

Bingham County

Planning & Zoning Department
501 N. Maple #203, Blackfoot, ID 83221
Phone: (208) 782-3178 Fax: (208) 782-3868

File No. _____
Application Date 5-22-2024

APPLICATION FOR SUBDIVISION PLAT

SUBDIVISION NAME: 1st Amended Estella Rose Estates

Property Owner(s) Name: Terry and Penny Fowler Phone: 208-243-0156

Address: 134 N 150 W City/Zip: Blackfoot 83221

Property Owner Email: reg11spfpa@aol.com Developer Email: reg11spfpa@aol.com

Developer Name Terry Fowler Phone: 208-243-0156

Address 134 N 150 W City/Zip Blackfoot 83221

Location and Legal Description

Township Range Section Acreage 3.78 Proposed # of Lots 4

NOTE: ATTACH "RECORDED" DEED

Existing Zone

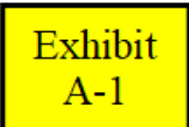
Submit:

- Completed Application
- Narrative: on a separate sheet of paper
Identifying existing use,
Intended use of subdivision,
Evaluating effects of proposed Subdivision on adjoining property,
General compatibility with other properties and uses.
Compliance with the Comprehensive Plan
- Subdivision Guarantee Policy from Title Company
- Three (3) soft copies of proposed Subdivision Plat: on 24" x 36" and one (1) on 11" x 17"
- Fees

Application Fees:

Application Fee 375
Deposit for Mailings & Publication 75
Total = 450

Attention: the applicant will be required to pay any additional fees that exceed the \$450 fee (example: second publication)



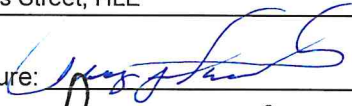
Subdivision Plat Review: the information/data listed below must appear on the Preliminary Plat as per Idaho Code §50-1304 and shall be certified prior to submittal to the Board.

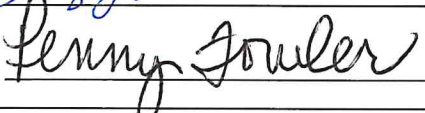
NAMES/ADDRESSES	MISCELLANEOUS
<input checked="" type="checkbox"/> Subdivision Name	<input checked="" type="checkbox"/> Zone Classification(s)
<input checked="" type="checkbox"/> Owner(s) Name, Address & Phone	<input checked="" type="checkbox"/> Highways and/or Current Streets
<input checked="" type="checkbox"/> Developer Name, Address & Phone	<input checked="" type="checkbox"/> Right-of-Ways, Easements & Widths
<input checked="" type="checkbox"/> Adjacent Property Owner/Development Names	<input type="checkbox"/> Road Cross Sections
LOCATION MAP	PROPOSED
<input checked="" type="checkbox"/> Vicinity Map Showing Relation to One (1) Mile Radius	<input checked="" type="checkbox"/> Subdivision Acreage
<input checked="" type="checkbox"/> Legal Description/Proof of Ownership	<input checked="" type="checkbox"/> Number of Lots
<input checked="" type="checkbox"/> Public Land Corners or Other Acceptable Monuments	<input checked="" type="checkbox"/> Average Lot Size (Acreage)
<input checked="" type="checkbox"/> North Point	<input checked="" type="checkbox"/> Utility/Easement Locations & Widths
<input checked="" type="checkbox"/> Scale (Minimum 1" = 400')	<input checked="" type="checkbox"/> Type of Water/Septic System
TOPOGRAPHY	<input checked="" type="checkbox"/> Approval from the Health Dept
<input checked="" type="checkbox"/> Contours	<input type="checkbox"/> Open Areas
<input checked="" type="checkbox"/> Contour Intervals Noted (Minimum 5' Intervals)	<input type="checkbox"/> Parking
GEOLOGY	<input type="checkbox"/> Street Names (Numerical Designation Required)
<input checked="" type="checkbox"/> Flood Plain Designation, If Applicable	<input type="checkbox"/> Proposed Phasing Schedule
<input type="checkbox"/> Attach Depth to Water/Drainage/Permeability	ENGINEERING DATA
<input checked="" type="checkbox"/> Attach Soil Types & Depth	<input checked="" type="checkbox"/> Name, Address & Phone
	<input checked="" type="checkbox"/> Date Drawn

Appointment of Designated Agent

I, we the undersigned owner(s) of the property described throughout this Application, hereby appoint the following person as my, our representative for all transactions regarding this Application between myself/ourselves, as owner(s), and Bingham County:

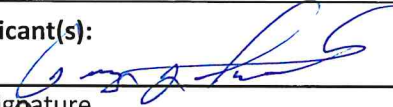
Designated Agent: Chris Street, HLE


Property Owner Signature:  Date: 6-4-24

Property Owner Signature:  Date: 6-4-24

DECLARATION: By signing this application, it is understood and agreed that permission is hereby given to the duly authorized representative of Bingham County to, place & remove signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, take photographs and obtain any verifications and data necessary for preparation of its report to the Planning & Zoning Board. I hereby acknowledge that I have read this application and understand the contents. I also state that the above information is correct.

Applicant(s):

 6-4-24
 Signature Date

 6-4-24
 Signature Date

1st AMENDED ESTELLA ROSE ESTATES NARRATIVE

This proposed 4 lot subdivision is a replat of Lot 1, Block 1 of Estella Rose Estates and is located about 1/4-mile North of Blackfoot on the West side of Rose Road. It would create 3 new residential Lots and one small Non-buildable Utility Lot around an existing communication tower. The property has frontage along Rose Road and is bordered by single family residential parcels and farm ground. The land to the North, West and South are residential properties that vary in size from around 0.63 acre to 3.77 acres each. There is farm ground and cellars to the Northwest and farm ground to the East across Rose Road.

Estella Rose Estates and all surrounding lands are zoned Residential Agriculture (RA). This zone designation along with the comprehensive plan and current Subdivision ordinances provide opportunity for residential growth of this kind and Lots down to 1 acre in size.

Lots would access Rose Road, through the existing driveway approach. This driveway is currently a 50 X 40 joint access easement as recorded in the Estella Rose Estates Plat. It is proposed that it be expanded to a 50' wide private road easement to be used by all 3 residential Lots. An easement for the portion in Lot 2 Estella Rose Estates will be recorded to allow the easement to cross over the lot line.

Adding 2 residential lots will not significantly impact traffic in the area. Historically, Bingham County has not required Traffic Studies for subdivisions with under 100 new proposed lots.

Proposed lots will have individual wells and septic systems. Power is available in the adjacent County Roadway, Rose Road, to the East. The 50-foot ingress/egress easement will serve as a public utility easement to provide access to utilities. Lots shall have irrigation water rights through the Corbet Slough Ditch Company. Delivery will be through a pressurized irrigation system.

Since property is zoned and designated for Residential Agriculture in the current Bingham County Comprehensive plan, this land fits the requirements for this proposal, and closely matches the existing land uses.

Exhibit
A-2

SUBDIVISION INFORMATION

TOTAL LOTS: 4
AVERAGE SIZE: 1.26 ACRES
TOTAL ACREAGE: 3.79 ACRES



SCALE: 1" = 60'
@ 18" X 24" ONLY

OWNER / DEVELOPER

OWNERS: TERRY J FOWLER
PENNY F FOWLER
ADDRESS: 134 N 150 W B
BLACKFOOT ID 83221
PHONE # (208) 243-0156
DEVELOPER: TERRY J FOWLER

ENGINEER / SURVEYOR

HLE INCORPORATED
800 W. JUDICIAL ST.
BLACKFOOT, ID 83221
208-785-2977
LUKE JOLLEY: ENGINEER
CHRIS STREET: SURVEYOR

ZONING

EXISTING AND SURROUNDING
(RA) RESIDENTIAL AGRICULTURAL

INTENDED USE

RESIDENTIAL SINGLE FAMILY

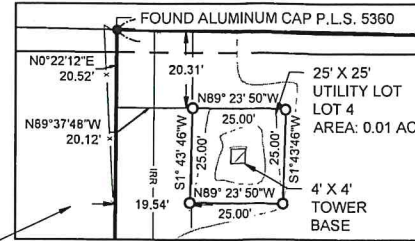
NOTES:

LOT 4 WILL BE A SMALL UTILITY LOT THAT WILL BE ACCESSED THROUGH A 20' ACCESS EASEMENT, ALONG SOUTH AND WEST LINES OF LOT 3

GANG MAILBOXES LOCATION TO BE APPROVED BY POSTMASTER

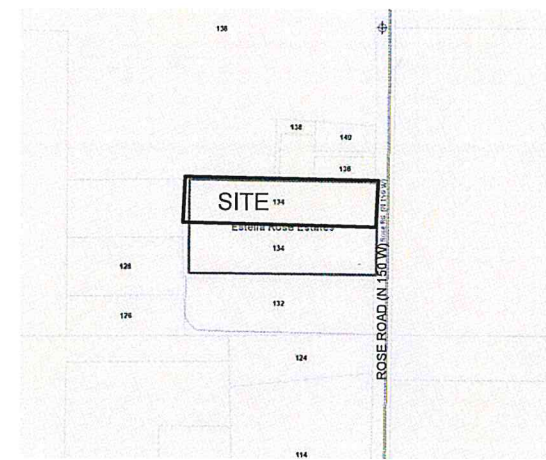
1ST AMENDED ESTELLA ROSE ESTATES

A REPLAT OF LOT 1 BLOCK 1 ESTELLA ROSE ESTATES
PART OF THE W 1/2 OF SECTION 26, T. 2 S., R. 35 E.B.M.
BINGHAM COUNTY, IDAHO

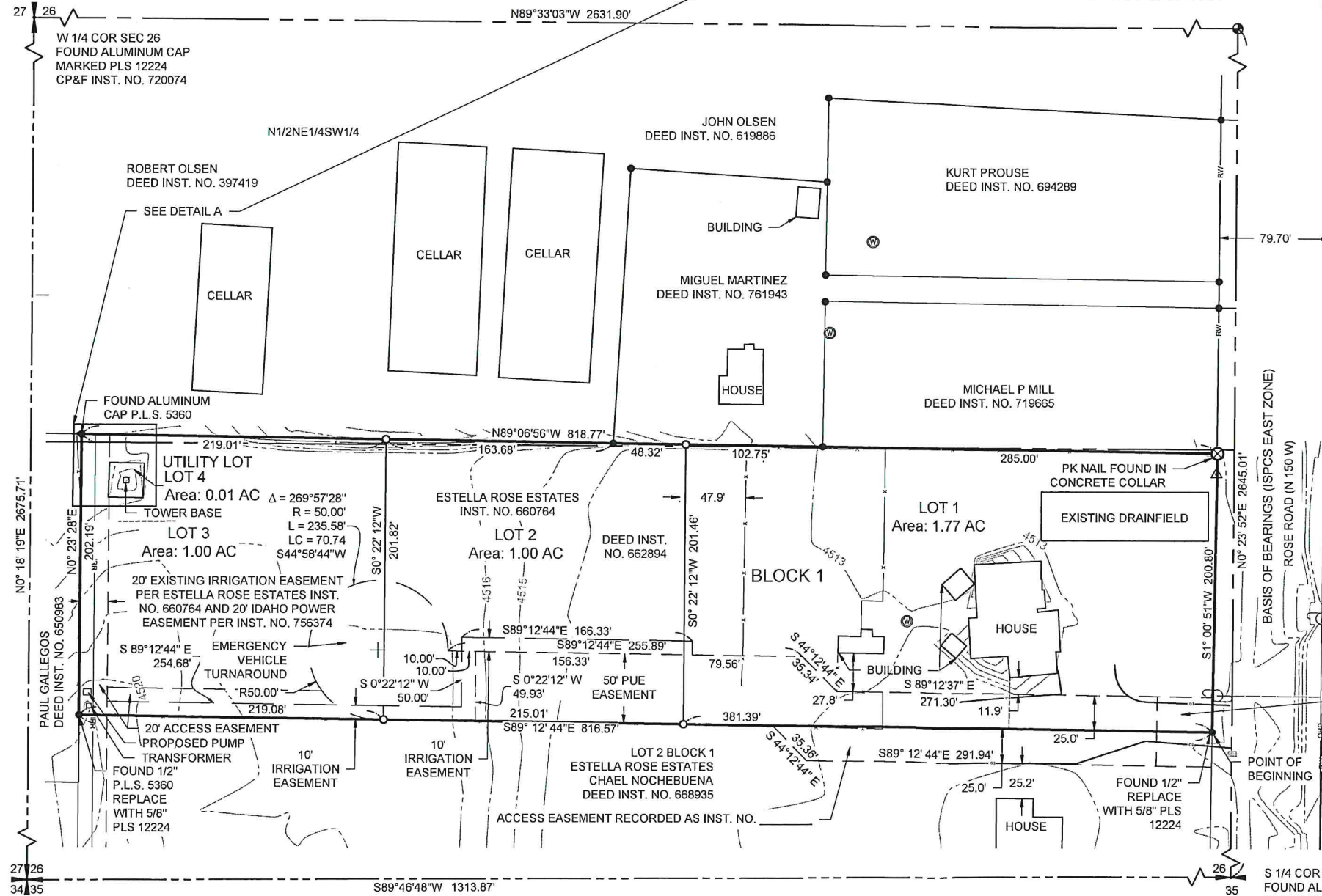


DETAIL A

C 1/4 COR SEC 26
FOUND 1/2" REBAR WITH PLASTIC CAP MARKED PLS 12223
REPLACED WITH 2" ALUMINUM CAP MARKED PLS 12224
CP&F INST. NO. 761474



VICINITY MAP



STORM WATER RETENTION

ALL STORM WATER TO BE RETAINED ON EACH INDIVIDUAL LOT

CULINARY WATER

EACH LOT WILL HAVE INDIVIDUAL WELLS

SANITARY SEWER

EACH LOT WILL HAVE INDIVIDUAL SEPTIC SYSTEMS

CONTOURS

CONTOUR LINES SHOWN AT 1' INTERVAL

FLOOD PLAIN

PROPERTY IS NOT IN AN SFHA PER FEMA FLOOD PANEL 1600180430C
EFFECTIVE DATE: 10/20/1998

LEGEND

- SECTION CORNER CONTROL
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- PLACED 1/2" X 24" IRON ROD WITH CAP MARKED P.L.S. 12224
- FOUND 1/2" IRON ROD MARKED P.L.S. 12224 OR AS NOTED
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- EXISTING WELL
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- SECTION LINE
- RIGHT OF WAY LINE
- FENCE LINE
- EASEMENT LINE
- OVERHEAD POWER LINE
- PUE EASEMENT LINE
- PRESSURIZED IRRIGATION LINE

SW COR SEC 26
FOUND BRASS CAP
CP&F INST. NO. 760383



NEAREST COMMUNITY WATER/SEWER

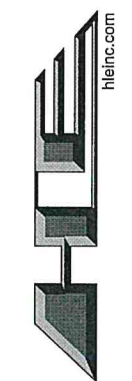
THE NEAREST COMMUNITY WATER LINE IS THE CITY OF BLACKFOOT WATER AND SEWER, WHICH IS LOCATED APPROXIMATELY 1.5 MILES SOUTH IN AIRPORT ROAD.

IRRIGATION WATER

LOTS WILL HAVE IRRIGATION WATER RIGHTS ASSESSED BY FAIRVIEW LATERAL CANAL COMPANY.

LOTS WILL ACCESS IRRIGATION THROUGH A NEW 10' IRRIGATION EASEMENT ALONG THE SOUTH.

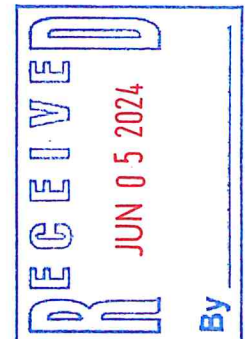
CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208) 785-2977



DRAWN BY	DESIGN BY	CHECK BY
KS	HLE	CGS
JOB NO.	2024-082	
DATE:	June 5, 2024	
REVISIONS	DATE	

PLAT
1ST AMENDED ESTELLA ROSE ESTATES
SEC. 26, T. 2 S., R. 35 E.B.M.
BINGHAM COUNTY, IDAHO

SHEET NO.	1
OF SHEETS	2



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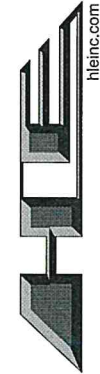
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PART OF THE W 1/2 OF SECTION 26, T. 2 S., R. 35 E.B.M.
BINGHAM COUNTY, IDAHO

RECORDER'S CERTIFICATE

CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
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hleinco.com
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PLAT
1ST AMENDED ESTELLA ROSE ESTATES
SEC. 26, T. 2 S., R. 35 E.B.M.
BINGHAM COUNTY, IDAHO

SHEET NO.
2
OF
2
SHEETS

OWNER'S DEDICATION

Know all men by these present that the undersigned owner of the land described as:

Part of the SW 1/4 of Section 26, Township 2 South, Range 35 East B.M. Bingham County, Idaho described as:

Lot 1, Block 1, of Estella Rose Estates.

Parcel contains 3.79 acres more or less.

Have caused the same to be subdivided into lots and block; and do hereby warrant and save the county of Bingham harmless from any existing easements or encumbrances. It is the intention of the owner to include all of the land described in the boundary description in the plat. The location and dimensions of the lots are to be as shown on the accompanying map of the property. The easements shown are not dedicated to the public, but the right to use said easements is hereby perpetually reserved to the public for public utilities, roadway slopes and drainage or for any other use designated on the plat and no structures other than those for such utility purposes are to be erected within the lines of said easements. The individual lots described in this plat will not be served by any water system common to one (1) or more of the lots, but will be served by individual wells. In compliance with the disclosure requirements of Idaho Code 31-3805 (1)(b), irrigation water is provided and will be assessed by Corbet Slough Ditch Company. Delivery will be through a pressurized irrigation system.

In witness whereof I as the owner do hereunto set my hand.

TERRY FOWLER

PENNY FOWLER

TREASURERS CERTIFICATE

I the undersigned County Treasurer in and for the County of BINGHAM, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

County Treasurer _____ Date _____

CERTIFICATE OF APPROVAL

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.

Date _____ Health District Signature _____

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF _____)

On this _____ day of _____, 2024,

before me a Notary Public, in and for said State, personally appeared Terry Fowler and Penny Fowler, known or identified to me to be the signers of the Owner's Dedication and acknowledged to me that they signed said dedication freely and voluntarily for the purposes therein mentioned.

Notary Public _____

Residing in _____

My commission expires: _____

ZONING APPROVAL

The accompanying subdivision plat was reviewed and approved by the planning and zoning commission of the County of

Bingham, Idaho, this _____ day of _____, 2024

Zoning Administrator _____

COUNTY APPROVAL

This plat was duly accepted and approved by the Board of County Commissioners, Bingham County, Idaho resolution

adopted this _____ day of _____, 2024

Chairman County Commissioners _____

COUNTY SURVEYOR'S APPROVAL

I certify that I have examined this plat and find that it complies with Section 50-1305 of the Idaho Code.

Professional Land Surveyor _____ Date _____
Idaho License No. 12223

SURVEYORS NARRATIVE

The purpose of this survey is to split an existing 3.79 acre parcel into 4 lots. Lot 1 will be 1.78 acres and has an existing home on it, Lots 2 and 3 will be buildable 1.00 acre lots and Lot 4 is a small utility lot.

The Basis of Bearings for this survey is N 00°23'52" E between the S 1/4 corner and C 1/4 corner of Section 26.

SURVEY REFERENCES

DEED INST. NO. 397419, 619886, 650983,
662894, 668935, 694289, 719665, 761943

ESTELLA ROSE ESTATES INST. NO. 660764

IDAHO POWER EASEMENT INST. NO. 756374

CP&F INST. NO. 654282, 720074, 760383, 761474

SURVEYORS CERTIFICATE

I, Chris G. Street, a Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is an accurate representation of the survey completed under my supervision.



Chris G Street License No. 12224 Date _____

Appointment of Designated Agent

I/We the undersigned owner(s) of the property described throughout this Application, hereby appoint the following person as my/our representative for all transactions regarding this Application between myself/ourselves, as owner(s), and Bingham County.

Property Owner(s): Derry Fowler

5/21/24

Date 6-4-24

Property Owner(s): Penny Fowler

Date

Designated Agent: Chris Street, HLE

APPLICATION FEE:

\$350

In granting a Variance the Planning & Zoning Commission may prescribe appropriate conditions and safeguards in conformity with the current Bingham County Zoning Ordinance. Violation of such conditions and safeguards, when made part of the terms under which the Variance is granted shall be deemed a violation of the Ordinance. The approval of a Variance does not permit the violation of any section of the Building Code, or any other County Ordinance. All Variance, whether approved or denied have a ten(10) day appeal period and must be appealed in writing at the Bingham County Planning & Zoning Office.

DECLARATION: By signing this application, it is understood and agreed that permission is hereby given to the duly authorized representative of Bingham County to, place & remove signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, take photographs and obtain any verifications and data necessary for preparation of its report to the Planning & Zoning Commission. I hereby acknowledge that I have read this application and understand the contents. I also state that the above information is correct.

APPLICANT(S):

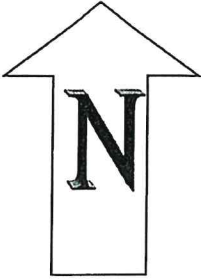
Signature: [Signature]

Date: 5/21/24

Signature: Penny Fowler

Date: 6-4-24

Site Plan -- Show drawing of location (including roads, all buildings, parking areas, service areas, yards, signs, utilities, traffic pattern, etc.). Please show all distances between buildings & property lines.



1. Name: Terry Fowler
A. Phone #: 208 2430156
2. Designated Agent: Chris G. Street
A. Phone #: 2087852977
3. Legal description of property: Lot 1 Estella Rose Estates Inst. No. 660764
4. Description of Variance requested: See attached.

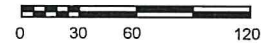
This application is for a variance, to reduce the required setback from a 50' wide, private Road Easement, to a building structure, as set forth in County Code 10-6-3, which requires 20 feet. The variance is requested only for the small area where the easement runs between 2 homes.

5.
 - A. Unique site characteristics which are peculiar to the land involved and which are not applicable to other lands. The proposed site has existing buildings unique to the property. In planning to develop the unused land behind an existing residence, the shared access that runs between two existing homes is the only location that works for the private access easement to access the acreage behind the existing homes. It is allowable to access up to 2 more parcels of land through an easement, however, the setback of 20' cannot be met, since there is only 87 feet between them and the setback from a 50' wide easement is 20 feet, which would require a total of 90 feet.
 - B. That a literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same zone under the terms of this title. If the full setback is enforced in this situation, the access to the property in the back would not be available. The variance from required setback is only sought to allow passage between the existing homes. It is proposed that the full setback along the rest of the easement would be followed.
6. That granting the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands, structures or buildings. By following the requirements of this title to obtain a Variance through the proper authorities, we are not asking for any special privilege that is not allowed to any other citizen of the county.
7. That public interest will not be harmed. If approved, this variance of setback would not affect any public interest. Reducing setback requirement from a 50' easement would not present any new risk or danger to the public. Any use of the existing homes or the proposed access road, will not be impaired. The owners of the homes agree with the requested variance.

Without this variance, the access, distribution and use of the land for the family is very limited. With a variance, the land can be divided and utilized while conforming to all other applicable ordinances.

SUBDIVISION INFORMATION

TOTAL LOTS: 4
AVERAGE SIZE: 1.26 ACRES
TOTAL ACREAGE: 3.79 ACRES



SCALE: 1" = 60'
@ 16" X 24" ONLY

OWNER / DEVELOPER

OWNERS: TERRY J FOWLER
PENNY F FOWLER
ADDRESS: 134 N 150 W B
BLACKFOOT ID 83221
PHONE # (208) 243-0156
DEVELOPER: TERRY J FOWLER

ENGINEER / SURVEYOR

HLE INCORPORATED
800 W. JUDICIAL ST.
BLACKFOOT, ID 83221
208-785-2977
LUKE JOLLEY: ENGINEER
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ZONING

EXISTING AND SURROUNDING (RA) RESIDENTIAL AGRICULTURAL

INTENDED USE

RESIDENTIAL SINGLE FAMILY

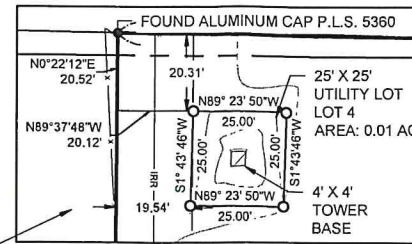
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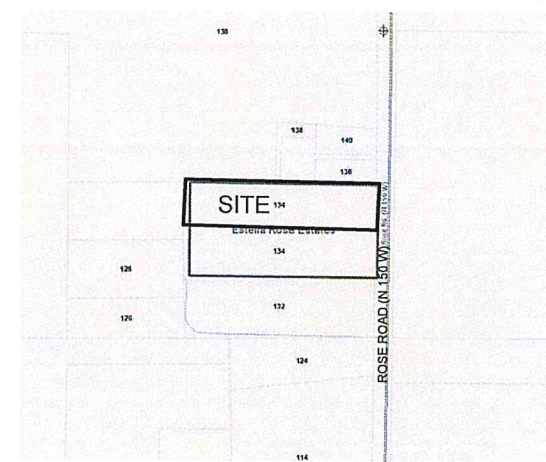
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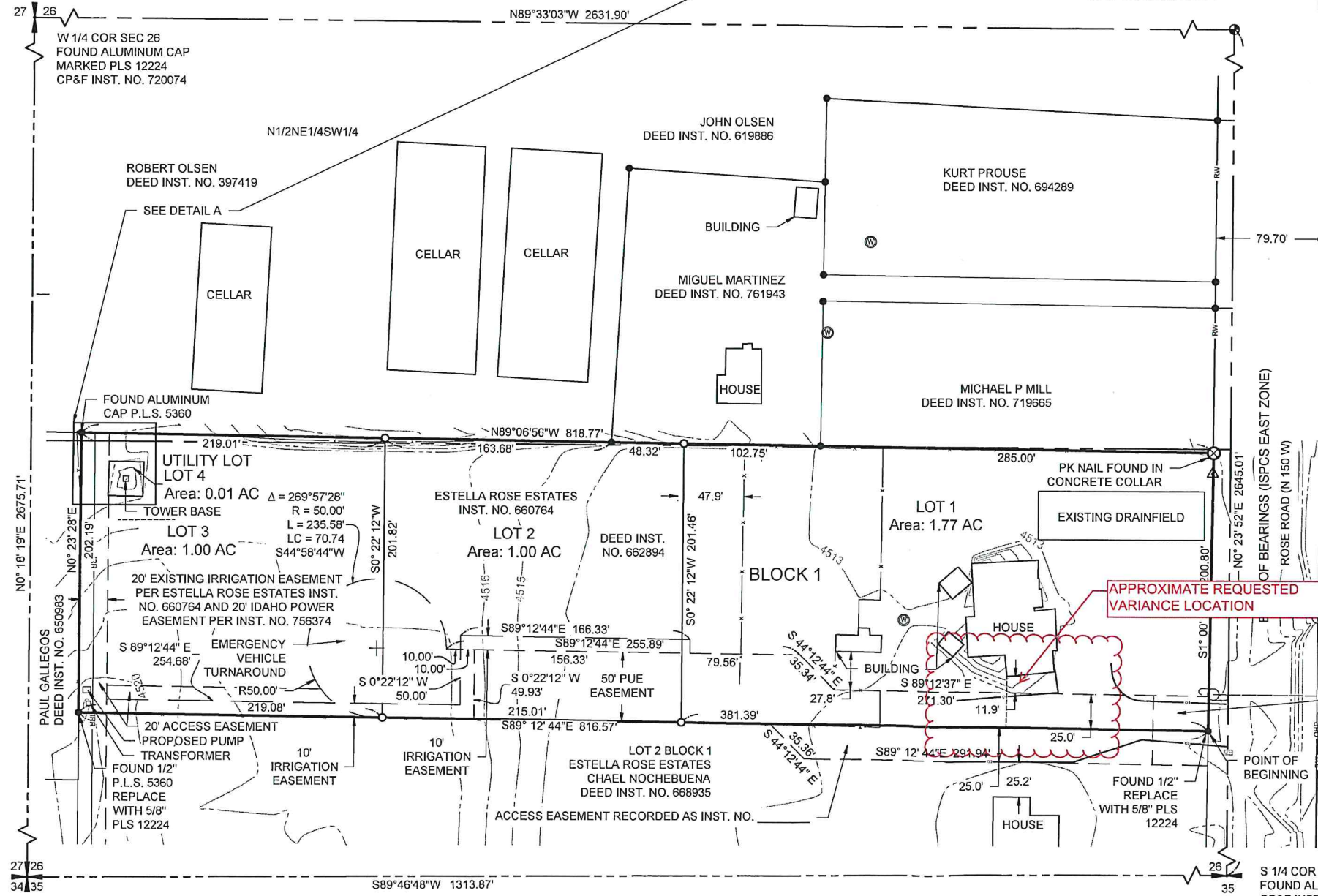


DETAIL A

C 1/4 COR SEC 26
FOUND 1/2" REBAR WITH PLASTIC CAP MARKED PLS 12223
REPLACED WITH 2" ALUMINUM CAP MARKED PLS 12224
CP&F INST. NO. 761474



VICINITY MAP



STORM WATER RETENTION

ALL STORM WATER TO BE RETAINED ON EACH INDIVIDUAL LOT

CULINARY WATER

EACH LOT WILL HAVE INDIVIDUAL WELLS

SANITARY SEWER

EACH LOT WILL HAVE INDIVIDUAL SEPTIC SYSTEMS

CONTOURS

CONTOUR LINES SHOWN AT 1' INTERVAL

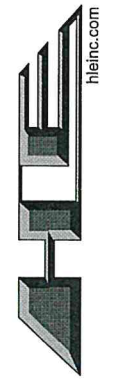
FLOOD PLAIN

PROPERTY IS NOT IN AN SFHA PER FEMA FLOOD PANEL 1600180430C
EFFECTIVE DATE: 10/20/1998

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MATERIALS TESTING & LAND SURVEYING
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800 W. Judicial Street, Blackfoot, ID 83221, (208) 785-2977



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Exhibit A-12

RECEIVED
JUN 05 2024
By

DESIGN BY	CHECK BY
KS	HLE
JOB NO:	2024-082
DATE:	June 5, 2024
REVISIONS	DATE

PLAT
1ST AMENDED ESTELLA ROSE ESTATES
SEC. 26, T. 2 S., R. 35 E.B.M.
BINGHAM COUNTY, IDAHO

SHEET NO. 1 OF 2 SHEETS



NEAREST COMMUNITY WATER/SEWER

THE NEAREST COMMUNITY WATER LINE IS THE CITY OF BLACKFOOT WATER AND SEWER, WHICH IS LOCATED APPROXIMATELY 1.5 MILES SOUTH IN AIRPORT ROAD.

IRRIGATION WATER

LOTS WILL HAVE IRRIGATION WATER RIGHTS ASSESSED BY FAIRVIEW LATERAL CANAL COMPANY.
LOTS WILL ACCESS IRRIGATION THROUGH A NEW 10' IRRIGATION EASEMENT ALONG THE SOUTH.

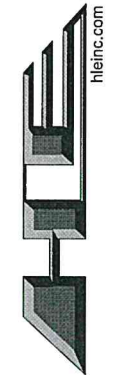
Z:\Projects\00-2024 Projects\24-082 Terry Fowler Subdivision\CAD\Survey\24-082 Terry Fowler.dwg

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Part of the SW 1/4 of Section 26, Township 2 South, Range 35 East B.M. Bingham County, Idaho described as:

Lot 1, Block 1, of Estella Rose Estates.

Parcel contains 3.79 acres more or less.

Have caused the same to be subdivided into lots and block; and do hereby warrant and save the county of Bingham harmless from any existing easements or encumbrances. It is the intention of the owner to include all of the land described in the boundary description in the plat. The location and dimensions of the lots are to be as shown on the accompanying map of the property. The easements shown are not dedicated to the public, but the right to use said easements is hereby perpetually reserved to the public for public utilities, roadway slopes and drainage or for any other use designated on the plat and no structures other than those for such utility purposes are to be erected within the lines of said easements. The individual lots described in this plat will not be served by any water system common to one (1) or more of the lots, but will be served by individual wells. In compliance with the disclosure requirements of Idaho Code 31-3805 (1)(b), irrigation water is provided and will be assessed by Corbet Slough Ditch Company. Delivery will be through a pressurized irrigation system.

In witness whereof I as the owner do hereunto set my hand.

TERRY FOWLER

PENNY FOWLER

TREASURERS CERTIFICATE

I the undersigned County Treasurer in and for the County of BINGHAM, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

County Treasurer _____ Date _____

CERTIFICATE OF APPROVAL

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.

Date _____ Health District Signature _____

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF _____)

On this _____ day of _____, 2024,

before me a Notary Public, in and for said State, personally appeared Terry Fowler and Penny Fowler, known or identified to me to be the signers of the Owner's Dedication and acknowledged to me that they signed said dedication freely and voluntarily for the purposes therein mentioned.

Notary Public _____

Residing in _____

My commission expires: _____

ZONING APPROVAL

The accompanying subdivision plat was reviewed and approved by the planning and zoning commission of the County of

Bingham, Idaho, this _____ day of _____, 2024

Zoning Administrator _____

COUNTY APPROVAL

This plat was duly accepted and approved by the Board of County Commissioners, Bingham County, Idaho resolution

adopted this _____ day of _____, 2024

Chairman County Commissioners _____

COUNTY SURVEYOR'S APPROVAL

I certify that I have examined this plat and find that it complies with Section 50-1305 of the Idaho Code.

Professional Land Surveyor _____ Date _____
Idaho License No. 12223

SURVEYORS NARRATIVE

The purpose of this survey is to split an existing 3.79 acre parcel into 4 lots. Lot 1 will be 1.78 acres and has an existing home on it, Lots 2 and 3 will be buildable 1.00 acre lots and Lot 4 is a small utility lot.

The Basis of Bearings for this survey is N 00°23'52" E between the S 1/4 corner and C 1/4 corner of Section 26.

SURVEY REFERENCES

DEED INST. NO. 397419, 619886, 650983, 662894, 668935, 694289, 719665, 761943

ESTELLA ROSE ESTATES INST. NO. 660764

IDAHO POWER EASEMENT INST. NO. 756374

CP&F INST. NO. 654282, 720074, 760383, 761474

SURVEYORS CERTIFICATE

I, Chris G. Street, a Registered Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is an accurate representation of the survey completed under my supervision.



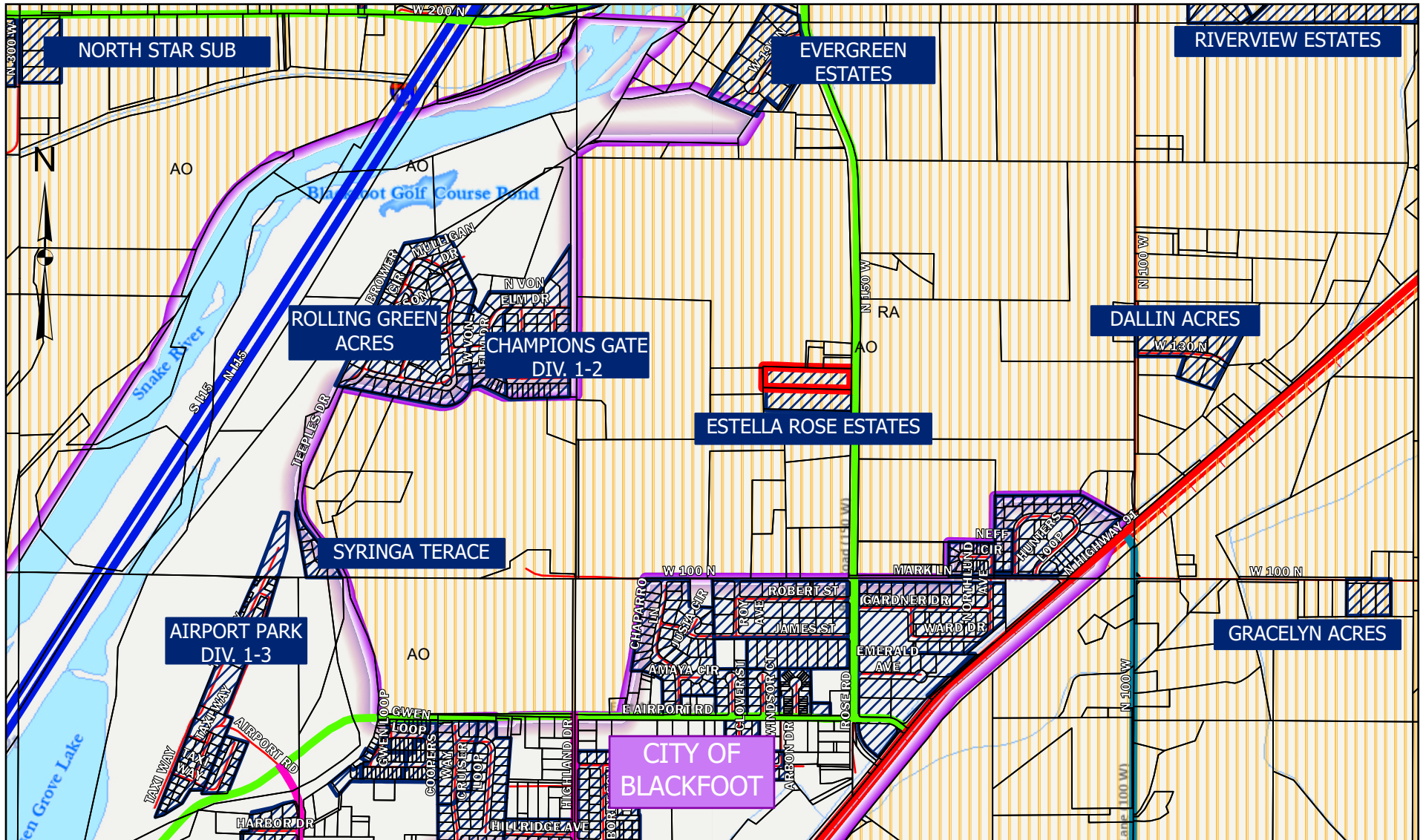
Chris G Street License No. 12224 Date _____

DRAWN BY	DESIGN BY	CHECK BY
KS	HLE	CGS
JOB NO:	2024-082	
DATE:	June 5, 2024	
REVISIONS	DATE	

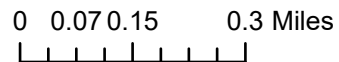
PLAT
1ST AMENDED ESTELLA ROSE ESTATES
SEC. 26, T. 2 S., R. 35 E.B.M.
BINGHAM COUNTY, IDAHO

SHEET NO. 2 OF 2 SHEETS

1st AMENDED ESTELLA ROSE ESTATES SUBDIVISION - ZONING & SUBDIVISION MAP



**Exhibit
S-3**



LEGEND	
	Estella Rose SUB
	Roads
	Parcels
	City Boundary
	Interstate 200-400'
	Minor Arterial 80' ROW
	Principal Arterial 100' ROW
	Minor Collector 60' ROW
	RA - Residential/Agriculture
	R - Residential
	C2 - Heavy Commercial
	C1 - Light Commercial
	Subdivisions

