

LAKE FORK LANDING SUBDIVISION
A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3,
T. 17 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO
2020

BOOK ____ , PAGE ____ .

NOTES:

1. UTILITY EASEMENTS ARE AS SHOWN HEREON.
2. THIS PLAT IS SUBJECT TO IDAHO CODE SECTION 31-3805. NO IRRIGATION WATER SHALL BE SUPPLIED TO ANY LOT HEREIN.
3. EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE.
4. SUBJECT TO A RECORD OF SURVEY, BOOK 14, PAGE 23, RECORDED MAY 26, 2020 AS INSTRUMENT NO. 428761 OF OFFICIAL RECORDS.
5. BASED UPON INFORMATION PROVIDED BY THE ARMY CORP OF ENGINEERS, THE WETLANDS SHALL BE MARKED AS "NO BUILD" AREA ON THE FINAL PLAT.
6. THE AREA SHOWN IN THE "NATURAL SPRING PRESERVATION PLAN" IN THE SOUTHEAST PORTION OF THE SUBDIVISION SHOULD BE SHOWN ON THE FINAL PLAT AS "NO BUILD AREA".
7. SHALL PLACE NOTES ON THE FACE OF THE PLAT ADDRESSING THE PRIVATE ROAD AND BURIED TANK MAINTENANCE.
8. SHALL PLACE NOTE ON THE FACE OF THE PLAT CONCERNING MAINTENANCE OF THE IRRIGATION DITCH. THE MAINTENANCE DECLARATION SHALL ADDRESS MAINTENANCE BY PRIVATE PROPERTY OWNERS AND/OR THE HOMEOWNERS ASSOCIATION. AN EASEMENT SHALL BE SHOWN ON THE PLAT FOR THE DITCH THAT ALLOWS REPAIR BY THE DITCH COMPANY AS NECESSARY.

RESTRICTIVE COVENANTS:
FILED UNDER INSTRUMENT NO. _____, RECORDS VALLEY COUNTY.

BUILDING SETBACKS:
SET BACKS WILL COMPLY WITH VALLEY COUNTY REGULATIONS.

DECLARATION OF PUBLIC ROADS:
THAT PORTION OF _____ WITHIN THE BOUNDARY OF LAKE FORK LANDING SUBDIVISION IS HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER. ROAD DEVELOPMENT AGREEMENT WITH VALLEY COUNTY IS FILED UNDER INSTRUMENT NO. _____.

DECLARATION OF UTILITIES:
THE UTILITIES SERVING LAKE FORK LANDING SUBDIVISION HAVE BEEN INSTALLED. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OF MAINTENANCE OF SAID UTILITIES.

RELEASE OF SANITARY RESTRICTIONS:
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE FOR LOTS _____, AND HAVE BEEN LIFTED FOR LOTS _____, ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE APPROVAL.

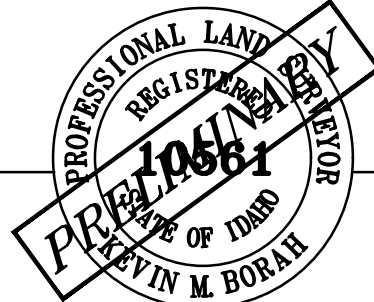
SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, REHS
DATE _____

LETTER OF APPROVAL ON FILE WITH THE VALLEY COUNTY RECORDER UNDER INSTRUMENT NO. _____.

CERTIFICATE OF SURVEYOR

I, KEVIN M. BORAH, PLS, 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" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND ON UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



KEVIN BORAH

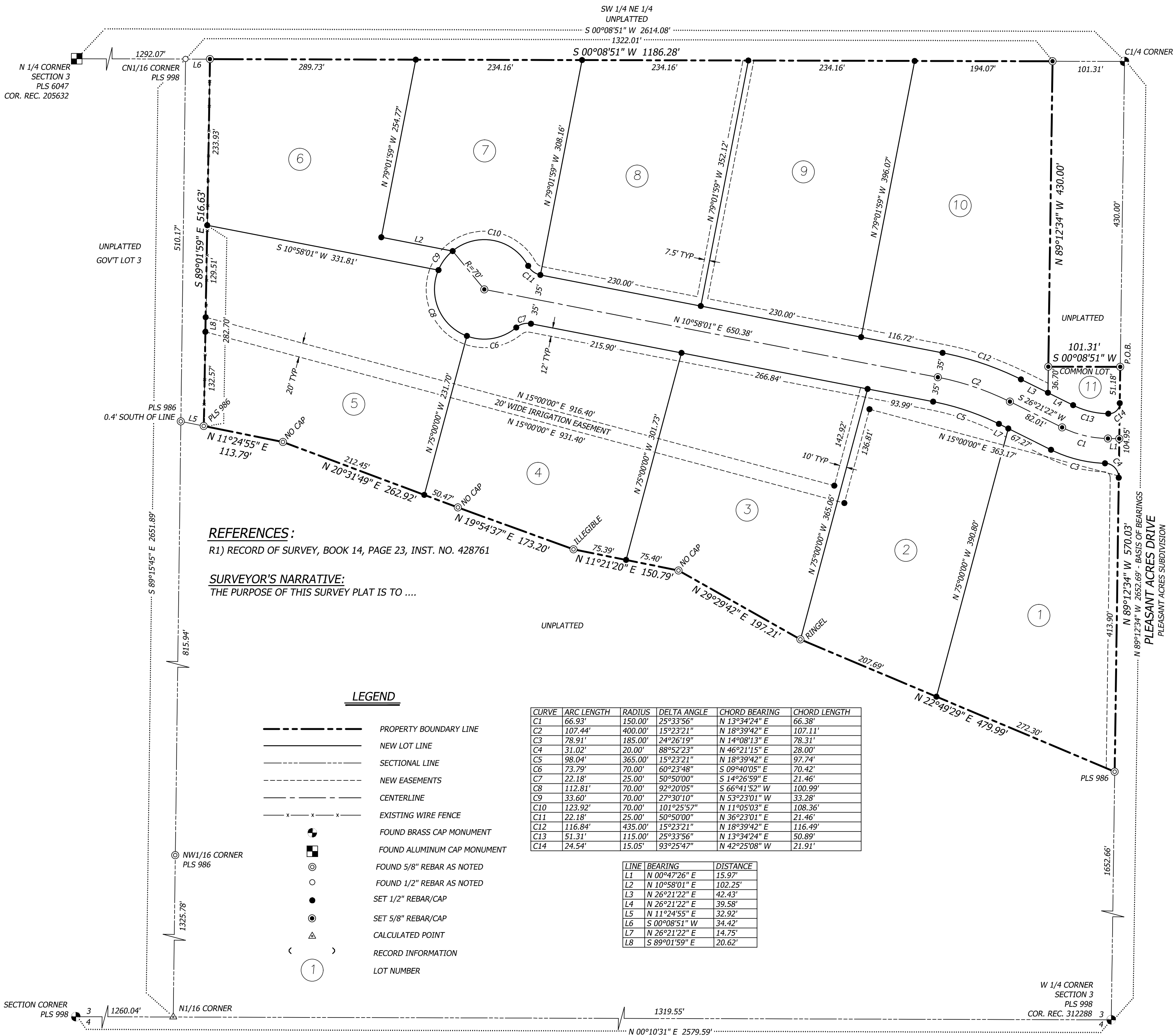
P.L.S. 10561



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
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SHEET: 1 OF 2	DATE: 11/2020	DRAWN BY: DRM	CHECKED BY:	JOB#: 19308	DWG#: 19308-PP
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LAKE FORK LANDING SUBDIVISION
A PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 3,
T. 17 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO
2020

BOOK ____ , PAGE ____.

CERTIFICATE OF OWNERS

Know all men by these presents: The undersigned are the owners of the following described parcel of land:

A parcel of land being a portion of the SE1/4 of the NW1/4 of Section 3, Township 17 North, Range 3 East of the Boise Meridian, Valley County, Idaho, more particularly described as follows:

COMMENCING at the C1/4 corner of said Section 3, marked by a brass cap, from which the W1/4 corner of said Section 3, marked by a brass cap PLS 998, Corner Record No. 312288, bears North 89°12'34" West, 2652.69 feet;

Thence North 89°12'34" West, coincident with the south line of the NW1/4 of said Section 3, a distance of 430.00 feet to a 5/8 inch rebar/cap PLS 10561 and the **POINT OF BEGINNING**;

Thence continuing North 89°12'34" West, coincident with said south line, 570.03 feet to a 5/8 inch rebar/cap PLS 986;

Thence North 22°49'29" East, 479.99 feet to a 5/8 inch rebar/cap RINGEL;

Thence North 29°29'42" East, 197.21 feet to a 5/8 inch rebar/no cap;

Thence North 11°21'20" East, 150.79 feet to a 5/8 inch rebar/illegible cap;

Thence North 19°54'37" East, 173.20 feet to a 5/8 inch rebar/no cap;

Thence North 20°31'49" East, 262.92 feet to a 5/8 inch rebar/no cap;

Thence North 11°24'55" East, 113.79 feet to a 5/8 inch rebar/cap PLS 986;

Thence South 89°01'59" East, 516.63 feet to the east line of said NW1/4 of Section 3, marked by a 5/8 inch rebar/cap PLS 10561;

Thence South 00°08'51" West, coincident with said east line, 1186.28 feet to a 5/8 inch rebar/cap PLS 10561;

Thence North 89°12'34" West, parallel with said south line, 430.00 feet to a 5/8 inch rebar/cap PLS 10561;

Thence South 00°08'51" West, parallel with said east line, 101.31 feet to the **POINT OF BEGINNING**.

The above described parcel contains 20.854 acres, more or less.

That it is the owners intent to include the above described parcel of land in this plat of Lake Fork Landing 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 granted. The owners hereby certify that the individual lots will not be served by any other water system common to one (1) or more lots but will be served by individual wells. The owners certify that they will comply with Idaho Code 31-3805 concerning irrigation rights and disclosure.

STATE OF IDAHO }
COUNTY OF VALLEY } SS

ON THIS ____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO, PERSONALLY APPEARED THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC OF IDAHO _____
RESIDING AT _____
COMMISSION EXPIRES: _____

APPROVAL OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF LAKE FORK LANDING SUBDIVISION IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR _____ DATE _____

APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF LAKE FORK LANDING SUBDIVISION IS HEREBY ACCEPTED AND APPROVED THE ____ DAY OF _____, _____, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____ DATE _____

APPROVAL OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF LAKE FORK LANDING SUBDIVISION IS HEREBY ACCEPTED AND APPROVED THE ____ DAY OF _____, _____, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____ DATE _____

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 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF THE LAKE FORK LANDING SUBDIVISION HAS BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER _____ DATE _____

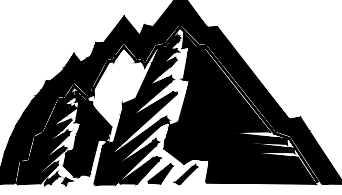
VALLEY COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF VALLEY } SS

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION WAS FOR RECORD IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO THIS ____ DAY OF _____, _____, _____ O'CLOCK ____ AT THE REQUEST OF SAWTOOTH LAND SURVEYING, L.L.C. AND WAS DULY RECORDED IN PLAT BOOK NO. ____ AT PAGE _____.

DEPUTY _____ EX-OFFICIO RECORDER _____





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SAWTOOTH
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