

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 M. B. B.
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
2 DAY OF February A.D. 2004.

WILDERNESS GROUP, LLC.

Michael R. Vickers
MICHAEL R. VICKERS, MANAGING MEMBER

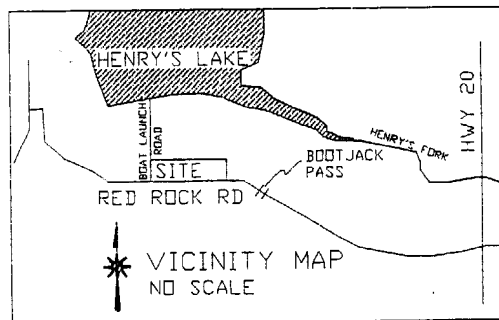
NOTARY ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF FREMONT)

ON THIS 3rd DAY OF February 2004, BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY
APPEARED MICHAEL R. VICKERS, KNOWN TO ME TO BE A MEMBER OF
THE WILDERNESS GROUP, LLC, AN IDAHO LIMITED LIABILITY COMPANY,
AND THE MEMBER WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME
TO THE FOREGOING INSTRUMENT ON BEHALF OF SAID COMPANY, AND
ACKNOWLEDGED TO ME SUCH COMPANY EXECUTED THE SAME.

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

Angela Bolt
NOTARY PUBLIC, FOR STATE OF IDAHO
RESIDING AT Leiburn, IDAHO,
MY COMMISSION EXPIRES 10-06-06



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.

Diana McLaughlin 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) 155.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A
CENTRAL ANGLE OF 14°48'59" AND A RADIUS OF 600.00 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) 357.47 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

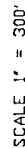
Karen Davis
FREMONT COUNTY PLANNING DEPARTMENT

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.

Raymond G. Finch 02-03-04
FREMONT COUNTY TREASURER
RD 00135000010 04
RD 00135000024 04
Raymond G. Finch 02-06-04
FREMONT COUNTY ASSESSOR

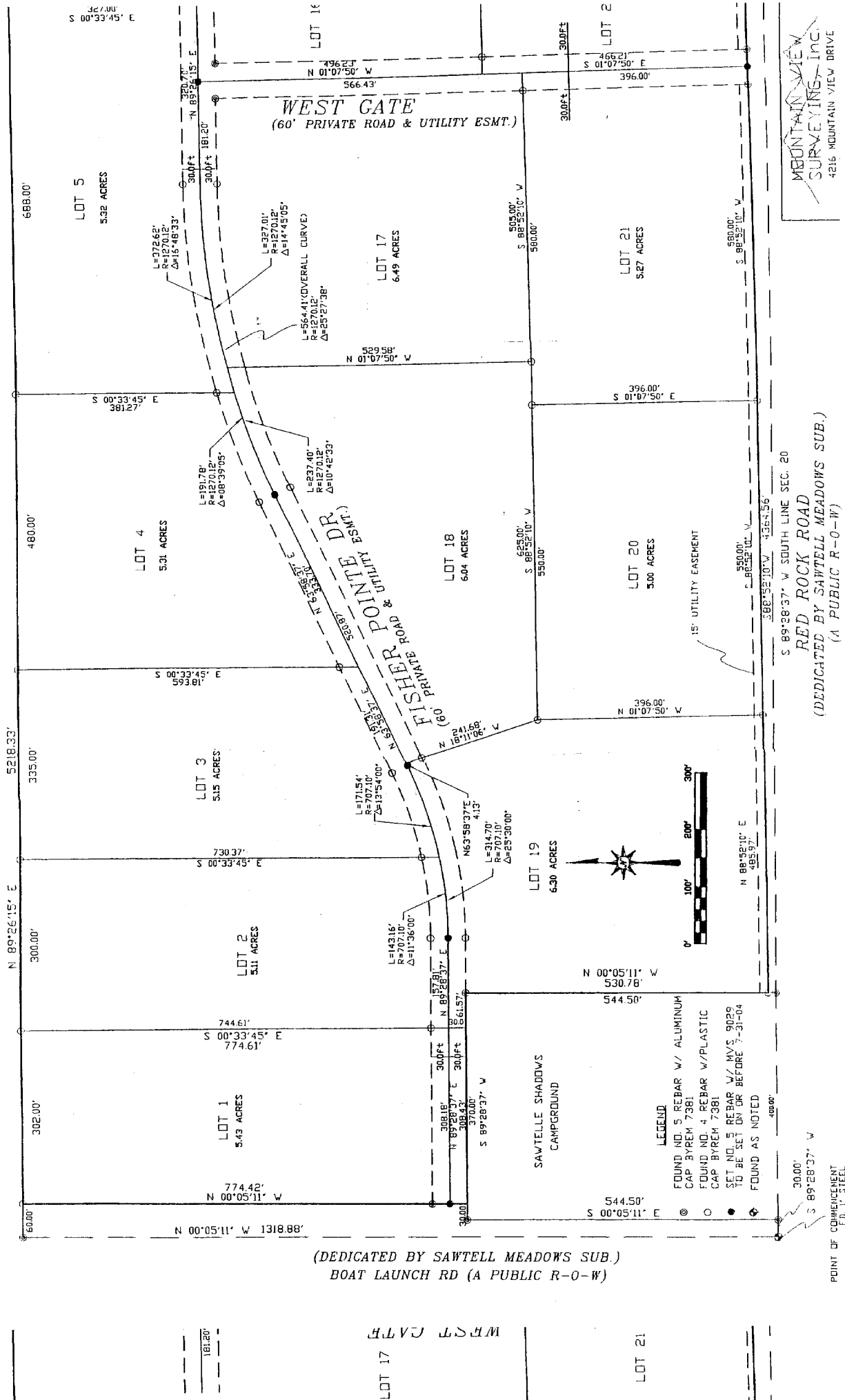
MOUNTAIN VIEW SURVEYING, INC.
4216 MOUNTAIN VIEW DRIVE
ISLAND PARK, ID 83429
RAYMOND G. FINCH PLS (208)558-9269



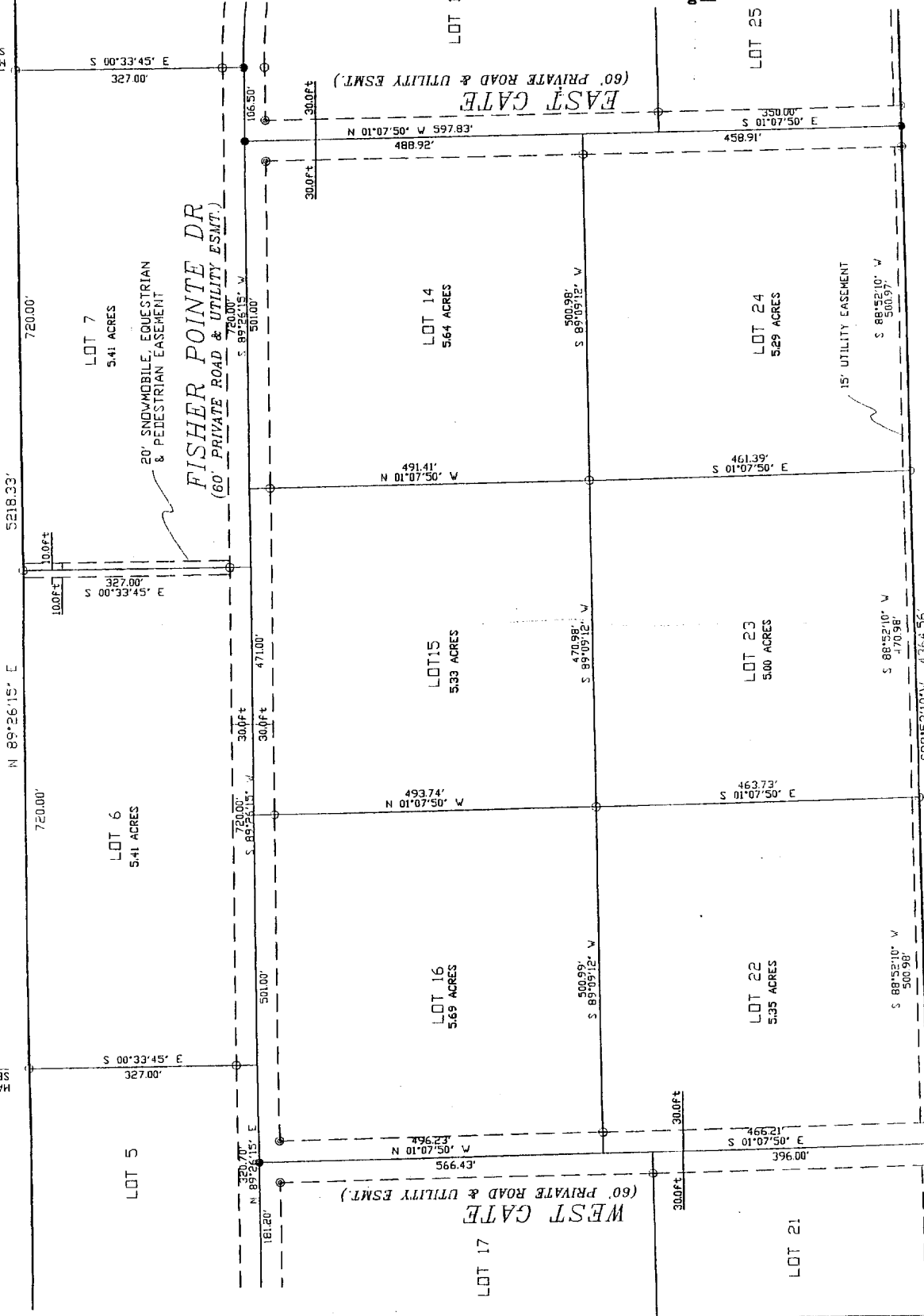
TOTAL AREA OF PLAT 142.75 ACRES
AREA OF PRIVATE STREETS
INCLUDED IN LOT AREAS = 9.35 ACRES

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

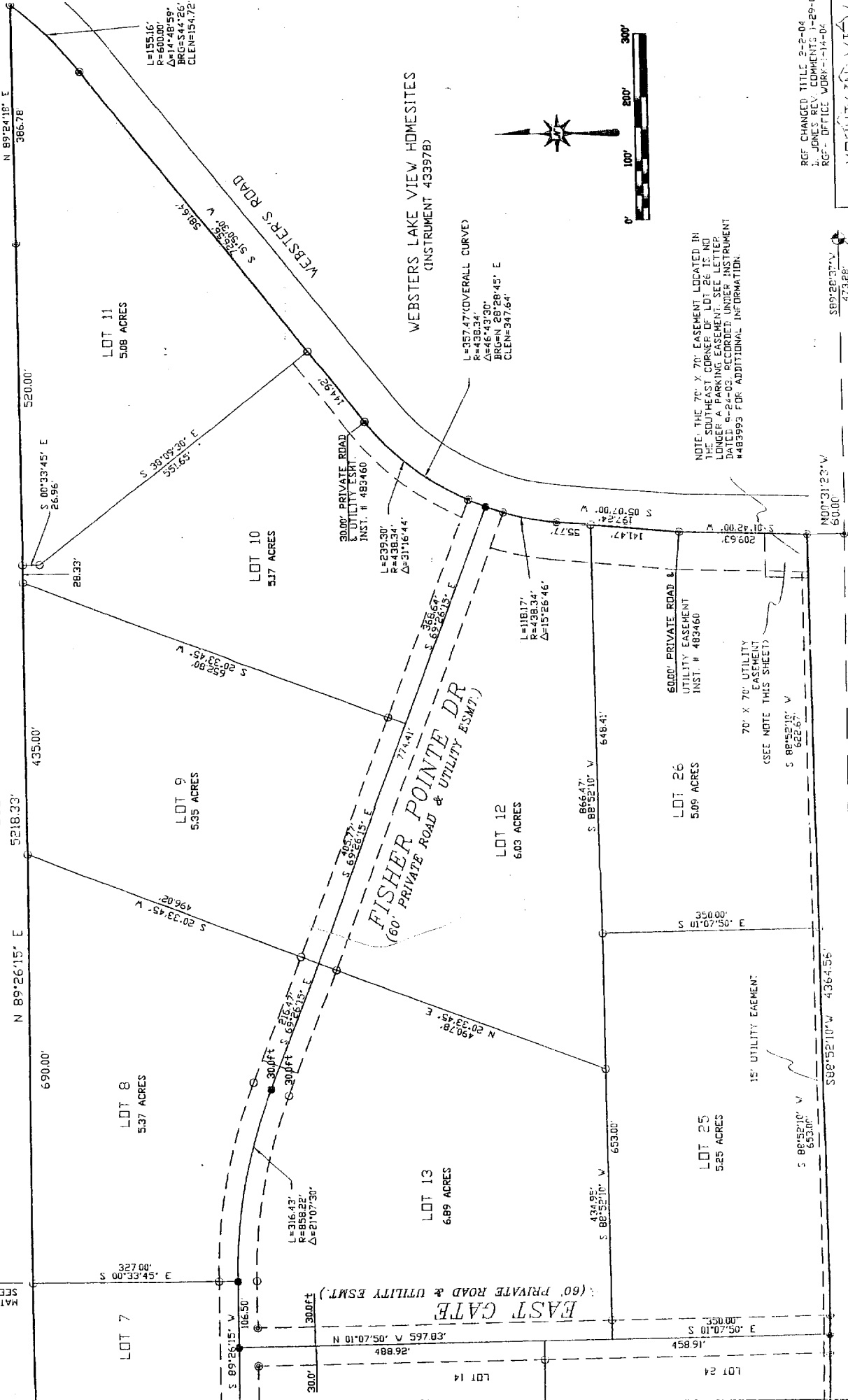


RGF CHANGED TITLE 2-2-04
D. JONES REV. COMMENTS 1-29-04
RGF - OFFICE WORK-1-14-04

MOUNTAIN VIEW
SURVEYING, INC.
4215 MOUNTAIN VIEW DRIVE
ISLAND PARK, IO 83489

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

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



REF CHANGED TITLE 2-2-04
J. JONES REV. COMMENTS 1-29-0
RG- OFFICE WORK-1-14-04

4216 MOUNTAIN VIEW DRIVE
ISLAND PARK, ID 83429

SEC. 20
FLD. USGS ALPH. CAP

RED ROCK ROAD
(DEDICATED BY SAWTELL MEADOWS SUB.)

15' UTILITY EASEMENT

70' X 70' UTILITY EASEMENT (SEE NOTE THIS SHEET)

NOTE: THE 70' X 70' EASEMENT LOCATED IN THE SOUTHEAST CORNER OF LOT 26 IS NO LONGER A PARKING EASEMENT. SEE INSTRUMENT DATED 6-24-03, RECORDED UNDER INSTRUMENT #483995 FOR ADDITIONAL INFORMATION.

WEBSTERS LAKE VIEW HOMESITES
(INSTRUMENT 433978)

3000' PRIVATE ROAD & UTILITY ESMT.
INST. # 483460

6000' PRIVATE ROAD & UTILITY EASEMENT
INST. # 483460

EAST GATE
(60' PRIVATE ROAD & UTILITY ESMT.)

MATCH LINE
SEE SHEET 4