

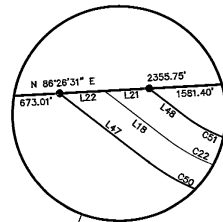
PLAT SHOWING

TIMBER MOUNTAIN RANCH SUBDIVISION (PHASE 3) SITUATED IN THE SW 1/4 AND THE E 1/2 OF SECTION 32 T5N R4E BM BOISE COUNTY IDAHO 1991

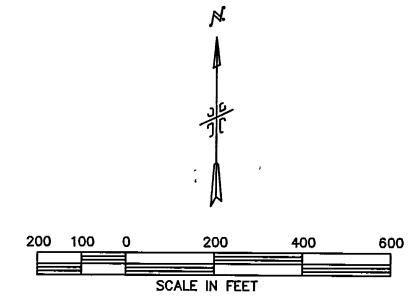
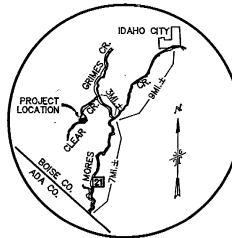
LEGEND

- BOUNDARY LINE
- LOT LINE
- ⊕ FOUND BRASS CAP
- FOUND 5/8" STEEL PIN
- SET 5/8" STEEL PIN
- FOUND 1/2" STEEL PIN
- SET 1/2" STEEL PIN

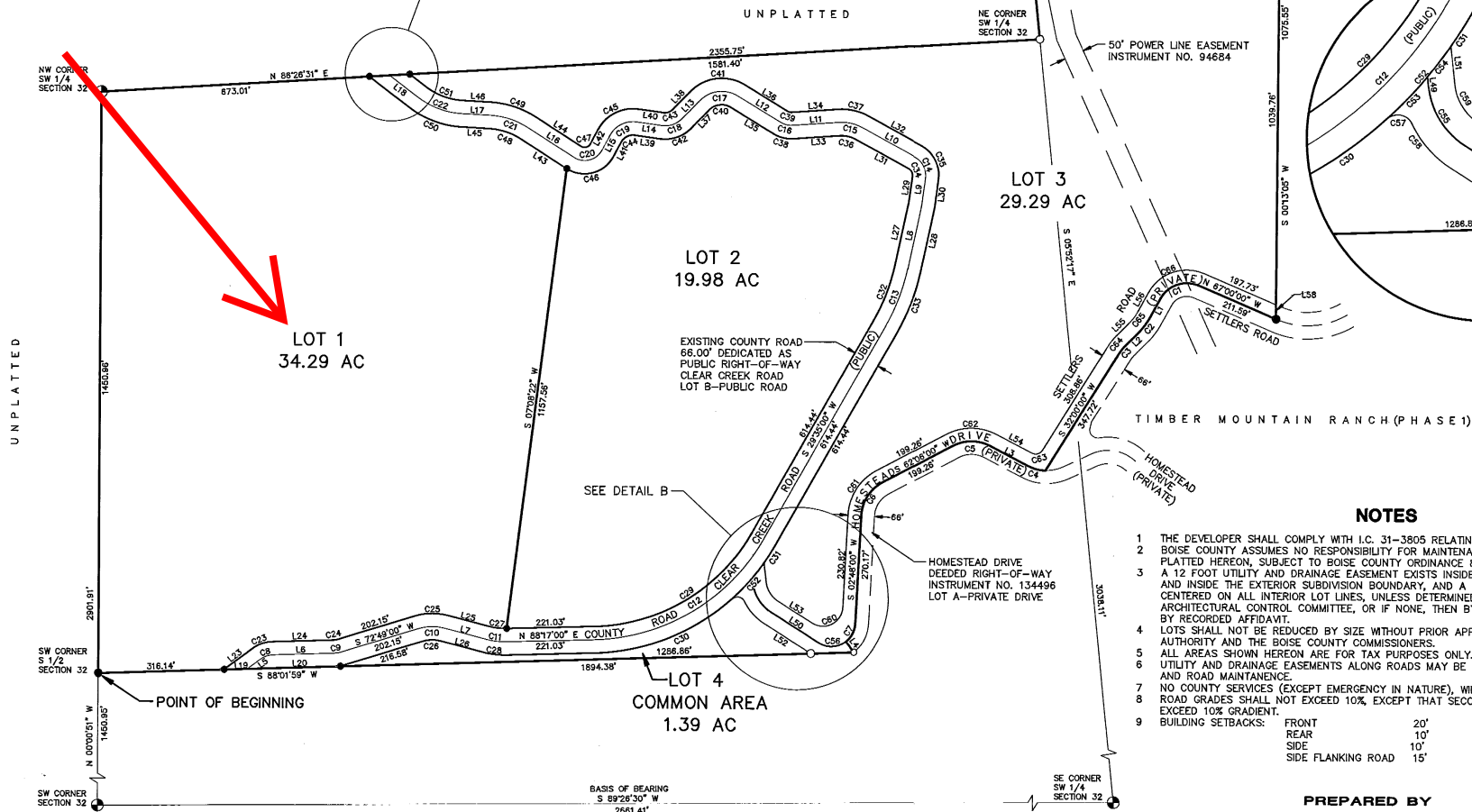
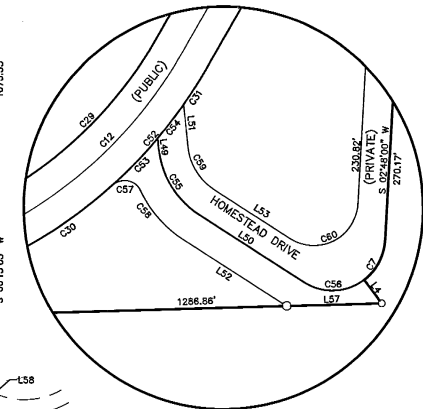
DETAIL A NTS



VICINITY MAP NTS



DETAIL B NTS



NOTES

- 1 THE DEVELOPER SHALL COMPLY WITH I.C. 31-3805 RELATING TO TRANSFER OF WATER RIGHTS.
- 2 BOISE COUNTY ASSUMES NO RESPONSIBILITY FOR MAINTENANCE OF PRIVATE ROADS PLATTED HEREON, SUBJECT TO BOISE COUNTY ORDINANCE 86-3.
- 3 A 12 FOOT UTILITY AND DRAINAGE EASEMENT EXISTS INSIDE ALL LOT LINES ALONG ROADS, AND INSIDE THE EXTERIOR SUBDIVISION BOUNDARY, AND A 12 FOOT EASEMENT WILL BE CENTERED ON ALL INTERIOR LOT LINES, UNLESS DETERMINED NOT TO BE NEEDED BY THE ARCHITECTURAL CONTROL COMMITTEE, OR IF NONE, THEN BY A HOMEOWNER ASSOCIATION, BY RECORDED AFFIDAVIT.
- 4 LOTS SHALL NOT BE REDUCED BY SIZE WITHOUT PRIOR APPROVAL OF THE APPROPRIATE HEALTH AUTHORITY AND THE BOISE COUNTY COMMISSIONERS.
- 5 ALL AREAS SHOWN HEREON ARE FOR TAX PURPOSES ONLY.
- 6 UTILITY AND DRAINAGE EASEMENTS ALONG ROADS MAY BE USED FOR SNOW STORAGE AND ROAD MAINTENANCE.
- 7 NO COUNTY SERVICES (EXCEPT EMERGENCY IN NATURE), WILL BE PROVIDED FOR PRIVATE ROADS.
- 8 ROAD GRADES SHALL NOT EXCEED 10%, EXCEPT THAT SECONDARY ACCESS EASEMENTS MAY EXCEED 10% GRADIENT.
- 9 BUILDING SETBACKS:

FRONT	20'
REAR	10'
SIDE	10'
SIDE FLANKING ROAD	15'

RESTRICTIVE COVENANTS

BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN PLAT BOOK OF MISCELLANEOUS RECORDS AT PAGE(S) _____, BOISE COUNTY, IDAHO, AS INSTRUMENT NUMBER _____.

PREPARED BY
ROYLANCE AND ASSOCIATES PA
Engineers - Surveyors - Landplanners
4619 Suite D-2 Emerald Street
Boise, Idaho 83706
(208) 336-7390

PLAT SHOWING

TIMBER MOUNTAIN RANCH SUBDIVISION (PHASE 3) SITUATED IN THE SW 1/4 AND THE E 1/2 OF SECTION 32 T5N R4E BM BOISE COUNTY IDAHO 1991

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00'	109.96'	67.53'	100.37'	S 71°00'00" W	84°00'00"
C2	150.00'	41.89'	21.08'	41.75'	N 37°00'00" E	16°00'00"
C3	100.00'	22.69'	11.39'	22.64'	S 38°30'00" W	13°00'00"
C4	100.00'	45.06'	22.92'	44.68'	S 75°32'35" E	25°49'09"
C5	100.00'	96.46'	52.35'	92.76'	S 89°44'00" W	55°16'00"
C6	100.00'	103.50'	56.92'	98.94'	S 32°27'00" W	59°18'00"
C7	60.00'	52.19'	27.88'	50.58'	N 27°43'15" E	49°50'30"
C8	50.00'	30.01'	15.47'	29.56'	S 70°50'30" W	34°23'00"
C9	75.00'	19.92'	10.02'	19.86'	N 80°25'30" E	15°13'00"
C10	115.00'	63.53'	32.60'	62.72'	S 88°38'30" W	31°39'00"
C11	190.00'	53.67'	27.01'	53.49'	S 83°37'30" E	16°11'00"
C12	500.00'	512.25'	281.16'	490.14'	N 58°56'00" E	58°42'00"
C13	500.00'	152.86'	77.03'	152.27'	N 20°49'30" E	17°31'00"
C14	50.00'	60.37'	34.48'	56.77'	N 26°57'30" W	69°11'00"
C15	100.00'	56.43'	28.99'	55.69'	N 77°43'00" W	32°20'00"
C16	50.00'	30.69'	15.84'	30.21'	S 76°18'00" E	35°10'00"
C17	75.00'	100.75'	59.62'	93.34'	S 82°48'00" W	76°58'00"
C18	58.00'	54.02'	29.15'	52.09'	N 71°00'00" E	53°22'00"
C19	65.00'	79.17'	45.33'	74.36'	S 62°47'30" W	69°47'00"
C20	50.00'	82.50'	54.12'	73.45'	N 75°10'00" E	94°32'00"
C21	200.00'	102.74'	52.53'	101.62'	N 72°17'00" W	29°26'00"
C22	200.00'	118.97'	61.31'	117.23'	S 69°57'30" E	34°05'00"
C23	83.00'	49.81'	25.68'	49.06'	S 70°50'30" W	34°23'00"
C24	42.00'	11.15'	5.61'	11.12'	N 80°25'30" E	15°13'00"
C25	148.00'	81.75'	41.95'	80.72'	S 88°38'30" W	31°39'00"
C26	82.00'	45.30'	23.24'	44.72'	S 88°38'30" W	31°39'00"
C27	157.00'	44.34'	22.32'	44.20'	S 83°37'30" E	16°11'00"
C28	223.00'	62.99'	31.70'	62.78'	S 83°37'30" E	16°11'00"
C29	467.00'	478.45'	262.60'	457.79'	N 58°56'00" E	58°42'00"
C30	533.00'	375.98'	196.20'	368.24'	N 68°04'30" E	40°25'01"
C31	533.00'	49.53'	24.78'	49.51'	N 32°14'44" E	05°19'29"
C32	467.00'	142.77'	71.95'	142.22'	N 20°49'30" E	17°31'00"
C33	533.00'	162.95'	82.12'	162.32'	N 20°49'30" E	17°31'00"
C34	17.00'	20.53'	11.72'	19.30'	N 26°57'30" W	69°11'00"
C35	83.00'	100.22'	57.24'	94.24'	N 26°57'30" W	69°11'00"
C36	67.00'	37.81'	19.42'	37.31'	N 77°43'00" W	32°20'00"
C37	133.00'	75.05'	38.56'	74.06'	N 77°43'00" W	32°20'00"
C38	83.00'	50.94'	26.30'	50.15'	S 76°18'00" E	35°10'00"
C39	17.00'	10.43'	5.39'	10.27'	S 76°18'00" E	35°10'00"
C40	42.00'	56.42'	33.39'	52.27'	S 82°48'00" W	76°58'00"
C41	108.00'	145.08'	85.86'	134.41'	S 82°48'00" W	76°58'00"
C42	91.00'	84.76'	45.73'	81.73'	N 71°00'00" E	53°22'00"
C43	25.00'	23.29'	12.56'	22.45'	N 71°00'00" E	53°22'00"
C44	32.00'	38.97'	22.32'	36.61'	S 62°47'30" W	69°47'00"
C45	98.00'	119.36'	68.34'	112.12'	S 62°47'30" W	69°47'00"
C46	83.00'	136.94'	89.84'	121.93'	N 75°10'00" E	94°32'00"
C47	17.00'	28.05'	18.40'	24.97'	N 75°10'00" E	94°32'00"
C48	167.00'	85.79'	43.86'	84.85'	N 72°17'00" W	29°26'00"
C49	233.00'	119.69'	61.20'	118.38'	N 72°17'00" W	29°26'00"
C50	233.00'	138.60'	71.42'	136.57'	S 69°57'30" E	34°05'00"
C51	167.00'	99.34'	51.19'	97.88'	S 69°57'30" E	34°05'00"
C52	533.00'	120.55'	60.53'	120.29'	N 41°23'14" E	12°57'30"
C53	533.00'	72.94'	36.53'	72.88'	N 43°56'46" E	07°50'27"
C54	533.00'	47.61'	23.82'	47.59'	N 37°28'00" E	05°07'03"
C55	100.00'	89.68'	48.11'	86.71'	S 32°07'30" E	51°23'00"
C56	60.00'	72.82'	41.66'	68.44'	N 87°24'45" E	69°32'30"
C57	20.00'	37.17'	26.77'	32.05'	N 78°53'41" W	106°28'39"
C58	133.00'	74.65'	38.34'	73.68'	S 41°44'11" E	32°09'39"
C59	67.00'	60.09'	32.23'	58.09'	S 32°07'30" E	51°23'00"
C60	50.00'	104.18'	85.54'	86.33'	N 62°29'30" E	119°23'00"
C61	133.00'	137.65'	75.71'	131.59'	S 32°27'00" W	59°18'00"
C62	133.00'	128.29'	69.63'	123.37'	S 89°44'00" W	55°16'00"
C63	20.00'	29.80'	18.44'	27.12'	N 74°41'00" E	85°22'00"
C64	133.00'	30.18'	15.15'	30.11'	S 38°30'00" W	13°00'00"
C65	117.00'	32.67'	16.44'	32.57'	N 37°00'00" E	16°00'00"
C66	108.00'	158.34'	97.24'	144.53'	S 71°00'00" W	84°00'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 29°00'00" E	57.32'
L2	S 45°00'00" W	48.74'
L3	S 62°38'00" E	108.32'
L4	N 37°21'30" W	33.00'
L5	S 53°39'00" W	42.97'
L6	S 88°02'00" W	154.82'
L7	N 75°32'00" W	107.71'
L8	S 12°04'00" W	164.12'
L9	S 07°38'00" W	68.73'
L10	S 61°33'00" E	154.72'
L11	N 86°07'00" E	119.03'
L12	N 58°43'00" W	126.67'
L13	N 44°19'00" E	65.94'
L14	S 82°19'00" E	64.78'
L15	S 27°54'00" W	41.24'
L16	S 57°34'00" E	135.80'
L17	S 87°00'00" E	70.48'
L18	S 52°55'00" E	89.26'
L19	S 88°01'59" W	58.44'
L20	S 88°01'59" W	232.94'
L21	N 86°26'31" E	50.67'
L22	N 86°26'31" E	50.67'
L23	S 53°39'00" W	91.20'
L24	S 88°02'00" W	154.82'
L25	N 75°32'00" W	107.71'
L26	N 75°32'00" W	107.71'
L27	S 12°04'00" W	162.84'
L28	S 12°04'00" W	165.40'
L29	S 07°38'00" W	67.45'
L30	S 07°38'00" W	70.01'
L31	S 61°33'00" E	154.72'
L32	S 61°33'00" E	154.72'
L33	N 86°07'00" E	119.03'
L34	N 86°07'00" E	119.03'
L35	N 58°43'00" W	126.67'
L36	N 58°43'00" W	126.67'
L37	N 44°19'00" E	65.94'
L38	N 44°19'00" E	65.94'
L39	S 82°19'00" E	64.78'
L40	S 82°19'00" E	64.78'
L41	S 27°54'00" W	41.24'
L42	S 27°54'00" W	41.24'
L43	S 57°34'00" E	135.80'
L44	S 57°34'00" E	135.80'
L45	S 87°00'00" E	70.48'
L46	S 87°00'00" E	70.48'
L47	S 52°55'00" E	127.71'
L48	S 52°55'00" E	50.82'
L49	S 06°26'00" E	12.35'
L50	S 57°49'00" E	140.37'
L51	S 06°26'00" E	46.64'
L52	S 57°49'00" E	138.00'
L53	S 57°49'00" E	101.02'
L54	S 62°38'00" E	102.19'
L55	S 45°00'00" W	48.74'
L56	N 29°00'00" E	57.32'
L57	S 88°01'59" W	107.77'
L58	S 00°13'05" W	35.79'

PREPARED BY
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Engineers - Surveyors - Landplanners
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PLAT SHOWING

TIMBER MOUNTAIN RANCH SUBDIVISION (PHASE 3) SITUATED IN THE SW 1/4 AND THE E 1/2 OF SECTION 32 T5N R4E BM BOISE COUNTY IDAHO 1991

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That the undersigned do hereby certify that they are the owners of a certain tract of land to be known as "TIMBER MOUNTAIN RANCH (PHASE 3)" as shown on this subdivision plat and described as follows:

A tract of land situated in the North 1/2 of the Southwest 1/4 and the East 1/2 of Section 32, Township 5 North, Range 4 East, Boise Meridian, Boise County, Idaho, described as follows:

Commencing at a found brass cap monumenting the Southeast Corner of said Southwest 1/4 of Section 32, thence along the southerly line of said Southwest 1/4 of Section 32 South 89°-26'-30" West, a distance of 2661.41 feet to a found brass cap monumenting the Southwest Corner said Southwest 1/4 of Section 32, thence leaving said southerly line and along the westerly line of said Southwest 1/4 of Section 32 North 00°-00'-51" West, a distance of 1450.95 feet to a set steel pin monumenting the Southwest Corner of said North 1/2 of the Southwest 1/4 of Section 32, said pin also being the POINT OF BEGINNING.

Thence continuing along said westerly line North 00°-00'-51" West a distance of 1450.96 feet to a found brass cap monumenting the Northwest Corner of said Southwest 1/4 of Section 32,

Thence leaving said westerly line and along the northerly line of said Southwest 1/4 of Section 32 North 86°-26'-31" East a distance of 2355.75 feet to a found steel pin monumenting the Northeast Corner of said Southwest 1/4 of Section 32,

Thence leaving said northerly line and along the westerly line of said East 1/2 of Section 32 North 05°-52'-17" West a distance of 370.00 feet to a set steel pin,

Thence leaving said westerly line North 88°-50'-18" East a distance of 638.00 feet to a set steel pin,

Thence South 00°-13'-05" West a distance of 1078.55 feet to a set steel pin on the northerly boundary of Timber Mountain Ranch Subdivision Phase 1, (a recorded subdivision on file as Instrument No. 135789, records of Boise County, Idaho),

Thence along said northerly boundary the following courses:

North 67°-00'-00" West a distance of 211.59 feet to a point,

Thence southwesterly a distance of 109.96 feet along the arc of a circular curve concave southeasterly, said curve having a central angle of 84°-00'-00", a radius of 75.00 feet, a chord bearing South 71°-00'-00" West, a chord distance of 100.37 feet to a point,

Thence South 29°-00'-00" West a distance of 57.32 feet to a point,

Thence southwesterly a distance of 41.89 feet along the arc of a circular curve concave northwesterly, said curve having a central angle of 16°-00'-00", a radius of 150.00 feet, a chord bearing South 37°-00'-00" West, a chord distance of 41.75 feet to a point,

Thence South 45°-00'-00" West a distance of 48.74 feet to a point,

Thence southwesterly a distance of 22.69 feet along the arc of a circular curve concave southeasterly, said curve having a central angle of 13°-00'-00", a radius of 100.00 feet, a chord bearing South 38°-30'-00" West, a chord distance of 22.64 feet to a point,

Thence South 32°-00'-00" West a distance of 347.72 feet to a point,

Thence northwesterly a distance of 45.06 feet along the arc of a circular curve concave northeasterly, said curve having a central angle of 25°-49'-09", a radius of 100.00 feet, a chord bearing North 75°-32'-35" West, a chord distance of 44.68 feet to a point,

Thence North 62°-38'-00" West a distance of 108.32 feet to a point,

Thence southwesterly a distance of 96.46 feet along the arc of a circular curve concave southeasterly, said curve having a central angle of 55°-16'-00", a radius of 100.00 feet, a chord bearing South 89°-44'-00" West, a chord distance of 92.76 feet to a point,

Thence South 62°-08'-00" West a distance of 199.28 feet to a point,

Thence southwesterly a distance of 103.50 feet along the arc of a circular curve concave southeasterly, said curve having a central angle of 59°-18'-00", a radius of 100.00 feet, a chord bearing South 32°-27'-35" West, a chord distance of 98.94 feet to a point,

Thence South 02°-48'-00" West a distance of 270.17 feet to a point,

Thence southwesterly a distance of 52.19 feet along the arc of a circular curve concave northwesterly, said curve having a central angle of 49°-50'-30", a radius of 80.00 feet, a chord bearing South 27°-43'-15" West, a chord distance of 50.58 feet to a point,

Thence South 37°-21'-30" East a distance of 33.00 feet to a found steel pin on the southerly line of said North 1/2 of the Southwest 1/4 of Section 32,

Thence continuing along said northerly boundary and the westerly extension thereof, said line also being the southerly line of said North 1/2 of the Southwest 1/4 of Section 32 South 88°-01'-59" West a distance of 1894.38 feet to the POINT OF BEGINNING.

The above described tract of land contains 90.95 acres, more or less, subject to all existing easements and rights-of-way.

The existing county road shown on this plat is dedicated to the public. Homestead Drive and Settlers Road are private streets and are not dedicated to the public. Irrigation, drainage, and other easements shown or described on this plat are not dedicated to the public, but the right to use said easements is hereby reserved for use by public facilities, and irrigation and drainage users, and for other purposes designated herein or in the restrictive covenants for this subdivision, and no permanent structures are to be erected within the lines of said easements unless specifically approved by recorded document by the architectural control committee, or homeowners association.

CERTIFICATE OF SURVEYOR

I, DAVID H. ROYLAND, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and the plat of "TIMBER MOUNTAIN RANCH (PHASE 3)" as described in the "Certificate of Owners" and shown on the attached plat was drawn from an actual survey made on the ground under my personal supervision, and this plat accurately represents the points thereon and is in conformity with the State of Idaho Code, Title 50, Chapter 13, relating to Plats and Surveys and the provisions of Boise County Subdivision Ordinance 86-3.

DAVID H. ROYLAND, L.S. 3624

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter of approval on file with the County Recorder or his agent listing the conditions of approval.

By Martin O. Jones, E.D.
1-7-92

CERTIFICATE OF THE BOARD OF COUNTY COMMISSIONERS

Accepted and approved this 2nd day of January, A.D. 1992 by the Board of County Commissioners of Boise County, Idaho.

Mary Hanson
Chairman

CERTIFICATE OF BOISE COUNTY SURVEYOR

I, the undersigned, County Surveyor for Boise County, Idaho, do hereby certify that I have checked this plat of "TIMBER MOUNTAIN RANCH (PHASE 3)" and that it complies with the State of Idaho Code, Title 50, Chapter 13, relating to Plats and Surveys, and is also in compliance with Boise County Subdivision Ordinance

Boise County Surveyor
Carlyle W. Briggs P.E.

CERTIFICATE OF COUNTY ASSESSOR

I, the undersigned County Assessor in and for the County of Boise, Idaho, per the requirements of Idaho Code, do hereby certify that this platting is acceptable for assessing and tax purposes.

CERTIFIED
JAN 21 1992
C. J. Cassidy
Boise County Assessor

1-21-92
Date

ACKNOWLEDGEMENT

In witness whereof we have hereunto set our hands this 3RD day of JANUARY, 1992

STATE OF IDAHO)
SS

COUNTY OF ADA)

On this 3RD day of JANUARY, A.D. 1992, before me, the undersigned, a Notary Public in and for said state, personally appeared Donna L. Donaldson, known to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of: MICHAEL L. WAGNER, DARLENE WAGNER, DONALD E. GREENLEE AND DOLORES GREENLEE, and acknowledged to me that she subscribed the above names as principal and her own name as attorney-in-fact.
Notary Public for the State of Idaho
Residing at MERIDIAN
My Commission expires 1997

BOISE COUNTY RECORDER POWER OF ATTORNEY INSTRUMENT NUMBERS.
INSTRUMENT NUMBERS: 131192, 131191, 131193, 131190.

STATE OF IDAHO)
COUNTY OF ADA)

SS

On this 3RD day of JANUARY, A.D. 1992, before me, the undersigned, a Notary Public in and for said state, personally appeared Clinton M. Gardner, known to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of: HAROLD L. CUMMINGS, LOUISE GARDNER, IRENE VANCE, DORA VANDYKE, JAMES L. BINGMAN, KIMBERLY ANN SHIELDS, JUSTIN MILO BEESON, LUCILLE KRANOVICH, AND LARRY SHORES, and acknowledged to me that he subscribed the above names as principal and his own name as attorney-in-fact.

Notary Public for the State of Idaho

Residing at MERIDIAN

My Commission expires 1997

BOISE COUNTY RECORDER POWER OF ATTORNEY INSTRUMENT NUMBERS.
INSTRUMENT NUMBERS: 134037, 134039, 134034, 134188, 134035,
134036, 134040, 134038, 134032, 134187.

STATE OF IDAHO)
COUNTY OF ADA)

SS

On this 3RD day of JANUARY, A.D. 1992, before me, the undersigned, a Notary Public in and for said state, personally appeared Clinton M. Gardner, known to me to be the person whose name is subscribed to the within instrument as the personal representative of the estate of ALFARATA SHORES, deceased, and acknowledged to me that he subscribed the above name as principal and his own name as personal representative.

Notary Public for the State of Idaho

Residing at MERIDIAN

My Commission expires 1997

BOISE COUNTY RECORDER PERSONAL REPRESENTATIVE INSTRUMENT NUMBER 135280.

NEAL W. DONALDSON

STATE OF IDAHO)
COUNTY OF ADA)

SS

On this 3RD day of JANUARY, A.D. 1992, before me, the undersigned, a Notary Public in and for said state, personally appeared Neal W. Donaldson and Donna L. Donaldson, husband and wife, and Clinton M. Gardner, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary Public for the State of Idaho

Residing at MERIDIAN

My Commission expires 1997

CERTIFICATE OF BOISE COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Boise, State of Idaho, per the requirements of I.C. 50-2-101 do hereby certify that any and all current and/or delinquent County Property Taxes for the property indicated on this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Boise County Treasurer

1-21-92
Date

BOISE COUNTY RECORDERS CERTIFICATE

INSTRUMENT NO. 142572

STATE OF IDAHO)
COUNTY OF BOISE)

SS

I hereby certify that this plat of "TIMBER MOUNTAIN RANCH (PHASE 3)" was filed at the request of Donna L. Donaldson at 3:50 minutes past 3 o'clock P.M. this 27 day of January, A.D. 1992 in my office and was duly recorded as Instrument Number 142572.

#11.00

Deputy Fee

Arline C. Kelso
Ex-officio Recorder

Nela York

PREPARED BY

ROYLAND AND ASSOCIATES PA
Engineers - Surveyors - Landplanners
4619 Suite D-2 Emerald Street
Boise, Idaho 83706
(208) 336-7390