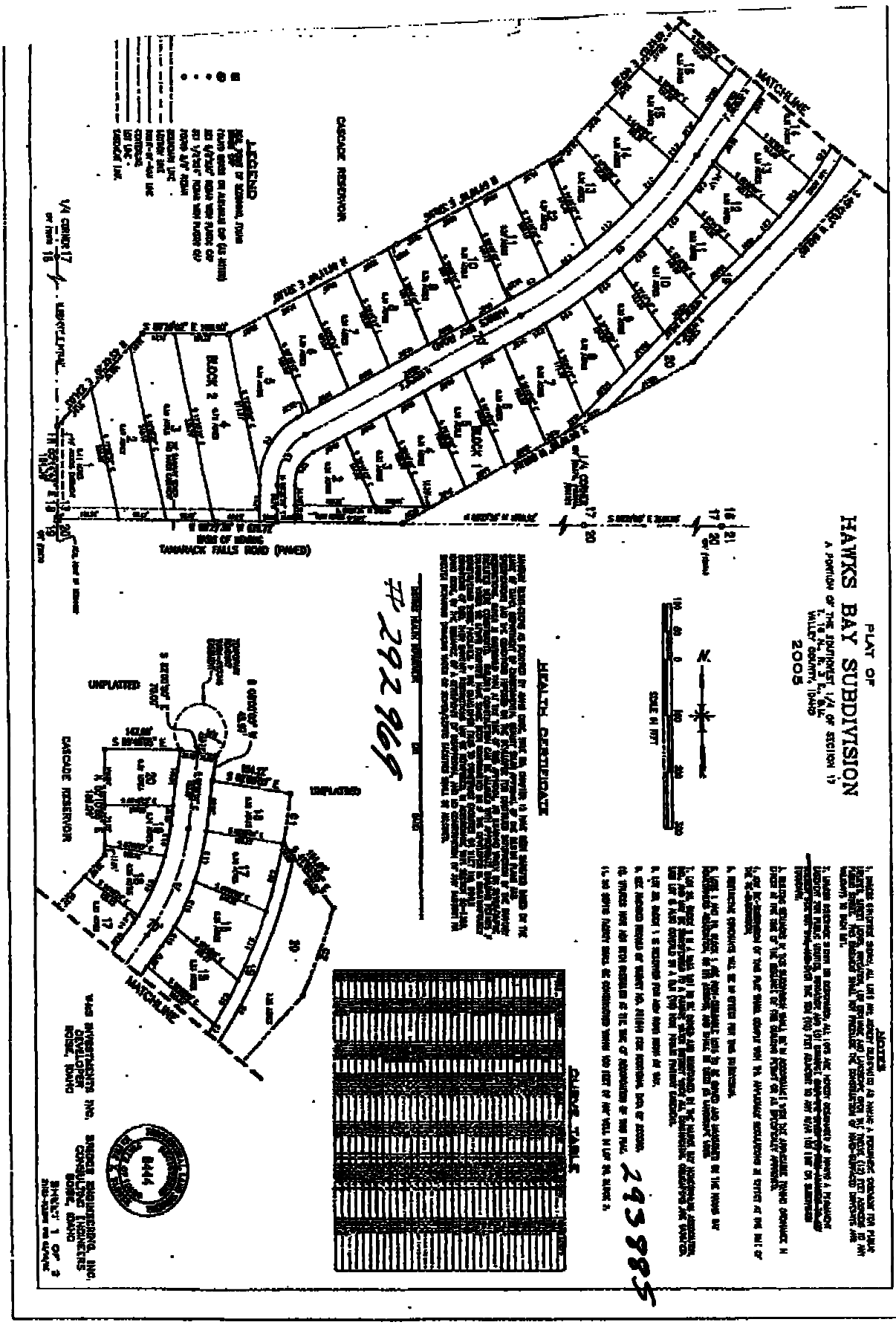
Instrument # 293884
VALLEY COUNTY, CASCADE, IDAHO
2005-03-29 11:34:17 No. of Pages: 2
Recorded for : BRIAN WANNER
LELAND G. HEINRICH Fee: 11.00
Ex-Officio Recorder Deputy S. Thiesen
Index to: PLAT



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HAWKS BAY SUBDIVISION

CERTIFICATE OF OWNERS

[illegible] ALL MEN BY THESE PRESENTS:

THAT W & S INVESTMENTS INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IDAHO AND FULLY 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 COMPLIES 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 BOISE MERIDIAN, VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 17, T.18 N., R.3 E., B.M., THE REAL POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE N 00°14'47" E 184.39 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO A POINT;

THENCE N 48°42'20" E 234.03 FEET TO A POINT;

THENCE S 89°29'02" E 166.00 FEET TO A POINT;

THENCE N 64°11'46" E 371.07 FEET TO A POINT;

THENCE N 64°10'18" E 370.96 FEET TO A POINT;

THENCE N 45°42'03" E 487.29 FEET TO A POINT;

THENCE N 00°10'55" E 188.09 FEET TO A POINT;

THENCE S 89°49'05" E 147.68 FEET TO A POINT;

THENCE S 82°00'00" E 70.00 FEET TO A POINT;

THENCE S 08°00'00" W 45.87 FEET TO A POINT;

THENCE S 82°00'00" E 154.12 FEET TO A POINT ON A CURVE;

THENCE ALONG A CURVE TO THE RIGHT 90.05 FEET, SAID CURVE HAVING A RADIUS OF 928.00 FEET, A CENTRAL ANGLE OF 06°34'41", TANGENTS OF 45.08 FEET, AND CHORD BEARING S 08°07'02" W 90.02 FEET TO A POINT;

THENCE S 41°03'03" E 151.82 FEET TO A POINT ON A CURVE;

THENCE ALONG A CURVE TO THE RIGHT 170.48 FEET, SAID CURVE HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 09°18'09", TANGENTS OF 85.43 FEET, AND CHORD BEARING S 21°32'52" W 170.29 FEET TO A POINT;

THENCE S 45°42'03" W 642.05 FEET TO A POINT;

THENCE S 64°10'18" W 649.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 17;

THENCE N 89°27'38" W 679.72 FEET TO THE REAL POINT OF BEGINNING OF THIS DESCRIPTION.

THIS PARCEL COMPRISING 19.02 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 ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 8th DAY OF October, 20 04

Walter R. Wanner

WALTER R. WANNER, PRESIDENT
W & S INVESTMENTS INC.

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF ADA } SS

ON THIS 8th DAY OF October, 2004, 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.

SAMANTHA TRAK NOTARY PUBLIC STATE OF IDAHO

Samantha Trak

NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION EXPIRES: 3-19-2010

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 COMPLIES 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 REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP 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 SURVEY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 TROUGH 55-1612 AND TO THE IDAHO CODE RELATING TO SURVEYS.

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

PROFESSIONAL LAND SURVEYOR REGISTERED STATE OF IDAHO WAYNE K. BARBER

APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF HAWKS BAY SUBDIVISION 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 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

31103-PLT BCB 08/24/04