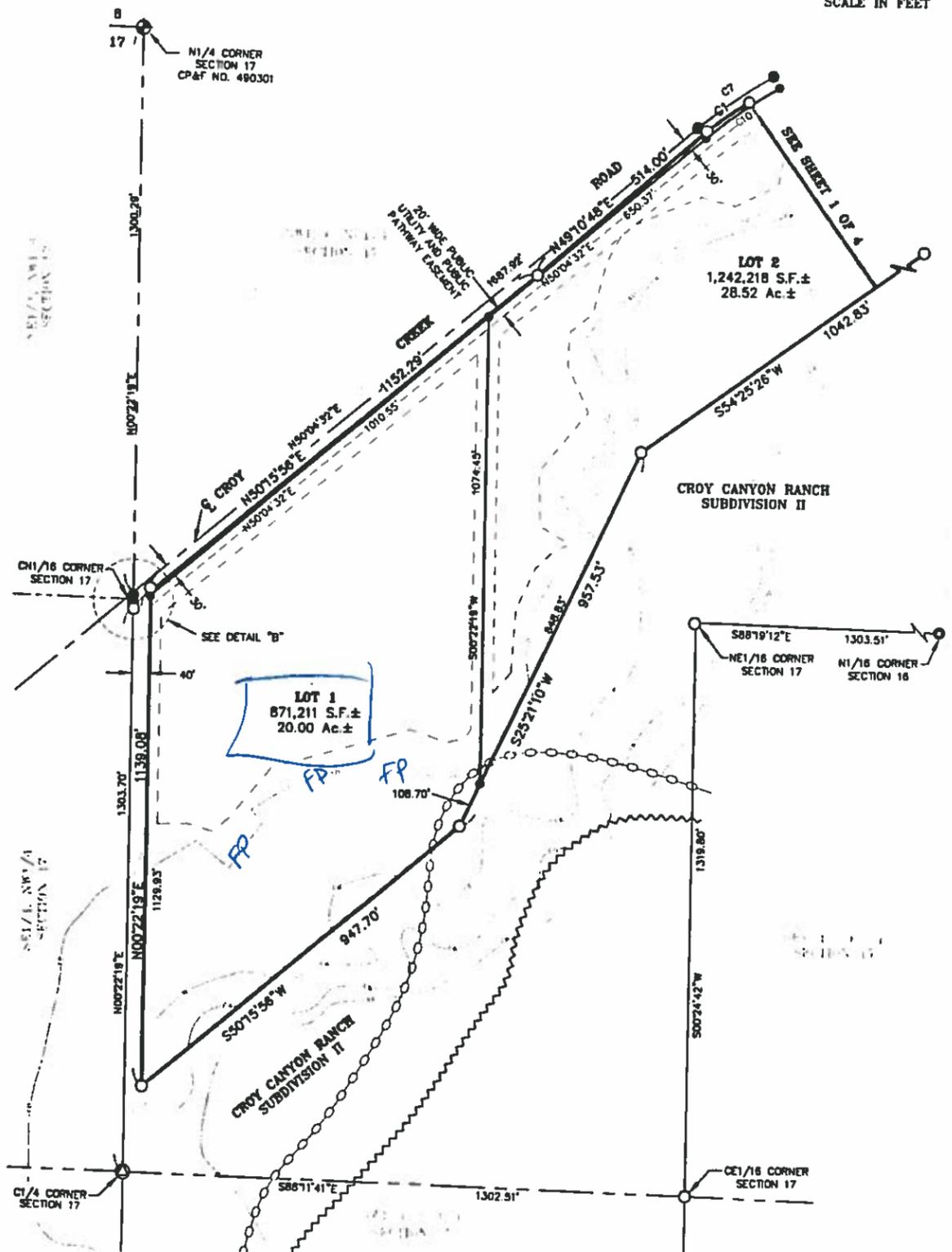
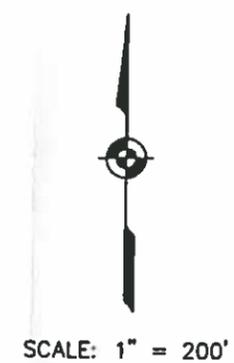


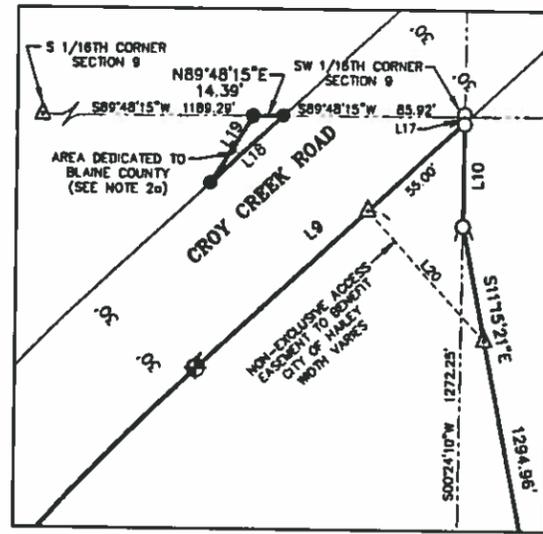


A PLAT SHOWING  
**CROY CANYON RANCH SUBDIVISION I**  
 LOCATED WITHIN SECTIONS 8, 9, AND 17, T.2 N., R.18 E., B.M., BLAINE COUNTY, IDAHO  
 JULY 2006

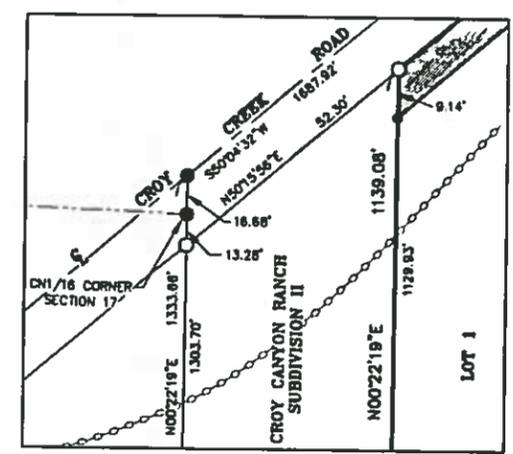


SEE SHEET 1 OF 4 FOR  
 CURVE AND LINE TABLES  
 AND SHEET 3 OF 4 FOR  
 PLAT NOTES

- LEGEND**
- 1/4 Section Line
  - 1/16th Section Line
  - Boundary Line
  - Lot Line
  - Adjoining Property Line
  - Centerline
  - Floodplain Boundary/LOMA Boundary
  - 1997 Floodway Boundary (FIRM)
  - Building Envelope
  - Easement Line (As Depicted Herein)
  - Area Dedicated to Blaine County (See Notes 2a and 2b)
  - Blue Avalanche Zone
  - Red Avalanche Zone
- ⊙ Found Aluminum Cap
  - ⊕ Found Brass Cap
  - ⊙ Found Iron Pipe
  - ⊙ Found 5/8" Rebar
  - ⊙ w.c. Found 5/8" Rebar, Witness Corner Set Along Property Line as Depicted.
  - Set 1/2" Rebar, P.L.S. 11779
  - △ Calculated Point (No Pin Set)



DETAIL "A"  
 N.T.S.



DETAIL "B"  
 N.T.S.



CODY M. McCAMMON, P.L.S. 11779

CROY CANYON RANCH SUBDIVISION I  
 GALENA ENGINEERING, INC.  
 KETCHUM, IDAHO  
 SHEET 2 OF 4  
 Job No. 969532\_pplat-phl



## NOTES

### 1. Utilities, Bike Path, Sewer and Fire Protection

- a. All new utilities shall be underground.
- b. A 20' wide public utility and bike path easement is granted along the north property lines of Lots 1-4 adjacent to Croy Creek Road. A 10' public utility easement is granted along all side lot lines.
- c. In the event that water and sewer services are not extended to lots 1-4, septic systems and drainfield locations shall be approved by South Central Health Department prior to issuance of a building permit.
- d. All Lots shall be required to connect to future public sewer lines within eighteen (18) months from the date of written notice by the applicable sewer services provider that sewer hookups are available and appurtenant to the Lots.
- e. Fire protection requirements are those of the latest adopted Blaine County Fire Protection Ordinance and all adopted Fire Codes by the Wood River Fire Protection District, including, but not limited to, fire protection water supply, access roads (including turnarounds) and defensible space, and shall be complied with prior to final building approval.
- f. Utilities shall be installed by applicant to the edge of lot where they do not already extend into each lot.

### 2. Road Dedication

- a. Portion of previous Tax Lot 24 to be dedicated to Blaine County for transportation purposes. Area = 227 S.F.±.
- b. Portion cross-hatched hereon to be dedicated to Blaine County for road right-of-way. Established by offsetting existing centerline of the traveled way of Croy Creek Road approximately 30' Southerly. Area = 24,905 S.F.± or 0.57 acres±.

### 3. Future Use of Lots 1 and 2

- a. If Lot 1 is not used as a public facility, i.e. a structure for the use and benefit of the community such as (without limitation and by way of example only) a school, hospital, extended care facility or continuing care retirement community, or cultural or educational center, then development on Lot 1 shall be limited to one (1) residence plus accessory dwelling unit(s) and structures as set forth by code. This condition shall be binding unless the county commissioners agree to a modification of this plat note, pursuant to the plat amendment procedures established in Title 10 of the Blaine County Code.
- b. If Lot 2 is not used as a public facility, i.e. a structure for the use and benefit of the community such as (without limitation and by way of example only) a school, hospital, extended care facility or continuing care retirement community, or cultural or educational center, then development on Lot 2 shall be limited to one (1) residence plus accessory dwelling unit(s) and structures as set forth by code. This condition shall be binding unless the county commissioners agree to a modification of this plat note, pursuant to the plat amendment procedures established in Title 10 of the Blaine County Code.
- c. Public facilities constructed in unincorporated Blaine County shall only be permitted with a conditional use permit.

### 3. Water Rights

- a. All new domestic wells shall be metered. Landscape irrigated by a domestic well is limited to a 1/2 acre maximum per State regulations.

### 4. Wildlife and Fencing

- a. To allow wildlife migration, no perimeter fences within the subdivision shall exceed 42 inches in height. The bottom rail shall exceed 18 inches in height. Corral fences may exceed 42 inch maximum. All new exterior fencing shall meet the wildlife-friendly standards of the Idaho Fish and Game.
- b. Hay or other livestock feed shall be stored and fed so that it is not available to big game. This will minimize the chances of attracting wildlife away from native winter range and reduce depredation potential.
- c. Wildlife damage to ornamental trees and shrubs will occur from deer, elk, antelope, etc. The costs of resolving problems caused by wildlife damage to private property shall be the responsibility of the property owner(s). Action taken to alleviate wildlife depredation shall be those prescribed or approved by Idaho Fish and Game.
- d. A 300' wildlife corridor is designated across Lot 2. No structures are allowed within this corridor. Any amendments to this corridor are subject to Idaho Fish and Game review and County Commissioner approval, which would require an amendment to this plat.
- e. No human activity (including pets) allowed on slopes south of Croy Creek from December 15 to April 1. The closure will help minimize disturbance to wintering elk. Displacement of elk from preferred winter habitat could influence survival and result in chronic depredation problems on private property.

### 5. Flood plain, Riparian, Wetland and Drainage Areas

- a. Portions of this property contain high groundwater levels and may not be suitable for basements.
- b. The lots contained in this plat are governed by the Floodplain Management District, Chapter 17, Title 9 (Zoning Regulations) Blaine County Code, to the extent they are affected by the floodplain as defined therein. Further, Lots 1-4 are subject to the Riparian Setback District and Wetland Overlay District regulations contained in the Blaine County Code. Those regulations prohibit or restrict certain uses within the 25' setback from the ordinary high water mark and in areas of wetlands. Potential buyers are advised to review relevant regulations in the Blaine County Zoning Ordinance.
- c. Portions of this property are subject to flood hazard. The floodplain 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 that areas outside the designated floodplain area are safe and free from floods or flood danger.
- d. Native riparian vegetation shall be maintained within the 25' riparian setback.
- e. A 10' fishermen's access easement, measured from the ordinary high water mark as it may shift over time on both sides of the creek, is dedicated to the public along Croy Creek.
- f. The conservation and park easement area on Lot 4 shall be left in its natural state and no development other than fences, nature trails, and trail signing are permitted. Permitted public uses within the conservation and park easement include non-motorized trails, fishing, birding, educational programs, and passive recreational and cultural activities.
- g. Property owners and potential buyers shall be notified that additional wetlands studies may be required prior to issuance of building permit.
- h. Floodplain information is based on the flood insurance study for Blaine County, Idaho, Community Panel No. 165167 0664B, dated March 17, 1997, as well as the FEMA-approved Letter of Map Amendment on file with the county.

### 6. Agriculture, Weeds, and Livestock

- a. Pursuant to State regulations, maintenance and weed control for all lots are the responsibility of the developer until the lot is sold and thereafter the responsibility of the owners of the individual lots. The control program to be implemented by the responsible party will target those species designated on the Idaho Noxious Weed List. Mowing and manual removal are recommended, although biological control has been shown to be effective in eradicating knapweed.
- b. 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, use and applications of agricultural chemicals, spraying, ground preparation and harvesting, etc. Such practices and uses are normal functions of agricultural lands and are not considered nuisances.

### 7. Surveyor Notes

- a. Basis of bearings is per that amended record of survey, recorded as Instrument No. 499909, Records of Blaine County, Idaho. Boundary lines shown hereon are per that legal description for Parcel AA, except that portion yet to be dedicated to Blaine County as right-of-way for Croy Creek Road.



CODY M. McCAMMON, P.L.S. 11779

CROY CANYON RANCH SUBDIVISION I  
GALENA ENGINEERING, INC.  
KETCHUM, IDAHO  
SHEET 3 OF 4  
Job No. 089532\_pplat-ph1



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 Sections 8, 9, 16 and 17, Township 2 North, Range 18 East of the Boise Meridian, Blaine County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the northwest corner Section 16, Township 2 North, Range 18 East of the Boise Meridian, Blaine County, Idaho, said point being the TRUE POINT OF BEGINNING.

thence South 64°17'03" West, 661.85 feet to a found 5/8" Rebar, by P.L.S. 792;

thence South 54°25'26" West, 1042.83 feet to a found 5/8" Rebar, by P.L.S. 792;

thence South 25°21'10" West, 957.53 feet to a found 5/8" Rebar, by P.L.S. 792;

thence South 50°15'56" West, 947.70 feet to a found 5/8" Rebar, by P.L.S. 792 being 40.00 feet, when measured at right angles, to the east boundary of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 2 North, Range 18 East of the Boise Meridian, Blaine County, Idaho;

thence North 00°22'19" East, 1139.00 feet along a line being parallel and 40.00 feet easterly, when measured at right angles, to said east boundary to a found 5/8" Rebar, by P.L.S. 792;

thence North 50°15'56" East, 1152.29 feet to a found 5/8" Rebar, by P.L.S. 792;

thence North 49°10'48" East, 514.00 feet to a found 5/8" Rebar, by P.L.S. 792;

thence a distance of 118.68 feet Northeasterly to a found 5/8" Rebar, by P.L.S. 792 along a curve to right, with a radius of 568.00 feet, said curve having a central angle of 11°58'18", and a long chord bearing North 55°09'56" East, 118.46 feet;

thence North 61°09'06" East, 493.53 feet to a found 5/8" Rebar, by P.L.S. 792;

thence North 60°45'03" East, 731.41 feet to a found 5/8" Rebar, by P.L.S. 792;

thence a distance of 143.46 feet Northeasterly to a found 5/8" Rebar, by P.L.S. 792 along a curve to right, with a radius of 364.70 feet, said curve having a central angle of 22°32'15", and a long chord bearing North 75°56'31" East, 142.53 feet;

thence North 85°25'23" East, 136.19 feet to a found 5/8" Rebar, by P.L.S. 792;

thence North 87°42'51" East, 96.43 feet to a found 5/8" Rebar, by P.L.S. 792;

thence North 88°03'07" East, 190.57 feet to a found 5/8" Rebar, by P.L.S. 792;

thence North 83°23'02" East, 100.04 feet to a found 5/8" Rebar, by P.L.S. 792;

thence North 81°12'03" East, 86.26 feet to a found 5/8" Rebar, by P.L.S. 792;

thence a distance of 142.57 feet Northeasterly to a found 5/8" Rebar, by P.L.S. 792 along a curve to left, with a radius of 390.00 feet, said curve having a central angle of 20°56'43", and a long chord bearing North 54°51'57" East, 141.78 feet;

thence North 35°49'20" East, 318.87 feet to a found 5/8" Rebar, by P.L.S. 792;

thence North 46°44'50" East, 103.73 feet to a found 5/8" Rebar, by P.L.S. 792;

thence North 37°37'53" East, 93.10 feet to a found 5/8" Rebar, by P.L.S. 792;

thence a distance of 190.22 feet Northeasterly to a found 5/8" Rebar, by P.L.S. 792 along a curve to right, with a radius of 1115.92 feet, said curve having a central angle of 9°45'59", and a long chord bearing North 42°30'53" East, 189.99 feet;

thence North 47°23'52" East, 171.83 feet to a found 5/8" Rebar, by P.L.S. 792 on the west boundary of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 2 North, Range 18 East of the Boise Meridian, Blaine County, Idaho;

thence South 00°24'10" West, 48.72 feet along said west boundary to a found 5/8" Rebar, by P.L.S. 792;

thence leaving said west boundary South 11°15'21" East, 1294.96 feet to the south boundary of said Section 9;

thence South 89°31'32" West, 1554.66 feet along said south boundary to the TRUE POINT OF BEGINNING;

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 the individual lots described in this plat will be served by individual wells and not by any water system common to one (1) or more of the lots.

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

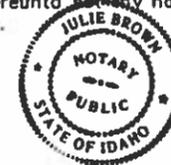
William F. Simons
William F. Simons

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Blaine

On this 11th day of June, 2006, before me, a Notary Public in and for said State, personally appeared William F. Simons, 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.



Notary Public in and for said State
Residing in Garnett, ID
My Commission Expires 7/9/11

SURVEYOR'S CERTIFICATION

I, Cody M. McComman, 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.



BLAINE 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 7/20/06
Blaine County Surveyor

BLAINE COUNTY PLANNING AND ZONING APPROVAL

The foregoing plat was approved by Blaine County Planning and Zoning on this 11th day of AUGUST, 2006.

Tom Kerbin, Acting
Administrator

BLAINE COUNTY COMMISSIONERS APPROVAL

The foregoing plat was approved by the Blaine County Board of Commissioners on this 25 day of July, 2006.

Scott Michael
Chairman

ACCEPTANCE OF DEDICATION BY BLAINE COUNTY

Dedication of the portions of Croy Creek Road as shown on this plat was approved and accepted this 25 day of July, 2006 by Blaine County.

Scott Michael
Chairman, Blaine County Commissioners

BLAINE 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 11th day of August, 2006.

Debi & Duke by Haul Peterson
Blaine County Treasurer

BLAINE COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO
COUNTY OF BLAINE

Instrument # 838769
HALEY, BLAINE, IDAHO
2006-08-21 12:45:00 No. of Pages: 4
Recorded for: JOHN GAEDERT Fee: 14.00
BARSHA REWMANN
Ex-Officio Recorder Deputy mpe

CROY CANYON RANCH SUBDIVISION I
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 4 OF 4
Job No. 969532\_pplat-ph1

