

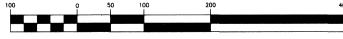
A PLAT SHOWING BOARD'S LOWER RANCH; LOT 80A, LOT 84A, & LOT 85

WHEREIN THE LOT LINES BETWEEN LOTS 80, 84 & PARCEL A ARE SHIFTED CREATING LOT 80A, LOT 84A, AND LOT 85

LOCATED WITHIN HES 293, SECTION 15, T.4 N., R.17 E., B.M., BLAINE COUNTY, IDAHO

OCTOBER 2007

GRAPHIC SCALE

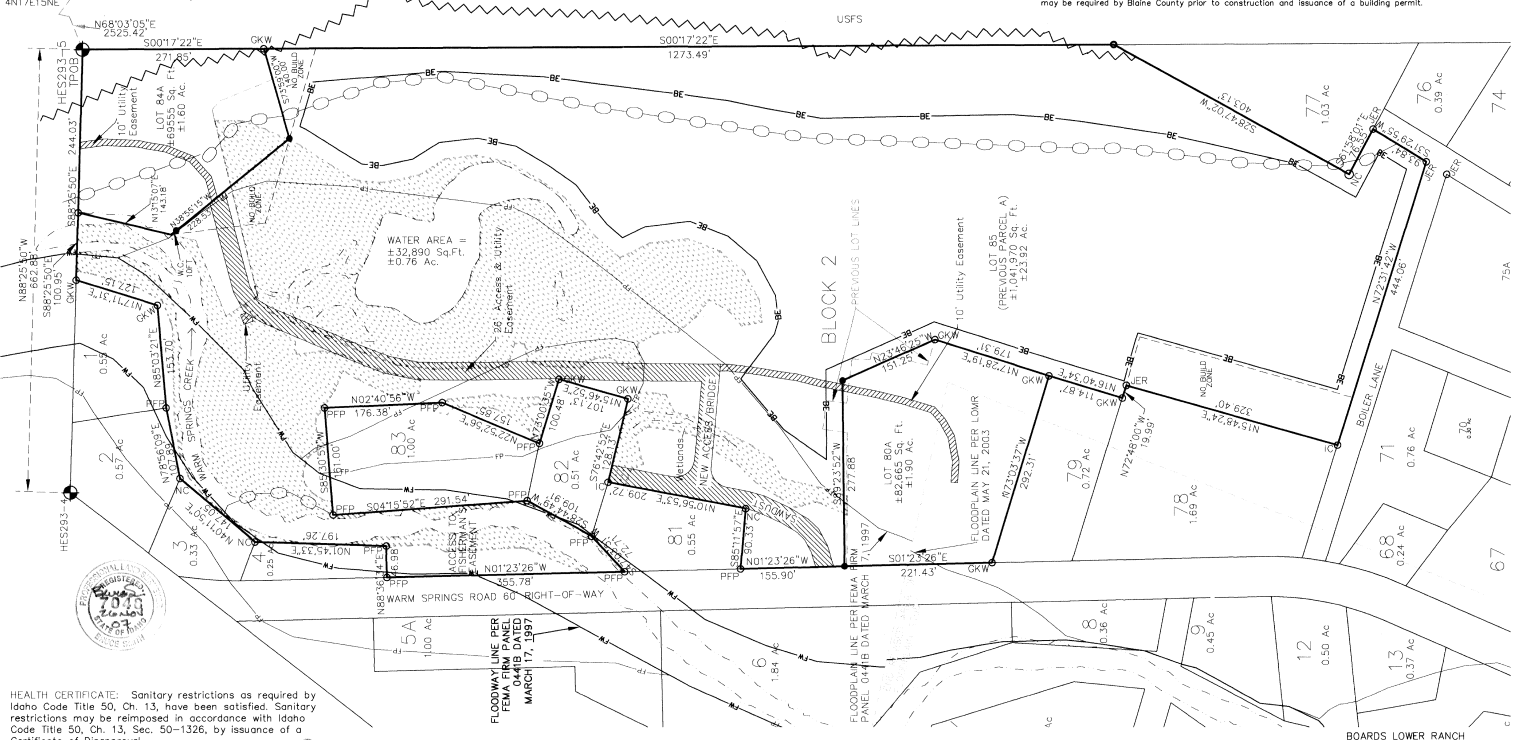


LEGEND

- Boundary Line
- - - Adjoiner's Lot Line
- - - Previous Lot Line
- - - Edge of Water Line
- FP --- FEMA Floodplain as Shown
- FW --- FEMA Floodway as Shown
- Red --- Red Avalanche Line by Alpine Enterprises Inc.
- Blue --- Blue Avalanche Line by Alpine Enterprises Inc.
- Building --- Building Envelope
- MHW --- Mean High Water Line
- 26' --- 26' Access & Utility Easement
- 10' --- 10' Utility Easement
- Wetlands --- Wetlands per S.E.C.
- Blaine County GIS Control Ties
- Found Monuments As Shown
- Set 1/2" Rebar--- PLS 7048

NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet.
- 2) Documents that may affect these Properties are Recorded in Blaine County as Instrument Numbers: 113478 (Utilities), 355314 & 355315 (Warm Springs Road), 513644 & 515676 (C.C.&R.), 517736, 518528 & 518529 (Agreements).
- 3) Wetlands exist on this property. Wetland areas are jurisdictional and subject to U.S. Army Corps of Engineers and Blaine County regulations and permit procedures prior to disturbance. Wetland vegetation shall be maintained in its natural state. No building or non-wetland landscaping shall occur within the wetland areas. Future road access shall avoid to the greatest extent practicable any impact on any wetland areas.
- 4) All new sanitary waste disposal systems must meet the requirements of the South Central Health District which may be more restrictive than Blaine County requirements.
- 5) No habitable portions of structures shall be placed within the Avalanche Zones shown hereon. A site specific avalanche study by a qualified expert shall be conducted for any building proposed within the avalanche hazard area prior to issuance of a building permit.
- 6) All new utilities must be underground.
- 7) All construction on lots without established building envelopes must meet Blaine County Ordinance setbacks.
- 8) Lot Owners are responsible for control of noxious weeds per State Regulations.
- 9) Any further subdivision of land within this plat must meet the regulations found within Title 10 of Blaine County Code.
- 10) 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 Title 8 of Blaine County Code. A Conditional Use Permit may be required by Blaine County prior to construction and issuance of a building permit.



HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50-1326, by issuance of a Certificate of Disapproval.

Date 12-4-2007
 Signature Robert Weirich
 South Central District Health Dept., EHS

BOARDS LOWER RANCH
 REPLAT LOTS 80, 84 & PARCEL A
 ALPINE ENTERPRISES INC.
 KETCHUM, IDAHO
 SHEET 1 OF 2

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners in fee simple of the following described parcels of land:
Parcels of land located within HES 293, Section 15, T.4N., R.17E., B.M., Blaine County, Idaho
more particularly described as follows:

Lots 80, 84 & Parcel A, Block 2, Board's Lower Ranch Subdivision according to the official
plat thereof, Recorded as Instrument No. 313523, Records of Blaine County Idaho. To be
Replatted as Lot 80A, Lot 84A, and Lot 85, Block 2, Board's Lower Ranch Subdivision.

The easements indicated hereon are not dedicated to the public, but the right to use said easements is
hereby reserved for the public utilities and for any other uses indicated hereon and no permanent structures
are to be erected within the lines of said easements. We do hereby certify that all of the individual lots
described in the plat will not be served by any water system common to one (1) or more of the lots, but
will be served by individual wells.

Protective Covenants, Conditions, and Restrictions and Amendments thereto governing this plat are recorded
under Instrument Numbers 515676, 516544, & 517419, Records of Blaine County, Idaho.

It is the intent of the owners, William B. & Debra Gordon (Parcel A/Lot 85), Matthew C. & Angela R. Luck
(Lot 80), and Ralph H. Noser (Lot 84) to hereby include said land in this plat.

William B. Gordon
William B. Gordon

Debra Gordon
Debra Gordon

Matthew C. Luck
Matthew C. Luck

Angela R. Luck
Angela R. Luck

Ralph H. Noser
Ralph H. Noser

SURVEYOR'S CERTIFICATION

I, Bruce W. Smith, a duly licensed 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 the Idaho State Code relating to plats and surveys.



COUNTY SURVEYOR'S APPROVAL

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 10/11/07
Blaine County Surveyor

ACKNOWLEDGMENT

STATE OF California } ss
COUNTY OF San Francisco }

On this 10th day of September, 2007, before me, a Notary Public in and for said State,
personally appeared William B. and Debra Gordon, husband and wife, known or identified to me to be
the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they
executed the same.

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

Linda F. Miller
Notary Public in and for said State
Residing in San Francisco
My Commission Expires Feb 1, 2011

BLAINE COUNTY PLANNING AND ZONING APPROVAL

The foregoing plat was approved by Blaine County Planning and Zoning on this 16th day of
NOVEMBER, 2007.

Tom Bergeron
Administrator

BLAINE COUNTY COMMISSIONERS APPROVAL

The foregoing plat was approved by the Blaine County Board of Commissioners on this
15 day of NOVEMBER, 2007.

Tom Bowman
Chairman

COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat
is hereby approved this 3rd day of December, 2007.

Wesley K. Clark by: [Signature]
Blaine County Treasurer

STATE OF Idaho } ss
COUNTY OF Blaine }

On this 20th day of July, 2007, before me, a Notary Public in and for said State,
personally appeared Matthew C. and Angela R. Luck, husband and wife, known or identified to me to be
the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they
executed the same.

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

Alice C. Packer
Notary Public in and for said State
Residing in Ketchum
My Commission Expires August 24, 2011

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } ss
COUNTY OF BLAINE }
This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho
on this ___ day of ___, 2007, at ___ M., and duly recorded under Instrument Number

Ex-officio Recorder

Instrument # 563981
FILED IN BLAINE, IDAHO 07:57:00 No. of Pages: 2
2007-11-17
Recorded by: ALPINE ENTERPRISES
JOLYNN DRAGE Fee: 11.00
Ex-Officio Recorder Deputy

BOARD'S LOWER RANCH
REPLAT LTS 80, 84 & PARCEL A
ALPINE ENTERPRISES INC.
KETCHUM, IDAHO
SHEET 2 OF 2

STATE OF Idaho } ss
COUNTY OF Blaine }

On this 20th day of July, 2007, before me, a Notary Public in and for said State,
personally appeared Ralph H. Noser, an unmarried man, known or identified to me to be the person
whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the
same.

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

Alice C. Packer
Notary Public in and for said State
Residing in Ketchum
My Commission Expires August 24, 2011

