BINGHAM COUNTY
RESOLUTION NO. 2024-44

A RESOLUTION AUTHORIZING ACCEPTANCE OF 495 EAST GUNSLINGER AVENUE, 1205 NORTH SUNDANCE DRIVE AND 505 EAST OUTLAW AVENUE, IN BINGHAM COUNTY, IDAHO

WHEREAS, The Bingham County Commissioners have the authority to accept and confirm the dedication of a road right-of-way to be open for public travel, (Idaho Code § 50-1313);

WHEREAS, The Record of Survey for the Great Western Subdivision, was recorded in the Bingham County Clerk's Office as Instrument Number 756699 and is attached as Exhibit "A", along with a site plan map created by Cornerstone Geomatics; and

WHEREAS, The Bingham County Public Works Director has acknowledged that Bingham County Road Standards have been met and recommends that 495 East Gunslinger Avenue, 1205 North Sundance Drive and 505 East Outlaw Avenue, be accepted; and

THEREFORE, BE IT HEREBY RESOLVED, at a Public Meeting held on November 27, 2024, the Board of County Commissioners of Bingham County, Idaho, in the interest of the public, accepted 495 East Gunslinger Avenue, 1205 North Sundance Drive and 505 East Outlaw Avenue.

SIGNED this 27th day of November 2024.

BOARD OF COUNTY COMMISSIONERS BINGHAM COUNTY IDAHO

BINGHAM COUNTY COMMISSION

Whitney Manwaring, Chairman

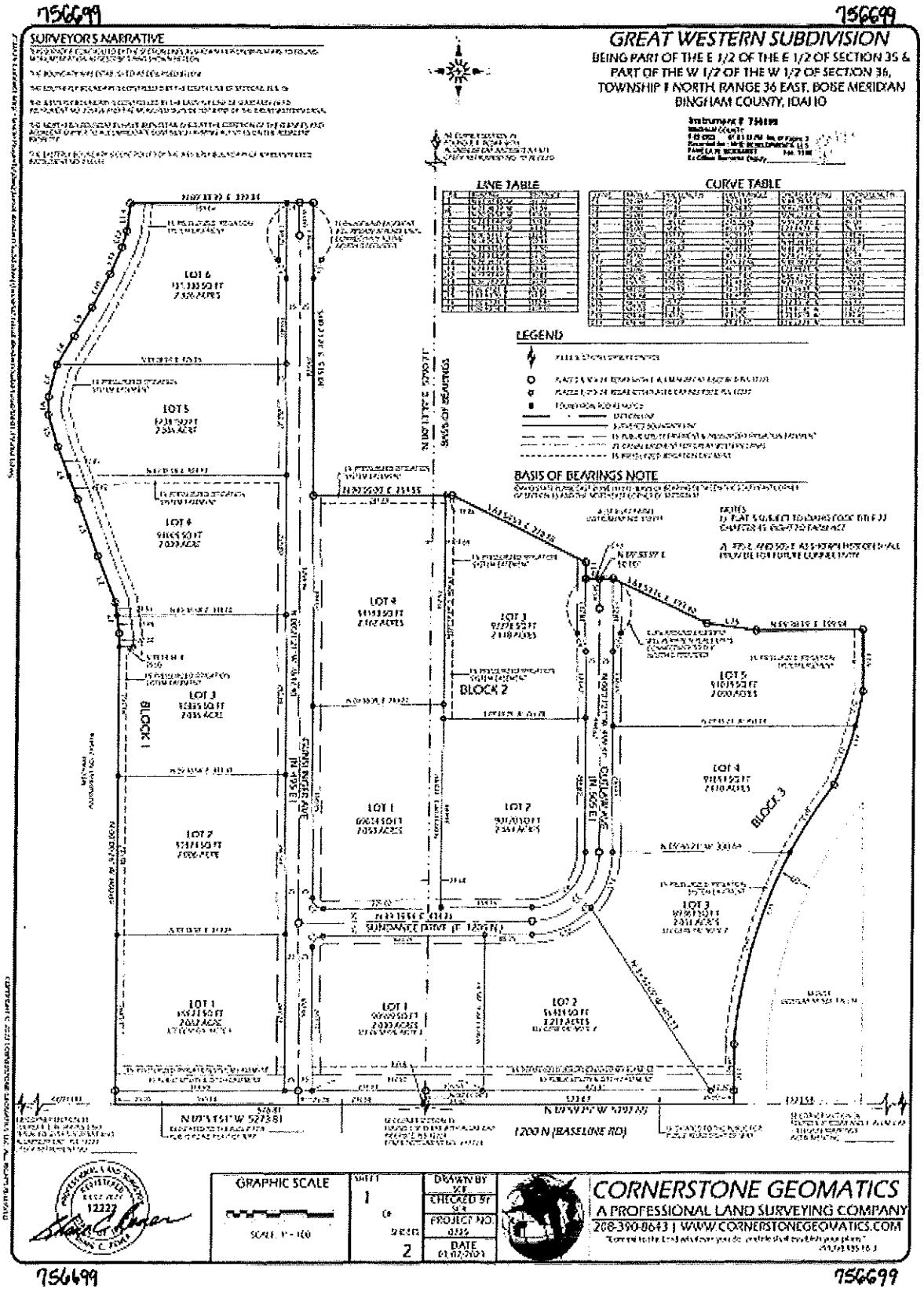
Eric Jackson, Commissioner

Drew Jensen, Commissioner

ATTEST:

Pamela W. Eckhardt
Bingham County Clerk

"EXHIBIT A"


756699
SURVEYOR'S NARRATIVE
GREAT WESTERN SUBDIVISION
BEING PART OF THE E 1/2 OF THE E 1/2 OF SECTION 35 &
PART OF THE W 1/2 OF THE W 1/2 OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 36 EAST, BOISE MERIDIAN
BINGHAM COUNTY, IDAHO
LINE TABLE
CURVE TABLE
LEGEND
BASIS OF BEARINGS NOTE
BLOCK 1
BLOCK 2
BLOCK 3
SUNDANCE DRIVE
1200 N (BASELINE RD)
GRAPHIC SCALE
DRAWN BY
CHECKED BY
PROJECT NO.
DATE
CORNERSTONE GEOMATICS
A PROFESSIONAL LAND SURVEYING COMPANY
208-390-8643 | WWW.CORNERSTONEGEOMATICS.COM
756699

756699

GREAT WESTERN SUBDIVISION

BEING PART OF THE E 1/2 OF THE E 1/2 OF SECTION 35 & PART OF THE W 1/2 OF THE W 1/2 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 36 EAST, BOISE MERIDIAN
BINGHAM COUNTY, IDAHO

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat GREAT WESTERN SUBDIVISION was filed in the Office of the Recorder of Bingham County, Idaho

BINGHAM COUNTY RECORDER — DATE 8/30/2023

Instrument # 756699
BINGHAM COUNTY
8:30:00 PM No. of Pages: 2
Recorded for: MHD DEVELOPMENTS, LLC
PAMELA W. FEARNLEY Fee: 15.00
Ex-Officio Recorder Deputy

TREASURER'S CERTIFICATE

I the undersigned County Treasurer in and for the County of Bingham, State of Idaho, pursuant to the requirements of I.C. §50-1308, do hereby certify that all County property taxes due for the property included in this plat have been paid.

Date Aug 2023

ZONING APPROVAL

The foregoing plat was reviewed and approved by the Planning and Zoning Commission of the County of Bingham in the State of Idaho this ___ day of ___ 2023.

ZONING ADMINISTRATOR

COUNTY APPROVAL

The foregoing plat was duly accepted and approved by the Board of County Commissioners of Bingham County, Idaho, by resolution adopted this 22nd day of August, 2023

Chairman Board of Commissioners

HEALTH DEPARTMENT CERTIFICATE OF RESTRICTION

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

HEALTH DISTRICT SIGNATURE — DATE 11/30/2022

SURVEYOR'S CERTIFICATE

I, DUANE C. OSWER, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, development, condominium, townhouse, was made under my direction, and the said subdivision is fully and correctly surveyed and platted as provided by law and in accordance with the accompanying plat, as described herein

PLS 12222

PROFESSIONAL LAND SURVEYOR — REGISTERED — 01-05-2023 — 12222 — STATE OF IDAHO — DUANE C. OSWER

COUNTY SURVEYOR'S CERTIFICATE

I certify that I have reviewed the plat and find it to be in conformance with I.C. § 50-1305.

BINGHAM COUNTY SURVEYOR — DATE 7-13-2023

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, MHD Developments, an Idaho Limited Liability Company, is the owner of the real property in and situated in the Bingham County, Idaho, and that it has caused the same to be platted and divided into blocks, lots and streets, which plat shall hereafter be known as GREAT WESTERN SUBDIVISION, in Bingham County, Idaho.

BE IT FURTHER KNOWN, that we do hereby dedicate to the public, all streets and rights of way shown thereon, and we hereby warrant and will defend the same against any and all persons and entities claiming the right and potential possession of the public against said owners and their heirs and assigns, and against every person and entity who shall by lawful right or title have claim to have lawfully held any right in and future at the time hereof. The easements shown hereon are not dedicated to the public but the right to use said easements are hereby perpetually reserved for public utilities for any purpose as designated herein. We also certify that lot boundaries shown on this plat will be serviced by individual wells and septic systems, which are the responsibility of the individual property owners.

OWNER's and its successors and assigns agree to comply with the Right-to-Farm Act under Idaho Code: Title 22 Chapter 45

OWNERS, and its heirs and assigns, agree they will not sue, petition, or complain against any adjacent agricultural operations (farms, ranches, and feedlots) for any odor, dust, or other nuisance, or for any other inconvenience or discomfort arising from the operation of adjacent agricultural operations, including, but not limited to, the use of pesticides and herbicides, and agricultural machinery or plant which may require overflying with the intent for an adjacent property.

IN WITNESS WHEREOF, I have hereunto set my hand this 25 day of August, 2023.

Heath Mitchell, General Manager
MHD Developments, an Idaho Limited Liability Company

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF BINGHAM

On this 25 day of August, 2023, before me, a notary public in and for said state, personally appeared Heath Mitchell, known or identified to me to be the General Manager of MHD Developments, LLC, and the person who executed said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the foregoing OWNERS DEDICATION and acknowledged to me that such corporation executed the same for and on behalf of said corporation.

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

Notary Public for the State of IDAHO
Residing at: BINGHAM COUNTY
Commission Expiration Date: 7/6/2023

(SEAL)

WATER RIGHTS DISCLOSURE

Notice is hereby given that all fees or payments included within this plat have been provided irrigation water under Idaho Code §31-3805(1)(b) and are within the New Sweden Irrigation District property. All fees and certain subject to assessments based by such irrigation District and owners individual contracts, owner will be responsible to pay such assessments. All assessments are due and payable to the District property within the particular owner that is specifically requesting irrigation from the district. The purchaser/owner may be subject to assessments or any future sales. The Owner/developer is designed to comply with the provisions contained under §31-3805.

Irrigation Note
Landowners agreement shall be accomplished in accordance with the agreement between the landowner and the presiding irrigation system

SANITARY SEWER	WATER	STORM WATER
PRIVATE SEPTIC SYSTEMS	PRIVATE WELLS	DRAINAGE SWALES ALONG PROPOSED ROADWAYS AND INDIVIDUAL STORM WATER RETENTION FOR EACH LOT

FLOOD PLAIN DESIGNATION

PROPERTY LOCATED IN FLOOD ZONE C, AS PER FIRM MAP NUMBER 16011C0275E DATED JUNE 19, 2020

GENERAL NOTES

1) PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED FOR EACH LOT.

2) INTENDED USE: RESIDENTIAL SINGLE FAMILY DWELLING.

3) LOT 1 BLOCK 1 AND LOTS 1, 2, & 3 BLOCK 3 SHALL NOT HAVE DIRECT ACCESS TO 1000 NORTH (SKYLINE RD.)

4) DUNDEE DRIVE, 20' WIDE EASEMENT, 10' WIDE EASEMENT, 1000N LAND OUTLAWS 3" IN 500 EXCLUDED WITHIN THE GREAT WESTERN SUBDIVISION SHALL BE DEDICATED TO THE PUBLIC FOR PUBLIC ROADWAYS AND WILL PREPARE FOR FUTURE CONNECTIONS.

5) PORTIONS OF THIS SUBDIVISION ARE SUBJECT TO MINERAL RESERVATIONS PURSUANT TO WARRANTY DEED INSTRUMENT NO. 457640

6) ALL EXISTING IRRIGATION PIVOT EQUIPMENT AND ASSOCIATED WIRING WILL BE REMOVED FROM PROPOSED SUBDIVISION.

7) THIS PLAT IS GOVERNED BY THE ORDINANCES OF BINGHAM COUNTY, WHICH PROVIDES THAT A FINAL PLAT, AFTER RECORDED, SHALL CONSTITUTE A DEDICATION. HOWEVER, APPROVAL OF THE FINAL PLAT SHALL NOT CONSTITUTE THE COUNTY'S ACCEPTANCE AND MAINTENANCE OF THE DEDICATION. SUCH ACCEPTANCE AND MAINTENANCE BECOME EFFECTIVE ONLY UPON THE EXECUTION AND RECORDING OF A SEPARATE INSTRUMENT FOR SUCH PURPOSE BY THE CHAIRMAN OF THE BINGHAM COUNTY COMMISSIONERS. AFTER BINGHAM COUNTY HAS INSPECTED AND APPROVED THE STREETS AND IMPROVEMENTS IN LATERAL TO THE DRIVEWAYS PROVIDED DEDICATION, MAINTENANCE IS NOT BINDING UPON THE COUNTY UNTIL ACCEPTED.

PROPOSED BOUNDARY DESCRIPTION

[illegible]

GRAPHIC SCALE	SHEET	DRAWN BY	CORNERSTONE GEOMATICS
N/A	2 OF 2 SHEETS	CHECKED BY	A PROFESSIONAL LAND SURVEYING COMPANY
		PROJECT NO. 0725	208-390-6943 | WWW.CORNERSTONEGEOMATICS.COM
		DATE 01/05/2023	"Commit to the Lord whatever you do, and He will establish your plans." PROVERBS 16:3

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