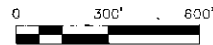


Preliminary Plat For
Portneuf Meadows

LOCATED IN SECTION 20,
TOWNSHIP 7 SOUTH, RANGE 36 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK

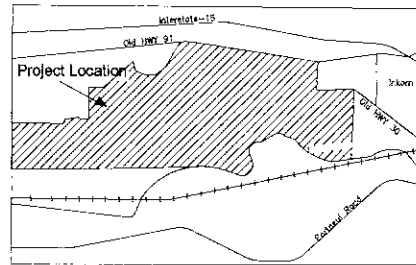


LEGEND

- Parcel Boundary
- Lot Lines
- Adjoining Parcels
- Road Center Line
- Road Right-of-Way
- Existing Ground Contour
- Design Contour
- Proposed Neighborhood Mailbox Location

Open Space = 74.55 Acres

VICINITY MAP

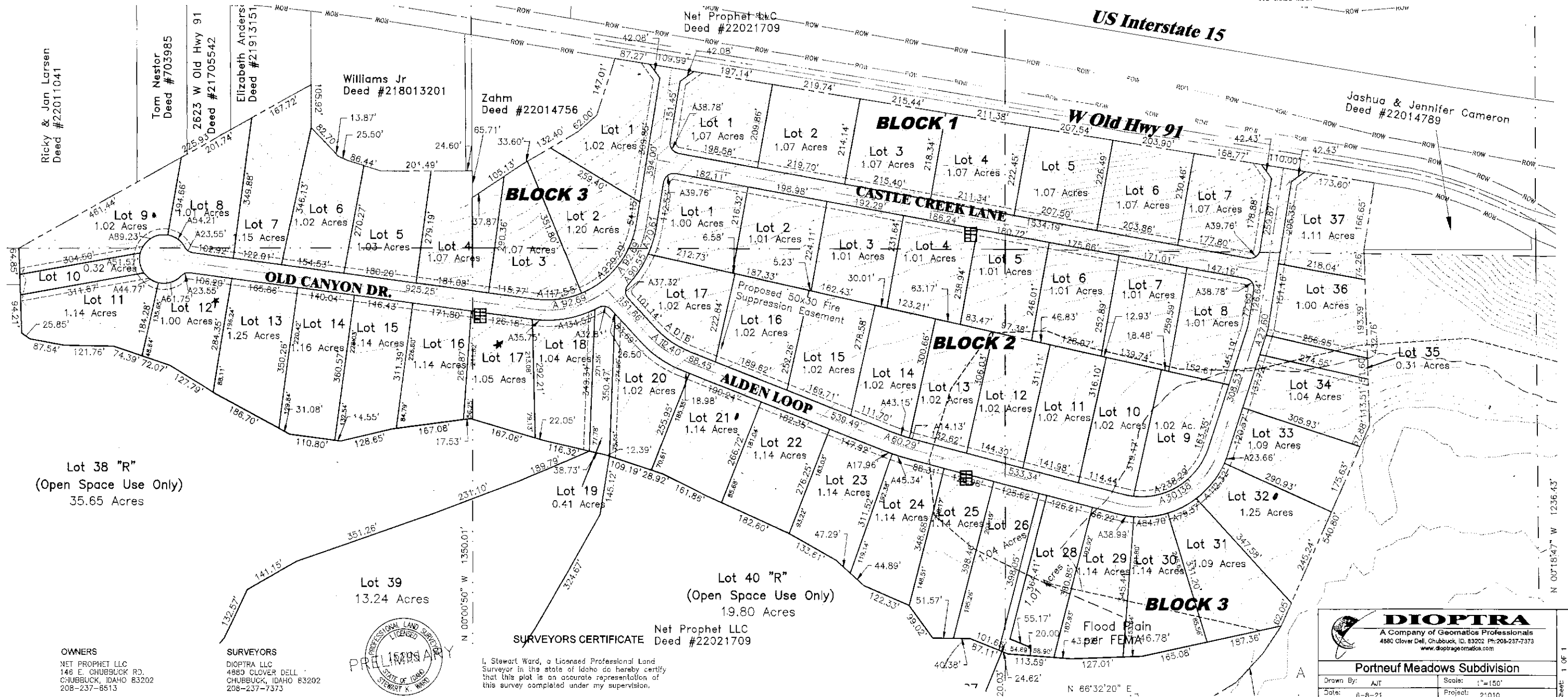
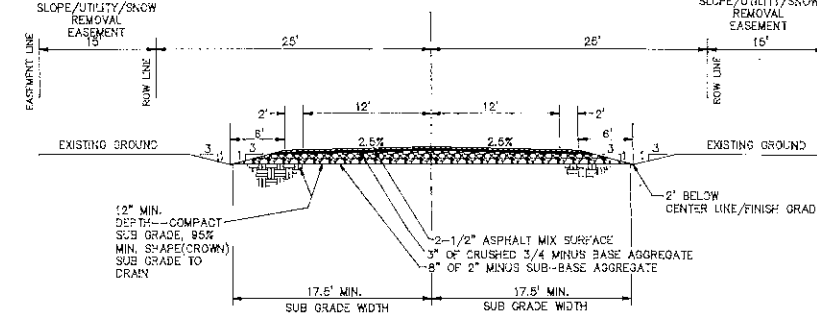


NOTES

ZONING: RESIDENTIAL RURAL
 PROPOSED LOTS: 81 LOTS (56 RESIDENTIAL LOTS, 2 OPEN SPACE LOT, 4 NON-BUILDABLE LOTS)
 WATER TO BE PROVIDED BY INDIVIDUAL CULINARY WELLS, NO MULTI-PARTY WELLS ARE PROPOSED
 SURFACE IRRIGATION RIGHTS WILL NOT BE PROVIDED TO INDIVIDUAL LOTS OWNERS
 SEWER TO BE CONTAINED IN INDIVIDUAL SEPTIC SYSTEMS, ADVANCED TREATMENT SYSTEMS MAY BE REQUIRED BY THE GOVERNING AGENCY
 POWER, GAS AND COMMUNICATIONS TO BE IN JOINT TRENCH LOCATED WITHIN A 15' WIDE EASEMENT ALONG ALL ROADWAYS AND COORDINATED THRU REPRESENTATIVES
 ALL STORM WATER DRAINAGE GENERATED ON THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE ADJACENT LAND OWNER
 ALL STORM WATER DRAINAGE GENERATED WITHIN THE DEVELOPED PROPERTY WILL BE CONTAINED IN ROADSIDE SWALES WITH CHECK DAMS, AS NEEDED
 ALL ROAD RIGHTS-OF-WAY AS SHOWN WILL BE DEDICATED TO THE PUBLIC
 THE PROPERTY IS NOT CURRENTLY BEING USED, THERE ARE NO EXISTING STRUCTURES ON THE PROPERTY.
 FIRE SUPPRESSION TANK EASEMENT IS LOCATED IN LOT 16 BLOCK 2
 OPEN SPACE IS REQUIRED FOR THIS SUBDIVISION, OPEN SPACE LOTS 38 AND 40 WILL BE OWNED BY THE DEVELOPER. OPEN SPACE WITHIN THE LOTS WILL BE OWNED BY THE INDIVIDUAL LOT OWNERS. THE AMOUNT OF OPEN SPACE AND THE LOCATION OF THE SPACE IS SHOWN HEREON. PUBLIC ROADS AND EASEMENTS ARE INCLUDED IN THE OPEN SPACE ACREAGE. THE USE OF OPEN SPACE AREAS WILL BE RESTRICTED "R" PER BANNOCK COUNTY SUBDIVISION ORDINANCE 401.C.
 OPEN SPACE ACREAGE IS SPLIT AS FOLLOWS:
 ROADS AND EASEMENTS - 33.8 AC.
 DEVELOPER OWNED - 55.45 AC.
 INDIVIDUAL LOT OWNERS - 8.60 AC.

LOT 38 AND LOT 40 BLOCK 3 ARE DESIGNATED AS AN OPEN SPACE LOTS
 TOTAL AREA: 139.06 AC. TOTAL, 82.61 AC. DEVELOPED, 55.45 AC. OPEN SPACE LOTS
 ALL LOTS SHALL ACCESS FROM AND INTERIOR ROAD CORNER LOTS WILL BE RESTRICTED TO A SINGLE ACCESS LOCATION LOCATED ON THE LESS TRAVELED ROADWAY
 ALL LOTS WITHIN THE FLOOD PLAIN WILL BE REQUIRED TO OBTAIN A FEMA FLOOD CERTIFICATE AND/OR LOMAR-F PRIOR TO BUILDING
 SCHOOL BUS ACCOMMODATIONS WILL BE FINALIZED BY THE SCHOOL DISTRICT
 DEVELOPER IS CONTINUING DISCUSSIONS WITH CITY OF INGM REGARDING SEWER AND WATER CONNECTIONS AND ANNEXATION
 DEVELOPER IS CONTINUING DISCUSSIONS WITH INGM REVITALIZATION COMMISSION

**BANNOCK COUNTY
STANDARD ROAD SECTION**



Lot 38 "R"
(Open Space Use Only)
35.65 Acres

Lot 39
13.24 Acres

Lot 40 "R"
(Open Space Use Only)
19.80 Acres

OWNERS
 NET PROPHET LLC
 146 E. CHUBBUCK RD.
 CHUBBUCK, IDAHO 83202
 208-237-6513

SURVEYORS
 DIOPTRA LLC
 4880 CLOVER DELL
 CHUBBUCK, IDAHO 83202
 208-237-7373



I, Stewart Ward, a Licensed Professional Land Surveyor in the state of Idaho do hereby certify that this plat is an accurate representation of this survey completed under my supervision.

Net Prophet LLC
Deed #22021709

DIOPTRA
 A Company of Geomatics Professionals
 4880 Clover Dell, Chubbuck, ID, 83202 Ph:208-237-7373
 www.dioptrageomatics.com

Portneuf Meadows Subdivision	
Drawn By: AJT	Scale: 1"=150'
Date: 6-8-21	Project: 21010

Sheet: 1 OF 1