LAKEWOOD SUBDIVISION

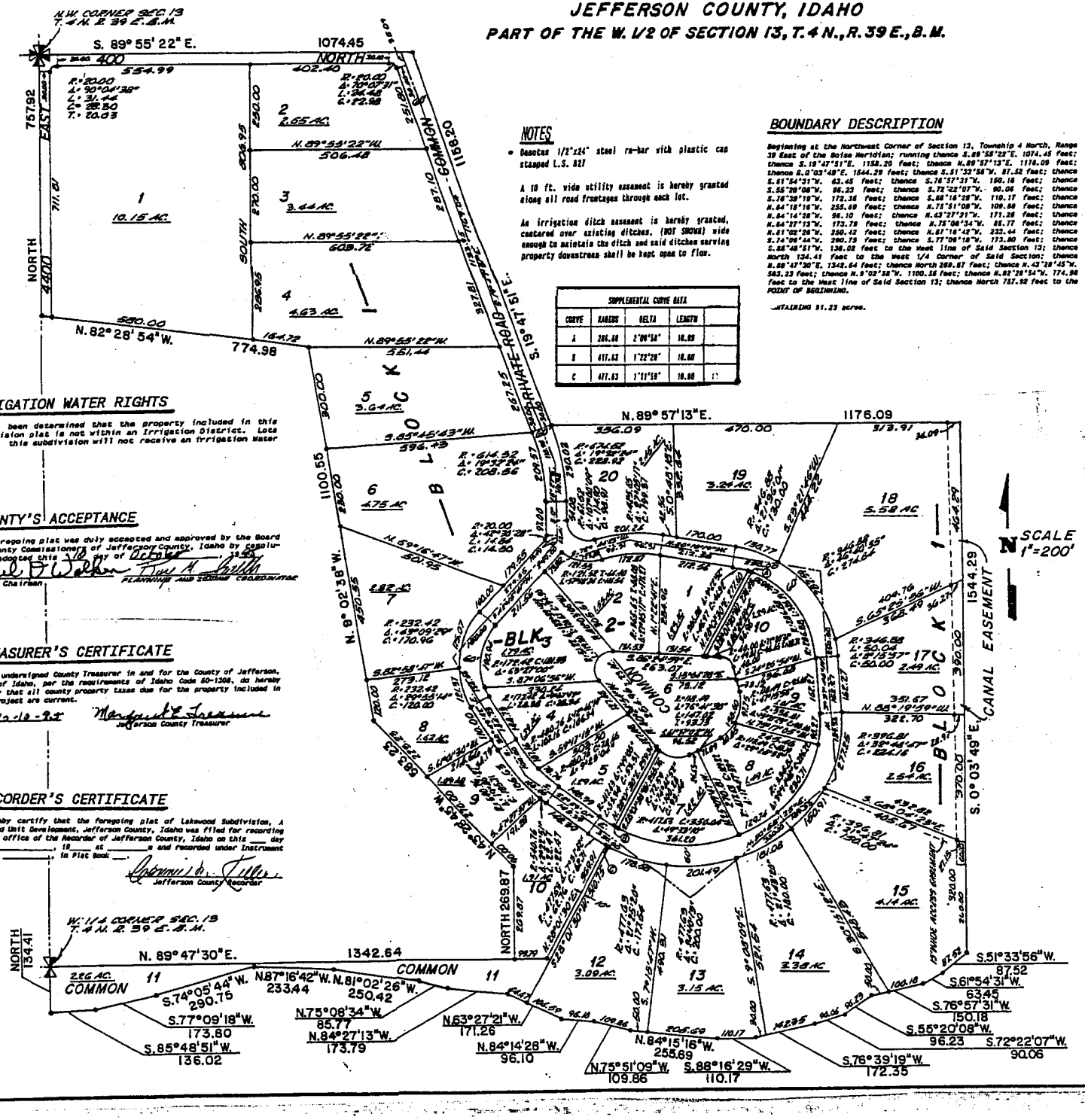
DIVISION NO. 1

A PLANNED UNIT DEVELOPMENT

JEFFERSON COUNTY, IDAHO

PART OF THE W. 1/2 OF SECTION 13, T. 4 N., R. 39 E., B.M.

Mountain River Engineering



NOTES

- Monuments 1/2"x24" steel re-bar with plastic cap stamped L.S. 827

A 10 ft. wide utility easement is hereby granted along all road frontages through each lot.

An irrigation ditch easement is hereby granted, centered over existing ditches, (NOT SHOWN) wide enough to maintain the ditch and said ditches serving property downstream shall be kept open to flow.

SUPPLEMENTAL CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	
A	286.00	2°06'50"	10.09	
B	411.63	1°22'28"	10.08	
C	477.63	1°11'19"	10.08	

BOUNDARY DESCRIPTION

Beginning at the Northwest Corner of Section 13, Township 4 North, Range 39 East of the Boise Meridian; running thence S.89°55'22"E. 1074.45 feet; thence S.19°47'51"E. 1158.20 feet; thence N.89°57'13"E. 1176.09 feet; thence S.0°03'49"E. 1544.29 feet; thence S.51°33'56"W. 87.52 feet; thence S.61°54'31"W. 63.45 feet; thence S.76°57'31"W. 150.18 feet; thence S.55°20'08"W. 96.23 feet; thence S.72°22'07"W. 90.06 feet; thence S.76°39'19"W. 172.36 feet; thence S.88°16'29"W. 110.17 feet; thence N.84°15'16"W. 255.69 feet; thence N.75°51'09"W. 109.86 feet; thence N.84°14'28"W. 96.10 feet; thence N.63°27'21"W. 171.26 feet; thence N.84°27'13"W. 173.79 feet; thence N.75°08'34"W. 85.77 feet; thence N.81°02'26"W. 250.42 feet; thence N.87°16'42"W. 233.44 feet; thence S.74°05'44"W. 290.75 feet; thence S.77°09'18"W. 173.80 feet; thence S.85°48'51"W. 136.02 feet to the West line of Said Section 13; thence North 134.41 feet to the West 1/4 Corner of Said Section; thence N.89°47'30"E. 1342.64 feet; thence North 269.87 feet; thence N.43°28'45"W. 583.23 feet; thence N.9°02'38"W. 1100.55 feet; thence N.82°28'54"W. 774.98 feet to the West line of Said Section 13; thence North 757.92 feet to the POINT OF BEGINNING.

CONTAINING 91.23 acres.

IRRIGATION WATER RIGHTS

It has been determined that the property included in this subdivision plat is not within an Irrigation District. Lots within this subdivision will not receive an irrigation Water right.

COUNTY'S ACCEPTANCE

The foregoing plat was duly accepted and approved by the Board of County Commissioners of Jefferson County, Idaho by resolution adopted this 16 day of October, 1995.

Board Chairman — Planning and Zoning Coordinator

TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Jefferson, State of Idaho, per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this project are current.

Date: 10-16-95

Jefferson County Treasurer

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat of Lakewood Subdivision, A Planned Unit Development, Jefferson County, Idaho was filed for recording in the office of the Recorder of Jefferson County, Idaho on this ___ day of _____, 19__ at _____ and recorded under Instrument Number _____, in Plat Book ___.

Jefferson County Recorder

CORPORATE DEDICATION

KNOWN ALL MEN BY THESE PRESENTS: that we the undersigned owners of a tract of land included within the attached Boundary Description have caused the same to be platted into lots, blocks, common areas, utility easements and private roadways to be hereafter known as the LAKEWOOD SUBDIVISION, a Planned Unit Development, Jefferson County, Idaho. The Owners hereby dedicate all common areas, utility easements and private roadways platted hereon to the individual shareholders in the P.U.D. for the purpose of individual access and utilities service for the exclusive benefit and enjoyment of said shareholders. All common areas are to be shared jointly as set out in the Articles, Covenants and Conditions of said P.U.D. as recorded with the Jefferson County Recorder.

IN WITNESS WHEREOF, we have hereunto set our hands this 21 day of August, A.D. 1995.

LEGACY DEVELOPMENT COMPANY

By: Kendall Shippen, President — Attest: Richard Clawson, Secretary

CORPORATE ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF Jefferson

BE IT REMEMBERED: that on this 21 day of August, 1995 before me the undersigned Notary Public in and for the County of Jefferson, State of Idaho Personally appeared Kendall Shippen, known or identified to me to be the President and Richard Clawson, known or identified to me to be the Secretary of the corporation that executed the attached Corporate Dedication and who executed it on behalf of said corporation and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF: I have set my hand and affixed my official seal the day and year in this certificate first above written.

My Commission Expires: 5-1-99

Notary Public: Residing in Jefferson County, Idaho

HEALTH DEPARTMENT CERTIFICATE

Under Idaho Code 50-1326 sanitary restrictions have been lifted from the following lots: Block 1; lots 1 to 9 and 16 to 20. Under Idaho Code 50-1326, sanitary restrictions will be lifted for the following lots: Block 1; lots 10, 12 to 15. Under Idaho Code 50-1326, sanitary restrictions will not be lifted and therefore sanitary permits will not be issued for the following lots: Block 1; lots 11 and Block 2; lots 1 to 10.

DISTRICT 7 STATE BOARD OF HEALTH

Date: 10-16-95

Representative

EXAMINING SURVEYOR'S CERTIFICATE

I hereby certify that I have examined this plat and find it to be correct and acceptable as required in Section 50-1303 of the Idaho Code.

Date: 10/06/95

Professional Land Surveyor — Cert. No. 826

SURVEYOR'S CERTIFICATE

I, Garth R. Cunningham, 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 was staked on the ground according to Law and the map shown hereon.

STATE OF IDAHO
CERTIFICATE NO. 827

Garth R. Cunningham, P.L.S.

827 — 10-17-95 — STATE OF IDAHO — GARTH R. CUNNINGHAM