

FIR GROVE ESTATES

situate in the
NW 1/4 of Section 27, T. 16 N., R. 3 E., B.M.
Valley County, Idaho
DROULARD LAND SURVEYING
APRIL 2005

INDEX TO SHEETS

Instrument # 296060
VALLEY COUNTY, CASCADE, IDAHO
2005-06-02 09:35:18 No. of Pages: 11
Recorded for: MICHELLE BASYE
LELAND G. HEINRICH
Ex-Officio Recorder Deputy
Fee: 33.00
Index to: PLAT

Groundwater elevation shall be kept a minimum of twelve (12) inches below the structural foundation. The property owner shall be solely responsible for the construction, operation and maintenance of private sump pump system (including piping) for dewatering, as required. The roadside ditch shall serve as receiving bodies for groundwater dewatering. Private sump pump system shall be installed and maintained in accordance with the standards set forth in the Fir Grove Estates Subdivision on file in Valley County Records, instrument No. 296060. All material for build up construction shall be imported, clean and adequately compacted, and not taken from the lot themselves.



- LEGEND**
- Found aluminum cap
 - Set 5/8" x 30" rebar w/plastic cap
- Bearings based on Record of Survey 280385

296063

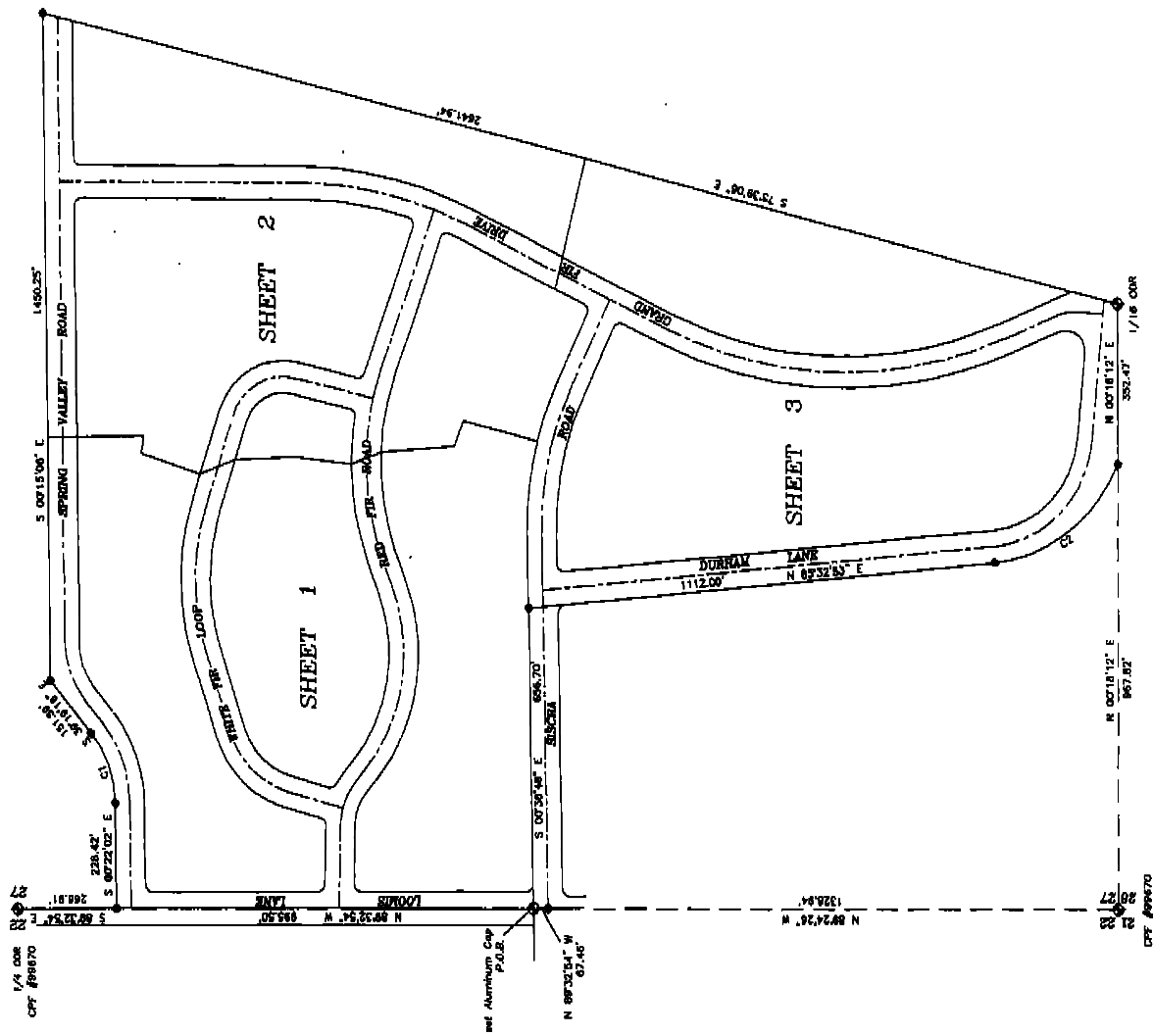
CURVE TABLE

CURVE	BEARS	ANG. LEN	CHORD	BEARING	IND. ANGLE
1	101.18	180.00	101.18	S 179°59'11" E	179°59'11"
2	384.42	360.00	384.42	N 5°25'10" E	89°34'50"

UTILITIES HAVE NOT BEEN INSTALLED AT THE TIME OF THE RECORDING OF THIS PLAT.

MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF PUBLIC LAW 93-502 AND THAT ALL MONUMENTS AND MARKERS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.



FIR GROVE ESTATES

situate in the NW 1/4 of Section 27, T. 16 N., R. 3 E., B.M. Valley County, Idaho
DROULARD LAND SURVEYING
MAY 2005

Conspicuous elevation shall be kept a minimum of twelve (12) inches below the structural footings. The property owner will be solely responsible to document and prove to the County Building Official that the sump pump will maintain the prescribed elevation. The owner shall be responsible for the installation, operation and maintenance of the sump pump system (including piping) for dewatering, as required. The roadside ditches shall serve as receiving bodies for groundwater dewatering. Private utility easements shall be shown on this plat. The plat is subject to the provisions of the Idaho Revised Code Subchapter on fire in Valley County Records, Instrument No. 144,885.

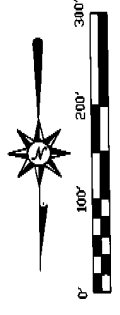
Full material for built up the 100% easements, clean and adequately compacted, and not taken from the 100% easements.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 87°34'48" E	24.90'
L2	S 07°35'48" E	30.76'
L3	S 07°35'48" E	31.93'

CURVE TABLE

CURVE	BEARS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	15.00'	23.81'	21.30'	91.03°
C2	15.00'	23.81'	21.30'	91.03°
C3	15.00'	23.81'	21.30'	91.03°
C4	15.00'	23.81'	21.30'	91.03°
C5	15.00'	23.81'	21.30'	91.03°
C6	15.00'	23.81'	21.30'	91.03°
C7	15.00'	23.81'	21.30'	91.03°
C8	15.00'	23.81'	21.30'	91.03°
C9	15.00'	23.81'	21.30'	91.03°
C10	15.00'	23.81'	21.30'	91.03°
C11	15.00'	23.81'	21.30'	91.03°
C12	15.00'	23.81'	21.30'	91.03°
C13	15.00'	23.81'	21.30'	91.03°
C14	15.00'	23.81'	21.30'	91.03°
C15	15.00'	23.81'	21.30'	91.03°
C16	15.00'	23.81'	21.30'	91.03°
C17	15.00'	23.81'	21.30'	91.03°
C18	15.00'	23.81'	21.30'	91.03°
C19	15.00'	23.81'	21.30'	91.03°
C20	15.00'	23.81'	21.30'	91.03°
C21	15.00'	23.81'	21.30'	91.03°
C22	15.00'	23.81'	21.30'	91.03°
C23	15.00'	23.81'	21.30'	91.03°
C24	15.00'	23.81'	21.30'	91.03°
C25	15.00'	23.81'	21.30'	91.03°
C26	15.00'	23.81'	21.30'	91.03°
C27	15.00'	23.81'	21.30'	91.03°
C28	15.00'	23.81'	21.30'	91.03°
C29	15.00'	23.81'	21.30'	91.03°
C30	15.00'	23.81'	21.30'	91.03°
C31	15.00'	23.81'	21.30'	91.03°
C32	15.00'	23.81'	21.30'	91.03°
C33	15.00'	23.81'	21.30'	91.03°
C34	15.00'	23.81'	21.30'	91.03°
C35	15.00'	23.81'	21.30'	91.03°
C36	15.00'	23.81'	21.30'	91.03°
C37	15.00'	23.81'	21.30'	91.03°
C38	15.00'	23.81'	21.30'	91.03°
C39	15.00'	23.81'	21.30'	91.03°
C40	15.00'	23.81'	21.30'	91.03°
C41	15.00'	23.81'	21.30'	91.03°
C42	15.00'	23.81'	21.30'	91.03°
C43	15.00'	23.81'	21.30'	91.03°
C44	15.00'	23.81'	21.30'	91.03°
C45	15.00'	23.81'	21.30'	91.03°
C46	15.00'	23.81'	21.30'	91.03°
C47	15.00'	23.81'	21.30'	91.03°
C48	15.00'	23.81'	21.30'	91.03°
C49	15.00'	23.81'	21.30'	91.03°
C50	15.00'	23.81'	21.30'	91.03°
C51	15.00'	23.81'	21.30'	91.03°
C52	15.00'	23.81'	21.30'	91.03°
C53	15.00'	23.81'	21.30'	91.03°
C54	15.00'	23.81'	21.30'	91.03°
C55	15.00'	23.81'	21.30'	91.03°
C56	15.00'	23.81'	21.30'	91.03°
C57	15.00'	23.81'	21.30'	91.03°
C58	15.00'	23.81'	21.30'	91.03°



LEGEND

- Found 5/8 inch rebar
- Found 1/2 inch rebar
- ◆ Found aluminum cap
- Set 5/8" x 30" rebar w/plastic cap
- Set 1/2" x 24" rebar w/plastic cap
- ② Block Number
- ▬ 25' x 25' common driveway easement

Bearings based on Record of Survey 280365
UTILITIES HAVE NOT BEEN INSTALLED AT THE TIME OF THE RECORDING OF THIS PLAT.

MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF CHAPTER 15-10, I.C., AND THAT THE MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.

All side and rear lot lines have a six (6) foot wide permanent easement for the purpose of transferring portions and of the said easement to the adjacent property. The elevation and the natural elevation and shaft be maintained by the individual lot owner.

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN PARTIALLY SATISFIED AND ARE RELEASED FOR THE LOT OF RECORD IN BLOCK 4, LOT 3, 12, 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SANITARY RESTRICTION INST. NO. _____ DATE 29406

ENR. HEALTH DEPT.

1/4 COR
OFF #98670

OFF #99670

SHEET 2 OF 5

WAGON WHEEL RANCH 1/4 SUB
BOOK 5 PAGE 9 OF PLATS

FIR GROVE ESTATES

situate in the
NW 1/4 of Section 27, T. 16 N., R. 3 E., B.M.
Valley County, Idaho
DROULARD LAND SURVEYING
APRIL 2005

Consideration should be had to a minimum of twelve (12) inches below the structural foundation. The property owner will be solely responsible to document and prove to the County Building Official that the sump pump will maintain the groundwater level to an approved level. The property owner shall be responsible for obtaining all necessary permits for the installation of private sump pumps (including permits) for domestic or agricultural use. The sump pump discharge shall serve as retaining basins for groundwater seepage. Private sump pump systems shall be constructed in accordance with the standards set forth in the CDE's for Private Sewerage Substations on file at Valley County Records, Instrument No. 296062. Fill material for built up construction shall be imported, clean and adequately compacted, and not taken from the job site.



LEGEND

- Found 5/8 inch rebar
- Found 1/2 inch rebar
- ◆ Found aluminum cap
- Set 5/8" x 30" rebar w/plastic cap
- Set 1/2" x 24" rebar w/plastic cap
- ② Block Number
- ① 25' x 25' common driveway easement

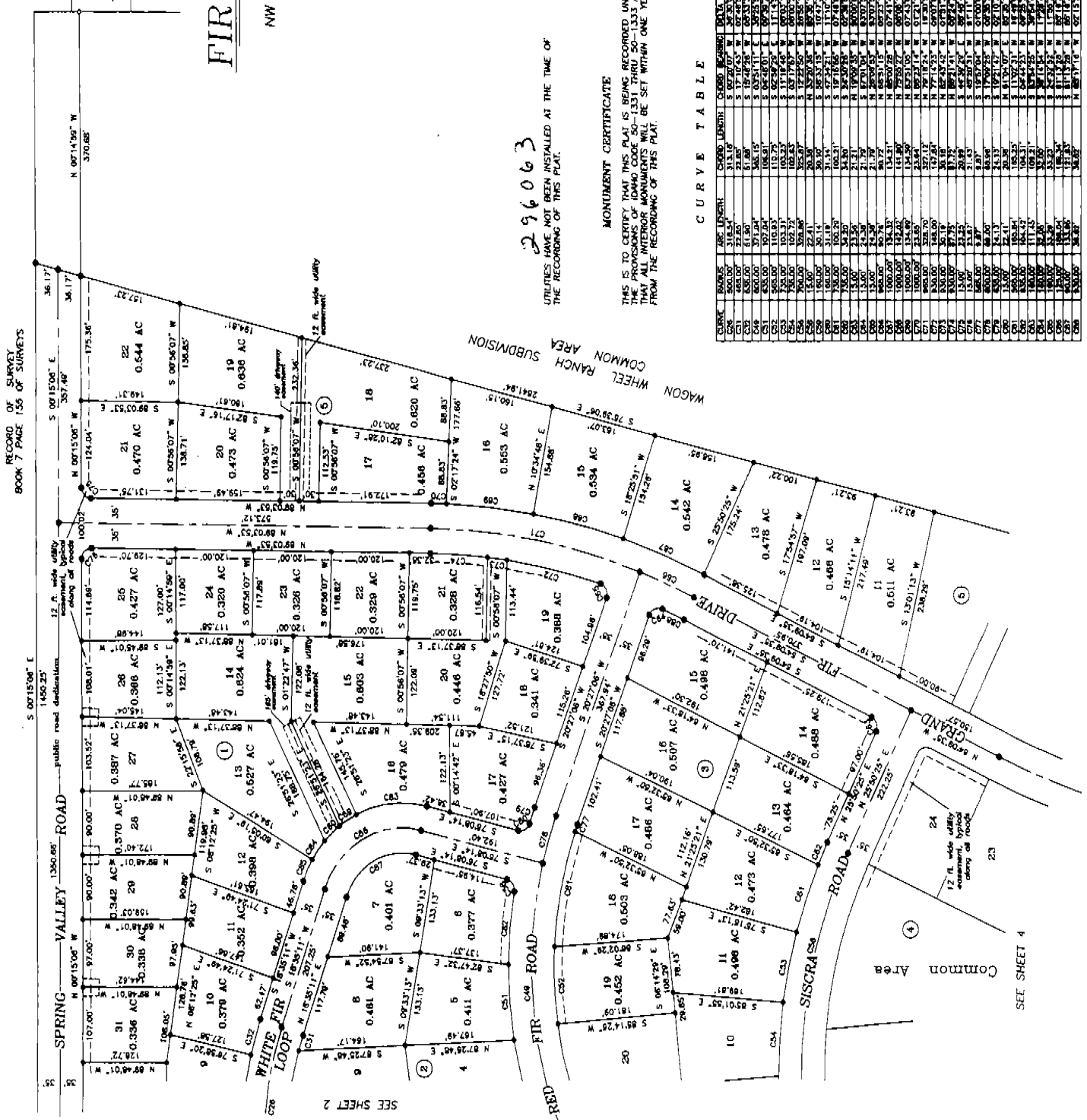
Bearings based on Record of Survey 290385

All side and rear lot lines have a six (6) foot wide permanent easement for the purpose of transporting property drainage. The owner shall be responsible for maintaining the drainage system and shall be held liable for any damage to the drainage system.

Restrictive Covenants filed as Inst. No. _____

This plat is subject to compliance with I.C. Section 31-3600. No irrigation water will be supplied to any lot herein.

No building or shelter which will require a water supply or a sewage disposal facility for people using the premises where such building or shelter is located shall be erected until written approval is first obtained from the State Board of Health, by its administrator or its delegate approving plans and specifications for such building or shelter and/or sewage facilities or treatment plant and/or sewage facilities.



296063
UTILITIES HAVE NOT BEEN INSTALLED AT THE TIME OF THE RECORDING OF THIS PLAT.

SEE SHEET 4

FIR GROVE ESTATES

BOOK PAGE OF PLATS
INST NO. 296060

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, are the owners of a parcel of land situate in the north west 1/4 of Section 27, T. 16 N., R. 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Comprising of an aluminum cap marking the corner common to Sections 21, 22, 27 and 28 T. 16 N., R. 3 E., B.M., Valley County, Idaho; thence, S. 89° 24' 28" E., 1,328.84 feet to the West 1/16 corner on the north boundary of said Section 27; thence, S. 89° 32' 54" E., 67.46 feet along said north boundary to an aluminum cap, the REAL POINT OF BEGINNING:

- Thence, continuing S. 89° 32' 54" E., 993.50 feet along said north boundary to a 5/8 inch rebar;
- thence, S. 70° 24' 24" E., 228.42 feet along the east boundary of Spring Valley Ranch, B.M., 24.71 feet rebar;
- (thence, 170.18 feet along a non-tangent curve to the left whose long chord bears S. 19° 53' 03" E., 168.81 feet, whose radius is 250.00 feet and deflection angle is 39° 00' 09" along said east boundary to a 5/8 inch rebar;
- thence, S. 38° 19' 18" E., 151.59 feet along said east boundary to a 5/8 inch rebar;
- thence, S. 00° 15' 08" E., 1,450.23 feet along said east boundary to a 5/8 inch rebar;
- thence, N. 75° 38' 08" W., 2,841.94 feet to an aluminum cap marking the North 1/16 corner on the west boundary of said Section 27;
- thence, N. 00° 19' 12" E., 352.47 feet along the west boundary of said Boulder Meadows Subdivision as shown on the official plat thereof on file in the office of the Recorder of Valley County, Idaho, in Book 5 on Page 6 of Plats;
- thence, 394.42 feet along non-tangent curve to the right whose long chord bears N. 94° 39' 19" E., 368.36 feet, whose radius is 359.59 feet and deflection angle is 100° 00' 00" along said boundary of said Boulder Meadows Subdivision to a 5/8 inch rebar;
- thence, N. 85° 32' 53" E., 1,112.00 feet to a 5/8 inch rebar marking the south east corner of said Boulder Creek Meadows Subdivision;
- thence, N. 00° 30' 48" W., 858.70 feet to the Point of Beginning, containing 70.895 acres, more or less.

THAT IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY DO HEREBY INCLUDE AND DEDICATE TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECT WITHIN THE LINES OF THE EASEMENTS.

THE OWNERS HEREBY CERTIFY THAT THIS PLAT WILL CONFORM WITH I.C. 50-1334 AND THAT ALL LOTS WILL BE SERVED BY A COMMUNITY WATER SYSTEM. THE OWNERS FURTHER CERTIFY THAT THEY WILL COMPLY WITH I.C. 31-3805 CONCERNING IRRIGATION RIGHTS AND ENCLOSURE. THE ROADS AS SHOWN ON THE FOREGOING PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC USE FOREVER.

Royal Fork Restaurant Corporation
By: Jerry L. Cowen, Chairman

ACKNOWLEDGEMENT

STATE OF IDAHO } S.
COUNTY OF _____ }

ON THIS PUBLIC DAY OF _____, 20, BEFORE ME THE UNDERSIGNED, A Notary Public in and for said State, personally appeared JERRY L. COWEN, CHAIRMAN OF THE ROYAL FORK RESTAURANT CORPORATION, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN AND FOREGOING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS SAID CHAIRMAN.

NOTARY PUBLIC FOR THE STATE OF IDAHO _____

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, JOEL W. DROLLARD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JOEL W. DROLLARD
IDAHO NO. 5337

CERTIFICATE OF THE COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

VALLEY COUNTY SURVEYOR _____

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 20, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____

CERTIFICATE OF THE COUNTY TREASURER

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

DATE _____ COUNTY TREASURER _____

APPROVAL OF THE VALLEY COUNTY BOARD OF COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 20, BY THE VALLEY COUNTY BOARD OF COMMISSIONERS.

CHAIRMAN _____

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NUMBER _____
STATE OF IDAHO } S.
COUNTY OF VALLEY }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____, AT _____, 20, AND DULY RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

DEPUTY _____ EX-OFFICIO RECORDER _____