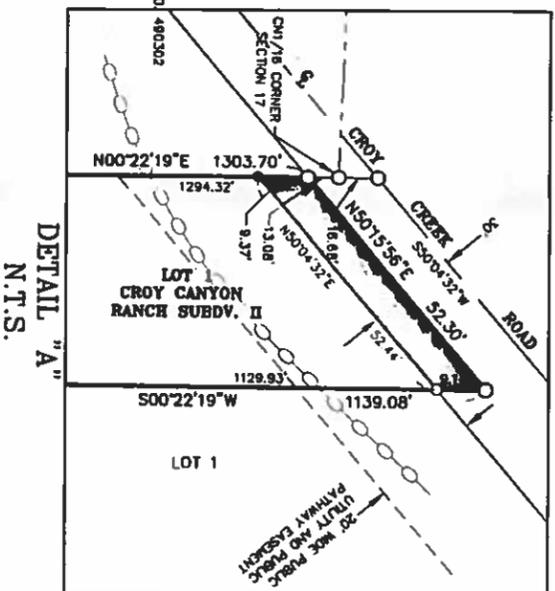
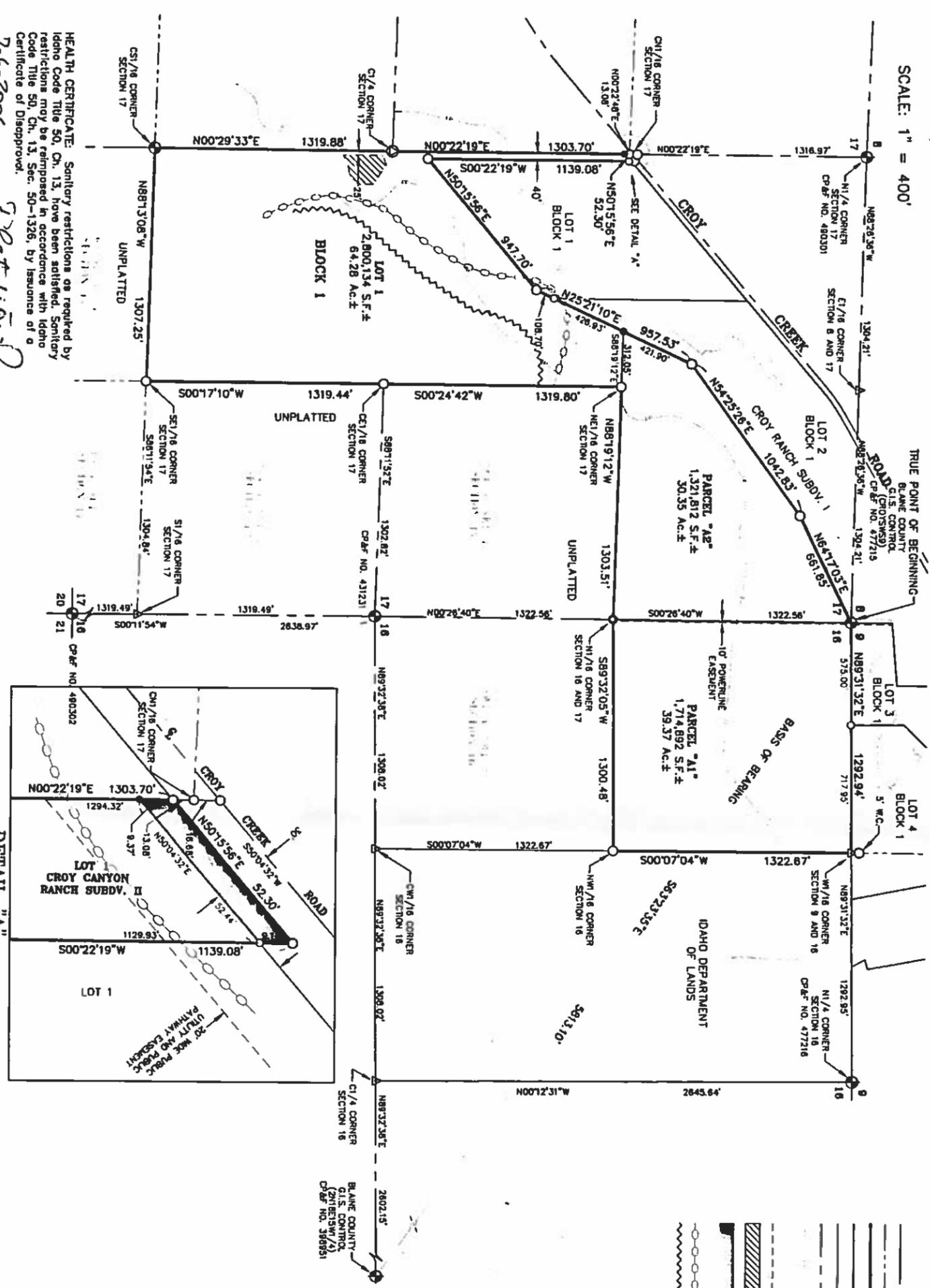


A PLAT SHOWING CROY CANYON RANCH SUBDIVISION II

LOCATED WITHIN SECTIONS 16 AND 17, T.2 N., R.18 E., B.M., BLAINE COUNTY, IDAHO
JULY 2006



SCALE: 1" = 400'



LEGEND

- 1/4 Section Line
- 1/16th Section Line
- Boundary Line
- Lot Line
- Adjoining Property Line
- Centerline
- Floodplain Boundary/LOMA Boundary
- 1997 Floodway Boundary (FRM)
- Easement Line (As Depicted Hereon)
- Building Envelope
- Area Dedicated to Blaine County (See Note 2c)
- Blue Avianiche Zone
- Red Avianiche Zone
- Found Aluminum Cap
- Found Brass Cap
- Found Iron Pipe
- Found 5/8" Rebar
- 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)

SEE SHEET 2 OF 3 FOR
PLAT NOTES

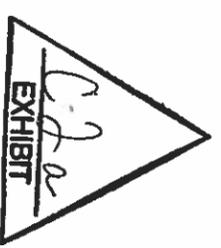


CODY M. McCAMMON, P.L.S. 11779

CROY CANYON RANCH SUBDIVISION II
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 1 OF 3
Job No. 999 532

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.

Date 7-6-2006
P. J. G. G. G.
South Central District Health Dept., EHS



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 line of Lot 1 adjacent to Croy Creek Road.
- c. In the event that water and sewer services are not extended to Lot 1, septic systems and drainfield locations shall be approved by South Central Health Department prior to issuance of a building permit. There is a minimum drainfield setback of 300 feet from Croy Creek.
- d. Lot 1 shall be required to connect to future public sewer lines within one hundred eighty (180) days from the date of written notice by the applicable sewer services provider that sewer hookups are available and appurtenant to the lot.
- 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.

2. Road Dedication

- a. Portion shaded hereon to be dedicated to Blaine County for road right-of-way. Established by offsetting existing centerline of traveled way of Croy Creek Road approximately 30' Southernly. Area= 370 S.F.±.

3. Parcels A1 and A2

- a. Parcels A1 and A2 shall be left in its natural state and no development other than fences, nature trails, and trail signing are permitted. Permitted public uses on Parcels A1 and A2 include non-motorized trails, fishing, birding, educational programs, and passive recreational and cultural activities.

4. 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.

5. 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. 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.

6. Flood plain, Riparian, Wetland and Drainage Areas

- a. Portions of Lot 1 contain high groundwater levels and may not be suitable for basements.
- b. The property contained in this plot 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, Lot 1 is 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 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, 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' fisher'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. Property owners and potential buyers shall be notified that additional wetlands studies may be required prior to issuance of building permit.

7. Agriculture, Feed, and Livestock

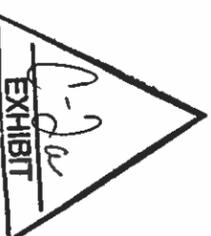
- a. Pursuant to State regulations, maintenance and weed control for all lots are the responsibility of the developer until the lot is sold and thereafter the responsibility of the owners of the individual lots. The control program to be implemented by the responsible party will target those species 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, odor, 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.

8. 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 B8, 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



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 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 North 89°31'32" East, 1292.94 feet along the north boundary of said Section 16 to the northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 16;

thence South 00°07'04" West, 1322.67 feet along the east boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 16 to a found 5/8" Rebar, by P.L.S. 792 marking the southeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 16;

thence South 89°32'05" West, 1300.48 feet along the south boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 16 to a found iron pipe marking the southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 16;

thence North 88°19'12" West, 1303.87 feet along the north boundary of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 2 North, Range 18 East of the Boise Meridian, Blaine County, Idaho to a found 5/8" Rebar, No Cap, marking the northwest corner of the Southeast 1/4 of said Section 17;

thence South 00°24'42" West, 1319.80 feet along the west boundary of the Southeast 1/4 of the Northeast 1/4 of said Section 17 to a found 5/8" Rebar, marking the southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 17;

thence South 00°17'10" West, 1319.44 feet along the east boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 17 to a found 5/8" Rebar, No Cap, marking the southeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 17;

thence North 88°13'08" West, 1307.25 feet along the Northwest 1/4 of the Southeast 1/4 of said Section 17 to a found BLM Brass Cap, marking the southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 17;

thence North 00°29'33" East, 1319.88 feet along the west boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 17 to a found Aluminum Cap, by P.L.S. 3621, marking the northwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 17;

thence North 00°22'19" East, 1303.70 feet along the west boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 17 to a found 5/8" Rebar, by P.L.S. 792;

thence leaving said west boundary North 50°15'56" East, 52.30 feet to a found 5/8" Rebar, by P.L.S. 792 being 40.00 feet, when measured at right angles, to the west boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 17;

thence South 00°22'19" West, 1139.08 feet along a line being parallel to and 40.00 feet easterly, when measured at right angles, to said west boundary to a found 5/8" Rebar, by P.L.S. 792;

thence leaving said parallel line North 50°15'56" East, 947.70 feet to a found 5/8" Rebar, by P.L.S. 792;

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

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

thence North 64°17'03" East, 661.85 feet 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 } ss
On this 29th 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 Coarse Id
My Commission Expires 7/9/11

SURVEYOR'S CERTIFICATION

I, Cody M. McCommon, 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. Koance, 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. Koance 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 Bergsby, Acting
Administrator

BLAINE COUNTY COMMISSIONERS APPROVAL

The foregoing plat was approved by the Blaine County Board of Commissioners on this 29th day of July, 2006.

David 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 29th day of July, 2006 by Blaine County.

David 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.

Therese Black by Heather Steiner
Blaine County Treasurer

BLAINE COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
COUNTY OF BLAINE } ss

Instrument # 538770
Blaine County, Idaho
1228 sq. ft. of Property
Recorded by: JOHN OBERDIEBT
MARSHA REIMANN
Es. Office Recorder Deputy
June 29, 2006

CROY CANYON RANCH SUBDIVISION II
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 9 OF 9
JOB No. 989 532

