



Prices include North Lake Water and Sewer District hookup fees, which were paid by the developer!

WATERFRONT LOTS

Wonderful waterfowl out your front door! This is the non-motorized portion on the lake for those who enjoy paddle boarding, canoeing, kayaking and fishing. Great views of the water!



Leon Renz

208-634-6894

Donnelly Office

208-325-5051

LeonRenzRE@icloud.com



Michelle Basye, Broker

208-630-4702

McCall Office

208-634-1234

MichelleBasye@icloud.com

HAWKS BAY PRICE SHEET

TYPE	BLK	LOT	ADDRESS	ACRES	PRICE
Vacant Land	1	14	13126 Hawks Bay Road	0.340	\$229,900

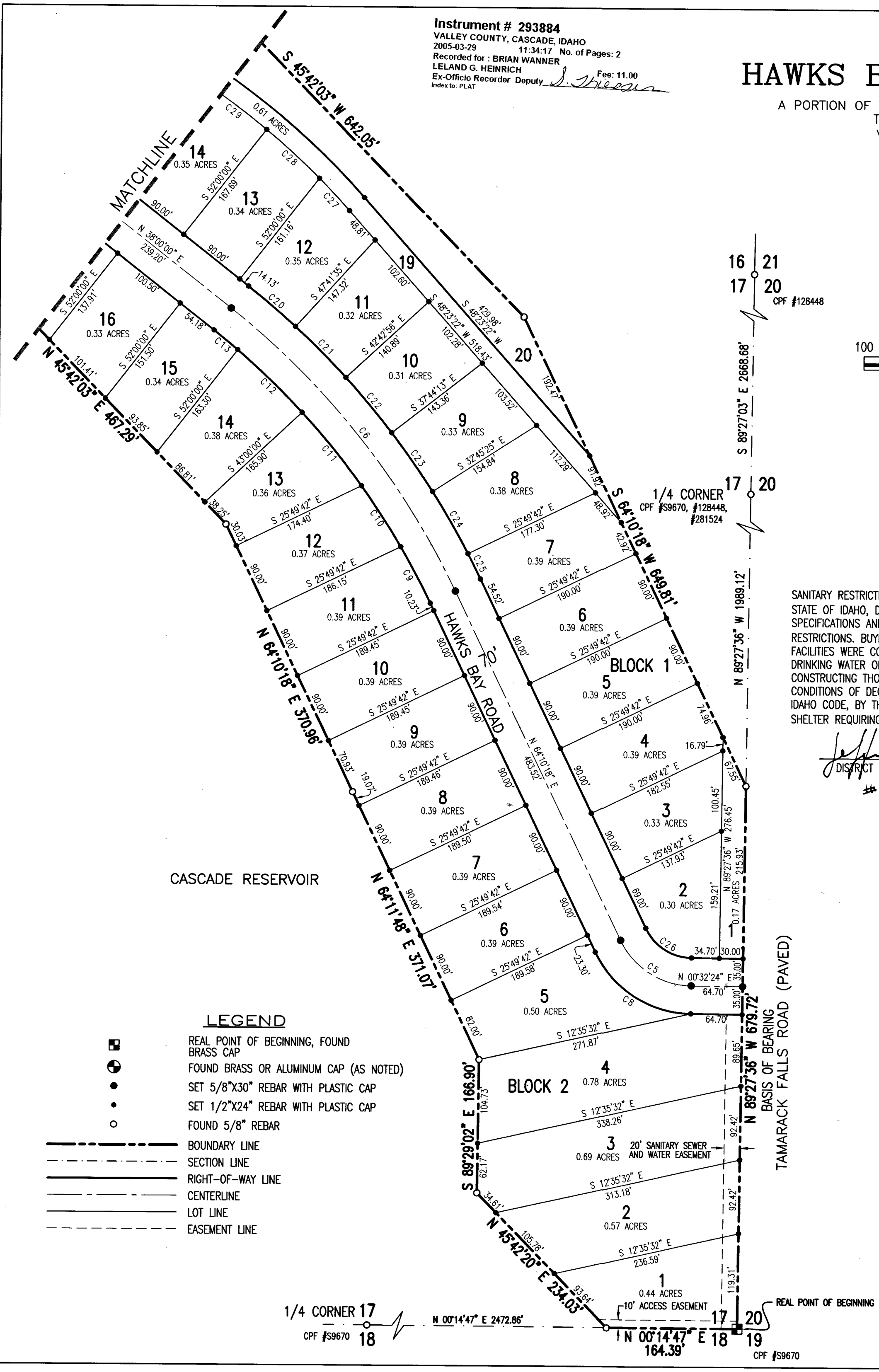
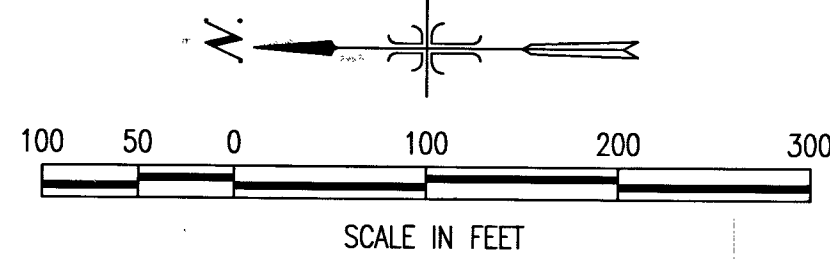
Instrument # 293884
VALLEY COUNTY, CASCADE, IDAHO
2005-03-29 11:34:17 No. of Pages: 2
Recorded for: BRIAN WANNER
LELAND G. HEINRICH
Ex-Officio Recorder Deputy
Fee: 11.00

PLAT OF HAWKS BAY SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17
T. 16 N., R. 3 E., B.M.
VALLEY COUNTY, IDAHO
2005

NOTES

1. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION, LOT DRAINAGE AND LANDSCAPE OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. UNLESS OTHERWISE SHOWN OR DESIGNATED, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE ~~OVER THE SEVEN (7) FEET ADJACENT TO THE~~ ~~REAR LOT LINE AND~~ OVER THE TEN (10) FEET ADJACENT TO ANY REAR LOT LINE OR SUBDIVISION BOUNDARY.
3. BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCE IN EFFECT AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION. **293886**
6. LOTS 1 AND 19, BLOCK 1 ARE NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE HAWKS BAY HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED AS LANDSCAPE LOTS.
7. LOT 20, BLOCK 2 IS A WELL LOT TO BE OWNED AND MAINTAINED BY THE HAWKS BAY HOMEOWNERS ASSOCIATION, INC., AND MAY BE TRANSFERRED TO A PRIVATE WATER DISTRICT WHEN ALL CONTRACTUAL OBLIGATIONS ARE SATISFIED. SAID LOT IS ALSO COVERED BY A TEN (10) FOOT PUBLIC PATHWAY EASEMENT.
8. LOT 20, BLOCK 1 IS RESERVED FOR NEW ROAD RIGHT OF WAY.
9. SEE AMENDED RECORD OF SURVEY NO. 281949 FOR ADDITIONAL DATA OF RECORD.
10. UTILITIES HAVE NOT BEEN INSTALLED AT THE TIME OF RECORDATION OF THIS PLAT. ***293885**
11. NO SEPTIC FACILITY SHALL BE CONSTRUCTED WITHIN 100 FEET OF ANY WELL IN LOT 20, BLOCK 2.



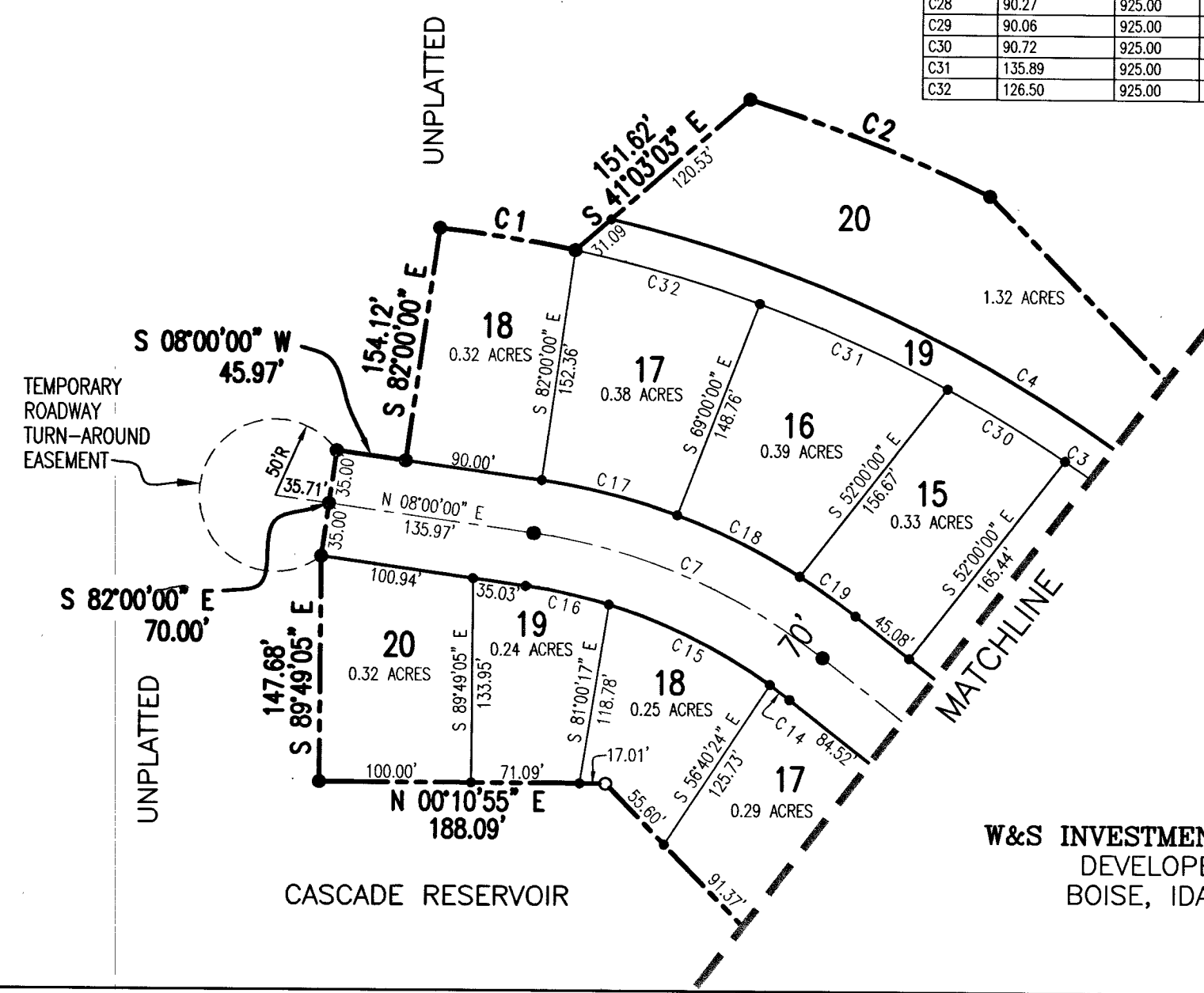
HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Jeffrey L. Dyer EHS 872 3/24/2005
DISTRICT HEALTH DEPARTMENT EHS DATE:
292969

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	90.05	925.00	05°34'41"	45.06	S 09°07'02" W	90.02
C2	170.48	1050.00	09°18'09"	85.43	S 21°32'52" W	170.29
C3	462.50	925.00	28°38'52"	236.19	N 34°03'56" E	457.70
C4	586.19	950.00	35°21'13"	302.76	N 30°42'46" E	576.93
C5	111.06	100.00	63°37'54"	62.04	N 32°21'21" E	105.44
C6	456.78	1000.00	26°10'18"	232.45	N 51°05'09" E	452.82
C7	209.44	400.00	30°00'00"	107.18	N 23°00'00" E	207.06
C8	149.93	135.00	63°37'54"	83.76	N 32°21'21" E	142.34
C9	79.86	965.00	04°44'30"	39.95	N 61°48'03" E	79.84
C10	90.80	965.00	05°23'27"	45.43	N 56°44'04" E	90.76
C11	118.71	965.00	07°02'54"	59.43	N 50°30'53" E	118.84
C12	112.59	965.00	06°41'06"	56.36	N 43°38'53" E	112.53
C13	38.83	965.00	02°18'19"	19.42	N 39°09'10" E	38.83
C14	16.27	365.00	02°33'14"	8.14	N 36°43'23" E	16.27
C15	118.95	365.00	18°40'20"	60.01	N 26°06'36" E	118.43
C16	55.89	365.00	08°46'26"	28.00	N 12°23'13" E	55.84
C17	92.45	435.00	12°10'39"	46.40	S 14°05'19" W	92.28
C18	90.31	435.00	11°53'41"	45.32	S 26°07'30" W	90.15
C19	45.00	435.00	05°55'40"	22.52	S 35°02'10" W	44.98
C20	77.80	1035.00	04°18'25"	38.92	S 40°09'13" W	77.78
C21	89.91	1035.00	04°58'39"	44.99	S 44°47'45" W	89.89
C22	89.94	1035.00	04°58'43"	45.00	S 49°46'26" W	89.91
C23	89.96	1035.00	04°58'48"	45.01	S 54°45'11" W	89.93
C24	89.67	1035.00	04°57'51"	44.87	S 59°43'31" W	89.65
C25	35.48	1035.00	01°57'51"	17.74	S 63°11'22" W	35.48
C26	72.19	65.00	63°37'54"	40.33	S 32°21'21" W	68.53
C27	55.55	925.00	03°26'27"	27.78	N 46°40'09" E	55.54
C28	90.27	925.00	05°36'30"	45.17	N 42°09'10" E	90.24
C29	90.06	925.00	05°34'43"	45.07	N 36°34'03" E	90.03
C30	90.72	925.00	05°37'09"	45.40	N 30°58'07" E	90.68
C31	135.89	925.00	08°25'03"	68.07	N 23°57'01" E	135.77
C32	126.50	925.00	07°50'08"	63.35	N 15°49'26" E	126.40



W&S INVESTMENTS INC. DEVELOPER
BOISE, IDAHO

BRIGGS ENGINEERING, INC.
CONSULTING ENGINEERS
BOISE, IDAHO

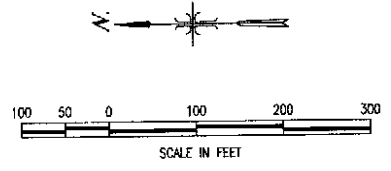
PLAT OF
HAWKS BAY SUBDIVISION NO. 2
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 17
T. 16 N., R. 3 E., B.M.
VALLEY COUNTY, IDAHO
2007

NOTES

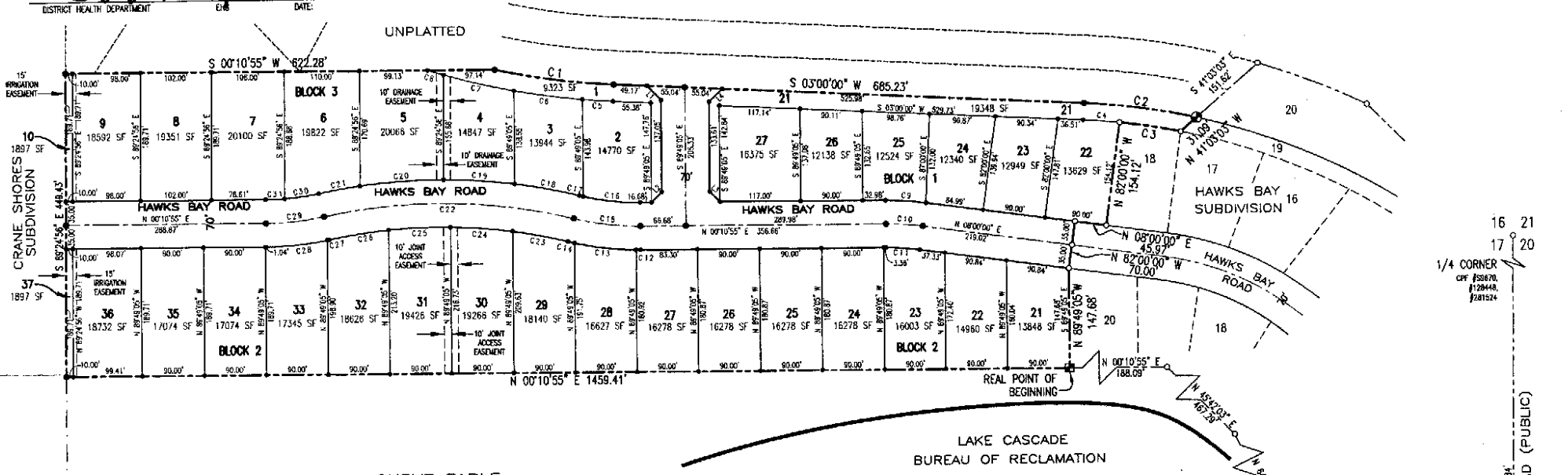
1. UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION, LOT DRAINAGE AND LANDSCAPE OVER THE TWELVE (12) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCE IN EFFECT AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
4. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION. SEE INSTRUMENT NO. 293886. # 293886
5. LOT 21, BLOCK 1 AND LOT 1, BLOCK 3 ARE NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE HAWKS BAY HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL BE USED AS LANDSCAPE LOTS.
6. LOT 10, BLOCK 3 AND LOT 37, BLOCK 2 ARE NON-BUILDABLE LOTS TO BE OWNED AND MAINTAINED BY THE HAWKS BAY HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS. THESE LOTS SHALL HAVE A BLANKET PUBLIC PATHWAY EASEMENT.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE PLAN OF IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS FOR DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHEDS REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.



319669



CURVE TABLE

NUMBER	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEG.	CHORD
C1	175.00	1050.00	09°32'37"	81.70	S 07°48'29" W	174.80
C2	166.40	950.00	10°02'09"	83.41	N 08°01'05" E	165.19
C3	90.65	975.00	09°34'11"	45.06	N 08°07'02" E	90.02
C4	53.73	995.00	07°19'44"	28.87	N 04°39'51" E	53.72
C5	144.80	1075.00	02°23'15"	22.40	S 04°11'36" W	44.79
C6	100.68	1075.00	06°22'50"	50.53	S 08°04'45" W	100.96
C7	104.64	1075.00	09°34'18"	52.31	S 13°32'23" W	104.50
C8	23.04	1075.00	08°10'18"	11.88	S 08°10'18" W	23.04
C9	59.36	435.00	07°49'05"	29.72	N 04°05'27" E	59.31
C10	54.58	400.00	07°49'05"	27.33	N 04°05'27" E	54.54
C11	49.80	355.00	07°49'05"	24.94	N 04°05'27" E	49.77
C12	45.02	315.00	07°49'05"	22.55	N 04°05'27" E	45.00
C13	40.24	275.00	07°49'05"	20.16	N 04°05'27" E	40.24
C14	35.46	235.00	07°49'05"	17.77	N 04°05'27" E	35.46
C15	30.68	195.00	07°49'05"	15.38	N 04°05'27" E	30.68
C16	25.90	155.00	07°49'05"	12.99	N 04°05'27" E	25.90
C17	21.12	115.00	07°49'05"	10.60	N 04°05'27" E	21.12
C18	16.34	75.00	07°49'05"	8.21	N 04°05'27" E	16.34
C19	11.56	35.00	07°49'05"	5.82	N 04°05'27" E	11.56
C20	6.78	00.00	07°49'05"	3.43	N 04°05'27" E	6.78
C21	1.99	00.00	07°49'05"	1.04	N 04°05'27" E	1.99
C22	0.21	00.00	07°49'05"	0.05	N 04°05'27" E	0.21
C23	0.42	00.00	07°49'05"	0.10	N 04°05'27" E	0.42
C24	0.84	00.00	07°49'05"	0.20	N 04°05'27" E	0.84
C25	1.68	00.00	07°49'05"	0.40	N 04°05'27" E	1.68
C26	3.36	00.00	07°49'05"	0.80	N 04°05'27" E	3.36
C27	6.72	00.00	07°49'05"	1.60	N 04°05'27" E	6.72
C28	13.44	00.00	07°49'05"	3.20	N 04°05'27" E	13.44
C29	26.88	00.00	07°49'05"	6.40	N 04°05'27" E	26.88
C30	53.76	00.00	07°49'05"	12.80	N 04°05'27" E	53.76
C31	107.52	00.00	07°49'05"	25.60	N 04°05'27" E	107.52

LEGEND

- REAL POINT OF BEGINNING, FOUND 5/8" REBAR
- FOUND BRASS CAP
- SET 5/8"x30" REBAR WITH PLASTIC CAP
- SEE 1/2"x24" REBAR WITH PLASTIC CAP
- FOUND 5/8" REBAR
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE
- EASEMENT LINE

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 48°35'27" W	28.97'
L2	N 44°49'05" W	21.21'
L3	N 45°10'55" E	21.21'
L4	S 43°24'53" E	27.58'



BRIGGS ENGINEERING, INC.
CONSULTING ENGINEERS
BOISE, IDAHO

W&S INVESTMENTS INC.
DEVELOPER
BOISE, IDAHO

Instrument # 319968
VALLEY COUNTY, CASCADE, IDAHO
2007-03-30
Recorded for: BRIAN WARNER
ARCHIE N. BANBURY
Ex-Officio Recorder Deputy
Index to: PLAT