

Instrument # 319968

VALLEY COUNTY, CASCADE, IDAHO

2007-03-30 02:55:00 No. of Pages: 2

Recorded for: BRIAN WARNER

ARCHIE N. BANBURY

Ex-Officio Recorder Deputy

Index to: PLAT

HEALTH CERTIFICATE

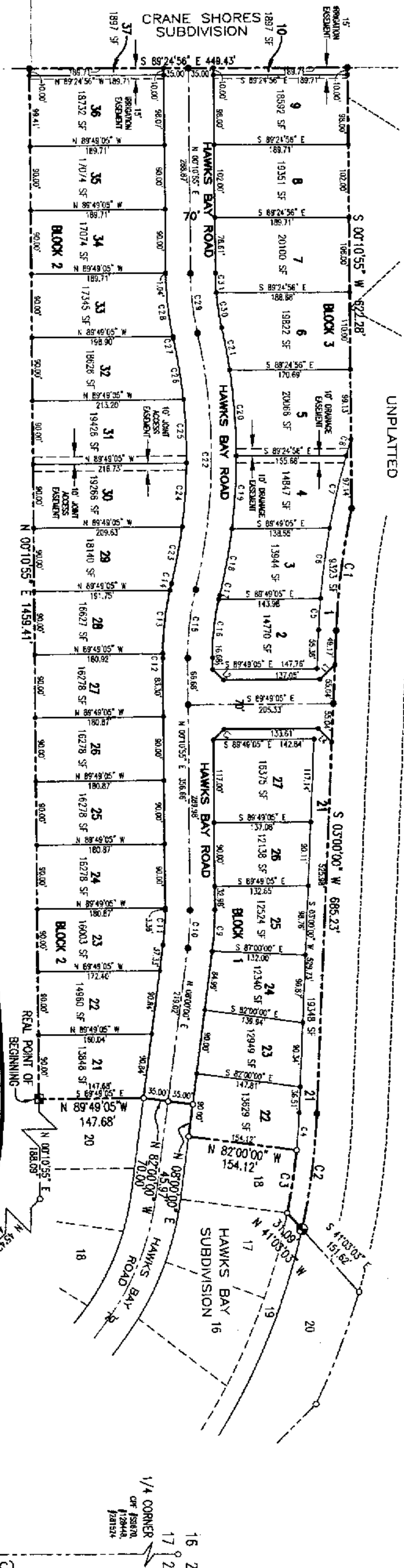
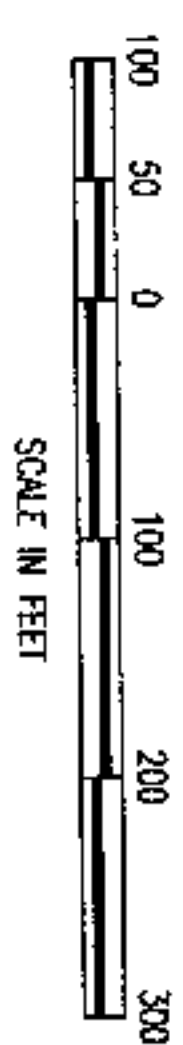
SAFARI RESTRICTIONS AS REQUIRED BY DAHA CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SAFARI RESTRICTIONS. WATER IS CALLED OUT AT THE TIME OF THIS APPROVAL. NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS. DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED ON IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SAFARI RESTRICTIONS MAY BE REIMPOSED. IN ACCORDANCE WITH SECTION 50-1376, IDAHO CODE, BY THE ISSUANCE OF A HEALTH CERTIFICATE OF DISAPPROVAL AND NO CONSTRUCTION OF ANY BUILDING OR SHEDS REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

319669

DISTRICT HEALTH DEPARTMENT
EIR
DATE:

PLAT OF HAWKS BAY SUBDIVISION NO. 2

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17
T. 16 N., R. 3 E., B.M.
VALLEY COUNTY, IDAHO
2007



CURVE TABLE

NUMBER	LENGTH	RADIUS	DELTA	PIVOT POINT	CHORD BEG.	CHORD END
C1	175.00	1050.00	87.37°	S 07°46'29" W	174.80	174.80
C2	166.40	950.00	107.07°	N 08°01'06" E	160.02	160.02
C3	90.05	925.00	05°34'41"	N 09°07'00" E	85.02	85.02
C4	53.73	925.00	01°19'42"	N 04°38'51" E	51.22	51.22
C5	44.80	925.00	02°28'15"	S 04°11'38" W	44.79	44.79
C6	100.80	1075.00	06°22'36"	S 08°04'45" W	100.80	100.80
C7	104.54	1075.00	05°34'18"	S 13°51'23" W	104.50	104.50
C8	104.54	1075.00	05°34'18"	S 13°51'23" W	104.50	104.50
C9	98.36	1050.00	07°48'05"	N 04°05'27" E	98.31	98.31
C10	94.38	1050.00	07°48'05"	N 04°05'27" E	94.34	94.34
C11	49.80	1050.00	07°48'05"	N 04°05'27" E	49.77	49.77
C12	6.70	1050.00	07°48'05"	N 04°05'27" E	6.70	6.70
C13	4.80	1050.00	07°48'05"	N 04°05'27" E	4.80	4.80
C14	9.01	435.00	11°57'42"	S 07°07'45" W	9.00	9.00
C15	9.01	435.00	11°57'42"	S 07°07'45" W	9.00	9.00
C16	9.01	435.00	11°57'42"	S 07°07'45" W	9.00	9.00
C17	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C18	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C19	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C20	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C21	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C22	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C23	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C24	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C25	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C26	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C27	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C28	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C29	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C30	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C31	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C32	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C33	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C34	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C35	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C36	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C37	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C38	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C39	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C40	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C41	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C42	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C43	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C44	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C45	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C46	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C47	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C48	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C49	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C50	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C51	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C52	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C53	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C54	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C55	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C56	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C57	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C58	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C59	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C60	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C61	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C62	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C63	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C64	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C65	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C66	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C67	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C68	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C69	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C70	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C71	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C72	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C73	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C74	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C75	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C76	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C77	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C78	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C79	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C80	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C81	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C82	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C83	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C84	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C85	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C86	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C87	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C88	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C89	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C90	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C91	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C92	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C93	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C94	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C95	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C96	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C97	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C98	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C99	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00
C100	84.06	355.00	13°11'46"	S 07°07'45" W	84.00	84.00

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 45°35'27" W	28.97
L2	N 44°49'05" E	21.21
L3	N 45°10'55" E	21.21
L4	S 43°24'53" E	27.58

LEGEND

- REAL POINT OF BEGINNING, FOUND 5/8" REBAR
- FOUND BRASS CAP
- SET 5/8" X 30" REBAR WITH PLASTIC CAP
- SEE 1/2" X 24" REBAR WITH PLASTIC CAP
- FOUND 5/8" REBAR
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE



BRIGGS ENGINEERING, INC.
CONSULTING ENGINEERS
BOISE, IDAHO

WAS INVESTMENTS INC.
DEVELOPER
BOISE, IDAHO

- NOTES**
- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION, LOT DRAINAGE AND LANDSCAPE OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
 - THE BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCE IN EFFECT AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.
 - ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
 - RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION. SEE INSTRUMENT NO. 293896.
 - LOT 21, BLOCK 1 AND LOT 1, BLOCK 3 ARE NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE HAWKS BAY HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED AS LANDSCAPE LOTS.
 - LOT 10, BLOCK 3 AND LOT 37, BLOCK 2 ARE NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE HAWKS BAY HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. THESE LOTS SHALL HAVE A BLANKET PUBLIC PATHWAY EASEMENT.

293896

Book 11, Page 24

TAMARACK FALLS ROAD (PUBLIC)
BASIS OF BEARING
S 89°27'36" E 2668.94'

SHEET 1 OF 2
03/16/07 CMB

HAWKS BAY SUBDIVISION NO. 2

CERTIFICATE OF OWNERS

KNOWN ALL MEN BY THESE PRESENTS, THAT W & S INVESTMENTS INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IDAHO AND DULY QUALIFIED TO DO BUSINESS WITHIN THE STATE OF IDAHO, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS ITS INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER ALSO HEREBY CERTIFIES THAT THIS PLAT COMPLETES WITH IDAHO CODE 50-1334(2).

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE 100TH MERIDIAN, VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, 118 N. R.3 E. B.M., SAID POINT ALSO BEING THE SOUTHWEST CORNER OF HAWKS BAY SUBDIVISION;

THENCE N 00°14'47" E 164.39 FEET ALONG THE WEST LINE OF SAID SECTION 17 AND WESTERN BOUNDARY OF HAWKS BAY SUBDIVISION TO A POINT; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF HAWKS BAY SUBDIVISION N 45°42'20" E 234.03 FEET TO A POINT; THENCE S 89°29'02" E 166.90 FEET TO A POINT; THENCE N 64°11'48" E 371.07 FEET TO A POINT; THENCE N 64°10'18" E 370.98 FEET TO A POINT; THENCE N 45°42'03" E 487.29 FEET TO A POINT; THENCE N 00°10'05" E 184.98 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE LEAVING THE WESTERN BOUNDARY OF HAWKS BAY SUBDIVISION N 00°10'05" E 149.41 FEET TO A POINT; THENCE S 89°24'56" E 449.43 FEET TO A POINT; THENCE S 00°10'05" W 622.28 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT 175.00 FEET SAID CURVE HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 99°32'57", TANGENTS OF 87.70 FEET, AND CHORD BEARING S 07°48'29" W 174.80 FEET TO A POINT;

THENCE S 03°00'00" W 695.23 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT 168.40 FEET, SAID CURVE HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 107°02'08", TANGENTS OF 63.41 FEET, AND CHORD BEARING S 08°01'05" W 168.19 FEET TO A POINT; THENCE N 41°03'03" W 31.09 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT 90.05 FEET, SAID CURVE HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 95°34'41", TANGENTS OF 45.06 FEET, AND CHORD BEARING N 09°07'02" E 90.02 FEET TO A POINT;

THENCE N 82°00'00" W 154.12 FEET TO A POINT; THENCE N 08°00'00" E 45.97 FEET TO A POINT; THENCE N 82°00'00" W 70.00 FEET TO A POINT; THENCE N 89°49'05" W 147.89 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION. THIS PARCEL COMPRISING 14.73 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC AND THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) SS
ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED WALTER R. WANNER, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION, EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: _____

APPROVAL OF DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER, OR HIS AGENT, LISTING THE CONDITIONS OF APPROVAL.

DISTRICT HEALTH DEPARTMENT

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLETES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR

CERTIFICATE OF SURVEYOR

I, WAYNE K. BARBER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND SHOWN HEREIN, HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID PLAT, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND PLUNG LAW.

WAYNE K. BARBER, P.L.S. 8444



APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF HAWKS BAY SUBDIVISION NO. 2 IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____, 200____, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

APPROVAL OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF HAWKS BAY SUBDIVISION NO. 2 IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____, 200____, BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____
STATE OF IDAHO)
COUNTY OF VALLEY) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, IN MY OFFICE AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____ AND _____.

DEPUTY _____ EX-OFFICIO RECORDER