



THE VALLEY CLUB

A PLANNED UNIT DEVELOPMENT

SHEET KEY

LOCATED IN

SECTION 20, SW⁴ SW⁴ SECTION 21

AND

W² SECTION 28

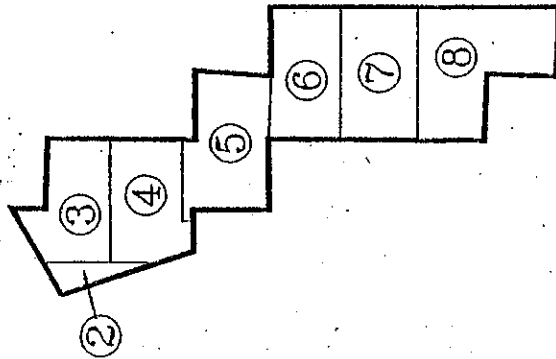
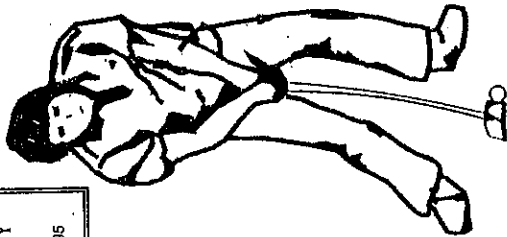
TOWNSHIP 3 NORTH,

RANGE 18 EAST,

BOISE MERIDIAN

BLAINE COUNTY, IDAHO

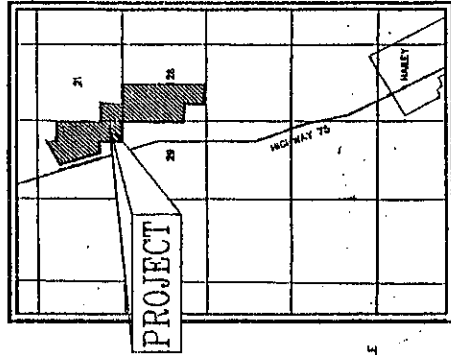
1994



HEALTH CERTIFICATE:
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO
 CODE TITLE 50, CHAPTER 13, HAVE BEEN SAT-
 ISFIED. SANITARY RESTRICTIONS MAY BE RE-
 IMPOSED, IN ACCORDANCE WITH IDAHO CODE
 TITLE 50, CHAPTER 13, SECTION 50-1326, BY
 THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: 5-4-94
Robert W. Fisher
 SOUTH CENTRAL DISTRICT
 HEALTH DEPARTMENT, E.H.S.

VICINITY SKETCH



LEGEND

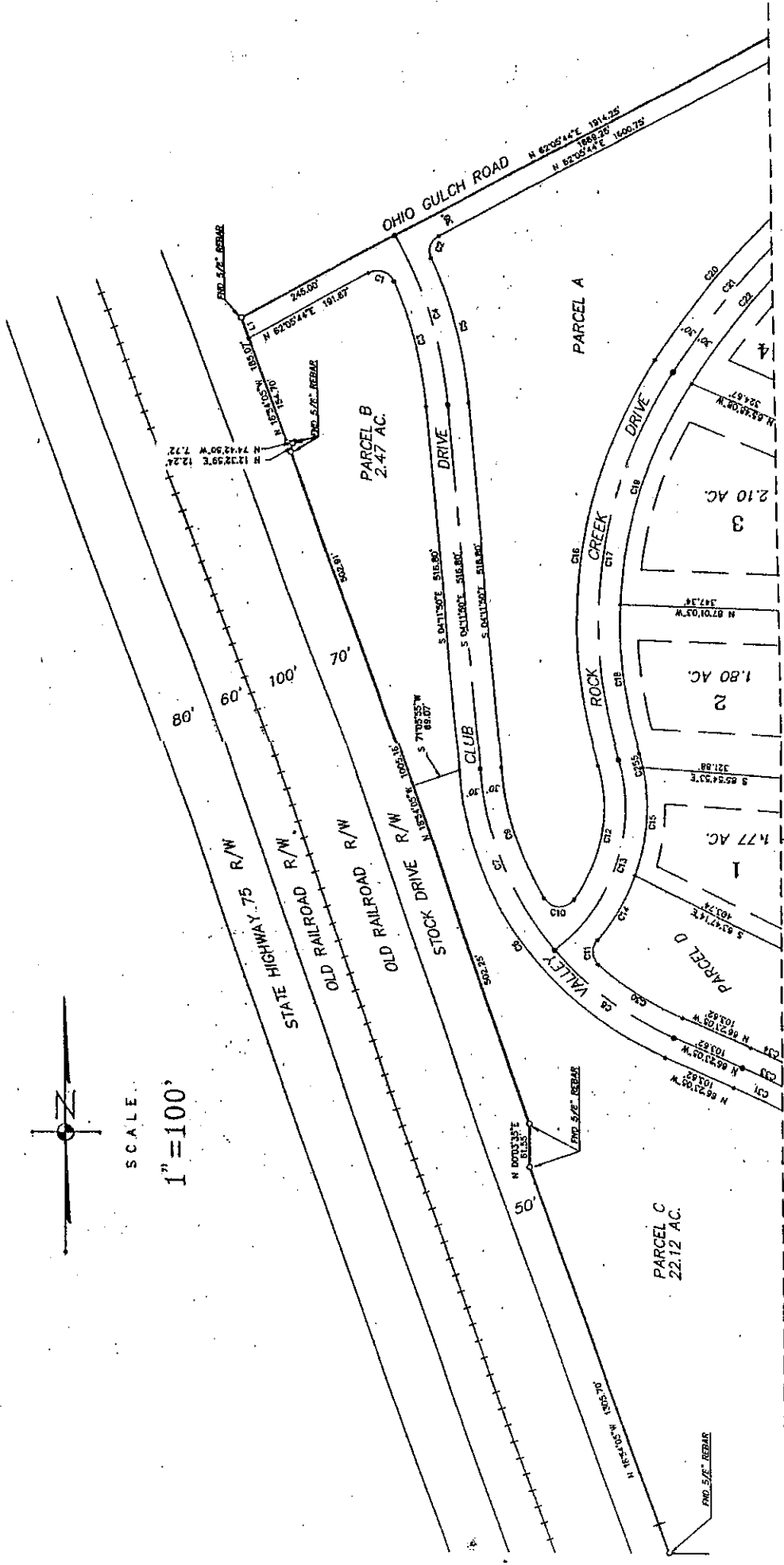
- PROPERTY BOUNDARY LINE _____
- LOT LINE _____
- ∅ POWER LINE _____ P _____
- BUILDING ENVELOPE LINE _____
- SET 1/2" X 24" REBAR & CAP
- SET 5/8" X 24" REBAR & CAP

SHEET INDEX

- SHEET 1 COVER SHEET
- SHEET 2-8 PLAT SHEETS
- SHEET 9 CURVE DATA
- SHEET 10 SECTION BREAKDOWN
- SHEET 11 OWNER'S CERTIFICATE
- SHEET 12 SIGNATURE SHEET

WHILE THIS MAP IS A NEAR-FINAL
 REPRESENTATION OF THAT ON FILE IN
 OFFICE, THE NECESSARY FOR SURVEYORS
 LIABILITY FOR VARIATIONS, IF ANY, WITH
 ANOTHER OR RESURVEY.

EAH Engineers, Inc.
 ENGINEERS/SURVEYORS/PLANNERS



SCALE
1" = 100'

SEE SHEET 3

SEE SHEET 4

WHILE THIS MAP IS A REPRESENTATIVE REPRODUCTION OF THAT ON FILE IN EITHER THE RECORDS OF SURVEYORS OR THE RECORDS OF THE STATE ENGINEER, LIABILITY FOR VARIATION, IF ANY, WITH ANOTHER OR RE-SURVEY.

N 89°15'4"E 1310.67'

FOUND STONE - SET 5/8" x 3/4" REBAR AND CAP



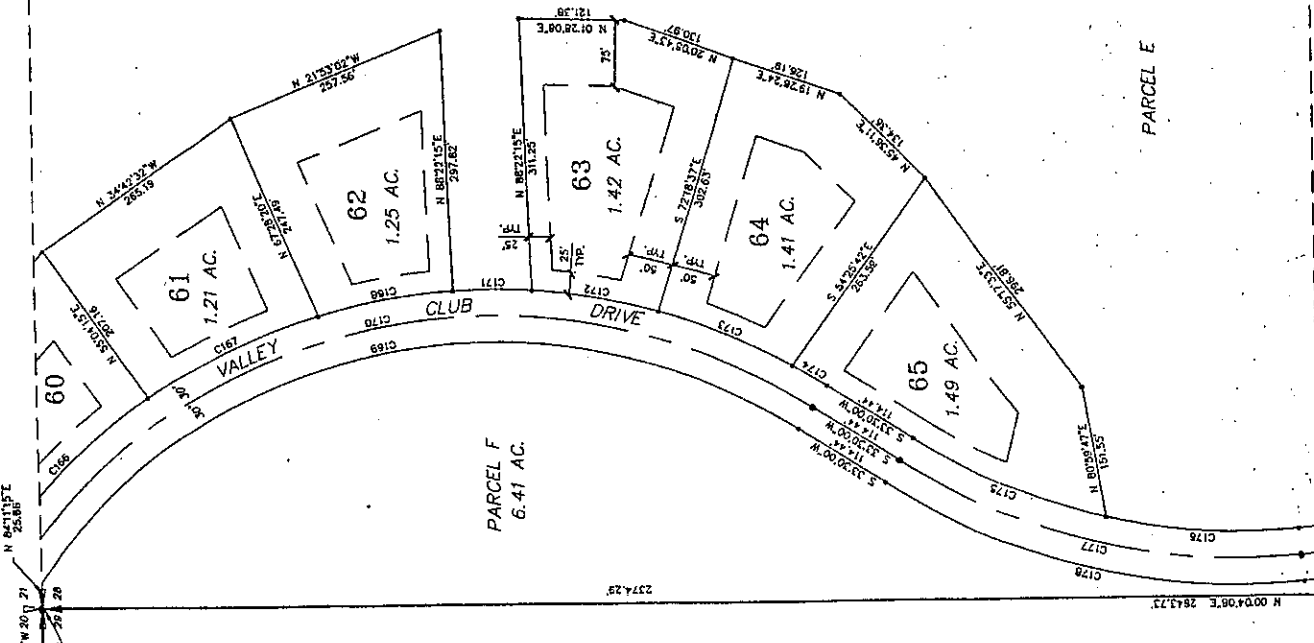
SCALE
1" = 100'

S 00°08'33"W 2648.58'

WHILE THIS MAP IS A PHOTOGRAPHIC REPRODUCTION OF THAT ON FILE IN THE OFFICE OF THE COUNTY CLERK, THE COMPANY ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS, AND NO WARRANTY, EXPRESS OR IMPLIED, IS MADE.

SEE SHEET 5

SEE SHEET 7



N 89°15'4"E 25.86'
N 89°15'4"E 1310.67'
1792 BRASS CAP 2 1/2" x 3/4"
U.S. 724

2374.23'

N 00°04'08"E 2843.73'

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

S 00°05'33" W 2628.92' S 00°05'33" W 2628.92'

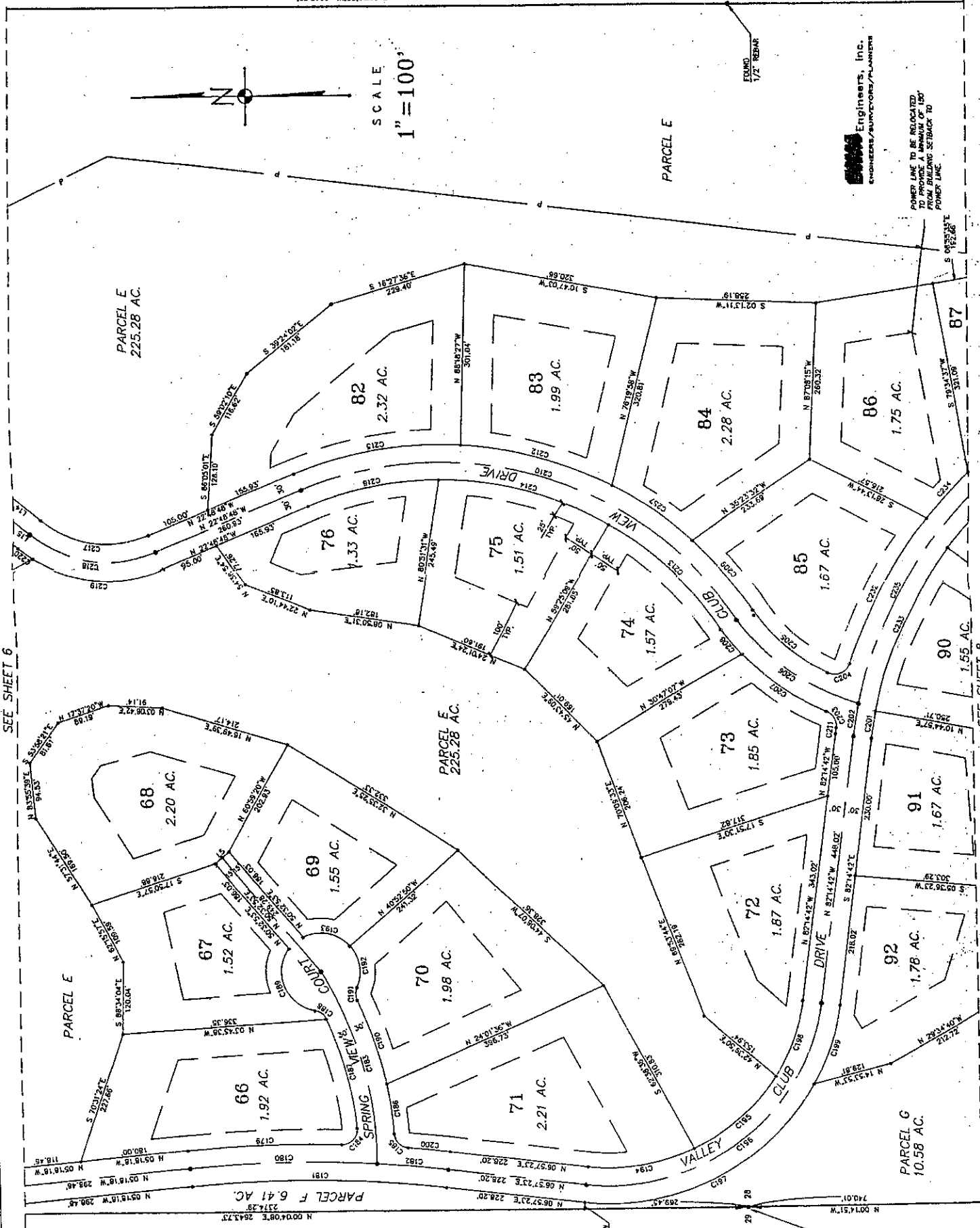


SCALE
1" = 100'

FOUND
1/2" REBAR

Engineers, Inc.
ENGINEERS/SURVEYORS/PLANNERS

POWER LINE TO BE RELOCATED TO PROVIDE A MINIMUM OF 150' FROM BUILDING SETBACK TO POWER LINE.



SEE SHEET 6

SEE SHEET 8

PARCEL F 6.41 AC
2374.29
N 00°04'08"E 2643.75

PARCEL G
10.58 AC

PARCEL E
225.28 AC

PARCEL E
225.28 AC

82
2.32 AC.

83
1.99 AC.

84
2.28 AC.

86
1.75 AC.

76
4.33 AC.

75
1.51 AC.

74
1.57 AC.

85
1.67 AC.

90
1.55 AC.

68
2.20 AC.

69
1.55 AC.

70
1.98 AC.

73
1.85 AC.

91
1.67 AC.

66
1.92 AC.

71
2.21 AC.

72
1.87 AC.

92
1.78 AC.

PARCEL E

PARCEL E

PARCEL E

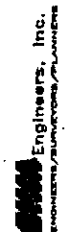
PARCEL G

FOUND
1/2" REBAR

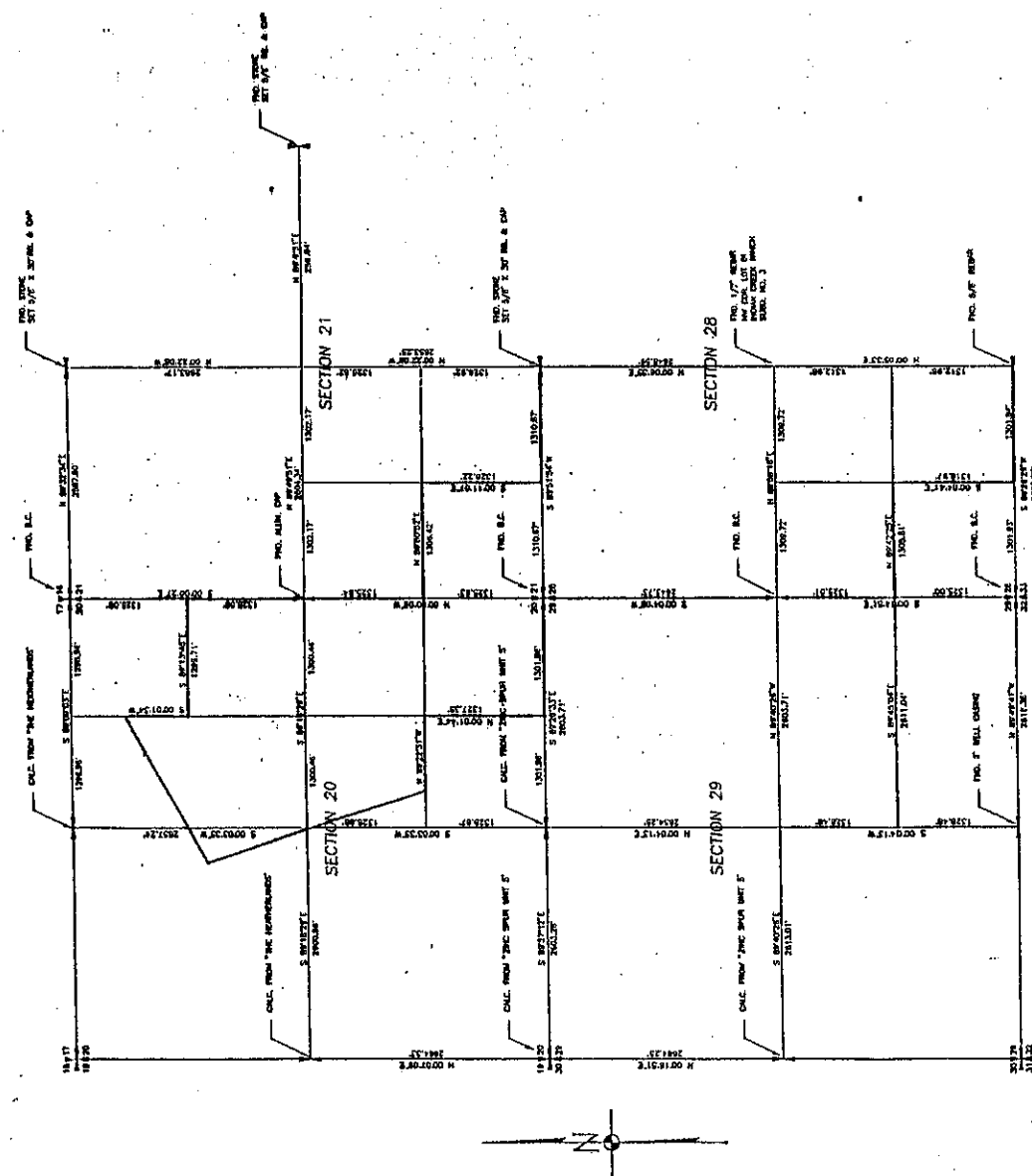
LINE DATA

Table with columns: CURVE, DELTA, RADIUS, ARC, CHORD, TAN, L.C.B., CURVE, DELTA, RADIUS, ARC, CHORD, TAN, L.C.B., CURVE, DELTA, RADIUS, ARC, CHORD, TAN, L.C.B., BEARING, DISTANCE. Contains 84 rows of data.

WHILE THIS MAP IS A PHOTOGRAPHIC REPRODUCTION OF THAT ON FILE IN THE OFFICE OF THE DISTRICT ENGINEER, THE DISTRICT ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE FOUND HEREIN.



WHILE THIS MAP IS A PHOTOGRAPHIC REPRODUCTION OF THE ORIGINAL RECORDS OF THE OFFICE, THE COMPANY ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS, AND ANOTHER OR RESURVEY.



T. 3 N., R. 18 E., B.M.

SECTION BREAKDOWN SCALE 1"=1000'

Engineers, Inc.
ENGINEERS, ARCHITECTS, PLANNERS

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, located in Section 20, Sw4 SW4 Section 21, and W2 Section 28, Township 3 North, Range 18 East, Boise Meridian, Blaine County, Idaho. Said property being more specifically described as follows:

- Commencing at the Southwest corner of said Section 28. Said point lies S. 89°26'29"W, 2603.87 feet from the South Quarter corner of Section 28. Thence N 00°14'51"W, 1325.00 feet to the Southwest corner of NW4 SW4, Section 28, and being the INITIAL POINT. Thence, N 00°14'51"W 1325.01 feet, to the West Quarter corner of Section 28. Thence, N 00°04'08"E 2643.73 feet, to the Northwest corner of SE4SE4, Section 20 Thence, N 89°26'33" W, 1301.85 feet, to the Southwest corner of SE4SE4, Section 20 Thence, N 00°01'44" E, 1327.35 feet, to the Northwest corner of SE4SE4, Section 20 Thence, N 89°22'31" W, 876.89 feet along the South Boundary of NW4 SE 4, Section 20, Thence, N 18°54'05"W 1305.70 feet. Thence, N 00°03'35" E 61.55 feet. Thence, N 18°54'05"W 1005.16 feet. Thence, N 12°32'59"E 12.24 feet. Thence, N 74°42'50"W 7.72 feet. Thence, N 18°54'05" W 185.07 feet. Thence, N 62°05'44"E 1914.25 feet, to the Northwest corner of SE4NE4, Section 20 Thence, S 00°01'34"W 688.10 feet, to the Northeast corner of SE4NE4, Section 20. Thence, S 89°13'46"E, 1299.71 feet, to the East Quarter corner of Section 20. Thence, S 00°00'27"E, 1325.08 feet, to the North Quarter corner of SW4SW4, Section 21 Thence, S 00°00'06" E, 1325.84 feet, to the Northwest corner of SW4SW4, Section 21 Thence, N 89°50'52" E, 1306.42 feet, to the Northeast corner of SW4SW4, Section 21 Thence, S 00°11'07" E, 1326.22 feet, to the Southeast corner of SW4SW4, Section 21 Thence, N 89°51'54" E, 1310.67 feet, to the North Quarter corner of Section 28 Thence, S 00°06'35" W, 2648.58 feet, to the Northwest corner of Lot 64, "INDIAN CREEK RANCH SUBD. NO. 3" Thence, S 00°05'33" W, 2625.92 feet, to the South Quarter corner of Section 28 Thence, S 89°26'29" W, 1301.94 feet, to the Southwest corner of SE4SW4, Section 28 Thence, S 89°26'29" W, 1301.94 feet, to the Southeast corner of NW4SW4, Section 28 Thence, S 00°04'41" W, 1318.97 feet, to the INITIAL POINT. Thence, S 89°42'25" W, 1305.81 feet, to the INITIAL POINT.

The gross area contained in this platted land is 525.76 acres. It is the intention of the undersigned to and they do hereby include said land in this plot. Valley Club Drive and Ohio Gulch Road as shown on this plot is hereby dedicated to public for public use. All other roads shown on this plot are not dedicated to the public but are indicated as right of way for private roads and public utilities and such other uses as designated on this plot. No structure will be allowed within the lines of any easement shown on this plot except for structures necessary for the designated use of said easement. Protective Covenants governing this Subdivision are recorded under County Instrument Number _____.

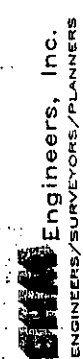
THE VALLEY RANCH INC. - An Idaho Corporation
By: _____
PRESIDENT
By: _____
SECRETARY

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)
On this _____ day of _____, 199____, at _____, Mo., before me, the undersigned, a Notary Public in and for the State personally appeared _____ known to me to be the President and Secretary, respectively, of THE VALLEY RANCH INC. and acknowledged to me that the corporation 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 the State of _____
Residing At _____
My Commission Expires _____



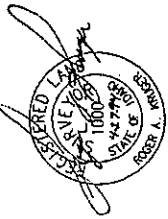
NOTES

- 1. PARCELS A, B, H, & I ARE HEREBY DEDICATED AS OPEN SPACE AND A BLANKET EASEMENT IS HEREBY GRANTED OVER, AND ACROSS EACH PARCEL FOR PUBLIC UTILITIES AND IRRIGATION FACILITIES, WATER COURSES.
- 2. PARCELS C, D, E, F, & G ARE FOR PURPOSES OF CONSTRUCTING, OPERATING, AND MAINTAINING A GOLF COURSE INCLUDING ALL NECESSARY IRRIGATION EQUIPMENT, IRRIGATION STORAGE PONDS, WATER COURSE BUILDINGS, ACCESS ROADWAYS AND OTHER BLAINE COUNTY APPROVED FACILITIES.
- 3. THERE SHALL EXIST A 50' WIDE GOLF COURSE MAINTENANCE AND USE EASEMENT ON ALL LOTS ADJACENT TO GOLF COURSE PARCELS.
- 4. THERE SHALL BE A 10' WIDE UTILITY AND IRRIGATION EASEMENT CENTERED ON ALL LOT LINES AND ADJACENT TO ALL STREET AND SUBDIVISION BOUNDARIES.
- 5. NO BUILDING ENVELOPES SHALL ENCRoACH UPON SLOPES STEEPER THAN 25%.
- 6. PARCEL F SHALL BE RESERVED FOR CONSTRUCTION OF A RECREATION CENTER AND ALL APPURTENANCES INCLUDING UTILITIES, IRRIGATION FACILITIES, RECREATION FACILITIES, RECREATION BUILDING, ACCESS ROADWAYS AND PARKING FACILITIES.
- 7. BUILDING ENVELOPES SHALL BE SET BACK FROM LOT LINES AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLAT: 100' FROM LOT LINES ADJACENT TO GOLF COURSE PARCELS; 50' FROM SIDE LOT LINES ADJACENT TO OTHER BUILDING LOTS; 25' FROM SIDE LOT LINES ADJACENT TO BENCHWAYS, OPEN SPACE PARCELS AND GOLF COURSE PARCELS; 25' FROM ALL ROAD RIGHT-OF-WAY.
- 8. VALLEY CLUB DRIVE AND OHIO GULCH ROAD RIGHT-OF-WAYS ARE HEREBY DEDICATED TO THE PUBLIC. ALL OTHER ROADWAY RIGHT-OF-WAYS ARE NOT DEDICATED TO THE PUBLIC BUT RESERVED FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADWAYS AND UTILITIES.
- 9. A CONNECTION TO THE WOOD RIVER TRAILS SYSTEM SHALL BE LOCATED BETWEEN THE TRAILS SYSTEM AND VALLEY CLUB DRIVE. THIS CONNECTION SHALL BE LOCATED IN EITHER PARCEL B OR C.
- 10. ALL HILLSIDE AREAS SHALL REMAIN IN NATURAL VEGETATION.
- 11. ALL OWNERS ARE RESPONSIBLE FOR CONTROL OF NOXIOUS WEEDS.
- 12. COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VALLEY CLUB ARE RECORDED UNDER INSTRUMENT NUMBER _____.
- 13. ANY BUILDING(S) LOCATED ON BENCH OR TERRACE, FOR EXAMPLE ON LOT 33, SHALL REQUIRE A CONDITIONAL USE PERMIT TO BE ISSUED AFTER PLANNING AND ZONING COMMISSION DESIGN REVIEW APPROVAL.
- 14. THE PURCHASER AND/OR OWNER OF A LOT OR PARCEL AGREES THAT PRIVATE ROAD CONSTRUCTION, MAINTENANCE, AND SNOW REMOVAL SHALL BE THE OBLIGATION OF THE OWNER, HIS SUCCESSORS IN INTEREST, OR HOMEOWNERS TO ACCEPT, MAINTAIN OR IMPROVE THESE ROADS WITHIN THE ROADWAY ARE BROUGHT UP TO COUNTY STANDARDS DEDICATED AND ACCEPTED BY THE COUNTY AND THAT EACH OWNER SHALL NOTIFY IN WRITING ANY SUCCESSOR IN INTEREST OF THESE FACTS.
- 15. A DEVELOPMENT AGREEMENT REFERENCING LIMITED COUNTY RESIDENT PLAY ON THE GOLF COURSE AND ALSO REFERENCING GUIDELINES FOR THE USE OF EMPLOYEE HOUSING HAS BEEN EXECUTED AND RECORDED UNDER INSTRUMENT NUMBER 330793.
- 16. THE FOLLOWING STANDARD IDAHO FISH AND GAME CONDITIONS ARE ATTACHED TO THIS SUBDIVISION:
 - A. PROPERTY OWNERS WILL NOT BE ALLOWED TO KEEP LIVESTOCK IN THE PROJECT AREA, NOR WILL GRAZING ON THE SLOPES EAST OF THE DEVELOPMENT AREA BE PERMITTED.
 - B. PET DOGS SHOULD BE KEPT INDOORS, IN KENNELS OR LEASHED AT ALL TIMES.
 - C. ACTIONS TAKEN TO ALLEVIATE WILDLIFE DEPREDACTIONS SHALL BE THOSE PRESCRIBED OR APPROVED BY IDAHO FISH AND GAME.
 - D. THE DEVELOPER, HAWATHA CANAL USERS, AND THE IDAHO FISH AND GAME SHOULD COOPERATE, E.G., COST-SHARE, IN SCREENING THE HAWATHA CANAL AT ITS DIVERSION POINT ON THE BIG WOOD RIVER.
 - E. FENCING IS TO MEET IDAHO FISH AND GAME STANDARDS FOR THE TYPE OF BIG GAME ANIMAL MOVING THROUGH THE AREA.
- 17. SETBACK REQUIREMENTS SHALL BE MAINTAINED AS SHOWN BY DESIGNATED BUILDING ENVELOPES ON FINAL PLAT. THE LOCATED BUILDING ENVELOPES MAY NOT BE CHANGED WITHOUT A PLAT AMENDMENT APPROVED BY THE BOARD.

REPLACES THE PHOTOGRAPHIC RECORD OF THE RECORDS OF THE COUNTY OF BLAINE, IDAHO. THIS COMPANY ASSUMES NO LIABILITY FOR VARIATION, IF ANY, WITH ANOTHER OR RESURVEY.

CERTIFICATE OF SURVEYOR

This is to certify that I, Roger A. Kruger, a Registered Land Surveyor in the State of Idaho, made the Survey of Land as described in the Certificate of Owners and designated hereon as "The Valley Club a Planned Unit Development," and that this plat is a true and accurate representation of said survey as made and staked under my supervision and direction.

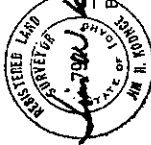


Date: 5-27-94
Roger A. Kruger

COUNTY SURVEYOR'S CERTIFICATE

This is to certify that the undersigned 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 related hereto.

Date: 4/27/94
Blaine County Surveyor



COUNTY TREASURER'S CERTIFICATE

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

County Treasurer _____ Date _____

COUNTY COMMISSIONER'S CERTIFICATE

The foregoing plat has been accepted and approved by the Board of County Commissioners of Blaine County, Idaho this _____ day of _____, 199__.

Chairman _____

PLANNING AND ZONING COMMISSION ACCEPTANCE

The foregoing plat was duly accepted and approved by the Blaine County Planning and Zoning Commission on this _____ day of _____, 199__.

Administrator

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF BLAINE) SS

This is to certify that the foregoing plat was filed for record in the office of the recorder of Blaine County, Idaho on this _____ day of _____, 199__, at _____, and duly recorded in plat book _____ at page _____.

Deputy

Ex-Officio Recorder
Instrument No. 365515

SANITARY RESTRICTIONS

A new water system to be constructed for this development will have sufficient contributed capital to allow the water systems wells, reservoirs and mains to be constructed to provide service without further connection charges or fees to the land owners of the lots, except for connection of laterals, meters, or other plant exclusively for the lot owners own use.
Idaho Code 50-1334 (3)

THIS MAP IS AN INSTRUMENT
RECORDING IN THE OFFICE OF THE
RECORDER OF BLAINE COUNTY,
IDAHO. THE RECORDERS OFFICE DOES NOT
GUARANTEE THE ACCURACY OF THIS MAP
UNLESS IT IS DRAWN BY AN ENGINEER
ANOTHER OR RESURVEY.