



BLACKHAWK LAKE ESTATES SUBDIVISION - PHASE 5

BOOK PAGE OF PLATS

LOCATED IN THE E1/2 NE1/2 NE1/4 OF SECTION 11
& A PORTION OF THE E1/2 OF SECTION 2

T17N, R3E, B.M
VALLEY COUNTY, IDAHO,
2020

SURVEY NARRATIVE

THIS SURVEY WAS COMPLETED TO SUBDIVIDE THE PROPERTIES SHOWN HEREON AS DEFINED BY THE VALLEY COUNTY SUBDIVISION ORDINANCE. ALL MONUMENTS FOUND WERE FIELD AND ACCEPTED.

REFER TO:
R.O.S. BOOK 11, PAGE 26, INST. NO. 343633
R.O.S. BOOK 1, PAGE 160, INST. NO. 124847
PLAT OF BLACKHAWK LAKE ESTATES COMMON AREA ADDITION, BOOK 12, PAGE 40,
INST. NO. 348194

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY LINE
- FOUND MONUMENT AS NOTED
- SET 5/8" X 24" REBAR WITH PLASTIC CAP L514217
- FOUND 5/8" REBAR (L513149) OR AS NOTED
- UNPLATTED

EMERGENCY ACCESS EASEMENT 0.555 AC

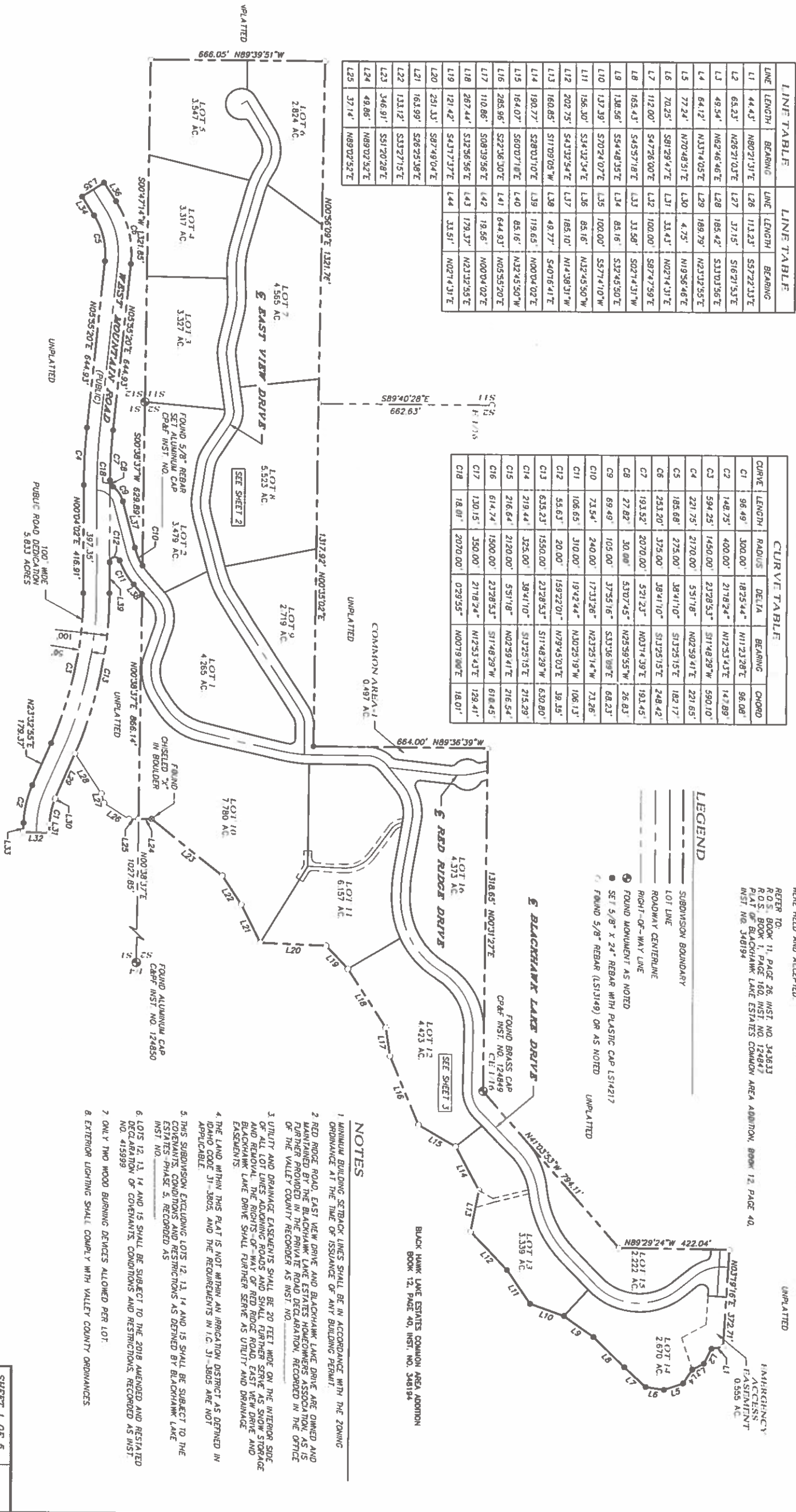


LINE TABLE

LINE	LENGTH	BEARING	LINE TABLE		
L1	44.43'	N80°21'31"E	L26	113.23'	S57°22'33"E
L2	65.23'	N26°21'05"E	L27	37.15'	S16°21'53"E
L3	49.54'	N62°46'46"E	L28	185.42'	S33°03'56"E
L4	64.12'	N33°14'05"E	L29	189.79'	N23°12'55"E
L5	77.24'	N70°48'51"E	L30	4.75'	N19°56'46"E
L6	70.25'	S81°29'47"E	L31	33.43'	N02°14'31"E
L7	112.00'	S47°26'00"E	L32	100.00'	S87°47'59"E
L8	165.43'	S45°57'18"E	L33	31.58'	S02°14'31"W
L9	138.56'	S54°48'35"E	L34	85.16'	S32°45'50"E
L10	137.39'	S70°24'07"E	L35	100.00'	S57°14'10"W
L11	156.30'	S34°32'34"E	L36	85.16'	N32°45'50"W
L12	202.75'	S43°32'54"E	L37	185.10'	N42°38'31"W
L13	160.85'	S11°09'05"W	L38	49.77'	S40°16'41"E
L14	190.77'	S28°01'07"E	L39	119.65'	N00°04'02"E
L15	164.07'	S60°07'18"E	L40	85.16'	N32°45'50"W
L16	285.96'	S22°36'30"E	L41	644.93'	N05°55'20"E
L17	110.86'	S08°39'56"E	L42	18.56'	N00°04'02"E
L18	267.44'	S12°56'56"E	L43	179.37'	N23°32'55"E
L19	121.42'	S43°17'37"E	L44	33.91'	N02°14'31"E
L20	251.33'	S87°49'04"E			
L21	161.99'	S26°25'58"E			
L22	133.12'	S33°27'15"E			
L23	346.91'	S91°20'28"E			
L24	49.86'	N89°02'32"E			
L25	37.14'	N89°02'32"E			

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	96.49'	300.00'	182°54'4"	N11°23'28"E	96.08'
C2	148.75'	400.00'	217°8'24"	N12°53'43"E	147.89'
C3	594.25'	1450.00'	232°8'53"	S11°48'29"W	590.10'
C4	221.75'	2170.00'	53°11'8"	N02°59'41"E	221.65'
C5	185.68'	225.00'	38°41'10"	S13°25'15"E	182.17'
C6	253.20'	375.00'	38°41'10"	S13°25'15"E	248.42'
C7	193.52'	2070.00'	52°1'23"	N03°14'39"E	193.45'
C8	27.82'	30.00'	53°07'45"	N25°59'55"W	26.83'
C9	69.49'	105.00'	37°55'16"	S33°36'09"E	68.23'
C10	73.54'	240.00'	17°33'26"	N23°25'14"W	73.26'
C11	106.65'	310.00'	19°42'44"	N40°25'19"W	106.13'
C12	55.63'	20.00'	159°22'01"	N79°45'03"E	39.35'
C13	635.23'	1550.00'	23°28'53"	S11°48'29"W	630.80'
C14	219.44'	325.00'	38°41'10"	S13°25'15"E	215.29'
C15	216.64'	2120.00'	53°11'8"	N02°59'41"E	216.54'
C16	614.74'	1500.00'	23°28'53"	S11°48'29"W	618.45'
C17	130.15'	350.00'	21°18'24"	N12°53'43"E	129.41'
C18	18.01'	2070.00'	0°39'55"	N00°19'00"E	18.01'



NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
- RED RIDGE ROAD, EAST VIEW DRIVE AND BLACKHAWK LAKE DRIVE ARE OWNED AND MAINTAINED BY THE BLACKHAWK LAKE ESTATES HOMEOWNERS ASSOCIATION, AS IS FURTHER PROVIDED IN THE PRIVATE ROAD DECLARATION, RECORDED IN THE OFFICE OF THE VALLEY COUNTY RECORDER AS INST. NO. 348194.
- UTILITY AND DRAINAGE EASEMENTS SHALL BE 20 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL. THE RIGHTS-OF-WAY OF RED RIDGE ROAD, EAST VIEW DRIVE AND BLACKHAWK LAKE DRIVE SHALL FURTHER SERVE AS UTILITY AND DRAINAGE EASEMENTS.
- THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE §1-3805, AND THE REQUIREMENTS IN I.C. §1-3805 ARE NOT APPLICABLE.
- THIS SUBDIVISION EXCLUDING LOTS 12, 13, 14 AND 15 SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS DEFINED BY BLACKHAWK LAKE ESTATES PHASE 5, RECORDED AS INST. NO. 348194.
- LOTS 12, 13, 14 AND 15 SHALL BE SUBJECT TO THE 2018 AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AS INST. NO. 415999.
- ONLY TWO WOOD BURNING DEVICES ALLOWED PER LOT.
- EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES.

CENTRAL DISTRICT HEALTH NOTES

LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

FLOOD PLAIN NOTE

FEMA FIRM PANEL(S): 16085C0988C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SAITISED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REMOVED IN ACCORDANCE WITH SECTION 50-1326 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS DATE

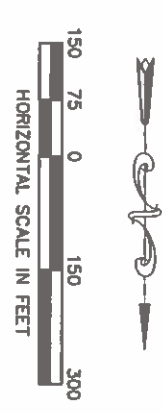
INST. NO.



SHEET 1 OF 5

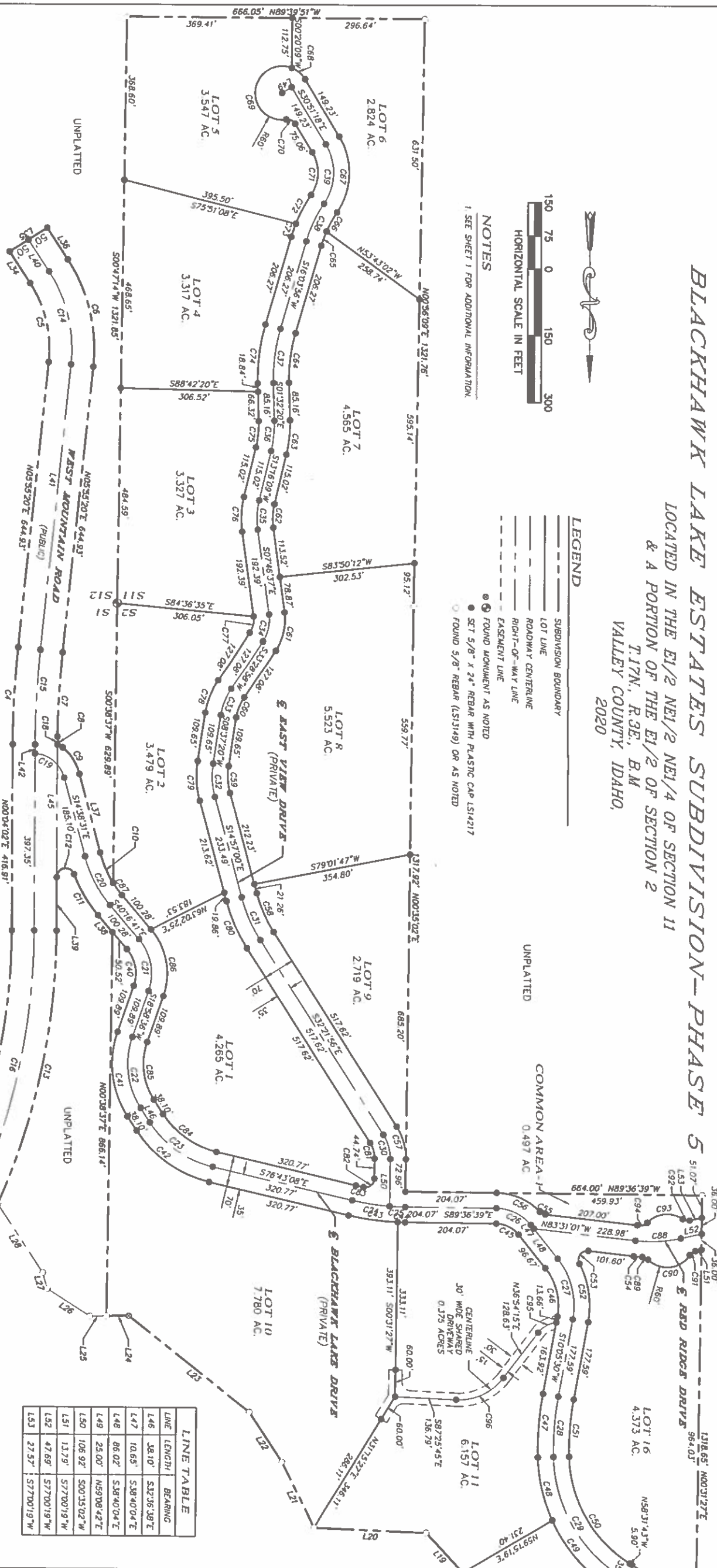
25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM





NOTES
 1. SEE SHEET 1 FOR ADDITIONAL INFORMATION.

- LEGEND
- SUBDIVISION BOUNDARY
 - LOT LINE
 - ROADWAY CENTERLINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - FOUND MONUMENT AS NOTED
 - SET 5/8" X 24" REBAR WITH PLASTIC CAP L314217
 - FOUND 5/8" REBAR (L313149) OR AS NOTED



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C19	90.12'	70.00'	73.4601°	S51.31.32"E	84.03'
C20	123.04'	275.00'	25.3810°	N27.27.36"W	122.02'
C21	124.10'	120.00'	59.7518°	S10.39.03"E	118.65'
C22	166.57'	185.00'	51.3514°	N06.49.01"W	161.00'
C23	177.14'	230.10'	44.0630°	N54.39.53"W	172.80'
C24	84.87'	533.36'	9.7201°	N81.74.38"W	84.78'
C25	35.14'	533.36'	3.4630°	N87.32.24"W	35.13'
C26	88.90'	99.98'	50.5634°	S84.08.21"E	86.00'
C27	144.67'	170.00'	48.4535°	S14.71.71"E	140.35'
C28	136.36'	674.11'	11.3522°	N04.77.49"E	136.12'
C29	321.01'	322.50'	57.0131°	N30.00.48"W	307.92'
C30	57.51'	100.00'	32.5659°	S15.53.27"E	56.72'
C31	105.17'	346.00'	17.2457°	N23.39.28"W	104.77'
C32	76.52'	186.00'	23.3420°	N03.09.50"W	75.98'
C33	65.08'	150.00'	24.5137°	N21.03.09"E	64.57'
C34	63.37'	88.00'	41.7535°	S12.31.10"W	62.01'
C35	68.48'	181.00'	21.0246°	N02.44.46"E	68.11'
C36	68.23'	264.00'	14.4828°	S05.31.54"W	68.04'
C37	122.90'	400.00'	17.3616°	N07.54.48"E	122.42'
C38	93.80'	301.00'	17.3116°	N24.59.35"E	93.42'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C39	141.32'	125.00'	64.4631°	S01.31.57"W	133.91'
C40	87.91'	85.00'	59.7518°	S10.39.03"E	84.04'
C41	198.08'	220.00'	51.3514°	N06.49.01"W	191.46'
C42	204.09'	285.10'	44.0630°	N54.39.53"W	199.08'
C43	111.43'	568.36'	11.3522°	N82.20.07"W	111.25'
C44	16.46'	568.36'	1.3933°	N88.46.52"W	16.46'
C45	57.78'	64.98'	50.5634°	S84.08.21"E	55.89'
C46	114.89'	135.00'	48.4535°	S14.71.71"E	111.45'
C47	143.43'	709.11'	11.3522°	N04.77.49"E	143.19'
C48	146.26'	357.50'	23.2826°	N1.31.05"W	145.24'
C49	209.59'	357.50'	33.3525°	N41.44.01"W	206.60'
C50	286.17'	287.90'	57.0131°	N30.00.48"W	274.50'
C51	126.28'	639.11'	11.3522°	N04.77.49"E	129.06'
C52	134.97'	205.00'	37.4318°	S08.46.09"E	132.54'
C53	43.32'	20.00'	124.0847°	N34.25.36"E	35.34'
C54	19.44'	335.00'	3.7931°	N85.10.47"W	19.44'
C55	14.03'	20.00'	40.7210°	N63.24.56"W	13.75'
C56	108.07'	134.98'	46.7747°	S62.74.52"E	108.12'
C57	77.64'	135.00'	32.5659°	S15.53.27"E	76.57'
C58	94.53'	311.00'	17.2457°	N23.39.28"W	94.17'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C59	62.12'	151.00'	23.3420°	N03.09.50"W	61.65'
C60	49.90'	115.00'	24.5137°	N21.03.09"E	49.51'
C61	88.57'	123.00'	41.7535°	S12.31.10"W	86.67'
C62	53.63'	146.00'	21.0246°	N02.44.46"E	53.33'
C63	77.28'	299.00'	14.4828°	S05.31.54"W	77.06'
C64	112.15'	365.00'	17.3616°	N07.54.48"E	111.71'
C65	34.19'	266.00'	7.2149°	N19.44.51"E	34.16'
C66	48.70'	266.00'	10.2927°	N28.04.29"E	48.64'
C67	180.89'	160.00'	64.4631°	S01.31.57"W	171.41'
C68	39.72'	60.00'	37.5539°	S49.49.08"E	39.00'
C69	219.96'	60.00'	210.0254°	N06.11.36"E	115.90'
C70	23.73'	20.00'	67.3632°	S64.50.35"E	22.36'
C71	101.75'	90.00'	64.4631°	S01.31.57"W	96.42'
C72	73.28'	336.00'	12.2944°	N27.40.21"E	73.13'
C73	31.43'	336.00'	5.2132°	N18.44.43"E	31.42'
C74	133.66'	435.00'	17.3616°	N07.54.48"E	133.13'
C75	59.18'	239.00'	14.4828°	S05.31.54"W	59.02'
C76	79.34'	216.00'	21.0246°	N02.44.46"E	78.90'
C77	38.17'	53.00'	41.7535°	S12.31.10"W	37.35'
C78	80.27'	185.00'	24.5137°	N21.03.09"E	79.64'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C79	90.92'	221.00'	23.3420°	N03.09.50"W	90.28'
C80	115.81'	381.00'	17.2457°	N23.39.28"W	115.36'
C81	37.28'	65.00'	32.5659°	S15.53.27"E	36.87'
C82	35.13'	20.00'	100.3817°	S50.54.10"W	30.78'
C83	17.91'	498.36'	2.0034°	N77.44.54"W	17.91'
C84	150.20'	195.10'	44.0630°	N54.39.53"W	146.52'
C85	135.06'	150.00'	51.3514°	N06.49.01"W	130.54'
C86	160.30'	155.00'	59.7518°	S10.39.03"E	153.25'
C87	33.84'	240.00'	8.0444°	N56.74.20"W	33.81'
C88	101.98'	300.00'	19.2840°	S86.44.30"W	101.49'
C89	14.55'	20.00'	41.4033°	S66.00.16"E	14.23'
C90	107.64'	60.00'	102.4709°	S83.26.26"W	93.72'
C91	15.69'	20.00'	44.5728°	N54.31.36"E	15.29'
C92	16.80'	20.00'	48.0808°	N78.55.37"W	16.31'
C93	86.84'	60.00'	82.3529°	N83.40.43"E	79.46'
C94	18.51'	20.00'	53.0146°	S88.43.52"W	17.86'
C95	48.07'	60.00'	45.5430°	N59.51.30"E	46.80'
C96	121.45'	125.00'	55.4000°	S64.44.15"W	116.23'

LINE TABLE

LINE	LENGTH	BEARING
L46	38.10'	S32.36.38"E
L47	10.65'	S38.40.04"E
L48	86.02'	S38.40.04"E
L49	25.00'	N59.08.42"E
L50	106.92'	S00.35.02"W
L51	13.79'	S77.00.19"W
L52	47.69'	S77.00.19"W
L53	27.57'	S77.00.19"W

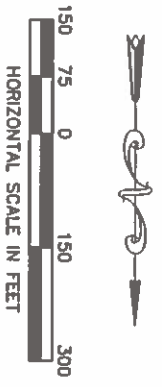
PROFESSIONAL LAND SURVEYOR
 STATE OF IDAHO
 14217
 ORVILLE DUMM, D.M.S.
 SEE BACKHAWK RANCH PHASE 5
 BOOK 9, PAGE 25

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SHEET 2 OF 6

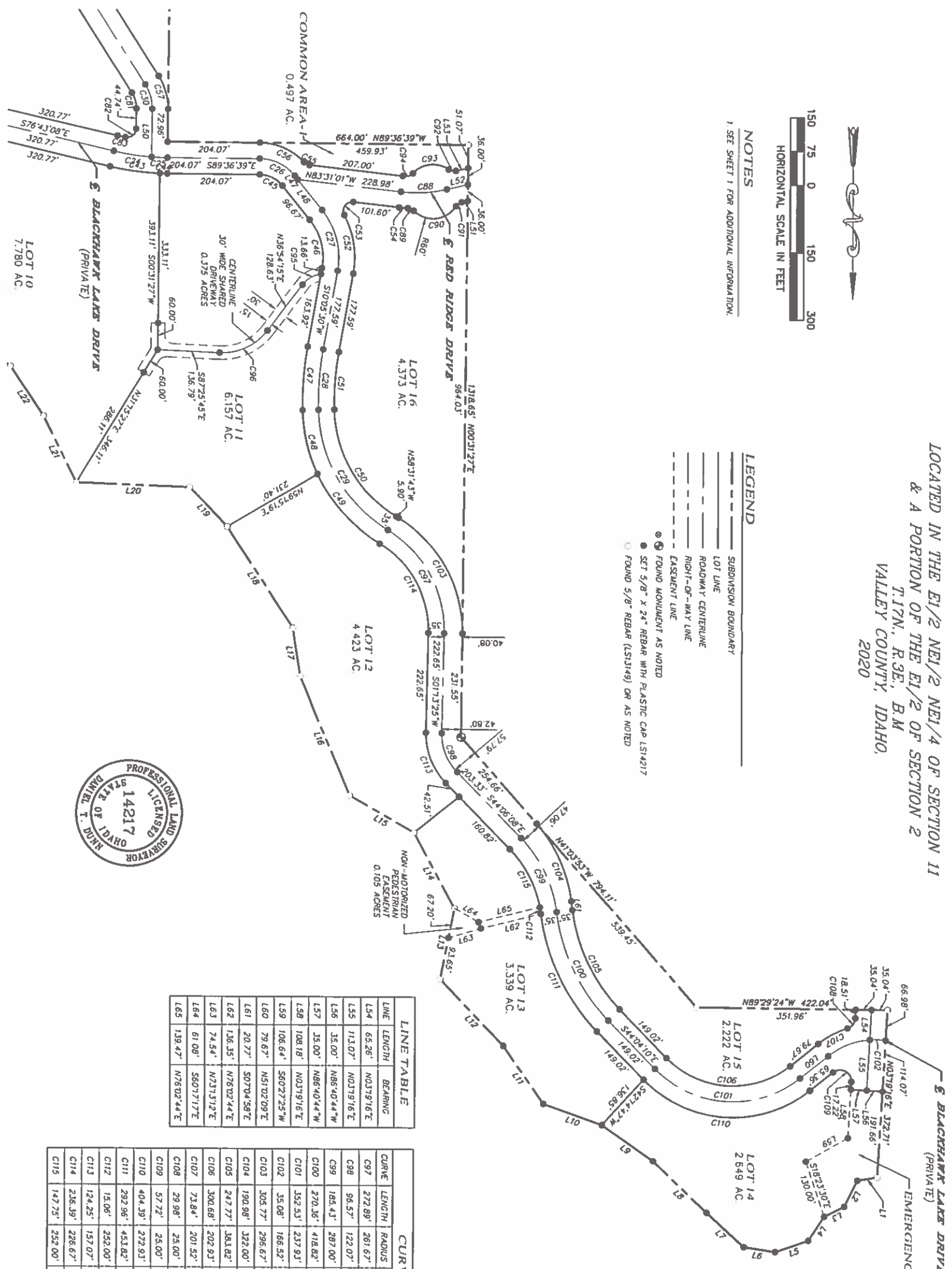
BLACKHAWK LAKE ESTATES SUBDIVISION - PHASE 5

LOCATED IN THE E1/2 NE1/2 NE1/4 OF SECTION 11
& A PORTION OF THE E1/2 OF SECTION 2
T17N, R3E, B.M
VALLEY COUNTY, IDAHO
2020



NOTES
1 SEE SHEET 1 FOR ADDITIONAL INFORMATION.

- LEGEND**
- SUBDIVISION BOUNDARY
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LINE TABLE

LINE	LENGTH	BEARING
L54	65.26'	N03°19'16"E
L55	113.07'	N03°19'16"E
L56	35.00'	N86°40'44"W
L57	35.00'	N86°40'44"W
L58	108.18'	N03°19'16"E
L59	106.64'	S60°27'25"W
L60	79.67'	N51°02'09"E
L61	20.77'	S07°04'56"E
L62	136.35'	N76°02'44"E
L63	74.54'	N73°13'12"E
L64	61.08'	S60°17'17"E
L65	139.47'	N76°02'44"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C97	272.89'	261.67'	59°45'08"	S28°39'09"E	260.69'
C98	96.57'	122.07'	45°19'33"	N21°26'21"W	94.07'
C99	165.43'	287.00'	37°01'10"	S25°35'33"E	182.22'
C100	270.36'	418.82'	36°59'12"	N25°34'34"W	265.69'
C101	352.53'	237.93'	84°53'41"	N86°31'01"W	321.16'
C102	35.08'	166.52'	127°04'11"	S80°19'32"E	35.01'
C103	305.77'	296.67'	59°03'11"	S29°00'08"E	292.41'
C104	190.98'	322.00'	33°58'55"	S24°04'25"E	188.19'
C105	247.77'	383.82'	36°59'12"	N25°34'34"W	243.49'
C106	300.68'	202.93'	84°53'41"	N86°31'01"W	273.92'
C107	73.84'	201.52'	20°59'33"	N61°31'55"E	73.42'
C108	29.98'	25.00'	68°42'26"	S37°40'39"W	28.21'
C109	57.72'	25.00'	132°17'07"	S62°49'18"E	45.73'
C110	404.39'	272.93'	84°53'41"	N86°31'01"W	368.40'
C111	292.96'	453.82'	36°59'12"	N25°34'34"W	287.90'
C112	15.06'	252.00'	5°25'50"	S08°47'43"E	15.06'
C113	124.25'	157.07'	45°19'33"	N21°26'21"W	121.04'
C114	236.39'	226.67'	59°45'08"	S28°39'09"E	225.82'
C115	147.75'	252.00'	33°35'40"	S27°18'18"E	145.65'



dumm
LAND SURVEYS, INC.

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CASCADE, ID 83611
PHONE: (208) 634-6896
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SHEET 3 OF 5

BLACKHAWK LAKE ESTATES SUBDIVISION--PHASE 5

LOCATED IN THE E1/2 NE1/2 NE1/4 OF SECTION 11
& A PORTION OF THE E1/2 OF SECTION 2
T.17N., R.3E., B.M

VALLEY COUNTY, IDAHO.

2020

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT AB WEST MOUNTAIN HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND LOCATED IN THE E1/2 NE1/4 OF SECTION 11 AND A PORTION OF THE E1/2 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 3 E, BOWSE MERIDIAN, VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE A BEARING OF 500° 47' 14" W A DISTANCE OF 1321.85 FEET, ON THE EAST BOUNDARY OF SAID E1/2 NE1/4 NE1/4 SECTION 11 TO A FOUND 5/8 INCH REBAR MARKING THE N1/16 CORNER COMMON TO SECTION 12 AND SAID SECTION 11;

THENCE A BEARING OF N89° 39' 51" W A DISTANCE OF 666.05 FEET, ON THE SOUTH BOUNDARY OF SAID E1/2 NE1/4 NE1/4 SECTION 11 TO A FOUND 5/8 INCH REBAR MARKING THE C-N-E1/4 CORNER SAID SECTION 11;

THENCE A BEARING OF N00° 56' 09" E A DISTANCE OF 1321.76 FEET, ON THE WEST BOUNDARY OF SAID E1/2 NE1/4 NE1/4 SECTION 11 TO A FOUND 5/8 INCH REBAR MARKING THE E-E1/4 CORNER COMMON TO SAID SECTIONS 2 AND 11;

THENCE A BEARING OF N00° 35' 02" E A DISTANCE OF 1317.92 FEET, ON THE WEST BOUNDARY OF THE E1/2 SE1/4 SE1/4 SAID SECTION 2 TO A SET 5/8 INCH REBAR MARKING THE C-E-SE 1/64 CORNER SAID SECTION 2;

THENCE A BEARING OF N89° 36' 38" W A DISTANCE OF 664.00 FEET, ON THE NORTH BOUNDARY OF SAID E1/2 SE1/4 SE1/4 SAID SECTION 2 TO A FOUND 5/8 INCH REBAR MARKING THE SE 1/16 CORNER SAID SECTION 2;

THENCE A BEARING OF N00° 31' 27" E A DISTANCE OF 1318.65 FEET, ON THE WEST BOUNDARY OF NE1/4 SE1/4 SAID SECTION 2 TO A FOUND BRASS CAP MONUMENT MARKING THE CE1/16 CORNER SAID SECTION 2;

THENCE A BEARING OF N41° 03' 53" W A DISTANCE OF 794.11 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF N89° 29' 24" W A DISTANCE OF 422.04 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF N03° 19' 16" E A DISTANCE OF 372.71 FEET, TO A FOUND 5/8 INCH REBAR ON THE SOUTH BOUNDARY OF BLACKHAWK LAKE PARCEL A, BLACKHAWK LAKE ESTATES COMMON AREA ADDITION, AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 12, PAGE 40 OF PLATS, IN THE OFFICE OF RECORDER, SAID VALLEY COUNTY;

THENCE THE FOLLOWING BEARINGS AND DISTANCES ON SAID SOUTH BOUNDARY OF PARCEL A:

THENCE A BEARING OF N80° 21' 31" E A DISTANCE OF 44.43 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N26° 21' 03" E A DISTANCE OF 65.23 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N62° 46' 46" E A DISTANCE OF 49.50 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N33° 14' 05" E A DISTANCE OF 64.12 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N70° 48' 51" E A DISTANCE OF 77.24 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S81° 29' 47" E A DISTANCE OF 70.25 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S47° 28' 00" E A DISTANCE OF 112.00 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S45° 57' 18" E A DISTANCE OF 185.43 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S54° 48' 35" E A DISTANCE OF 138.56 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S70° 24' 07" E A DISTANCE OF 137.39 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S34° 32' 34" E A DISTANCE OF 156.30 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S43° 39' 54" E A DISTANCE OF 202.75 FEET, TO A FOUND 5/8 INCH REBAR MARKING THE CORNER OF SAID PARCEL A AND SOUTH COMMON AREA PARCEL E, SAID BLACKHAWK LAKE ESTATES COMMON AREA ADDITION;

THENCE THE FOLLOWING BEARINGS AND DISTANCES ON SAID BOUNDARY OF SOUTH COMMON AREA PARCEL E:

THENCE A BEARING OF S11° 09' 05" W A DISTANCE OF 180.89 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF S28° 03' 10" E A DISTANCE OF 180.77 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF S60° 07' 10" E A DISTANCE OF 164.07 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF S22° 36' 30" E A DISTANCE OF 285.96 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF S08° 39' 56" E A DISTANCE OF 110.86 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF S32° 56' 56" E A DISTANCE OF 267.44 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF S43° 17' 37" E A DISTANCE OF 121.42 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF S26° 29' 38" E A DISTANCE OF 163.99 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF S33° 27' 15" E A DISTANCE OF 133.12 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF S51° 20' 28" E A DISTANCE OF 346.91 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N89° 02' 52" E A DISTANCE OF 49.86 FEET, TO A FOUND 5/8 INCH REBAR ON THE EAST BOUNDARY OF SAID SECTION 2;

THENCE LEAVING SAID BOUNDARY OF SOUTH COMMON AREA E, A BEARING OF S00° 38' 37" W A DISTANCE OF 866.14 FEET, ON SAID EAST BOUNDARY OF SECTION 2, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S40° 16' 41" E A DISTANCE OF 49.77 FEET, TO A SET 5/8 INCH REBAR;

THENCE 106.65 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A DELTA ANGLE OF 19° 42' 44" AND A LONG CHORD WHICH BEARS S30° 25' 19" E A DISTANCE OF 106.13 FEET, TO A SET 5/8 INCH REBAR;

THENCE 55.63 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 159° 22' 01" AND A LONG CHORD WHICH BEARS N78° 48' 03" E A DISTANCE OF 39.35 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N00° 04' 02" E A DISTANCE OF 119.65 FEET, TO A SET 5/8 INCH REBAR;

THENCE 635.53 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1550.00 FEET, A DELTA ANGLE OF 23° 28' 51" AND A LONG CHORD WHICH BEARS N18° 29" E A DISTANCE OF 630.80 FEET, TO A FOUND 5/8 INCH REBAR ON THE BOUNDARY OF SAID SECTION 2;

THENCE THE FOLLOWING BEARINGS AND DISTANCES ON SAID SOUTH COMMON AREA PARCEL E:

THENCE A BEARING OF N23° 32' 55" W A DISTANCE OF 189.79 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF N19° 38' 46" E A DISTANCE OF 47.25 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE 86.49 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 18° 25' 44" AND A LONG CHORD WHICH BEARS N11° 33' 28" E, A DISTANCE OF 96.08 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF N02° 14' 31" E A DISTANCE OF 33.43 FEET, TO A FOUND 5/8 INCH REBAR ON THE WEST RIGHT-OF-WAY BOUNDARY OF WEST MOUNTAIN ROAD;

THENCE LEAVING SAID BOUNDARY OF COMMON AREA PARCEL E, A BEARING S87° 47' 59" E A DISTANCE OF 100.00 FEET ON SAID RIGHT-OF-WAY BOUNDARY TO A FOUND 5/8 INCH REBAR ON THE EAST BOUNDARY OF SAID WEST MOUNTAIN ROAD;

THENCE A BEARING OF S02° 14' 31" W A DISTANCE OF 33.58 FEET, TO A SET 5/8 INCH REBAR;

THENCE 148.75 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A DELTA ANGLE OF 21° 18' 24" AND A LONG CHORD WHICH BEARS S12° 53' 43" W, A DISTANCE OF 147.89 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S23° 32' 55" W A DISTANCE OF 179.37 FEET, TO A SET 5/8 INCH REBAR;

THENCE 594.25 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1450.00 FEET, A DELTA ANGLE OF 23° 28' 53" AND A LONG CHORD WHICH BEARS S11° 48' 29" W, A DISTANCE OF 590.10 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S00° 04' 02" W A DISTANCE OF 416.91 FEET, TO A SET 5/8 INCH REBAR;

THENCE 221.75 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2170.00 FEET, A DELTA ANGLE OF 5° 11' 18" AND A LONG CHORD WHICH BEARS S02° 59' 41" W, A DISTANCE OF 221.65 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S05° 55' 20" W A DISTANCE OF 644.93 FEET, TO A SET 5/8 INCH REBAR;

THENCE 185.68 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 38° 41' 10" AND A LONG CHORD WHICH BEARS S13° 25' 15" E, A DISTANCE OF 182.17 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S32° 45' 50" E A DISTANCE OF 85.16 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S37° 14' 10" W A DISTANCE OF 100.00 FEET, TO A SET 5/8 INCH REBAR;

THENCE 253.20 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 38° 41' 10" AND A LONG CHORD WHICH BEARS N13° 25' 15" W, A DISTANCE OF 248.42 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N05° 55' 20" E A DISTANCE OF 644.93 FEET, TO A SET 5/8 INCH REBAR;

THENCE 193.52 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2070.00 FEET, A DELTA ANGLE OF 5° 21' 21" AND A LONG CHORD WHICH BEARS N01° 43' 39" E, A DISTANCE OF 193.45 FEET, TO A SET 5/8 INCH REBAR;

THENCE 278.2 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, DELTA ANGLE OF 53° 07' 45" AND A LONG CHORD WHICH BEARS N25° 29' 55" W, A DISTANCE OF 26.83 FEET, TO A SET 5/8 INCH REBAR;

THENCE 69.49 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 105.00 FEET, A DELTA ANGLE OF 37° 55' 16" AND A LONG CHORD WHICH BEARS N13° 38' 09" W, A DISTANCE OF 68.23 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N14° 38' 31" W A DISTANCE OF 189.10 FEET, TO A SET 5/8 INCH REBAR;

THENCE 715.4 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2400.00 FEET, A DELTA ANGLE OF 1° 17' 33" AND A LONG CHORD WHICH BEARS N23° 51' 14" W, A DISTANCE OF 73.26 FEET, TO A SET 5/8 INCH REBAR ON THE EAST BOUNDARY OF SAID SECTION 2;

THENCE A BEARING OF S00° 38' 37" W A DISTANCE OF 629.89 FEET, ON SAID EAST BOUNDARY OF SECTION 2, TO THE POINT OF BEGINNING.

CERTIFICATE OF OWNER

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THE PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION--PHASE 5, THE EASEMENTS AND PRIVATE ROADS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES OR OTHER UTILITIES FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF THE EASEMENTS. THE ROAD RIGHTS-OF-WAY WITHIN THE BOUNDARY OF BLACKHAWK LAKE ESTATES SUBDIVISION--PHASE 5 ARE HEREBY DEDICATED TO THE BLACKHAWK LAKE ESTATES SUBDIVISION--PHASE 5 OWNERS ASSOCIATION, INC., VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF THE PRIVATE ROADS. THE OWNERS HEREBY CERTIFY THAT THE INDIVIDUAL LOTS WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE LOTS BUT WITH IDAHO CODE 31-3805 CONCERNING IRRIGATION RIGHTS AND DISCLOSURE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF _____ 2020.

AB WEST MOUNTAIN HOLDINGS, LLC
J. THOMAS AHLQUIST, MANAGER

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF _____ } SS

ON THIS ____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO, PERSONALLY APPEARED J. THOMAS AHLQUIST, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF AB WEST MOUNTAIN HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT ON BEHALF OF SAID COMPANY EXECUTED THE SAME AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC OF IDAHO _____
RESIDING AT _____
COMMISSION EXPIRES: _____



duunn
LAND SURVEYS, INC.

PHONE: (208) 634-6896
WWW.DUUNNLANDSURVEYS.COM

SHEET 4 OF 5
25 COYOTE TRAIL
CASCADE, ID 83611

BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5

LOCATED IN THE E1/2 NE1/2 NE1/4 OF SECTION 11
& A PORTION OF THE E1/2 OF SECTION 2
T17N., R3E., B1M
VALLEY COUNTY, IDAHO.
2020

CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5 IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____ 2020, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5 IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____ 2020, BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN _____

CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5 IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR _____ DATE _____

CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5 HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER _____ DATE _____

CERTIFICATE OF VALLEY COUNTY RECORDER

STATE OF IDAHO)
VALLEY COUNTY) SS

THIS IS TO CERTIFY THAT THE PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5 WAS FILED IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO, THIS _____ DAY OF _____ 2020, AT _____ O'CLOCK _____ M. AT THE REQUEST OF _____ AND WAS DULY RECORDED AS INSTRUMENT _____ IN BOOK _____ OF PLATS ON PAGE _____

DEPUTY EX-OFFICIO RECORDER _____

