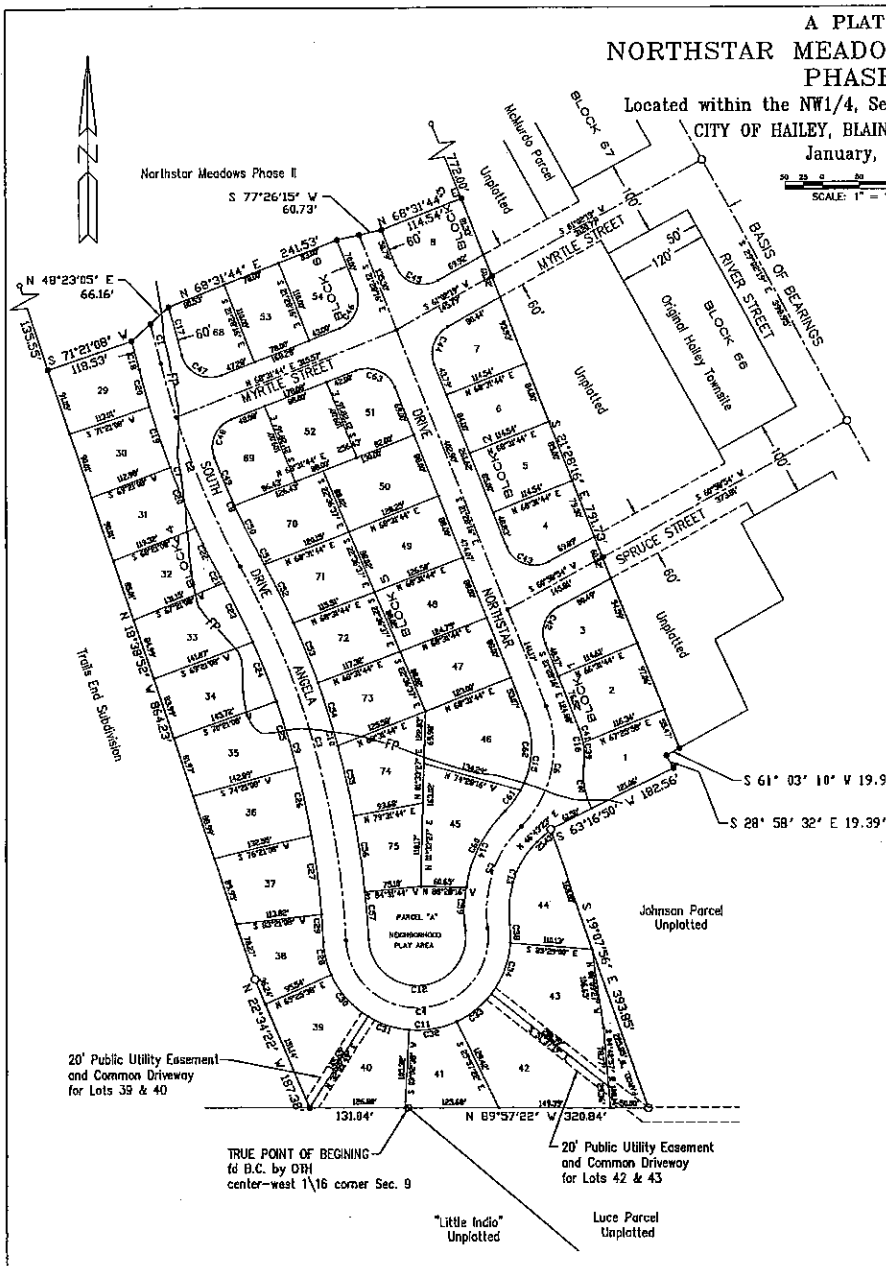
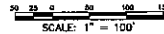


A PLAT OF NORTHSTAR MEADOWS SUBDIVISION PHASE 1

Located within the NW1/4, Section 9, T2N, R18E, B.M.,
CITY OF HAILEY, BLAINE COUNTY, IDAHO
January, 1995



LEGEND

- FOUND BAR
- FOUND 1/2" BAR
- BRASS CAP
- SET 1/2" LS 3621
- SET 5/8" LS 3621
- FP—100 YR INTERMEDIATE REGIONAL FLOODPLAIN PER 1981 FEMA STUDY
- CENTER LINE RIGHT OF WAY

NOTES

A TEN (10) FOOT WIDE PUBLIC UTILITIES EASEMENT IS RESERVED CENTERED ON ALL LOT LINES.
ALL UTILITIES SHALL BE UNDERGROUND
ALL LOTS WITHIN THIS SUBDIVISION SHALL BE RESTRICTED TO SINGLE FAMILY HOMES.
THE FLOODPLAIN AREA DESIGNATED ON THIS SUBDIVISION PLAT IS CONSIDERED BY THE OWNER, CITY OF HAILEY AND GALENA ENGINEERING, INC. AS REASONABLE FOR REGULATORY PURPOSES. HOWEVER, NEITHER THE OWNER, CITY OF HAILEY NOR GALENA ENGINEERING, INC. REPRESENTS, GUARANTEES, WARRANTS OR IMPLIES THAT THE AREAS OUTSIDE THE DESIGNATED FLOODPLAIN AREAS ARE SAFE AND FREE FROM FLOODS OR FLOOD DANGER. SHEET FLOODING CAN AND WILL OCCUR AND THAT FLOODING MAY EXTEND BEYOND THE FLOODWAY AND FLOODPLAIN BOUNDARY LINES IDENTIFIED.
A TEN (10) FOOT WIDE PUBLIC UTILITIES EASEMENT AND SNOW STORAGE EASEMENT IS RESERVED ALONG ALL ROAD RIGHT-OF-WAY LINES.

CURVE TABLE

NUMBER	BEARING	DELTA	CHORD W/2	RADIUS	LENGTH	CHORD LENGTH
C1	4°32'25"	2°39'21"	N 15°22'59" V	1175.00'	34.46'	34.46'
C2	4°32'25"	1°41'17"	S 21°11'58" E	1175.00'	292.80'	292.80'
C3	4°32'25"	1°32'38"	N 13°32'38" V	1175.00'	525.24'	525.24'
C4	62°18'26"	184°29'41"	N 84°28'31" E	70.00'	336.18'	189.84'
C5	32°48'26"	32°12'28"	S 18°46'24" V	160.00'	166.20'	161.25'
C6	36°11'09"	64°09'23"	N 11°49'26" E	120.00'	174.03'	144.43'
C7	4°42'17"	11°17'26"	S 21°11'58" E	1200.00'	330.41'	299.43'
C8	3°02'14"	7°14'18"	S 24°49'18" E	1145.00'	144.65'	144.56'
C9	4°02'14"	12°04'53"	N 15°22'59" V	1145.00'	311.83'	287.28'
C10	4°42'17"	23°28'43"	N 13°32'38" V	1205.00'	338.43'	334.17'
C11	4°02'14"	12°04'53"	N 15°22'59" V	1145.00'	311.83'	287.28'
C12	88°08'52"	184°29'41"	N 84°28'31" E	65.00'	289.49'	129.89'
C13	4°42'17"	30°23'09"	S 18°46'24" V	120.00'	174.03'	144.43'
C14	30°09'51"	32°12'28"	N 13°32'38" V	195.80'	175.74'	167.75'
C15	4°42'17"	11°17'26"	S 21°11'58" E	1200.00'	330.41'	299.43'
C16	37°17'42"	28°14'58"	N 0°20'55" V	103.00'	49.26'	48.80'
C17	4°42'17"	3°06'13"	N 15°49'53" V	1025.00'	63.31'	63.30'
C18	3°02'14"	1°57'18"	N 12°14'29" V	1145.00'	39.07'	39.07'
C19	4°42'17"	4°05'04"	N 18°24'53" V	1905.00'	86.09'	86.07'
C20	4°42'17"	4°18'54"	N 22°42'08" V	1905.00'	87.29'	87.29'
C21	3°02'14"	0°25'29"	N 28°27'17" V	1145.00'	8.71'	8.71'
C22	4°42'17"	3°13'44"	N 38°24'09" V	1805.00'	74.23'	74.20'
C23	3°02'14"	4°29'03"	N 23°39'18" V	1145.00'	89.86'	89.85'
C24	3°02'14"	4°19'44"	N 21°14'29" V	1145.00'	86.51'	86.49'
C25	3°02'14"	4°36'23"	N 14°44'24" V	1145.00'	92.97'	92.84'
C26	3°02'14"	4°11'38"	N 12°05'38" V	1145.00'	53.69'	53.67'
C27	3°02'14"	3°18'47"	N 0°19'33" V	1145.00'	104.15'	104.14'
C28	4°32'25"	21°08'15"	N 13°13'49" V	1200.00'	49.82'	49.82'
C29	3°02'14"	1°28'27"	N 12°05'38" V	1145.00'	36.73'	36.73'
C30	4°32'25"	24°31'22"	N 42°29'28" V	105.00'	73.32'	74.18'
C31	4°32'25"	25°44'53"	N 75°28'45" V	105.00'	58.24'	57.81'
C32	4°32'25"	29°31'24"	S 80°04'42" E	105.00'	65.14'	64.49'
C33	4°32'25"	23°14'49"	N 12°05'38" V	105.00'	79.87'	79.87'
C34	4°32'25"	33°57'40"	S 24°23'59" V	105.00'	74.09'	73.81'
C35	4°32'25"	11°08'29"	S 01°33'06" E	105.00'	24.92'	23.90'
C36	4°32'25"	17°22'43"	N 05°16'43" E	100.00'	33.47'	31.30'
C37	4°32'25"	34°38'15"	S 18°17'29" V	100.00'	29.58'	29.58'
C38	4°32'25"	18°09'57"	N 18°09'57" E	100.00'	18.86'	18.86'
C39	4°32'25"	82°27'39"	S 19°45'19" V	45.00'	37.56'	35.72'
C40	143°14'24"	97°28'25"	S 73°14'41" E	45.00'	68.17'	68.17'
C41	143°14'24"	97°28'25"	S 19°47'28" E	45.00'	37.56'	35.72'
C42	143°14'24"	97°28'25"	N 05°16'43" E	45.00'	33.47'	31.30'
C43	143°14'24"	97°28'25"	N 23°31'44" E	45.00'	62.83'	36.57'
C44	143°14'24"	97°28'25"	N 23°31'44" E	45.00'	62.83'	36.57'
C45	143°14'24"	97°28'25"	N 23°31'44" E	45.00'	62.83'	36.57'
C46	143°14'24"	97°28'25"	N 23°31'44" E	45.00'	62.83'	36.57'
C47	143°14'24"	97°28'25"	N 23°31'44" E	45.00'	62.83'	36.57'
C48	143°14'24"	97°28'25"	N 23°31'44" E	45.00'	62.83'	36.57'
C49	3°02'14"	3°08'20"	N 22°00'00" V	1145.00'	69.29'	69.280'
C50	3°02'14"	3°16'14"	N 22°07'15" V	1145.00'	72.26'	72.25'
C51	4°42'17"	0°37'09"	S 28°01'47" V	1205.00'	13.32'	13.32'
C52	4°42'17"	4°11'46"	S 28°01'47" V	1205.00'	88.50'	88.50'
C53	4°42'17"	4°11'46"	S 28°01'47" V	1205.00'	88.50'	88.50'
C54	4°42'17"	4°11'46"	S 28°01'47" V	1205.00'	88.50'	88.50'
C55	4°42'17"	4°44'41"	S 12°51'11" V	1205.00'	96.28'	96.26'
C56	4°42'17"	4°49'48"	S 13°14'02" V	1205.00'	101.12'	101.10'
C57	4°42'17"	3°01'09"	S 04°14'13" E	1205.00'	63.30'	63.49'
C58	3°02'14"	3°16'09"	N 31°16'09" E	190.00'	37.44'	37.46'
C59	3°02'14"	3°22'05"	N 31°16'09" E	190.00'	38.41'	38.41'
C60	47°24'48"	161°18'38"	N 26°53'29" E	125.00'	34.16'	34.09'
C61	47°24'48"	161°18'38"	N 26°53'29" E	125.00'	102.16'	102.16'
C62	143°14'24"	97°28'25"	N 64°20'16" V	45.00'	62.83'	36.57'

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.

1-9-95
Date
Richard W. Fackler
South Central District Health Dept., EHS



NORTHSTAR MEADOWS
PHASE 1
GALENA ENGINEERS, INC.
JOB NO 3518
SHEET 1 OF 2

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 the NW1/4, Section 9, T2N, R18E, B.M., City of Hailey, Blaine County, Idaho; and being more particularly described as follows:

Commencing at the brass cap bt O.T. Hansen, marking the center-west 1/16 corner of said Section 9, which point is the TRUE POINT OF BEGINNING;
 Thence N89°57'22"W 131.04 feet;
 Thence N22°34'22"W 187.38 feet to a 1/2" rebar;
 Thence N18°38'52"W 864.23 feet;
 Thence N71°21'08"E 118.40 feet;
 Thence N48°25'40"E 86.16 feet;
 Thence N68°31'44"E 241.53 feet;
 Thence N77°26'15"E 60.73 feet;
 Thence N68°31'44"E 114.54 feet;
 Thence S21°28'16"E 791.73 feet to a 5/8" rebar;
 Thence S61°03'10"W 19.98 feet;
 Thence S28°58'32"E 19.39 feet;
 Thence S63°18'50"E 182.56 feet;
 Thence S19°07'56"W 393.85 feet to a 5/8" rebar;
 Thence N89°57'22"W 320.84 feet to the TRUE POINT OF BEGINNING,
 containing 14.80 acres, more or less, all lying within the City of Hailey.

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.

Angela Drive South, Northstar Drive, and the extension of Myrtle and Spruce Streets, as platted hereon, are hereby dedicated to the City of Hailey for the use of the public in perpetuity.

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

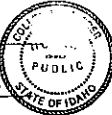
David Manookian

David Manookian, President
 Manookian Developers Inc.
 General Partner of Northstar Meadows Associates, An Idaho Limited Partnership

ACKNOWLEDGEMENT

State of Idaho }
 County of Blaine } ss
 On this 5th day of January, 1995, before me, a Notary Public in and for said State, personally appeared David Manookian, known to me to be the president of Manookian Developers Inc., the General Partner of Northstar Meadows Associates, Limited Partnership, who is executing this instrument on behalf of said partnership, and acknowledged to me that such partnership 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.

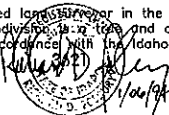
Callum D. Weber
 Notary Public
 Residing at Hailey
 My Commission Expires 3/5/98



SURVEYOR'S CERTIFICATION

I, Richard D. Fosbury, a duly licensed land surveyor in the State of Idaho, do hereby certify that this plat of Phase I of Northstar Meadows 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.


Richard D. Fosbury
 1/06/95



ACKNOWLEDGEMENT

STATE OF IDAHO }
 COUNTY OF BLAINE } ss
 On this 6th day of January, 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 Surveyor's certificate 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.

Callum D. Weber
 Notary Public in and for the State of Idaho
 Residing in Hailey
 My Commission Expires 3/5/98



COUNTY ENGINEER'S APPROVAL

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.

Jim W. Koonce
 1/6/95
 JIM W. KOONCE



APPROVAL OF CITY ZONING COMMISSION

The foregoing plat was approved by the Hailey City Zoning Commission on this 5th day of January, 1995.

John A. Schu
 Chairman

APPROVAL OF CITY COUNCIL

The foregoing plat was approved by the City Council of Hailey on this 6th day of January, 1995.

John A. Schu
 Mayor
Joseph D. ...
 City Clerk

CITY ENGINEER'S APPROVAL

The foregoing plat was approved by Michael D. Choat, City Engineer for the City of Hailey on this day of January, 1995.

Michael D. Choat
 City Engineer



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 10 day of January, 1995.

Walter L. Pike
 Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO }
 COUNTY OF BLAINE } ss # 374686
 This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho on this 10 day of JANUARY, 1995, at 11:34 A.M., and duly recorded in Plat Book _____, at page 1100
MARY GREEN BY MPP
 Ex-official Recorder