATE INGRESS AND EGRESS FOR ALL CONTIGUOUS LOTS AND A PUBLIC SEWER EASEMENT FOR SUCH LOTS. SAID LOT 13 LOT MAY BE CONVEYED TO A PROPERTY OWNER ASSOCIATION AND MADE SUBJECT TO A RECIPROCAL ACCESS EASEMENT AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED UNDER SEPARATE INSTRUMENT.

ROW DEDICATION

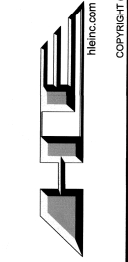
YETI LANE = 0.940 ACRES
PRIVATE ROAD (LOT 13, BLOCK 1)
SASQUATCH DRIVE = 0.900 ACRES

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 1/2" Iron Rod
- Found 5/8" Iron Rod as Noted
- Found 5/8" X 24" Iron rod with 2" aluminum cap As Noted
- 15' Public Utility Easement (P.U.E.)
- Road Centerline
- Section Line
- Existing Easement
- 12" Underground Power Easement



CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LABORATORY
101 S. Park Avenue, Idaho Falls, ID 83402, (208)624-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208) 765-2977



DRAWN BY	DESIGNED BY	CHECK BY
SMR	HLE	CMU

JOB NO: 21-690
DATE: MAY 2024
REVISIONS: _____ DATE: _____

FINAL PLAT
BIG SPRINGS VILLAGE
SECTION 30, T. 14 N., R. 44 E., B.M.
FREMONT COUNTY, IDAHO

SHEET NO.	1
OF SHEETS	2

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT OF BIG SPRINGS VILLAGE WAS FILED IN THE OFFICE OF THE RECORDER OF FREMONT COUNTY, IDAHO ON THE 11 DAY OF July, 2024, AT 1:11 AND RECORDED AS INSTRUMENT NO. 602970 Made here by KF #11 FREMONT COUNTY RECORDER

TREASURER'S AND ASSESSOR'S CERTIFICATE

WE, THE UNDERSIGNED COUNTY TREASURER AND COUNTY ASSESSOR 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. Tom Beard 6-18-2024 FREMONT COUNTY TREASURER DATE Paul Valdeh 6-18-2024 FREMONT COUNTY ASSESSOR DATE

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT A SUBDIVISION FROM DEED INSTRUMENT NUMBER 597539. THE BOUNDARY WAS ESTABLISHED USING FOUND IRON RODS AT THE CORNERS OF THE PROPERTY. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE IDAHO EAST STATE PLANE COORDINATE SYSTEM NAVD88 USING A GROUND SCALE FACTOR OF 1.0003018475.

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 30 AND THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 44 EAST, BOISE MERIDIAN, FREMONT COUNTY, IDAHO.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3; THENCE S 89°16'01" W, 1155.95 FEET TO THE POINT OF BEGINNING; THENCE S 89°21'32" W, 7.33 FEET TO A POINT OF CURVE; THENCE, ALONG A NON-TANGENT CURVE: 1) THE LEFT 526.15 FEET, (CURVE DATA=DELTA: 06°34'29", RADIUS: 4855.18 FEET, CHORD BEARS: S 71°20'53" E 525.86 FEET); THENCE S 00°40'36" E, 1144.74 FEET; THENCE S 89°14'36" W, 773.06 FEET; THENCE N 00°32'57" W, 1513.61 FEET; THENCE S 56°09'59" E, 341.85 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS: 22.965 ACRES OF LAND, MORE OR LESS.

FLOOD PLAIN DESIGNATION

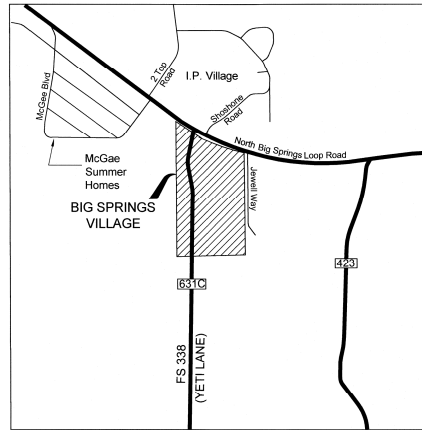
PROPERTY IS IN A ZONE X (AREA OF MINIMAL FLOODING) PER FEMA FLOOD PANEL 1600610125B, EFFECTIVE DATE: 3/18/1991

HEALTH DEPT. CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

DATE: 6-17-2024 HEALTH DISTRICT SIGNATURE: John Moeck

BIG SPRINGS VILLAGE PART OF THE NW 1/4 OF SECTION 30 AND THE SW 1/4 OF SECTION 19, T. 14 N., R. 44 E., B.M. FREMONT COUNTY, IDAHO



VICINITY MAP N.T.S.

SURVEY REFERENCES

PLAT Inst. No. 518751

COUNTY'S ACCEPTANCE

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY FREMONT COUNTY, IDAHO BY RESOLUTION ADOPTED THIS 28th DAY OF July, 2024.

Chairman County Commissioners: Jeff Schwede 6-28-24 Chairman Planning & Zoning Commission

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: 6-17-24 Jeffrey Rowe 13856 FREMONT COUNTY SURVEYOR

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 PLAT DESIGNATED AS BIG SPRINGS VILLAGE, IN THE CITY OF ISLAND PARK, FREMONT COUNTY, IDAHO, WAS MADE UNDER MY DIRECTION, AND THAT SAID PLAT IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.



OWNERS' CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, 3 BIG SPRINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE LAWFUL OWNER OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS AND STREET, WHICH PLAT SHALL HEREAFTER BE KNOWN AS BIG SPRINGS VILLAGE, A SUBDIVISION OF FREMONT COUNTY, IDAHO.

BE IT FURTHER KNOWN THAT OWNER DOES HEREBY DEDICATE GRANT AND CONVEY YETI LANE AND RIGHT OF WAY SHOWN HEREON TO FREMONT COUNTY FOR PUBLIC USE.

PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR THE BENEFIT OF THE LOTS WITHIN THE PLAT FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES OR FOR ANY OTHER SPECIFIC USE EXPRESSLY DESIGNATED ON THE PLAT.

IN WITNESS WHEREOF, THE OWNER HAS HERETO SUBSCRIBED ITS SEAL AND SIGNATURE THIS 17 DAY OF June, 2024.

3 BIG SPRINGS, LLC Wade Rumsey 6-17-2024 Member/Manager Terry Vance 6-17-2024 Member/Manager

ACKNOWLEDGEMENT

STATE OF Idaho) COUNTY OF Fremont) SS.

ON THIS 17 DAY OF June, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WADE RUMSEY, KNOWN OR IDENTIFIED TO ME A MEMBER/MANAGER OF 3 BIG SPRINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY AND THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ATTACHED OWNERS CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND THE YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for the State of Idaho, Carol J Blanchard, 2024547, My Commission Expires 09/20/2027.

ACKNOWLEDGEMENT

STATE OF Idaho) COUNTY OF Fremont) SS.

ON THIS 17 DAY OF June, 2024, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TERRY VANCE, KNOWN OR IDENTIFIED TO ME A MEMBER/MANAGER OF 3 BIG SPRINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY AND THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ATTACHED OWNERS CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND THE YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Notary Public for the State of Idaho, Carol J Blanchard, 2024547, My Commission Expires 09/20/2027.

CIVIL & STRUCTURAL ENGINEERING MATERIALS TESTING & LAND SURVEYING 101 S. Park Avenue, Idaho Falls, ID 83402, (208)924-0212 800 W. Juudicial Street, Blackfoot, ID 83221, (208) 785-2977

Table with columns: SWR, HLE, CMU, DATE, REVISONS, LIAEL.

FINAL PLAT BIG SPRINGS VILLAGE SECTION 30, T. 14 N., R. 44 E., B.M. FREMONT COUNTY, IDAHO

SHEET NO. 2 OF 2 SHEETS

Z:\Projects\05-2021 - Projects\02 - 1550 - Wade Rumsey - Island Park - Cooperation\Survey\02 1550 FINAL PLAT.dwg