

GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1 **BLOCK 4 : LOTS 35A, 37A, 42A, 43A & 44A**

Located within: SECTION 17, T1N, R19E, BOISE MERIDIAN

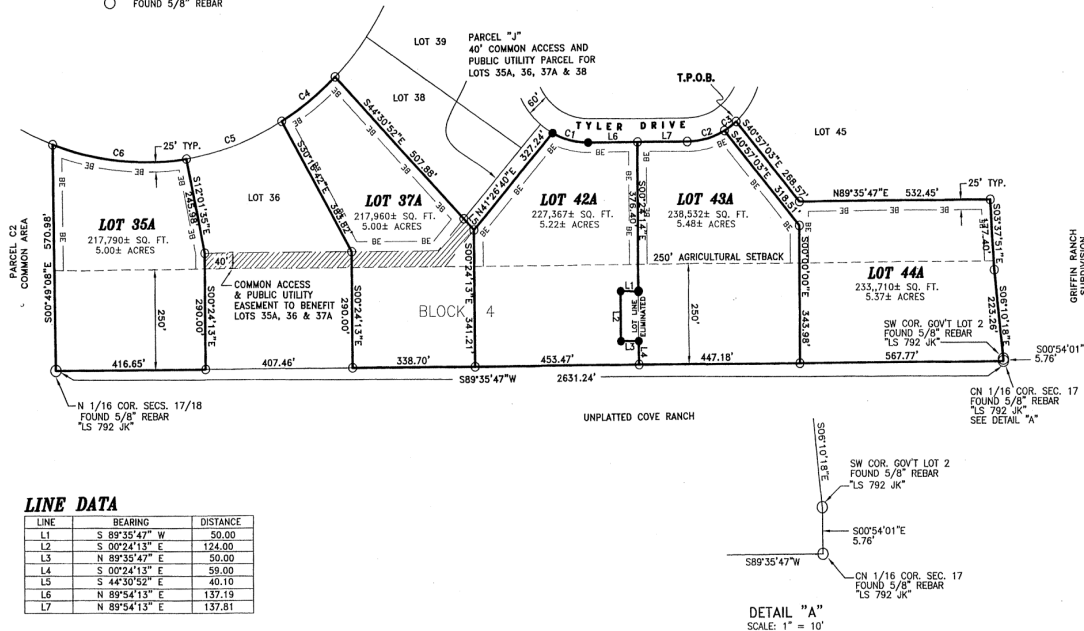
BLAINE COUNTY IDAHO

WHEREIN THE BOUNDARY COMMON TO LOTS 42 & 43, BLOCK 4 OF GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1 IS AMENDED AND PLAT NOTE #6 IS REVISED CREATING LOTS 35A, 37A, 42A, 43A & 44A

NOVEMBER 2005

LEGEND

- PROPERTY BOUNDARY
- - - LOT LINE ELIMINATED
- BE — BUILDING ENVELOPE PER ORIGINAL PLAT
- ▨ EASEMENT PER ORIGINAL PLAT
- - - AGRICULTURAL SETBACK PER ORIGINAL PLAT
- FOUND 1/2" REBAR
- SET 1/2" REBAR
- FOUND 5/8" REBAR



LINE DATA

LINE	BEARING	DISTANCE
L1	S 89°35'47" W	50.00
L2	S 00°24'13" E	124.00
L3	N 89°35'47" E	50.00
L4	S 00°24'13" E	59.00
L5	S 44°50'52" E	40.10
L6	N 89°54'13" E	137.19
L7	N 89°54'13" E	137.81

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	210.00	102.06	101.06	N 76°10'22" W	27°50'50"
C2	210.00	109.49	108.26	S 74°58'00" W	29°52'26"
C3	210.00	40.25	40.18	S 54°32'22" W	10°58'50"
C4	750.00	186.35	185.87	N 52°36'13" E	14°14'10"
C5	750.00	282.94	281.27	N 70°31'46" W	21°36'55"
C6	750.00	377.35	373.59	N 84°14'57" W	28°49'40"

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.

Dated: 12-17-2005
R. W. Smith
 South Central District Health Dept., EHS

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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NOTES:

- ALL UTILITIES SHALL BE UNDERGROUND.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT EXISTS CENTERED ON ALL INTERIOR LOT LINES AND ADJACENT TO ALL LOT LINES THAT FRONT AN ACCESS ROAD.
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR CONTROL OF NOXIOUS WEEDS AS PER STATE REGULATIONS. MOWING AND MANUAL REMOVAL ARE RECOMMENDED.
- THE OWNER OF ANY LOT OR PARCEL UNDERSTANDS AND AGREES THAT PRIVATE ROAD CONSTRUCTION, MAINTENANCE AND SNOW REMOVAL SHALL BE THE OBLIGATION OF THE OWNER, HIS SUCCESSORS IN INTEREST, OR THE HOMEOWNERS' ASSOCIATION, AND THAT BLAINE COUNTY IS IN NO WAY OBLIGATED TO ACCEPT, MAINTAIN OR IMPROVE THESE ROADS UNTIL THE ROADS ARE BROUGHT UP TO COUNTY STANDARDS, DEDICATED AND ACCEPTED BY THE COUNTY.
- ALL FIRE PROTECTION REQUIREMENTS OF THE WOOD RIVER RURAL FIRE DISTRICT, THE UNIFORM FIRE CODE AND THE BLAINE COUNTY FIRE PROTECTION ORDINANCE INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY, ACCESS AND CLEAR ZONES SHALL BE COMPLIED WITH PRIOR TO ANY COMBUSTIBLE CONSTRUCTION IN THIS SUBDIVISION. APPROVED FIRE DISTRICT INSPECTIONS OF ALL EMERGENCY ACCESS ROADS, TURNAROUNDS AND FLOW TESTING OF FIRE PROTECTION SYSTEMS SHALL TAKE PLACE UPON COMPLETION OF EACH PHASE.
- ALL RESIDENTIAL STRUCTURES SHALL BE LOCATED WITHIN DESIGNATED BUILDING ENVELOPES AS DEPICTED ON THIS PLAT. AGRICULTURAL BUILDINGS, NOT TO EXCEED TEN IN NUMBER, NOT TO TOTAL MORE THAN 1200 SQUARE FEET AND SUBJECT TO SIDE YARD SETBACKS, ARE PERMISSIBLE IN THE NORTH 150 FEET OF THE 250 FOOT AGRICULTURAL SETBACK FOR LOTS 35A, 37A, 42A-44A. NO LOTS SHALL ACCESS DIRECTLY ONTO GRIFFIN RANCH ROAD.
- NATIVE VEGETATION SHALL BE MAINTAINED ABOVE THE 25% SLOPE LINE AND TO THE GREATEST EXTENT POSSIBLE BETWEEN THE 15% AND 25% SLOPE LINE.
- ALL NEW DOMESTIC WELLS IN THIS SUBDIVISION SHALL BE METERED. DOMESTIC WELL WATER SHALL BE USED FOR IN-HOUSE NEEDS ONLY. IRRIGATION WATER RIGHTS, AND NOT DOMESTIC WATER RIGHTS, SHALL BE USED FOR ANY YARD OR OTHER IRRIGATION NEEDS.
- NO HABITABLE CONSTRUCTION SHALL BE ALLOWED IN THE RED (HIGH) OR BLUE (LOW) AVALANCHE ZONE. IF CONSTRUCTION IS PROPOSED NEAR THESE AREAS, A SITE SPECIFIC STUDY SHALL BE NECESSARY TO ASSURE THAT THESE AREAS ARE AVOIDED. THE AVALANCHE DANGER AREA DESIGNATED ON THIS PLAT IS CONSIDERED BY THE OWNER, BLAINE COUNTY, AND GALENA ENGINEERING, INC. AS REASONABLE FOR REGULATORY PURPOSES. HOWEVER, NEITHER THE OWNER, BLAINE COUNTY, NOR GALENA ENGINEERING, INC. REPRESENTS, GUARANTEES, WARRANTS, OR IMPLIES THE AREAS NEARBY THE DESIGNATED AVALANCHE DANGER AREA ARE SAFE AND FREE FROM AVALANCHE OR AVALANCHE DANGER.
- PURSUANT TO 10-6-8(B)5 OF THE SUBDIVISION CODE FOR BLAINE COUNTY, NO LOT OR PARCEL SHOWN ON THIS PLAT, EXCEPT LOTS 1A AND 2B, OR ON THE FINAL DEVELOPMENT PLAN, MAY BE FURTHER SUBDIVIDED. NONE OF THE PARCELS DESIGNATED AS OPEN SPACE, OR ANY OTHER USE, MAY BE MODIFIED.
- THE OWNER(S) OF ANY LOT OR PARCEL AGREE TO MAINTAIN THE FIRE PROTECTION SYSTEM, PROVIDE YEAR-ROUND ACCESS FOR THE HYDRANTS FOR ANY FIRE PROTECTION NEEDS IN THIS AREA OF THE COUNTY AND TO PROTECT THE SYSTEM FROM FREEZING.
- NO SIGN OR PHYSICAL IMPEDIMENT SHALL BE ERECTED THAT WOULD RESTRICT OR INHIBIT THE PUBLIC ACCESS EASEMENTS DESIGNATED ON THIS PLAT.
- ALL SURFACE DRAINAGE SHALL BE ACCOMMODATED BY MAINTAINING NATURAL DRAINAGE CHANNELS WHERE POSSIBLE OR BY PROVIDING ALTERNATE DRAINAGE CHANNELS TO HANDLE SURFACE RUN-OFF.
- AS AN OPEN RANGE STATE, IT IS THE RESPONSIBILITY OF PRIVATE LANDOWNERS IN IDAHO TO FENCE OUT LIVESTOCK AUTHORIZED TO GRAZE ON OPEN RANGE SUCH AS PUBLIC LAND.
- FOR THE PURPOSE OF WILDLIFE MIGRATION, THE HEIGHT OF FENCES WITHIN THIS SUBDIVISION SHALL NOT EXCEED 42" AND THE BOTTOM RAIL SHALL EXCEED 18" a) IN ALL AREAS ABOVE THE 25% SLOPE LINE AND, b) ON 25% OF THE FENCING DONE ON THE NORTHERN AND SOUTHERN PROPERTY LINES OF ALL P.U.D. LOTS. BECAUSE OF THE PROBLEMS THEY CAUSE WILDLIFE, ALL DOMESTIC PETS, INCLUDING CATS, SHALL BE KEPT INDOORS, IN KENNELS, OR LEASHED AT ALL TIMES.
- THIS PROPERTY IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR GRIFFIN RANCH P.U.D. SUBDIVISION, INSTRUMENT NO. 432493, RECORDS OF BLAINE COUNTY, IDAHO. THOSE COVENANTS, CONDITIONS, AND RESTRICTIONS OWNED BY THE P.U.D. HOMEOWNERS' ASSOCIATION AND APORPORTIONED FOR USE ON EACH LOT. IN THE EVENT OF A CONFLICT, COUNTY ORDINANCES SHALL GOVERN OVER THESE COVENANTS, CONDITIONS AND RESTRICTIONS.
- THIS PROPERTY INCLUDES AND IS ADJACENT TO ACTIVE AGRICULTURAL USES. RESIDENTS AND PURCHASERS SHOULD BE AWARE THAT AGRICULTURAL PRACTICES AND LIVESTOCK GRAZING AND OPERATIONS, OCCURRING DAY AND NIGHT, ARE ALLOWED AND MAY RESULT IN DUST, ODORS, AND USE AND APPLICATION OF AGRICULTURAL CHEMICALS, SPRAYING, GROUND PREPARATION, HARVESTING, ETC. IN ADDITION, THE ROADS ACCESSING THIS PROPERTY ARE USED BY AGRICULTURAL VEHICLES. SUCH PRACTICES AND USES ARE NORMAL FUNCTIONS OF AGRICULTURAL LANDS AND ARE NOT CONSIDERED NUISANCES.
- A TWENTY (20) FOOT WIDE MOTORIZED BLM ADMINISTRATIVE ACCESS AND NON-MOTORIZED PUBLIC ACCESS EASEMENT FROM GANNETT ROAD TO THE BLM LAND EXISTS PER THE ORIGINAL PLAT OF GRIFFIN RANCH SUBDIVISION WITHIN GRIFFIN RANCH ROAD AND STERLING DRIVE.
- FOR THE VALUE RECEIVED FROM THE DENSITY BONUS GRANTED AS PART OF THIS P.U.D., THE CURRENT OR ANY SUBSEQUENT OWNER OF ANY OF THE EXISTING WATER RIGHTS ON THIS PROPERTY AGREES NOT TO SELL OR OTHERWISE TRANSFER ANY OF THOSE RIGHTS FROM THIS LAND WITHOUT THE PRIOR CONSENT OF THE BLAINE COUNTY BOARD OF COUNTY COMMISSIONERS.
- BLAINE COUNTY, PURSUANT TO THE PROVISIONS OF IDAHO CODE CH. 67-8201 ET. SEQ., MAY IMPOSE "IMPACT FEES" ON THE OWNER(S) OF ANY LOT WITHIN THIS P.U.D. HOWEVER, BECAUSE OF PAYMENTS ALREADY MADE BY GGA LIMITED LIABILITY COMPANY, THE COUNTY MAY NOT IMPOSE ANY "IMPACT FEES" FOR ROAD OR RECREATION RELATED IMPACTS ON THE OWNER(S) OF ANY LOT WITHIN THIS P.U.D.
- REFER TO THE ORIGINAL PLAT OF GRIFFIN RANCH P.U.D. SUBDIVISION, PHASE 1, INSTRUMENT NO. 432492 FOR CONDITIONS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY. BOUNDARY LINES AND CERTAIN EASEMENTS SHOWN HEREON ARE PER SAID PLAT.
- BUILDING ENVELOPES AS SHOWN ARE PER ORIGINAL PLAT.

			GRIFFIN RANCH P.U.D. SUB. PHASE 1, BLOCK 4 LOTS 35A, 37A, 42A, 43A & 44A LOCATED WITHIN: T1N, R19E, SEC. 17, B.M., BLAINE COUNTY, IDAHO		
			PREPARED FOR: DIANE SHIPMAN		
FINAL PLAT	PLOT BY: CPL	FILE: 05015NEW.DWG			
PROJECT NO. 05015	DATE: 11/08/05	SHEET 1 OF 3			

GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1
BLOCK 4 : LOTS 35A, 37A, 42A, 43A & 44A

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that THE YEARS TRUST AGREEMENT DATED JULY 25, 1997, Kenneth E. Years and Patricia M. Years as trustees, does hereby certify that said trust is the owner of a parcel of land described as follows:

Lot 35 in Block 4 of GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1, according to the official plat thereof, recorded as Instrument No. 432492, records of Blaine County, Idaho.

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

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

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

Signed this 17 day of October, 20 05.

THE YEARS TRUST AGREEMENT DATED JULY 25, 1997

BY:

Kenneth E. Years
KENNETH E. YEARS

BY:

Patricia M. Years
PATRICIA M. YEARS

ACKNOWLEDGEMENT

COUNTY OF Palm Beach }
STATE OF FLORIDA }ss

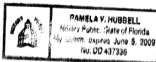
On this 17 day of October, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared KENNETH E. YEARS and PATRICIA M. YEARS, known or identified to me to be the persons whose names are subscribed to the within instrument as trustees of THE YEARS TRUST AGREEMENT DATED JULY 25, 1997, and acknowledged to me that said trust 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: 6/5/2009

Residing at: Palm Beach, FL

Kimberly Haddell
Notary Public



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that RICHARD D. FOSBURY, a single man, does hereby certify that he is the owner of a parcel of land described as follows:

Lot 37 in Block 4 of GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1, according to the official plat thereof, recorded as Instrument No. 432492, records of Blaine County, Idaho.

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

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

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

Signed this 08 day of November, 20 05.

Richard D. Fosbury
RICHARD D. FOSBURY

ACKNOWLEDGEMENT

COUNTY OF BLAINE }
STATE OF IDAHO }ss

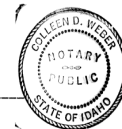
On this 08th day of November, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared RICHARD D. FOSBURY, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

My commission expires: 3/8/10

Residing at: Bellvue

Colleen D. Weber
Notary Public



	GRIFFIN RANCH P.U.D. SUB.	
	PHASE 1, BLOCK 4	
	LOTS 35A, 37A, 42A, 43A & 44A	
	LOCATED WITHIN: T1N, R19E, SEC. 17, B.M., BLAINE COUNTY, IDAHO	
PREPARED FOR: DIANE SHIPMAN		
FINAL PLAT	DRAWN BY: CPL	DWG FILE 05015cr2.DWG
PROJECT NO. 05015	DATE: 09/26/05	SHEET 2 OF 3

GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1 BLOCK 4 : LOTS 35A, 37A, 42A, 43A & 44A

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that DIANE M. SHIPMAN, an unmarried woman, does hereby certify that she is the owner of a parcel of land described as follows:

Lots 42 and 43 in Block 4 of GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1, according to the official plat thereof, recorded as Instrument No. 432492, records of Blaine County, Idaho.

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

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

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

Signed this 4th day of October, 20 05.

Diane M. Shipman
DIANE M. SHIPMAN

ACKNOWLEDGEMENT

COUNTY OF BLAINE }
STATE OF IDAHO } ss

On this 4th day of OCTOBER, 20 05, before me, the undersigned, a Notary Public in and for said State, personally appeared DIANE M. SHIPMAN, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she 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: KETCHUM, IDAHO

Cinda P. Lewis
Notary Public



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that JOHN T. BROWN, an unmarried man, does hereby certify that he is the owner of a parcel of land described as follows:

Lot 44 in Block 4 of GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1, according to the official plat thereof, recorded as Instrument No. 432492, records of Blaine County, Idaho.

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

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No structures other than for such utility and other designated uses are to be erected within the lines of said easements.

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

Signed this 12th day of October, 20 05.

John T. Brown
JOHN T. BROWN

ACKNOWLEDGEMENT

COUNTY OF BLAINE }
STATE OF IDAHO } ss

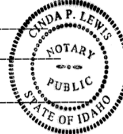
On this 12th day of OCTOBER, 20 05, before me, the undersigned, a Notary Public in and for said State, personally appeared JOHN T. BROWN, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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: KETCHUM, 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.



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: 11/9/05

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: Greta St. Patrick

COUNTY COMMISSIONER'S APPROVAL

The foregoing plat was approved and accepted this 22 day of November, 20 05, by the County commissioners, Blaine County, Idaho.

By: Dan Wright

COUNTY TREASURER'S CERTIFICATE

On this 18th day of January, 20 06, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: Luci S. Duck by Hans S. Robinson

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 # 531178
HAILEY, BLAINE, IDAHO
2006-01-19 04:14:00 No. of Pages: 3
Recorded for: BENCHMARK ASSOC
MARSHA RIEMANN Fee: 12.00
Ex-Officio Recorder Deputy
Instrument # 531178

XS

GRIFFIN RANCH P.U.D. SUB. PHASE 1, BLOCK 4 LOTS 35A, 37A, 42A, 43A & 44A LOCATED WITHIN: T1N, R19E, SEC. 17, B.M., BLAINE COUNTY, IDAHO		
PREPARED FOR: DIANE SHIPMAN		
FINAL PLAT	DRAWN BY: CPL	DWG FILE: 05015crt.DWG
PROJECT NO. 05015	DATE: 09/26/05	SHEET 3 OF 3