

BOARD'S LOWER RANCH : BLOCK 2 : LOT 45A AND PARCEL "CCC"

LOCATED WITHIN: HES 293, T4N, R17E, SEC. 15, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

WHEREIN THE BOUNDARY COMMON TO BOARD'S LOWER RANCH LOT 45 AND PARCEL "CC" IS AMENDED, CREATING LOT 45A AND PARCEL "CCC".

FEBRUARY 2007

NOTES:

- All future utilities must be underground.
- All construction must meet ordinance setbacks.
- Pursuant to state regulations, the responsibility of maintenance and weed control lies with the owner of the lot. The control program to be implemented by the owner will target those species designated on the Idaho Noxious Weed List. Mowing and manual removal are recommended, although biological control has been shown to be effective in eradicating knapweed.
- There shall be no building construction within designated easements and all other development within easements must meet county and easement holder's approval.
- All lots smaller than 1 (one) acre are non-conforming, according to Blaine County Code, Title 9 (Zoning Regulations) and Title 10 (Subdivision Regulations). 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.
- All new sanitary waste disposal systems must meet the requirements of the South Central Health District.
- Any further subdivision of land within this plot must meet the conditions found within Blaine County Code, Title 9 and Title 10.
- Portions of the Lower Board Ranch are prone to avalanche hazards. These portions are governed by the Avalanche Overlay District, found within Blaine County Code, Title 9. "Avalanche Dynamics and Mapping Analysis, Board's Lower Ranch, Lots 46, 56 and 47" by Arthur I. Meers, P.E., Inc., dated May, 2005, was prepared and is available in the subdivision file at the Blaine County Planning Office. Should building be proposed within the avalanche hazard area, a site specific study may be required at the expense of the owner and submitted prior to issuance of a building permit by Blaine County.
- Parent/child Bearings and Distances shown are NAD '83 Idaho Central Zone at Grid based on parameters for Blaine County GIS Point "BOARD412".

LEGEND

- PROPERTY BOUNDARY
- LOT LINE ELIMINATED
- RED RED AVALANCHE LINE PER MEARS, MAY 2005
- BLUE BLUE AVALANCHE LINE PER MEARS, MAY 2005
- FOUND 1/2" REBAR
- SET 1/2" REBAR
- ⊙ FOUND BRASS CAP
- (BEARING AND DISTANCE) GRID BEARING AND DISTANCE (SEE NOTE 9.)

HEALTH CERTIFICATE

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

Date: 4/10/2007

Mark Kieley R.E.H.S.
South Central District Health Dept., EHS

LINE/CURVE DATA

LINE	BEARING	DISTANCE
L1	N76°40'23"E	35.40'

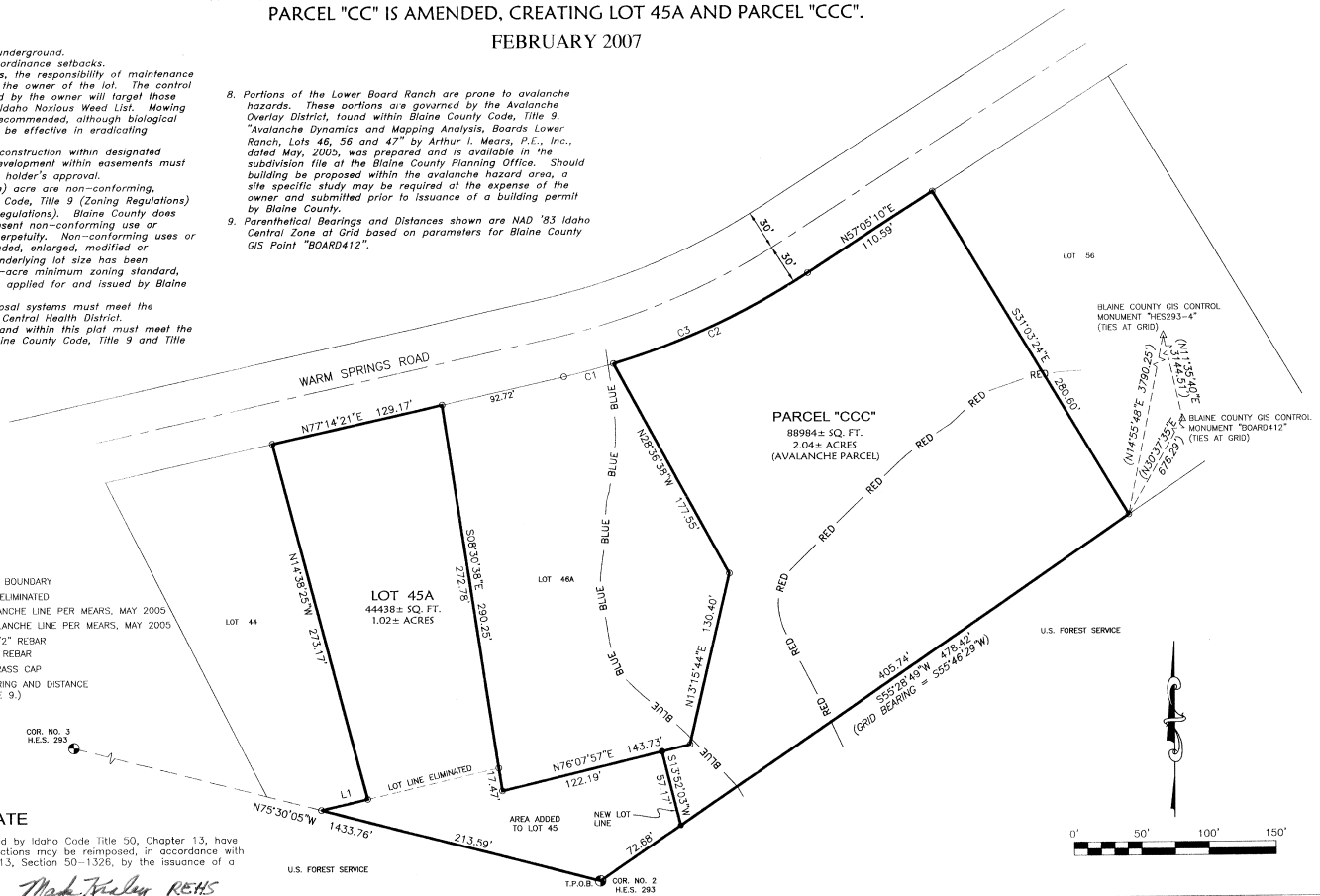
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	562.96'	38.22'	38.21'	N75°17'39"E	03°53'24"
C2	562.96'	159.81'	159.27'	N65°13'10"E	16°15'52"
C3	562.96'	198.03'	197.01'	N67°09'51"E	20°09'15"

PREPARED BY: BENCHMARK ASSOCIATES P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO, 83340
PHONE (208)726-9512 FAX (208)726-9514
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**BOARD'S LOWER RANCH
BLOCK 2: LOT 45A
AND PARCEL "CCC"**
LOCATED WITHIN: T4N, R17E, SEC. 15, B.M.,
BLAINE COUNTY, IDAHO

PREPARED FOR: MAX FIFE
PROJECT NO. 06226 | PLOT BY: JET/CP/L | FILE: 06226PG1.DWG
FINAL PLAT | DATE: 02/16/07 | SHEET 1 OF 2



BOARD'S LOWER RANCH : BLOCK 2 : LOT 45A AND PARCEL "CCC"

OWNER'S CERTIFICATE

This is to certify that G.M. FIFE AND RUTHE FIFE, husband and wife, are the fee simple owners of real property described as follows:

A parcel of land located within Section 15, Township 4 North, Range 17 East, Boise Meridian, Blaine County, Idaho, more particularly described as follows:

Lot 45 in Block 2 of BOARD'S LOWER RANCH SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded December 1, 1989, as Instrument No. 315523, records of Blaine County, Idaho.

Pursuant to Idaho Code 50-1334, I, the undersigned, as owner, do hereby state that the individual lot described in this plat will not be served by any water system but will be served by an individual well.

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

G.M. Fife
G. M. FIFE
Signed this 19th day of MARCH, 2007.

Ruthe Fife
RUTHE FIFE
Signed this 19th day of MARCH, 2007.

ACKNOWLEDGEMENT

COUNTY OF Blaine
STATE OF Idaho } ss
On this 19th day of March, 2007, before me, Carla Lewis, a Notary Public in and for said State, personally appeared G.M. FIFE and RUTHE FIFE, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they 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: 8-2-2010

Residing at: Belleme

Carla Lewis
Notary Public



COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of _____ at _____ minutes past _____ o'clock, _____ m., on this _____ day of _____, 20____, A.D., in my office and duly recorded in book _____ of plats at page _____.

Instrument No. _____ Fee: \$ _____

By: _____

OWNER'S CERTIFICATE

This is to certify that WILLIAM B. GORDON and DEBRA GORDON, husband and wife, are the fee simple owners of real property described as follows:

A parcel of land located within Section 15, Township 4 North, Range 17 East, Boise Meridian, Blaine County, Idaho, more particularly described as follows:

Parcel "CC" in Block 2 of BOARD'S LOWER RANCH SUBDIVISION, BLAINE COUNTY, IDAHO, according to the official plat thereof, recorded as Instrument No. 540370, records of Blaine County, Idaho.

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

WILLIAM B. GORDON and DEBRA GORDON

BY: Steven R. Brown
STEVEN R. BROWN, Attorney-in-fact for William B. Gordon and Debra Gordon
Signed this 19th day of MARCH, 2007.

ACKNOWLEDGEMENT

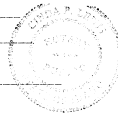
COUNTY OF Blaine
STATE OF Idaho } ss
On this 19th day of MARCH, 2007, before me, Carla Lewis, a Notary Public in and for said State, personally appeared STEVEN R. BROWN, known or identified to me to be the person whose name is subscribed to the within instrument as the Attorney-in-fact for William B. Gordon and Debra Gordon, and acknowledged to me that he subscribed the names of William B. Gordon and Debra Gordon, thereto as principals, and his own name as attorney-in-fact.

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

My commission expires: 9/20/2008

Residing at: Ketchum, ID

Carla P. Lewis
Notary Public



SURVEYOR'S CERTIFICATE

I, JAMES E. ROBINSON, a duly Registered Land Surveyor in the State of Idaho, do hereby certify that the foregoing plat is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with Idaho State Code relating to plats and surveys.

James E. Robinson
James E. Robinson, P.L.S.
2/21/07
 2/21/07

COUNTY SURVEYOR'S APPROVAL

This is to certify that I, Jim W. Koance, 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 laws of the State of Idaho relating thereto.

Jim W. Koance
Jim W. Koance Date 2/23/07

COUNTY PLANNING & ZONING APPROVAL

The foregoing plat was approved and accepted this 23rd day of February, 2007, by the Blaine County P & Z Administrator.

By: _____

COUNTY COMMISSIONER'S APPROVAL

The foregoing plat was approved and accepted this AND day of APRIL, 2007, by the County commissioners, Blaine County, Idaho.

By: Ken Bowman

COUNTY TREASURER'S CERTIFICATE

On this 1st day of April, 2007, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: Thick L. Dick

Instrument # 54269
HALEY, BLAINE, IDAHO
2007-06-01 02:48:00 No. of Pages: 2
Recorded for: SUN VALLEY TITLE
JULYAN ORRIDGE Fee: 11.00
Ex-Officio Recorder Deputy M. Lewis
HALEY, IDAHO

	BOARD'S LOWER RANCH BLOCK 2 : LOT 45A AND PARCEL "CCC" LOCATED WITHIN: HES 293, 14N, R17E, SEC. 15, B.M., BLAINE COUNTY, IDAHO	
	PREPARED FOR: BOARD RANCH CORPORATION	
PROJECT NO. 06226 FINAL PLAT	DRAWN BY: CPI DATE: 2/12/07	DWG FILE: 06226crl.DWG SHEET 2 OF 2