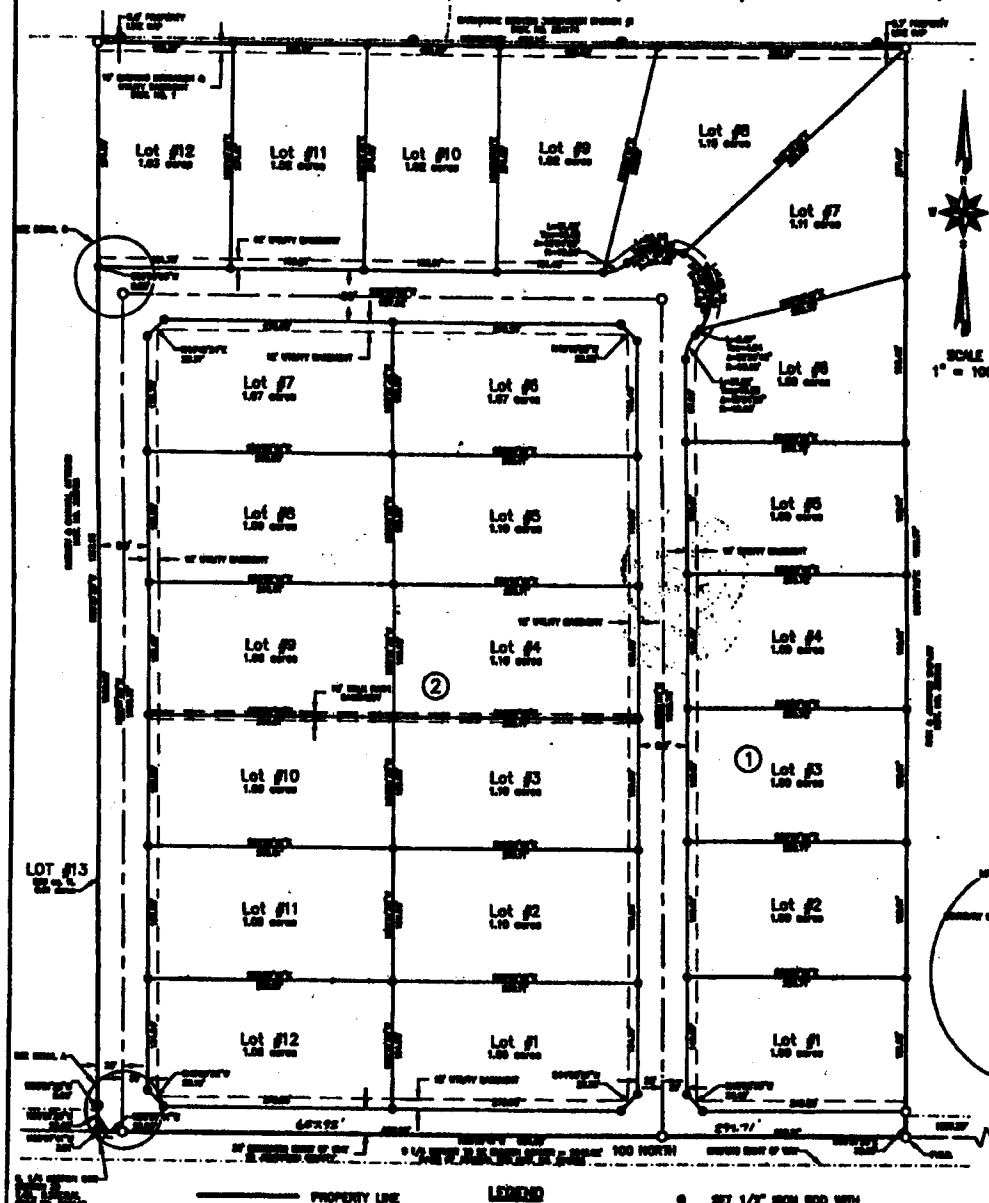
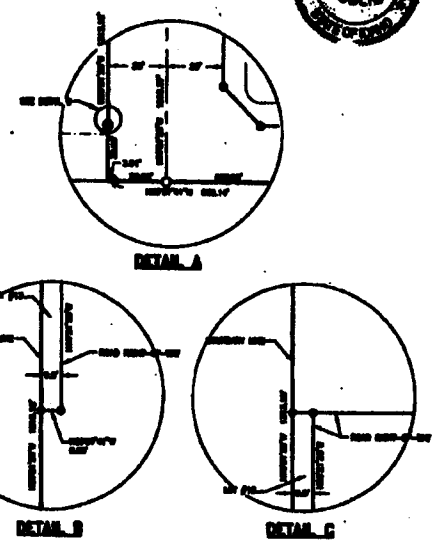
CLEARWATER ESTATES DIVISION #1

JEFFERSON COUNTY, IDAHO

PART OF THE SW 1/4 OF SE 1/4 OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 39 EAST, B.M.,

FINAL PLAT





LEGEND

- PROPERTY LINE
- LOT LINE
- 12' UTILITY EASEMENT
- RIGHT-OF-WAY LINE
- ① BLOCK NUMBER
- FOUND 1/2" IRON ROD W/UNREADABLE PLASTIC CAPS
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
- SET 1/2" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
- SECTION CORNER
- P.O.B. POINT OF BEGINNING

BOUNDARY DESCRIPTION

Beginning at at the Southeast Corner of Section 30, Township 4 North, Range 39 East of the Boise Meridian, Jefferson County, Idaho, thence N89°59'41"W 1687.39 feet along the south line of said section to the True Point of Beginning running thence N89°59'41"W 594.63 feet along south line of said section to the south quarter corner of said section thence N89°59'41"W 3.91 feet thence N00°21'32"E 1313.10 feet thence S89°59'41"E 1598.14 feet to the west line of the Bob & Jennifer Bagley property tract, No. 333112; thence S00°21'32"E 1313.77 feet along the west line of said property to the Point of Beginning, containing 30.769 acres.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: that I the undersigned am the owner of the tract of land included within this Boundary Description shown herein and have caused the same to be platted and divided into blocks, lots, and reserved easements to be hereafter known as Clearwater Estates Division, Jefferson County, Idaho and I do hereby dedicate to the public, the streets as shown hereon. I also certify that the lots shown on this plat will have installed water and sewer systems.

IN WITNESS WHEREOF, we have hereunto set our hands this 11-9 day of 05

Mountain West Contractors, Inc.

Cindy Cook - Secretary

ACKNOWLEDGEMENT

STATE OF IDAHO
County of Jefferson

On this 9 day of Nov 2005 before me, a notary public in and for said state, personally appeared Cindy Cook known to me (or proved to me to be the Secretary of Mountain West Contractors Inc. who being first duly sworn, declared that he is authorized to execute the instrument and acknowledged to me that such corporation executed the same.

Notary Public for Idaho, residing at Jefferson
Commission Expiration Date: 9-8-11

NOTARY PUBLIC STATE OF IDAHO

COUNTY APPROVAL

This plat was duly accepted as approved by the Board of County Commissioners, and the Planning and Zoning Board of Jefferson County Idaho by resolution adopted this 8 day of November 2005.

Chairman, County Commissioner — Chairman, Planning & Zoning

IRRIGATION CERTIFICATE

Requirement of Idaho Code 31-3805 are met. Agreement between West Jefferson Irrigation Company and Developer recorded on Instrument Number _____.

TREASURER'S AND ASSESSOR'S CERTIFICATE

I, the undersigned County Treasurer and County Assessor in and for the County of Jefferson, State of Idaho, hereby certify that all property taxes for the property shown and described on this plat are being paid and are current.

Jefferson County Treasurer — Date — Jefferson County Assessor

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat of the CLEARWATER ESTATES, Jefferson County, Idaho was filed for recording in the office of the Recorder, Jefferson County, Idaho this 15th day of October 2005 at 10:58 am and recorded under Instrument Number 339196

Jefferson County Recorder

SURVEYOR'S CERTIFICATE

I, Kyle J. Poland, depose and say that I am a Professional Land Surveyor, that I have surveyed the tract of land described in the Boundary Description attached hereto, that said tract is shown on the attached plat, according to State Law Section 55-1305.

Date: 11-9-05

CERTIFICATE NO. 9369

EXAMINING SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat and that it is in correct and complete as required in Section 50-1305 of the Idaho Code.

Date: 11-9-05 — Professional Land Surveyor — Cert. No.

HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approval of the sewage plans and specifications and the water supplies proposed are the subject of conditional satisfaction of sanitary restrictions. The Developer plans to comply with the requirements set by District Seven Health in placing the septic systems in the land of the lots and the wells in the front. Right is conditional that at the time of the approval, no drinking water or sewer/septic facilities were constructed. Building construction may be allowed with appropriate building permits if drinking water or sewer facilities have been constructed or if the Developer is in the process of constructing these facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions are in force, in accordance with Section 50-1326, Idaho Code, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

DISTRICT 7 STATE BOARD OF HEALTH

Date: 9 Nov 05 — Environmental Health Specialist — REHS

NOTES:

1. ALL LOTS WILL HAVE DISPOSAL, WATER AND SEWER.
2. ALL OWNERS OF LOTS CONTIGUOUS TO A DITCH OR CANAL WILL BE SUBJECT TO THE RIGHT OF WAY OF THE CANAL OR DITCH COMPANY/ASSOCIATION TO ENTER THE LAND ACROSS WHICH THE RIGHT OF WAY EXTENDS, FOR THE PURPOSE OF CLEANING, MAINTAINING AND REPAIRING THE DITCH, CANAL OR CONDUIT AS IS NECESSARY TO PROPERLY DO THE WORK OF CLEANING, MAINTAINING AND REPAIRING THE DITCH, CANAL OR CONDUIT WITH PERSONNEL AND WITH SUCH EQUIPMENT AS IS COMMONLY USED, OR IS REASONABLY ADAPTED, TO THAT WORK. THE RIGHT OF WAY ALSO INCLUDES THE RIGHT TO DEPOSIT ON THE BANKS OF THE CANALS MATERIALS NEEDED TO MAINTAIN AND CLEAN THE CANALS DURING THE CLEANING AND MAINTAINING PROCESS. ACCESS TO THE DITCH OR CANAL SHALL BE ALLOWED BY NO OWNER WITH OF LAND ALONG THE BANKS OF THE CANAL OR DITCH THAT IS ABSOLUTELY NECESSARY FOR SUCH DEPOSITS SHALL BE DISPOSED OF THE REMOVED DEBRIS OR GREEN MATERIAL. THE OCCURRENCE OF A VISIBLE DITCH, CANAL OR CONDUIT SHALL CONSTITUTE NOTICE TO THE OWNER, OR ANY SUBSEQUENT PURCHASER, OF THE UNDERLYING SERVANT ESTATE, THAT THE OWNER OF THE DITCH, CANAL OR CONDUIT HAS THE RIGHT OF WAY AND ADDITIONAL RIGHTS CONFERRED ON GRANTED BY THIS SECTION, PER IDAHO CODE CHAPTER 11, 42-1102.
3. THIS SUBDIVISION IS NOT IN THE FEMA DELINEATED 100-YEAR FLOOD PLAIN.

Schiess & Associates
ENGINEERING·PLANNING·LAND SURVEYING