

- FREMONT COUNTY SUBDIVISION CONDITIONS**
- 1- DESIGNATED OPEN SPACE SHALL BE PERMANENTLY RESTRICTED FROM FUTURE DEVELOPMENT, WITH RESTRICTIONS ENFORCEABLE BY THE H.O.A AND OR FREMONT COUNTY IN PERPETUITY.
 2. IDAHO CODE 42-111 LIMITS THE USE OF DOMESTIC WELLS FOR IRRIGATION TO 1/2 ACRE PROVIDED THE TOTAL USE IS LESS THAN 13,000 GALLONS PER DAY/
 3. ACCESS TO THIS PROPERTY IS VIA THE SIDDOWNAY PROPERTY EASEMENT INST # XXXXX/
 4. THERE IS NO DIRECT VEHICLE ACCESS TO BLM LAND FROM THESE LOTS. ACCESS TO THE SAND DUNES OR OTHER PUBLIC LANDS IS BY APPROVED PUBLIC ROUTES ONLY.
 5. THIS PROPERTY LIES WITHIN THE WINTER CLOSURE AREA AND IS PART OF AN IMPORTANT SYSTEM OF WINTER HABITAT FOR DEER, ELK, AND OTHER WILDLIFE. WINTER CLOSURE RESTRICTIONS RESTRICT HUMAN PRESENCE ANYWHERE ON PRIVATE LAND DURING CLOSURE PERIOD. PROPERTY OWNERS ARE ENCOURAGED TO CONTACT BOTH FREMONT COUNTY AND IDAHO DEPT OF FISH AND GAME FOR KNOWLEDGE OF HOW THE WINTER RESTRICTIONS AFFECT THEM.
 6. PROPERTY OWNERS MAY NOT FENCE THEIR PROPERTY IN SUCH A WAY AS TO IMPEDE THE MIGRATION OF WILDLIFE.
 7. NO PUBLIC WATER SYSTEM OR SEWER SYSTEM IS PROPOSED FOR THIS PROJECT.

DENSITY TABLE	
NUMBER OF LOTS	6
PROJECT AREA	42.38 ACRES
AVERAGE LOT AREA	7.06
AREA OF ROADS	4.47 ACRES
TOTAL AREA	43.91 ACRES

OWNER'S CERTIFICATE

BE IT KNOWN THAT I, THE UNDERSIGNED PARTNER IN IDAHO SR LLC, IN THE LANDS BEING SUBDIVIDED AND HEREIN PLATTED AND DESCRIBED BELOW, CERTIFY THAT THE FOLLOWING IS IN ACCORDANCE WITH OUR DESIRES AND CONSENT:

THAT THE NAME OF THE SUBDIVISION SHALL BE "IDAHO SANDS RESORT"; THAT THE SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS TO BE RECORDED WITH THIS PLAT AND THE H.O.A. IS RESPONSIBLE FOR ENFORCEMENT OF THE RULES AND CONDITIONS AND ROAD MAINTENANCE; THAT ACCESS TO THE SUBDIVISION LOTS IS VIA THE PADDLETIRE WAY AND THE EASEMENT FROM SIDDOWNAY SHEEP COMPANY, WHICH ACCESSES ONTO THE EXISTING COUNTY RED ROAD; THAT SAID SUBDIVISION IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, AGREEMENTS OR ENCUMBRANCES OF SIGHT AND/OR RECORD; THAT THE LOTS WILL HAVE INDIVIDUAL WELLS AND SEPTIC SYSTEMS.

DESCRIPTION OF LANDS BEING DIVIDED:
 A PART OF THE S 1/2 SE 1/4, SECTION 23, TWP. 8N., RNG. 39E., B.M., FREMONT COUNTY, IDAHO BEING FURTHER DESCRIBED AS:
 COMMENCING AT THE SE CORNER OF SAID SECTION 23 AND RUNNING N 89°59'18"W, 1318.76 ALONG THE SOUTH LINE OF SAID SECTION 23 TO A REBAR POINT;
 THENCE CONTINUING ALONG THE SOUTH LINE N 89°59'14"W, 323.97 FEET TO A REBAR POINT;
 THENCE N00°13'48"E, 378.88 FEET TO A REBAR POINT;
 THENCE N45°40'00"E, 454.74 FEET TO A REBAR POINT;
 THENCE N00°13'53"E, 621.22 FEET TO A REBAR POINT;
 THENCE N89°56'53"E, 1318.08 FEET TO A REBAR POINT;
 THENCE S00°12'07"W, 1318.41 FEET TO THE POINT OF BEGINNING.
 CONTAINS 43.91 ACRES MORE OR LESS.

DOUGLAS TOLBERT _____ 2024

STATE OF _____)
 COUNTY OF _____)

ON THE _____ OF _____, 2024, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED DOUGLAS TOLBERT, IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC _____
 RESIDING AT _____
 COMMISSION EXPIRES _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 43 HAVE BEEN SATISFIED BASED ON DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW AND APPROVAL FOR THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

_____ 2024

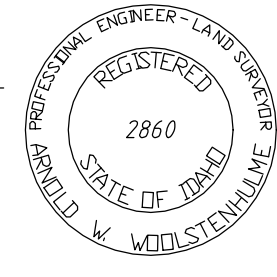
EASTERN IDAHO PUBLIC HEALTH
 ENVIRONMENTAL SPECIALIST

SURVEYOR'S CERTIFICATE & NARRATIVE

I, ARNOLD WOOLSTENHULME BEING A LICENSED LAND SURVEYOR/ENGINEER IN THE STATE OF IDAHO #2860, DO HEREBY CERTIFY THAT I DID CAUSE A SURVEY OF THIS PROPERTY WITH LEICA GPS EQUIPMENT. THE BASIS OF BEARING IS THE EAST LINE OF SE 1/4 OF SECTION 23, Twp 8N., Rng 39 E., B.M. FREMONT COUNTY, IDAHO.

ARNOLD WOOLSTENHULME SURVEYOR/LS #2860

_____ 2024



CERTIFICATE OF PLAT REVIEW

I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND FIND IT IS CORRECT AND ACCEPTABLE AS PER IDAHO CODE 50-1305, AND APPROVE THIS PLAT TO BE RECORDED.

FREMONT COUNTY PLAT REVIEW SURVEYOR

_____ 2024

FREMONT COUNTY TREASURER

PRESENTED TO THE FREMONT COUNTY TREASURER ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ 2024

FREMONT COUNTY ASSESSOR

PRESENTED TO THE FREMONT COUNTY ASSESSOR ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ 2024

FREMONT COUNTY PLANNING AND ZONING

PRESENTED TO THE FREMONT COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ 2024

FREMONT COUNTY COMMISSIONERS

PRESENTED TO THE FREMONT COUNTY BOARD OF COUNTY COMMISSIONERS ON THE FOLLOWING DATE, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

_____ 2024

FREMONT COUNTY BOARD OF COMMISSIONERS CHAIRPERSON

RECORDER'S CERTIFICATE

**FINAL PLAT
 IDAHO SAND RESORT**

PART OF THE S 1/2 SE 1/4 OF SECTION 23,
 TWP. 8N., RNG. 39E., B.M., FREMONT, IDAHO

OWNER
 IDAHO S R, LLC
 DOUG TOLBERT
 394 S. 100 W.
 VICTOR, ID 83455
 (208)354-1522

AW ENGINEERING
 255 South Main P.O. Box 139
 Victor, Idaho 83455
 (208) 787-2952 aweng@tetontel.com

DRAWN: AWW 07/19/21 CONCEPT PLAN.dwg

Rew:

File Survey 2007 - 112

PROJ: 20-112 Final Plat.dwg