

Eagle Nest

A Subdivision Located in Sections 20 and 21, T. 14 N., R. 4 E., B.M.,
 Valley County, Idaho

Scale 1" = 300'

Legend

- Sat. 5/8 inch rebar
- ◊ Found 1/16, 1/14 or Section Corner
- Buats of bearing from solar observation.

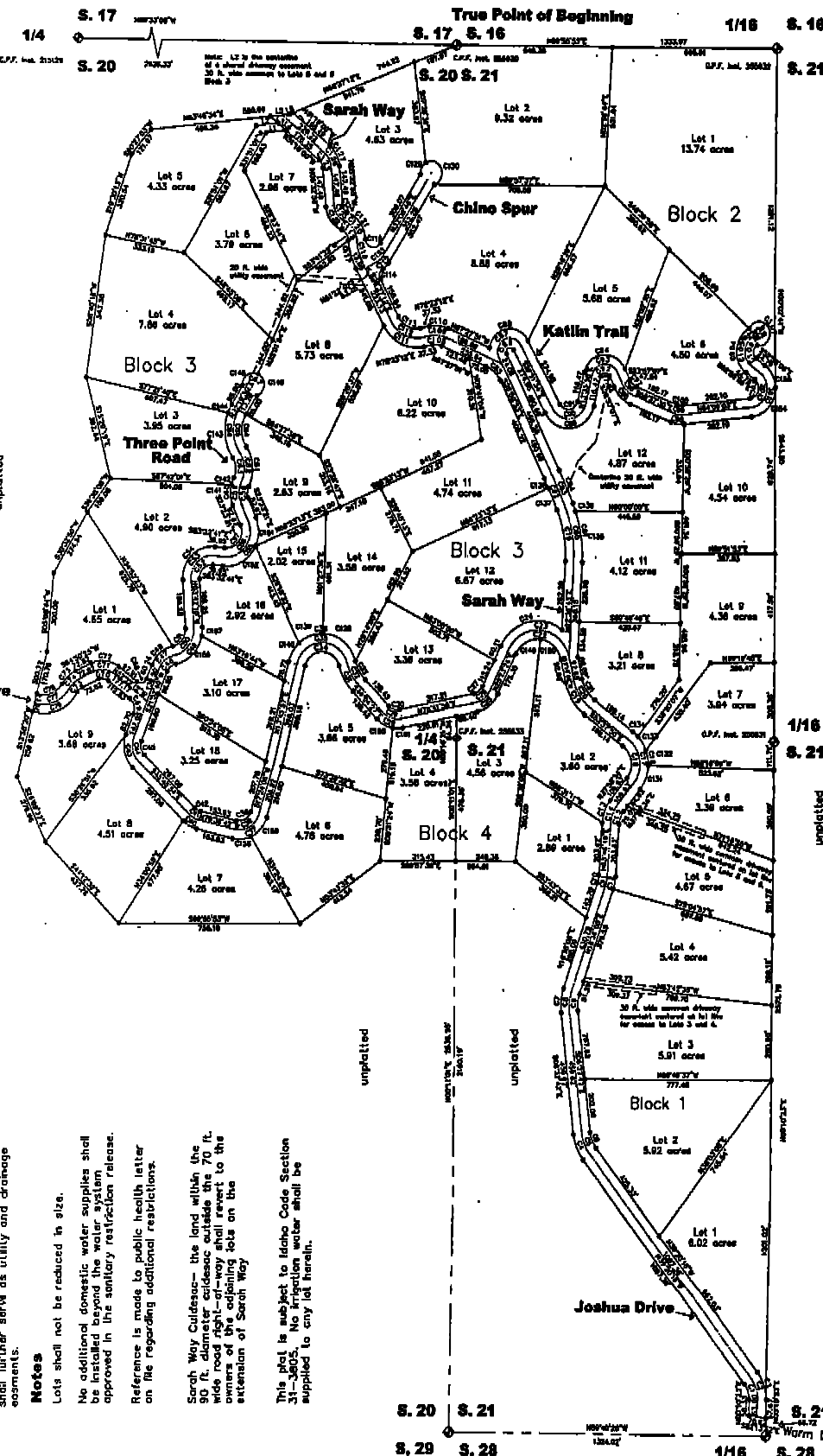
LINE	DATE	BY	REMARKS
1	1953	WATSON	...
2	1957	WATSON	...
3	1958	WATSON	...
4	1958	WATSON	...
5	1958	WATSON	...
6	1958	WATSON	...
7	1958	WATSON	...
8	1958	WATSON	...

Health Certificate

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13 have been notified. Sanitary restrictions may be enforced in accordance with Section 50-1326, in compliance with the issuance of a certificate of disapproval.

District Health Department EHS
 Date **256595**
 Instrument

LINE	DATE	BY	REMARKS
1	1953	WATSON	...
2	1957	WATSON	...
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Utility and Drainage Easements

Utility and drainage easements shall be 10 ft. wide on the interior side of all lot lines adjoining roads. The right-of-way of roads, trails, and ways shall further serve as utility and drainage easements.

Notes

- Lots shall not be reduced in size.
- No additional domestic water supplies shall be installed because the water system approved in the sanitary restriction release.
- Reference is made to public health letter on file regarding additional restrictions.
- Sarah Way Cul-de-sac— the land within the 90 ft. diameter circle and the 7 ft. wide road right-of-way shall revert to the owners of the adjoining lots on the extension of Sarah Way.

This plot is subject to Idaho Code Section 31-3605. No irrigation water shall be supplied to any lot herein.

Building Setbacks

Setbacks will comply with Valley County Regulations.

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: The undersigned is the owner of the following described parcel of land located in a portion of W 1/2 of the W 1/2 of Section 21 and a portion of Section 20, T. 14 N., R. 4 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the section corner common to Sections 16, 17, 20, and 21, T. 14 N., R. 4 E., B.M., being the TRUE POINT OF BEGINNING; Thence a bearing of S 68° 37' 12" W. a distance of 744.22 feet to a set 5/8 inch rebar; Thence a bearing of S 83° 46' 34" W. a distance of 580.69 feet to a set 5/8 inch rebar; Thence a bearing of S 40° 27' 03" W. a distance of 121.97 feet to a set 5/8 inch rebar; Thence a bearing of S 19° 30' 13" W. a distance of 320.54 feet to a set 5/8 inch rebar; Thence a bearing of S 8° 40' 18" W. a distance of 543.55 feet to a set 5/8 inch rebar; Thence a bearing of S 15° 29' 19" E. a distance of 392.84 feet to a set 5/8 inch rebar; Thence a bearing of S 36° 35' 08" W. a distance of 159.08 feet to a set 5/8 inch rebar; Thence a bearing of S 30° 32' 32" W. a distance of 274.94 feet to a set 5/8 inch rebar; Thence a bearing of S 5° 08' 44" W. a distance of 300.00 feet to a set 5/8 inch rebar; Thence a bearing of S 13° 58' 20" W. a distance of 500.72 feet to a set 5/8 inch rebar; Thence a bearing of S 25° 09' 37" E. a distance of 276.66 feet to a set 5/8 inch rebar; Thence a bearing of S 44° 12' 32" E. a distance of 437.76 feet to a set 5/8 inch rebar; Thence a bearing of N 89° 55' 53" E. a distance of 756.18 feet to a set 5/8 inch rebar; Thence a bearing of N 53° 43' 32" E. a distance of 412.24 feet to a set 5/8 inch rebar; Thence a bearing of S 89° 57' 38" E. a distance of 584.61 feet to a set 5/8 inch rebar; Thence a bearing of S 53° 43' 32" E. a distance of 368.21 feet to a set 5/8 inch rebar; Thence a bearing of S 18° 36' 08" W. a distance of 288.09 feet to a set 5/8 inch rebar; Thence on a curve to the left, which curve has a radius of 210.00 feet, a length of 92.17 feet, and a long chord which bears S 6° 01' 43" W. a distance of 91.43 feet to a set 5/8 inch rebar; Thence a bearing of S 6° 32' 42" E. a distance of 459.62 feet to a set 5/8 inch rebar; Thence on a curve to the left, which curve has a radius of 185.00 feet, a length of 105.88 feet, and a long chord which bears S 22° 56' 28" E. a distance of 104.44 feet to a set 5/8 inch rebar; Thence a bearing of S 39° 20' 18" E. a distance of 1087.36 feet to a set 5/8 rebar; Thence on a curve to the right, which curve has a radius of 90.00 feet, a length of 62.06 feet, and a long chord which bears S 19° 34' 57" E. a distance of 60.84 feet to a set 5/8 inch rebar; Thence a bearing of S 82° 13' 52" E. a distance of 70.62 feet to a set 5/8 inch rebar; Thence a bearing of N 0° 10' 23" E. a distance of 2572.75 feet to a found brass cap monument being the center-west 1/16 corner of said Section 21; Thence a bearing of N 0° 02' 41" W. a distance of 2843.80 feet to a found brass cap monument being the west 1/16 corner common to said Sections 16 and 21; Thence a bearing of S 85° 05' 27" W. a distance of 1333.97 feet on the section line common to said Sections 16 and 21 to the POINT OF BEGINNING; a distance of 235.61 acres.

4 256599

That it is the owners intent to include the above described parcel of land in this plat of Eagle Nest Subdivision. The utility and drainage easements are not dedicated to the public, but the right of access to and use of these easements as required to service said utilities is perpetually reserved. The need rights-of-way within the boundary of Eagle Nest Subdivision are hereby dedicated to the Eagle Nest Property Owners' Association, Inc., Valley County Idaho. The easements are to be used for the purposes of the Association and no other purposes. Individual lots will not be served by any water system connection to one (1) or more lots but will be served by individual wells. The owners further certify that they will comply with Idaho Code 31-3805 concerning riparian rights and disclosure.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 200__.

EagleNest LLC.
Declarant

By: F. Philip Davis, Managing member

STATE OF IDAHO)
COUNTY) ss
)

On this _____ day of _____, 200__, before me this undersigned Notary Public in and for said State of Idaho personally appeared: F. Philip Davis, known or identified to me to be the managing member that executed this instrument, and acknowledged to me that such L.L.C. executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public of Idaho
Residing at _____
Commission expires: _____

Certificate of Surveyor

I, Robert W. Fodrea, Professional Land Surveyor No. 6618, licensed by the State of Idaho, do hereby certify that the plat of Eagle Nest Subdivision described in the certificate of owners, was drawn from a survey conducted by me and accurately represents the points plotted thereon, and is in conformance with Idaho Code Title 50, Chapter 13.



Robert W. Fodrea, P.L.S. 6618

Certificate of Valley County Surveyor

I, the undersigned County Surveyor for Valley County, do hereby certify that the plat of Eagle Nest Subdivision is in compliance with Title 50, Chapter 13, Idaho Code, relating to plats and surveys and is filed in compliance with the Valley County Subdivision Regulation Regulations relating to plats.

Instrument # 256594
VALLEY COUNTY, CASCADE, IDAHO
2001-08-28 08:52:40 No. of Pages: 1

Recorded for : **PHIL DAVIS**
LELAND G. HEINRICH
Ex-Officio Recorder Deputy
Index to: **PLAT**

Fee: 11.00

[Signature]

Approval of Valley County Planning and Zoning Commission

The plat of Eagle Nest 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 Eagle Nest Subdivision is hereby accepted and approved the _____ day of _____, 200__, by the Valley County Commissioners.

Chairman

Certificate of Valley County Treasurer

I the undersigned County Treasurer in and for the County of Valley, State of Idaho, per the requirements of Idaho Code 50-150B do hereby certify that any and all current and/or delinquent County Property Tax for the property included in the plat of Eagle Nest Subdivision has been paid in full. This certification is valid for the next thirty days only.

Valley County Treasurer _____ Date _____

Valley County Recorder's Certificate

STATE OF IDAHO)
VALLEY COUNTY) ss
)

This is to certify that the plat of Eagle Nest Subdivision was filed in the office of the Recorder of Valley County, Idaho, this _____ day of _____, 200__, at _____ o'clock _____ M. at the request of _____ and was duly recorded in Book _____ of Plats on page _____.

Deputy

Ex-Officio Recorder