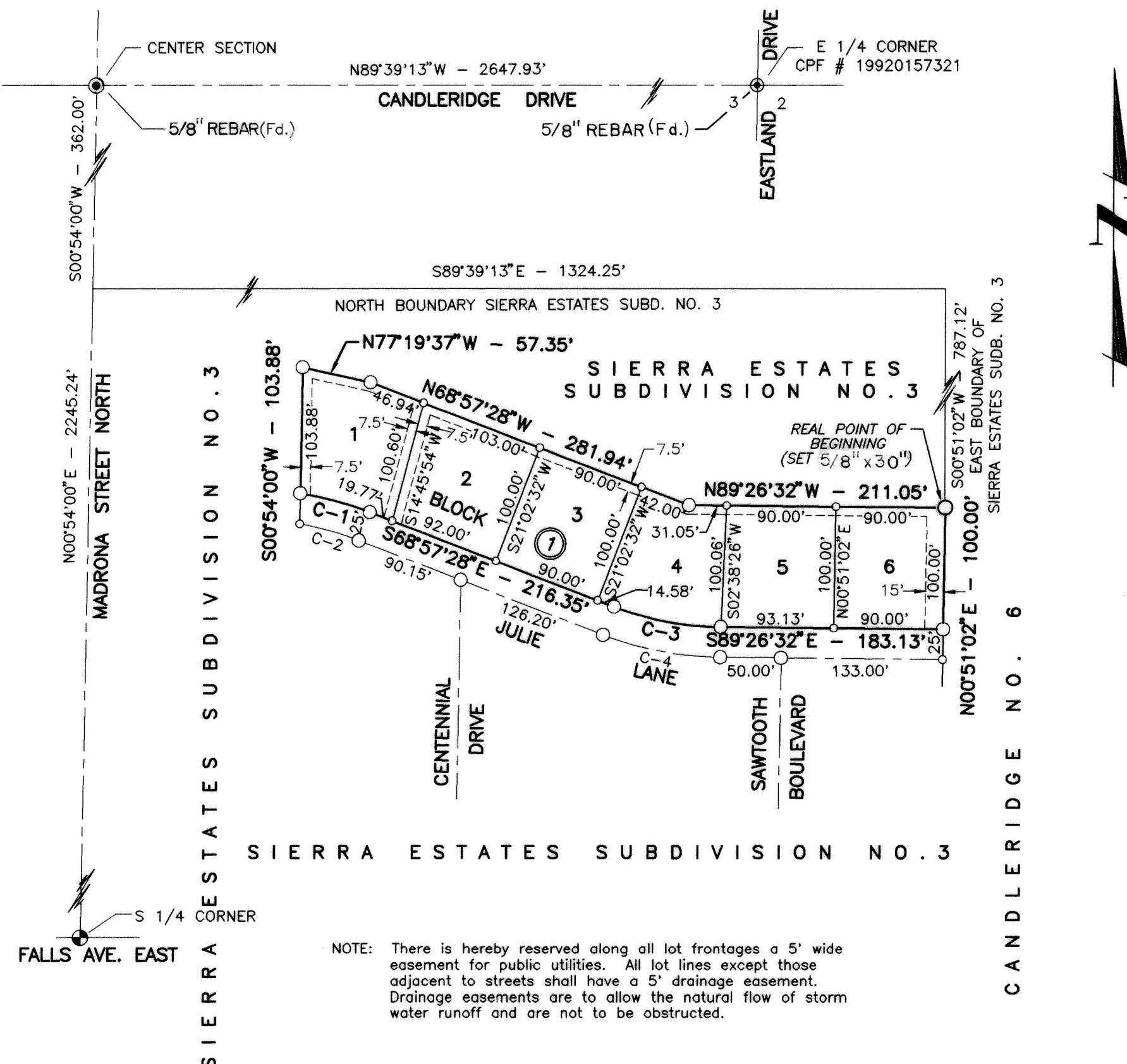
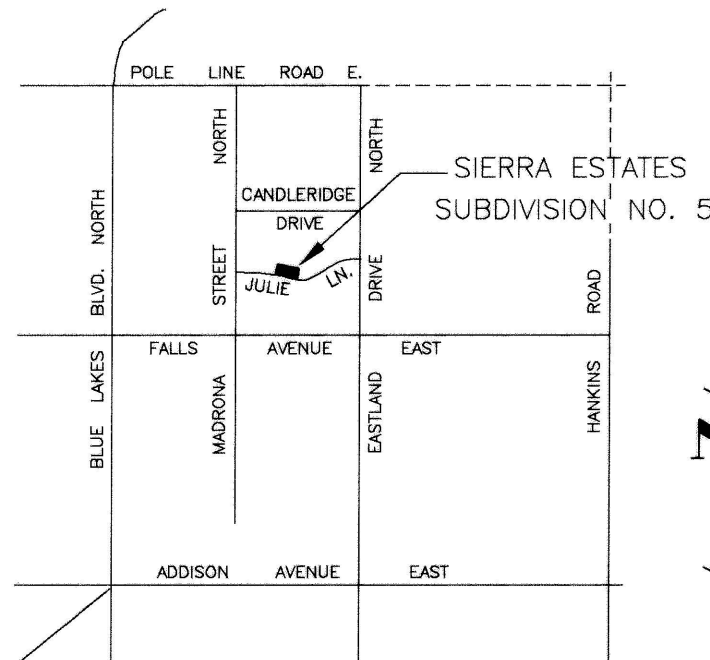




NOTE: There is hereby reserved along all lot frontages a 5' wide easement for public utilities. All lot lines except those adjacent to streets shall have a 5' drainage easement. Drainage easements are to allow the natural flow of storm water runoff and are not to be obstructed.



VICINITY MAP
N.T.S.

- LEGEND**
- Boundary Line
 - Roadway Centerline
 - Lot Boundary
 - Brass Cap
 - Set 1/2" x 24" Rebar
 - Set 5/8" x 30" Rebar
 - Found 5/8" x 30" Rebar
 - Public Utilities Easement

CURVE DATA						
CURVE	R	DELTA	T	L	CH.L.	CH. BEARING
C-1	300.64'	11°20'45"	29.86'	59.53'	59.44'	S 74°37'50" E
C-2	275.64'	10°32'27"	25.43'	50.71'	50.64'	S 74°13'41" E
C-3	251.72'	20°29'04"	45.48'	90.00'	89.52'	S 79°12'00" E
C-4	276.72'	20°29'04"	50.00'	98.93'	98.41'	S 79°12'00" E

Twin Falls County, Idaho
Recorded for:
RIEDEL
03:15pm Apr. 08, 1999
1999-006577
No. of Pages: 1 Fee: \$11.00
ROBERT S. FORT
Ex-Officio Recorder
Deputy: SL

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be imposed, in accordance with the Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

July 7, 1999

South Central District Health Dept., EHS

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT SAGE PROPERTIES, INC., AN IDAHO CORPORATION CONSISTING OF SHARON B. ZELL, PRESIDENT AND RUSSEL G. BORK, SECRETARY TREASURER, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PART OF SIERRA ESTATES SUBDIVISION NO. 3, LOT 7-10, BLOCK 8 AND LOT 10, BLOCK 12 IN THE W 1/2 SE 1/4 OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER COMMON TO SECTION 2 AND 3, TOWNSHIP 10 SOUTH, RANGE 17 EAST; THENCE NORTH 89°39'13" WEST A DISTANCE OF 2647.93 FEET, TO THE CENTER OF SAID SECTION 3; THENCE SOUTH 00°54'00" WEST A DISTANCE OF 362.00 FEET, ALONG THE WESTERLY BOUNDARY OF SAID SE 1/4; THENCE SOUTH 89°39'13" EAST A DISTANCE OF 1324.25 FEET, ALONG THE NORTHERLY BOUNDARY OF SIERRA ESTATES SUBDIVISION NO. 3; THENCE SOUTH 00°51'02" WEST A DISTANCE OF 787.12 FEET, ALONG THE EASTERLY BOUNDARY OF SIERRA ESTATES SUBDIVISION NO. 3, TO THE REAL POINT OF BEGINNING; THENCE NORTH 89°26'32" WEST A DISTANCE OF 211.05 FEET; THENCE NORTH 77°19'37" WEST A DISTANCE OF 57.35 FEET; THENCE SOUTH 00°54'00" WEST A DISTANCE OF 103.88 FEET, TO THE NORTHERLY BOUNDARY OF JULIE LANE; THENCE ALONG SAID NORTHERLY BOUNDARY AND ALONG A TANGENT CURVE TO THE RIGHT HAVING A 300.64 FOOT RADIUS; THROUGH A CENTRAL ANGLE OF 11°20'45" FOR AN ARC LENGTH OF 59.53 FEET AND WITH A CHORD THAT BEARS SOUTH 74°37'50" EAST FOR A DISTANCE OF 59.44 FEET; THENCE SOUTH 68°57'28" EAST A DISTANCE OF 216.35 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A 251.72 FOOT RADIUS; THROUGH A CENTRAL ANGLE OF 20°29'04" FOR AN ARC LENGTH OF 89.99 FEET AND WITH A CHORD THAT BEARS SOUTH 79°12'00" EAST FOR A DISTANCE OF 89.52 FEET; THENCE SOUTH 89°26'32" EAST A DISTANCE OF 183.13 FEET; THENCE NORTH 00°51'02" EAST A DISTANCE OF 100.00 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 1.26 ACRES MORE OR LESS.

THE EASEMENTS INDICATED HEREON THIS PLAT OF SIERRA ESTATES SUBDIVISION NO. 5 ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES OR AS DESIGNATED HEREON AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINE OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 50-1334, SAGE PROPERTIES, INC., AS OWNER, DOES HEREBY STATE THAT THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE EXISTING CITY OF TWIN FALLS, IDAHO WATER SYSTEM, AND SAID CITY HAS AGREED IN WRITING TO SERVE SAID LOTS IN SIERRA ESTATES SUBDIVISION NO. 5 AS SHOWN HEREON.

PURSUANT TO IDAHO CODE 31-3805, SAGE PROPERTIES, INC., AS OWNER, DOES HEREBY STATE THAT THE WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN SAID SUBDIVISION WHICH ARE WITHIN THE CITY OF TWIN FALLS HAVE BEEN TRANSFERRED FROM SAID LANDS BY THE OWNER AND AN IRRIGATION WATER DELIVERY SYSTEM IS NOT PROVIDED. LOTS WITHIN THE SUBDIVISION WILL NOT BE ENTITLED TO ANY WATER RIGHTS AND WILL NOT BE OBLIGATED FOR ASSESSMENTS FROM ANY IRRIGATION DISTRICT AND/OR CANAL COMPANY.

IN WITNESS WHEREOF, I HAVE SET MY HAND THIS 16th DAY OF March, 1999.

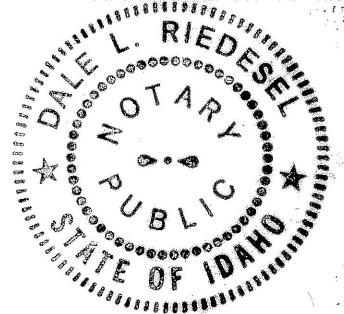
SAGE PROPERTIES, INC.

Sharon B. Zell
SHARON B. ZELL, PRESIDENT

Russel G. Bork
RUSSEL G. BORK, SECRETARY TREASURER

STATE OF IDAHO)
COUNTY OF TWIN FALLS)

ON THIS 16th DAY OF March, 1999, BEFORE ME PERSONALLY APPEARED SHARON B. ZELL AND RUSSEL G. BORK, KNOWN AND IDENTIFIED TO ME TO BE PRESIDENT AND SECRETARY TREASURER OF THE CORPORATION THAT EXECUTED THE INSTRUMENT OR THE PERSONS WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME.



Dale L. Riedesel
NOTARY PUBLIC OF IDAHO

RESIDENCE OF Twin Falls, Idaho

MY COMMISSION EXPIRES 2/20/04

CERTIFICATE OF COUNTY TREASURER

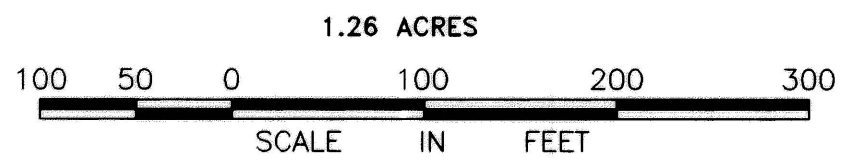
I, Bonnie Bruning, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

Bonnie Bruning
COUNTY TREASURER

3-31-99
DATE

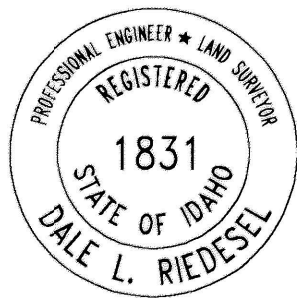
SIERRA ESTATES SUBDIVISION NO. 5

A RE-SUBDIVISION OF A PART OF SIERRA ESTATES SUBDIVISION NO. 3 IN THE W 1/2 SE 1/4, SECTION 3 T. 10 S., R. 17 E., B.M. TWIN FALLS COUNTY, IDAHO 1999



CERTIFICATE OF ENGINEER

I, DALE L. RIEDESEL, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE PLAT DEPICTED HEREON AND DESIGNATED HEREIN AS SIERRA ESTATES SUBDIVISION NO. 5, WAS SURVEYED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 50, CHAPTER 13 AND TITLE 55, CHAPTER 15 OF THE IDAHO CODE AND IS A TRUE AND ACCURATE REPRESENTATION THEREOF.

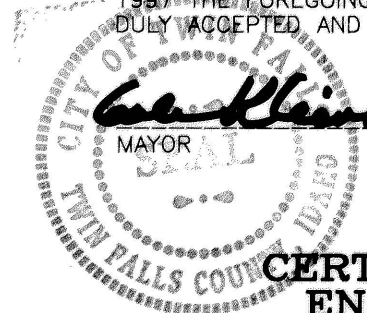


Dale L. Riedesel, P.E./L.S.

3/23/99
DATE

APPROVAL OF CITY COUNCIL

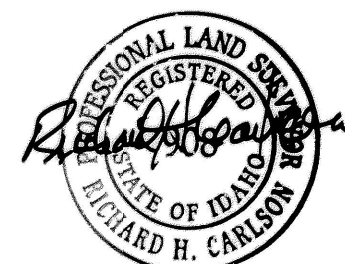
Jody Hall, DEPUTY CLERK FOR THE CITY OF TWIN FALLS, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 12th DAY OF May, 1999, THE FOREGOING PLAT OF SIERRA ESTATES SUBDIVISION NO. 5, WAS DULY ACCEPTED AND APPROVED.



Jody Hall
DEPUTY CITY CLERK

CERTIFICATE OF COUNTY ENGINEER/SURVEYOR

I, RICHARD H. CARLSON, A REGISTERED PROFESSIONAL ENGINEER/SURVEYOR FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PLAT OF SIERRA ESTATES SUBDIVISION NO. 5 AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



Richard H. Carlson
COUNTY ENGINEER/SURVEYOR

6/30/97
DATE

APPROVAL OF COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS 7 DAY OF July, 1999 BY THE BOARD OF COUNTY COMMISSIONERS OF TWIN FALLS COUNTY, IDAHO.

Don L. Mayhew
COUNTY COMMISSIONER

7-7-97
DATE

APPROVAL OF CITY ENGINEER

I, GARY L. YOUNG, CITY ENGINEER IN AND FOR THE CITY OF TWIN FALLS, IDAHO, DO HEREBY APPROVE THIS PLAT OF SIERRA ESTATES SUBDIVISION NO. 5.

Gary L. Young
GARY L. YOUNG, P.E./L.S., CITY ENGINEER

4-6-99
DATE

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NO. 1999006577
STATE OF IDAHO)
COUNTY OF TWIN FALLS) SS
03:15:00 pm Apr. 08, 1999
1999-006577

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF THE CITY OF TWIN FALLS AT 15 MINUTES PAST 3 O'CLOCK, P.M., THIS 8th DAY OF April, 1999, IN MY OFFICE AND WAS DULY RECORDED IN BOOK OF PLATS AT PAGES 39 AND

Sharon Lancaster
DEPUTY

R. Stort
EX-OFFICIO RECORDER

DALE L. RIEDESEL P.E./L.S.
Suite 103, 488 Blue Lakes Blvd. N.
Twin Falls, Idaho 83301