

A PLAT SHOWING BOARD'S LOWER RANCH; LOT 85A, LOT 85B, & LOT 85C

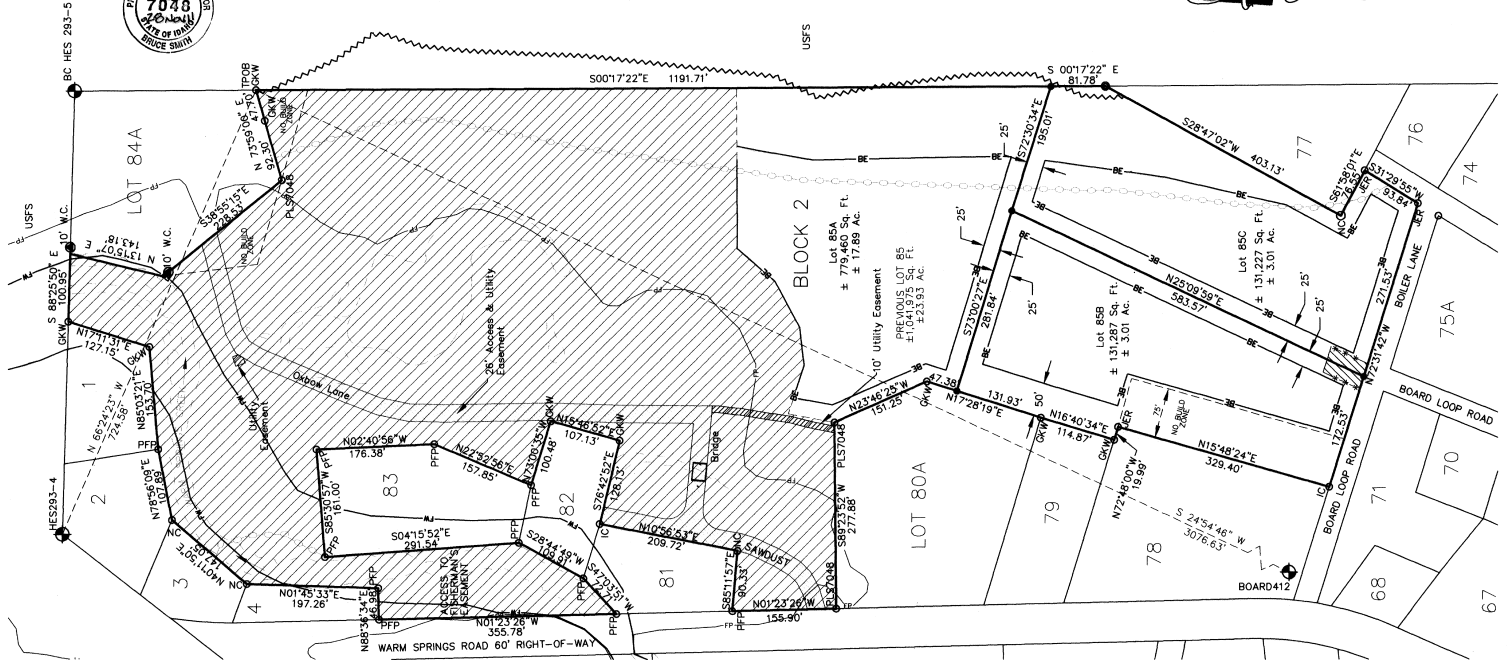
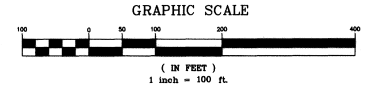
WHEREIN LOT 85 IS SUBDIVIDED INTO LOT 85A, LOT 85B, AND LOT 85C.
LOCATED WITHIN HES 293, SECTION 15, T.4 N., R.17 E., B.M., BLAINE COUNTY, IDAHO
NOVEMBER 2011

LEGEND

- | | | | |
|--|---|--|---|
| | Subject Boundary Line | | 26' Access & Utility Easement |
| | Adjoiner's Lot Line | | 10' Utility Easement |
| | Edge of Water Line per Orthographic Image | | Wood River Land Trust Easement |
| | FEMA Floodplain per DFIRM 2010 | | 40' x 60' Shared Access Easement for Lots 85B & 85C |
| | FEMA Floodway per DFIRM 2010 | | Blaine County GIS Control Points and Ties |
| | Red Avalanche Line | | Found Monument as Shown |
| | Blue Avalanche Line | | Found Iron Pipe |
| | Building Envelope | | Set 1/2" Rebar with Aluminum Cap 10' Witness Corner with PLS 7048 |
| | | | Set 1/2" Rebar with PLS 7048 |

NOTES

SEE PAGE 2 FOR NOTES



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.

11-30-2011

Robert V. Ward

Date South Central District Health Dept., EHS

BOARDS LOWER RANCH
LOTS 85A, 85B, & 85C
ALPINE ENTERPRISES INC.
KETCHUM, IDAHO
SHEET 1 OF 3

NOTES

- 1) Original Boundary lines shown are per the plat of Board's Lower Ranch. Basis of Bearings is Idaho State Plane Coordinate System, NAD83(1992), Central Zone, at Grid, in US Survey Feet. Combined scale factor is 0.99997, Ground Distances will be slightly longer.
- 2) Water bodies shown are from recent orthophoto. Portions of the edge of Warm Springs Creek have been modified from the original Plat to fit the current creek edge as shown on the recent orthophoto.
- 3) Avalanche Zoning lines are by Alpine Enterprises Inc.
- 4) Lots 81, 82, & 83 shall remain to use existing easement on Sawdust Lane. Lot 84A shall use Sawdust Lane, cross at bridge, & proceed on remainder of existing Oxbow Lane easement. Oxbow Lane at Warm Springs Road is now a private driveway to only access lot 80A.
- 5) All new utilities shall be underground.
- 6) The responsibility of maintenance and weed control for all lots lies with the Owner of the lot.
- 7) There shall be no building construction within designated easements and all other development within easements must meet County and Easement Holder's approval.
- 8) No habitable structures or habitable portions of structures shall lie within the Blue Avalanche portion of the Building Envelopes.
- 9) Documents that may affect these properties are recorded in Blaine County as Instrument Numbers: 113478 (Utilities), 355314 & 355315 (Warm Springs Road), 513644, 515676 & 553708 (C.C.&R.s), 517736 (Agreements).
- 10) 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.
- 11) 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. Septic Systems shall be built with risers, out-flow filters and drainfield inspections ports on each system.
- 12) 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 9 of Blaine County Code. a Conditional Use Permit may be required by Blaine County prior to construction and issuance of a Building Permit.
- 13) Big game and other wildlife deprecations on ornamental plants and garden are anticipated. All responsibility for controlling wildlife depredation will belong with the property owner. Any actions taken to alleviate depredation will be those prescribed by the IDFG. Harassment of wildlife will not be tolerated.
- 14) All hay and other livestock feed should be stored and fed in a manner that does not attract big game and other wildlife species. It shall be the responsibility of each lot owner to control the wildlife depredation in accordance with any and all actions or inactions prescribed by Idaho Fish and Game. Further, the feeding of game species or predatory wildlife is prohibited.
- 15) All pets should be kept in-doors, kennelled or leashed at all times. All pet food should be stored and fed in a manner that does not attract nuisance wildlife such as skunks, raccoons, magpies, and red fox. It shall be the responsibility of each lot owner to control nuisance wildlife in accordance with any and all actions or inactions prescribed by Idaho Fish and Game.
- 16) Fencing should be kept to a minimum for the purpose of facilitating wildlife passage through the area with no perimeter fencing allowed, unless to contain livestock. To the extent fencing is added it should be to Idaho Fish and Game Standards of a post and rail design with a maximum top rail height of 42 inches and a minimum bottom rail height of 18 inches.
- 17) All new wells shall be metered.
- 18) All exterior lighting installed shall comply with the Dark Sky Lighting practices, being downcast and not emit light beyond lot boundaries.
- 19) No further subdivision shall occur.
- 20) The Wood River Land Trust Easement shown is Recorded in Blaine County as Instrument Number 554328.

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners in fee simple of the following described parcel of land:

A Parcel of land located within HES 293, Section 15, T.4N., R.17E., B.M., Blaine County, Idaho more particularly described as follows:

Lot 85, Block 2, Board's Lower Ranch: Lot 80A, Lot 84A and Lot 85, according to the official plat thereof, Recorded as Instrument No. 553981, Records of Blaine County Idaho; To be Replatted as Lots 85A, 85B, and 85C, 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, 553708, & 592754 Records of Blaine County, Idaho.

It is the intent of the owners, William B. & Debra Gordon to hereby include said land in this plat.

Signature of William B. Gordon

Signature of Debra Gordon

ACKNOWLEDGMENT

STATE OF CALIFORNIA COUNTY OF San Mateo

On November 14, 2011 before me Jacquelyn P. Martin, Notary Public

personally appeared William B. Gordon and Debra Gordon who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Jacquelyn P. Martin



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.

Signature of Jim W. Koonce, Blaine County Surveyor

BLAINE COUNTY PLANNING AND ZONING APPROVAL

The foregoing plat was approved by Blaine County Land Use & Building Services on this 22 day of Nov, 2011.

Signature of Tom Berlein, Administrator

BLAINE COUNTY COMMISSIONERS APPROVAL

The foregoing plat was approved by the Blaine County Board of Commissioners on this 22 day of NOV, 2011.

Signature of Chairperson

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 22nd day of November, 2011.

Signature of Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } COUNTY OF BLAINE } ss This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho, and Duly Recorded at the Time, Date, and Instrument Number shown below.

Instrument # 592755 HALEY, BLAINE, IDAHO 12/2/2011 09:51:50 No. of Pages: 3 Recorded for: ALPINE ENTERPRISES JON YOUNGSHAE Fee: 12.00 Ex-Officio Recorder Deputy Fee: 12.00 Index to PLATS

Ex-officio Recorder

BOARD'S LOWER RANCH LTS 85A, 85B, & 85C ALPINE ENTERPRISES INC. KETCHUM, IDAHO SHEET 3 OF 3