

BOARD'S LOWER RANCH : BLOCK 2 : LOT 60A & PARCEL "DD"

Located Within: H.E.S. 293, T4N, R17E, BOISE MERIDIAN, BLAINE COUNTY, IDAHO

OCTOBER 2005

A lot line elimination between Lot 60 and Parcel "D" within BOARD'S LOWER RANCH (Inst. No. 313523).

BASEIS OF BEARINGS IS PER THE ORIGINAL PLAT OF BOARD'S LOWER RANCH.

LINE TABLE

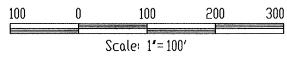
No.	Direction	Length
1	N85°15'48"E	211.75
2	N63°54'32"E	88.07
3	N38°26'05"E	182.07
4	N37°21'06"E	176.65
5	N68°25'48"W	96.85
6	S25°25'33"W	210.00
7	N74°21'01"W	20.00
8	S25°25'43"W	210.00
9	N51°35'44"W	104.92
10	N23°30'41"E	209.98
11	N23°43'41"E	209.57
12	S22°11'21"E	104.95
13	S72°38'51"E	19.82
14	N23°28'23"E	105.00
15	N62°09'23"W	91.77
16	N31°12'15"E	93.87
17	N62°15'43"E	35.08
18	S39°02'01"W	116.50
19	S15°29'46"W	215.94
20	N61°28'49"W	35.03
21	N15°15'26"E	215.27
22	N39°02'01"E	121.47
23	N31°12'15"E	195.51
24	N72°45'15"W	240.00
25	S56°40'02"E	75.10
26	S69°07'56"E	81.73
27	S23°28'23"W	97.87
28	S68°25'47"E	86.60
29	S31°14'38"W	10.82
30	S67°07'02"W	40.04
31	N25°14'50"E	53.17
32	N74°21'01"W	80.00
33	N61°29'03"W	178.51
34	N18°48'45"W	73.23
35	S62°15'41"E	110.97

CURVE TABLE

No.	Delta	Radius	Arc Length	Tangent	Chord
1	106°16'54"	25.00	46.37	33.35	40.01 N15°17'20"W
2	4°05'10"	487.85	35.51	17.76	35.50 N 7°33'58"E
3	106°16'53"	60.00	111.30	80.03	80.01 S15°17'21"E

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-COMFORMING, ACCORDING TO SUBDIVISION ORDINANCE 77-6 AND ZONING ORDINANCE 77-5. BLAINE COUNTY DOES NOT GUARANTEE THAT ANY PRESENT NON-COMFORMING USE OR STRUCTURE WILL CONTINUE IN PERPETUITY. NON-COMFORMING 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 PLAT MUST MEET THE CONDITIONS FOUND WITHIN SUBDIVISION ORDINANCE 77-6 AND ZONING ORDINANCE 77-5.
- REFER TO THE ORIGINAL PLAT OF BOARD'S LOWER RANCH, INSTRUMENT NO. 313523 FOR RESTRICTIONS AND/OR CONDITIONS REGARDING THIS PROPERTY.
- PARENTHEICAL BEARINGS AND DISTANCES SHOWN ARE NAD '83 IDAHO CENTRAL ZONE AT GRID BASED ON PARAMETERS FOR BLAINE COUNTY GIS POINT "30AR0412".
- A NON-EXCLUSIVE ACCESS AND PUBLIC UTILITY EASEMENT IS GRANTED WITHIN LOT 60A TO BENEFIT LOT 59 AS SHOWN HEREON.
- A 20-FOOT WIDE, NON-EXCLUSIVE SEPTIC MAINTENANCE EASEMENT IS GRANTED WITHIN LOT 60A TO BENEFIT LOT 59 AS SHOWN HEREON.



LEGEND

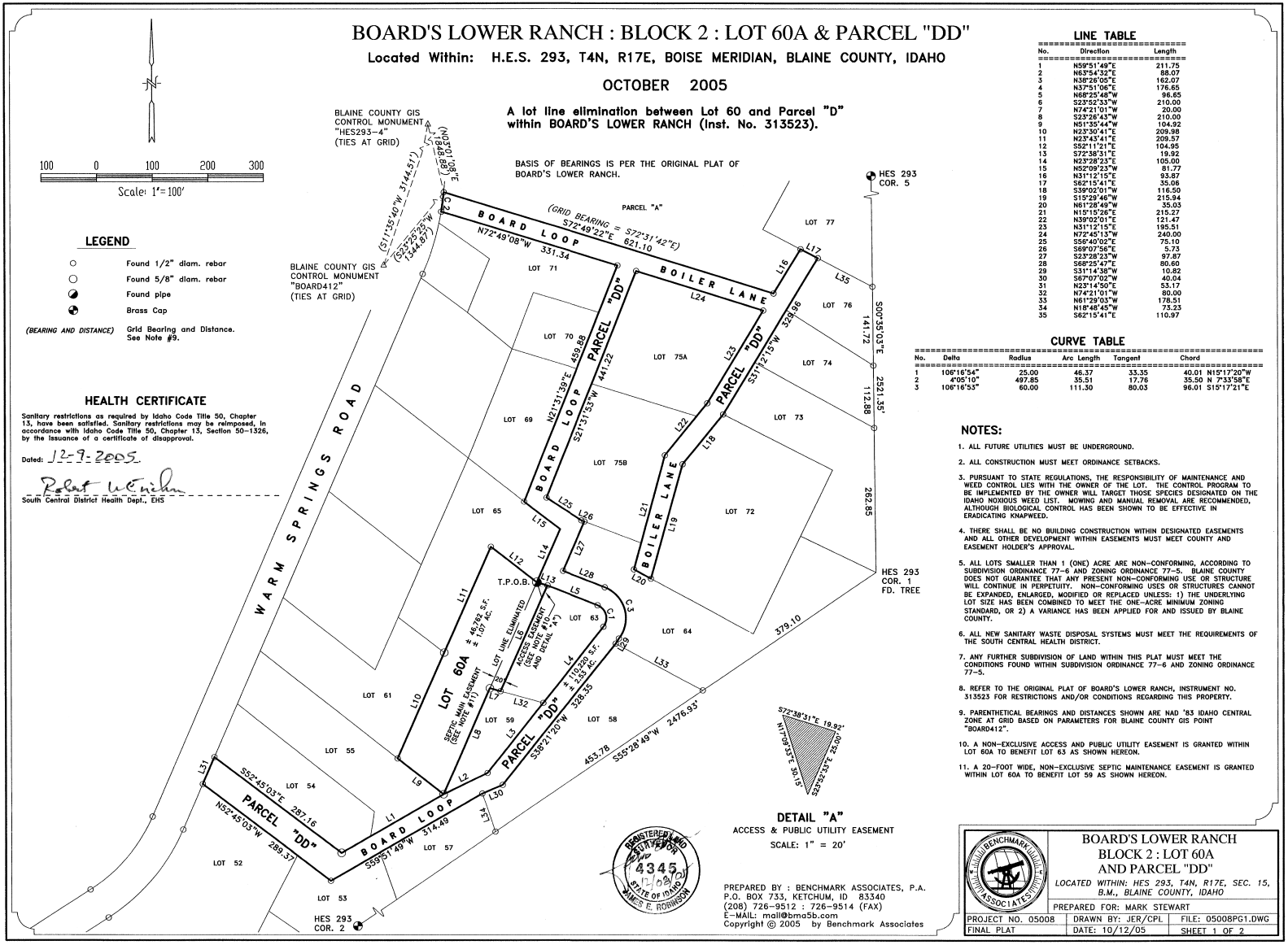
- Found 1/2" diam. rebar
 - Found 5/8" diam. rebar
 - Found pipe
 - Brass Cap
- (BEARING AND DISTANCE) Grid Bearing and Distance. See Note #9.

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 50-1526, by the issuance of a certificate of disapproval.

Dated: 12-9-2005

Robert W. Enich
South Central District Health Dept., EHS



DETAIL "A"
ACCESS & PUBLIC UTILITY EASEMENT
SCALE: 1" = 20'



PREPARED BY: BENCHMARK ASSOCIATES, P.A.
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**BOARD'S LOWER RANCH
BLOCK 2 : LOT 60A
AND PARCEL "DD"**

LOCATED WITHIN: HES 293, T4N, R17E, SEC. 15,
B.M., BLAINE COUNTY, IDAHO

PREPARED FOR: MARK STEWART

PROJECT NO. 05008	DRAWN BY: JER/CPL	FILE: 05008PG1.DWG
FINAL PLAT	DATE: 10/12/05	SHEET 1 OF 2

BOARD'S LOWER RANCH : BLOCK 2 : LOT 60A AND PARCEL "DD"

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that MARK STEWART AND MARGARET M. STEWART, husband and wife, do hereby certify that they are the owners of a parcel of land 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 60 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. 313523, 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.

Mark Stewart
 MARK STEWART
 Signed this 4th day of NOVEMBER, 20 05

Margaret M. Stewart
 MARGARET M. STEWART
 Signed this 4 day of NOVEMBER, 20 05

ACKNOWLEDGEMENT

COUNTY OF BLAINE }
 STATE OF IDAHO }^{ss}

On this 4th day of NOVEMBER, 20 05, before me, CINDA P. LEWIS, a Notary Public in and for said State, personally appeared MARK STEWART and MARGARET M. STEWART, 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: 9/20/2008

Residing at: BETCHUM, IDAHO

Cinda P. 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: _____

Instrument # **531551**
 HALEY, BLAINE, IDAHO
 2006-01-27 03:49:00 No. of Pages: 2
 Recorded for: BENCHMARK ASSOCIATES
 MARSHA RIEMANN
 E-Check Recorder Deputy Fee: 11.00
 Index to PLATS M. Wright

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that ~~SUNSET MILL, INC.~~, an Idaho corporation, ~~formerly known as Board's Mill and Sunset Ranches, Inc.~~, does hereby certify that it is the owner of a parcel of land 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 "D" 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. 313523, 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 he does hereby include said land in this plat.

BOARD'S LOWER RANCH OWNERS ASSOCIATION, INC.
~~Sunset Mill, Inc.~~
 SUNSET MILL, INC.

BY: J. Campbell
 JOHN CAMPBELL, President
 Signed this 17 day of Nov., 20 05

ACKNOWLEDGEMENT

COUNTY OF BLAINE }
 STATE OF IDAHO }^{ss}

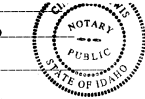
On this 17th day of NOVEMBER, 20 05, before me, CINDA P. LEWIS, a Notary Public in and for said State, personally appeared JOHN CAMPBELL, known or identified to me to be the President of ~~Sunset Mill, Inc.~~, who executed the instrument on behalf of said corporation and acknowledged to me that said 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: 9/20/2008

Residing at: BETCHUM, IDAHO

Cinda 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.
 10/12/05



COUNTY SURVEYOR'S APPROVAL

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 laws of the State of Idaho relating thereto.

Jim W. Koonce
 Jim W. Koonce Date

COUNTY PLANNING & ZONING APPROVAL

The foregoing plat was approved and accepted this 28th day of November, 20 05 by the Blaine County P & Z Administrator.

By: Steph Stearns

COUNTY COMMISSIONER'S APPROVAL

The foregoing plat was approved and accepted this 5 day of December, 20 05 by the County commissioners, Blaine County, Idaho.

By: Sarah Mitchell

BOARD'S LOWER RANCH OWNERS ASSOCIATION, INC.

COUNTY TREASURER'S CERTIFICATE

On this 27th day of January, 20 06, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: Debbie S. Duck by: Matt Peterson

	BOARD'S LOWER RANCH BLOCK 2 : LOT 60A AND PARCEL "DD" LOCATED WITHIN: HES 293, T4N, R17E, SEC. 15, B.M., BLAINE COUNTY, IDAHO		
	PREPARED FOR: BOARD RANCH CORPORATION		
PROJECT NO. 05004	DRAWN BY: CPL	DWG FILE 05008crt.DWG	
FINAL PLAT	DATE: 10/06/05	SHEET 2 OF 2	