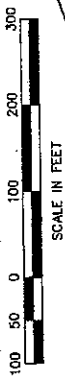


# A PLAT SHOWING SILVER SAGE SUBDIVISION BEING A REPLAT OF LOT 2, CHAPMAN'S EAST CLOVERLY RANCH SUBDIVISION SECTION 33, T.3N., R.18E., B.M., BLAINE COUNTY, IDAHO NOVEMBER 1999

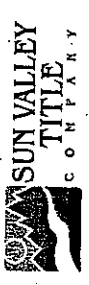
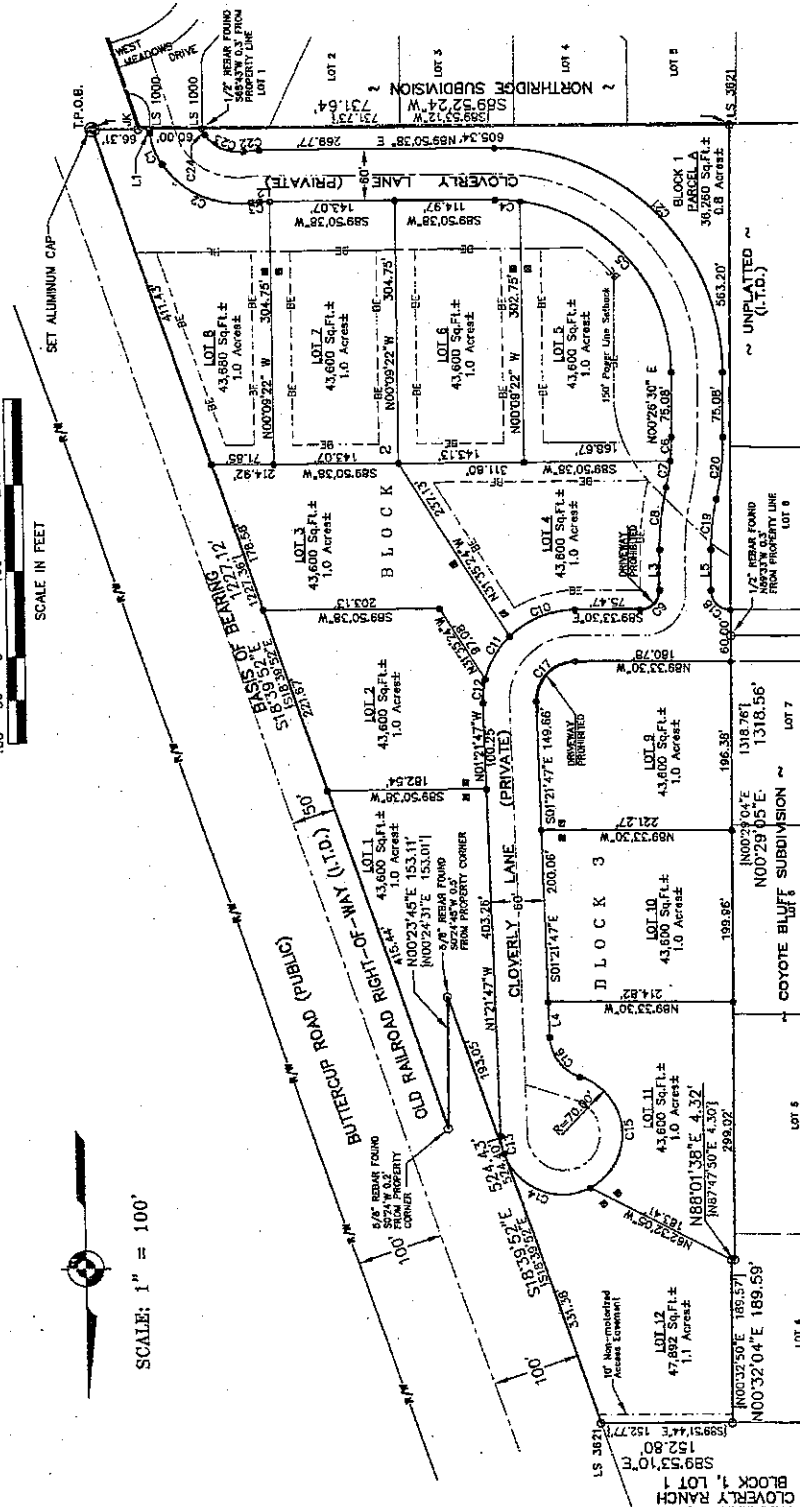


SCALE: 1" = 100'

- LEGEND**
- Property Line
  - Adjoiners Lot Line
  - Lot Line
  - Right-of-way
  - Centerline of Right-of-way
  - Building Setback Line
  - Holley City Limits Line
  - 50' Power Line Setback
  - 10' Non-motorized Access Easement
  - Measured Metes and Bounds per N00024°31'E 153.01'
  - Record Plat
  - TP.O.B. - True Point of Beginning
  - Found 5/8" Rebar
  - Found 1/2" Rebar
  - Sat 1/2" Rebar
  - Approximate Proposed Well Location

**NOTES**

1. A 10 foot public utility easement is centered on all interior and adjacent to all exterior lot lines.
2. Native vegetation shall be maintained in its natural state to the greatest extent possible with yard-scapes limited to a maximum of 1/2 acre irrigated.
3. No driveways shall be constructed within 50 feet of the apex of the curve of the front of Lots 4 and 5.
4. Each property owner shall maintain a yard waste container on his or her own property.
5. There shall be a 10 foot wide snow storage easement along both sides of rearways in addition to right-of-ways shown.
6. All structures with greater than 4000 square feet of finished area are to be provided with NFPA approved 150 gallon fire extinguishers. The extinguishers shall be in accordance with the Uniform Fire Code and the Blaine County Fire Protection Ordinance including but not limited to water supply, access and clear zones shall be complied with prior to the issuance of any building permits within this subdivision.
7. This property is subject to the covenants, conditions and restrictions as recorded per instrument No. \_\_\_\_\_.
8. The purchaser and/or owner of this parcel understands and agrees that the obligation of the owner, his successors in interest, or homeowners association, and that Blaine County is in no way obligated to accept, maintain, or improve these roads, and that each owner shall notify in writing any successor in interest of these facts.
9. All utilities shall be underground.
10. Blaine County and the City of Holley disclaim any and all claims or liabilities for any damage with respect to the subdivision, exposure to any power lines traversing the subdivision.
11. All domestic wells in this subdivision shall be metered.
12. This property includes and is subject to active agricultural uses. Residents and purchasers should be aware that agricultural practices and operations, including livestock grazing, occurring day and night, are allowed and may result in dust, odors, use and application of agricultural chemicals, and other functions of agricultural lands and are not considered nuisances.
13. Fencing shall be minimized throughout the subdivision. Perimeter fences shall be of post and rail design, except as otherwise permitted herein. Perimeter fences shall have a maximum top rail height of 42 inches and shall have a maximum of 16 inches to provide for unrestricted movement of wildlife.
14. Pursuant to State regulations, maintenance and weed control for all lots are the responsibility of the developer until the lot/block is sold and thereafter the responsibility of the owner of the individual lots/blocks. The control program to be implemented shall be the "Inch by Inch Weed Law" showing and manual removal are recommended, although biological control has been shown to be effective in eradicating knapweed.



THIS MAP IS A PHOTOGRAPHIC REPRODUCTION OF THAT ON FILE IN EITHER THE RECORDERS OR SURVEYORS OFFICE OF THE COMPANY, AS SHOWN ON THE DRAWING. IF ANY, WITH ANOTHER SUBDIVISION.

**LINE TABLE CHORD BEARING**

LINE	LENGTH	CHORD	BEARING
L1	4.91'	N	002757° W
L2	11.74'	S	85503° W
L3	47.50'	N	002830° E
L4	40.88'	S	012147° E
L5	47.27'	S	002630° W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	38.74'	60.00'	19.76'	27.4452°	38.37'	N 202757° W
C2	116.99'	105.00'	65.40'	63.5014°	111.03'	N 851030° W
C3	9.70'	70.00'	4.88'	07.5618°	8.89'	S 855030° W
C4	28.28'	198.40'	14.15'	08.0710°	28.83'	N 890547° W
C5	282.04'	199.40'	174.80'	82.2842°	282.89'	N 404751° W
C6	98.26'	270.02'	141.4'	05.5850°	28.25'	N 032629° E
C7	31.22'	270.02'	15.63'	06.3728°	31.20'	N 094503° E
C8	35.34'	330.02'	22.65'	06.0010°	31.82'	N 054508° E
C9	63.49'	195.37'	46.27'	45.2342°	81.37'	N 874436° E
C10	87.96'	105.37'	29.74'	31.3106°	57.84'	N 201709° E
C11	21.14'	70.00'	10.57'	14.8529°	21.31'	N 080454° E
C12	27.38'	105.37'	16.85'	17.0395°	31.05'	N 100050° W
C13	211.4'	70.00'	160.85'	172.0395°	60.71'	N 874393° W
C14	119.69'	70.00'	109.36'	135.0541°	129.39'	S 052803° E
C15	61.55'	80.00'	35.36'	70.3144°	57.74'	S 363738° E
C16	61.55'	80.00'	35.36'	70.3144°	57.74'	S 443821° W
C17	72.70'	45.37'	22.65'	91.4817°	65.17'	S 443821° W
C18	35.68'	22.50'	22.65'	90.9238°	32.07'	S 450005° E
C19	69.48'	230.02'	39.86'	17.3717°	59.36'	S 064508° W
C20	72.70'	330.02'	39.86'	12.3717°	72.55'	S 064508° W
C21	416.17'	258.40'	262.12'	90.3559°	368.76'	S 443128° E
C22	18.01'	130.00'	9.02'	07.5815°	18.00'	N 855230° E
C23	50.14'	45.00'	28.03'	63.5014°	47.58'	N 681030° E
C24	7.82'	19.20'	4.00'	23.3059°	7.82'	S 222924° E



RICHARD D. FOSSBURY, L.S. 3621

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.

*Robert W. Fosbury*  
South Central District Health Dept., IHS

Date: 11-2-99

A PLAT SHOWING  
SILVER SAGE SUBDIVISION  
GALENA ENGINEERING, INC.  
KETCHUM, IDAHO

SHEET 1 OF 2  
JOB# 4503-Dipist

**SURVEYOR'S CERTIFICATION**

I, Richard D. Fosbury, 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.



**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*  
Blaine County Surveyor

**APPROVAL OF BLAINE COUNTY PLANNING AND ZONING**

The foregoing plat was approved by Blaine County Planning and Zoning on this Third day of October, 1999. THE REVIEW AND DECISION ON THIS SUBDIVISION WAS MADE PURSUANT TO BLAINE COUNTY CODE TITLE 8, CH 2, SEC 2-2-3(G) DECISION WAS 04-11 AND 04-12 BOTH DATED 10/27/99, ESTABLISHING HAILEY/BLAINE CORNER AREA - IF CITY IMPACT.

*Michael Schaefer*  
Administrator

**APPROVAL OF BLAINE COUNTY COMMISSIONERS**

The foregoing plat was approved by the Blaine County Board of Commissioners on this 20th day of October, 1999.

*MT Meyer*  
Chairman

**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 21st day of October, 1999.

*Michael J. Clark*  
Blaine County Treasurer

**COUNTY RECORDER'S CERTIFICATE**

STATE OF IDAHO } ss 434165  
COUNTY OF BLAINE }  
This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho on this 6 day of December, 1999, at 1:17 P.M., and duly recorded in Plat Book 1, at page 1.  
*Richard D. Fosbury*  
Ex-officio Recorder

SILVER SAGE SUBDIVISION  
GALENA ENGINEERING, INC.  
KETCHUM, IDAHO  
SHEET 2 OF 2  
JOB# 4563-01/pt

**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 Section 33, T.3 N., R.18 E., B.M., Blaine County, Idaho, more particularly described as follows:

Lot 2, Block 1, Chapman's East Cleverly Ranch Subdivision, Blaine County, Idaho

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. Protective covenants governing this Subdivision are recorded under County Recorder Instrument Number 434165.

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, however, should any lots shown hereon become annexed by the City of Hailey, it is the City's request that said lots be connected to City services at that time.

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

SILVER SAGE RANCH, LLC  
BY: *George R. Kirk*  
GEORGE R. KIRK, MEMBER

**ACKNOWLEDGMENT**

STATE OF Idaho } ss  
COUNTY OF Blaine }  
On this 20 day of October, 1999, before me, a Notary Public in and for said State, personally appeared George R. Kirk, 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.



*Michael J. Weber*  
Notary Public in and for said State  
Residing in Bellefleur  
My Commission expires 3/31/04

**HAILEY CITY ENGINEER'S APPROVAL**

The foregoing plat was approved by Michael D. Choat, City Engineer for the City of Hailey on this 20 day of October, 1999.

*Michael D. Choat*  
City Engineer

**APPROVAL OF HAILEY CITY COUNCIL**

The foregoing plat was approved by the City Council of Hailey on this 20th day of October, 1999.

*Michael D. Choat*  
City Clerk

Mayor