TITLE

When Idaho became a state in 1890, the Federal Government donated (granted) lands to Idaho on the condition they produce maximum long-term financial returns for public schools and other beneficiaries. Idaho now has over 5 million acres of Government lands held in trust, providing financial support to public schools and other institutions. The Idaho Department of Lands manages this trust land. In 1987, the state legislature passed a law that requires the Idaho Department of Lands to undertake a program to manage lands in such a manner as will secure the maximum long-term financial return to the institution to which granted. The leasing of timber and mineral lands for use as recreational, industrial, and mining purposes generates revenue for the beneficiaries. The Idaho Department of Lands shall be contacted with any questions pertaining to the Endowment Trust lands.

ADJACENT ENDOWMENT TRUST LANDS

Endowment Trust lands adjacent to or near this property are not encumbered in any manner by this state plat and may be purchased by public sale at public auction or by land exchange, or by the use of the land may change. Endowment Trust lands are not managed for the public at large and shall not be considered public lands or "open space," either specifically or in a generic sense. Endowment Trust lands are working lands producing revenue for the Endowment Trust agency. The Idaho Department of Lands may be contacted with any questions pertaining to the Endowment Trust lands.

ENFORCEMENT PERMITS

An enforcement permit from Idaho Department of Lands is required for an encroachment upon the bed of navigable waters.

DOMESTIC WATER

The state makes no representation that domestic water service for individual lots exists. The owner will be responsible for domestic water.

SANITARY SEWER

The state makes no representation that sanitary sewer service for the lots exists. If it exists, it is provided by Septic Systems (that may not comply with applicable Federal, State, and Local laws, rules, and regulations). Any future development requiring septic systems shall comply with all applicable Federal, State, and Local laws, rules, and regulations, and the owner shall procure at its own expense all licenses and permits required for such development and regulations.

SINGLE-FAMILY RESIDENTIAL USE

No more than one (1) single-family dwelling shall be allowed on any lot.

MOBILE HOMES

Mobile homes shall not be placed on the property.

MANUFACTURED OR MODULAR HOMES

Manufactured or modular homes that comply with all applicable building codes, meet all applicable (if any) local requirements, and are installed on a permanent foundation shall be allowed.

FIRE HAZARDS

Lots shall be maintained to reduce fire hazards by the elimination of fire fuels and dead material, on the lot to provide a natural, and managed appearance.

COMMON AREA/ROAD MAINTENANCE, CONSTRUCTION AND REPAIR

Holders of ownership interests in the Association, if any shall be responsible for the maintenance, construction and repair of any common area within the plat and/or main access roads as defined in easements granted by the state. Such maintenance shall comply with the requirements of the county and any applicable, governmental authority, including the state. The Association shall have no obligation to maintain any lot or improvements on any lot.

PERMITS REQUIRED

The state makes no representation that any permits may be obtained for the lots or that existing structures are permitted or will be permitted. Each owner shall comply with all application Federal, State, and Local laws, rules, and regulations and procure at its own expense all licenses and permits required by such laws, rules, and regulations related to the use of the lots.

ACCESS

By Marion Wagon Road as shown herein.

EXISTING UTILITIES

Utilities such as water, sewer, including drainage lines, electric lines, Septic Tanks, electrical lines, etc. have been installed and existing within the lots shown herein in some cases. These utilities traverse across several adjacent lots due to the convenience of installation and maintenance. Each lot owner shall have the right to access and maintain the utilities that serve their lot. It shall be the responsibility of the lot owners to maintain and maintain to the utilities. At the time of maintenance it is not reasonably equitable and reasonable to do so, the utilities shall be re-routed to be contained within the served lot via the existing easement or alternative easement provided by the lot owner.

DISCLAIMER

The lots are platted in an "as is" condition. The state makes no representation or warranty with respect to the lots or concerning the suitability of the lots for the uses intended by an owner.

STATE SUBDIVISION—DEAD HORSE CREEK
A PORTION OF GOVT LOT 1, SECTION 22, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

PLAT BOOK: 13 \ PAGE: 10

INST. NO.:

INSTRUMENT NO. 381373

DATED: February 2013

FILE NO. 13-001684

JUB ENGINEERS, INC.

7022 Meridian Rd

Dr. QDP1 Ch. JUB/CRB SHEET 1 OF 3

LAYOUT NAME: 15-11-003 Dead Horse Creek Cover

LUB ENGINEERS, INC

CASE NUMBER: 000-00-0000

DATE: February 2013

FILE NO. 13-001684

Digitally signed on
02/14/2013

13419
STATE SUBDIVISION—DEAD HORSE CREEK
A PORTION OF GOVT LOT 1, SECTION 22, TOWNSHIP 19 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

CERTIFICATE OF STATE
BE IT KNOWN BY THESE PRESENTS, THAT THE STATE OF IDAHO, THE RECORD OWNER OF THE REAL PROPERTY SHOWN HEREBY, UNDER ITS AUTHORITY SET FORTH IN THE LAW OF IDAHO, HAS GRANTED TO THE STATE OF IDAHO, THE RECORD OWNER OF THE REAL PROPERTY SHOWN HEREBY, TO USE THE SAME AS STATE SUBDIVISION— DEAD HORSE CREEK, A PORTION OF GOVT LOT 1 IN SECTION 22, TOWNSHIP 19 NORTH, RANGE 3 EAST, BOISE, VALLEY COUNTY, IDAHO, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A BRACE CAP MARKING THE NORTHEASTER CORNER BETWEEN SECTIONS 10 AND 11 AS SHOWN ON RECORDS OF SURVEY, RECORDED JULY 21, 1987 AS DEPARTMENT OF LANDS, RECORDS OF VALLEY COUNTY, IDAHO; FROM WHICH THE NORTHEASTER CORNER OF TRACT A AS SHOWN ON SAID RECORD OF SURVEY,}=    

THE NORTH LINE OF SAID SECTION 10, AND THE SOUTH LINE OF DEED NO. 6899, RECORDS OF VALLEY COUNTY, IDAHO, SOUTH 89°47'17" EAST A DISTANCE OF 38.89 FEET MORE OR LESS TO THE INTERSECTION OF SAID NORTH LINE AND THE ORDINARY HIGH WATER MARK OF PÄTTE LAKE;

THEN SOUTHWESTERLY ALONG SAID ORDINARY HIGH WATER MARK, 157 FEET MORE OR LESS, TO THE INTERSECTION OF SAID ORDINARY HIGH WATER MARK AND THE NORTH EASTERLY LINE OF TRACT C (PARCEL 2), AS DESCRIBED IN STATE OF IDAHO, DEED NO. 13280, RECORDS OF VALLEY COUNTY, IDAHO;

THEN NORTH 70°12'20" WEST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT C, A DISTANCE OF 70.82 FEET TO A POINT ON THE EASTERY RIGHT-OF-WAY LINE OF AMERICAN FOREST AND RANCHES, AS SHOWN ON PLANS FOR THE UNITED STATES DEPARTMENT OF AGRICULTURE, BUREAU OF PUBLIC ROADS, PROJECT NO. 21-31-90, ROUTE NO. 21 CONTACT ROAD;

THEN NORTH 19°37'52" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 174.94 FEET TO A POINT ON THE SOUTH LINE OF DEED NO. 6899, AND THE NORTHEASTERLY LINE OF SECTION 22;

THEN SOUTH 89°47'17" EAST, ALONG SAID NORTH LINE OF SECTION 22 A DISTANCE OF 70.46 FEET TO THE POINT OF BEGINNING.

SAID LINES ARE SUBJECT TO EASEMENTS OF RECORD AND RIGHTS-OF-WAY OF RECORD.

IDaho STATE BOARD OF LAND COMMISSIONERS APPROVAL

THE STATE BOARD OF LAND COMMISSIONERS

COUNCIL OF IDAHO

SECRETARY OF STATE

COUNTY OF IDAHO


SECRETARY PUBLIC FOR IDAHO

REGIONS AT

MY COMMISSION EXPIRES: 16TH YEAR

VALLEY COUNTY RECORDER


SURVEYOR'S CERTIFICATE
I, RON J. RUSSELL, PROFESSIONAL LAND SURVEYOR NO. 15419 IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS Plat OF STATE SUBDIVISION—DEAD HORSE CREEK IS BASED ON AN ACTUAL FIELD SURVEY MADE BY ME ON LAND SURVEYED AND ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID Plat IS STATED ON THE SURVEY AS RECORDED HEREIN.