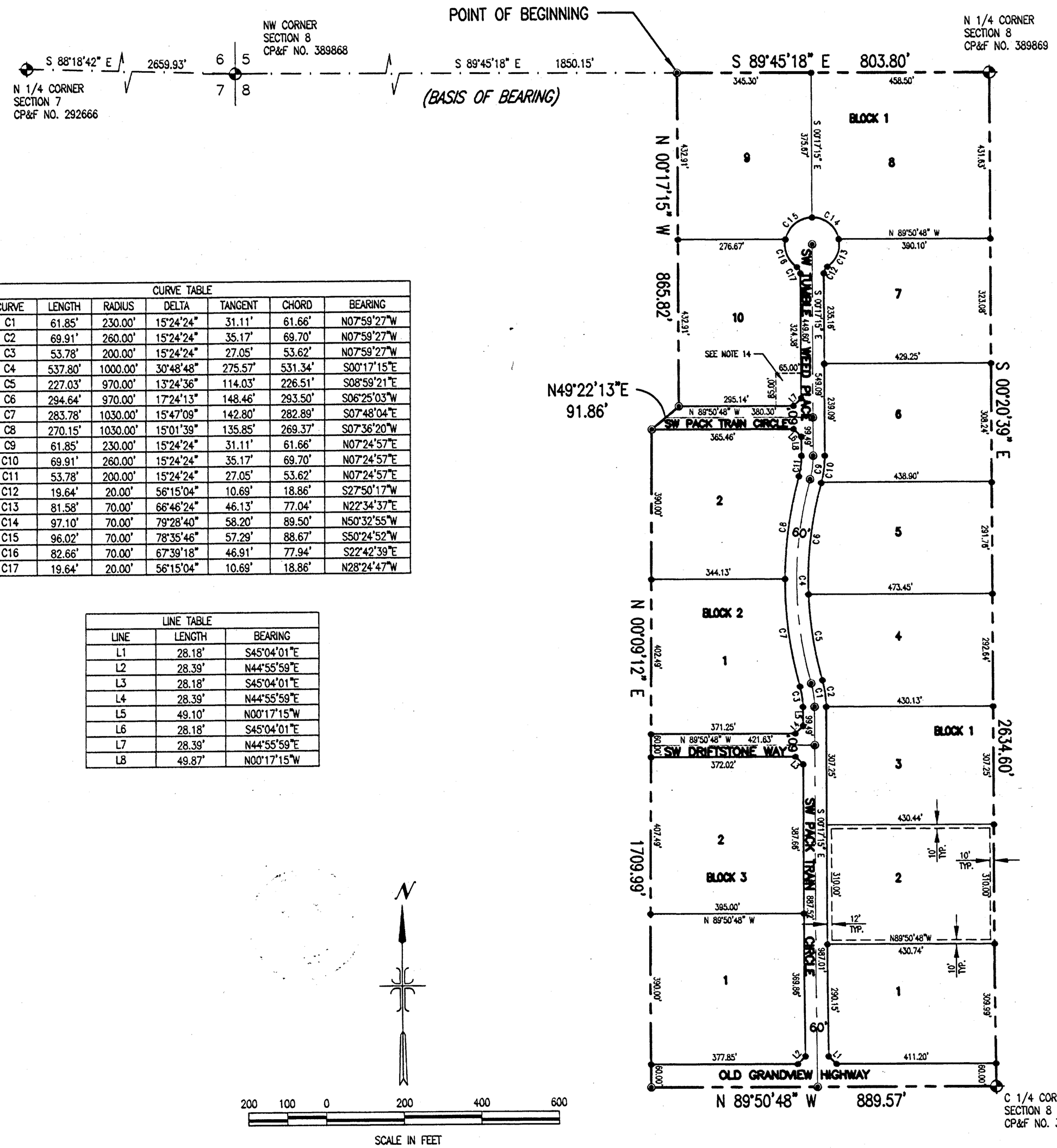
PLAT SHOWING

DRIFTWOOD SUBDIVISION No. 1

A PARCEL OF LAND LYING IN THE NW1/4 OF SECTION 8, T.4S, R.6E, B.M.
ELMORE COUNTY, IDAHO
2007



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	61.85'	230.00'	15°24'24"	31.11'	61.66'	N07°59'27"W
C2	69.91'	260.00'	15°24'24"	35.17'	69.70'	N07°59'27"W
C3	53.78'	200.00'	15°24'24"	27.05'	53.62'	N07°59'27"W
C4	537.80'	1000.00'	30°48'48"	275.57'	531.34'	S00°17'15"E
C5	227.03'	970.00'	13°24'36"	114.03'	226.51'	S08°59'21"E
C6	294.64'	970.00'	17°24'13"	148.46'	293.50'	S06°25'03"W
C7	283.78'	1030.00'	15°47'09"	142.80'	282.89'	S07°48'04"E
C8	270.15'	1030.00'	15°01'39"	135.85'	269.37'	S07°36'20"W
C9	61.85'	230.00'	15°24'24"	31.11'	61.66'	N07°24'57"E
C10	69.91'	260.00'	15°24'24"	35.17'	69.70'	N07°24'57"E
C11	53.78'	200.00'	15°24'24"	27.05'	53.62'	N07°24'57"E
C12	19.64'	20.00'	56°15'04"	10.69'	18.86'	S27°50'17"W
C13	81.58'	70.00'	66°46'24"	46.13'	77.04'	N22°34'37"E
C14	97.10'	70.00'	79°28'40"	58.20'	89.50'	N50°32'55"W
C15	96.02'	70.00'	78°35'46"	57.29'	88.67'	S50°24'52"W
C16	82.66'	70.00'	67°39'18"	46.91'	77.94'	S22°42'39"E
C17	19.64'	20.00'	56°15'04"	10.69'	18.86'	N28°24'47"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.18'	S45°04'01"E
L2	28.39'	N44°55'59"E
L3	28.18'	S45°04'01"E
L4	28.39'	N44°55'59"E
L5	49.10'	N00°17'15"W
L6	28.18'	S45°04'01"E
L7	28.39'	N44°55'59"E
L8	49.87'	N00°17'15"W

200 100 0 200 400 600

SCALE IN FEET

NOTES

1. ALL LOT LINES COMMON TO A PUBLIC STREET SHALL HAVE A 12 FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT UNLESS OTHERWISE SHOWN.

2. EACH SIDE OF COMMON LOT LINES SHALL HAVE A 10 FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.

3. REAR LOT LINES SHALL HAVE A 10 FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.

4. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF ELMORE COUNTY.

5. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 PERTAINING TO IRRIGATION WATERS.

6. DEVELOPMENT SHALL COMPLY WITH COUNTY ORDINANCES.

7. POTABLE WATER SERVICE TO BE PROVIDED BY INDIVIDUAL WELLS.

8. SANITARY SEWER SERVICE TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

9. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

10. RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION AND ON FILE WITH THE ELMORE COUNTY RECORDER.

11. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."

12. IDAHO IS AN OPEN RANGE STATE. IN OPEN RANGE AREAS, LANDOWNERS ARE REQUIRED TO "FENCE OUT" LIVESTOCK. NO LANDOWNER HAS A CLAIM FOR DAMAGES AGAINST A LIVESTOCK OWNER UNLESS THE LANDOWNER'S PROPERTY IS ENCLOSED BY A FENCE MEETING THE REQUIREMENTS OF IDAHO CODE SECTION 35-102 AND/OR 35-2201.

13. DIRECT LOT ACCESS TO OLD GRANDVIEW HIGHWAY FROM ANY LOT IN THIS SUBDIVISION IS PROHIBITED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE MOUNTAIN HOME HIGHWAY DISTRICT AND ELMORE COUNTY.

14. LOT 10, BLOCK 1 IS SUBJECT TO A STORM DRAIN EASEMENT FOR ROADWAY DRAINAGE AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE
- FOUND BRASS CAP
- SET 5/8" X 30" IRON PIN W/ CAP
- SET 1/2" X 24" IRON PIN W/ CAP

Instrument # 393504
Elmore County, Idaho
10:57am Nov.27,2007
For: J J HOWARD CONSULTING ENGIN
No. of Pages: 3 Fee: $11.00
MARSA GRIMMETT, Recorder
Deputy: DLE

PROFESSIONAL ENGINEER · LAND SURVEYOR · REGISTERED · 2471 · STATE OF IDAHO · JAMES J. HOWARD
11/24/07

J.J. HOWARD ENGINEERS
3746 N. PLANTATION RIVER DRIVE
BOISE, ID 83703

DRIFTWOOD SUBDIVISION No. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:
THAT FRANKLIN L. CORBUS AND EDIE M. CORBUS, DO HEREBY CERTIFY THAT THEY ARE THE OWNER'S OF THE REAL PROPERTY AS DESCRIBED BELOW AND THAT IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT.

A PARCEL OF LAND LYING IN THE NW1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 6 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MARKING THE N1/4 CORNER OF SECTION 7; THENCE S.88°18'42"E. 2659.93 FEET ALONG THE NORTH LINE OF THE NE1/4 OF SECTION 7 TO A BRASS CAP MARKING THE NW CORNER OF SAID SECTION 8, THENCE S.89°45'18"E. 1850.15 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING S.89°45'18"E. 803.80 FEET TO A BRASS CAP MARKING THE N1/4 CORNER OF SAID SECTION 8;

THENCE S.00°20'39"E. 2634.60 FEET ALONG THE MERIDIONAL CENTER LINE OF SECTION 8 TO A BRASS CAP MARKING THE C1/4 OF SAID SECTION 8;

THENCE N.89°50'48"W. 889.57 FEET ALONG THE LATITUDINAL CENTER LINE OF SECTION 8 TO A 5/8" IRON PIN;

THENCE N.00°09'12"E. 1709.99 FEET TO A POINT;

THENCE N.49°22'13"E. 91.86 FEET TO A POINT;

THENCE N.00°17'15"W. 865.82 FEET TO THE POINT OF BEGINNING.

SAID PARCELS CONTAIN 51.76 ACRES, MORE OR LESS.

THE PUBLIC STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 1ST DAY OF OCTOBER, 2007.

FRANKLIN L. CORBUS, HUSBAND

EDIE M. CORBUS, WIFE

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ELMORE) SS

ON THIS 1ST DAY OF OCTOBER, 2007, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FRANKLIN L. CORBUS AND EDIE M. CORBUS, HUSBAND AND WIFE WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC FOR IDAHO

RESIDING AT MTN HOME

MY COMMISSION EXPIRES: 12-27-11

SHERYL A. REYMENT NOTARY PUBLIC STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, JAMES J. HOWARD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON.

PROFESSIONAL ENGINEER • LAND SURVEYOR REGISTERED 2471 9/24/07 STATE OF IDAHO JAMES J. HOWARD

Instrument # 393504
Elmore County, Idaho
10:57am Nov.27.2007
For: J J HOWARD CONSULTING ENGIN
No. of Pages: 3 Fee: $11.00
MARSA GRIMMETT, Recorder
Deputy: DLE

DRIFTWOOD SUBDIVISION No. 1

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE 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.

Martin O Jones REHS
DISTRICT HEALTH DEPARTMENT

CENTRAL DISTRICT HEALTH DEPARTMENT ELMORE COUNTY

DATE: 9/5/2007

APPROVAL OF MOUNTAIN HOME HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE MOUNTAIN HOME HIGHWAY DISTRICT ON THE 13 DAY OF SEPT., 2007.

Larry Hall
CHAIRMAN

APPROVAL OF COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED BY THIS 3rd, DAY OF October, 2007, BY THE ELMORE COUNTY PLANNING AND ZONING COMMISSION.

Rick Hecklitor
CHAIRMAN

APPROVAL OF BOARD OF COUNTY COMMISSIONERS

ACCEPTED AND APPROVED BY THIS 9th, DAY OF October 2007, BY THE BOARD OF COUNTY COMMISSIONERS OF ELMORE COUNTY, IDAHO.

Larry E. Rose
CHAIRMAN

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ELMORE COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

GILBERT C WALKER III
COUNTY SURVEYOR

Gilbert C. Walker III
SEPT. 25, 2007

APPROVAL OF COUNTY ASSESSOR

I, THE UNDERSIGNED HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT FOLLOWING REVIEW AND APPROVAL BY THE ELMORE COUNTY ENGINEER/SURVEYOR. I FIND THAT IT COMPLIES WITH THE REQUIRED TOLERANCES FOR INDIVIDUAL LOT CLOSURES AS SPECIFIED BY CHAPTER 50-13 OF THE IDAHO STATE CODE.

Jo Bridges
ELMORE COUNTY ASSESSOR

9-28-07
DATE

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ELMORE, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

ELMORE COUNTY TREASURER OFFICIAL SEAL

Rose Plympton
COUNTY TREASURER

Amber C. Sloan, Deputy
BY

9-28-07
DATE

Instrument # 393504
Elmore County, Idaho
10:57am Nov.27,2007
For: J J HOWARD CONSULTING ENGIN
No. of Pages: 3 Fee: $11.00
MARSA GRIMMETT, Recorder
Deputy: DLE