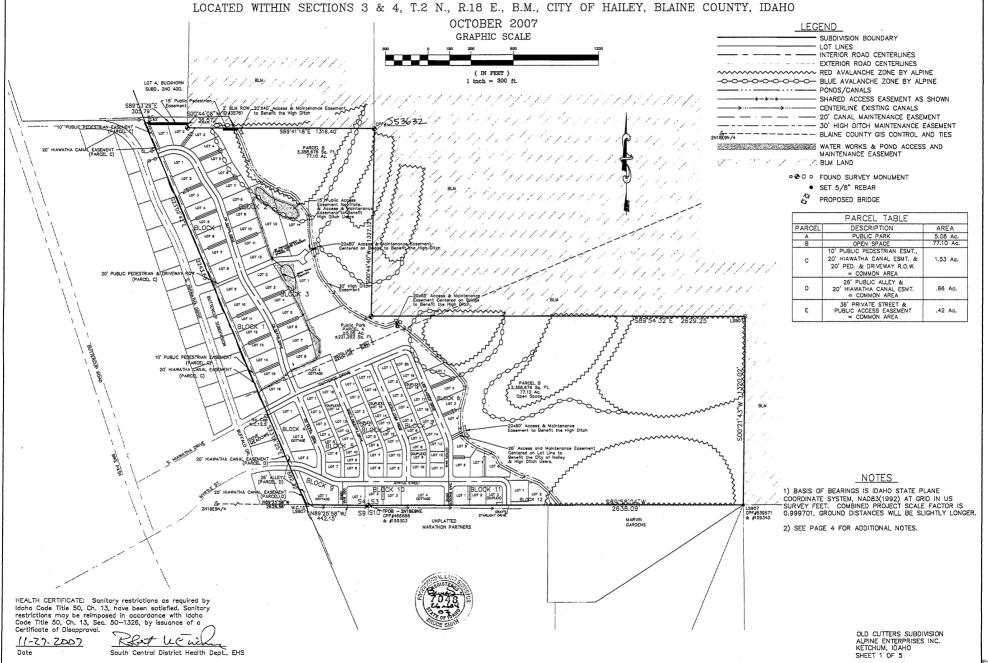
# OLD CUTTERS SUBDIVISION

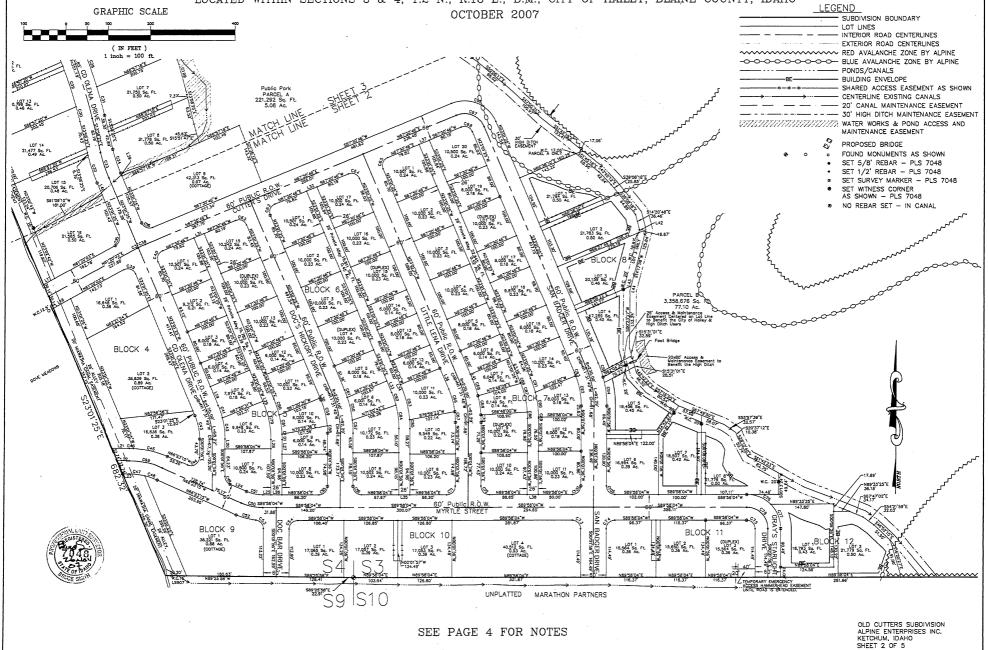
A REPLAT OF LOTS 1A, 2A, 3 & 4, A REPLAT OF DREXLER RANCH SUBDIVISION, AND A PORTION OF LOT 4, BUCKHORN SUBD. 2ND ADDITION

LOCATED WITHIN SECTIONS 3 & 4 T.2. N. R.18 E. B.M. CITY OF HAILEY BLAINE COUNTY IDAHO



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# OLD CUTTERS SUBDIVISION

A REPLAT OF LOTS 1A, 2A, 3 & 4, A REPLAT OF DREXLER RANCH SUBDIVISION, AND A PORTION OF LOT 4, BUCKHORN SUBD. 2ND ADDITION LOCATED WITHIN SECTIONS 3 & 4, T.2 N., R.18 E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

OCTOBER 2007

#### OCTOBER

- 3) A 10' WIDE PUBLIC UTILITY EASEMENT EXISTS ON BOTH SIDES OF ALL PUBLIC STREETS WITHIN THE LOTS. THE ENTIRE PRIVATE STREET IS A PUBLIC UTILITY EASEMENT FOR THE BENEFIT OF LOT 12, BLOCK 2 AND LOT 2, BLOCK 3, AND NON-MOTORIZED PUBLIC ACCESS EASEMENT TO PARCEL B. A 13' SNOW STORAGE EASEMENT EXISTS WITHIN THE RIGHT OF WAY ON BOTH SIDES OF ALL 60' PUBLIC ROADWAYS. ON THE SOUTH SIDE OF THE 36' WIDE PRIVATE STREET A 5' SNOW STORAGE EASEMENT EXISTS, BETWEEN THE EDGE OF PAVEMENT AND THE SIDEWALK, ON THE NORTH SIDE OF THE PRIVATE ROADWAY A 6' WIDE SNOW STORAGE EASEMENT EXISTS AUJACENT TO THE R.O.W., AND A 4' WIDE SNOW STORAGE EASEMENT EXISTS MATHIN THE ROAD R.O.W., AND A 4' WIDE SNOW STORAGE EASEMENT EXISTS ADJACENT TO THE R.O.W. ON THE PRIVATE PROPERTY. ALL ALLEYS HAVE A 9' WIDE SNOW STORAGE EASEMENT ON EACH SIDE, 5' OF WHICH EXISTS ONLY.
- 4) THIS SUBDIVISION IS SUBJECT TO THE HIAWATHA CANAL/OLD CUTTERS SUBDIVISION MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO, 54887D, IN THE RECORDS OF BLAINE COUNTY, IDAHO. THIS AGREEMENT PROVIDES, MITHOUT LIMITATION, THAT (6) THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THOSE PORTIONS OF THE HIAWATHA CANAL WITHIN THE SUBDIVISION, EXCEPT FOR SILT REMOVAL, (6) THE CANAL USERS HAVE THE RIGHT TO PLACE SILT AND DEBRIS REMOVED FROM THE HIAWATHA CANAL WITHIN THE CANAL EASEMENT SHOWN ON THIS PLAT AND IT IS THE RESPONSIBILITY OF THE ADJACENT LOT OWNER TO REMOVE SAME IF THEY WISH DO SO, AND (6) NO STRUCTURES OR FENCE SHALL BE CONSTRUCTED WITHIN THE CANAL EASEMENT AND ADDITIONAL SETBACKS SHOWN ON THE PLAT. CONSULT THE AGREEMENT FOR A COMPLETE LIST OF RIGHTS, RESPONSIBILITIES AND RESTRICTIONS WITH REGARD TO THE HIAWATHA CANAL. THE WESTERLY 10' OF THE CANAL EASEMENT LIES MITHIN BUTTERCUP SUBDIVISION, WITH THE REMAINING 20' MITHIN THE BOUNDARY OF OLD CUTTERS SUBDIVISION.
- 5) THIS SUBDIVISION IS SUBJECT TO THE HIAWATHA HIGH DITCH/OLD CUTTERS SUBDIVISION MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO. 548889, IN THE RECORDS OF BLAINE COUNTY, IDAHO. THIS AGREEMENT PROVIDES, WITHOUT LIMITATION, THAT (A) THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THOSE PORTIONS OF THE HIGH DITCH WITHIN THE SUBDIVISION, EXCEPT FOR SILT REMOVAL, (B) THE HIGH DITCH CANAL USERS HAVE THE RIGHT TO FLACE MATERIALS REMOVED FROM THE HIGH DITCH WITHIN OR OUTSIDE OF THE HIGH DITCH CANAL USERS HAVE THE RIGHT OF IS THE RESPONSIBILITY OF THE ADJACENT LOT OR PARCEL OWNERS TO REMOVE SAME IF THEY MISH TO DO SO AND, (C) NO STRUCTURE OF FERCE SHALL BE CONSTRUCTED OUTSIDE OF THE BUILDING ENVELOPES SHOWN ON THE PLAT FOR THOSE LOTS ADJACENT TO THE HIGH DITCH ASSEMENT. CONSULT THE AGREEMENT FOR A COMPLETE LIST OF RIGHTS, RESPONSIBILITIES AND RESTRICTIONS WITH REGARD TO THE HIGH DITCH. NO STRUCTURE, FENCE OR OTHER IMPROVEMENT SHALL BE CONSTRUCTED WITHIN TEN (10) FEET OF THE HIGH DITCH CANAL EASEMENT ON ANY PARCEL OR LOT WITHIN THE SUBDIVISION ADJACENT TO THE HIGH DITCH.
- 6) THE 20' WIDE DRIVEWAY EASEMENTS SHOWN ARE SHARED BY THE LOTS THAT SPLIT THE EASEMENT AREA. LOTS WITH PLATTED DRIVEWAY FASTMENTS SHALL ACCESS ONLY THROUGH THESE SHAPED DRIVEWAY FASTMENTS.
- 7) NO MORE THAN ONE-HALF ACRE OF ANY SINGLE FAMILY LOT IN THE SUBDIVISION MAY BE IRRIGATED BY HAILEY CITY WATER.
- 8) PARCEL A IS A PUBLIC PARK AND IS UNBUILDABLE, EXCEPT FOR RESTROOMS, PLAY STRUCTURES, PICNIC SHELTERS, OR OTHER SUCH RECREATIONAL STRUCTURES, AND BRIDGES. PARCEL B WILL BE CONVEYED TO THE CITY OF HAILEY.
- 9) A 26' WIDE ACCESS AND MAINTENANCE EASEMENT EXISTS CENTERED ON THE PROPERTY LINE BETWEEN LOTS 4 & 5, BLOCK 8, AND A 15' WIDE ACCESS EASEMENT EXISTS ON LOT 14, BLOCK 2, FOR NON-MOTORIZED PUBLIC ACCESS TO PARCEL B.
- 10) THE TRAIL ON THE EAST SIDE OF THE HIGH DITCH IS A 3 SEASON TRAIL AND WILL BE CLOSED IN THE WINTER FOR BIG GAME HABITAT.
- 11) THIS PROPERTY IS ADJACENT TO ACTIVE PRODUCTIVE AGRICULTURAL LAND. RESIDENTS AND PURCHASERS SHOULD BE AWARE THAT AGRICULTURAL PRACTICES AND OPERATIONS OCCURRING DAY AND NIGHT ARE ALLOWED AND MAY RESULT IN DUST, ODORS, USE AND APPLICATION OF AGRICULTURAL CHEMICALS, SPRAYING, GROUND PREPARATION, HARVESTING, ETC. IN ADDITION, THE ROADS ACCESSING THIS PROPERTY ARE USED BY AGRICULTURAL VEHICLES. SUCH PRACTICES AND USES ARE NORMAL FUNCTIONS ON AGRICULTURAL LANDS AND ARE NOT CONSIDERED NUISANCES.
- 12) THERE SHALL BE NO FURTHER SUBDIVISION OF SINGLE FAMILY LOTS. COTTAGE AND DUPLEX LOTS SHALL BE FURTHER SUBDIVIDED PURSUANT TO ORDINANCE 821.
- 13) AVALANCHE LINES SHOWN ARE PER ALPINE ENTERPRISES INC., NO PERMANENT STRUCTURES SHALL BE PLACED WITHIN THE AVALANCHE ZONES AND THE AREAS SHOULD BE AVOIDED DURING WINTER MONTHS.
- 14) LOTS SHOWN WITH BUILDING ENVELOPES ARE INTENDED TO INSURE THAT NO IMPROVEMENTS ARE CONSTRUCTED IN HILLSIDE OVERLAY AND AVALANCHE AREAS, ALL PERMANENT STRUCTURES SHALL BE WITHIN THE DESIGNATED BUILDING ENVELOPES AS SHOWN.
- 15) ALL FENCES WITHIN BLOCKS 1, 2, 3, 8, AND 12 SHALL COMPLY WITH STATE OF IDAHO FISH AND GAME RECOMMENDATIONS THAT THE TOP STRAN LINE OF THE FENCE SHALL BE NO GREATER THAN 38 INCHES AND THE LOWEST STRAND SHALL BE AT LEAST 16 INCHES ABOVE GROUND.
- 16) TWO ADDITIONAL PARKING SPACES ARE REQUIRED PER DWELLING UNIT FOR ALL DWELLINGS ON PRIVATE STREETS (LOT 1, BLOCK 3 & LOTS 13 & 14, BLOCK 2).
- 17) ACCESS TO GARAGES ON ALL LOTS ADJACENT TO AN ALLEY SHALL BE FROM THE ADJACENT ALLEY.
- 18) A SEWER LINE EASEMENT AGREEMENT EXISTS BETWEEN MARATHON PARTNERS, OLD CUTTERS INC. AND THE CITY OF HAILEY, RECORDED IN BLAINE COUNTY AS INSTRUMENT \$545901.
- 19) CONDITIONS, COVENANTS, AND RESTRICTIONS FOR OLD CUTTERS SUBDIVISION ARE RECORDED IN BLAINE COUNTY AS INSTRUMENT #553633......
- 20) LOT OWNERS ARE RESPONSIBLE FOR CONTROL OF NOXIOUS WEEDS PER STATE REGULATIONS.
- 21) LOT OWNERS MAY NOT RESTRICT THE FLOW OF WATER WITHIN ANY OF THE CANALS, DITCHES OR PONDS. THIS INCLUDES BUT IS NOT LIMITED TO PLANTING OF REEDS, RUSHES, CATTALLS, AND COTTONWOODS.
- 22) PURSUANT TO SECTION 4.11 OF HAILEY ORDINANCE 821, FUTURE TOWNHOUSE AND COTTAGE PLATS SHALL DESIGNATE DEED RESTRICTED SUBLOT
- 23) PARCEL C IS THE 20' HIAWATHA CANAL EASEMENT, THE ADJACENT 10' PEDESTRIAN EASEMENT AND THE 20' PEDESTRIAN AND DRIVEWAY R.O.W. EXCLUSIVE OF DEDICATED ROADS AND IS TO BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- 24) PARCEL D IS THE 26' PRIVATE ALLEY AND THE ADJACENT 20' HIAWATHA CANAL EASEMENT EXCLUSIVE OF DEDICATED ROADS AND IS TO BE OWNED BY THE HOMEOWNERS ASSOCIATION.
- 25) THE WATERWORKS AND POND MANTENANCE EASEMENT DESIGNATED ON THE PLAT IS FOR THE DITY OF HALEY AND GLD CUTTERS HOMEOWNESS ASSOCIATION, INC. TO ACCESS AND MAINTAIN THE DITCHES, PONDS, PUMPS, AND PIPELINES WHICH DELIVER, CARRY AND STORE WATER FROM THE HI DITCH THROUGH LOTS 13 AND 14, BLOCK 2, LOTS 1, 8 AND 9, BLOCK 3, AND LOTS 14 AND 15, BLOCK 1 TO THE HAMATHA CANAL FOR IRRIGATION AND ASSTHERE PURPOSES.
- 26) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE CULVERT UNDER THE PRIVATE STREET AND THE CULVERT UNDER CD OLENA DRIVE.

1			- (	CURVE	TABLE		
ſ	CURVE		RADIUS	DELTA	TANGENT	CHORD	CHORD DIR
Ī	C1	67.14	210.00	18"19'03"	33.86	66.85	S80'40'41"V
ſ	C2	57.98	210.00	15*49'08"	29.18	57.80	N82"15"13"V
	C3	58.04	210.00	15'50'11"	29.21	57.86	N66"25"34"V
	C4	102.16	210.00	27*52'27"	52.11	101.16	N44'34'15"V
L	C5	16.85	110.00	8'46'33"	8.44	16.83	S30'42'15"E
L	C6	21.44	140.00	8*46'33"	10.74	21.42	S30*42'15"I
L	C7	26.04	170.00	8*46'33"	13.04	26.01	S30'42'15"
L	C8	51.00	170.00	17"11'16"	25.69	50.81	N26*29'54"V
Ļ	C9	60.00	200.00	17"11'16"	30.22	59.77	N26"29'54"V
ŀ	C10	55.05	230.00		27.66	54.92	N28'14'08"V
ŀ	C11	8.02	420.00	1*05'38"	4.01	8.02	S18'27'05"
ŀ	C12	36.02	420.00	4*54'52"	18.02	36.01	S21*27'20"8
ŀ	C13	120.35	450.00	15"19'24"	60.54	119.99	\$25'33'58"8
ŀ	C14	21.42	480.00	2*33'24"	10.71	21.42	S19'10'58"8
ŀ	C15	20.01	480.00	2"23'18"	10.01	20.01	S21'39'19"E
ŀ	C16	86.95	480.00	10"22'42"	43.59	86.83	S28'02'19"E
ŀ	C17	68.28	420.00	9"18'54"	34.22	68.21	S28'34'13"E
ŀ	C18	29.77	87.23	19*33'07"	15.03	29.62	S76"59"26"V
F	C19	17.23	37.79		8.77	17.08	S76*59'26"V
L	C20	. 69.67	94.37	42'18'04"	36.51	68.10	N66*01'21"E
L	C21	24.55	130.37	10"47'23"	12.31	24.51	N81'45'22"E
L	C22	18.43	18.00	58*39'28"	10.11	17.63	N74'18'35"V
L	C23	31.42	20.00		20.00	28.28	S00'01'09"V
L	C24	80.03	1080.00	4"14'44"	40.03	80.01	N31'06'18"V
L	C25	106.52	1020.00	5*59'00"	53.31	106.47	N30"14'10"V
L	C26	100.07	1020.00	5*37'16"	50.07	100.03	N24'26'02"V
[	C27	107.20	1080.00	5'41'14"	53.64	107.16	N26*08'19"W
	C28	106.15	1080.00	5*37'53"	53.12	106.11	N20'28'46"W
	C29	100.32	1020.00	5*38'06"	50.20	100.27	N18'48'21"W
Ī	C30	35.87	1020.00	2'00'53"	17.94	35.87	N14"58'52"V
I	C31	69.55	1080.00	3'41'24"	34.79	69.54	N15'49'07"V
Γ	C32	67.92	430.00	9*03'00"	34.03	67.85	S18'29'55"
Γ	C33	63.18	400.00	9*03'00"	31.66	63.12	S18'29'55"E
Γ	C34	58.44	370.00	9*03'00"	29.28	58.38	S18*29'55"E
Γ	C35	29.45	20.00	84"21'28"	18.12	26.86	N19*09'19"
Γ	C36	31.23	20.00	89"27'49"	19.81	28.15	S67*45'20"E S61*48'25"V
Γ	C37	3.30	200.00	0"56'45"	1.65	3.30	S61*48'25"W
Γ	C38	18.27	200.00	513'58"	9.14	18.26	S64*53'47"V
Γ	C39	33.39	20.00	95'38'32"	22.07	29.64	N70'50'41"W
Г	C40	31.60	20.00		20.19	28.42	S22'14'40"W
Ī	C41	30.36	200.00	8'41'52"	15.21	30.33	N18'40'29"W
Γ	C42	49.89	200.00	1477'37"	25.08	49.76	N0710'44"W
[	C43	56.18	140.00		28.47	55.80	N11*31'40"W
ſ	C44	39.67	20.00	113'38'41"	30.59	33.48	N56'47'24"E
Γ	C45	83.45	230.00	20'47'20"	42.19	82.99	N76*46'55"W
Γ	C46	9.05	230.00	215'16"	4.53	9.05	N8818'13"W
ľ	C47	37.25	170.00	12'33'11"	18.70	37.17	N83'09'15"W
r	C48	31.13	170.00	10'29'25"	15.61	31.08	N71*37'58"W
r	C49	23.16	20.00	66"21'19"	13.08	21.89	S33"12'36"E
Γ	C50	51.58	125.00	23'38'41"	26.16	51.22	S7812'36"E
r	C51	39.20	95.00	23'38'41"	19.89	38.93	S7812'36"E
r	C52	47.89	155.00	17'42'05"	24.14	47.70	575"14'18"E
H	C53	29.34	20.00	84'03'24"	18.03	26.78	N42'03'38"W
۲	C54	31.42	20.00	90'00'00"	20.00	28.28	S44*58'04"W
۲	C55	31.42	20.00	90.00,00	20.00	28.28	N44*58'04"E
H	C56	31.42	20.00	90.00,00,	20.00	28.28	S45*01'56"E
H	C57	30.78	260.00	6*47'00"	15.41	30.76	N03*25'26"W
H	C58	17.56	200.00	5*01'47"	8.78	17.55	N03 23 26 W
H	C59	62.70	200.00	17'57'42"	31.61	62.44	N14"02'34"W
ŀ	C60	54.94	260.00	12'06'24"	27.57	54.84	N12'52'08"W
H	C61	18.61	260.00		9.31	18.61	N20'58'23"W
H	C62	31.23	20.00	4*06'05" 89*27'49"	19.81	28.15	
-	C63	31.60		09 2/ 49	20.19	28.42	N67*45'20"W S22*14'40"W
H	C64	31.23	20.00	90'32'11"	19.81	28.15	322 14 40 W
	C65	31.60	20.00	89°27'49" 90°32'11"	20.19	28.42	N67*45'20"W S22*14'40"W
		31.001					

C66	54.89	200.00	15'43'26"	27.62	54.71	N15"09'42"W
C67	25.37	200.00	7"16'03"	12.70	25.35	N03'39'57"W
C68	41.39	260.00	9'07'19"	20.74	41.35	N18'27'46"W
C69	45.22	260.00	9*57'53"	22.67	45.16	N08*55'09"W
C70	17.72	260.00	3'54'17"	8.86	17.72	N01*59'04"W
C71	31.42	20.00	90'00'00"	20.00	28.28	N44*58'04"E
C72	31.42	20.00		20.00	28.28	S45'01'56"E
C73	31.42	20.00	90'00'00"	20.00	28.28	N45'01'56"W
C74	31.42	20.00	90,00,00,	20.00	28.28	S44'58'04"W
C75	31.42	20.00	90'00'00"	20.00	28.28	N45'01'56"W
C76	62.83	80.00	45'00'00"	33.14	61.23	N67*31'56"W
C77	62.83	80.00	45*00'00"	33.14	61.23	N22'31'56"W
C78	78.54	50.00	90'00'00"	50.00	70.71	N45*01'56"W
C79	87.08	217.00	22.59'29"	44.13	86.49	N11*31'40"W
C80	39.21		914'43"	19.65	39.17	N18'24'04"W
C81	45.96	243.00	10.50,13,"	23.05	45.89	N08'21'36"W
C82			812'17"	15.56	31.05	N18'55'16"W
C83	75.27	243.00	17'59'01"	38.45	75.96	N14'01'55"W
C84	56.00	217.00	14'47'12"	28.16	55.85	N07'25'32"W
C85	21.24	243.00	5'00'28"	10.63	21.23	N02'32'10"W
C86	2.38	217.00	0*37'38"	1.19	2.38	N22*42'36"W
C87		217.00	18"23"28"	35.13		N13"12'03"W
C88		217.00	3.58'23"	7.53	15.04	N02*01'07"W
C89	3.45	243.00		1.73	3.45	N00'26'20"W
C90	58.51	243.00	13'47'42"	29.40	58.37	N07'44'36"W
C91		243.00		17.81	35.52	N18'49'56"W
C92	72.95	200.00	20.53'59"	36.89	72.55	N10"28'55"W
C93	7.30	200.00	2.05,30,	3.65	7.30	N21*58'40"W
C94	68.97	260.00	15*11'53"	34.69	68.76	N07'37'52"W
C95	35.37	260.00		17.71	35.34	N19*07'37"W
C96	124.91	80.00		79.25	112.61	N67'45'20"W
C97.	78.07	50.00		49.53	70.38	N67'45'20"W
C98	31.23	20.00	89*27'49"	19.81	28.15	N67'45'20"W
C99	80.44	200.00	23'02'36"	40.77	79.90	N77'54'33"W
C100	13.95	230.00	3'28'28"	6.98	13.94	N19*38'30"W
C101	12.34	243.00	2'54'33"	6.17	12.34	N01*29'13"W
C102	31.42	20.00	90.00,00,	20.00	28.28	N44"58'04"E
C103	31.42	20.00	90,00,00,	20.00	28.28	S45'01'56"E
C104	15.82	210.00	419'02"	7.92	15.82	N28"28'30"W
C105	107.94	1280.00	4*49'53"	54.00	107.90	N30'28'04"W
C106	107.14	1280.00	4*47'45"	53.60	107.11	N25'39'14"W
C107	43.11	1280.00	1*55'46"	21.55	43.10	N2217'28"W
C108	63.00	1280.00	2'49'12"	31.51	62.99	N19'54'59"W
C109	101.26	1280.00	4"31"58"	50.66	101.24	N16"14'24"W
	LINE T	ARLE		11	NE TAR	N.F.

C109	101.20	1200.00	43138	_1
				_
	LINE TA	BLE		
LINE	LENGTH	BEAR	ING	
L1	36.57	S00°4	4'06"W	
L2	56.55	S89°	41'18"E	
L3	30.10	N71*	31'09"E	
L4	30.10	N71*	31'09"E	
L5	29.02	N711	31'09"E	
L6	33.81	S71*3	31'09"W	
L7	17.74	S26*	18'59"E	ì
L8	7.41	S35*(	05'32"E	
L9	20.52	N261	8'59"W	
L10	24.09	N661	57'18"E	į
L11	27.33		57'18"E	
L12	3.42		4'16"W	
L13	10.81		01'33"E	
L14	34.32		58'51"E	
L15	19.23	S44°	58'51"E	
L16	31.61		3'40"W	ı
L17	30.14		20'03"E	ı
L18	46.22		20'03"E	
L19	48.94		1'25"W	
L20	23.34	S00°	01'56"E	i
L21	41.23		5'51"W	
L22	28.12	N89°2	5'51"W	

LINE TABLE						
LINE	LENGTH	BEARING				
L23	15.02	N89°25'51"W				
L24	42.48	S66*23'15"E				
L25	18.88	N89"58'04"E				
L26	26.00	N89*58'04"E				
L27	34.26	N00'01'56"W				
L28	21.68	S00°01'56"E				
L29	5.24	S23*01'25"E				
L30	4.95	N23'01'25"W				
L31	26.00	N67'30'46"E				
L32	26.00	N67'30'46"E				
L33	29.69	N23'01'25"W				
L34	9.45	S23*01'25"E				
L35	26.00	N89'58'04"E				
L36	53.46	N23'01'25"W				
L37	26.00	N67'30'46"E				
L38	26.00	N89'58'04"E				
L39	7.45	N23"01'25"W				
L40	30.63	N23'01'25"W				
L41	12.86	S23'01'25"E				
L42	7.61	S14*17'58"W				
L43	12.57	S14*17*58"W				
L44	11.59	S14*17'58"W				

OLD CUTTERS SUBDIVISION ALPINE ENTERPRISES INC. KETCHUM, IDAHO SHEET 4 OF 5

#### CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned is the owner in fee simple of the following described parcels of land:

Parcels of land located within Sections 3 & 4, Township 2 North, Range 18 East, Boise Meridian, City of Hailey, Blaine County, Idaho; more particularly described as follows:

LOTS 1A, 2A, 3 & 4. A REPLAT OF DREXLER RANCH SUBDIVISION AND, A PARCEL OF LAND WITHIN THE SW% OF THE NE%, SECTION 4, T.2N., R.18E., B.M., AND ALSO WITHIN LOT 4 BUCKHORN SUBDIVISION SECOND ADDITION, BLAINE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BLM BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SW% OF THE NE%, WHICH CORNER IS ALSO THE CE  $\chi_6$  CORNER OF SAID SECTION 4 AND WHICH POINT IS THE REAL POINT OF BEGINNING:

THENCE NORTH 89'42'50" WEST 291.01 FEET TO THE NORTHWEST CORNER OF THE DREXLER RANCH:

THENCE NORTH 23"17"51" WEST 37.31 FEET ALONG THE CENTERLINE OF THE HIAWATHA CANAL AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 4, BUCKHORN SUBDIVISION SECOND ADDITION:

THENCE NORTH 89'50'20" EAST 306.07 FEET ALONG A FENCE TO THE EAST BOUNDARY OF SAID SW% OF THE NE%, SAID SECTION 4:

THENCE SOUTH 0'27'55" WEST 36.58 FEET ALONG SAID EAST BOUNDARY OF THE SW% OF THE NEX, SECTION 4 TO THE POINT OF BEGINNING, CONTAINING 0.24 ACRES, MORE OR LESS; TO BE REPLATTED AS OLD CUTTERS SUBDIVISION.

The Easements indicated hereon are not dedicated to the Public unless specifically designated on the Plat, and 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 Easement. We do hereby certify that all Lots in this Plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat, subject to Note 7 of this plat. Except as otherwise shown on this plat, the Roadways shown hereon as PUBLIC are Dedicated to the City of Hailey.

It is the intent of the owner, OLD CUTTERS, INC., an Idaho Corporation, to hereby include said land in this plat.

OLD CUTTERS, INC., an Idaho Corporation

By:

JOHN CAMPBELL, PRESIDENT

### **ACKNOWLEDGMENT**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Alice C. Packer Notary Public State of Idaho Notary Public in and for said State

Ketchum

Residing at

August 24

August

#### SURVEYOR'S CERTIFICATE

I, Bruce Smith, a duly licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plot, 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 plots 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.

Lin W. Kronce 10/23/07

## APPROVAL OF CITY COUNCIL

The foregoing plat was approved and the dedication of the Public Roadways accepted by the City Council and Mayor of Hailey on this 26th day of November 2007.

Gity Clerk

CITY ENGINEER'S APPROVAL

The foregoing plat was approved by Items Ideas City Engineer for the City of Hailey on the day of November, 2007.

City Engineer

#### COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this plat of OLD CUTTERS SUBDIVISION, is hereby approved this  $\underline{27}$  day of  $\underline{\cancel{Darnules}}$ , 2007.

COUNTY RECORDER'S CERTIFICATE

Blaine County Treasurer

STATE OF IDAHO
COUNTY OF BLAINE S

This is to certify that the foregoing plat was filed in the office of the Recorder of Blaine County, Idaho, on this \_\_\_\_\_ day of \_\_\_\_\_\_, 2007, at \_\_\_\_ M., and duly recorded in Plat Book \_\_\_\_\_, at page \_\_\_\_\_\_.

Instrument # 553634

\*\*AUST. BLAINE, DAHO

Instrument # 553634
HAILEY, BLAINE, IDANO
2007-11-29 10:02:20 No. of Pages: 5
Recorded for : ALPINE ENTERPRISES INC
JOLYNN DRAGE
Ex-Officio Recorder Deputy
The structure of the

Ex-officio Recorder

OLD CUTTERS SUBDIVISION ALPINE ENTERPRISES INC. KETCHUM, IDAHO SHEET 5 OF 5