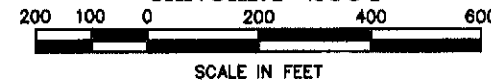


A PLAT SHOWING GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 3

WHEREIN LOT 9A, BLOCK 2, GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 2, IS REPLATTED AS SHOWN
LOCATED WITHIN THE SW1/4 OF SECTION 8, T.1 N., R.19 E., B.M., BLAINE COUNTY, IDAHO

JANUARY 2004



SCALE: 1" = 200'

BASIS OF BEARINGS IS
ORIGINAL PLAT OF GRIFFIN
RANCH SUBDIVISION, INST. NO.
385534

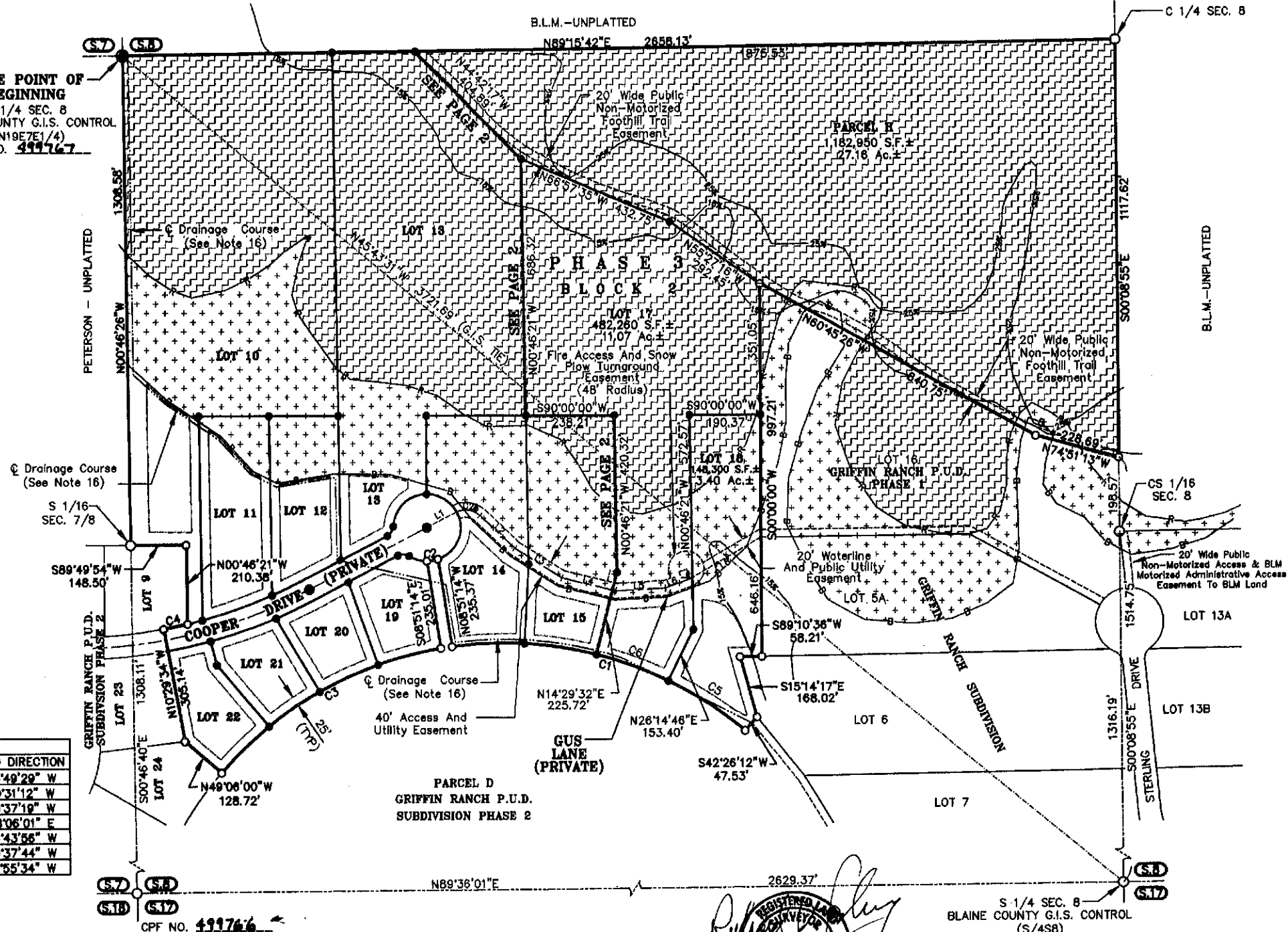
LEGEND

- Subdivision Boundary
- Adjoins Lot Line
- Lot Line
- Centerline of Right-of-way
- Section Line
- Easement, width as shown
- Building Envelope
- Blue Avalanche Line per Alpine Enterprises
- Red Avalanche Line per Alpine Enterprises
- 15% Slope Line
- 25% Slope Line
- Blue Avalanche Zone
- Red Avalanche Zone
- Found Brass Cap Disturbed, Reset with Aluminum Cap, by P.L.S. 3621
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 5/8" Rebar, by P.L.S. 3621
- Set 1/2" Rebar, by P.L.S. 3621

LINE TABLE		
LINE	LENGTH	BEARING
L1	90.00'	N 62°18'05" E
L2	127.59'	S 46°09'12" E
L3	150.48'	N 57°56'28" W
L4	148.88'	N 76°25'05" W
L5	132.93'	S 87°04'40" W
L6	70.44'	S 69°49'44" W
L7	28.00'	S 20°10'16" E
L8	221.20'	S59°45'31" W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	841.69'	1000.00'	447.58'	48°13'30"	817.06'	N 73°49'29" W
C2	30.14'	90.00'	15.21'	19°11'17"	30.00'	S 80°31'12" W
C3	688.42'	1000.00'	358.48'	39°26'38"	674.91'	S 60°37'19" W
C4	65.43'	1330.00'	32.72'	2°49'07"	65.42'	N 78°06'01" E
C5	245.04'	1000.00'	123.14'	14°02'24"	244.43'	N 66°43'56" W
C6	205.15'	1000.00'	102.94'	11°45'15"	204.79'	N 69°37'44" W
C25	67.42'	55.00'	38.68'	70°14'02"	63.28'	N 81°55'34" W

TRUE POINT OF BEGINNING
W 1/4 SEC. 8
BLAINE COUNTY G.I.S. CONTROL
(1N19E7E1/4)
CPF NO. 499767



DRAWING NUMBER
366314

GRIFFIN RANCH P.U.D. SUBDIVISION
PHASE 3
page 1 of 4

R

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.

2-17-2004 *Robert T. ...*
Date South Central District Health Dept., EHS

SEE SHEET 3 FOR SUBDIVISION NOTES

Richard D. Fosbury
REGISTERED LAND SURVEYOR
3621
STATE OF IDAHO
RICHARD D. FOSBURY

RICHARD D. FOSBURY, L.S. 3621

S 1/4 SEC. 8
BLAINE COUNTY G.I.S. CONTROL
(S/458)
CPF NO. 371661

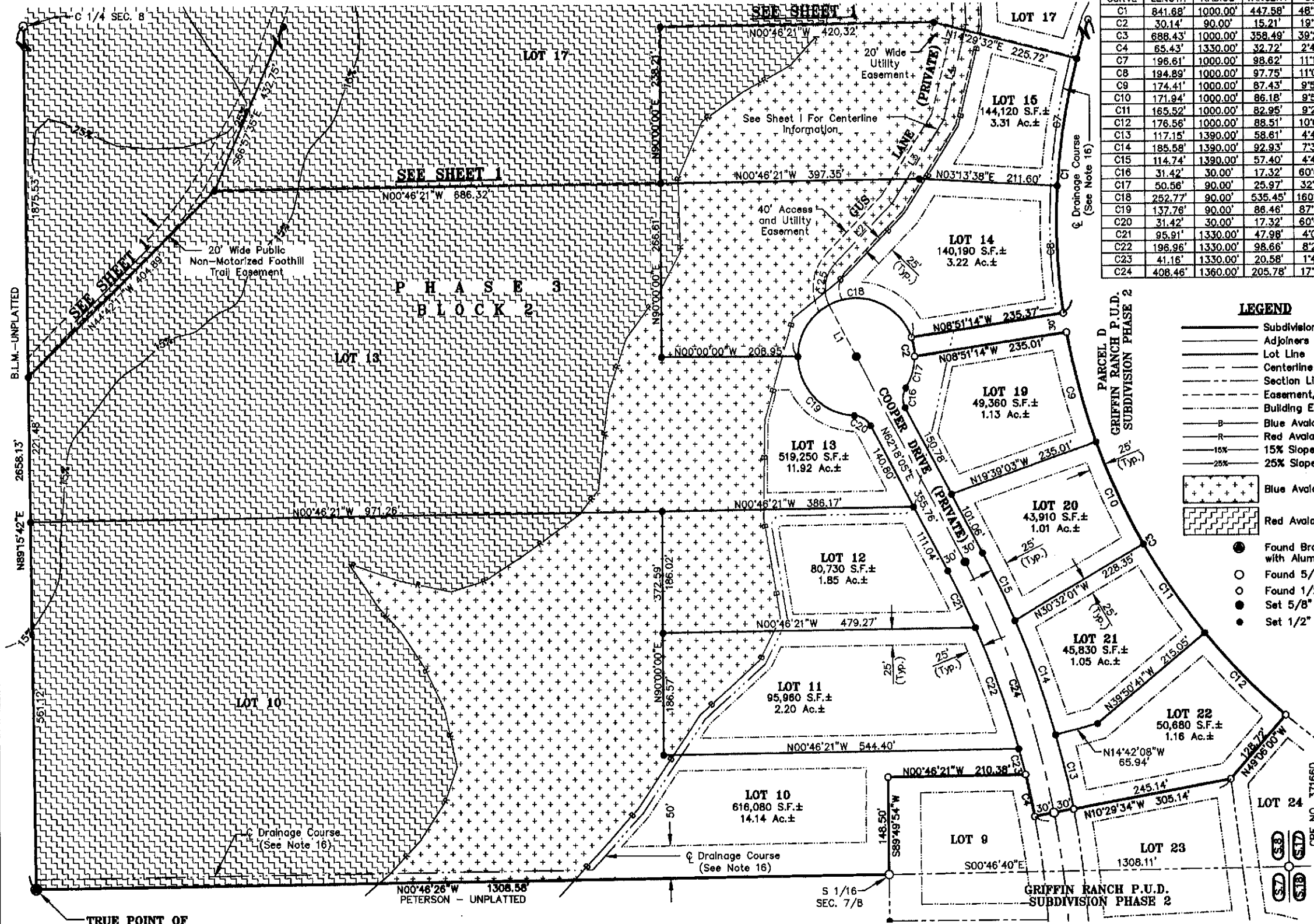
GRIFFIN RANCH P.U.D. SUBDIVISION
PHASE 3
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 1 OF 4
Job No. 366314\plot.dwg

GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 3

JANUARY 2004

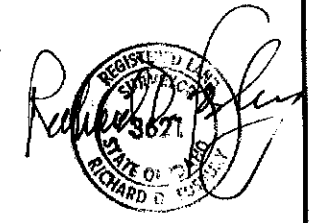
SCALE: 1" = 100'

SCALE IN FEET



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	841.68'	1000.00'	447.58'	48°13'29"	817.06'	N 73°49'29" W
C2	30.14'	90.00'	15.21'	19°11'21"	30.00'	S 80°31'12" W
C3	688.43'	1000.00'	358.49'	38°26'39"	674.91'	S 60°37'19" W
C4	65.43'	1330.00'	32.72'	2°49'07"	65.42'	N 78°08'01" E
C7	196.61'	1000.00'	98.62'	11°16'53"	196.29'	N 81°08'18" W
C8	194.89'	1000.00'	97.75'	11°09'58"	194.58'	S 87°38'46" W
C9	174.41'	1000.00'	87.43'	9°59'35"	174.19'	S 75°20'50" W
C10	171.94'	1000.00'	86.18'	9°51'06"	171.73'	S 85°29'30" W
C11	165.52'	1000.00'	82.95'	9°29'01"	165.33'	S 55°45'27" W
C12	176.56'	1000.00'	88.51'	10°06'58"	176.33'	S 45°57'28" W
C13	117.15'	1390.00'	58.61'	4°49'45"	117.12'	N 77°05'41" E
C14	185.58'	1390.00'	92.93'	7°38'58"	185.44'	N 70°51'20" E
C15	114.74'	1390.00'	57.40'	4°43'47"	114.71'	N 64°39'58" E
C16	31.42'	30.00'	17.32'	60°00'00"	30.00'	S 87°41'55" E
C17	50.56'	90.00'	25.97'	32°11'20"	49.90'	S 73°47'32" E
C18	252.77'	90.00'	535.45'	160°55'03"	177.51'	N 09°32'15" W
C19	137.78'	90.00'	86.46'	87°42'03"	124.70'	S 46°09'02" W
C20	31.42'	30.00'	17.32'	60°00'00"	30.00'	S 32°18'05" W
C21	95.91'	1330.00'	47.98'	4°07'54"	95.89'	S 64°22'01" W
C22	196.96'	1330.00'	98.66'	8°29'06"	196.78'	S 70°40'31" W
C23	41.16'	1330.00'	20.58'	1°46'24"	41.16'	S 75°48'16" W
C24	408.46'	1360.00'	205.78'	17°12'30"	406.93'	N 70°54'19" E

- LEGEND**
- Subdivision Boundary
 - Adjoiners Lot Line
 - Lot Line
 - Centerline of Right-of-way
 - Section Line
 - Easement, width as shown
 - Building Envelope
 - Blue Avalanche Line per Alpine Enterprises
 - Red Avalanche Line per Alpine Enterprises
 - 15% Slope Line
 - 25% Slope Line
 - Blue Avalanche Zone
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 - Found 5/8" Rebar
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 - Set 1/2" Rebar, by P.L.S. 3621



RICHARD D. FOSBURY
L.S. 3621

GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 3
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 2 OF 4
Job No. 366314\plat.dwg

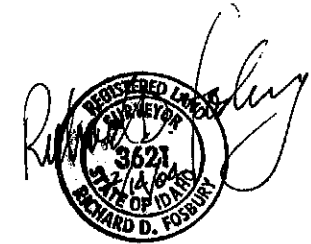
SEE SHEET 3 FOR SUBDIVISION NOTES

NOTES

- 1) All utilities shall be underground.
- 2) 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.
- 3) Individual lot owners are responsible for control of noxious weeds as per state regulations. Mowing and manual removal are recommended.
- 4) Griffin Ranch Road, Wyatt Drive, Cooper Drive Gibson Lane and Gus 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. 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.
- 5) All residential or agricultural structures on any residential lot shall be located within designated building envelopes as depicted on this plat. No structures shall exceed 24 feet in height from natural grade on Lots 17 & 18. No lots shall access directly onto Griffin Ranch Road.
- 6) Native vegetation shall be maintained above the 25% slope line and to the greatest extent possible between the 15% and 25% slope line.
- 7) 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.
- 8) This property is subject to the "Declaration". Among other things, the "Declaration" sets out the irrigation water rights owned by the P.U.D. Homeowner's 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".
- 9) 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 Phases 2 & 3 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 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.
- 10) 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.
- 11) 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 compiled with prior to any combustible construction in this subdivision.
- 12) 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.
- 13) 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, per Alpine Enterprises study dated March 1995 and 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.
- 14) Pursuant to 10-6-8(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.
- 15) No sign or physical impediment shall be erected that would restrict or inhibit the public access easements designated on this plat.
- 16) All surface drainage shall be accommodated by maintaining natural drainage channels where possible or by providing alternate drainage channels to handle surface run-off. A drainage ditch may be relocated as long as drainage flow is not impeded and said relocation is approved by the Griffin Ranch P.U.D. Homeowners' Association prior to construction. The Homeowners' Association is responsible for maintaining natural or other drainage channels through this property.
- 17) As an open range state, it is the responsibility of private landowners in Idaho to fence OUT livestock authorized to graze on an open range such as public land.
- 18) 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 lines 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.
- 19) 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 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.
- 20) 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.
- 21) 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.
- 22) 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.

DRAWING NUMBER
400760

DATE: 05/14/04
BY: R.D.F.
CHECKED BY: R.D.F.
SCALE: AS SHOWN
PROJECT: GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 3



RICHARD D. FOSBURY, L.S. 3621

GRIFFIN RANCH P.U.D. SUBDIVISION
PHASE 3
GALENA ENGINEERING, INC.
KETCHUM, IDAHO
SHEET 3 OF 4
Job No. 366314\plot.dwg