

KEY MAP

650.80 acres in Lots
 53.01 acres in Roads
 153.46 acres in Common Open Space
 857.27 acres Total in Phase 3

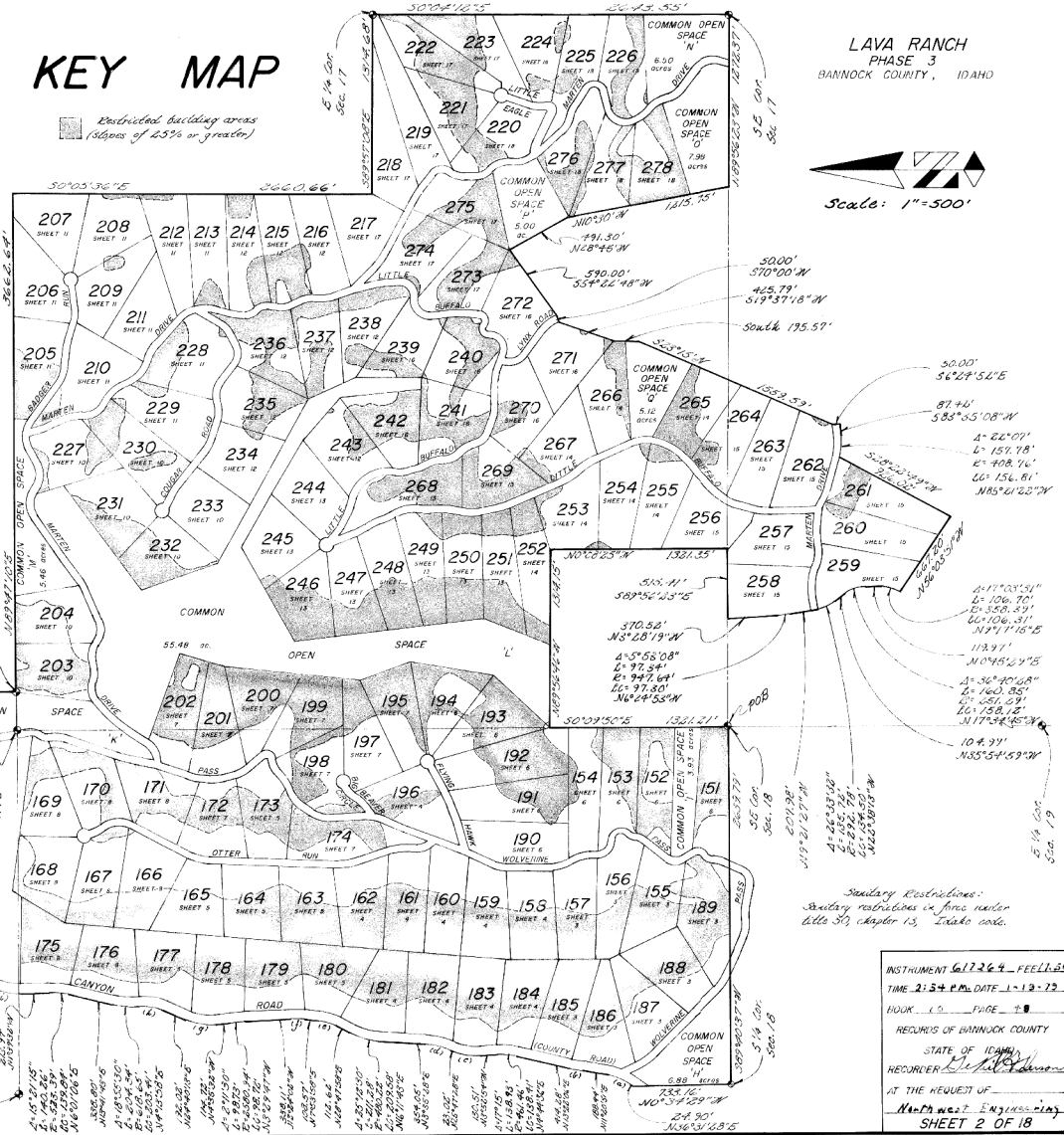
Densitized building areas
 (3600s of 25% or greater)

LAVA RANCH
 PHASE 3
 BANNOCK COUNTY, IDAHO



Scale: 1"=500'

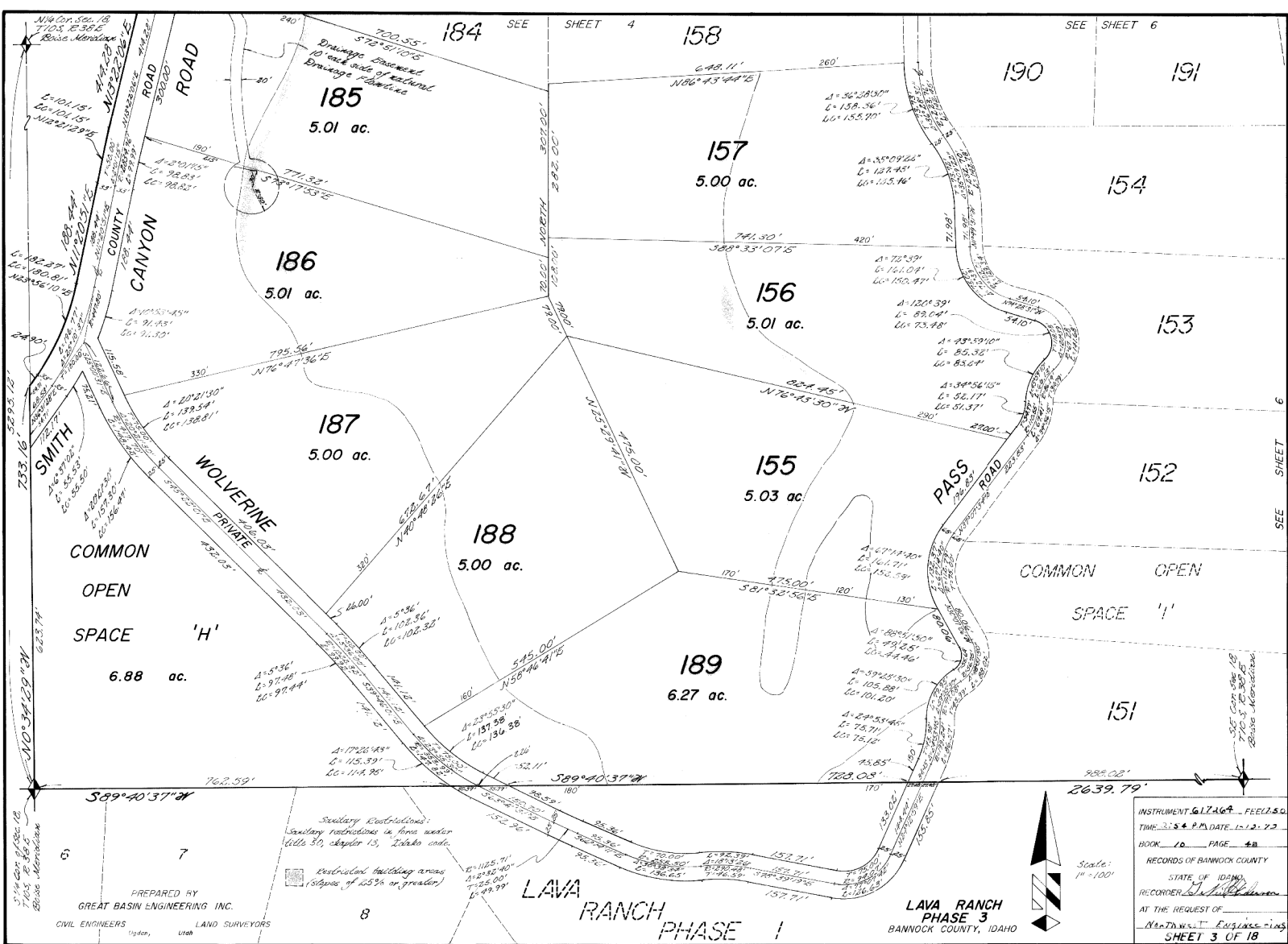
(1)	(2)	(3)	(4)	(5)
1-25°10'57"	1-2°01'05"	1-29°43'28"	1-20°42'	1-20°51'
0-144.80'	0-226.726'	0-410.57'	0-476.78'	0-373.64'
0-104.21'	0-100.15'	0-222.60'	0-184.71'	0-136.50'
0-108.81'	0-101.01'	0-20.28'	0-183.55'	0-155.54'
N85°46'10"E	N102°12'15"	N105°17'15"	N144°14'25"	N18°20'58"W
(6)	(7)	(8)	(9)	(10)
1-10°18'	1-29°15'48"	1-27°54'	1-32°13'30"	1-40°25'02"
0-504.77'	0-446.05'	0-344.51'	0-440.81'	0-151.06'
0-136.07'	0-202.49'	0-178.24'	0-261.94'	0-74.74'
0-73.67'	0-210.19'	0-176.20'	0-258.98'	0-90.81'
N83°44'58"E	N102°02'15"	N104°13'15"	N105°17'15"	N103°31'7"E
(11)	(12)	(13)	(14)	(15)
1-3°05'43"	1-3°02'34"	1-1°12'0"	1-5°01'40"	
0-252.82'	0-147.02'	0-576.85'	0-183.46'	
0-136.07'	0-79.66'	0-88.53'	0-207.28'	
0-134.93'	0-78.69'	0-88.21'	0-177.53'	
N5°48'58"E	N10°10'15"	N35°28'17"E	N51°31'0"E	



Secondary Restrictions:
 Secondary restrictions in force under
 Title 39, Chapter 13, Idaho code.

INSTRUMENT 617264 - FEEL-80
 TIME 2:34 P.M. DATE 1-13-72
 BOOK 10 PAGE 4
 RECORDS OF BANNOCK COUNTY
 STATE OF IDAHO
 RECORDER *[Signature]*
 AT THE REQUEST OF
Neumann Engineering
 SHEET 2 OF 18

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 CIVIL ENGINEERS LAND SURVEYORS
 Optm. Utah



SEE SHEET 4

SEE SHEET 6

SEE SHEET 6

SEE SHEET 6

INSTRUMENT 617464 - FEELASO
 TIME 3:54 PM DATE 12-2-73
 BOOK 70 PAGE 48
 RECORDS OF BANNOCK COUNTY
 STATE OF IDAHO
 RECORDER [Signature]
 AT THE REQUEST OF
 [Signature]
 SHEET 3 OF 18

Scale: 1" = 100'

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 CIVIL ENGINEERS LAND SURVEYORS
 Idaho Utah

Secondary Disturbance:
 Secondary disturbances in form under
 title 30, chapter 13, Idaho code.

Individual building areas
 (Slopes of 10% or greater)

SMITH
 COMMON
 OPEN
 SPACE
 'H'
 6.88 ac.

WOLVERINE
 PRIVATE
 COMMON
 OPEN
 SPACE
 'I'

185
 5.01 ac.

186
 5.01 ac.

187
 5.00 ac.

188
 5.00 ac.

189
 6.27 ac.

157
 5.00 ac.

156
 5.01 ac.

155
 5.03 ac.

154

153

152

151

184

158

190

191



Scale: 1" = 100'

LAVA RANCH
PHASE 3
BANNOCK COUNTY, IDAHO

112.62' N28°47'58"E

180

162
5.00 ac.

174

198

181
5.04 ac.

161
5.05 ac.

196
5.05 ac.

182
5.00 ac.

160
5.00 ac.

197

183
5.00 ac.

159
5.01 ac.

190

191

192

184
5.01 ac.

158
5.01 ac.

185

SEE SHEET 3

N86°43'44"E

A: 145°45'
L: 100.55'
C: 100.55'

678.11'

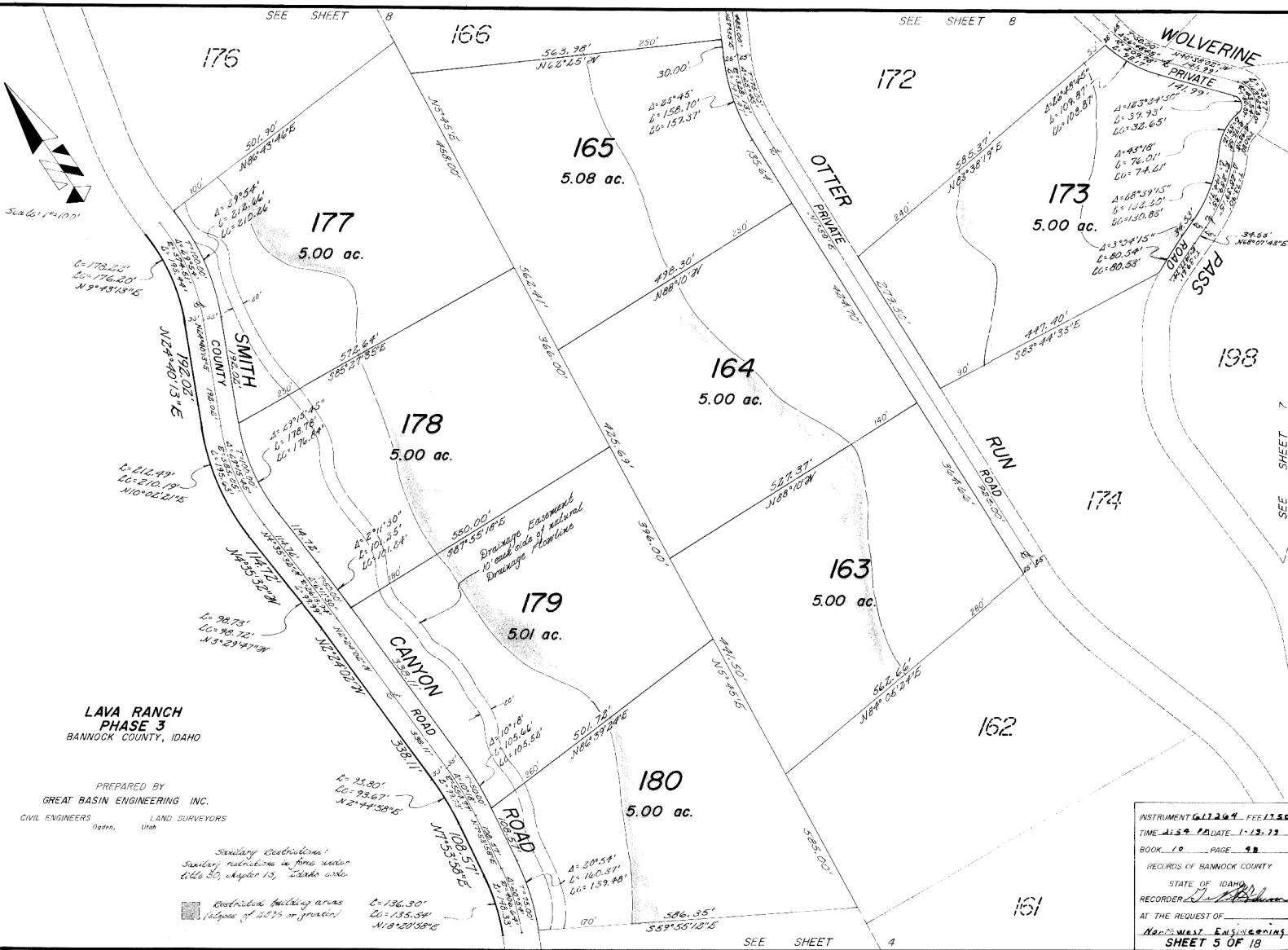
Survey Restrictions:
Survey restrictions in force under
Title 30, chapter 13, Idaho code

Disturbed building areas
(Areas of 25% or greater)

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CIVIL ENGINEERS LAND SURVEYORS
Utah

INSTRUMENT 617264 - FEB 17, 2014
TIME 11:30 A.M. DATE 1-19-73
BOOK 28 PAGE 48
RECORDS OF BANNOCK COUNTY
STATE OF IDAHO
RECORDER J. H. [Signature]
AT THE REQUEST OF
N. J. [Signature] ENGINEERING
SHEET 4 OF 18

SEE SHEET 6



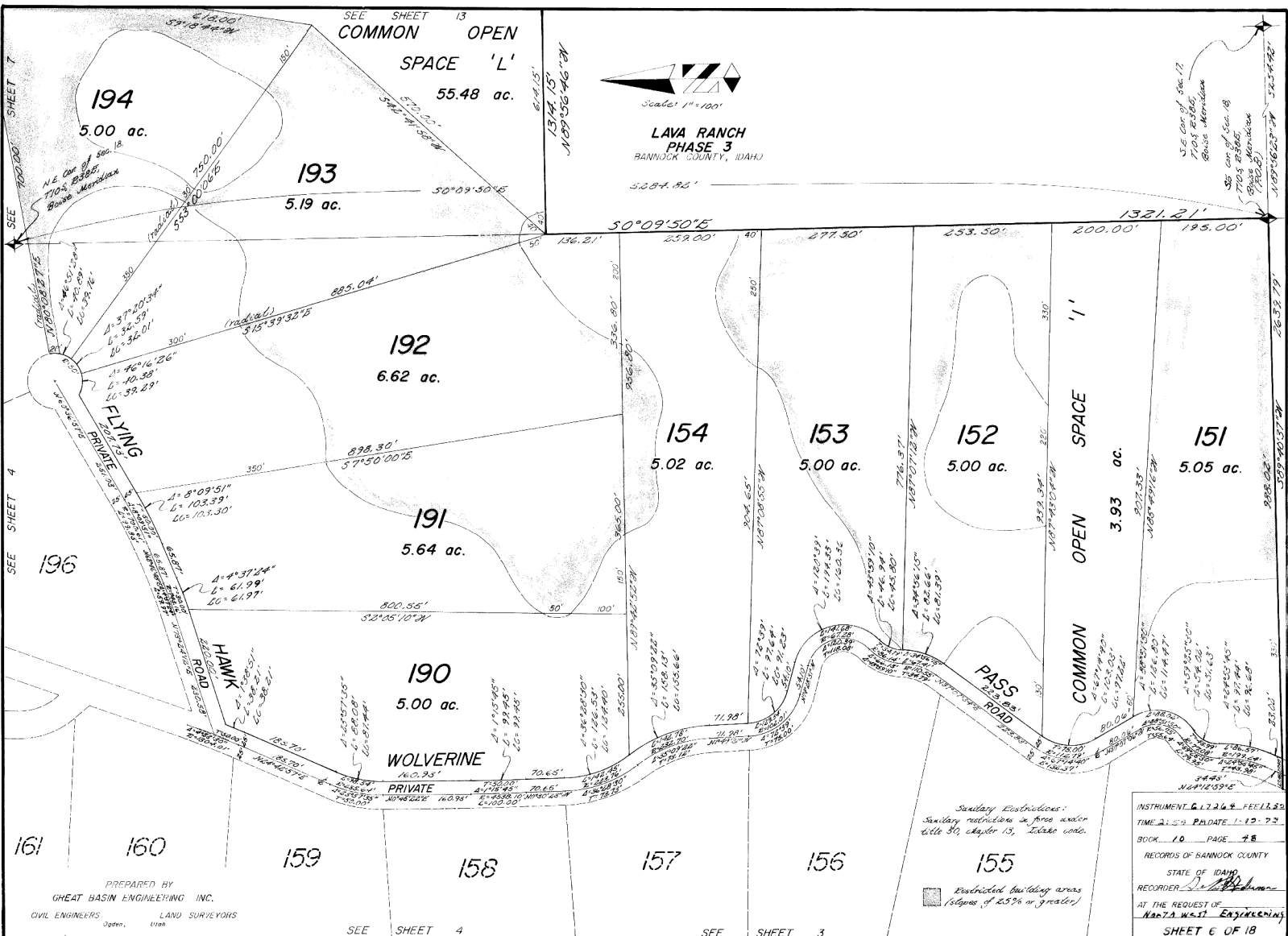
**LAVA RANCH
PHASE 3**
BANNOCK COUNTY, IDAHO

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CIVIL ENGINEERS LAND SURVEYORS
Ogden, Utah

Sundry Restrictions:
Sundry restrictions in force under
612630, August 13, 1986 and

Restrictions building areas
(Slopes of 2.5% or greater)

INSTRUMENT **61244** FEE **150**
DATE **1-12-12**
BOOK **10** PAGE **48**
RECORDS OF BANNOCK COUNTY
STATE OF IDAHO
RECORDER *[Signature]*
AT THE REQUEST OF
North West Engineering, Inc.
SHEET **5** OF **18**



**LAVA RANCH
PHASE 3**
BANNOCK COUNTY, IDAHO

Scale: 1"=100'

SE cor of Sec. 17
7105 E 38th
Bonne Meridian
SE cor of Sec. 18
7105 E 38th
Bonne Meridian
17805 E 38th
Bonne Meridian
17805 E 38th
Bonne Meridian

Sundry Restrictions:
Sundry restrictions in force under
title 30, chapter 15, Idaho code.

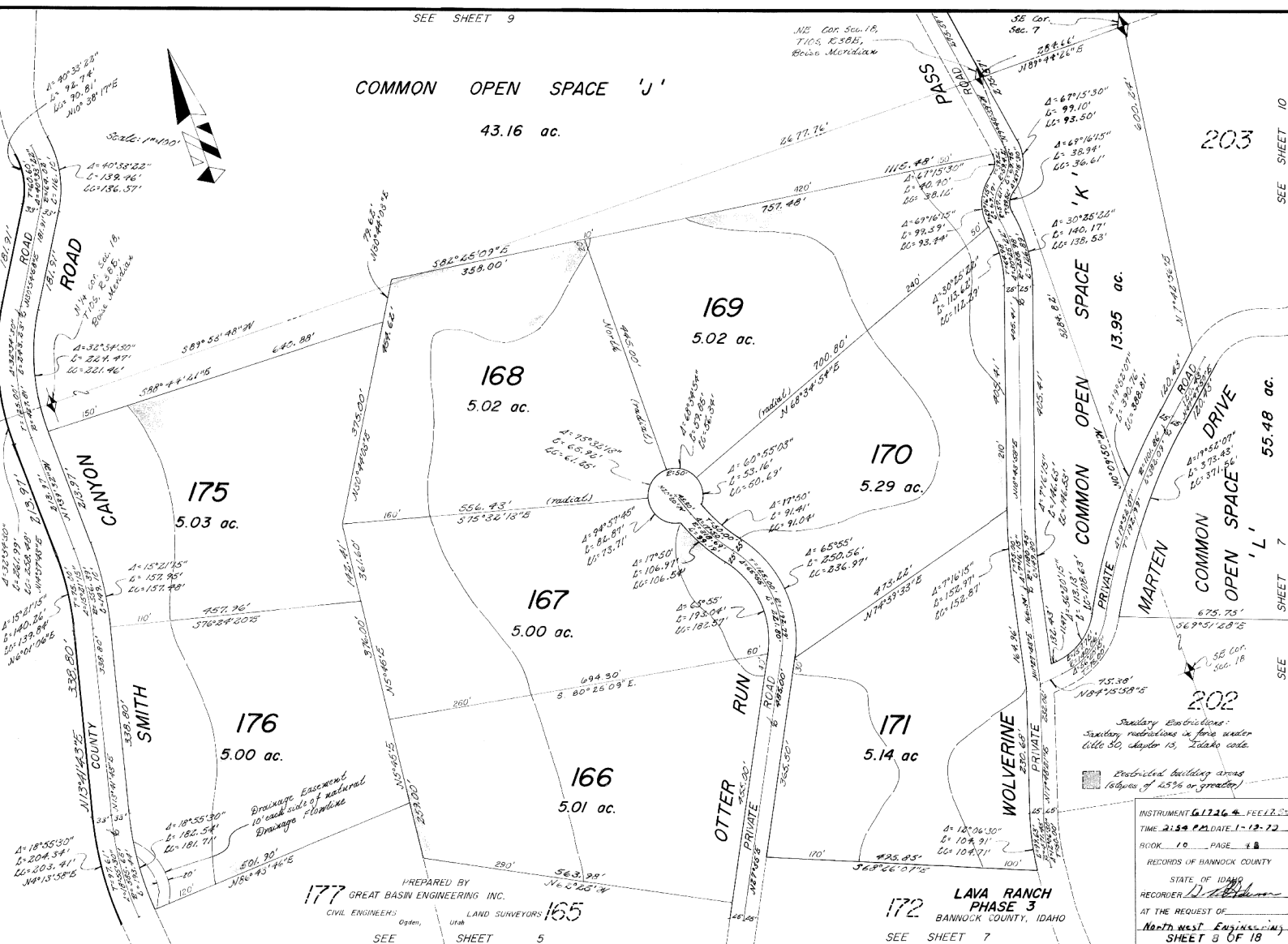
Restricted building areas
(Slopes of 25% or greater)

INSTRUMENT **61726** FEEL 29
TIME 2:52 P.M. DATE 1-12-73
BOOK **10** PAGE **48**
RECORDS OF BANNOCK COUNTY
STATE OF IDAHO
RECORDER **[Signature]**
AT THE REQUEST OF
Northwest Engineering
SHEET **6** OF **18**

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Ogden, Utah

COMMON OPEN SPACE 'J'

43.16 ac.



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177 GREAT BASIN ENGINEERING INC.
 CIVIL ENGINEERS Oregon LAND SURVEYORS Utah
 SEE SHEET 5

172 LAVA RANCH PHASE 3
 BANNOCK COUNTY, IDAHO
 SEE SHEET 7

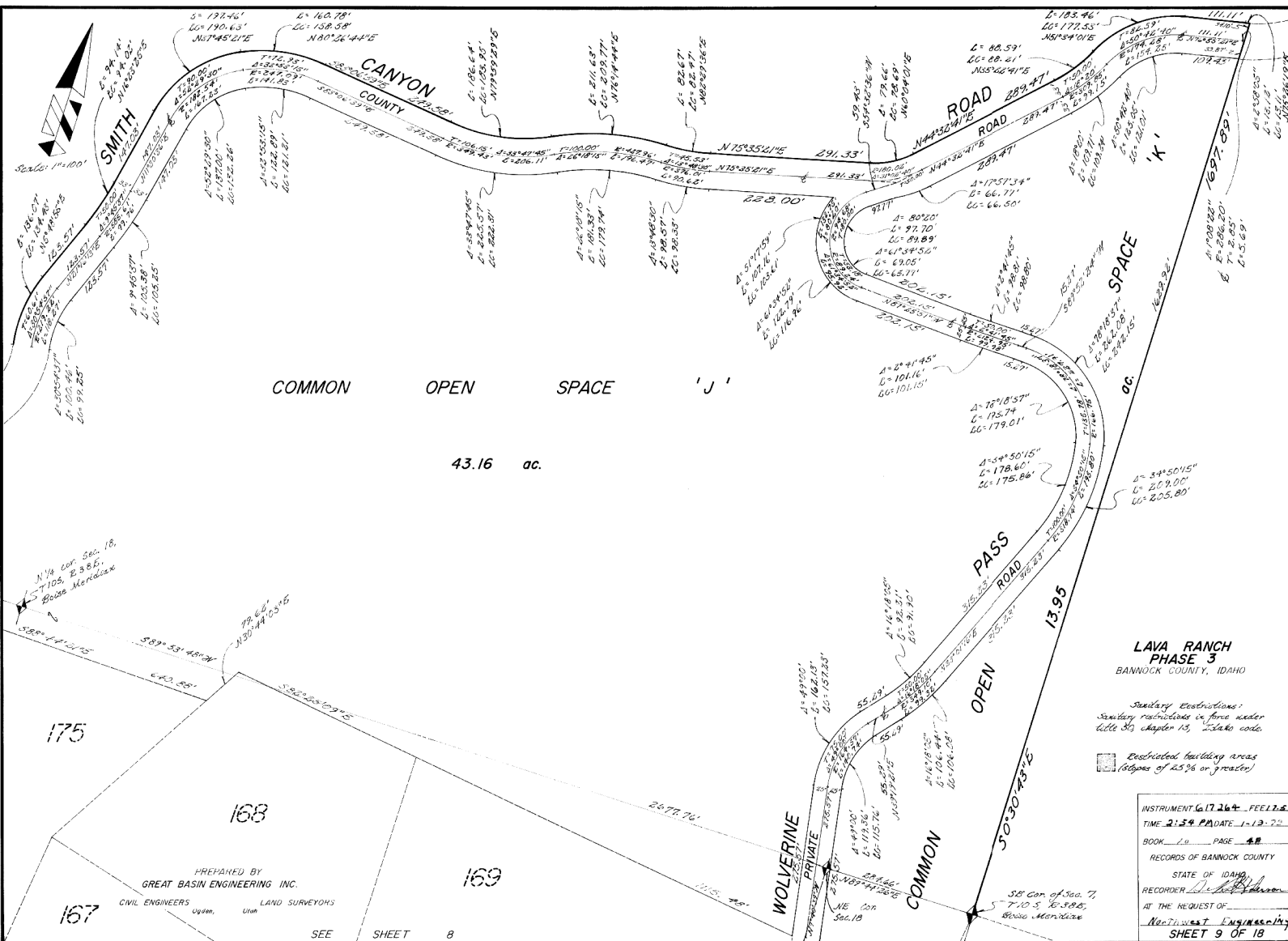
Secondary Easements:
 Secondary restrictions in force under
 title 50, chapter 15, Idaho code

Restricted building areas
 (portions of 25% or greater)

INSTRUMENT **G1726** - FEELZ
 TIME **2:54 PM** DATE **1-12-72**
 BOOK **10** PAGE **48**
 RECORDS OF BANNOCK COUNTY
 STATE OF IDAHO
 RECORDER **D. Williams**
 AT THE REQUEST OF
North West Engineering
 SHEET 3 OF 18

SEE SHEET 10

SEE SHEET 7



COMMON OPEN SPACE 'J'

43.16 ac.

LAVA RANCH
PHASE 3
BANNOCK COUNTY, IDAHO

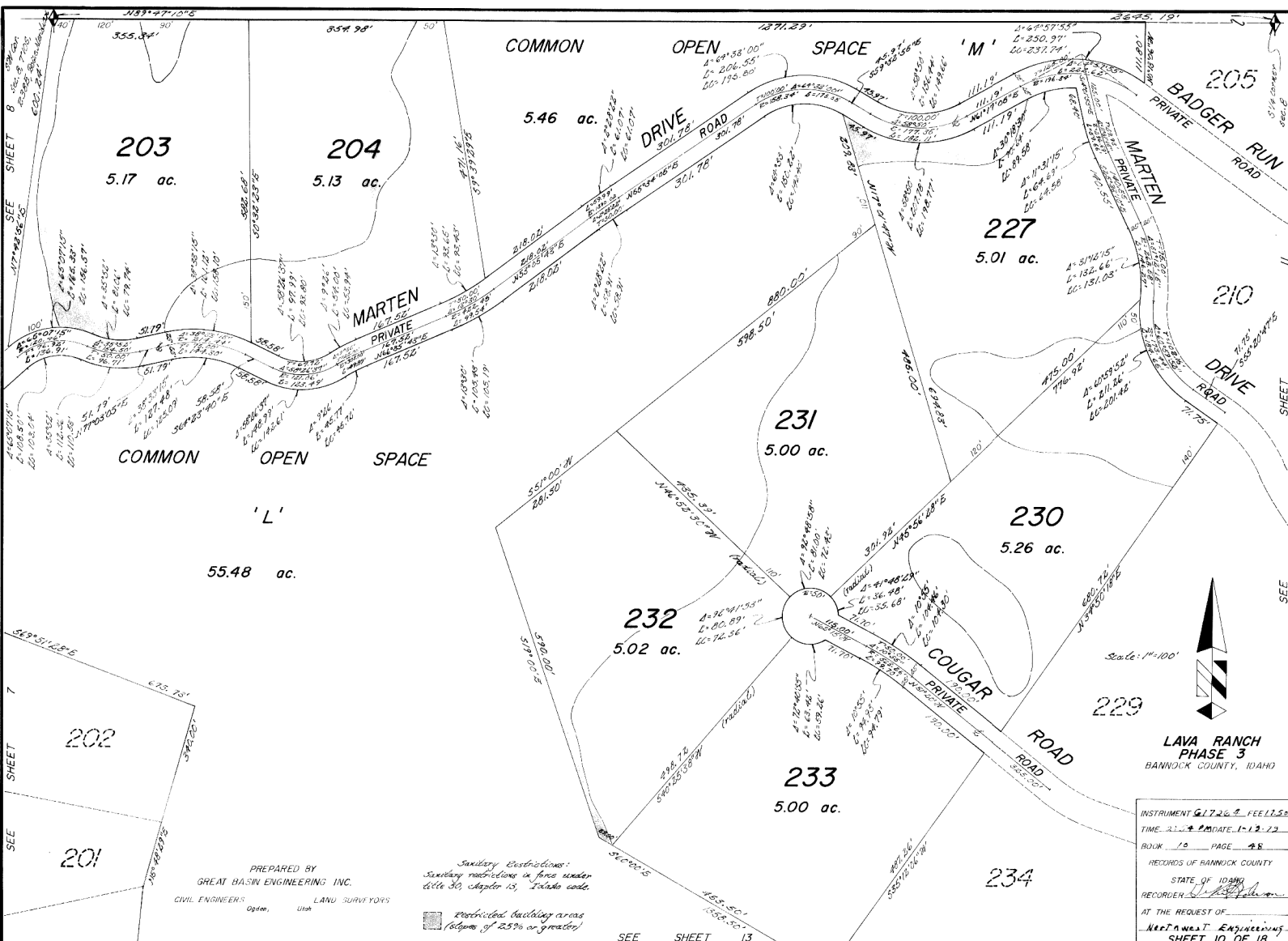
Secondary Easements:
Sanitary restrictions in force under
Title 30, Chapter 15, Idaho code.

Designated building areas
(Slopes of 25% or greater)

INSTRUMENT 617264 - FEEL 2.20
DATE 2-28-18
BOOK 20 PAGE 48
RECORDS OF BANNOCK COUNTY
STATE OF IDAHO
RECORDER [Signature]
AT THE REQUEST OF
Northwest Engineering
SHEET 9 OF 18

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Ogden, Utah

SEE SHEET 8



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 CIVIL ENGINEERS LAND SURVEYORS
 Ogden, Utah

Sanitary Restrictions:
 Sanitary restrictions in force under
 Title 30, Chapter 13, Idaho code.

Restricted building areas
 (Zones of 25% or greater)

INSTRUMENT **617269** FEE **11.50**
 TIME **2:28 PM** DATE **1-12-13**
 BOOK **10** PAGE **48**
 RECORDS OF BANNOCK COUNTY
 STATE OF IDAHO
 RECORDER *[Signature]*
 AT THE REQUEST OF
Great Basin Engineering
 SHEET 10 OF 18

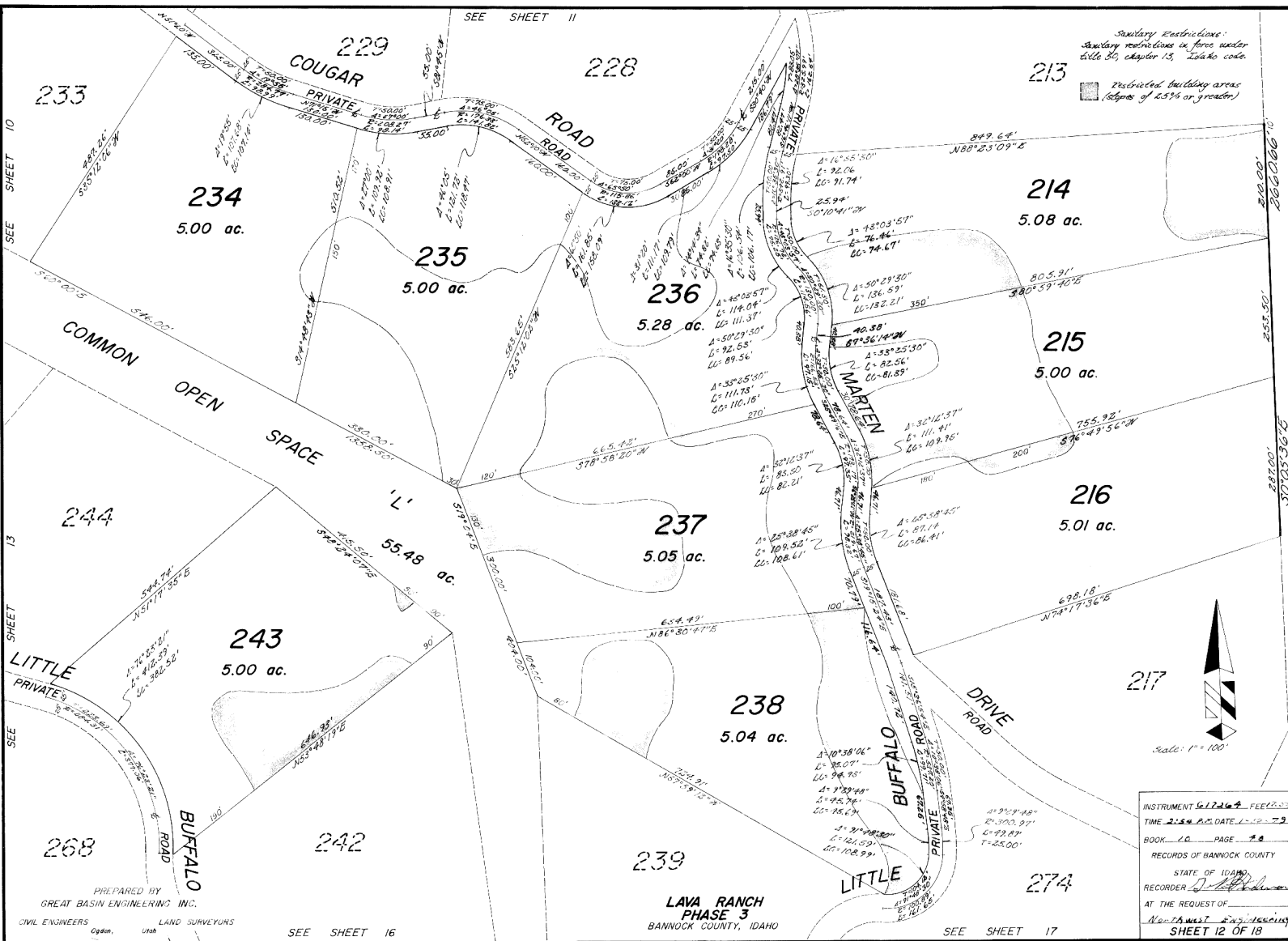
SEE SHEET 13

SEE SHEET 7

SEE SHEET 11

Secondary Restrictions:
Secondary restrictions in force under
Title 30, Chapter 15, Idaho code.

Prohibited building areas
(Slopes of 25% or greater)



SEE SHEET 10

SEE SHEET 13

SEE SHEET 16

SEE SHEET 17

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Ogden, Utah

LAVA RANCH
PHASE 3
BANNOCK COUNTY, IDAHO

INSTRUMENT 617264 FEET 22
 TIME 2:54 P.M. DATE 1-10-79
 BOOK 20 PAGE 28
 RECORDERS STATE OF IDAHO
 AT THE REQUEST OF
 Northwest Engineering
 SHEET 12 OF 18

SEE SHEET 12

SEE SHEET 10

SEE SHEET 14

SEE SHEET 16

234

243

242

241

270

267

244
5.00 ac.

268
5.59 ac.

269
5.00 ac.

245
5.01 ac.

249
5.03 ac.

250
5.09 ac.

246
5.05 ac.

248
5.01 ac.

251
5.00 ac.

247
5.00 ac.

252

Sundry Restrictions:
Sundry restrictions in fire water
666 30, 40, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Restricted building areas
(Slopes of 25% or greater)

COMMON

OPEN

SPACE

'L'

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GREAT BASIN ENGINEERING INC.

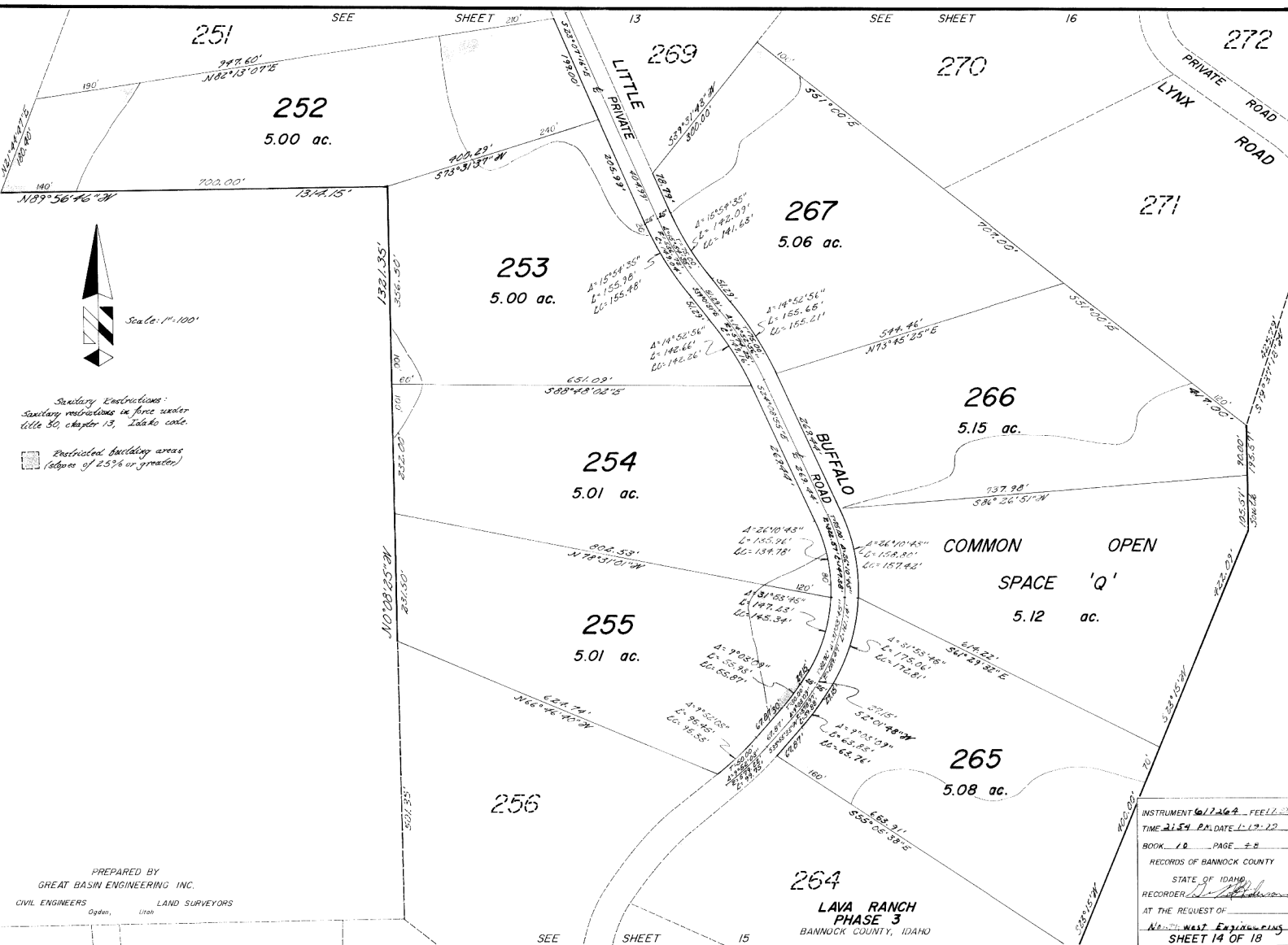
CIVIL ENGINEERS LAND SURVEYORS
Ogden, Utah

55.48 ac.
SEE SHEET 7

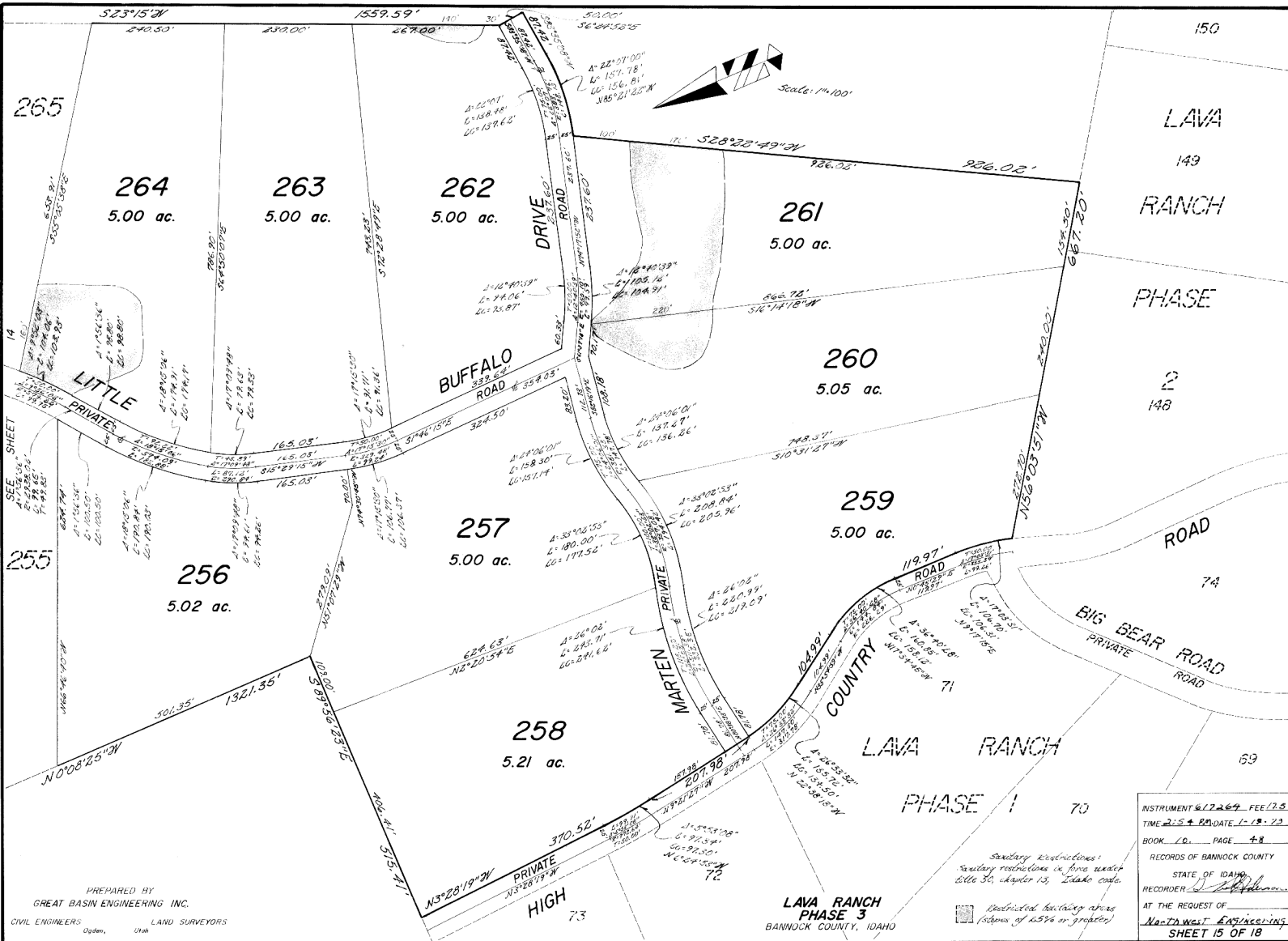
LAVA RANCH
PHASE 3
BANNOCK COUNTY, IDAHO



INSTRUMENT 61724-4- FEE 22.50
TIME 4:58 P.M. DATE 1-12-22
BOOK 10 PAGE 43
RECORDS OF BANNOCK COUNTY
STATE OF IDAHO
RECORDER [Signature]
AT THE REQUEST OF
NATHANIEL ENGINEERING
SHEET 13 OF 18



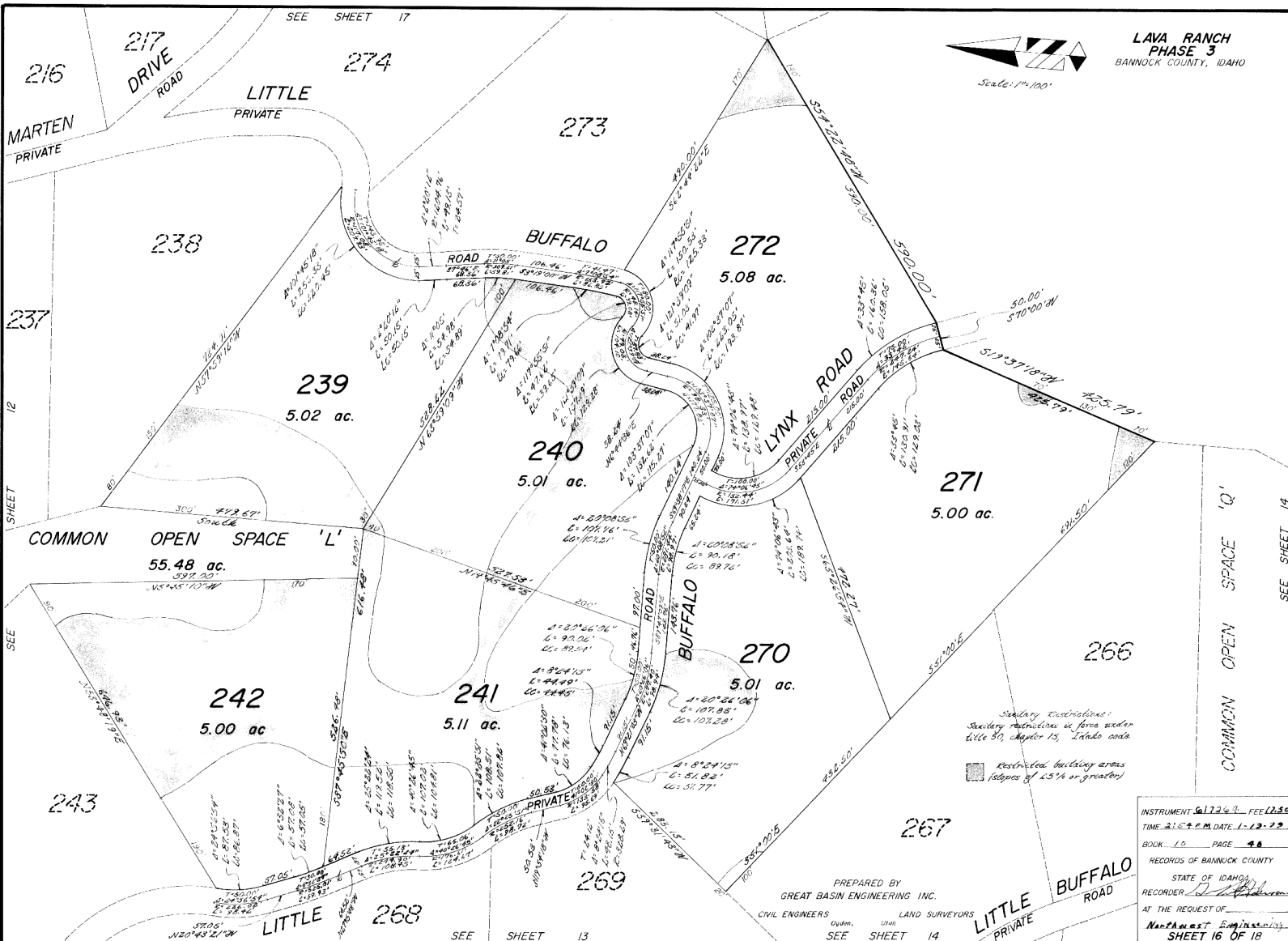
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 Ogden, Utah

INSTRUMENT 617264 FEE 12.50
 TIME 2:54 PM DATE 1-18-23
 BOOK 00 PAGE 48
 RECORDS OF BANNOCK COUNTY
 STATE OF IDAHO
 RECORDER *[Signature]*
 AT THE REQUEST OF
Northwest Engineering
 SHEET 15 OF 18

Seeley Restrictions:
 Seeley restrictions as from section
 206 30, chapter 13, Idaho code.
 District building where
 (copies of 25% or greater)



Surveying Restrictions:
Surveying restrictions in force under
title 80, chapter 15, Idaho code
Restricted building areas
(portions of 65% or greater)

INSTRUMENT 617264 - FEE 12.50
TIME 2:52 P.M. DATE 1-12-73
BOOK 10 PAGE 48
RECORDS OF BANNOCK COUNTY
STATE OF IDAHO
RECORDER [Signature]
AT THE REQUEST OF
MARTIN [Signature]
SHEET 16 OF 18

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CIVIL ENGINEERS
LAND SURVEYORS
Optim. Draw
SEE SHEET 14

SEE SHEET 12

SEE SHEET 14

SEE SHEET 13

SEE SHEET 12

237

216

698.18'
N 74° 17' 36" E

217

5.08 ac.

Scale: 1"=100'

Secondary Restrictions:
Secondary restrictions in force under
Title 30, Chapter 13, Idaho code.

Disturbed building areas
(Slopes of 25% or greater)

238

5 89° 57' 08" E

1314.68'

SEE SHEET 12
SEE SHEET 12
SEE SHEET 12
SEE SHEET 12

BUFFALO ROAD

MARTEN PRIVATE DRIVE

218

5.01 ac.

219

5.07 ac.

222

5.00 ac.

274

5.11 ac.

221

5.00 ac.

223

5.00 ac.

273

5.01 ac.

275

5.22 ac.

220

SEE SHEET 16
SEE SHEET 16
SEE SHEET 16
SEE SHEET 16

SEE SHEET 12

SEE SHEET 16

272

COMMON OPEN SPACE 'P'

224

LAVA RANCH PHASE 3
BANNOCK COUNTY, IDAHO

INSTRUMENT 611264 FEE 17.50
TIME 2:54 P.M. DATE 1-12-72
BOOK 10 PAGE 48
RECORDS OF BANNOCK COUNTY
STATE OF IDAHO
RECORDER [Signature]
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SHEET 17 OF 18

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SEE SHEET 18

