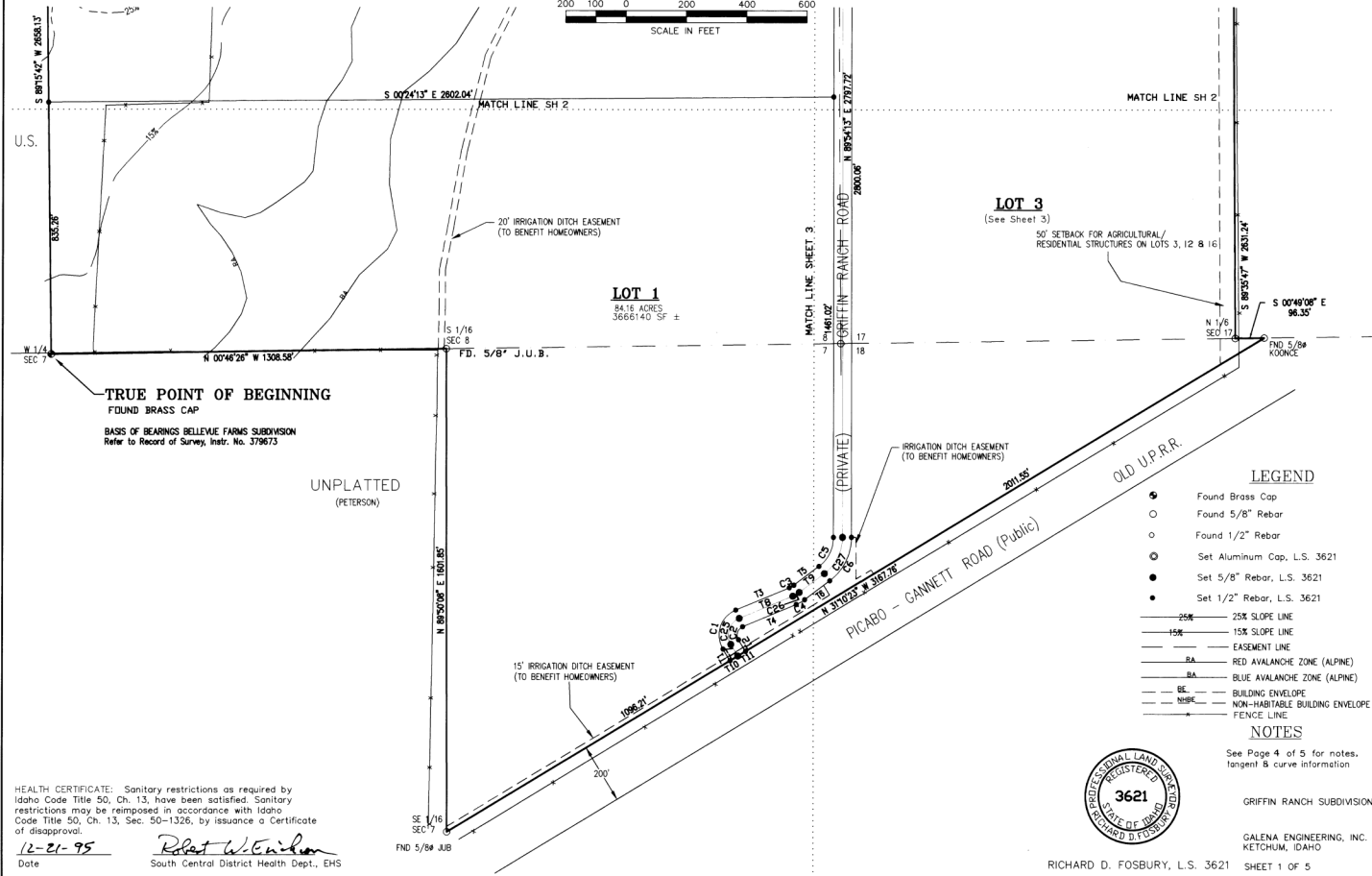
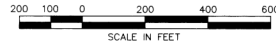


A PLAT SHOWING **GRIFFIN RANCH SUBDIVISION**

LOCATED WITHIN
 SECTIONS 7, 8, 17, & 18, T.1 N., R.19 E., B.M.,
 BLAINE COUNTY, IDAHO
 DECEMBER 1995

SCALE: 1" = 200'



LEGEND

- Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set Aluminum Cap, L.S. 3621
- Set 5/8" Rebar, L.S. 3621
- Set 1/2" Rebar, L.S. 3621
- 25% 25% SLOPE LINE
- 15% 15% SLOPE LINE
- EASEMENT LINE
- RA RED AVALANCHE ZONE (ALPINE)
- BA BLUE AVALANCHE ZONE (ALPINE)
- BUILDING ENVELOPE
- NON-HABITABLE BUILDING ENVELOPE
- FENCE LINE

NOTES

See Page 4 of 5 for notes.
 tangent & curve information

GRIFFIN RANCH SUBDIVISION

GALENA ENGINEERING, INC.
 KETCHUM, IDAHO

RICHARD D. FOSBURY, L.S. 3621 SHEET 1 OF 5

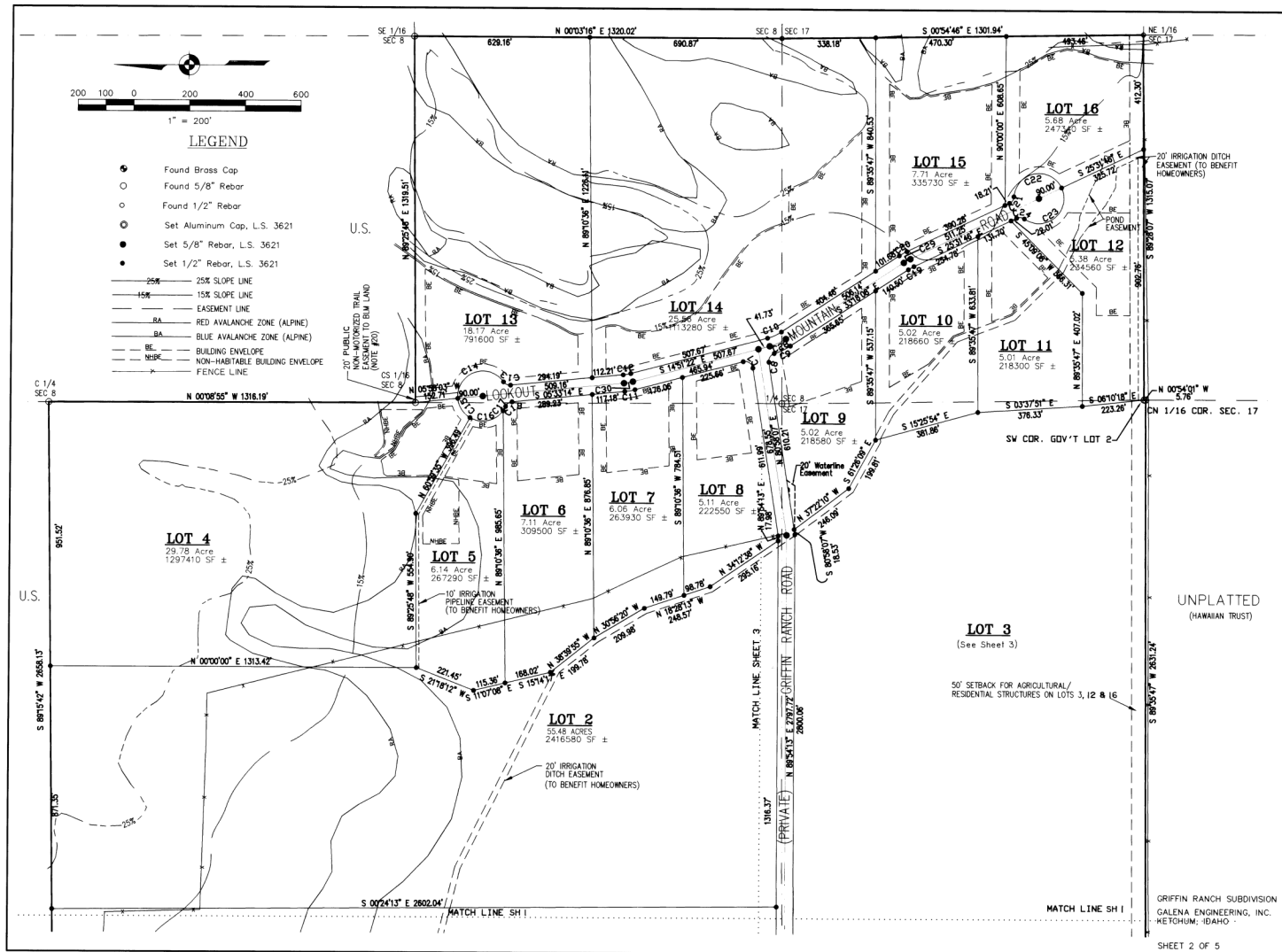


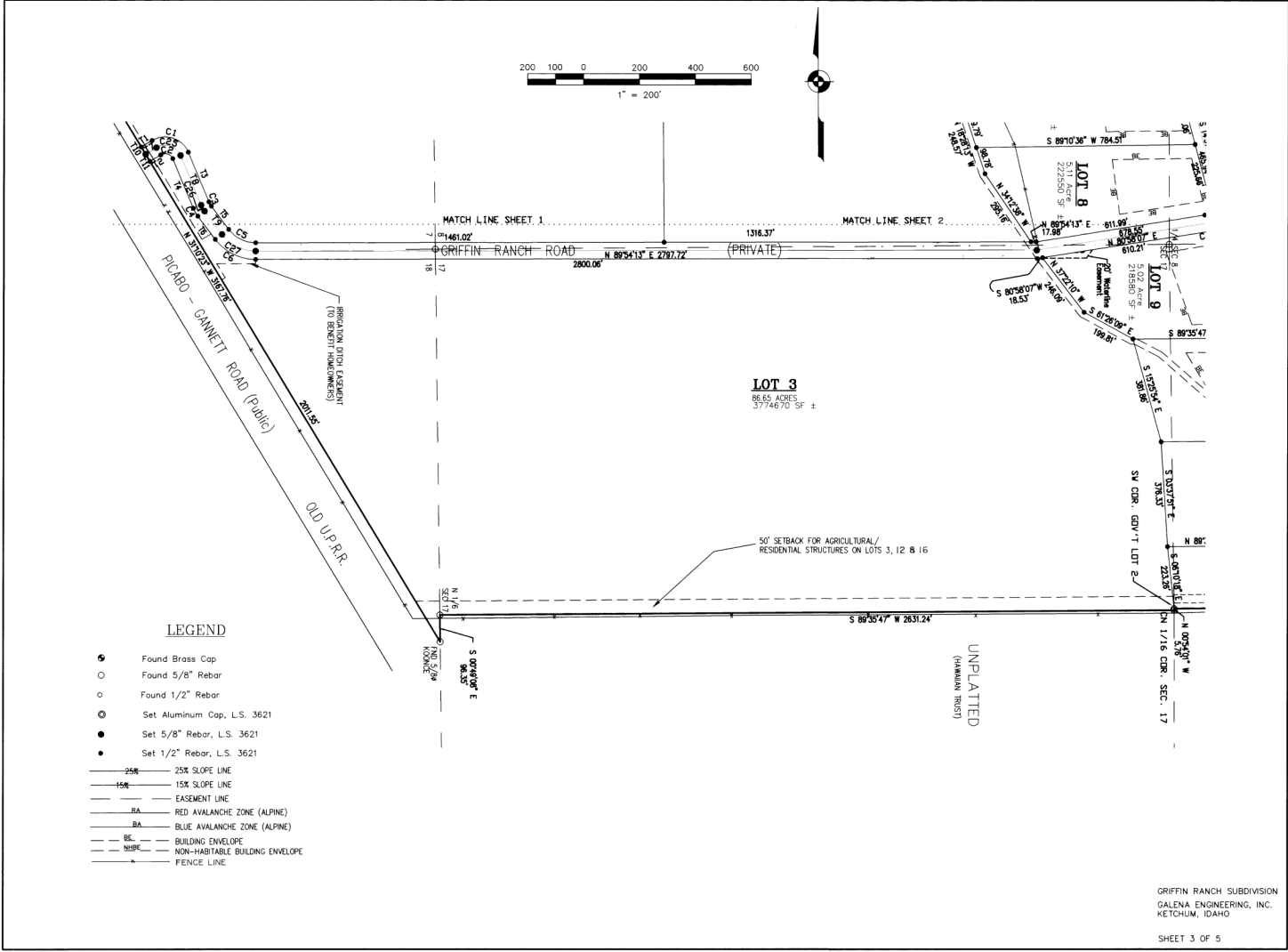
HEALTH CERTIFICATE: Sanitary restrictions as required by
 Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary
 restrictions may be reimposed in accordance with Idaho
 Code Title 50, Ch. 13, Sec. 50-1326, by issuance a Certificate
 of disapproval.

12-21-95
 Date

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

Job No. 3663





NOTES

- 1) All utilities shall be underground.
- 2) A 10' public utility easement is centered on all interior and adjacent to all exterior lot lines.
- 3) Individual lot owners are responsible for control of noxious weeds as per state regulations. Mowing and manual removal are recommended.
- 4) The purchaser or owner of this 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, and that each owner shall notify in writing any successor in interest of these facts.
- 5) 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.
- 6) All construction on Lots 4-16 shall take place within the designated building envelope.
- 7) No habitable construction shall be allowed in the red (high) or blue (low) avalanche zone. If construction is proposed near these zones, a site specific study shall be necessary to assure that these areas are avoided. The avalanche danger area designated on this plot 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.
- 8) Native vegetation shall be maintained above the 25% slope line and to the greatest extent possible below that slope line with the yardscape irrigated by a domestic well being limited on each lot to a maximum of 1/2 acre.
- 9) All new domestic wells in this subdivision shall be metered.
- 10) In the event of further subdivision, no new lot shall be approved unless that lot has a building site or envelope outside of a red or blue avalanche area.
- 11) If Lots 1-3 are further subdivided, the county shall consider the cumulative impact of such a subdivision including but not limited to the impact on Gannett Road, the additional fire protection requirements, the "private" nature of Griffin Ranch Road and the public parking requirements for those accessing adjacent public land.
- 12) All lot owners, and subsequent purchasers as appropriate, agree to participate proportionately with other owners in future local improvement districts that may be formed to upgrade off-site public facilities such as Picabo-Gannett Road.
- 13) The lot owners, and subsequent purchasers as appropriate, agree to maintain the fire protection system, provide year round access to the hydrants and protect the system from freezing.
- 14) No lot owner, or subsequent purchaser, shall erect any sign or physical impediment that would restrict or inhibit public access easements designated on this plot.
- 15) All surface drainage shall be accommodated by maintaining natural drainage channels where possible or by providing alternate drainage channels to handle surface run-off.
- 16) As an open range state, it is the responsibility of private landowners in Idaho to fence and livestock authorized to graze on open range such as public land.
- 17) 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 Lots 1-3 and 12 and 16.
- 18) This property is subject to the Covenants, Conditions, and Restrictions of Griffin Ranch Subdivision, Instrument #_____, records of Blaine County, Idaho. Those C, C & R's set out the agricultural water rights apporportioned to each lot. In the event of a conflict, county ordinances shall govern over those C, C & R's.
- 19) This property includes and is adjacent to active agricultural uses. Residents and purchasers should be aware that agricultural practices and operation including livestock grazing occurring day and night are allowed and may result in dust, odors, 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 or agricultural lands and are not considered nuisances.
- 20) A 20 footwide motorized BLM administrative access and non-motorized public access easement from Gannett Road to the BLM land is hereby granted within Griffin Ranch Road and Lookout Mountain Road north of the intersection, and then north onto BLM lands.
- 21) The owners of Lots 10, 11, 12 and 16 shall be allowed to relocate the irrigation ditch and/or pond and easements on their Lot with prior approval of the Homeowners Association.

CURVE TABLE

NUMBER	DELTA	CHORD BRG	RADIUS	LENGTH	CHD LENGTH
C1	98°34'11"	N 71°53'18" W	90.00'	154.83'	136.43'
C2	98°34'11"	N 71°53'18" W	30.00'	51.61'	45.48'
C3	14°13'03"	S 29°42'44" E	70.00'	17.37'	17.33'
C4	14°13'03"	S 29°42'44" E	130.00'	32.26'	32.18'
C5	53°16'32"	S 63°27'31" E	120.00'	111.58'	197.68'
C6	53°16'32"	S 63°27'31" E	180.00'	167.37'	161.41'
C7	95°49'29"	N 33°03'22" E	28.00'	46.83'	41.56'
C8	81°48'12"	N 58°07'47" V	28.00'	39.98'	36.67'
C9	16°04'27"	S 25°15'55" E	230.00'	64.53'	64.31'
C10	18°26'46"	S 24°04'45" E	170.00'	54.73'	54.49'
C11	9°18'08"	S 10°12'18" E	230.00'	37.34'	37.30'
C12	9°18'08"	S 10°12'18" E	170.00'	27.60'	27.57'
C13	6°03'53"	S 24°43'32" V	28.00'	29.59'	28.24'
C14	150°33'33"	N 20°16'28" V	90.00'	236.50'	174.09'
C15	54°17'03"	S 57°18'15" V	90.00'	85.27'	82.12'
C16	84°17'29"	S 12°12'57" E	90.00'	133.19'	121.36'
C17	11°29'09"	S 68°22'12" E	90.00'	18.04'	18.01'
C18	6°03'53"	N 30°50'00" V	28.00'	29.59'	28.24'
C19	7°46'22"	N 29°24'57" V	170.00'	23.06'	23.04'
C20	7°46'22"	N 29°24'57" V	230.00'	31.20'	31.18'
C21	6°03'53"	S 30°48'32" E	28.00'	29.59'	28.24'
C22	150°33'33"	N 10°48'32" V	90.00'	236.50'	174.09'
C23	150°33'33"	S 40°14'59" E	90.00'	236.50'	174.09'
C24	6°03'53"	N 04°45'01" E	28.00'	29.59'	28.24'
C25	98°34'11"	N 71°53'18" W	60.00'	103.22'	90.96'
C26	14°13'03"	S 29°42'44" E	100.00'	24.81'	24.75'
C27	53°16'32"	S 63°27'31" E	150.00'	139.48'	134.50'
C28	18°26'46"	S 24°04'45" E	200.00'	64.39'	64.11'
C29	7°46'22"	N 29°24'57" V	200.00'	27.13'	27.11'
C30	9°18'08"	S 10°12'18" E	200.00'	32.47'	32.44'

TANGENT TABLE

NUMBER	DISTANCE	BEARING
T1	45.05'	N 58°49'37" E
T2	45.05'	N 58°49'37" E
T3	191.75'	S 22°36'12" E
T4	191.75'	S 22°36'12" E
T5	104.24'	N 36°49'15" V
T6	104.24'	S 36°49'15" E
T7	45.05'	S 58°49'37" V
T8	191.75'	N 22°36'12" V
T9	104.24'	N 36°49'15" V
T10	30.00'	N 31°10'23" V
T11	30.00'	N 31°10'23" V

GRIFFIN RANCH SUBDIVISION
GALENA ENGINEERING, INC.
KETCHUM, IDAHO

SHEET 4 OF 5

Job No. 3663

Commencing at the cross cap marking the West 1/4 Corner of said Section 8, being the TRUE POINT OF BEGINNING;

Thence North 89°15'42"	East 2658.13 feet;
Thence South 00°08'55"	East 1327.91 feet;
Thence North 89°25'48"	East 1319.51 feet;
Thence South 00°03'16"	East 1320.02 feet;
Thence South 00°54'46"	East 1301.94 feet;
Thence North 89°28'07"	East 1315.07 feet;
Thence South 00°54'01"	East 5.76 feet;
Thence South 89°35'47"	West 2631.24 feet;
Thence South 89°49'08"	East 96.35 feet;
Thence North 31°10'25"	West 3167.78 feet;
Thence North 89°01'08"	East 1601.89 feet;
Thence North 00°46'26"	West 1308.58 feet;

to the TRUE POINT OF BEGINNING; containing 367.53 Acres, more or less.

A parcel of land lying within Sections 7,8,17 & 18, T.1N., R.19E., B.M., Blaine County, Idaho, more particularly described as follows:

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. Protective covenants governing this Subdivision are recorded under County Recorder Instrument No. 385533.

It is the intent of the owner to hereby include said land in this plat.

STATE OF Washington
COUNTY OF Kings } ss.
On this 1st day of December
personally appeared Wendy Griffin, known
company that executed the foregoing in
company executed the same.

IN WITNESS WHEREOF, I have hereun
this certificate first above written.

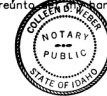


Notary Public in and for said State
Residing at Tacoma, WA
My Commission Expires 3-1-98

I, Richard D. Fosbury, a duly licensed land surveyor in the State of Idaho, do hereby certify that this plat of Griffin Ranch Subdivision 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.



STATE OF IDAHO } ss
COUNTY OF BLAINE }
On this 26 day of November, 1995, before me, a Notary Public in and for said State,
personally appeared Richard D. Fosbury, known to me to be the person whose name is subscribed to the
above Subpoena 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.




Colleen H. Weber
Notary Public in and for the State of Idaho
Residing in Hailey
My Commission expires 3/5/92

I, Jim W. Koonce, County Engineer 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.



The foregoing plat was approved by the Blaine County Planning and Zoning Commission on this 27th day of December, 1995.


Administrator

The foregoing plat was approved by the Blaine County Board of Commissioners on this
27th day of Dec., 1995.

Leonard Harlig
Chairman

The taxes on the foregoing parcel of land have been paid to this date and this plat is hereby approved this 27th day of December, 1995

Vicki L. Hickey by Gail Peterson
Blaine County Treasurer

STATE OF IDAHO } ss 385534
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 27 day of Dec, 1995 at 1:10 P.M., and duly recorded in Plat Book _____, at page
_____.
Heather S. Jones
Ex-officio Recorder

GRIFFIN RANCH SUBDIVISION
 Galena Engineering, INC.
 Ketchum, Idaho
 Sheet 5 of 5
 Job No. 3663