

0
BAYO

GRIFFIN RANCH P.U.D. SUBDIVISION
PHASE 2
7750 TTH BLVD
PMP 1455
SAND PREPARED BY: KETCHUM, IDAHO
REVISIONS BY: PHOTOCOPY, KETCHUM, IDAHO

DRAWING NUMBER
14551
MAILED 10/15/03
REVISIONS BY: KETCHUM, IDAHO
REVISIONS BY: PHOTOCOPY, KETCHUM, IDAHO

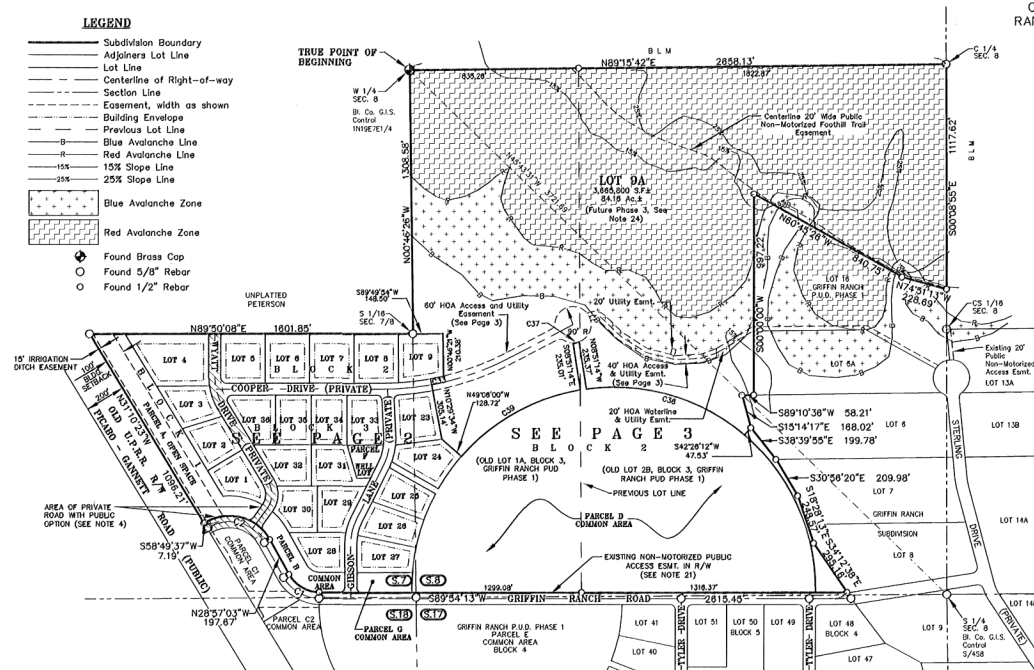
ER
14551

A PLAT SHOWING
GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 2
WHEREIN LOTS 1A & 2B, BLOCK 3, GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1, ARE REPLATED AS SHOWN
LOCATED WITHIN SECTIONS 7 & 8, T.1 N., R.19 E., B.M., BLAINE COUNTY, IDAHO

AUGUST 2003
300 150 0 300 600 900
SCALE IN FEET

LEGEND

- Subdivision Boundary
- Adjoiners Lot Line
- Lot Line
- Centerline of Right-of-way
- Section Line
- Easement, width as shown
- Building Envelope
- Previous Lot Line
- Blue Avalanche Line
- Red Avalanche Line
- 15% Slope Line
- 25% Slope Line
- Blue Avalanche Zone
- Red Avalanche Zone
- Found Brass Cap
- Found 5/8" Rebar
- Found 1/2" Rebar



SCALE: 1" = 300'
BASIS OF BEARINGS IS
ORIGINAL PLAT OF GRIFFIN
RANCH SUBDIVISION, INST. NO.
385534

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.

9-16-2003
Date

Robert C. Cuda
South Central District Health Dept., EHS

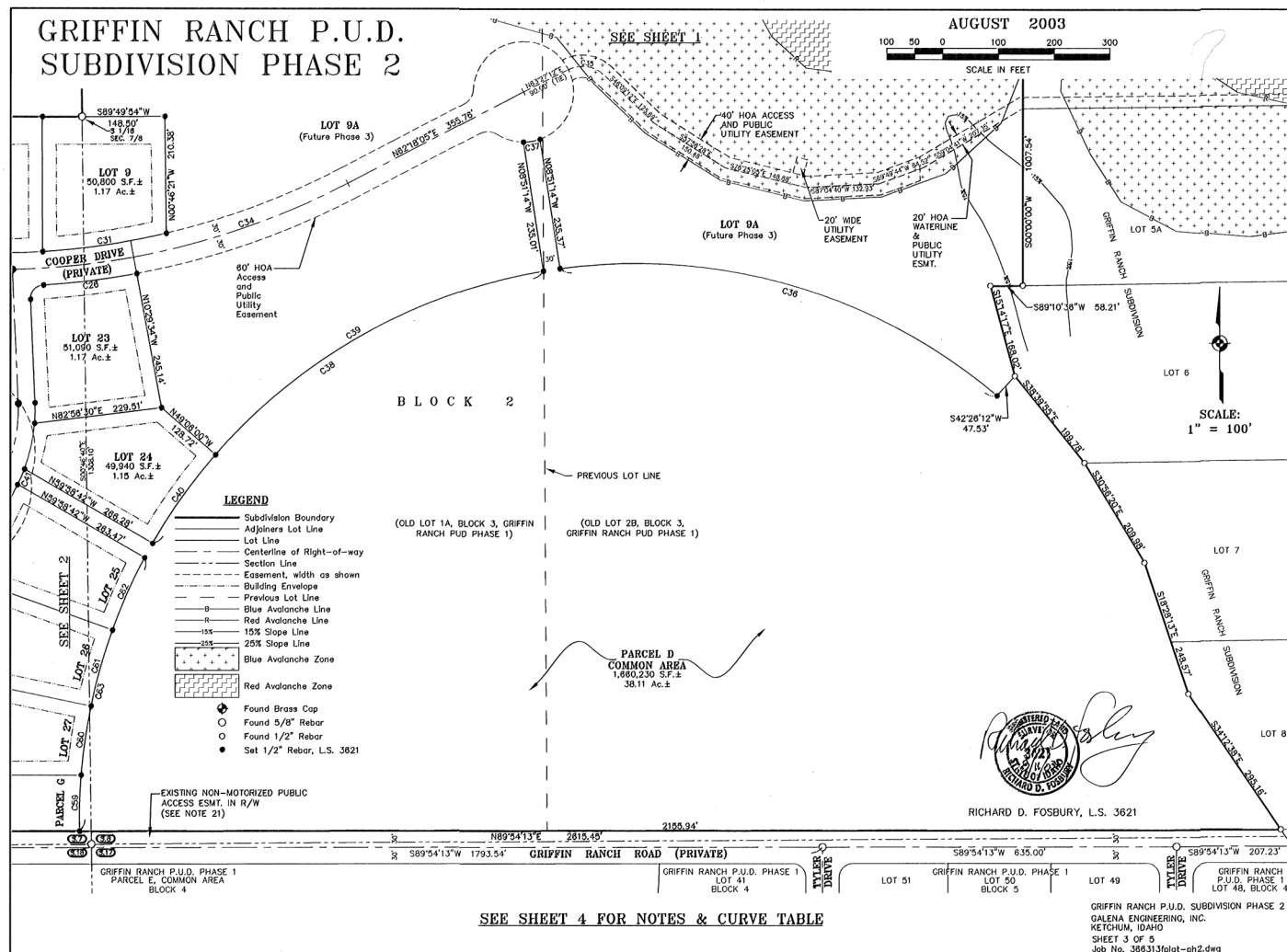
SEE SHEET 4 FOR NOTES & CURVE TABLE



RICHARD D. FOSBURY, L.S. 3621

GRIFFIN RANCH P.U.D. SUBDIVISION
PHASE 2
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 1 OF 5
Job No. 386313/plot-ph2.dwg

SE 1
A
GRIFFIN RANCH P.U.D. SUBDIVISION
PHASE 2
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 2 OF 5
Job No. 366313fplot-ph2.dwg



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	181.42'	170.00'	100.43'	81°08'42"	172.93'
C2	370.20'	230.00'	239.10'	92°13'20"	331.52'
C3	213.65'	230.00'	115.23'	53°13'21"	208.02'
C4	40.13'	30.00'	23.71'	78°39'02"	37.21'
C5	53.56'	230.00'	28.80'	132°03'50"	53.44'
C6	53.56'	230.00'	28.80'	132°03'50"	53.44'
C7	49.14'	230.00'	24.81'	121°05'54"	49.34'
C8	40.14'	30.00'	23.72'	78°39'02"	37.21'
C9	117.72'	330.00'	59.49'	202°28'21"	117.10'
C10	135.42'	148.30'	72.84'	52°19'18"	130.77'
C11	58.89'	148.30'	18.54'	141°05'04"	58.79'
C12	172.31'	148.30'	92.95'	68°14'19"	182.78'
C13	137.45'	118.30'	77.87'	68°14'19"	128.85'
C14	102.59'	88.30'	57.95'	68°14'19"	98.91'
C15	205.89'	330.00'	108.31'	38°42'48"	202.38'
C16	124.27'	300.00'	63.04'	204°00'00"	124.38'
C17	38.09'	300.00'	19.07'	71°8'30"	38.07'
C18	182.36'	300.00'	83.22'	31°00'31"	180.39'
C19	148.12'	270.00'	74.90'	31°00'31"	144.35'
C20	91.23'	270.00'	46.05'	192°1'24"	90.80'
C21	54.89'	270.00'	27.54'	11°38'58"	54.80'
C22	39.27'	28.00'	28.00'	90°00'00"	35.38'
C23	52.80'	28.00'	44.20'	121°00'31"	43.92'
C24	38.24'	28.00'	38.24'	87°30'00"	34.92'
C25	38.83'	25.00'	24.56'	88°59'23"	35.04'
C26	188.64'	1390.00'	84.43'	83°7'05"	188.54'
C27	219.04'	1390.00'	109.78'	81°3'40"	218.80'
C28	28.07'	1390.00'	13.03'	138°54"	28.07'
C29	245.10'	1390.00'	122.89'	101°9'34"	244.77'
C30	80.39'	1330.00'	40.21'	327°47"	80.37'
C31	224.74'	1330.00'	112.84'	94°0'54"	224.47'
C32	305.12'	1330.00'	153.23'	133°0'40"	304.45'
C33	65.43'	1330.00'	32.72'	249°07"	65.42'
C34	408.48'	1390.00'	205.78'	171°2'28"	408.93'
C35	68.04'	55.00'	39.14'	70°52'51"	63.78'
C36	841.68'	1000.00'	447.58'	48°12'28"	817.08'
C37	30.14'	90.00'	15.21'	191°12'1"	30.00'
C38	883.97'	1000.00'	473.21'	50°38'53"	885.47'
C39	888.43'	1000.00'	358.49'	39°28'39"	874.91'
C40	155.54'	1000.00'	88.09'	111°2'14"	155.23'
C41	30.21'	300.00'	15.12'	5°48'09"	30.20'
C42	84.48'	300.00'	42.82'	18°08'08"	84.20'
C43	38.73'	300.00'	18.39'	7°00'52"	38.70'
C44	151.42'	300.00'	77.36'	28°50'07"	149.82'
C45	136.28'	270.00'	69.82'	28°50'07"	134.83'
C46	121.13'	240.00'	61.89'	28°50'07"	119.85'
C47	33.89'	240.00'	17.03'	8°08'58"	33.87'
C48	87.14'	240.00'	44.05'	20°48'10"	86.68'
C49	82.28'	300.00'	41.40'	15°42'54"	82.03'
C50	26.40'	300.00'	28.28'	10°48'18"	26.31'
C51	138.68'	300.00'	70.80'	28°29'10"	137.45'
C52	124.81'	270.00'	63.54'	28°29'10"	123.70'
C53	110.95'	240.00'	56.48'	28°29'10"	109.98'
C54	88.83'	240.00'	33.83'	15°57'13"	88.81'
C55	44.12'	240.00'	22.12'	10°31'57"	44.08'
C56	74.70'	70.00'	41.35'	81°08'42"	71.21'
C57	39.27'	25.00'	25.00'	90°00'00"	35.38'
C58	39.27'	25.00'	25.00'	90°00'00"	35.38'
C59	100.08'	1000.00'	50.08'	5°44'02"	100.04'
C60	125.82'	1000.00'	62.99'	71°2'31"	125.73'
C61	141.49'	1000.00'	70.88'	8°08'24"	141.37'
C62	142.59'	1000.00'	71.42'	8°10'12"	142.47'
C63	509.97'	1000.00'	280.68'	291°3'09"	504.46'
C64	213.44'	200.00'	118.15'	81°08'44"	203.45'
C65	321.92'	200.00'	207.91'	92°13'20"	288.27'
C66	89.57'	200.00'	45.85'	25°39'34"	88.82'
C67	232.35'	200.00'	131.28'	68°33'46"	219.50'

NOTES

- All utilities shall be underground.
- A 10' public utility easement is granted by this plat 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.
- Griffin Ranch Road, Wyatt Drive, Cooper Drive and Gibson Lane are private roads. 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 Griffin Ranch P.U.D. Subdivision Homeowners' Association, Inc. (the "P.U.D. 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. Although Wyatt Drive and the western portion of Griffin Ranch Road (from Gannett Road to Wyatt Drive) are currently private roads, Blaine County reserves along this length and width of roadway an option to accept GGA Limited Liability Company's offer of dedication to the public. This option shall be exercisable upon the subdivision of the property to the north of Wyatt Drive and Phase 2 of the Griffin Ranch P.U.D. Subdivision. This option to accept this roadway shall be confirmed by the county and declared to be open for public travel pursuant to Idaho Code 50-1313 only after a fully noticed public hearing before the Board of County Commissioners.
- All residential or agricultural structures on any residential lot shall be located within designated building envelopes as depicted on this plat. 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.
- Each irrigation water service connection shall be fitted with a water meter approved by the P.U.D. Association. Costs for the operation and maintenance of the irrigation/fire protection system shall be assessed to lot owners based upon the maximum number of irrigable acres on each lot, as specified in the Declaration of Covenants, Conditions and Restrictions for Griffin Ranch P.U.D. Subdivision recorded October 14, 1999 as Instrument No. 432493 in the records of Blaine County, Idaho, and amendments thereto (hereafter described as the "Declaration"), and the Declaration of Covenants, Conditions and Restrictions for Griffin Ranch Subdivision, as amended, whether or not the irrigation water is used.
- This property is subject to the "Declaration". Among other things, the "Declaration" sets out the irrigation water rights owned by the P.U.D. Homeowners' Association and apportioned for use on each lot as well as the obligations for the maintenance and cost of the roads, domestic water system and irrigation water & fire protection system. In addition, the "Declaration" describes how GGA Limited Liability Company, as the developer of the P.U.D., will maintain voting control of the P.U.D. Association for an extended period of time. In the event of a conflict, County ordinances shall govern over the "Declaration".
- A central domestic water system using water from metered wells located on Parcel F shall provide domestic (potable) water for in-house needs only to all lots in Phase 2 of Griffin Ranch P.U.D. Subdivision, and shall NOT be used for any irrigation. The central irrigation and fire protection water system shall provide non-potable water for any yard or other irrigation needs to all lots in Griffin Ranch Subdivision and Phases 1 & 2 of Griffin Ranch P.U.D. Subdivision, as well as all common area parcels in Griffin Ranch P.U.D. Subdivision. Except on Parcel C1, Block 4, Griffin Ranch P.U.D. Subdivision Phase 1, no water rights shall be used for ponds or other impoundment structures.
- 150 foot setbacks exist from the wells on Parcel F, which are the water source for the central domestic water system. No septic tanks, drainfields or other ports of any waste disposal systems may be located within these setbacks. Additionally, no farm animals, livestock or toxic substances of any kind may be kept or stored on Parcel F or within these setbacks.
- The P.U.D. Association shall charge at least a \$500 fee per lot to connect to the central domestic water system to be paid prior to issuance of a building permit. A plumber licensed in the State of Idaho MUST make the connection to the central domestic water system. Each domestic water service connection shall be fitted with a water meter approved by the P.U.D. Association. During the first week of January 2004 through 2008, the P.U.D. Association shall provide the Blaine County Planning Office with a copy of the financial reports on the community water system.

- All fire protection requirements of the Wood River Rural Fire District, the International Fire Code and Blaine County Code Title 7, Chapter 7, 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.
- The owner(s) of any lot or parcel agree to maintain the fire protection system, provide year-round access to the hydrants for any fire protection needs in this area of the county, and to protect the system from freezing.
- 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 Galsena Engineering, Inc. as responsible for regulatory purposes. However, neither the owner, Blaine County, nor Galsena 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 10-6-6(B)5 of the Subdivision Code for Blaine County, no lot or parcel shown on this plat may be further subdivided. None of the parcels designated as open space, or for any other use, may be modified.
- 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 boundary line of all P.U.D. lots. This restriction does not apply to corrals within the interior of individual 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 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, odor, 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 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. 87-8201 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.
- Lot 9A, the area to be replatted into Phase 3, is subject to all applicable Blaine County Board of Commissioners Findings of Fact, Conclusions of Law and Declarations for Phases 2 & 3, Griffin Ranch P.U.D. Subdivision, as dated and signed July 7, 2003.



RICHARD D. FOSBURY, L.S. 3621

GRIFIN RANCH P.U.D. SUBDIVISION
PHASE 2
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 4 OF 5
Job No. 366313/plot-ph2.dwg

DR

SAYED IN

GRiffin RANCH P.U.D. SUBDIVISION
PHASE 2

8748 711 8198

page 5 of 5

SAYED IN

DRAWING NUMBER

Instrument # 491531

HARLEY, BLAINE, IDAHO

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

RECORDED FOR: GALENA ENGINEERING, INC.

CERTIFICATE OF OWNERSHIP

This is to certify that I, the undersigned, am the owner in fee simple of the following described parcel of land:

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

Lots 1A & 2B, Block 3, Griffin Ranch PUD Subdivision Phase 1

I do hereby certify that a new water distribution system has been constructed to provide service to all lots within this subdivision and that it has or will have sufficient operating capital to allow the water system's wells, water mains and appurtenances to be maintained and operated. Homeowners will pay a connection charge and annual assessment fees for operation, maintenance and capital replacement of the system components. Individual lot owners shall be responsible for the installation and maintenance of the service connection from the street to the house including all water meters, pipework and appurtenances.

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. 432493.

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

James S. Griffin

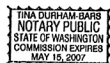
James S. Griffin, Managing Member
GGA Limited Liability Co., a Washington company

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Pierce } ss

On this 24th day of September, 2003, before me, a Notary Public in and for said State, personally appeared James S. Griffin, known or identified to me to be the managing member of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company 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.



Tina Durham-Davis

Notary Public in and for said State

Residing at Tacoma

My Commission Expires 5-15-2007

SURVEYOR'S CERTIFICATION

I, Richard D. Fosbury, 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.

Richard D. Fosbury
Richard D. Fosbury
Surveyor

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 9/6/03
Blaine County Surveyor

APPROVAL OF BLAINE COUNTY PLANNING AND ZONING

The foregoing replat was approved by the Blaine County Planning and Zoning Commission on this 24th day of September, 2003.

Paula Botcham
Administrator

APPROVAL OF BLAINE COUNTY COMMISSIONERS

The foregoing replat was approved by the Blaine County Board of Commissioners on this 16th day of September, 2003.

Deanna Wright
Chairman

COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this replat is hereby approved this 18th day of August, 2003.

Chris L. Dick
Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } ss
COUNTY OF BLAINE }
This is to certify that the foregoing replat was filed in the office of the Recorder of Blaine County, Idaho on this 18th day of August, 2003, at 1:00 P.M., and duly recorded under Instrument Number 491531

Ex-officio Recorder

Instrument # 491531
HARLEY, BLAINE, IDAHO
2003-09-17 09:23:09 No. of Pages: 5
Recorded for: GALENA ENGINEERING, INC.
MAURISIA REAMAN Fee: 15.00
By: GREGG Recorder Deputy
HARLEY, BLAINE, IDAHO

GRiffin RANCH P.U.D. SUBDIVISION
PHASE 2
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 5 OF 8
JOB No. 306-315.plat.dwg