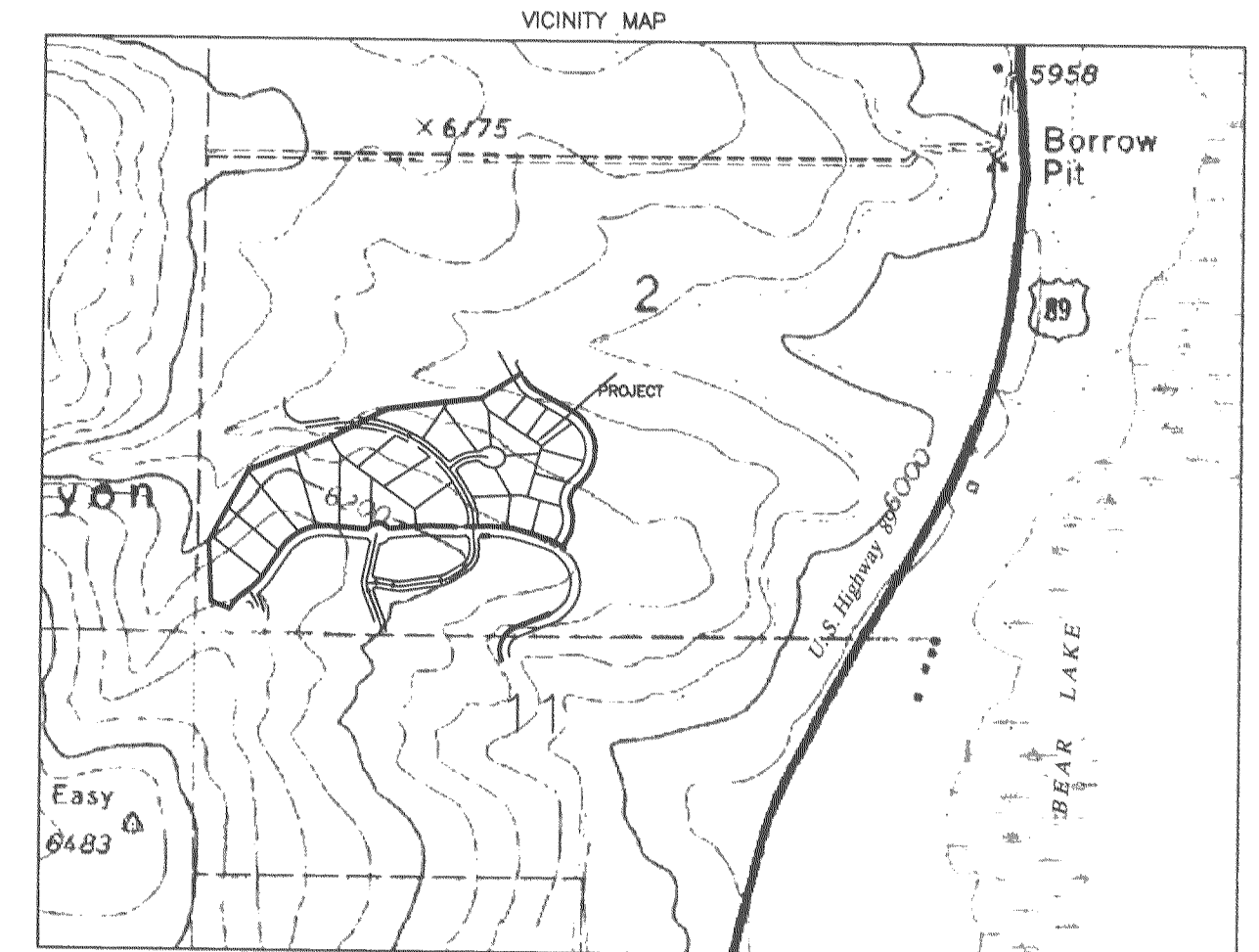
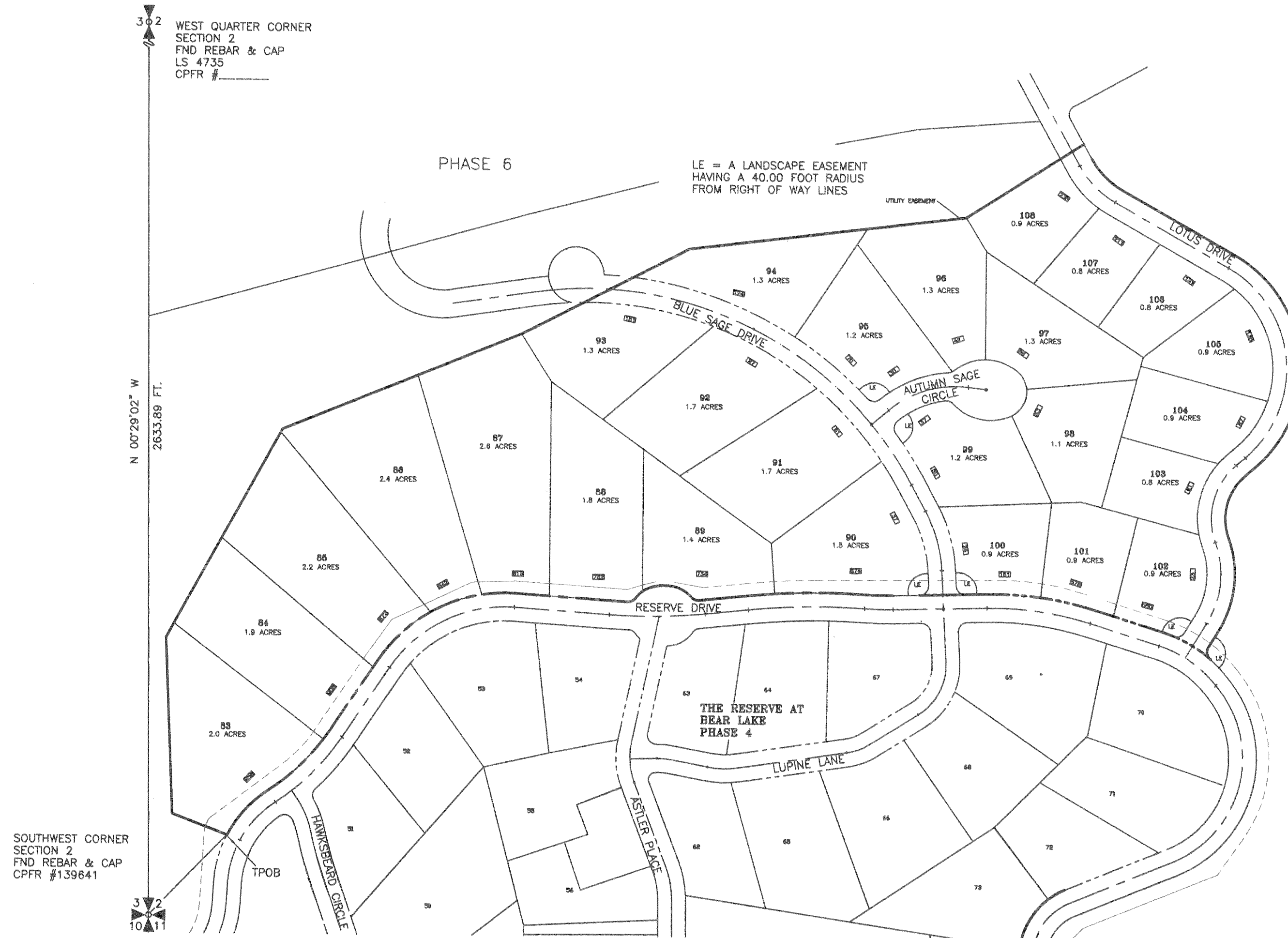


FINAL PLAT FOR THE RESERVE AT BEAR LAKE PHASE 5

SECTIONS 2 T.16S. R.43E. BOISE MERIDIAN
BEAR LAKE COUNTY, IDAHO
SHEET 1 OF 5



SCALE: 1 INCH = 200 FT.
BASIS OF BEARINGS
GPS NORTH



LAND SURVEYORS

CONSULTING CIVIL ENGINEERS

A. A. HUDSON
AND
ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

180 EAST 2ND SOUTH
SODA SPRINGS, IDAHO
83276 (208)547-4141

FINAL PLAT
FOR

THE RESERVE AT BEAR LAKE PHASE 5

SECTION 2, TOWNSHIP 16 SOUTH, RANGE 43 EAST, BOISE MERIDIAN
BEAR LAKE COUNTY, IDAHO

REVISIONS	SURVEYED BY: AAH
1	OFFICE WORK BY: AAH, MP
2	FIELD BOOK NO. ---
PROJECT NO. 04176	COMPLETION DATE APRIL, 2007

LEGEND

- X — EXISTING FENCE
- (R) — DEED (RECORD) LINE BY RECORD
- ⊕ SECTION CORNER FOUND
- ⊗ SECTION 1/4 CORNER
- SET BY THIS SURVEY 5/8" REBAR W/ AL. CAP
- FOUND BY THIS SURVEY 5/8" REBAR W/ CAP
- POINTS NOT SET

RECORDER'S CERTIFICATE

INSTRUMENT NO. 199112
DATE 8-13-2007 TIME 10:53 AM
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY Cindy J. Depa
FEE \$125.00

FINAL PLAT FOR THE RESERVE AT BEAR LAKE PHASE 5

SECTIONS 2 T.16S. R.43E. BOISE MERIDIAN
BEAR LAKE COUNTY, IDAHO
SHEET 2 OF 5

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENT, THAT WE THE UNDERSIGNED OWNER'S OF THE TRACT OF LAND DESCRIBED ABOVE AND SHOWN ON THIS PLAT HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AS INDICATED ON THIS PLAT, THE WHOLE TO BE HERINAFTER KNOWN AS THE RESERVE AT BEAR LAKE, PHASE 5, A SUBDIVISION LOCATED IN SECTIONS 2, TOWNSHIP 16 SOUTH, RANGE 43 EAST, BOISE MERIDIAN, DO HEREBY DEDICATE AND SET APART THE SAME AS A SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS
9th DAY OF August A.D. 2007.

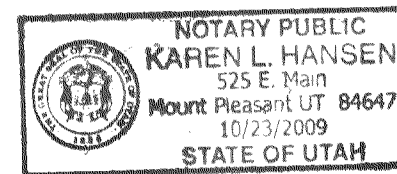
ACKNOWLEDGEMENT

STATE OF Utah)
COUNTY OF Rich) : SS

ON THIS 9th DAY OF August 2007 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THE ABOVE NAMED OWNERS OF THE ABOVE DESCRIBED SUBDIVISION KNOWN TO ME TO BE THE PARTIES WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

Karen L. Hansen
NOTARY PUBLIC FOR IDAHO Utah

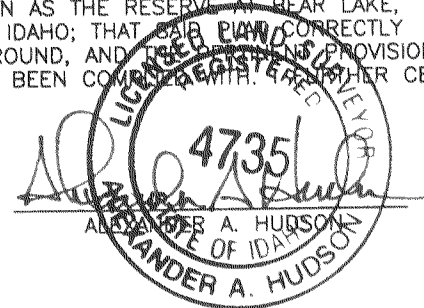


RESIDING AT: 525 East Main Mt Pleasant Utah
MY COMMISSION EXPIRES: 10-23-2009 84647

SURVEYOR'S CERTIFICATE

I, ALEXANDER A. HUDSON, A LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PROPERTY DESCRIBED IN THIS BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATE APPEARS WAS MADE UNDER MY DIRECTION, THAT SAID PLAT SHOWS THE WHOLE OF THE DESCRIBED LAND WHICH IS KNOWN AS THE RESERVE AT BEAR LAKE, PHASE 5, A SUBDIVISION IN BEAR LAKE COUNTY, IDAHO; THAT SAID PLAT CORRECTLY REPRESENTS THE LOTS AS SURVEYED ON THE GROUND, AND THAT THE PROVISIONS OF THE STATUTES OF THE STATE OF IDAHO HAVE BEEN COMPLIED WITH. I HEREBY CERTIFY THIS IS A TRUE COPY OF SAID PLAT.

4735
LICENSE NUMBER



THE EXTERIOR CORNERS AND REAR LOT CORNERS OF THIS SUBDIVISION ARE SET. THE FRONT LOT CORNERS WILL BE SET IN ACCORDANCE WITH SECTION 50-1303 IDAHO CODE ON OR BEFORE JUNE 1, 2008 WITH 5/8" REBAR & ALUMINUM CAPS.

Alexander A. Hudson
ALEXANDER A. HUDSON

THIS SUBDIVISION WILL BE PROVIDED CULINARY WATER FROM THE SAM'S HOLLOW WATER SYSTEM AS APPROVED BY IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY.

Doug Johnson
DOUG JOHNSON

NOTES:
EXISTING ZONING: EXISTING LAND USE
INTENDED USE: RESIDENTIAL SINGLE FAMILY
EXISTING LAND USE: AGRICULTURE
CONTAINING 26 LOTS AND 39.7 ACRES OF LAND
BENCH MARK: P-49 AT FISH HAVEN STORE
BENCH MARK ELEV: 5951.18

12' UTILITY EASEMENTS ALONG THE FRONT AND BACK LOT LINES.
6' UTILITY EASEMENT ALONG SIDELINES OR AS REQUIRED BY UTILITY COMPANIES.

FOR UTILITY LINE PLACEMENTS SEE CONSTRUCTION DRAWINGS FOR THE RESERVE AT BEAR LAKE

SEWER: CENTRAL SEWER
WATER: CENTRAL WATER

DEVELOPER / OWNER:

BEAR LAKE GROUP
CONTACT: DOUG JOHNSON
206 No. BEAR LAKE BLVD
GARDEN CITY, UT 84028
(435) 946-8888

NOTES:
BUILDING SETBACKS:
25 FEET ALONG THE ROADWAYS

PUBLIC UTILITY EASEMENTS:
25 FEET ALONG THE FRONT LOT LINES AND 6 FEET ALONG THE SIDE AND BACK LOT LINES, UNLESS OTHERWISE SHOWN.

☐ ADDRESSES

FISH HAVEN SEWER DISTRICT CERTIFICATION

THE FISH HAVEN SEWER DISTRICT IS IN RECEIPT OF SEWER HOOK UP FEES DUES THEM FOR THE 26 LOTS IN THIS PHASE.

08-09-07
DATE

Steve Hardy
STEVE HARDY
CHAIRMAN

UTILITY STATEMENT

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING ELECTRIC SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

DECLARATION OF COVENANT CONDITIONS AND RESTRICTIONS

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS GOVERNING THIS PROPERTY HAVE BEEN RECORDED IN BEAR LAKE COUNTY, IDAHO ON MARCH 8, 2007 AS INDEX NO. 197566 IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF BEAR LAKE COUNTY.

BEAR LAKE COUNTY COMMISSION APPROVAL AND ACCEPTANCE

APPROVED THIS 13 DAY OF August, A.D., 2007

Dan N. Rasmussen

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50 CHAPTER 13 HAVE BEEN SATISFIED AND ARE LIFTED FOR LOTS 83-90 AND LOTS 100-102. SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50 CHAPTER 13 ARE IN FORCE FOR LOTS 91-99 AND LOTS 103-108. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED. SANITARY RESTRICTIONS WILL BE LIFTED AS A WHOLE FOR LOTS 91-99 AND LOTS 103-108 WHEN THE PLANS AND SPECIFICATIONS FOR THE COMMUNITY WATER SYSTEM ARE APPROVED AND CONSTRUCTED.

8/7/07
DATE

John Rasmussen
DISTRICT HEALTH DEPARTMENT, EHS

REVIEWING LAND SURVEYOR

REVIEWED FOR COMPLIANCE WITH THE IDAHO CODE.

8/9/07
DATE

Mark Olson
PROFESSIONAL LAND SURVEYOR
LS NO. 7167

COUNTY TREASURER'S CERTIFICATION

CERTIFIED THIS _____ DAY OF _____, 2007.

BEAR LAKE COUNTY TREASURER

COUNTY ENGINEER

APPROVED AS TO CONTENT AND CONFORMANCE WITH THE ADOPTED SUBDIVISION ORDINANCE THIS 12 DAY OF August, A.D., 2007.

John Rasmussen

LEGEND

- x — EXISTING FENCE
- - - DEED (RECORD) LINE BY RECORD
- ⊕ SECTION CORNER FOUND
- ⊗ SECTION 1/4 CORNER
- SET BY THIS SURVEY 5/8" REBAR W/ AL. CAP
- FOUND BY THIS SURVEY 5/8" REBAR W/ CAP
- | POINTS NOT SET

LAND SURVEYORS

CONSULTING CIVIL ENGINEERS

A.A. HUDSON
AND
ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

180 EAST 2ND SOUTH
SODA SPRINGS, IDAHO
83276 (208)547-4141

FINAL PLAT FOR	
THE RESERVE AT BEAR LAKE PHASE 5	
SECTION 2, TOWNSHIP 16 SOUTH, RANGE 43 EAST, BOISE MERIDIAN BEAR LAKE COUNTY, IDAHO	
REVISIONS	SURVEYED BY: AAH
1	OFFICE WORK BY: AAH, MP
2	FIELD BOOK NO. ---
PROJECT NO. 04176	COMPLETION DATE APRIL, 2007

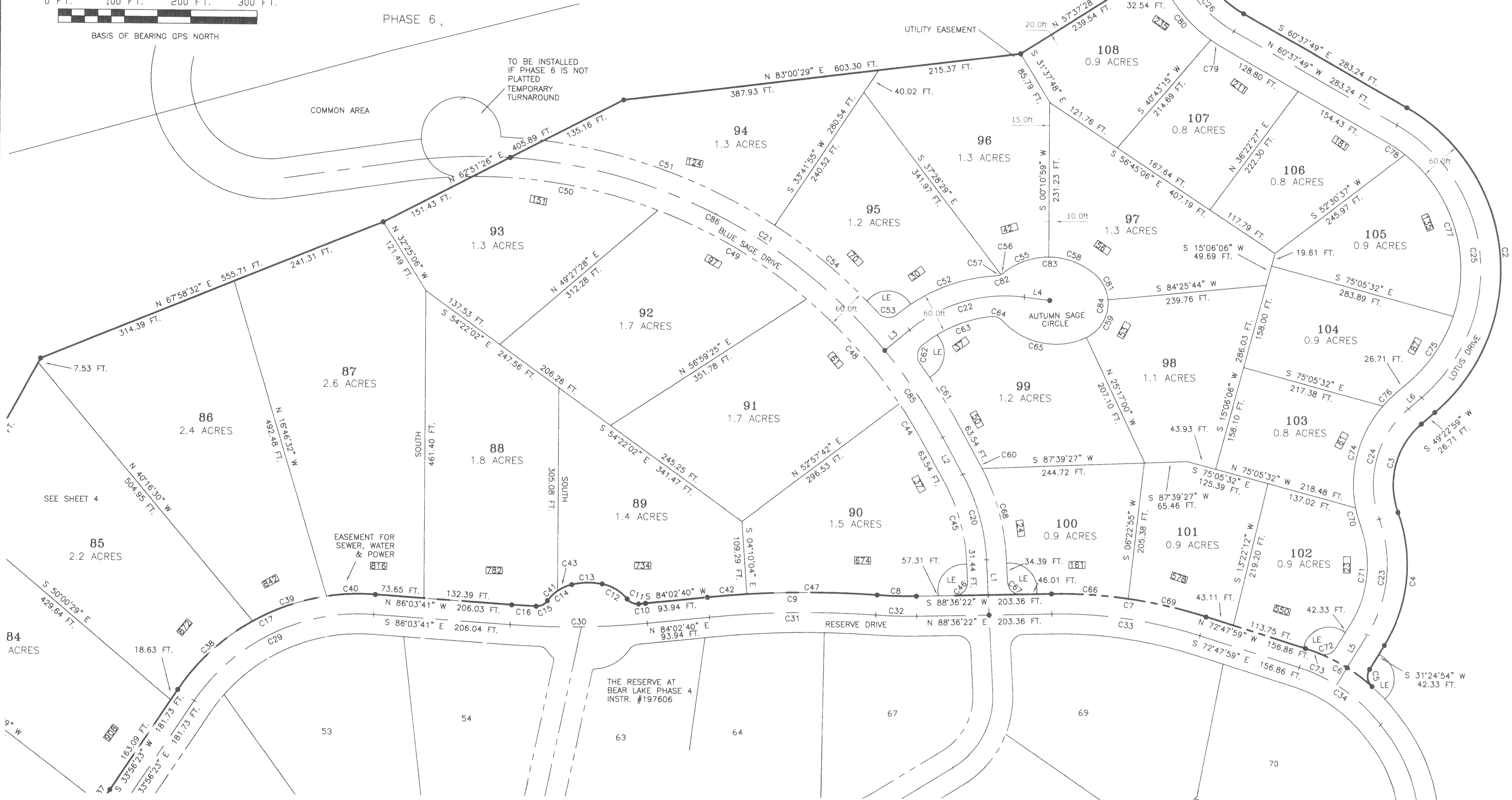
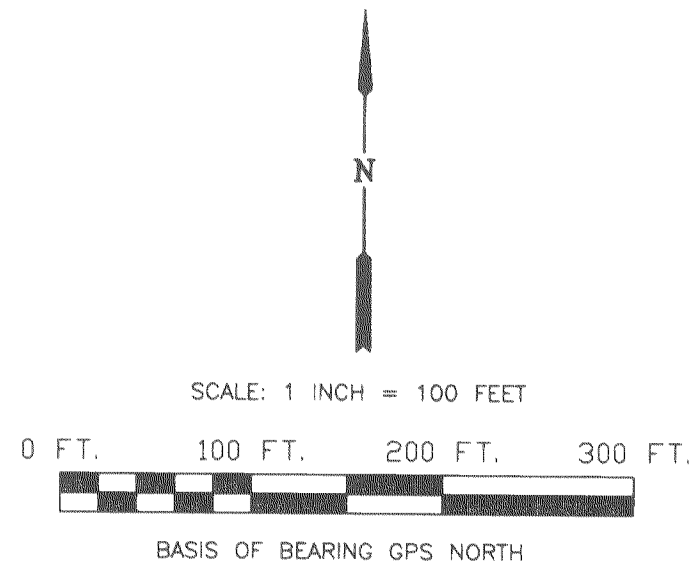
RECORDER'S CERTIFICATE

INSTRUMENT NO. 199112
DATE 8-13-2007 TIME 10:53 A.M.
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY Cindy Lyon Deputy
FEE \$125.

DRAWING: 04176 FINAL PLAT PHASE 5.dwg

FINAL PLAT FOR THE RESERVE AT BEAR LAKE PHASE 5

SECTIONS 2 T.16S. R.43E. BOISE MERIDIAN
BEAR LAKE COUNTY, IDAHO
SHEET 3 OF 5



LAND SURVEYORS CONSULTING CIVIL ENGINEERS

A.A. HUDSON
AND
ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
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180 EAST 2ND SOUTH
SODA SPRINGS, IDAHO
83276 (208)547-4141

THE RESERVE AT BEAR LAKE PHASE 5

SECTION 2, TOWNSHIP 16 SOUTH, RANGE 43 EAST, BOISE MERIDIAN
BEAR LAKE COUNTY, IDAHO

REVISIONS	SURVEYED BY: AAH
1	OFFICE WORK BY: AAH, MP
2	FIELD BOOK NO. ---
PROJECT NO. 04176	COMPLETION DATE APRIL, 2007

LEGEND

- X EXISTING FENCE
- DEED (RECORD) LINE BY RECORD
- ⊕ SECTION CORNER FOUND
- ⊗ SECTION 1/4 CORNER
- SET BY THIS SURVEY 5/8" REBAR W/ AL. CAP
- FOUND BY THIS SURVEY 5/8" REBAR W/ CAP
- ! POINTS NOT SET

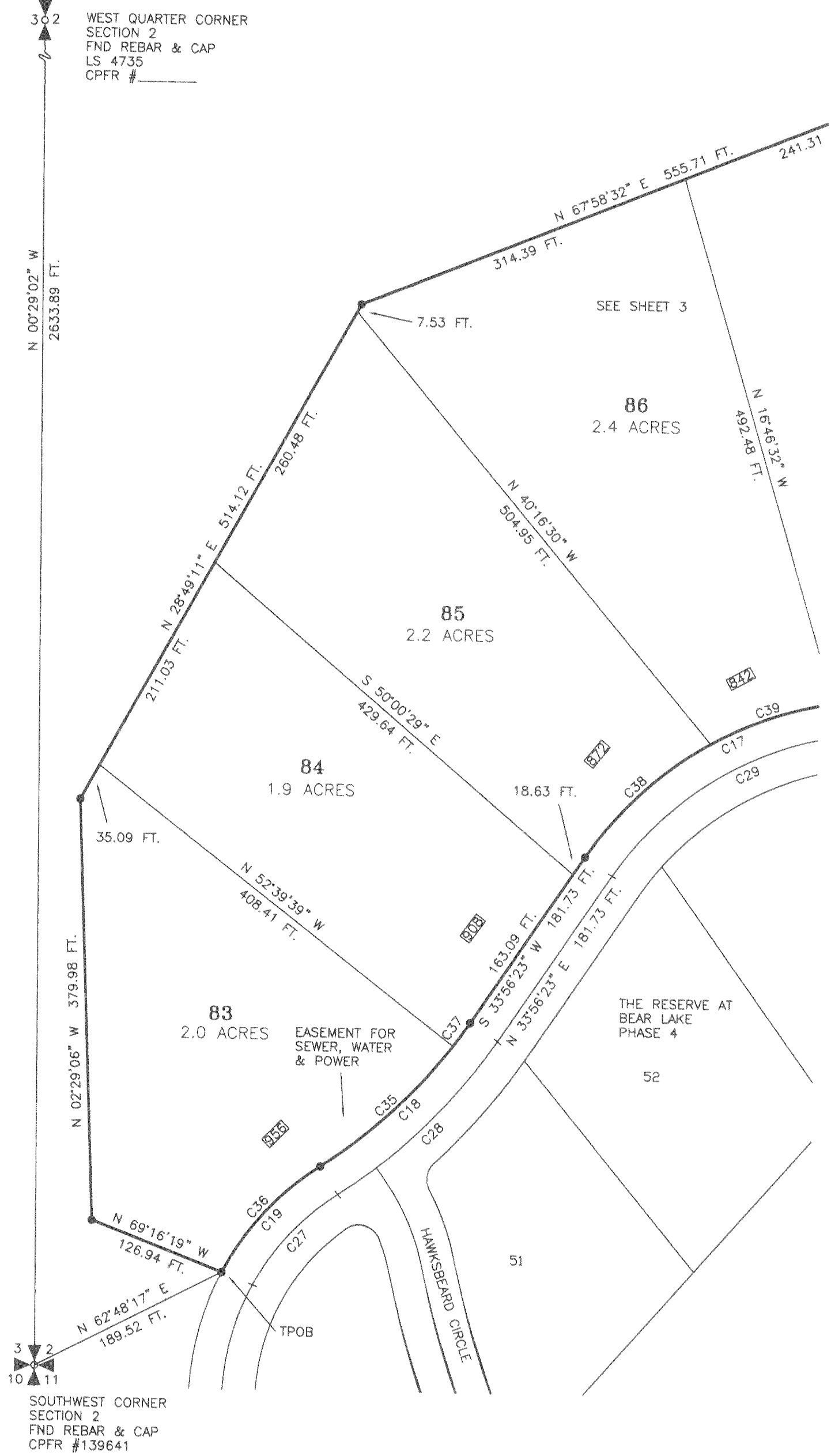
RECORDER'S CERTIFICATE

INSTRUMENT NO. 19112
DATE 8-13-2007 TIME 10:53 A.M.
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY Cindy J. Gentry
FEE \$125.00

DRAWING: 04176 FINAL PLAT PHASE 5.dwg

FINAL PLAT FOR
THE RESERVE AT BEAR LAKE
PHASE 5

SECTIONS 2 T.16S. R.43E. BOISE MERIDIAN
BEAR LAKE COUNTY, IDAHO
SHEET 4 OF 5



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	170.00 FT.	94.18 FT.	92.98 FT.	N 44°45'33" W	31°44'32"
C2	280.00 FT.	537.63 FT.	458.76 FT.	S 05°37'25" E	110°00'48"
C3	120.00 FT.	146.05 FT.	137.20 FT.	N 14°30'57" E	69°44'05"
C4	230.00 FT.	207.80 FT.	200.81 FT.	S 05°31'54" W	51°46'00"
C5	20.00 FT.	28.07 FT.	25.82 FT.	N 08°47'17" W	80°24'21"
C6	280.00 FT.	116.35 FT.	115.52 FT.	N 60°53'51" W	23°48'32"
C7	730.00 FT.	236.91 FT.	235.87 FT.	S 82°05'49" E	18°35'39"
C8	670.00 FT.	59.13 FT.	59.11 FT.	N 88°51'56" W	05°03'23"
C9	1530.00 FT.	256.83 FT.	256.53 FT.	N 88°51'12" E	09°37'05"
C10	1170.00 FT.	10.47 FT.	10.47 FT.	S 84°18'03" W	00°30'46"
C11	20.00 FT.	19.58 FT.	18.81 FT.	N 67°23'34" W	56°06'00"
C12	64.00 FT.	44.91 FT.	43.99 FT.	S 59°26'45" E	40°12'22"
C13	108.94 FT.	46.05 FT.	45.71 FT.	N 88°20'30" E	24°13'08"
C14	64.00 FT.	44.91 FT.	43.99 FT.	N 56°07'44" E	40°12'22"
C15	20.00 FT.	19.58 FT.	18.81 FT.	S 64°04'34" W	56°06'00"
C16	1170.00 FT.	37.02 FT.	37.01 FT.	N 86°58'03" W	01°48'46"
C17	330.00 FT.	345.56 FT.	329.99 FT.	N 63°56'21" E	59°59'56"
C18	470.00 FT.	188.98 FT.	187.71 FT.	S 45°27'32" W	23°02'17"
C19	255.00 FT.	132.35 FT.	130.87 FT.	N 42°06'37" E	29°44'14"
C20	300.00 FT.	134.13 FT.	133.02 FT.	S 15°53'38" E	25°37'04"
C21	800.00 FT.	809.45 FT.	775.36 FT.	S 57°41'22" E	57°58'22"
C22	225.00 FT.	184.91 FT.	179.75 FT.	N 73°38'04" E	47°05'10"
C23	200.00 FT.	180.70 FT.	174.62 FT.	S 05°31'54" W	51°46'00"
C24	150.00 FT.	182.57 FT.	171.50 FT.	N 14°30'57" E	69°44'05"
C25	250.00 FT.	480.02 FT.	409.61 FT.	S 05°37'25" E	110°00'48"
C26	200.00 FT.	110.80 FT.	109.39 FT.	N 44°45'33" W	31°44'32"
C27	225.00 FT.	113.35 FT.	112.16 FT.	N 42°32'48" E	28°51'51"
C28	500.00 FT.	201.05 FT.	199.69 FT.	S 45°27'32" W	23°02'17"
C29	300.00 FT.	314.15 FT.	300.00 FT.	N 63°56'21" E	59°59'56"
C30	1200.00 FT.	207.23 FT.	206.97 FT.	S 88°59'30" W	09°53'40"
C31	1500.00 FT.	251.80 FT.	251.50 FT.	N 88°51'12" E	09°37'05"
C32	700.00 FT.	61.77 FT.	61.75 FT.	N 88°51'57" W	05°03'23"
C33	700.00 FT.	227.17 FT.	226.18 FT.	S 82°05'49" E	18°35'39"
C34	250.00 FT.	151.94 FT.	149.61 FT.	S 55°23'20" E	34°49'18"
C35	470.00 FT.	162.96 FT.	162.15 FT.	S 47°02'38" W	19°51'57"
C36	255.00 FT.	132.35 FT.	130.87 FT.	N 42°06'37" E	29°44'14"
C37	470.00 FT.	26.02 FT.	26.02 FT.	S 35°31'43" W	03°10'20"
C38	330.00 FT.	154.30 FT.	152.90 FT.	N 47°20'08" E	26°47'24"
C39	330.00 FT.	117.83 FT.	117.20 FT.	N 70°57'34" E	20°27'29"
C40	330.00 FT.	73.44 FT.	73.29 FT.	N 87°33'49" E	12°45'03"
C41	64.00 FT.	21.44 FT.	21.34 FT.	N 45°37'21" E	19°11'36"
C42	1530.00 FT.	59.63 FT.	59.63 FT.	N 85°09'39" E	02°13'59"
C43	64.00 FT.	23.47 FT.	23.34 FT.	N 65°43'32" E	21°00'47"
C44	770.00 FT.	75.03 FT.	75.00 FT.	S 31°29'40" E	05°34'59"
C45	270.00 FT.	120.72 FT.	119.72 FT.	S 15°53'38" E	25°37'04"
C46	20.00 FT.	32.01 FT.	28.70 FT.	S 42°45'38" W	91°41'28"
C47	1530.00 FT.	197.20 FT.	197.07 FT.	N 89°58'12" E	07°23'06"
C48	770.00 FT.	210.89 FT.	210.23 FT.	S 42°07'55" E	15°41'32"
C49	770.00 FT.	262.15 FT.	260.89 FT.	S 59°43'54" E	19°30'25"
C50	770.00 FT.	285.32 FT.	283.69 FT.	S 80°06'02" E	21°13'51"
C51	830.00 FT.	374.35 FT.	371.18 FT.	S 70°23'59" E	25°50'29"
C52	255.00 FT.	162.26 FT.	159.54 FT.	S 68°17'14" W	36°27'29"
C53	20.00 FT.	30.25 FT.	27.45 FT.	N 86°36'41" W	86°39'40"
C54	830.00 FT.	205.68 FT.	205.15 FT.	S 50°22'47" E	14°11'53"
C55	108.94 FT.	74.26 FT.	72.83 FT.	S 70°28'22" W	39°03'15"
C56	20.00 FT.	4.22 FT.	4.21 FT.	S 56°59'06" W	12°04'42"
C57	20.00 FT.	8.20 FT.	8.14 FT.	S 74°46'13" W	23°29'32"
C58	108.94 FT.	74.92 FT.	73.45 FT.	N 70°17'59" W	39°24'02"
C59	57.00 FT.	69.72 FT.	65.45 FT.	N 29°28'10" E	70°04'54"
C60	330.00 FT.	5.91 FT.	5.91 FT.	S 28°11'25" E	01°01'31"
C61	830.00 FT.	113.47 FT.	113.39 FT.	S 32°37'10" E	07°50'00"
C62	20.00 FT.	30.22 FT.	27.43 FT.	N 06°45'05" E	86°34'31"
C63	195.00 FT.	114.67 FT.	113.03 FT.	N 66°53'10" E	33°41'38"
C64	20.00 FT.	18.66 FT.	17.99 FT.	S 69°31'54" E	53°28'14"
C65	108.94 FT.	137.81 FT.	128.81 FT.	S 79°02'15" E	72°28'53"
C66	730.00 FT.	116.40 FT.	116.28 FT.	S 86°49'33" E	09°08'10"
C67	20.00 FT.	30.83 FT.	27.86 FT.	N 47°14'22" W	88°18'32"
C68	330.00 FT.	141.64 FT.	140.55 FT.	S 15°22'54" E	24°35'31"
C69	730.00 FT.	120.51 FT.	120.37 FT.	S 77°31'44" E	09°27'30"
C70	180.00 FT.	28.29 FT.	28.26 FT.	N 15°50'57" W	09°00'17"
C71	170.00 FT.	153.59 FT.	148.42 FT.	S 05°31'54" W	51°46'00"
C72	20.00 FT.	28.07 FT.	25.82 FT.	S 71°37'05" W	80°24'21"
C73	280.00 FT.	22.58 FT.	22.57 FT.	S 70°30'04" E	04°37'14"
C74	180.00 FT.	163.68 FT.	158.10 FT.	N 14°42'13" E	52°06'03"
C75	220.00 FT.	120.41 FT.	118.91 FT.	S 33°42'15" W	31°21'28"
C76	180.00 FT.	27.11 FT.	27.08 FT.	N 45°04'07" E	08°37'45"
C77	220.00 FT.	269.26 FT.	252.76 FT.	S 17°02'12" E	70°07'26"
C78	220.00 FT.	32.76 FT.	32.73 FT.	S 56°21'52" E	08°31'54"
C79	230.00 FT.	23.35 FT.	23.34 FT.	N 57°43'19" W	05°48'59"
C80	230.00 FT.	104.07 FT.	103.19 FT.	N 41°51'03" W	25°55'34"
C81	57.00 FT.	44.80 FT.	43.65 FT.	S 28°05'07" E	45°01'42"
C82	20.00 FT.	12.42 FT.	12.22 FT.	S 68°43'52" W	35°34'14"
C83	108.94 FT.	149.17 FT.	137.79 FT.	S 89°49'37" E	78°27'17"
C84	57.00 FT.	114.52 FT.	96.21 FT.	S 06°57'20" W	115°06'35"
C85	800.00 FT.	156.46'	156.21'	S 34°18'21" E	11°12'20"
C86	800.00 FT.	652.99'	635.02'	S 63°17'32" E	46°46'02"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°05'06" W	52.93 FT.
L2	N 28°42'10" W	63.54 FT.
L3	N 50°05'29" E	48.69 FT.
L4	S 82°49'21" E	38.50 FT.
L5	N 31°24'54" E	58.14 FT.
L6	N 49°22'59" E	26.71 FT.
L7	N 28°53'17" W	34.37 FT.

LAND SURVEYORS

CONSULTING CIVIL ENGINEERS

A.A. HUDSON
AND
ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

180 EAST 2ND SOUTH
SODA SPRINGS, IDAHO
83276 (208)547-4141

FINAL PLAT
FOR

THE RESERVE AT BEAR LAKE PHASE 5

SECTION 2, TOWNSHIP 16 SOUTH, RANGE 43 EAST, BOISE MERIDIAN
BEAR LAKE COUNTY, IDAHO

REVISIONS	SURVEYED BY: AAH
1	OFFICE WORK BY: AAH, MP
2	FIELD BOOK NO. ---
PROJECT NO. 04176	COMPLETION DATE APRIL, 2007

LEGEND

- EXISTING FENCE
- DEED (RECORD) LINE BY RECORD
- SECTION CORNER FOUND
- SECTION 1/4 CORNER
- SET BY THIS SURVEY 5/8" REBAR W/ AL. CAP
- FOUND BY THIS SURVEY 5/8" REBAR W/ CAP
- POINTS NOT SET

RECORDER'S CERTIFICATE

INSTRUMENT NO. 199112
DATE 8-13-2007 TIME 10:53 AM
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY Cindy Lyon Deputy
FEE \$125.00

FINAL PLAT FOR
THE RESERVE AT BEAR LAKE
PHASE 5

SECTIONS 2 T.16S. R.43E. BOISE MERIDIAN
BEAR LAKE COUNTY, IDAHO
SHEET 5 OF 5

LEGAL DESCRIPTION
FOR
THE RESERVE AT BEAR LAKE PHASE 5
A PARCEL OF LAND LOCATED IN SECTION 2, TOWNSHIP 16 SOUTH, RANGE 43 EAST, BOISE MERIDIAN, BEAR LAKE COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 2, FROM WHICH THE WEST QUARTER CORNER OF SECTION 2 BEARS NORTH 00° 29' 02" WEST 2633.89 FEET;
THENCE NORTH 62° 48' 17" EAST 189.52 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 4735" SET ON THE NORTHWESTERLY RIGHT OF WAY LINE OF RESERVE DRIVE, THE TRUE POINT OF BEGINNING;
THENCE NORTH 69° 16' 19" WEST 126.94 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 02° 29' 06" WEST 379.98 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 28° 49' 11" EAST 514.12 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 67° 58' 32" EAST 555.71 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 62° 51' 26" EAST 405.89 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 83° 00' 29" EAST 603.30 FEET TO A 5/8" REBAR WITH CAP;
THENCE NORTH 57° 37' 28" EAST 299.65 FEET TO A 5/8" REBAR WITH CAP SET ON THE EASTERLY RIGHT OF WAY LINE OF LOTUS DRIVE;
THENCE SOUTH 28° 53' 17" EAST 36.20 FEET ALONG SAID RIGHT OF WAY LINE TO THE BEGINNING OF A 170.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 44' 32" A DISTANCE OF 94.18 FEET (CHORD = SOUTH 44° 45' 33" EAST 92.98 FEET);
THENCE SOUTH 60° 37' 49" EAST 283.24 FEET ALONG SAID RIGHT OF WAY LINE TO THE BEGINNING OF A 280.00 RADIUS CURVE CONCAVE TO THE SOUTHWEST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 110° 00' 48" A DISTANCE OF 537.63 FEET (CHORD = SOUTH 05° 37' 25" EAST 458.76 FEET);
THENCE SOUTH 49° 22' 59" WEST 26.71 FEET ALONG SAID RIGHT OF WAY LINE TO THE BEGINNING OF A 120.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69° 44' 05" A DISTANCE OF 146.05 FEET (CHORD = SOUTH 14° 30' 57" WEST 137.20 FEET), TO A POINT OF REVERSE CURVATURE OF A 230.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WHOSE CENTER BEARS SOUTH 69° 38' 55" WEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51° 46' 00" A DISTANCE OF 207.80 FEET (CHORD = SOUTH 05° 31' 54" WEST 200.81 FEET);
THENCE SOUTH 31° 24' 54" WEST 42.33 FEET ALONG SAID RIGHT OF WAY LINE TO THE BEGINNING OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80° 24' 21" A DISTANCE OF 28.07 FEET (CHORD = SOUTH 08° 47' 17" EAST 25.82 FEET) TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID RESERVE DRIVE, SAID POINT BEING ON A 280.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST WHOSE CENTER BEARS SOUTH 41° 00' 33" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 48' 32" A DISTANCE OF 116.35 FEET (CHORD = NORTH 60° 53' 51" WEST 115.52 FEET);
THENCE NORTH 72° 47' 59" WEST 156.86 FEET ALONG SAID RESERVE DRIVE RIGHT OF WAY LINE TO THE BEGINNING OF A 730.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 35' 39" A DISTANCE OF 236.91 FEET (CHORD = NORTH 82° 05' 48" WEST 235.87 FEET);
THENCE SOUTH 88° 36' 22" WEST 203.36 FEET ALONG SAID RIGHT OF WAY LINE TO THE BEGINNING OF A 670.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 03' 23" A DISTANCE OF 59.13 FEET (CHORD = NORTH 88° 51' 12" WEST 59.11 FEET) TO THE POINT OF REVERSE CURVATURE OF A 1530.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, WHOSE CENTER BEARS SOUTH 09° 39' 44" WEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 37' 05" A DISTANCE OF 256.83 FEET (CHORD = SOUTH 88° 51' 56" WEST 256.53 FEET);
THENCE SOUTH 84° 02' 40" WEST 93.94 FEET ALONG SAID RIGHT OF WAY LINE TO THE BEGINNING OF A 1170.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 30' 46" A DISTANCE OF 10.47 FEET (CHORD = SOUTH 84° 18' 03" WEST 10.47 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 05° 26' 35" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 06' 00" A DISTANCE OF 19.58 FEET (CHORD = NORTH 67° 23' 34" WEST 18.81 FEET) TO THE POINT OF REVERSE CURVATURE OF A 64.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST, WHOSE CENTER BEARS SOUTH 50° 39' 26" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 12' 22" A DISTANCE OF 44.91 FEET (CHORD = NORTH 59° 26' 45" WEST 43.99 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 108.94 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WHOSE CENTER BEARS SOUTH 10° 27' 04" WEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 13' 08" A DISTANCE OF 46.05 FEET (CHORD = SOUTH 88° 20' 30" WEST 45.71 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 64.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WHOSE CENTER BEARS SOUTH 13° 46' 04" EAST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 12' 22" A DISTANCE OF 44.91 FEET (CHORD = SOUTH 56° 07' 44" WEST 43.99 FEET) TO THE POINT OF REVERSE CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WHOSE CENTER BEARS NORTH 53° 58' 27" WEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56° 06' 00" A DISTANCE OF 19.58 FEET (CHORD = SOUTH 64° 04' 34" WEST 18.81 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 1170.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 02° 07' 34" EAST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 48' 46" A DISTANCE OF 37.02 FEET (CHORD = NORTH 86° 58' 03" WEST 37.01 FEET);
THENCE NORTH 86° 03' 41" WEST 206.03 FEET ALONG SAID RIGHT OF WAY LINE TO THE BEGINNING OF A 330.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59° 59' 56" A DISTANCE OF 345.57 FEET (CHORD = SOUTH 63° 56' 23" WEST 329.99 FEET);
THENCE SOUTH 33° 56' 23" WEST 181.73 FEET ALONG SAID RIGHT OF WAY LINE TO THE BEGINNING OF A 470.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 02' 17" A DISTANCE OF 188.98 FEET (CHORD = SOUTH 45° 27' 30" WEST 187.71 FEET) TO THE POINT OF REVERSE CURVATURE OF A 255.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, WHOSE CENTER BEARS SOUTH 33° 01' 17" EAST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 44' 14' A DISTANCE OF 132.35 FEET (CHORD = SOUTH 42° 06' 37" WEST 130.87 FEET) TO THE TRUE POINT OF BEGINNING.
CONTAINING 39.7 ACRES OF LAND.

TOGETHER WITH:

AN ACCESS EASEMENT ALONG RESERVE DRIVE BEING 60.00 FEET WIDE, 30.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE LOCATED IN SECTIONS 2, 10 AND 11, TOWNSHIP 16 SOUTH, RANGE 43 EAST, BOISE MERIDIAN, BEAR LAKE COUNTY, IDAHO AND FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 11 FROM WHICH THE WEST QUARTER CORNER OF SECTION 11 BEARS SOUTH 00° 21' 32" EAST 2648.13 FEET;
THENCE SOUTH 00° 21' 32" EAST 1309.75 FEET ALONG THE WEST LINE OF SAID SECTION 11;
THENCE NORTH 62° 22' 24" WEST 101.35 FEET TO A 5/8" REBAR WITH CAP LABELED, "A.A. HUDSON, PLS 4735" SET ON THE EASTERLY RIGHT OF WAY LINE OF SAID RESERVE DRIVE;
THENCE NORTH 62° 21' 24" WEST 30.00 FEET TO SAID CENTERLINE OF RESERVE DRIVE, THE TRUE POINT OF BEGINNING;
THENCE FOLLOWING SAID CENTERLINE THE NEXT 38 COURSES:
SAID POINT OF BEGINNING BEING ON A 610.87 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WHOSE CENTER BEARS NORTH 63° 36' 10" WEST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 34' 03" A DISTANCE OF 283.26 FEET (CHORD = NORTH 13° 06' 48" EAST 280.73 FEET);
THENCE NORTH 00° 10' 14" WEST 54.06 FEET TO THE BEGINNING OF A 300.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 03' 03" A DISTANCE OF 68.33 FEET (CHORD = NORTH 06° 41' 45" WEST 68.19 FEET);
THENCE NORTH 13° 13' 17" WEST 119.45 FEET TO THE BEGINNING OF A 800.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 59' 05" A DISTANCE OF 83.56 FEET (CHORD = NORTH 16° 12' 49" WEST 83.52 FEET);
THENCE NORTH 19° 12' 22" WEST 170.47 FEET TO THE BEGINNING OF A 170.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85° 10' 47" A DISTANCE OF 252.73 FEET (CHORD = NORTH 23° 23' 02" EAST 230.09 FEET);
THENCE NORTH 65° 58' 25" EAST 129.02 FEET TO THE BEGINNING OF A 200.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 37' 20" A DISTANCE OF 218.59 FEET (CHORD = NORTH 34° 39' 45" EAST 207.87 FEET);
THENCE NORTH 03° 21' 05" EAST 44.58 FEET TOT HE BEGINNING OF A 225.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53° 37' 35" A DISTANCE OF 210.59 FEET (CHORD = NORTH 30° 09' 53" EAST 202.99 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 500.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, WHOSE CENTER BEARS NORTH 33° 01' 20" WEST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 02' 17" A DISTANCE OF 201.05 (CHORD = NORTH 45° 27' 32" EAST 199.69 FEET);
THENCE NORTH 33° 56' 23" EAST 181.73 FEET TO THE BEGINNING OF A 300.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59° 59' 56" A DISTANCE OF 314.15 FEET (CHORD = NORTH 63° 56' 21" EAST 300.00 FEET);
THENCE SOUTH 86° 03' 41" EAST 206.04 FEET TO THE BEGINNING OF A 1200.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 53' 40" A DISTANCE OF 207.23 FEET (CHORD = NORTH 88° 59' 30" EAST 206.97 FEET);
THENCE NORTH 84° 02' 40" EAST 93.94 FEET TO THE BEGINNING OF A 1500.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 37' 05" A DISTANCE OF 251.80 FEET (CHORD = NORTH 88° 51' 12" EAST 251.50 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 700.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, WHOSE CENTER BEARS NORTH 03° 39' 45" EAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 03' 23" A DISTANCE OF 61.77 FEET (CHORD = SOUTH 88° 51' 57" EAST 61.75 FEET);
THENCE NORTH 88° 36' 22" EAST 203.36 FEET TO THE BEGINNING OF A 700.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 35' 39" A DISTANCE OF 227.17 FEET (CHORD = SOUTH 82° 05' 49" EAST 226.18 FEET);
THENCE SOUTH 72° 47' 59" EAST 156.86 FEET TO THE BEGINNING OF A 250.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34° 49' 18" A DISTANCE OF 151.94 FEET (CHORD = SOUTH 55° 23' 20" EAST 149.61 FEET);
THENCE SOUTH 37° 58' 41" EAST 13.27 FEET TO THE BEGINNING OF A 240.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 106° 00' 55" A DISTANCE OF 444.08 FEET (CHORD = SOUTH 15° 01' 46" WEST 383.38 FEET);
THENCE SOUTH 68° 02' 13" WEST 238.57 FEET TO THE BEGINNING OF A 125.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 92° 53' 52" A DISTANCE OF 202.67 FEET (CHORD = SOUTH 21° 35' 17" WEST 181.19 FEET);
THENCE SOUTH 24° 51' 39" EAST 269.77 FEET TO THE BEGINNING OF A 300.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 34' 12" A DISTANCE OF 112.94 FEET (CHORD = SOUTH 35° 38' 45" EAST 112.27 FEET);
THENCE SOUTH 46° 25' 51" EAST 18.29 FEET TO THE BEGINNING OF A 600.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 24' 20" A DISTANCE OF 255.58 FEET (CHORD = SOUTH 34° 13' 41" EAST 253.65 FEET);
THENCE SOUTH 22° 01' 31" EAST 137.62 FEET TO THE BEGINNING OF A 175.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 04' 56" A DISTANCE OF 58.28 FEET (CHORD = SOUTH 31° 33' 59" EAST 58.01 FEET);
THENCE SOUTH 41° 06' 27" EAST 26.44 FEET TO THE BEGINNING OF A 110.72 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST;
THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTAL ANGLE OF 78° 01' 59" A DISTANCE OF 150.79 FEET (CHORD = SOUTH 80° 07' 26" EAST 139.41 FEET);
THENCE NORTH 60° 51' 35" EAST 86.45 FEET TO THE BEGINNING OF A 200.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 26' 39" A DISTANCE OF 169.10 FEET (CHORD = NORTH 85° 04' 54" EAST 164.11 FEET);
THENCE SOUTH 70° 41' 46" EAST 423.13 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89.
SIDELINES OF THE ABOVE DESCRIBED EASEMENT ARE TO LENGTHEN OR SHORTEN AS REQUIRED TO TERMINATE ON SAID WESTERLY RIGHT OF WAY LINE OF HIGHWAY 89.

LEGEND

	EXISTING FENCE
	DEED (RECORD) LINE
	BY RECORD
	SECTION CORNER FOUND
	SECTION 1/4 CORNER
	SET BY THIS SURVEY
	5/8" REBAR W/ AL. CAP
	FOUND BY THIS SURVEY
	5/8" REBAR W/ CAP
	POINTS NOT SET

LAND SURVEYORS

CONSULTING CIVIL ENGINEERS

A.A. HUDSON
AND
ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

180 EAST 2ND SOUTH
SODA SPRINGS, IDAHO
83276 (208)547-4141

FINAL PLAT
FOR

THE RESERVE AT BEAR LAKE PHASE 5

SECTION 2, TOWNSHIP 16 SOUTH, RANGE 43 EAST, BOISE MERIDIAN
BEAR LAKE COUNTY, IDAHO

REVISIONS	SURVEYED BY: AAH
1	OFFICE WORK BY: AAH, MP
2	FIELD BOOK NO. ---
PROJECT NO. 04176	COMPLETION DATE APRIL, 2007

RECORDER'S CERTIFICATE

INSTRUMENT NO. 199112
DATE 8-13-2007 TIME 10:53 A.M.
RECORD OF SURVEY NO. _____
REQUESTED BY _____
RECORDED BY Cindy Lynn Depaty
FEE \$125.00