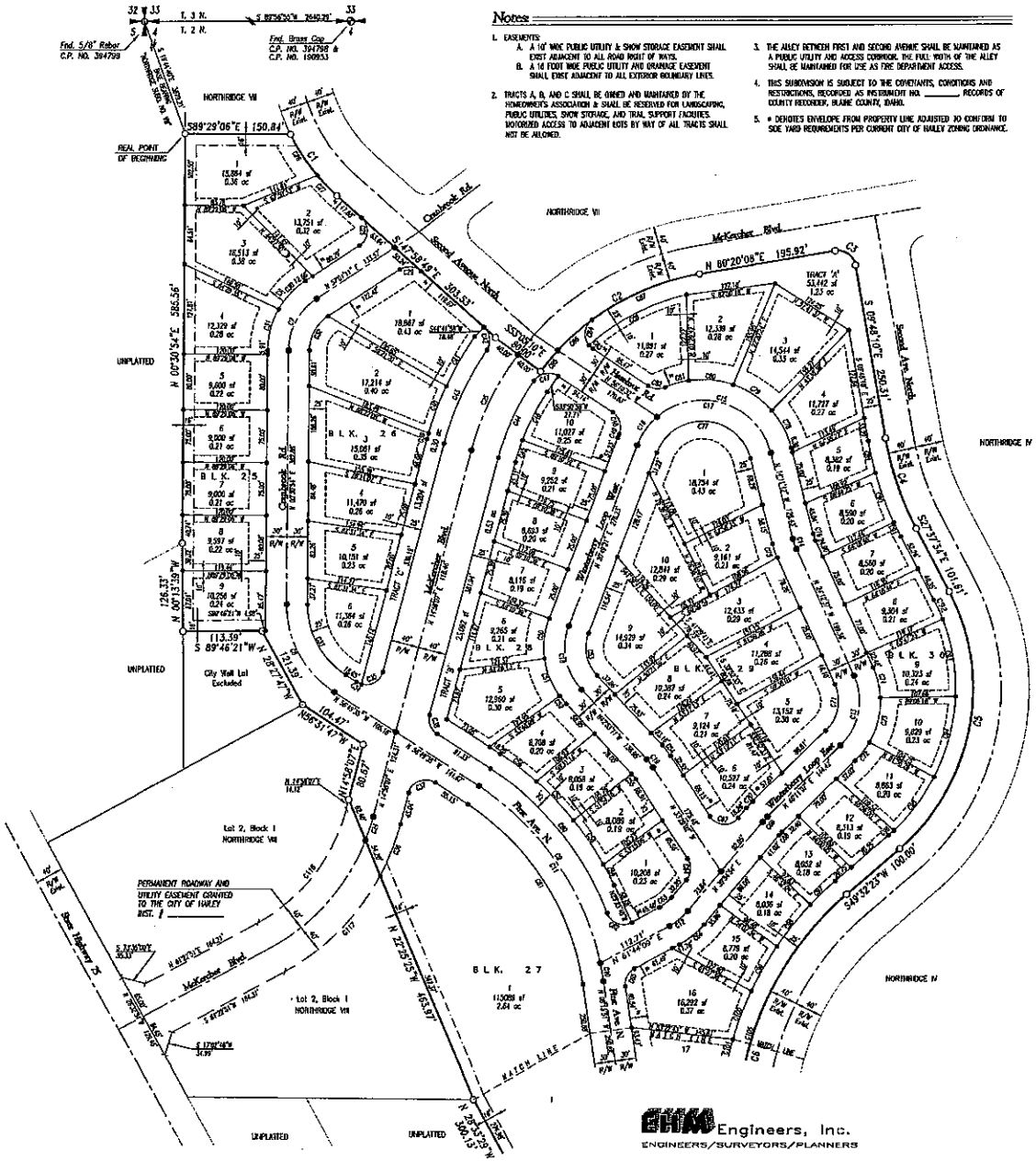
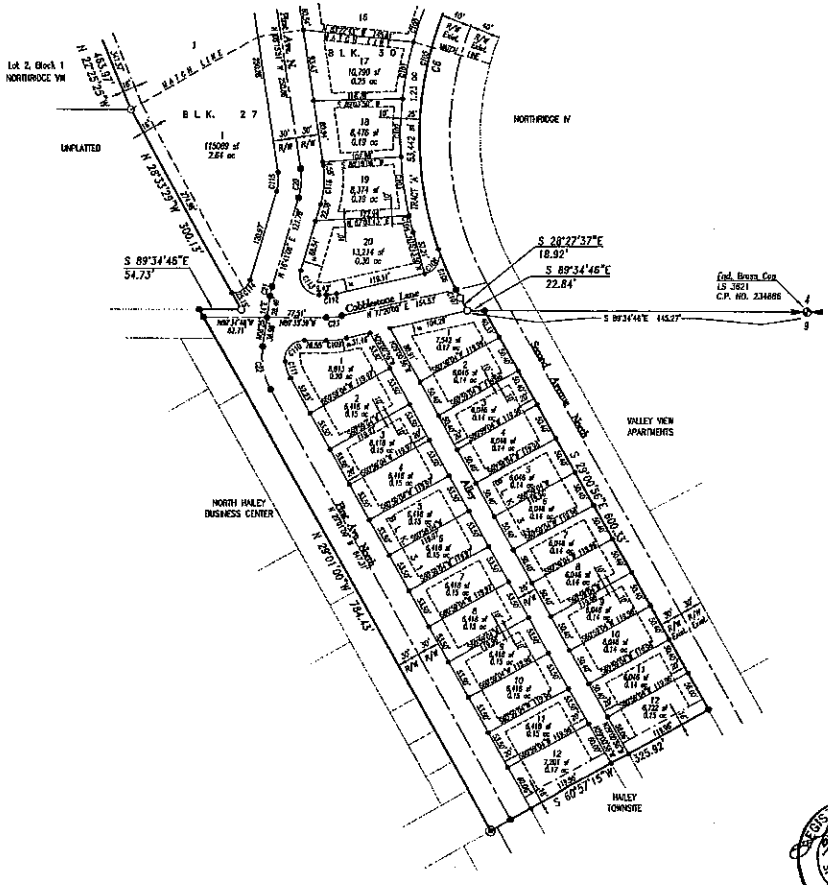

Fnd. 5/8" Rebar C.P. NO. 394799
Fnd. Brass Cap C.P. NO. 394798 & C.P. NO. 190953
NORTHRIDGE VII
REAL POINT OF BEGINNING
S 89°29'06"E 150.84'
UNPLATTED
City Well Lot Excluded
Lot 2, Block 1 NORTHRIDGE VIII
PERMANENT ROADWAY AND UTILITY EASEMENT GRANTED TO THE CITY OF HAILEY INST. #
Lot 2, Block 1 NORTHRIDGE VIII
BLK. 27
NORTHRIDGE IX
McKercher Blvd.
Second Avenue North
Cedarwood Rd.
Wanderer Loop Way
Pine Ave. N.
WATER LINE
N 89°20'05"E 195.92'
S 47°58'49"E 301.31'
S 00°48'10"E 250.31'
S 57°37'51"E 101.51'
S 49°52'23"W 100.00'
N 22°25'25"W 485.87'
N 26°37'29"W 500.13'
N 00°30'54"E 385.56'
N 00°13'59"W 126.33'
S 89°46'21"W 113.39'
N 61°44'59"E 104.47'
N 61°44'59"E 80.87'
N 28°31'47"W 125.27'
N 61°44'59"E 72.21'
N 61°44'59"E 113.74'
N 61°44'59"E 14.42'
N 61°44'59"E 14.42'
N 61°44'59"E 14.42



N

0 50 100 200

SCALE IN FEET

NORTHRIDGE IX SUBDIVISION
A Planned Unit Development
Located In

LOT 1, BLOCK 1, NORTHRIDGE VIII SUBD.
IN
W 1/2, SECTION 4
AND
TAX LOTS 4357, 4358, & 4359, CITY OF HAILEY
IN
NE4 NW4, SECTION 9
TOWNSHIP 2 NORTH, RANGE 18 EAST, B. M.
BLAINE COUNTY, IDAHO
2004

Curve Data

CVE.	DELTA	CHORD BRG	RADIUS	ARC	TANG	CHD LENGTH
C1	21°53'01"	S 37°02'46" E	290.00'	110.88'	56.02'	110.07'
C2	43°25'19"	N 56°17'20" E	300.00'	272.83'	143.34'	263.95'
C3	88°31'12"	S 54°44'07" E	25.00'	38.31'	24.04'	35.31'
C4	17°49'24"	S 18°42'52" E	440.00'	136.87'	68.99'	136.32'
C5	77°09'37"	S 10°07'28" E	300.00'	404.04'	238.34'	374.19'
C6	78°00'00"	S 10°32'23" W	440.00'	599.00'	368.31'	553.80'
C7	50°30'16"	N 26°46'03" E	80.00'	87.77'	47.83'	84.96'
C8	57°09'20"	N 28°00'20" W	150.00'	150.12'	82.52'	143.83'
C9	47°15'49"	N 34°27'44" W	400.00'	312.26'	164.37'	304.38'
C10	3°50'04"	N 10°10'52" W	400.00'	26.77'	13.39'	26.76'
C11	49°31'44"	N 32°32'43" W	400.00'	339.01'	180.45'	328.67'
C12	21°45'15"	N 50°49'26" E	80.00'	33.90'	17.15'	33.68'
C13	70°23'15"	N 10°36'15" E	80.00'	109.57'	62.78'	102.80'
C14	10°01'28"	N 19°11'55" W	80.00'	15.57'	7.81'	15.55'
C15	115°20'08"	N 72°31'16" W	100.00'	200.04'	161.06'	168.52'
C16	28°30'18"	N 35°09'01" E	100.00'	50.01'	25.54'	49.49'
C17	144°59'27"	N 86°40'55" W	100.00'	253.06'	317.00'	190.74'
C18	53°13'31"	N 11°03'05" W	80.00'	92.06'	55.30'	93.64'
C19	9°28'08"	N 38°13'07" W	80.00'	14.02'	7.02'	14.00'
C20	24°58'55"	N 66°12'28" E	80.00'	38.78'	19.65'	38.45'
C21	8°15'14"	N 12°13'11" E	80.00'	12.84'	6.43'	12.83'
C22	37°25'14"	N 10°17'33" W	80.00'	58.15'	30.15'	57.12'
C23	13°06'16"	N 63°53'13" E	80.00'	20.36'	10.23'	20.31'
C24	41°47'19"	N 18°21'47" E	300.00'	35.03'	17.79'	35.02'
C25	21°56'42"	N 25°36'28" E	400.00'	153.21'	77.53'	152.27'
C26	13°51'50"	S 33°02'42" E	290.00'	70.17'	35.26'	70.00'
C27	8°00'11"	S 43°08'43" E	290.00'	40.51'	20.28'	40.47'
C28	105°00'00"	N 04°31'11" E	25.00'	45.81'	32.58'	39.67'
C29	70°00'00"	N 65°29'48" W	25.00'	32.72'	18.78'	30.74'
C30	26°37'01"	S 43°42'41" W	110.00'	53.87'	28.31'	53.48'
C31	29°33'17"	S 15°17'32" W	110.00'	61.30'	31.38'	60.71'
C32	56°30'16"	S 28°40'08" W	28.30'	30.18'	31.71'	28.88'
C33	57°29'26"	S 28°09'29" E	120.00'	120.10'	65.52'	115.19'
C34	18°12'18"	S 65°55'44" E	25.00'	7.94'	4.01'	7.91'
C35	90°00'00"	N 39°30'07" E	25.00'	39.27'	25.00'	35.36'
C36	121°31'10"	N 23°38'42" E	340.00'	79.24'	39.80'	79.06'
C37	109°12'48"	S 88°04'18" W	25.00'	47.21'	34.94'	40.50'
C38	21°47'42"	S 20°25'54" E	25.00'	31.33'	18.00'	29.23'
C39	8°28'25"	S 15°17'39" W	465.00'	8.04'	4.02'	8.04'
C40	8°52'50"	S 30°23'37" W	465.00'	72.07'	36.11'	72.00'
C41	10°03'45"	S 39°52'14" W	465.00'	81.68'	40.94'	81.58'
C42	62°04'09"	N 06°39'44" W	25.00'	35.81'	21.78'	32.83'
C43	19°07'33"	S 24°39'44" W	440.00'	146.82'	74.11'	146.12'
C44	19°36'23"	S 24°36'25" W	340.00'	121.54'	61.35'	120.96'
C45	5°38'19"	S 17°47'18" W	335.00'	32.97'	16.50'	32.53'
C46	13°19'23"	S 27°13'41" W	335.00'	77.43'	38.89'	77.28'
C47	69°36'44"	S 79°04'06" W	25.00'	30.00'	24.79'	28.20'
C48	79°33'09"	N 15°25'57" W	25.00'	34.73'	20.82'	32.00'
C49	2°55'16"	S 23°06'58" W	120.00'	5.97'	2.84'	5.97'
C50	28°23'00"	S 08°37'47" W	119.00'	58.96'	30.10'	58.35'
C51	28°18'52"	S 21°43'13" E	119.00'	58.81'	30.02'	58.21'
C52	7°00'32"	S 35°22'25" E	119.00'	14.56'	7.29'	14.55'
C53	63°42'32"	S 11°07'55" E	58.00'	65.60'	36.66'	62.28'
C54	9°24'08"	N 38°11'07" W	110.00'	18.13'	9.08'	18.11'
C55	9°24'08"	N 38°11'07" W	58.00'	9.56'	4.83'	9.55'
C56	69°01'13"	N 32°43'08" W	458.00'	61.75'	32.43'	61.70'
C57	9°31'21"	N 43°54'41" W	458.00'	75.40'	37.80'	75.33'
C58	9°35'14"	N 34°21'23" W	453.00'	78.14'	38.16'	78.03'
C59	4°09'57"	N 27°28'47" W	455.00'	33.08'	16.55'	33.08'
C60	35°40'42"	N 35°50'13" W	430.00'	267.78'	138.36'	263.46'
C61	42°31'44"	N 32°37'43" W	330.00'	313.50'	166.11'	306.30'
C62	97°04'58"	S 69°42'21" E	25.00'	42.37'	28.32'	37.48'
C63	21°49'15"	N 50°49'32" E	80.00'	22.47'	11.37'	22.33'
C64	27°37'57"	N 02°17'54" E	25.00'	12.05'	6.14'	11.94'
C65	70°00'00"	S 26°49'09" W	25.00'	30.54'	17.51'	28.68'
C66	21°49'15"	N 50°49'32" E	119.00'	45.32'	22.94'	45.05'
C67	100°38'51"	S 68°47'04" E	25.00'	43.91'	31.54'	40.00'
C68	9°16'13"	S 43°03'01" W	58.00'	9.46'	4.73'	9.45'
C69	9°16'13"	N 43°03'01" E	80.00'	9.74'	4.87'	9.73'
C70	6°16'13"	S 43°03'01" W	119.00'	13.02'	6.52'	13.02'
C71	70°23'45"	N 10°36'15" E	58.00'	72.49'	41.62'	68.02'
C72	16°13'32"	N 38°04'31" E	119.00'	33.69'	16.96'	33.58'
C73	32°11'34"	N 13°31'58" E	119.00'	66.86'	34.34'	65.99'
C74	91°56'48"	N 13°13'13" W	119.00'	45.65'	23.11'	45.37'
C75	10°01'28"	S 19°11'55" E	119.00'	20.82'	10.44'	20.79'
C76	10°01'28"	S 19°11'55" E	119.00'	10.92'	5.47'	10.91'
C77	144°59'27"	N 86°40'55" W	70.00'	177.14'	221.95'	133.52'
C78	20°34'33"	N 37°28.30" W	530.00'	88.30'	30.02'	88.18'
C79	20°24'38"	N 55°28'05" W	530.00'	98.71'	34.12'	98.06'
C80	26°30'07"	N 86°25'27" W	530.00'	51.68'	33.02'	51.66'
C81	93°34'09"	S 73°32'26" W	130.00'	34.33'	17.27'	34.23'
C82	58°44'04"	S 45°12'34" E	25.00'	25.34'	13.86'	24.27'
C83	17°32'32"	S 47°24'06" E	25.00'	7.66'	3.86'	7.63'
C84	92°08'18"	S 07°25'25" W	25.00'	40.20'	25.95'	36.01'
C85	6°06'29"	S 39°50'34" W	360.00'	38.69'	18.36'	38.67'
C86	10°26'20"	S 48°17'25" W	360.00'	65.59'	32.89'	65.50'
C87	26°49'30"	S 66°35'23" W	360.00'	168.55'	85.85'	167.01'
C88	27°17'02"	S 62°47'33" W	335.00'	158.55'	80.76'	157.07'
C89	5°48'10"	S 12°41'15" E	465.00'	48.82'	24.43'	48.80'
C90	9°15'05"	S 20°11'52" E	465.00'	75.08'	37.62'	75.00'
C91	7°48'09"	S 28°13'29" E	465.00'	72.75'	11.38'	72.71'
C92	9°24'08"	N 24°23'26" W	275.00'	30.74'	15.39'	30.74'
C93	23°48'05"	N 09°19'03" W	275.00'	114.24'	57.86'	113.43'
C94	29°01'07"	N 13°25'33" E	275.00'	139.26'	61.01'	138.13'
C95	19°43'01"	N 37°27'37" E	275.00'	94.63'	47.78'	94.17'
C96	2°13'15"	N 48°33'10" E	275.00'	10.66'	5.33'	10.66'
C97	8°04'27"	S 45°30'10" W	465.00'	49.20'	24.67'	49.27'
C98	9°23'08"	S 38°16'53" W	465.00'	76.04'	38.10'	75.95'
C99	9°07'11"	S 29°31'58" W	465.00'	74.00'	37.13'	74.00'
C100	9°15'05"	S 20°26'35" W	465.00'	75.08'	37.62'	75.00'
C101	9°16'16"	S 11°08'25" W	465.00'	75.24'	37.73'	75.16'
C102	9°16'16"	S 01°47'39" W	465.00'	75.51'	37.84'	75.42'
C103	9°39'00"	S 07°46'56" E	465.00'	78.32'	39.25'	78.22'
C104	2°43'21"	S 13°32'09" E	465.00'	22.10'	11.05'	22.09'
C105	65°41'14"	S 16°10'01" W	440.00'	537.63'	300.87'	498.83'
C106	7°39'48"	S 53°05'16" E	440.00'	58.83'	29.47'	58.81'
C107	1°35'24"	S 37°39'54" E	440.00'	12.22'	6.11'	12.22'
C108	50°22'06"	N 29°03'52" E	25.00'	42.12'	28.61'	37.31'
C109	13°08'16"	N 63°53'13" E	119.00'	27.22'	13.67'	27.16'
C110	30°49'24"	S 47°01'38" W	25.00'	12.25'	38.13'	32.40'
C111	22°37'57"	S 17°42'02" E	58.00'	23.31'	11.81'	23.15'
C112	13°08'16"	N 63°53'13" E	58.00'	13.49'	6.78'	13.46'
C113	100°14'48"	S 36°56'16" E	25.00'	46.58'	33.33'	40.00'
C114	7°24'08"	N 53°23'41" E	25.00'	32.03'	18.43'	29.88'
C115	21°56'30"	N 09°12'30" E	58.00'	23.88'	13.05'	23.49'
C116	21°56'30"	N 09°12'30" E	119.00'	51.82'	26.33'	51.47'
C117	37°03'35"	S 44°31'04" W	340.00'	196.18'	100.91'	192.47'
C118	49°24'44"	N 38°10'29" E	280.00'	210.61'	111.47'	204.00'

Legend

SUBDIVISION BOUNDARY	
LOT LINE	
STREET CENTERLINE	
UTILITY EASEMENT	
BUILDING ENVELOPE	
SET 5/8" x 30" REBAR & CAP (LS 1000)	●
SET 1/2" x 24" REBAR & CAP (LS 1000)	•
FOUND 5/8" REBAR & CAP (LS 1000)	○
FOUND 5/8" REBAR – SET CAP (LS 1000)	⊛

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the DEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions are in force, in accordance with Section 50-1326, Idaho Code, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

7-8-2004
Date

District Health Department, DEQ

REGISTERED LAND SURVEYOR
1000
STATE OF IDAHO
ROGER A. KRUGER

EHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

477-03fp2
Sheet 2 of 3

Certificate of Owners

This is to certify that the undersigned are the owners or representatives of the owners in fee simple of the following described property. A parcel of land located in W 1/2, Section 4, Township 2 North, Range 18 East, Boise Meridian, Blaine County, Idaho; being more specifically described as follows:

Commencing at the Northwest corner of Section 4. Said point lies S 89°56'55"W, 2640.29 feet from the North quarter corner of said Section 4. Thence, S 19°44'40"E, 3879.21 feet to THE REAL POINT OF BEGINNING.

Thence, S 89°29'06"E, 150.84 feet, along the Southern boundary of "Northridge VII Subdivision" and the Northern boundary of "Northridge VIII Subdivision" to a point on the Westerly right of way of Second Avenue North.
Thence, along a curve, C1, along said Subdivision boundaries and right of way.
Thence, S 47°58'49"E, 303.53 feet, along said Subdivision boundaries and right of way.
Thence, S 53°05'10"E, 80.00 feet, along said Subdivision boundaries and right of way to a point on the Southerly right of way of Mckercher Boulevard.
Thence, along a curve, C2, along said Subdivision boundaries and right of way.
Thence, N 80°20'08"E, 195.92 feet, along said Subdivision boundaries and right of way.
Thence, along a curve, C3, along said Subdivision boundaries and right of way to a point on the Westerly right of way of Second Avenue North and the Eastern boundary of "Northridge VIII Subdivision".
Thence, S 09°48'10"E, 250.31 feet, along said Subdivision boundary and right of way.
Thence, along a curve, C4, along said Subdivision boundary and right of way.
Thence, S 27°37'34"E, 101.61 feet, along said Subdivision boundary and right of way.
Thence, along a curve, C5, along said Subdivision boundary and right of way.
Thence, S 49°32'23"W, 100.00 feet, along said Subdivision boundary and right of way.
Thence, along a curve, C6, along said Subdivision boundary and right of way.
Thence, S 28°27'37"E, 18.92 feet, along said Subdivision boundary and right of way to a point on the South boundary of "Northridge VIII Subdivision" and the South boundary of Section 4.
Thence, S 89°34'46"E, 22.84 feet, along said the South boundary of "Northridge IV Subdivision and the South boundary of Section 4 and the North boundary of Section 9 to a point on the Westerly right of way of Second Avenue North.
Thence, S 29°00'56"E, 600.33 feet, along the Westerly right of way of Second Avenue North.
Thence, S 60°57'15"W, 352.92 feet.
Thence, N 29°01'00"W, 784.43 feet, to a point on the South boundary of Section 4.
Thence, S 89°34'46"E, 54.73 feet, along the South boundary of Section 4 to a point on the boundary of "Northridge VIII Subdivision".
Thence, N 28°33'29"W, 300.13 feet, along the boundary of "Northridge VIII Subdivision".
Thence, N 22°25'25"W, 463.97 feet, along the West boundary of Lot 1, Block 1, "Northridge VIII Subdivision".
Thence, N 14°58'07"E, 80.67 feet, along the West boundary of Lot 1, Block 1, "Northridge VIII Subdivision".
Thence, N 56°31'47"W, 104.47 feet, along the West boundary of Lot 1, Block 1, "Northridge VIII Subdivision".
Thence, N 28°27'47"W, 121.39 feet, along the Westerly boundary of "Northridge VIII Subdivision".
Thence, S 89°46'21"W, 113.39 feet, along the Westerly boundary of "Northridge VIII Subdivision".
Thence, N 00°13'39"W, 126.33 feet, along the Westerly boundary of "Northridge VIII Subdivision".
Thence, N 00°30'54"E, 585.56 feet, along the Westerly boundary of "Northridge VIII Subdivision" to THE REAL POINT OF BEGINNING.

The area contained in this land as platted is 30.54 acres.

It is the intention of the undersigned to and they do hereby include said land in this plat. That the undersigned by these presents dedicate to the public for public use forever all roads and alleys shown within the boundary of this plat. The easements indicated on this plat are not dedicated to the public, but the right to use said easements is hereby perpetually reserved for public utilities and such other uses designated on this plat. No structures other than for such utility and other designated public uses are to be erected within the lines of said easements.

Pursuant to Idaho Code 50-1334, we, the undersigned, as owners, do hereby state that the lots on this plat are eligible to receive water service from the City of Hailey Municipal Water System.

Pursuant to Idaho Code 31-3805, we, the undersigned, as owners, do hereby state that the irrigation water rights appurtenant and the assessment obligation of the lands in this plat have been transferred from said lands. Lots within the subdivision will not be entitled to any irrigation water rights and will not be obligated for assessments from any Irrigation District and / or Canal Company.

HAILEY II, LLC, An Idaho Limited Liability Company
Elliot M. Caplow, Manager

WEST OF FIRST, LLC, An Idaho Limited Liability Company
Mark A. Caplow, Manager

Acknowledgment

State of California } ss
County of Los Angeles }

On this 30 day of June, 2004, at 10:15 AM., before me, the undersigned, a Notary Public in and for said State, personally appeared Elliot M. Caplow, personally known or identified to me to be the Managing Member of Hailey II, LLC, the limitied 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.

Notary Public in and for said State
Los Angeles
Residing at:
April 29, 2005
Commission Expires:

Acknowledgment

State of California } ss
County of Los Angeles }

On this 30 day of June, 2004, at 10:20 AM., before me, the undersigned, a Notary Public in and for said State, personally appeared Mark A. Caplow, personally known or identified to me to be the Managing Member of West of First, LLC, the limitied 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.

Notary Public in and for said State
Los Angeles
Residing at:
April 29, 2005
Commission Expires:

THIS MAP IS A PHOTOGRAPHIC REPRODUCTION OF THAT ON FILE IN EITHER THE RECORDER'S OR SURVEYOR'S OFFICE. THE COMPANY ASSUMES NO LIABILITY FOR VARIATION, IF ANY, WITH ANOTHER OR RE-SURVEY.
SUN VALLEY TITLE COMPANY

Certificate of Surveyor

This is to certify that I, Roger A. Kruger, a Professional Land Surveyor in the State of Idaho, made the survey of land as described in the Certificate of Owner's and that this plat is a true and accurate representation of said survey as made and staked under my supervision and direction.

REGISTERED LAND SURVEYOR 1000 7-23-04 STATE OF IDAHO ROGER A. KRUGER

Approval of City Council

Accepted by the City Council of Hailey, Idaho, at their meeting on the 28th day of June, 2004.

City Clerk

City Engineer's Certificate

This is to certify that the undersigned, a Registered Professional Engineer in the State of Idaho has checked the foregoing plat computations for making the same and has determined that they comply with the laws of the State of Idaho and ordinances of City of Hailey.

City Engineer

County Engineer's Certificate

This is to certify that the undersigned, a Registered Professional Engineer in the State of Idaho has checked the foregoing plat and computations for making the same and has determined that they comply with the laws of the State of Idaho and the County of Blaine, Idaho related hereto.

Jim W. Keene 6/24/04
County Engineer

County Treasurer's Certificate

I, Vicki Dick, County Treasurer in and for the County of Blaine, Idaho per the requirements of Idaho Code 50-1308, do hereby certify that all county property taxes due for the property included in this plat have been paid in full. This certification is valid for the next thirty days only.

Vicki L. Dick by Kellie Egland
County Treasurer

July 27, 2004
Date:

County Recorder's Certificate

Instrument No. 507327
State of }
County of } ss

Instrument # 507327
HAILEY, BLAINE, IDAHO
2004-07-27 02:32:00 No. of Pages: 3
Recorded for : EHM ENGINEERS
MARSHA RIEMANN Fee: 12.00
Ex-Officio Recorder Deputy
Index to: PLATS

On this 27 day of July, 2004, at 2:32 p.M., the foregoing plat was filed for record in the office of the Recorder of Blaine County, Idaho and duly recorded in plat book ——, on page ——.

Deputy

MARSH RIEMANN
Ex-Officio Recorder

Planning and Zoning Commission Acceptance

The foregoing plat was duly accepted and approved by the City of Hailey Planning and Zoning Commission, Blaine County, Idaho, on this 7 day of July, 200__.

Patrick L. Cooley
Chairman

EHM Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS