

Pine Haven Subdivision

Located in
Sections 3, 4, and 9, T10S, R38E, B.M.
Bannock County Idaho
C. A. Schwartz & Associates
Soda Springs, Idaho

Phase I

The basis of bearing for this subdivision is the record bearing of $N00^{\circ}02'00''W$ between the southeast corner of Section 4, a found stone, and the east $\frac{1}{4}$ corner of Section 4, also a found stone.

SURVEYOR'S CERTIFICATE

I, CHARLES A. SCHWARTZ, 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 shown which this certificate appears was made under my direction, that said plat shows the whole of the described land which is known as the PINE HAVEN SUBDIVISION PHASE I, a subdivision in Bannock County, Idaho; that said plat correctly represents the lots as surveyed on the ground, and the pertinent provisions of the statutes of the State of Idaho have been compiled with. I further certify that this is a true copy of said plat.

LICENSE NO. _____

CHARLES A. SCHWARTZ, L.S.

NOTARY'S ACKNOWLEDGEMENT

STATE OF _____ COUNTY OF _____
On the _____ day of _____, 19____, personally appeared before me, the undersigned NOTARY PUBLIC in and for said County in said State, the signers of the attached owner's DEDICATION, _____ in number who duly acknowledge to me they signed it freely and voluntarily and for the purposes therein mentioned.

Attested _____
My commission expires _____, 19____.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, LOCATED IN SECTIONS 3, 4, AND 9, T. 10 S., R. 38 E., B.M., HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO BLOCKS, LOTS, AND ROADS TO BE HEREAFTER KNOWN AS PINE HAVEN SUBDIVISION; AND DO HEREBY WARRANT AND SAVE THE COUNTY HARMLESS FROM ANY EASEMENTS AND ENCUMBRANCES AND DO HEREBY GIVE, GRANT, AND DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE PORTION OF DEMPSEY CREEK ROAD WHICH LIES INSIDE THE BOUNDARIES OF THIS SUBDIVISION IS INTENDED FOR PUBLIC USE. WITH THE EXCEPTION OF DEMPSEY CREEK ROAD, THE ROADS IN THIS SUBDIVISION ARE PRIVATE ROADS. THE PRIVATE ROADS IN THIS SUBDIVISION ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION, WHICH IS COMPRISED OF THE PURCHASERS AND/OR OWNERS OF THE LOTS IN SAID SUBDIVISION, THEIR HEIRS, GRANTEES AND ASSIGNS, TO BE USED AS RIGHTS-OF-WAY IN COMMON WITH ALL OTHER OWNERS AND/OR PURCHASERS. BANNOCK COUNTY WILL NOT PROVIDE MAINTENANCE OR SNOW REMOVAL ON ANY OF THE PRIVATE ROADS IN THIS SUBDIVISION. NO WINTER MAINTENANCE OF ANY KIND WILL BE PROVIDED BY BANNOCK COUNTY ON EITHER THE PRIVATE OR PUBLIC ROADS IN THIS SUBDIVISION. THE EASEMENTS IN THIS SUBDIVISION INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR DRAINAGE, AND FOR ANY OTHER USES HEREON DESIGNATED, AND NO STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS. THE COMMON AREAS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT TO THE HOME OWNERS ASSOCIATION AND SAID COMMON AREAS MAY NOT BE USED FOR FUTURE BUILDING SITES.

IN WITNESS WHEREOF WE HAVE SET OUR SIGNATURES THIS _____ DAY OF _____, A.D. 1983.

DEMPSEY CREEK ESTATES, LTD.
LEON WILFORD, MANAGING GENERAL PARTNER
FIRST IDAHO VENTURE CAPITAL CORPORATION

DEMPSEY CREEK ESTATES, LTD.
STEWART NELSON, MANAGING GENERAL PARTNER

COUNTY COMMISSION APPROVAL

Presented to the BANNOCK COUNTY BOARD OF COMMISSIONERS this _____ day of _____, 19____, at which time this subdivision was approved and accepted.

Attested _____

CHAIRMAN: Tom Katselomites
MEMBER: GAROLYN WELINE

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS IN FORCE UNDER TITLE 50, CHAPTER 13, IDAHO CODE.

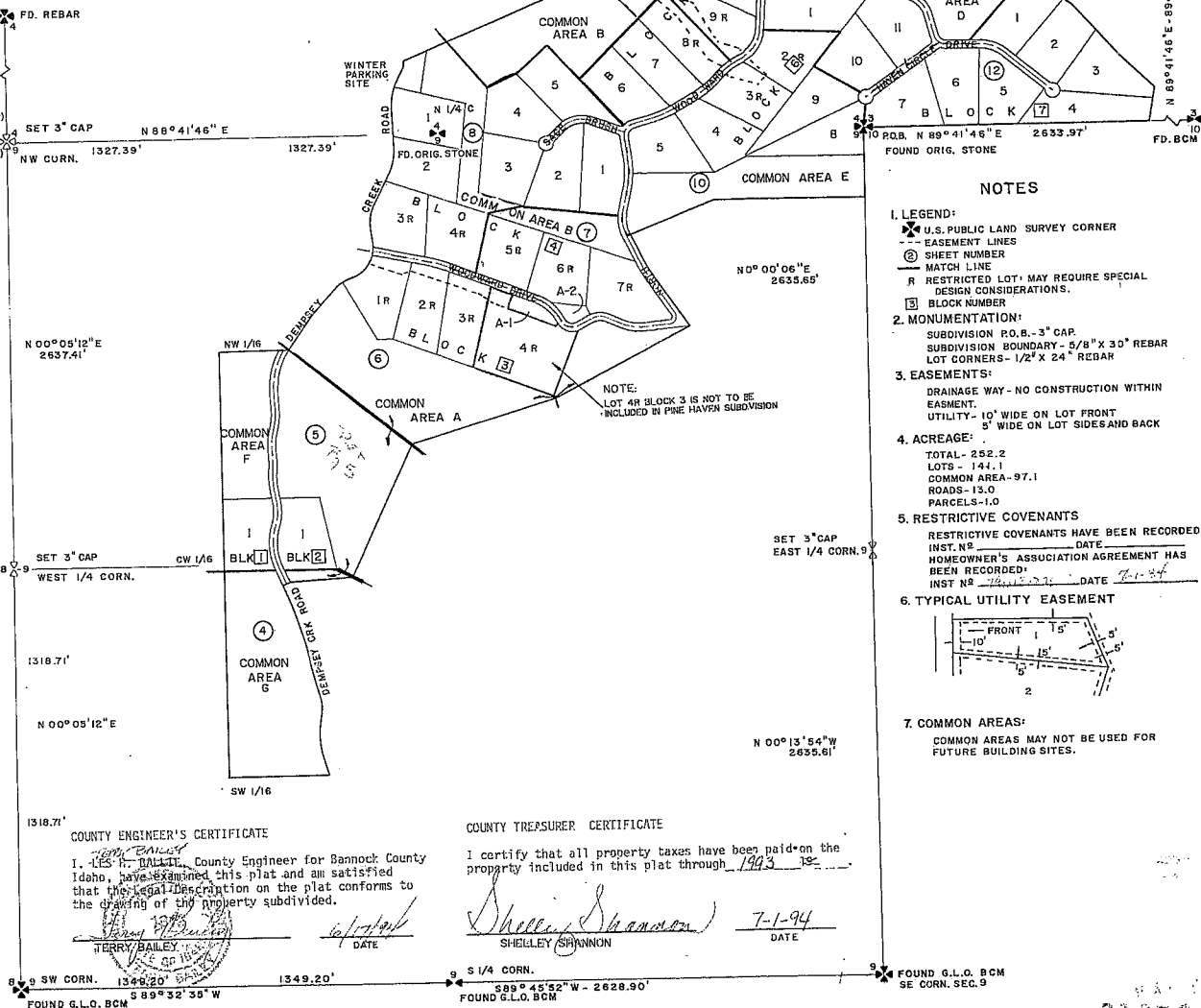
Date _____

RECORDER'S CERTIFICATE

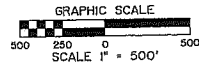
INST. NO. 94012041
TIME 10:54 DATE 7-1-94
PLAT BOOK NO. 12 PAGE NO. 104
RECORDED BY WANDA WILSON
REQUESTED BY Charles A. Schwartz FEE 11.00
LARRY W. GHAN

This is a RECREATIONAL SUBDIVISION, all roads shown on this plat are Private Roads, with the exception of Dempsey Creek Road.

The County is not responsible for road maintenance or snow removal on the Private Roads, and will not provide winter maintenance of any kind on public or private roads.



PINE HAVEN SUBD. SHEET 1 OF 12
PHASE ONE JANUARY 1983
C.A. SCHWARTZ and ASSOCIATES
SODA SPRINGS, ID.



FOUND ORIG. STONE
 $N00^{\circ}02'00''W - 1020.47'$

NOTES

- LEGEND:**
 - U.S. PUBLIC LAND SURVEY CORNER
 - EASEMENT LINES
 - SHEET NUMBER
 - MATCH LINE
 - RESTRICTED LOT: MAY REQUIRE SPECIAL DESIGN CONSIDERATIONS.
 - BLOCK NUMBER
- MONUMENTATION:**
 - SUBDIVISION P.O.B. - 3" CAP
 - SUBDIVISION BOUNDARY - 5/8" x 30" REBAR
 - LOT CORNERS - 1/2" x 24" REBAR
- EASEMENTS:**
 - DRAINAGE WAY - NO CONSTRUCTION WITHIN EASMENT.
 - UTILITY - 10' WIDE ON LOT FRONT
 - 5' WIDE ON LOT SIDES AND BACK
- ACREAGE:**
 - TOTAL - 252.2
 - LOTS - 144.1
 - COMMON AREA - 97.1
 - ROADS - 13.0
 - PARCELS - 1.0
- RESTRICTIVE COVENANTS**
 - RESTRICTIVE COVENANTS HAVE BEEN RECORDED
 - INST. NO. _____ DATE _____
 - HOMEOWNER'S ASSOCIATION AGREEMENT HAS BEEN RECORDED
 - INST. NO. _____ DATE 7-1-94
- TYPICAL UTILITY EASEMENT**
- COMMON AREAS:**
 - COMMON AREAS MAY NOT BE USED FOR FUTURE BUILDING SITES.

COUNTY ENGINEER'S CERTIFICATE

I, LES R. BAILEY, County Engineer for Bannock County Idaho, have examined this plat and am satisfied that the legal description on the plat conforms to the drawing of the property subdivided.

LES R. BAILEY
DATE 6/27/94

COUNTY TREASURER CERTIFICATE

I certify that all property taxes have been paid on the property included in this plat through 1993.

SHELLEY SHANNON
DATE 7-1-94

81020