

FISHER POINTE AT SAWTELL MEADOWS

BEING AN AMENDMENT OF

SAWTELL MEADOWS SUBDIVISION

(RECORDED UNDER INSTRUMENT 434695)

A PORTION OF THE
S1/2 SW1/4, S1/2 SE1/4, SEC. 20 & SW1/4 SW1/4, SEC. 21
TOWNSHIP 15 NORTH, RANGE 43 EAST, BOISE MERIDIAN, FREMONT
COUNTY, STATE OF IDAHO.

RECORDER'S CERTIFICATE NO.

STATE OF IDAHO, COUNTY OF FREMONT

I DO HEREBY CERTIFY THAT THIS PLAT WAS FILED 2-10 2004
AT 10:20 AM AS INSTRUMENT NO. 486600
AND I FURTHER CERTIFY THAT THE TRACING OF THIS PLAT BEARING
MY SIGNATURE IS AN EXACT COPY OF THE ORIGINAL MAP.

Wanda Marie Bynum
COUNTY RECORDER

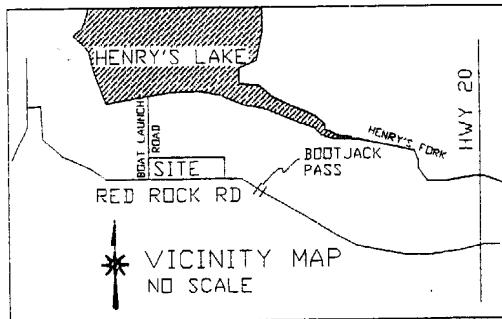
DEED OF DEDICATION

BE IT KNOWN THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE LEGAL OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, EASEMENTS AND STREETS TO BE KNOWN AS FISHER POINTE AT SAWTELL MEADOWS BEING AN AMENDMENT OF SAWTELL MEADOWS SUBDIVISION (RECORDED UNDER INSTRUMENT # 434695), FREMONT COUNTY, IDAHO, AND WE DO HEREBY RETAIN THE STREETS SHOWN HEREON AS "PRIVATE STREETS" FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT. WE ALSO CERTIFY THAT THE LOTS SHOWN ON THIS PLAT WILL BE SERVED BY INDIVIDUAL WELLS AND INDIVIDUAL SEPTIC SYSTEMS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY SIGNATURE THIS 3rd DAY OF February A.D. 2004.

WILDERNESS GROUP, LLC.

Michael R. Vickers
MICHAEL R. VICKERS, MANAGING MEMBER



SURVEYOR'S NOTES

1) BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 20, T15N, R43E, B.M. FREMONT COUNTY, BEING S89°28'37"W.

2) A PORTION OF THE INTERIOR MONUMENTS OF FISHER POINTE AT SAWTELL MEADOWS BEING AN AMENDMENT OF SAWTELL MEADOWS SUBDIVISION (RECORDED UNDER INSTRUMENT # 434695) HAVE NOT BEEN SET AT THE TIME OF RECORDING OF SAID SUBDIVISION. PER STATE OF IDAHO, CODE SECTION 50-1332, THE MONUMENTS WILL BE SET ON OR BEFORE JULY 31, 2004.

3) PRIVATE STREETS ARE ALSO TO BE CONSIDERED AS UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.

4) THE PRIVATE STREETS WILL BE CONSTRUCTED TO FREMONT COUNTY STANDARDS FOR LOCAL ROADS. HOWEVER, MAINTENANCE IS TO BE PROVIDED BY A HOMEOWNERS ASSOCIATION AS PROVIDED FOR IN THE COVENANTS.

5) RESTRICTIVE COVENANTS AND DECLARATIONS DO APPLY TO THIS SUBDIVISION AND WILL BE FILED UNDER A SEPARATE INSTRUMENT.

IRRIGATION STATEMENT

WATER RIGHTS AND ASSESSMENT OBLIGATIONS ARE NOT APPURTENANT TO THE LANDS INCLUDED WITHIN THIS PLAT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE A WATER RIGHT.

HEALTH DEPARTMENT CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE 50, CHAPTER 13, ARE IN FORCE. 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.

Diana McLaughlin 2/3/04
DISTRICT HEALTH DEPARTMENT, EHS
SENIOR ENVIRONMENTAL HEALTH SPECIALIST

SURVEYOR'S APPROVAL

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND ACCEPTABLE AS REQUIRED BY SECTION 50-1305 OF THE IDAHO CODE.

Dominic J. Law 760
REGISTERED LAND SURVEYOR
DATE: 2-3-04 CERTIFICATE NO.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE S1/2 SW1/4, S1/2 SE1/4, SECTION 20, AND A PORTION OF THE SW1/4 SW1/4, SECTION 21, TOWNSHIP 15 NORTH, RANGE 43 EAST OF THE BOISE MERIDIAN, SITUATED IN FREMONT COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20, BEING A FOUND ONE-INCH DIAMETER STEEL ROD, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 20, BEING A TWO-INCH DIAMETER STEEL PIPE WITH USFS BRASS CAP, BEARS N89°28'37"E 5267.68 FEET DISTANT; THENCE ALONG THE WEST LINE OF SAID SECTION 20, N00°05'11"W A DISTANCE OF 1318.88 FEET TO THE NORTHWEST CORNER OF SAID S1/2 SW1/4, SECTION 20; THENCE N89°26'15"E A DISTANCE OF 60.00 FEET TO POINT OF BEGINNING; THENCE CONTINUING N89°26'15"E A DISTANCE OF 5218.33 FEET TO THE NORTHEAST CORNER OF SAID S1/2 SE1/4, SECTION 20; THENCE ALONG THE NORTH LINE OF SAID SW1/4 SW1/4, SECTION 21 N89°24'18"E A DISTANCE OF 386.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE COURSES:

- 1) 15516 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°48'59" A RADIUS OF 6000.00 FEET, AND A CHORD WHICH BEARS S44°26'01"W 154.72 FEET DISTANT;
- 2) S51°50'30"W A DISTANCE OF 726.56 FEET;
- 3) S57.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46°43'30" AND A RADIUS OF 438.34 FEET;
- 4) S05°07'00"W A DISTANCE OF 197.24 FEET;
- 5) S01°42'00"W A DISTANCE OF 209.63 FEET TO A POINT ON THE

NORTHERLY RIGHT-OF-WAY OF RED ROCK ROAD, A PUBLIC ROAD; THENCE S88°52'10"W ALONG THE SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 4364.56 FEET TO A POINT ON THE EASTERLY LINE OF A FIVE ACRE PARCEL OF LAND, BEING A PRIVATE CAMPGROUND THENCE N00°05'11"W ALONG SAID EASTERLY LINE A DISTANCE OF 530.78 FEET TO THE NORTHEAST CORNER OF SAID FIVE ACRE PARCEL; THENCE S89°28'37"W ALONG THE NORTH LINE OF SAID FIVE ACRE PARCEL A DISTANCE OF 370.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BOAT LAUNCH ROAD, A PUBLIC ROAD; THENCE N00°05'11"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 774.42 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 142.75 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, RAYMOND G. FINCH, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNERS, I HAVE SURVEYED THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS AND STREETS TO BE KNOWN AS FISHER POINTE AT SAWTELL MEADOWS BEING AN AMENDMENT OF SAWTELL MEADOWS SUBDIVISION, (RECORDED UNDER INSTRUMENT # 434695) FREMONT COUNTY, IDAHO AND I FURTHER CERTIFY THAT THE TRACING OF THIS PLAT BEARING MY SIGNATURE IS AN EXACT COPY OF THE ORIGINAL MAP.

Raymond G. Finch
RAYMOND G. FINCH P.L.S. 9029



COUNTY APPROVAL AND ACCEPTANCE

PRESENTED TO THE FREMONT COUNTY BOARD OF COMMISSIONERS THIS 9th DAY OF February 2004, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Bill Zolman
CHAIRMAN

Karen Davis
FREEMONT COUNTY PLANNING DEPARTMENT

TREASURER'S AND ASSESSOR'S CERTIFICATE

WE, THE UNDERSIGNED COUNTY TREASURER AND COUNTY ASSESSOR IN AND FOR THE COUNTY OF FREMONT, STATE OF IDAHO, HAVE REVIEWED THIS PLAT PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ALL COUNTY TAXES FOR THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AS BEING SUBDIVIDED, ARE CURRENT.

Catherine M. Cady 02-03-04
FREEMONT COUNTY TREASURER
RP00135000010
RP001350000240
Don Burzell 02-06-04
FREEMONT COUNTY ASSESSOR

MOUNTAIN VIEW SURVEYING, INC.
4216 MOUNTAIN VIEW DRIVE
ISLAND PARK, ID 83429
RAYMOND G. FINCH P.L.S. (208)558-9269

FISHER POINT AT SAWTELL MEADOWS

BEING A AMENDMENT OF SAWTELL MEADOWS SUBDIVISION

(RECORDED UNDER INSTRUMENT 434695)

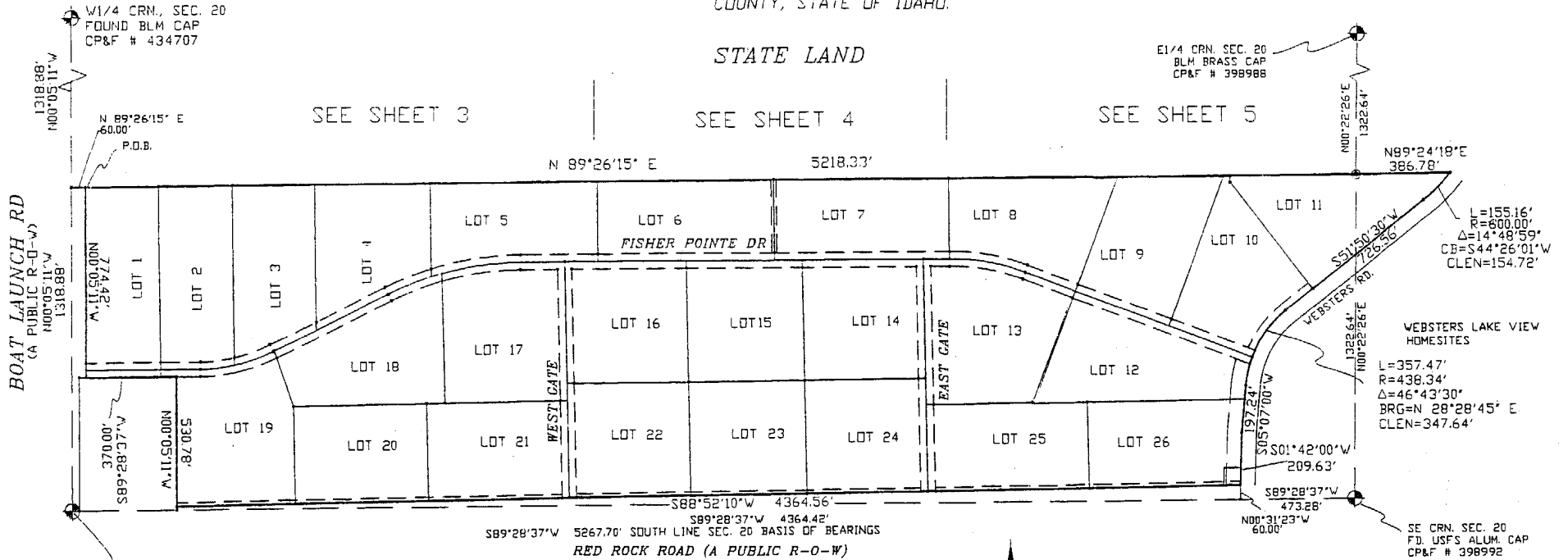
A PORTION OF THE
S1/2 SW1/4, S1/2 SE1/4, SEC. 20 & SW1/4 SW1/4, SEC. 21
TOWNSHIP 15 NORTH, RANGE 43 EAST, BOISE MERIDIAN, FREMONT
COUNTY, STATE OF IDAHO.

STATE LAND

SEE SHEET 3

SEE SHEET 4

SEE SHEET 5



POINT OF COMMENCEMENT
SW COR. SEC. 20
F.D. 1"
DIA. STEEL ROD
CP&F # 434709

TARGHEE NATIONAL FOREST

SCALE 1" = 300'

AREA TABLE

LOT	ACREAGE	LOT	ACREAGE
LOT 1	= 5.43	LOT 14	= 5.64
LOT 2	= 5.11	LOT 15	= 5.33
LOT 3	= 5.15	LOT 16	= 5.69
LOT 4	= 5.31	LOT 17	= 6.49
LOT 5	= 5.32	LOT 18	= 6.04
LOT 6	= 5.41	LOT 19	= 6.30
LOT 7	= 5.41	LOT 20	= 5.00
LOT 8	= 5.37	LOT 21	= 5.27
LOT 9	= 5.35	LOT 22	= 5.35
LOT 10	= 5.17	LOT 23	= 5.00
LOT 11	= 5.08	LOT 24	= 5.29
LOT 12	= 6.03	LOT 25	= 5.25
LOT 13	= 6.89	LOT 26	= 5.09

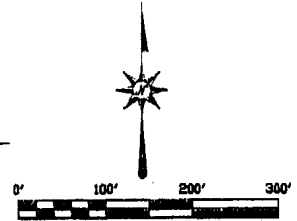
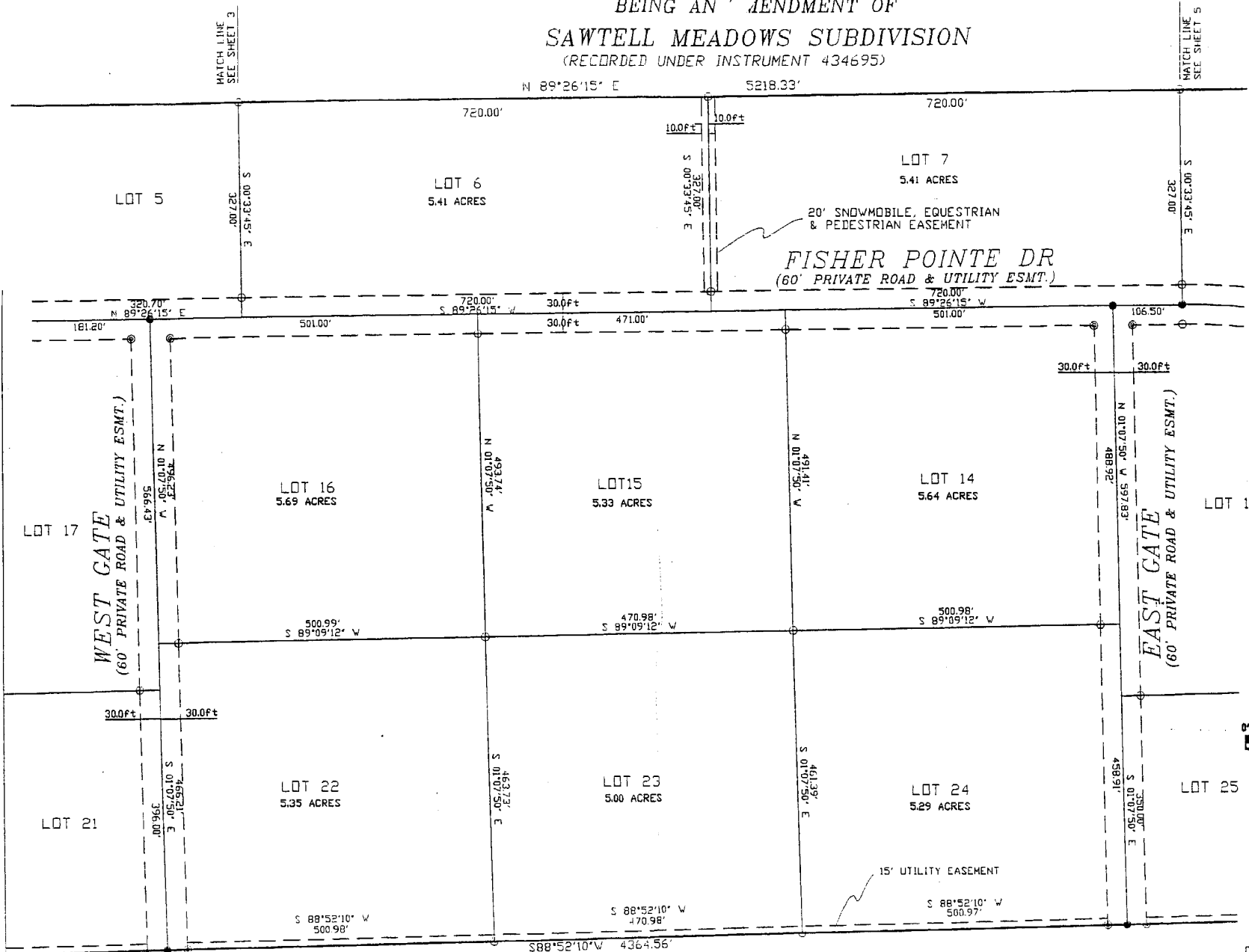
TOTAL AREA OF PLAT 142.75 ACRES
AREA OF PRIVATE STREETS
INCLUDED IN LOT AREAS = 9.35 ACRES

RGD CHANGED TITLE 2-2-04
D. JONES REV. COMMENTS 1-29-04
RGF - OFFICE WORK-1-14-04

**MOUNTAIN VIEW
SURVEYING, Inc.**
4216 MOUNTAIN VIEW DRIVE
ISLAND PARK, ID 83429

PAYMENT OF FEE...

FISHER POINTE SAWTELL MEADOWS
 BEING AN AMENDMENT OF
 SAWTELL MEADOWS SUBDIVISION
 (RECORDED UNDER INSTRUMENT 434695)



S 89°28'37" W SOUTH LINE SEC. 20
RED ROCK ROAD
 (DEDICATED BY SAWTELL MEADOWS SUB.)
 (A PUBLIC R-O-W)

RGF CHANGED TITLE 2-2-04
 D. JONES REV. COMMENTS 1-29-04
 RGF- OFFICE WORK-11-14-04

MOUNTAIN VIEW SURVEYING, Inc.
 4216 MOUNTAIN VIEW DRIVE
 ISLAND PARK, ID 83429

RAYMOND G. FINCH, PLS (200)558-92

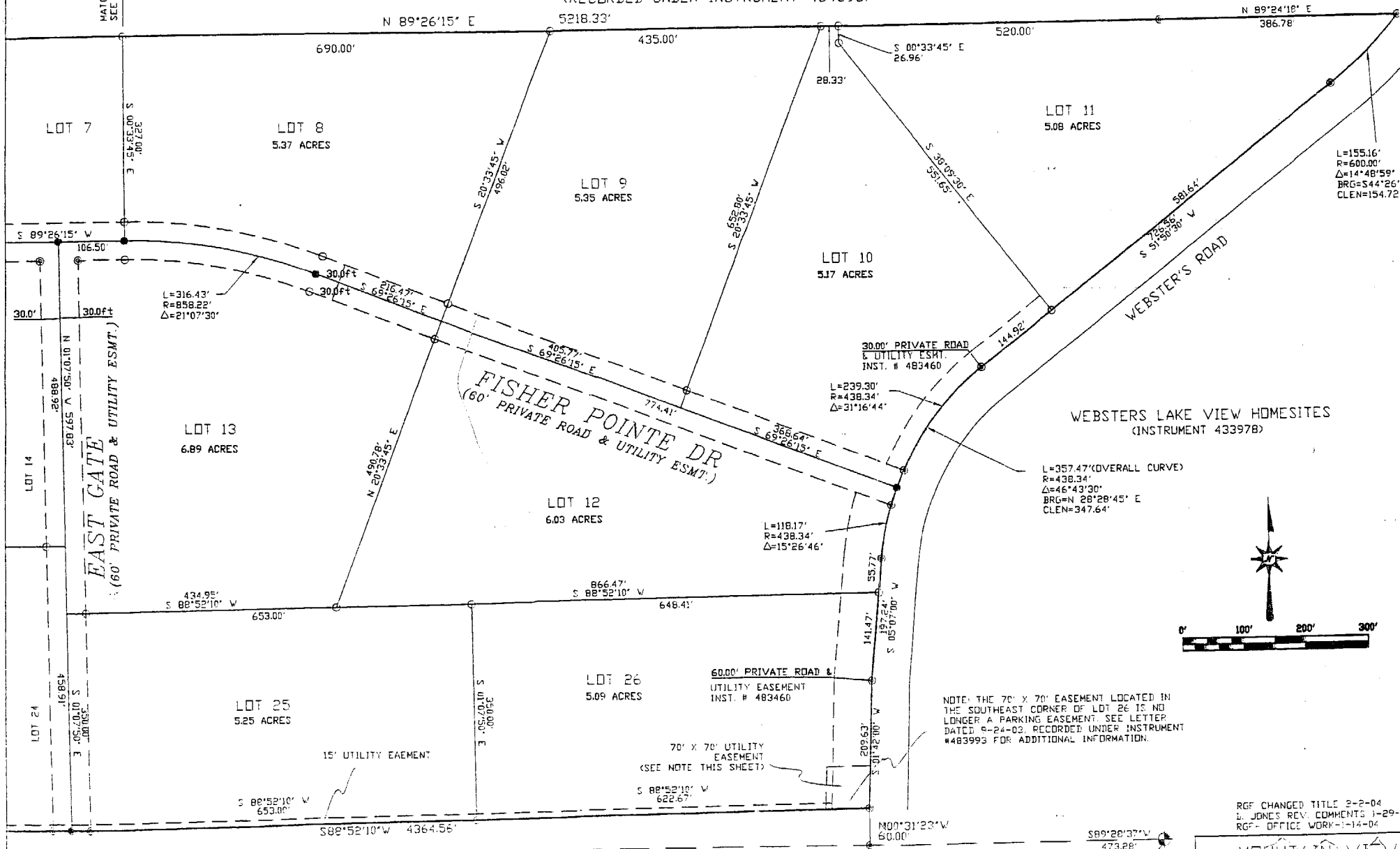
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(RECORDED UNDER INSTRUMENT 434695)

436600

SHEET 5 OF 5

MATCH LINE
SEE SHEET 4



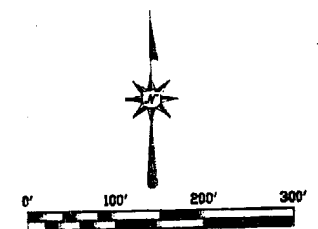
L=155.16'
R=600.00'
Δ=14°48'59"
BRG=S44°26'
CLEN=154.72'

L=316.43'
R=858.22'
Δ=21°07'30"

L=239.30'
R=438.34'
Δ=31°16'44"

L=357.47' (OVERALL CURVE)
R=438.34'
Δ=46°43'30"
BRG=N 28°28'45" E
CLEN=347.64'

L=118.17'
R=438.34'
Δ=15°26'46"



S 89°28'37" W SOUTH LINE SEC 20
RED ROCK ROAD
(DEDICATED BY SAWTELL MEADOWS SUB.)

SE CORN. SEC. 20
FL USFS ALUM. CAP

REF CHANGED TITLE 2-2-04
L. JONES REV. COMMENTS 1-29-04
RGF- OFFICE WORK-1-14-04

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