

# BOARD'S LOWER RANCH

LOCATED WITHIN H.E.S. 293, SECTIONS 15 & 16, T4N, R10E, B.M.  
BLAINE COUNTY, IDAHO

### NOTES

1. All future utilities must be underground.
2. All construction must meet ordinance setbacks.
3. The responsibility of maintenance and weed control for all lots lies with the owner of the lot.
4. There shall be no building construction within designated easements and all other development within easements must meet county and easement holder's approval.
5. All lots smaller than 1 (one) acre are non-conforming, according to Subdivision Ordinance 77-6 and Zoning Ordinance 77-5. Blaine County does not guarantee that any present non-conforming use or structure will continue in perpetuity. Non-conforming uses or structures cannot be expanded, enlarged, modified or replaced unless: 1) the underlying lot size has been combined to meet the one-acre minimum zoning standard, or 2) a variance has been applied for and issued by Blaine County.
6. All new sanitary waste disposal systems must meet the requirements of the South Central Health District.
7. Any further subdivision of land within this plat must meet the conditions found within Subdivision Ordinance 77-6 and Zoning Ordinance 77-5.
8. Portions of the Lower Board Ranch lie within the 100-Year Flood Plain, and these portions are governed by the Floodplain Management District found within Blaine County Zoning Ordinance 77-5. A Conditional Use Permit must be issued by Blaine County prior to construction and issuance of a building permit.
9. Portions of the Lower Board Ranch are prone to avalanche hazards. These portions are governed by the Avalanche Overlay District, found within Blaine County Zoning Ordinance 77-5. A Conditional Use Permit must be issued by Blaine County prior to construction and issuance of a building permit within areas covered by the Avalanche Overlay District. Lot 56 is considered to be within the Avalanche Overlay District.
10. A 5-foot Fisherman's / Sportsman's Access / Nature Study Easement is dedicated to the public along the east bank of Warm Springs Creek south of (i.e., upstream of) the bridge on Warm Springs Road. This easement does not apply to any existing structures currently found lying within 5 feet of Warm Springs Creek, but will apply to all new construction.
11. Signage of access corridors to the Fisherman's / Sportsman's Access / Nature Study Easement shall be provided by the owners of Board's Lower Ranch Subdivision.

### ROADS AND DRIVEWAY EASEMENTS

- (A) LOG CHAIN LANE (20' wide)
- (B) SAWDUST LANE (20' wide)
- (C) OXBOW LANE (20' wide)

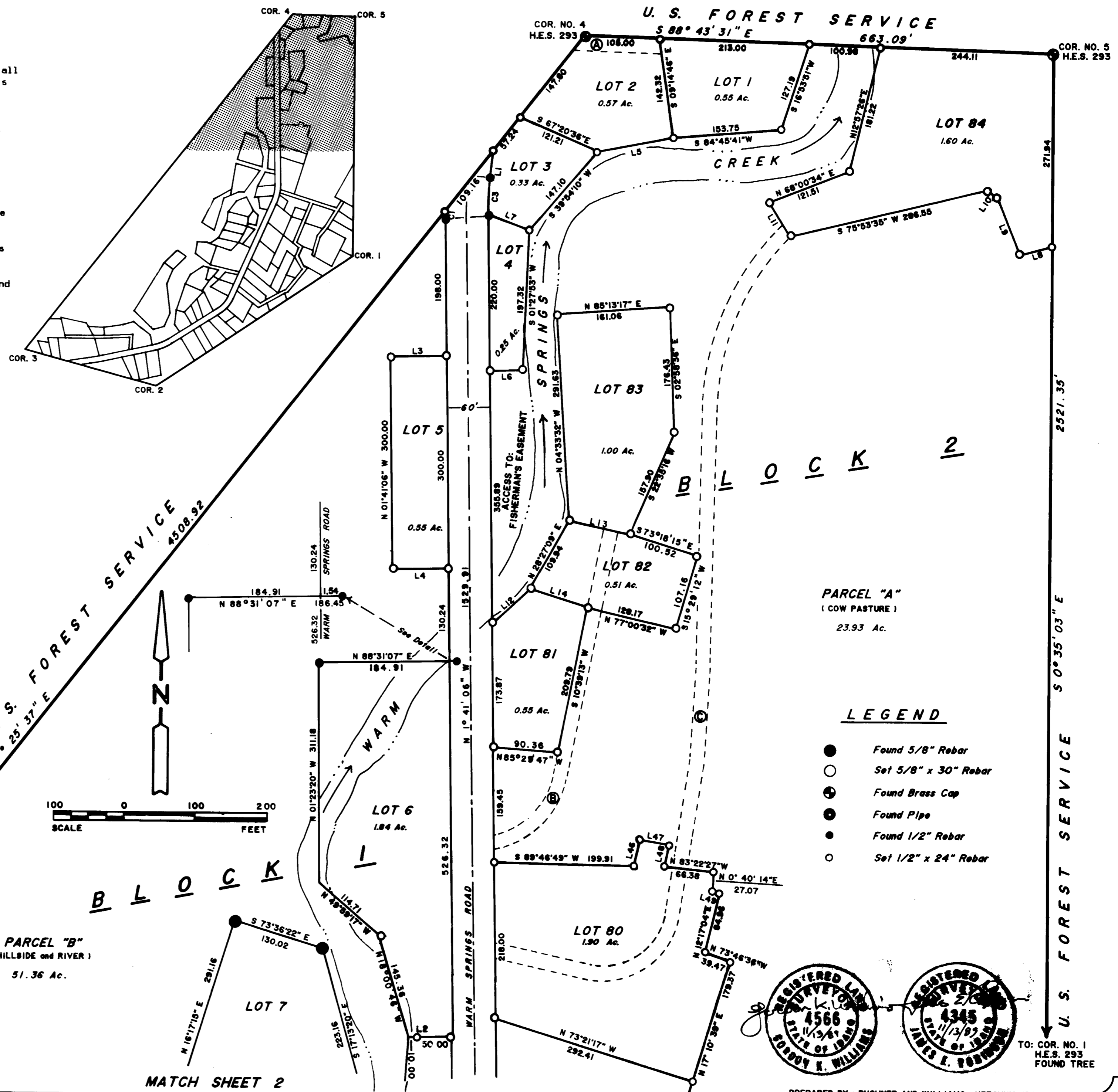
### CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
1.	01°00'03"	452.04	7.90	7.90	S 01°10'25" E
3.	07°40'31"	392.04	52.52	52.48	N 02°09'10" E

### LINE DATA

LINE	BEARING	DIST.
1.	N 05°59'25" E	40.60
2.	N 88°18'54" E	60.00
3.	N 88°18'54" E	80.00
4.	S 88°18'54" W	80.00
5.	S 78°38'29" W	107.92
6.	S 88°18'54" W	47.00
7.	S 70°01'25" E	62.24
8.	S 73°41'19" W	47.71
9.	N 22°41'46" W	87.05
10.	N 50°29'50" W	16.56
11.	N 32°14'19" W	56.34
12.	N 46°46'10" E	72.73
13.	S 78°14'32" E	87.67
14.	S 73°08'40" E	84.62
46.	S 07°38'00" W	36.77
47.	N 83°36'53" W	43.66
48.	N 07°38'30" E	31.04
49.	N 72°45'46" W	10.52

TO: COR. NO. 3  
H.E.S. 293  
BRASS CAP

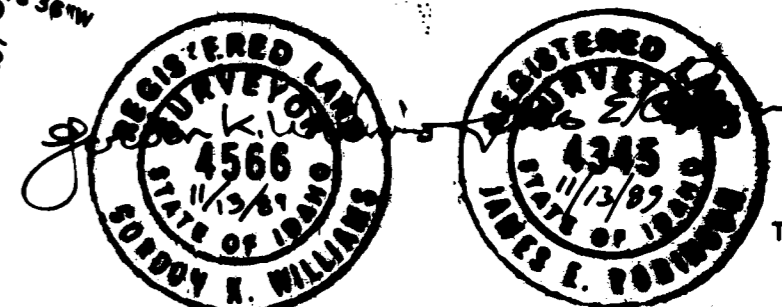


PARCEL "A"  
(COW PASTURE)  
23.93 Ac.

PARCEL "B"  
(HILLSIDE and RIVER)  
51.36 Ac.

### LEGEND

- Found 5/8" Rebar
- Set 5/8" x 30" Rebar
- ⊕ Found Brass Cap
- Found Pipe
- Found 1/2" Rebar
- Set 1/2" x 24" Rebar



TO: COR. NO. 1  
H.E.S. 293  
FOUND TREE

# BOARD'S LOWER RANCH

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BLAINE COUNTY, IDAHO

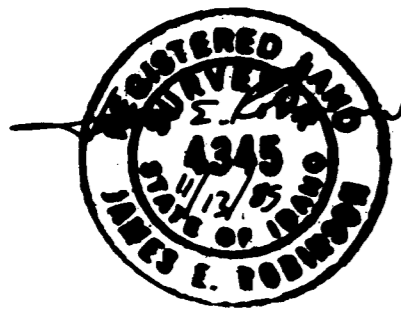
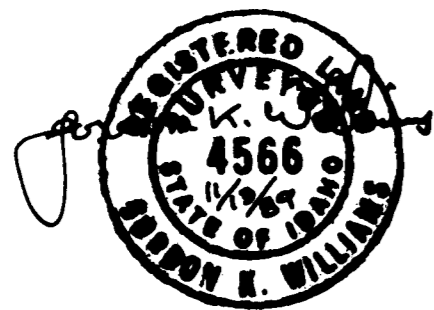
TO: COR. NO. 5  
H.E.S. 293  
BRASS CAP

### CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
2.	07°12'29"	497.85	62.63	62.59	S 01°55'09" W
4.	08°05'31"	437.85	61.84	61.79	N 19°12'05" E
5.	14°52'12"	437.85	113.64	113.32	N 07°43'13" E
6.	01°58'13"	437.85	15.06	15.06	N 00°41'59" W
7.	24°55'56"	437.85	190.53	189.03	N 10°46'52" E
8.	24°55'56"	497.85	216.64	214.93	N 10°46'52" E
9.	04°05'10"	497.85	35.51	35.50	S 07°33'58" W
10.	02°28'29"	497.85	21.50	21.50	S 10°50'48" W
11.	11°09'48"	497.85	97.00	96.85	S 17°39'56" W

### ROADS AND DRIVEWAY EASEMENTS

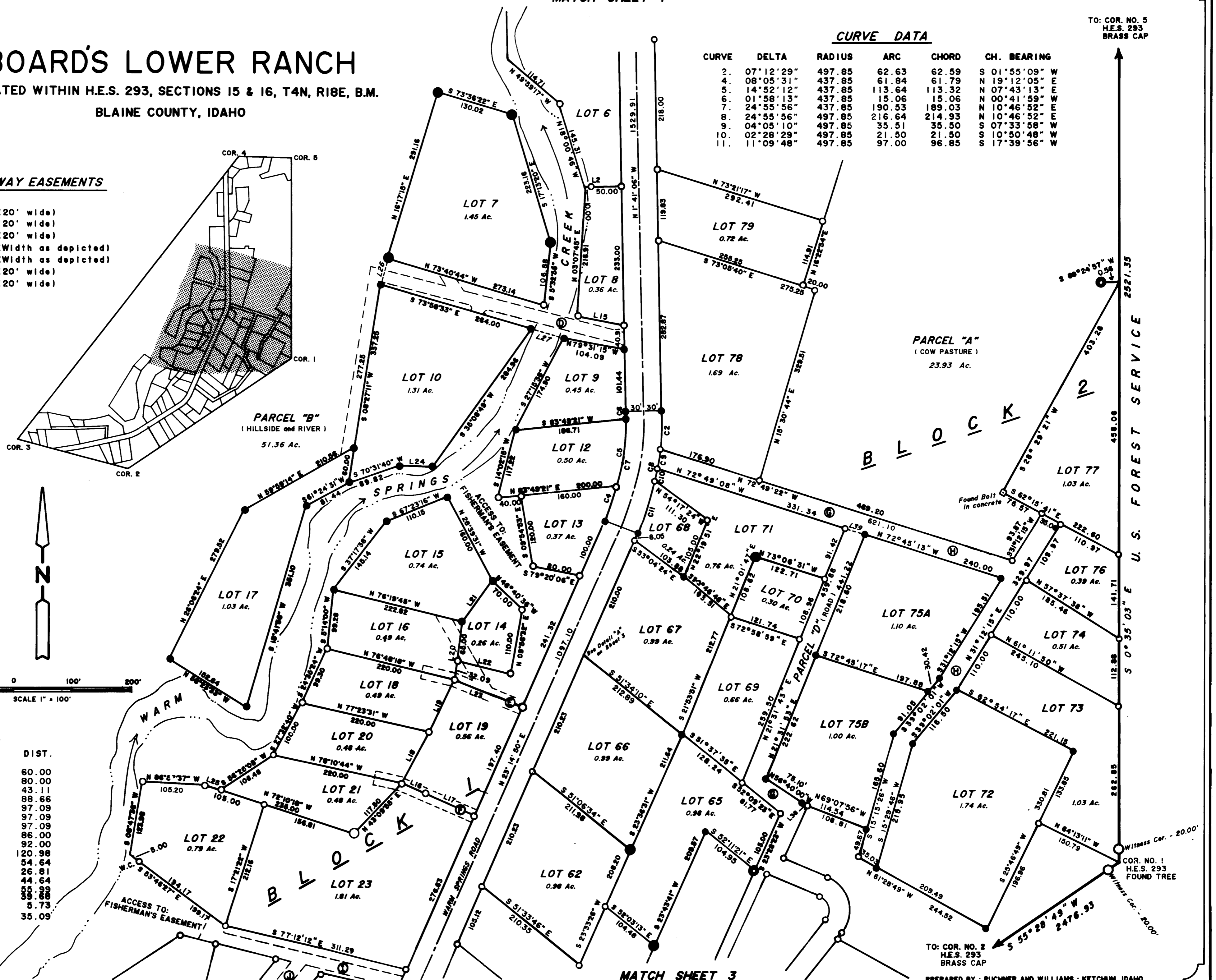
- ① CARRIAGE LANE (20' wide)
- ② LOGGERS LANE (20' wide)
- ③ ROUGH CUT LANE (20' wide)
- ④ BOARD LOOP ROAD (Width as depicted)
- ⑤ BOILER LANE (Width as depicted)
- ⑥ DOUBLE TREE LANE (20' wide)
- ⑦ SINGLE TREE LANE (20' wide)



SCALE 1" = 100'

### LINE DATA

LINE	BEARING	DIST.
2.	N 88°18'54" E	60.00
15.	N 79°31'15" W	80.00
16.	S 66°39'07" E	43.11
17.	S 66°00'43" E	88.66
18.	N 28°00'57" E	97.09
19.	N 24°51'35" E	97.09
20.	N 06°43'34" E	97.09
21.	N 35°25'27" E	86.00
22.	S 76°19'45" E	92.00
23.	N 67°52'38" W	120.98
24.	N 87°39'20" W	54.64
25.	S 72°10'18" E	26.81
26.	N 15°04'04" E	44.64
27.	N 74°48'06" W	55.99
37.	N 79°50'11" W	39.88
38.	N 69°07'56" W	5.73
39.	S 73°19'59" E	35.09



B L O C K 2

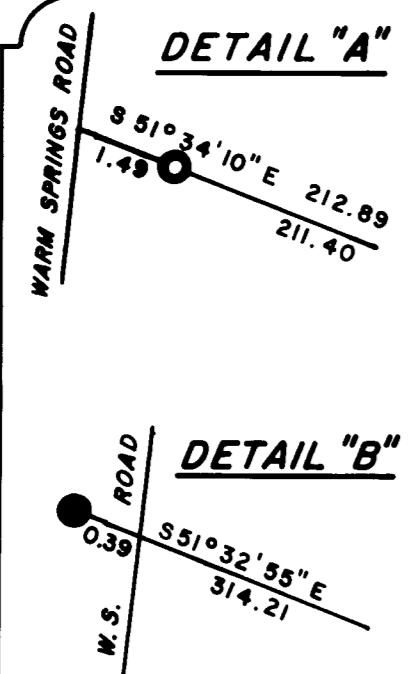
U. S. FOREST SERVICE

TO: COR. NO. 2  
H.E.S. 293  
BRASS CAP

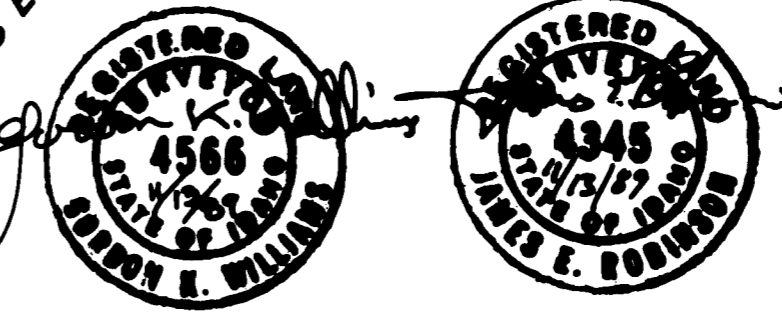
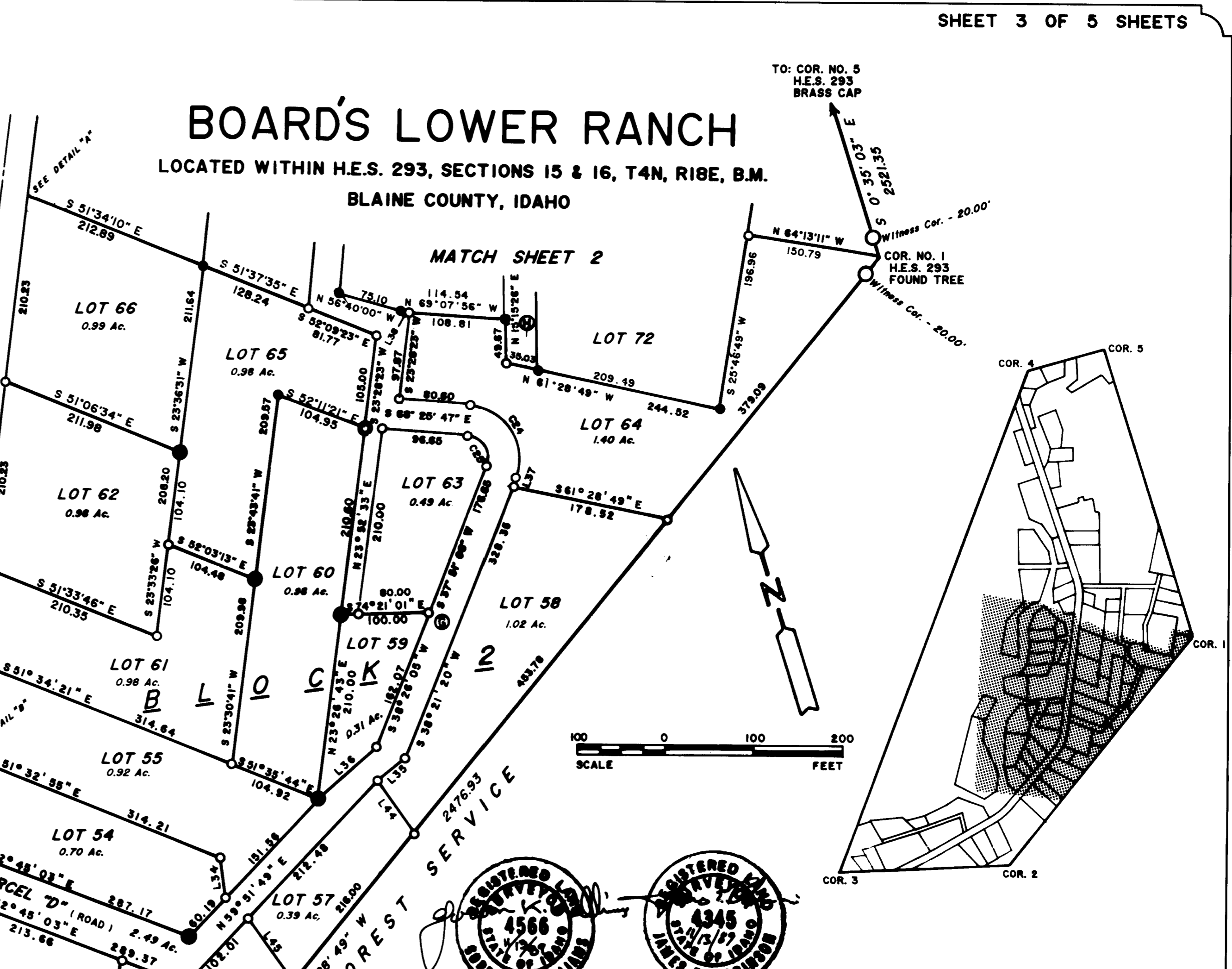
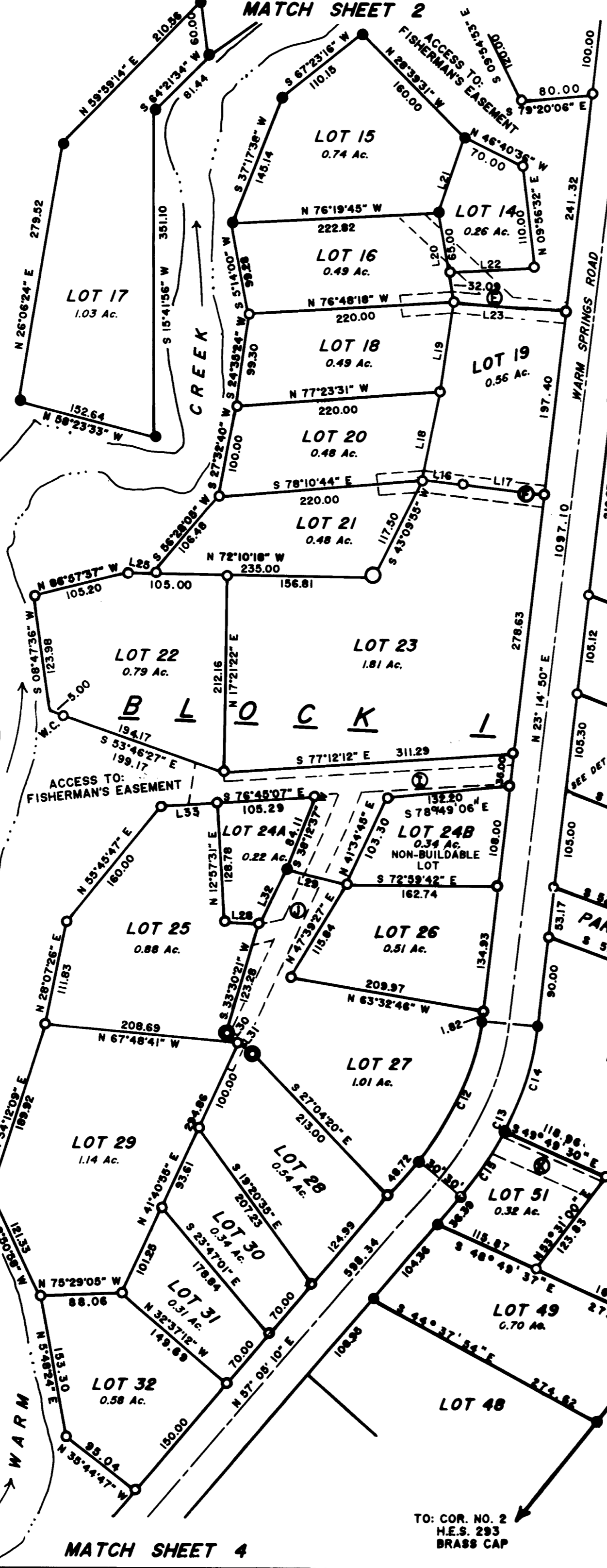
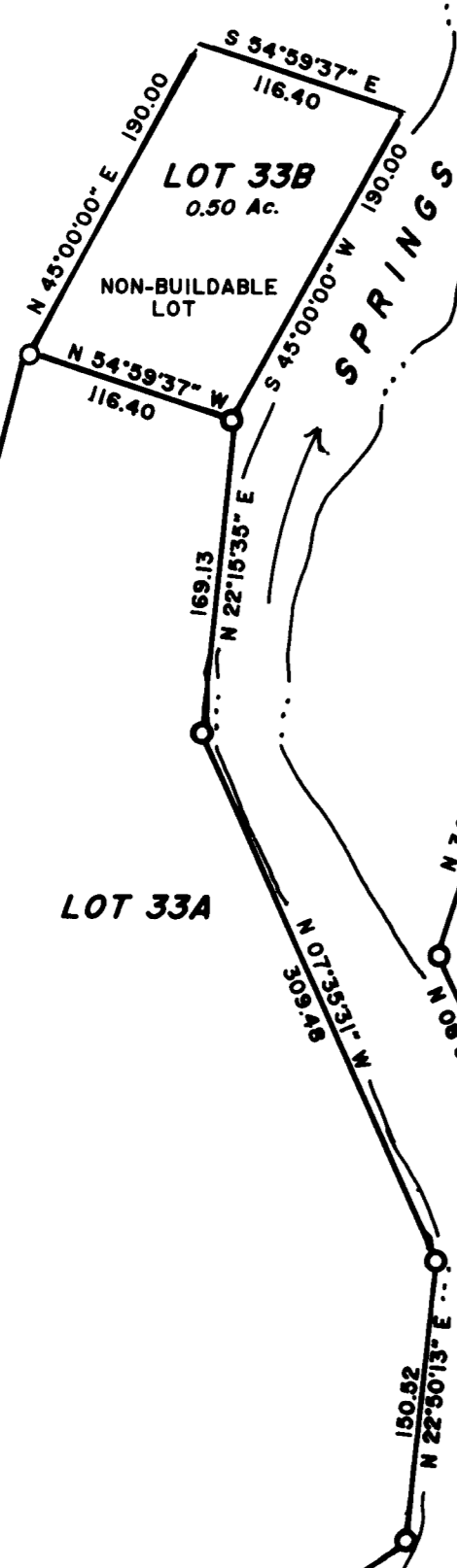
PREPARED BY: PUCHNER AND WILLIAMS : KETCHUM, IDAHO

# BOARD'S LOWER RANCH

LOCATED WITHIN H.E.S. 293, SECTIONS 15 & 16, T4N, R18E, B.M.  
BLAINE COUNTY, IDAHO



PARCEL "B"  
(HILLSIDE and RIVER)  
51.36 Ac.



**LINE DATA**

LINE	BEARING	DIST.
16.	S 66°39'07" E	43.11
17.	S 66°00'43" E	88.66
18.	N 28°00'57" E	97.09
19.	N 24°51'35" E	97.09
20.	N 06°43'34" E	97.09
21.	N 38°25'27" E	86.00
22.	S 78°19'45" E	92.00
23.	N 67°52'38" W	120.98
25.	S 72°10'18" E	26.81
28.	N 70°46'59" W	37.38
29.	S 59°04'08" E	66.01
30.	S 38°42'51" E	17.07
31.	S 38°42'51" E	16.20
32.	S 42°47'10" W	64.84
33.	S 77°07'21" E	60.73
34.	S 08°44'17" W	45.21
35.	N 67°07'02" E	40.04
36.	S 63°54'32" W	88.07
37.	N 31°16'53" E	10.80
38.	N 69°07'56" W	5.73
40.	N 54°04'43" W	43.59
41.	N 46°49'35" W	61.81
44.	S 18°48'25" E	73.24
45.	N 19°04'08" W	90.00

**ROADS AND DRIVEWAY EASEMENTS**

- LOGGERS LANE (20' wide)
- ROUGH CUT LANE (20' wide)
- BOARD LOOP ROAD (width as depicted)
- BOILER LANE (width as depicted)
- DOUBLE TREE LANE (20' wide)
- SINGLE TREE LANE (20' wide)
- SHINGLE LANE (20' wide)

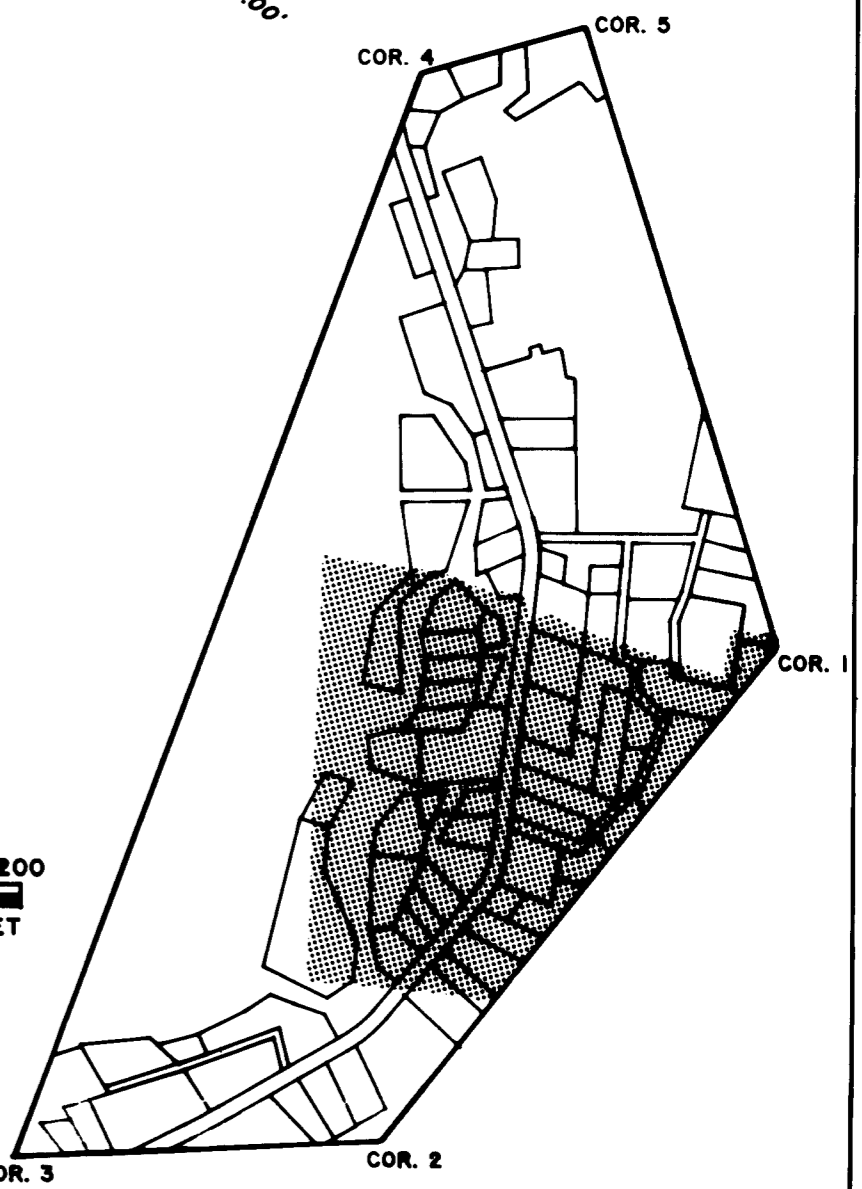
**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
12.	33°50'20"	297.59	175.76	173.21	N 40°10'00" E
13.	33°50'20"	357.59	211.19	208.13	N 40°10'00" E
14.	20°11'32"	357.59	126.02	125.37	N 33°20'31" E
15.	13°38'48"	357.59	85.17	84.97	S 80°15'53" W
24.	106°16'53"	60.00	111.30	96.01	S 15°17'21" E
25.	106°16'53"	25.00	46.37	40.01	S 15°17'21" E

TO: COR. NO. 2  
H.E.S. 293  
BRASS CAP

TO: COR. NO. 5  
H.E.S. 293  
BRASS CAP

TO: COR. NO. 1  
H.E.S. 293  
FOUND TREE



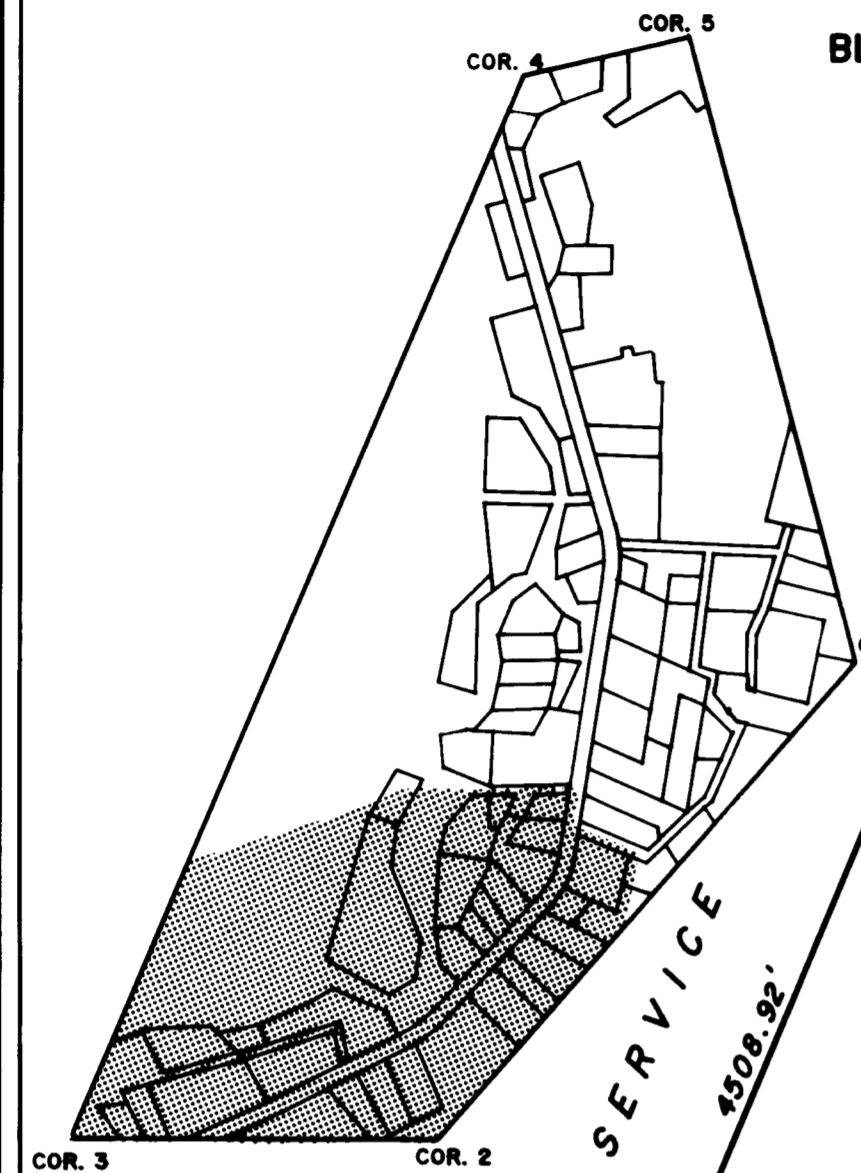
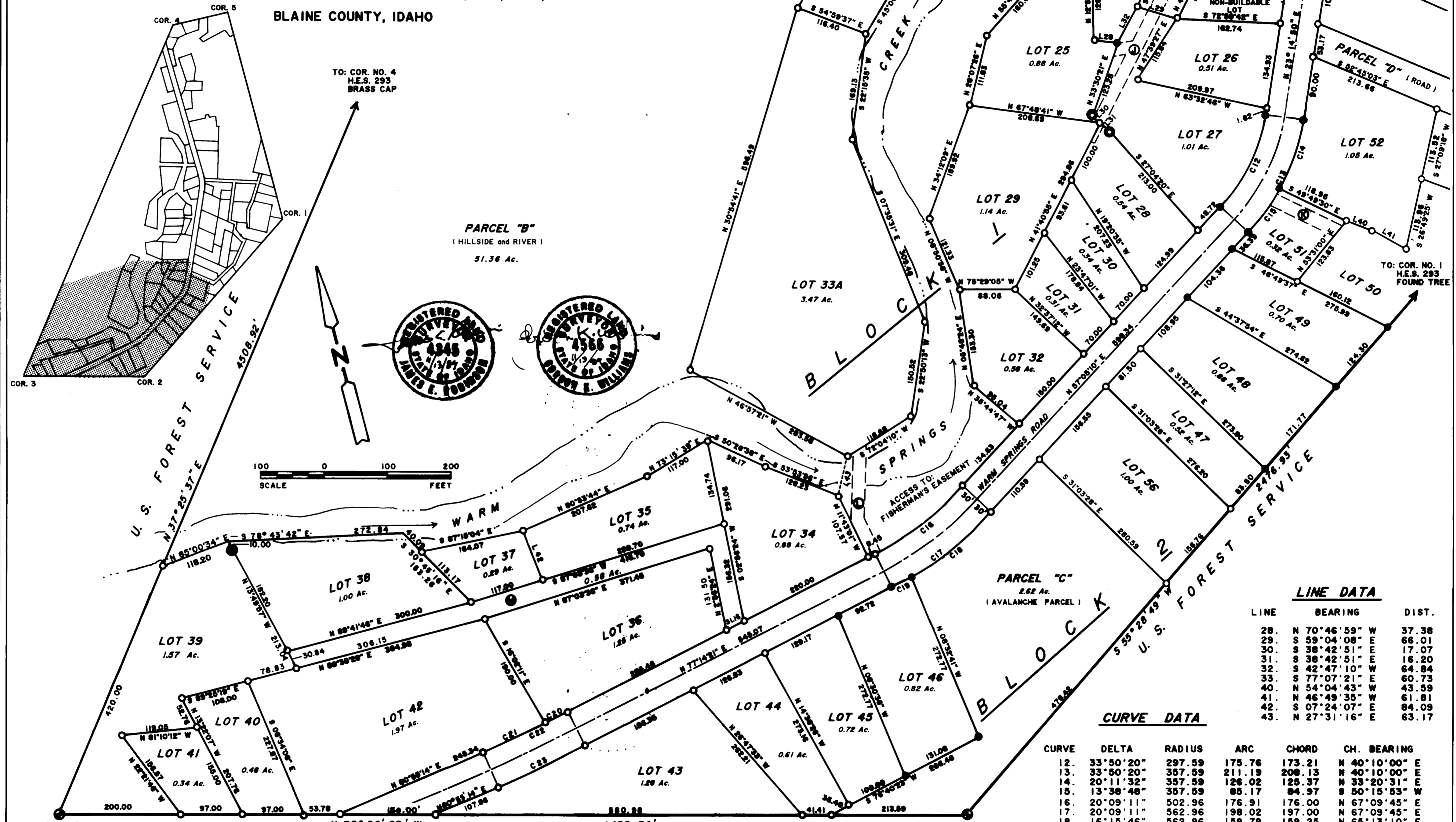
MATCH SHEET 4

# BOARD'S LOWER RANCH

LOCATED WITHIN H.E.S. 293, SECTIONS 15 & 16, T4N, R18E, B.M.  
BLAINE COUNTY, IDAHO

SHEET 4 OF 5 SHEETS

MATCH SHEET 3



TO: COR. NO. 4  
H.E.S. 293  
BRASS CAP

PARCEL "B"  
(HILLSIDE and RIVER)  
51.36 Ac.



### LINE DATA

LINE	BEARING	DIST.
28.	N 70°46'59" W	37.38
29.	S 59°04'08" E	66.01
30.	S 38°42'51" E	17.07
31.	S 38°42'51" E	16.20
32.	S 42°47'10" W	64.84
33.	S 77°07'21" E	60.73
40.	N 54°04'43" W	43.59
41.	N 46°49'35" W	61.81
42.	S 07°24'07" E	84.09
43.	N 27°31'16" E	63.17

### CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
12.	33°50'20"	297.59	175.76	173.21	N 40°10'00" E
13.	33°50'20"	357.59	211.19	208.13	N 40°10'00" E
14.	20°11'32"	357.59	126.02	126.37	N 35°20'31" E
15.	13°38'48"	357.59	85.17	84.97	S 50°15'53" W
16.	20°09'11"	502.96	176.91	176.00	N 67°09'45" E
17.	20°09'11"	562.96	198.02	197.00	N 67°09'45" E
18.	16°15'46"	562.96	159.79	159.25	N 65°13'10" E
19.	03°53'25"	562.96	38.22	38.22	N 75°17'39" E
20.	00°51'54"	2258.93	34.10	34.10	N 77°40'18" E
21.	02°48'59"	2258.93	111.04	111.03	N 79°30'45" E
22.	03°40'53"	2258.93	145.14	145.12	N 79°04'48" E
23.	03°40'53"	2318.93	149.00	148.97	N 79°04'48" E

### ROADS AND DRIVEWAY EASEMENTS

- ① DOUBLE TREE LANE (20' wide)
- ② SINGLE TREE LANE (20' wide)
- ③ SHINGLE LANE (20' wide)
- ④ CROSS CUT LANE (20' wide)
- ⑤ WHIPS AW LANE (width as depicted)

# BOARD'S LOWER RANCH

LOCATED WITHIN H.E.S. 293, SECTIONS 15 & 16, T4N, R18E, B.M.  
BLAINE COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that BOARD'S MILL & SUNSET RANCHES, INC., an Idaho corporation, does hereby certify that it is the owner of a parcel of land described as follows:

All of Homestead Entry Survey No. 293, according to the official map thereof on file at the office of the Bureau of Land Management, Boise, Idaho, and said parcel containing 158.02 acres.

It is the intention of the undersigned to, and they do hereby include said land in this plat.

IN WITNESS WHEREOF, we have hereunto set our hands.

Fern B. Burkett Signed this 20<sup>th</sup> day of November, 1989.  
FERN B. BURKETT, President  
Board's Mill & Sunset Ranches, Inc.

Frances B. Naser Signed this 20 day of Nov., 1989.  
FRANCES B. NASER, Secretary  
Board's Mill & Sunset Ranches, Inc.

ACKNOWLEDGEMENT

STATE OF IDAHO )  
                  ) ss  
COUNTY OF BLAINE )

On this 20<sup>th</sup> day of NOVEMBER, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared FERN B. BURKETT, known to me to be the President of the corporation that executed this instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

My commission expires: 2/20/95  
Residing at SUN VALLEY, ID  
Gordon K. Williams  
Notary Public



ACKNOWLEDGEMENT

STATE OF IDAHO )  
                  ) ss  
COUNTY OF BLAINE )

On this 20<sup>th</sup> day of NOVEMBER, 1989, before me, the undersigned, a Notary Public in and for said State, personally appeared FRANCES B. NASER, known to me to be the Secretary of the corporation that executed this instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

My commission expires: 9/20/95  
Residing at SUN VALLEY, ID  
Gordon K. Williams  
Notary Public



SANITARY RESTRICTIONS

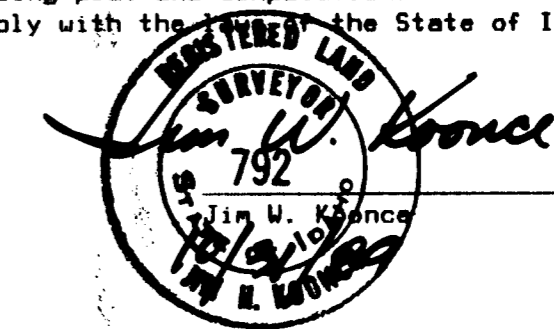
SURVEYOR'S CERTIFICATE

I, JAMES E. ROBINSON, a duly registered Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land surveyed under my direct supervision, that the location of lots and blocks have definitely been established and perpetuated in strict accordance with the State of Idaho Code relating to plats and surveys.



COUNTY SURVEYOR'S CERTIFICATE

This is to certify that I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, have checked the foregoing plat and computations for making the same and have determined that they comply with the State of Idaho relating thereto.



BLAINE COUNTY PLANNING AND ZONING COMMISSIONER'S APPROVAL

The foregoing plat was approved and accepted this 13 day of Nov., 1989, by the Blaine County Planning and Zoning Commission.

Ralph C. Ciaco

BLAINE COUNTY COMMISSIONER'S APPROVAL

The foregoing plat was approved and accepted this 13 day of Nov., 1989, by the Blaine County Commissioners.

BY: Robert Bruce

BLAINE COUNTY TREASURER'S CERTIFICATE

On this 1 day of December, 1989, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

BY: Marilyn Lancer  
Wicki L. Dick

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed for the record at the request of Gordon K. Williams at 52 minutes past 1 o'clock, P.M., on this 1st day of Dec., 1989, A.D., in my office and duly recorded in Book \_\_\_\_\_ of Plats at Page \_\_\_\_\_.

Instrument No. 213523

Fee: \$ 14.00

By: Shirley Hurst, Deputy