



# Bingham County

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

File No. \_\_\_\_\_ By \_\_\_\_\_  
Application Date 5-30-2024

## APPLICATION FOR SUBDIVISION PLAT

**SUBDIVISION NAME:** South Thompson Lane Subdivision

Property Owner(s) Name: Lynn Coe Leavitt, Linnea Chidester, Jenny Orgill Phone: 208-680-6001

Address: 62 E 75 S City/Zip: Blackfoot, 83221

Property Owner Email: linnea.c@me.com Developer Email: sc@reagan.com

Developer Name: Scott Chidester Phone: 2086806001

Address: 111 S. Pine St. City/Zip: Blackfoot 83221

**Location and Legal Description**

Township     Range     Section    Acreage 11.69    Proposed # of Lots 3

**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.

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

Property Owner Signature: Jenny Orgill      Date: 05/30/2024 11:16 AM

Property Owner Signature: Lynne Coe Leavitt      Date: 05/30/2024 12:12 PM

Property Owner Signature: Linnea Chidester      Date: 05/30/2024 11:12 AM

**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): <u>Jenny Orgill</u>	<u>05/30/2024 11:16 AM</u>
Signature _____	Date _____
<u>Lynne Coe Leavitt</u>	<u>05/30/2024 12:12 PM</u>
Signature _____	Date _____
<u>Linnea Chidester</u>	<u>05/30/2024 11:12 AM</u>
Signature _____	Date _____

## Certificate of Authenticity

### Session Information

Signing Session ID:	14f46574-3384-4384-a4e6-d05bf043571d	Status:	Completed
Transaction Name:	Harper Leavitt Plat	Created On:	5/30/2024 1:11:59 PM EDT
Session Title:	Harper Leavitt Plat Application	Last Modified:	5/30/2024 2:13:36 PM EDT
Documents:	1	Owner:	Linnea Chidester
Signers:	3	Company:	Town & Country Realty

### Signer Information

Signature Events	Signature	Timestamp
Linnea Chidester linnea.c@me.com	<i>Linnea Chidester</i>	Sent: 5/30/2024 1:14:15 PM EDT Viewed: 5/30/2024 1:14:25 PM EDT
Signer Security: Email	IP Address: 66.9.182.224 ID: cac9562f-7722-4bb2-89ed-58b4a4472116	Disclosure: 5/30/2024 1:14:25 PM EDT Signed: 5/30/2024 1:14:43 PM EDT
Jenny Orgill jenny.orgill@yahoo.com	<i>Jenny Orgill</i>	Sent: 5/30/2024 1:14:15 PM EDT Viewed: 5/30/2024 1:15:53 PM EDT
Signer Security: Email	IP Address: 107.182.219.82 ID: 1b7ad87d-1736-4621-b013-b1abefddfa13	Disclosure: 5/30/2024 1:15:53 PM EDT Signed: 5/30/2024 1:16:28 PM EDT
Lynne Coe Leavitt lynniecoe@yahoo.com	<i>Lynne Coe Leavitt</i>	Sent: 5/30/2024 1:14:15 PM EDT Viewed: 5/30/2024 2:08:29 PM EDT
Signer Security: Email	IP Address: 69.20.156.156 ID: ff7f6f73-589d-4d35-89e6-c7615fb5c18b	Disclosure: 5/30/2024 2:08:29 PM EDT Signed: 5/30/2024 2:13:04 PM EDT

### Session Documents

Document	Signatures	Initials	Dates	FormFields	Dropdown	Checkbox	RadioButton
BinghamCountyApplicationforSubdivisionPlatSIGNATURES.pdf	6	0	6	0	0	0	0

### Session Activity

Timestamp	IP Address	Activity
5/30/2024 2:13:36 PM EDT	69.20.156.156	Session completed and closed by Linnea Chidester
5/30/2024 2:13:04 PM EDT	69.20.156.156	Signing Completed by Lynne Coe Leavitt (lynniecoe@yahoo.com)
5/30/2024 2:08:29 PM EDT	69.20.156.156	Signature created and disclosure approved by Lynne Coe Leavitt (lynniecoe@yahoo.com)
5/30/2024 1:16:28 PM EDT	107.182.219.82	Signing Completed by Jenny Orgill (jenny.orgill@yahoo.com)
5/30/2024 1:15:53 PM EDT	107.182.219.82	Signature created and disclosure approved by Jenny Orgill (jenny.orgill@yahoo.com)
5/30/2024 1:14:43 PM EDT	66.9.182.224	Signing Completed by Linnea Chidester (linnea.c@me.com)
5/30/2024 1:14:25 PM EDT	66.9.182.224	Signature created and disclosure approved by Linnea Chidester (linnea.c@me.com)
5/30/2024 1:14:16 PM EDT	66.9.182.224	Invitation sent to Linnea Chidester(linnea.c@me.com) by Linnea Chidester

5/30/2024 1:14:15 PM EDT	66.9.182.224	Invitation sent to Lynne Coe Leavitt(lynniecoe@yahoo.com) by Linnea Chidester
5/30/2024 1:14:15 PM EDT	66.9.182.224	Invitation sent to Jenny Orgill(jenny.orgill@yahoo.com) by Linnea Chidester
5/30/2024 1:14:15 PM EDT	66.9.182.224	eSignature Session Created by Linnea Chidester

## Disclosure

### Consumer Disclosure

Please read the information below regarding the terms and conditions of receiving documents, contracts, and disclosures electronically through the eSignature electronic signature system. If this information is to your satisfaction and you agree to the terms and conditions, please confirm your acceptance and agreement by checking the box 'I Agree to the above Consumer Disclosure' and selecting the 'Create and Approve Signature button'.

### Electronic distribution of documents and contracts

Town & Country Realty (We, us, or the Company) acknowledges your agreement to receive required documents, contracts, notices, disclosures, authorizations, and other documents electronically through the eSignature electronic signature system. We appreciate and thank you for doing your part to go paperless and save our environment. Through the eSignature electronic signature system, we are able to save time and process a transaction faster. We do not have to print and mail paper copies, wait for signatures that could take days or weeks, and there are no delays associated with waiting for you to mail it back to us. Unless you tell us otherwise in accordance with the procedures described herein this disclosure, we will provide documents through this electronic method during the course of our relationship with you. If you do not agree with this process and method, please let us know as described below.

Town & Country Realty outsources personal information to a third party processing and storage service provider which is located in the USA. The Buyer and Seller hereby acknowledge that personal information processed and stored by a US third party service provider is subject to the laws of that country and that information may be made available to the US government or its agencies under a lawful order made in that country.

### Paper copies

During the signing process on eSignature, you will have the opportunity to download and print your copies of the documents before and after signing. At any time, you may contact us to obtain paper copies of documents that have been provided to you electronically. To request paper copies, you must send an email to [linnea.c@me.com](mailto:linnea.c@me.com) and in the body of the email state your full name, address, telephone number, and the name of the document or transaction that you would like a paper copy for. If any fees apply, we will notify you.

### Withdrawing your consent to sign electronically

Once you have decided and agreed to the following disclosure to sign documents electronically, you may at any time thereafter decide to withdraw your consent and receive required documents only in paper format. There are several ways to inform us that you no longer wish to receive documents and sign electronically:

- a) During the electronic signing process, you may elect to 'decline' and indicate your reasons for declining and withdrawing your consent.
- b) Send an email to [linnea.c@me.com](mailto:linnea.c@me.com) and in the body of the email indicate your full name, address, telephone number and that you no longer wish to sign electronically and instead would like to receive paper copies

Please be aware that withdrawing your consent to sign electronically may result in delays and/or more time to complete a transaction. We will then have to print and mail paper copies to you, wait for you to receive and sign documents, then wait for you to mail it back and follow the same procedure with other parties to the transaction.

### How to contact Town & Country Realty

At any time, you may contact us to change your email and contact information, request paper copies, or to indicate your change in consent to sign electronically hereafter.

Contact Name : Linnea Chidester  
Email Address : [linnea.c@me.com](mailto:linnea.c@me.com)  
Phone Number :

### Hardware and Software Requirements

The following are minimum hardware and software requirements to use the eSignature electronic signature system.

Operating Systems: Windows® 10, Windows® 8, Windows® 7, Windows Vista®, Mac OS® X 10.6 and higher.  
Browsers: Google Chrome® 36 and higher, Internet Explorer® 9.0 and higher, Mozilla Firefox® 31.0 and higher, Safari® 5.1.7 and higher.  
Screen Resolution: 800 x 600 minimum  
Security Settings: Allow per session cookies  
PDF Reader: Acrobat® or similar software to view and print PDF files

### Your Acknowledgment and Consent to use electronic signatures

To confirm to us that you can access this information electronically, which will be similar to other electronic documents that we will provide to you, please verify that you were able to read this electronic consumer disclosure and that you also were able to print on paper or electronically save this page for your future reference and access. Further, you consent to receiving notices and disclosures in electronic format on the terms and conditions described herein this consumer disclosure, please let us know by checking the 'I agree with the above Consumer Disclosure' box below.

By checking the 'I agree with the above Consumer Disclosure' box, I confirm that I can access and read this electronic consumer disclosure to consent to receipt of electronic documents, I can print on paper if I so choose, the disclosure and/or save to a place where I can print it for future reference and access, and until I notify Town & Country Realty otherwise, I consent to receive from Town & Country Realty electronic documents that are required to be provided or made available to me by Town & Country Realty during the course of my relationship with Town & Country Realty.

**SOUTH THOMPSON LANE SUBDIVISION NARRATIVE:**

This proposed 3 Lot Subdivision is an undeveloped 11.69-acre parcel of land that is currently zoned Residential / Agriculture, and is located approximately 1.76 miles West of Blackfoot, on Thompson Lane, just Northwest of the Equalizing Reservoir. It will have 2 Residential Lots and one Private Roadway Lot. The ownership of the Private Roadway Lot will be retained by the developers. The residential Lots would have access to the Existing County Road, (Thompson Lane), through the private road easement. The Lots would require individual wells, and Septic Systems. They would have irrigation water rights assessed by Blackfoot Irrigation Company, and each lot would have new gravity fed points of diversion. The irrigation delivery will be through an underground gravity irrigation pipe. The 2 new residential lots would be about 5 acres each. All the surrounding property is currently zoned (RA). The land to the East of the proposed subdivision is Federal owned land, and the remaining surrounding properties are irrigated farm fields and undeveloped land.

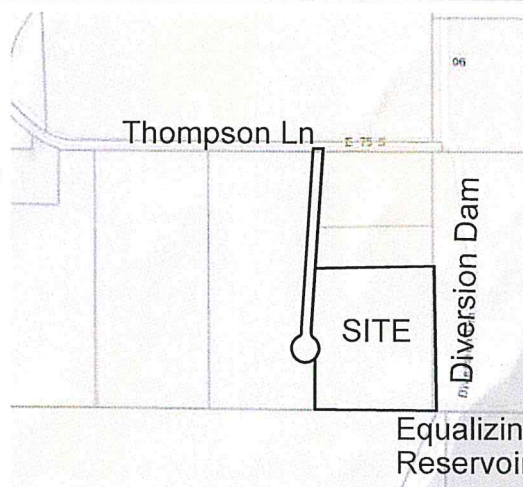
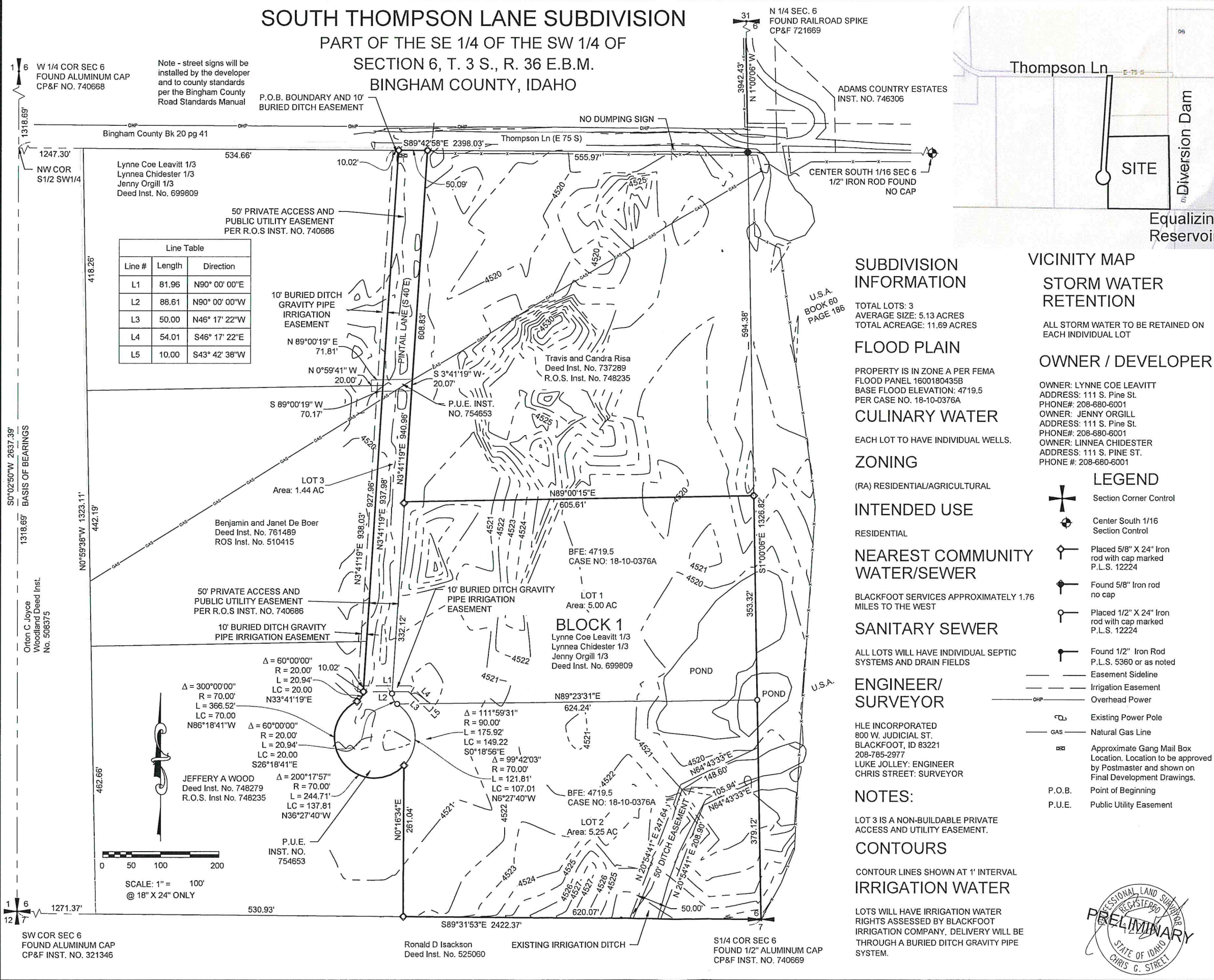
The 2 proposed, 5 acre lots, fit the Current zoning requirements and would not be out of place among the surrounding Subdivisions and residential parcels in the vicinity.

There will need to be an amendment to the Comprehensive Plan for this parcel. The following are the reasons the amendment should be considered.

- (1) **Suitability of parcel for agricultural purposes:** This and the surrounding land, is currently not farmed and is not prime agricultural ground. It is covered in Russian olive trees.
- (2) **Proximity to existing area of similar population density:** The population density of the area conforms with the requested amendment and existing zoning and land use.
- (3) **Lot size compatible with existing area of similar population density:** The proposed amendment would allow for similar sized lots in the area. The Comprehensive plan does not currently match the existing zoning and use.
- (4) **Compatible with the existing uses in the immediate area:** Parcels within this area are compatible and comparable with an "R" "R/A" designation, as this parcel and surrounding parcels are already zoned for "R/A"
- (5) **Protection from incompatible uses:** Parcels in this area are a mix of residential and agricultural and the amendment would be compatible with existing uses.
- (6) **Accessibility to adequate utilities:** There are adequate utilities in the area including power, communication, natural gas and irrigation near the parcel.
- (7) **Adequate service by roadways:** The property is bordered by Thompson Lane on the North and access will be available through a 50' wide private road easement.

**Exhibit  
A-2**

**SOUTH THOMPSON LANE SUBDIVISION**  
 PART OF THE SE 1/4 OF THE SW 1/4 OF  
 SECTION 6, T. 3 S., R. 36 E.B.M.  
 BINGHAM COUNTY, IDAHO



**SUBDIVISION INFORMATION**

TOTAL LOTS: 3  
 AVERAGE SIZE: 5.13 ACRES  
 TOTAL ACREAGE: 11.69 ACRES

**FLOOD PLAIN**

PROPERTY IS IN ZONE A PER FEMA FLOOD PANEL 1600180435B  
 BASE FLOOD ELEVATION: 4719.5  
 PER CASE NO. 18-10-0376A

**CULINARY WATER**

EACH LOT TO HAVE INDIVIDUAL WELLS.

**ZONING**

(RA) RESIDENTIAL/AGRICULTURAL

**INTENDED USE**

RESIDENTIAL

**NEAREST COMMUNITY WATER/SEWER**

BLACKFOOT SERVICES APPROXIMATELY 1.76 MILES TO THE WEST

**SANITARY SEWER**

ALL LOTS WILL HAVE INDIVIDUAL SEPTIC SYSTEMS AND DRAIN FIELDS

**ENGINEER/SURVEYOR**

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

**NOTES:**

LOT 3 IS A NON-BUILDABLE PRIVATE ACCESS AND UTILITY EASEMENT.

**CONTOURS**

CONTOUR LINES SHOWN AT 1' INTERVAL

**IRRIGATION WATER**

LOTS WILL HAVE IRRIGATION WATER RIGHTS ASSESSED BY BLACKFOOT IRRIGATION COMPANY. DELIVERY WILL BE THROUGH A BURIED DITCH GRAVITY PIPE SYSTEM.

**VICINITY MAP**

**STORM WATER RETENTION**

ALL STORM WATER TO BE RETAINED ON EACH INDIVIDUAL LOT

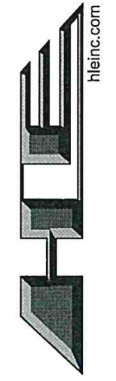
**OWNER / DEVELOPER**

OWNER: LYNNE COE LEAVITT  
 ADDRESS: 111 S. Pine St.  
 PHONE#: 208-680-6001  
 OWNER: JENNY ORGILL  
 ADDRESS: 111 S. Pine St.  
 PHONE#: 208-680-6001  
 OWNER: LINNEA CHIDESTER  
 ADDRESS: 111 S. PINE ST.  
 PHONE #: 208-680-6001

**LEGEND**

- Section Corner Control
- Center South 1/16 Section Control
- Placed 5/8" X 24" Iron rod with cap marked P.L.S. 12224
- Found 5/8" Iron rod no cap
- Placed 1/2" X 24" Iron rod with cap marked P.L.S. 12224
- Found 1/2" Iron Rod P.L.S. 5360 or as noted
- Easement Sideline
- Irrigation Easement
- Overhead Power
- Existing Power Pole
- Natural Gas Line
- Approximate Gang Mail Box Location. Location to be approved by Postmaster and shown on Final Development Drawings.
- P.O.B. Point of Beginning
- P.U.E. Public Utility Easement

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



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DRAWN BY	DESIGN BY	CHECK BY
MG	HLE	CGS
JOB NO:	2021-157	
DATE:	June 5, 2024	
REVISIONS	DATE	

PRELIMINARY PLAT  
 SOUTH THOMPSON LANE SUBDIVISION

SEC. 6, T. 3 S., R. 36 E.B.M.  
 BINGHAM COUNTY, IDAHO

SHEET NO. 1  
 OF 2 SHEETS

**Exhibit  
 A-3**

**RECEIVED**  
 JUN 05 2024



Z:\Projects\100-2021-Project\121-157 Scott Chidester - South Thompson Lane Subdivision\Survey\21-157 South Thompson Lane Preliminary Plat.dwg

OWNER'S DEDICATION

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

Part of the S1/2 of the SW 1/4 of Section 6 Township 3 South Range 36 East B.M. Bingham County, Idaho described as:

Commencing at the W 1/4 corner of said Section 6; Thence, S 00° 02' 50" W along the West line of said Section, 1318.69 feet, to the NW corner of the S1/2 of the SW1/4 and S 89°42'58" E along the North line of said S1/2 of the SW1/4, 1791.97 feet to the Point of Beginning; Thence, S 89° 42' 58" E 50.09 feet; Thence, S 03° 41' 19" W 608.83 feet; Thence, N 89° 00' 15" E 605.61 feet; Thence, S 01° 00' 06" E 732.44 feet; Thence, N 89°31'53" W 620.07 feet; Thence, N 0°16'34" E 261.04 feet to a non-tangent curve; Thence, Northwesterly 244.71 feet, along said curve to the right: (Curve Data= Delta: 200° 17' 57", Radius: 70.00 feet, chord bearing N 36° 27' 40" W 137.81 feet) to a non-tangent curve; Thence, Northeasterly 20.94 feet, along said curve to the left (Curve Data= Delta: 60° 00' 00", Radius: 20.00 feet, chord bearing N 33° 41' 19" E 20.00 feet); Thence, N 03° 41' 19" E 937.98 feet, to the Point of Beginning.

Parcel contains 11.69 acres more or less.

Have caused the same to be subdivided into lots blocks and streets; 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, blocks and streets are to be as shown on the accompanying map of the property and we do hereby dedicate to Bingham County, all streets and right-of-ways shown thereon for public use. 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. Lot 3 will be a private roadway lot and ownership will be retained by the developer. 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. Lots shall have have irrigation water rights assessed by Blackfoot Irrigation Company. Delivery will be through a buried ditch gravity pipe irrigation system.

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

Jenny Orgill

Linnea Chidester

Lynne Coe Leavitt

SOUTH THOMPSON LANE SUBDIVISION

ACKNOWLEDGMENT

STATE OF IDAHO ) COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_ 2024, before me a Notary Public, in and for said State, personally appeared Jenny Orgill, 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:

ACKNOWLEDGMENT

STATE OF IDAHO ) COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_ 2024, before me a Notary Public, in and for said State, personally appeared Linnea Chidester, 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:

ACKNOWLEDGMENT

STATE OF IDAHO ) COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_ 2024, before me a Notary Public, in and for said State, personally appeared Lynne Coe Leavitt, 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:

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 6, T. 3 S., R. 36 E.B.M. BINGHAM COUNTY, IDAHO

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

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. 18258

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

RECORDER'S CERTIFICATE

SURVEY NARRATIVE

The purpose of this Subdivision Plat is to subdivide the remaining acreage that was described in Deed Inst. No. 699809 (Less the portion in Deed Inst. No. 737289 and 748279). The South Line was established from the Found Monuments at the SW Corner and S 1/4 Corner of Section 6; The East Line was established from Found Monuments at the N 1/4 and S 1/4 Corners. The North and West boundaries were established from Found Monuments from Record of Survey Inst. No. 740686 and 510415.

The basis for bearings is N 89°31'53" W from the S 1/4 of the section to the SW corner of the Section.

Survey References

Deed Inst. No. 508375, 525060, 699809, 737289, 761489, 748279

CP&F Inst No. 321346, 740668, 740669, 721669

R.O.S. Inst. No. 510415, 740686, 748235

P.U.E. Inst. No. 754653

Adams Country Estates Inst. No. 746306

Bingham County Book 20 Page 41

USA Book 60 Page 186

PUBLIC UTILITY EASEMENT NOTE

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary of desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

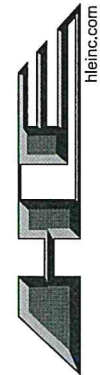
SURVEYOR'S CERTIFICATE

I Chris G. Street, a registered Professional Land Surveyor in the State of Idaho, do hereby certify that a survey was made under my direction of the land described in the accompanying boundary description and that the plat upon which this certification appears was made under my direction. I further certify that the accompanying map correctly depicts the division of land as marked upon the ground and that the pertinent provision of the statutes of the State of Idaho have been complied with.



Chris G. Street License No. 12224 Date

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



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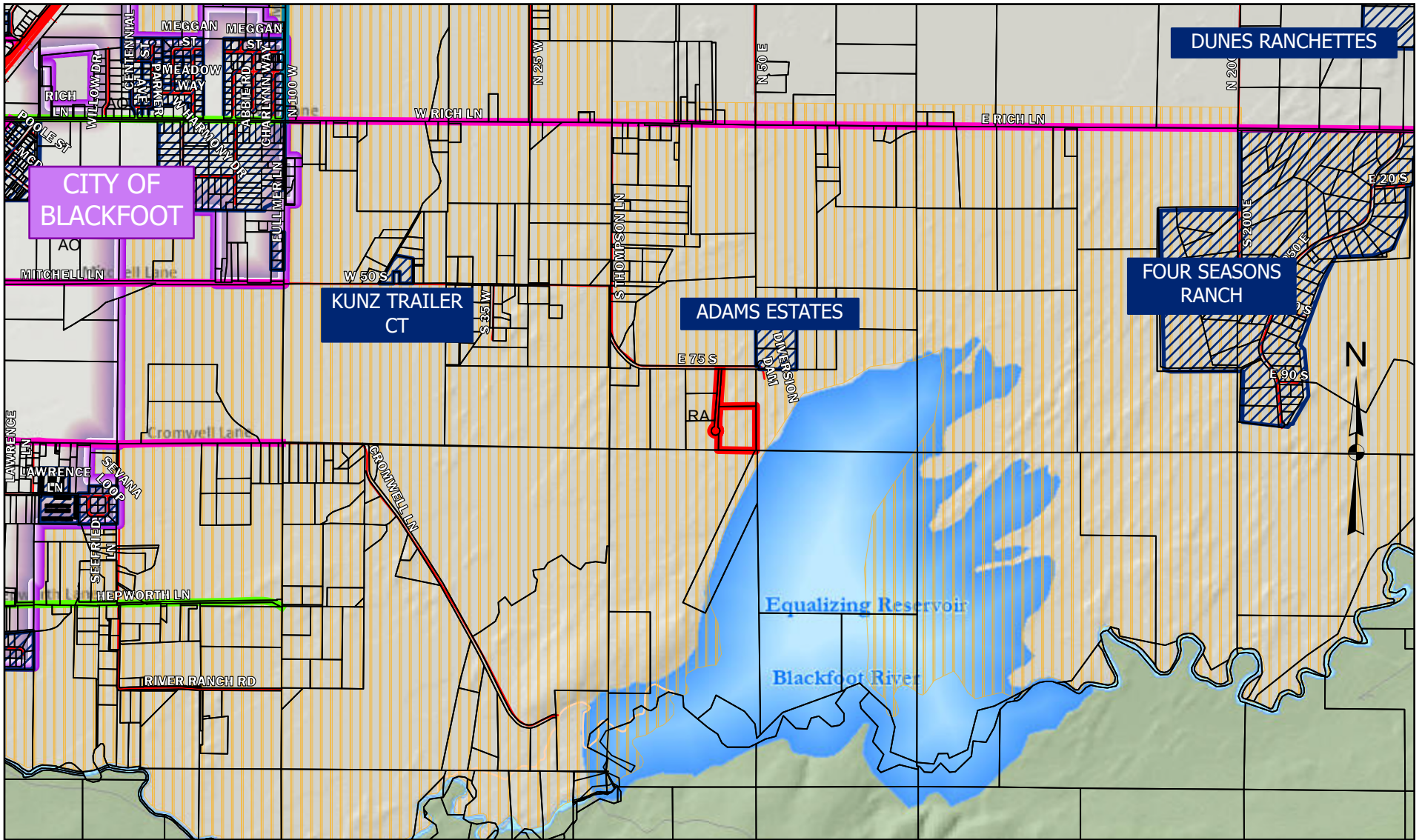
Table with columns: DRAWN BY, DESIGN BY, CHECK BY, JOB NO., DATE, REVISIONS, DATE.

PRELIMINARY PLAT SOUTH THOMPSON LANE SUBDIVISION SEC. 6, T. 3 S., R. 36 E.B.M. BINGHAM COUNTY, IDAHO

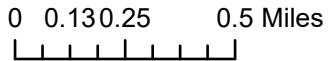
SHEET NO. 2 OF 2 SHEETS



# SOUTH THOMPSON LANE SUBDIVISION - ZONING & SUB MAP



**Exhibit  
S-3**



	South Thompson Ln. SUB	<b>LEGEND</b>		RA - Residential/Agriculture
	Roads			A - Agriculture
	Parcels			Fort Hall Reservation
	City Boundary			Subdivisions
				Major Collector 70' ROW
				Minor Arterial 80' ROW
				Principal Arterial 100' ROW

