

THE VILLAGE GREEN AT THE VALLEY CLUB : PHASE TWO

LOCATED WITHIN SECTION 28, TOWNSHIP 3 NORTH, RANGE 18 EAST, B.M., BLAINE COUNTY, IDAHO
A P.U.D. SUBDIVISION PLAT WHEREIN LOTS 1-12, 23-28, & 30-43 ARE CREATED AND LOTS 17A AND 18A ARE AMENDED WITHIN
BLOCK 1A OF THE VILLAGE GREEN AT THE VALLEY CLUB : PHASE ONE AMENDED.

JULY 2007

CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD LEN.	CHORD BEAR.
C1	131.02'	24°31'18"	350.00'	148.85'	N47°40'40"W
C2	88.12'	08°13'24"	600.00'	88.04'	N31°12'18"W
C3	205.26'	08°13'24"	1850.00'	205.15'	N307°19'07"W
C4	245.29'	37°49'23"	450.00'	147.04'	N2°40'25"W
C5	76.35'	08°13'24"	450.00'	76.24'	N31°12'18"E
C6	35.88'	08°13'24"	250.00'	35.85'	N11°15'28"E
C7	64.50'	17°26'09"	250.00'	64.40'	N87°10'32"W
C8	145.20'	17°26'09"	250.00'	145.10'	N87°10'32"W
C9	28.63'	17°26'09"	250.00'	28.53'	N29°17'45"W
C10	145.20'	17°26'09"	250.00'	145.10'	N87°10'32"W
C11	28.63'	17°26'09"	250.00'	28.53'	N29°17'45"W
C12	145.20'	17°26'09"	250.00'	145.10'	N87°10'32"W
C13	28.63'	17°26'09"	250.00'	28.53'	N29°17'45"W
C14	48.64'	31°41'	31.41'	48.64'	S08°35'03"W
C15	40.88'	31°41'	31.41'	40.88'	S08°35'03"W
C16	48.64'	31°41'	31.41'	48.64'	S08°35'03"W
C17	97.37'	62°05'21"	24.00'	97.37'	S08°35'03"W
C18	74.42'	07°45'08"	550.00'	74.36'	N25°14'15"E
C19	131.51'	07°45'08"	550.00'	131.45'	N25°14'15"E
C20	37.48'	41°51'36"	180.00'	37.42'	N02°53'16"W
C21	37.48'	41°51'36"	180.00'	37.42'	N02°53'16"W
C22	236.85'	31°18'50"	480.00'	236.85'	N09°09'39"W
C23	36.95'	16°17'57"	137.00'	36.95'	N26°30'26"E
C24	197.33'	26°51'59"	600.00'	197.28'	N05°34'36"W
C25	417.01'	26°51'59"	600.00'	416.96'	N05°34'36"W
C26	37.48'	41°51'36"	180.00'	37.42'	N02°53'16"W
C27	40.88'	31°41'	31.41'	40.88'	N02°53'16"W
C28	55.85'	09°34'17"	334.54'	55.78'	N44°53'12"W
C29	167.45'	16°17'57"	137.00'	167.45'	N09°09'39"W
C30	45.68'	02°18'38"	551.00'	45.68'	N71°48'36"E
C31	20.58'	02°18'38"	551.00'	20.58'	N71°48'36"E
C32	154.89'	41°51'36"	212.00'	154.89'	N15°24'13"E

LEGEND

- PROPERTY LINE
- PHASE ONE P.U.D. LOT - 70' X 70'
- LOT AREA = 4900 S.F. 110.11 ACRES
- PHASE TWO P.U.D. LOT - 70' X 70'
- LOT AREA = 4900 S.F. 110.11 ACRES
- BUILDING ENVELOPE - 70' X 70'
- SEE NOTE #16
- FOUND 1/2" REBAR
- FOUND 5/8" REBAR
- FOUND CAP
- CENTROID & TIE POINT - SET
- 1/2" REBAR (SEE LOT TIE TABLE FOR BEARING AND DISTANCE TO TPOB)

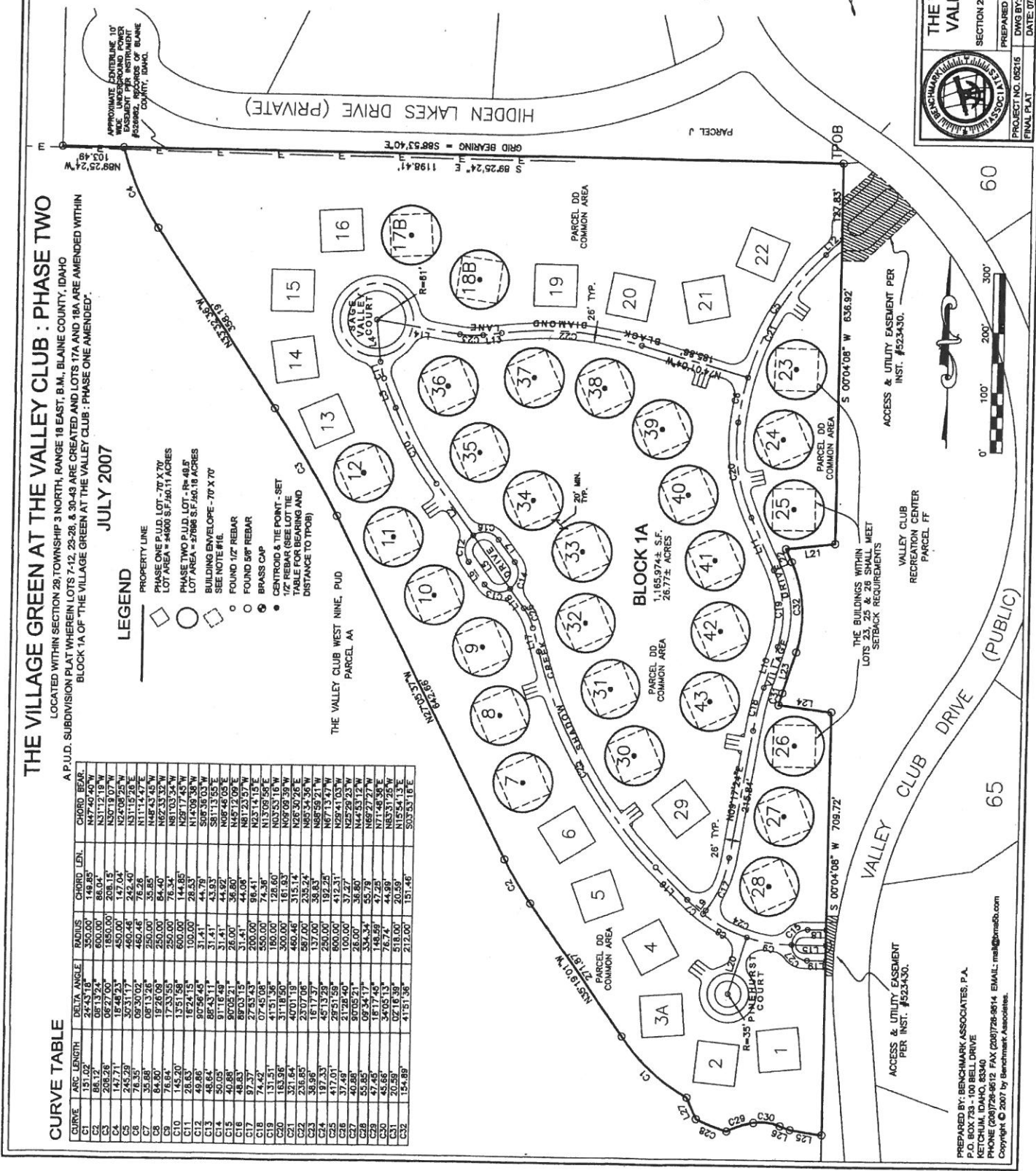
THE VALLEY CLUB WEST NINE, P.U.D. PARCEL 1A

LOT TIE TABLE

LOT	BRC. TO TPOB	DISTANCE
7	N 26°15'33" E	1162.93'
8	N 30°48'33" E	1004.29'
9	N 42°13'50" E	1005.87'
10	N 42°13'50" E	974.81'
11	N 42°13'50" E	951.42'
12	N 11°38'03" E	352.82'
23	N 11°38'03" E	471.70'
24	N 11°38'03" E	584.53'
25	N 03°35'47" E	1092.21'
26	N 03°35'47" E	1215.78'
27	N 04°36'59" E	1048.20'
28	N 18°16'29" E	959.08'
30	N 22°48'51" E	878.56'
31	N 26°15'33" E	783.24'
32	N 26°15'33" E	774.15'
33	N 41°38'12" E	774.15'
34	N 50°38'34" E	774.15'
35	N 59°48'18" E	774.15'
36	N 59°48'18" E	774.15'
37	N 59°48'18" E	774.15'
38	N 59°48'18" E	774.15'
39	N 59°48'18" E	774.15'
40	N 59°48'18" E	774.15'
41	N 59°48'18" E	774.15'
42	N 59°48'18" E	774.15'
43	N 59°48'18" E	774.15'
17A	N 17°17'18" E	774.15'
18A	N 17°17'18" E	774.15'

LINE TABLE

LINE	BEARING	DISTANCE
L2	N37°13'43"W	108.50'
L3	N37°13'43"W	52.48'
L4	N05°57'31"W	70.50'
L5	N37°13'43"W	108.50'
L6	N37°13'43"W	52.48'
L7	N37°13'43"W	52.48'
L8	N37°13'43"W	52.48'
L9	N37°13'43"W	52.48'
L10	N37°13'43"W	52.48'
L11	N37°13'43"W	52.48'
L12	N37°13'43"W	52.48'
L13	N37°13'43"W	52.48'
L14	N37°13'43"W	52.48'
L15	N37°13'43"W	52.48'
L16	N37°13'43"W	52.48'
L17	N37°13'43"W	52.48'
L18	N37°13'43"W	52.48'
L19	N37°13'43"W	52.48'
L20	N37°13'43"W	52.48'
L21	N37°13'43"W	52.48'
L22	N37°13'43"W	52.48'
L23	N37°13'43"W	52.48'
L24	N37°13'43"W	52.48'
L25	N37°13'43"W	52.48'
L26	N37°13'43"W	52.48'
L27	N37°13'43"W	52.48'



THE VILLAGE GREEN AT THE VALLEY CLUB : PHASE TWO

LOCATED WITHIN SECTION 28, TOWNSHIP 3 NORTH, RANGE 18 EAST, B.M., BLAINE COUNTY, IDAHO
PREPARED FOR VALLEY CLUB HOMES, LLC



PROJECT NO. 06216
DWG BY: DCSOPL
DATE: 07/24/2007
SHEET: 2 OF 3

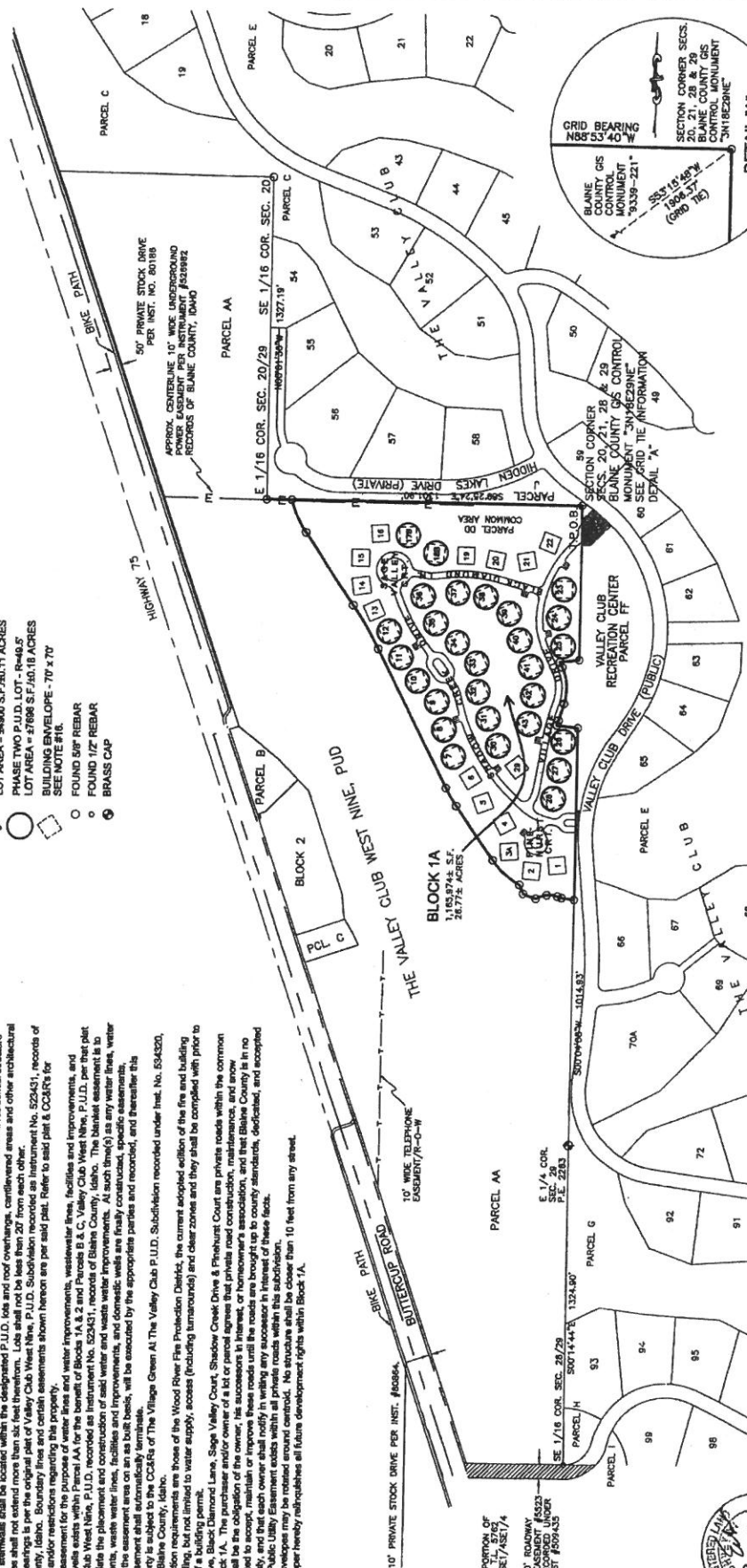
PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
RECTORIA, IDAHO, 83840
PHONE: (208) 296-6212 FAX: (208) 296-9514 EMAIL: mail@benchmark.com
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JULY 2007



PROPERTY LINE
PHASE ONE P.U.D. LOT - 70' X 70'
LOT AREA = 4900 S.F./±0.11 ACRES
PHASE TWO P.U.D. LOT - R=49.5'
LOT AREA = 4769 S.F./±0.18 ACRES
BUILDING ENVELOPE - 70' x 70'
SEE NOTE #16.

8. Block 1A is a residential block reserved for 48 P.U.D. lots to be developed in accordance with the approved P.U.D. master plan. Parcel D01, including roads, is designated common area and shall be maintained by the Homeowner's Association. All residential construction shall be located within the designated P.U.D. lots and roof overhangs, cantilevered areas and other architectural appendages shall not extend beyond the lot lines. Lot area shall be less than 20' from center line of road.
9. Basis of Easements is for the original plat of Valley Lake West P.U.D. as recorded on instrument No. 525431, records of Blaine County, Idaho. Boundary lines and certain easements shown herein are as of past and future. Refer to said plat and CCR's for a complete endorsement regarding the property.
10. Conditions and/or restrictions regarding the property:
 - a. A blanket easement for the purpose of water lines and water improvements, wastewater lines, facilities and improvements, and other utilities shall exist within Parcel A-1 and Parcel B-2 and Parcels B-3 & C, Valley Creek West NINE, P.U.D. per that plat of Valley Creek West NINE, as recorded on instrument No. 525431, records of Blaine County, Idaho. The blanket easement shall accommodate the placement and installation of water lines and water improvements. At such time(s) as any water lines, water improvements, waste water lines, facilities and improvements are installed or installed in the future, the easement owner, describing the easement area on as-built basis, will be executed by the appropriate parties and recorded, and thereafter the blanket easement shall automatically terminate.
11. This property is subject to the CCR's of The Village Green at The Valley Creek P.U.D. Subdivision recorded under Inst. No. 834320, records of Blaine County, Idaho.
12. The property is not located within the Wood River Fire Protection District, the current adopted edition of the fire and building codes including, but not limited to, fire codes, electrical codes, plumbing codes and clear zones and they shall be complied with prior to issuance of a building permit.
13. The property is located within the Wood River Fire Protection District, the current adopted edition of the fire and building codes including, but not limited to, fire codes, electrical codes, plumbing codes and clear zones and they shall be complied with prior to issuance of a building permit.
14. Valley Drive, Black Diamond Lane, Sage Valley Court, Shadow Creek Drive & Pinehurst Court are private roads within the common area of Block 1-A. The purchaser and/or owner of a lot or parcel agrees that private road construction, maintenance, and improvement shall be the obligation of the owner, he, his successors in interest, or Homeowner's association, and that Blaine County is in no way responsible for the maintenance or improvement of these roads until the roads are brought up to county standards, dedicated, and accepted by the county and built with a minimum of 10 feet from centerline of any easement in interest of these facts.
15. A Blanket Public Utility Easement exists within said parcel.
16. The building envelope may be retained under control. No structure shall be less than 10 feet from any street.
17. Developer hereby relinquishes all future development rights within Block 1-A.



HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied based on DCEQ approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Dye is contained at the time of this approval, no drinking water or wastewater 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 other conditions of DCEQ, 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 wastewater facilities shall be allowed.

Robert Weichman
District Health Department EUG

8-9-2007

THE VILLAGE GREEN AT THE VALLEY CLUB : PHASE TWO

LOCATED WITHIN
SECTION 29, TOWNSHIP 3 NORTH, RANGE 18 EAST, B.M.,
BLAINE COUNTY, IDAHO

	PROJECT NO. 05215	DWG BY: DCS/CPL	05215PH2.DWG
	FINAL PLAN	DATE: 07/24/2007	SHEET NO. 2 OF 2

PREPARED FOR: VALLEY CLUB HOMES, LLC

PREPARED BY: BENCHMARK ASSOCIATES, P.A.
P.O. BOX 733 - 100 BELL DRIVE
KETCHUM, IDAHO, 83340
PHONE (208) 726-6512 FAX (208) 726-9514 EMAIL:
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THE VILLAGE GREEN AT THE VALLEY CLUB : PHASE TWO

OWNER'S CERTIFICATE

This is to certify that VALLEY CLUB HOMES, LLC, an Idaho limited liability company, does hereby certify that it is the owner of the following described property:

A parcel of land located within Section 29, Township 3 North, Range 18 East, Blaine Meridian, more particularly described as follows:

Block 1A of THE VILLAGE GREEN AT THE VALLEY CLUB: PHASE ONE AMENDED, according to the official plat thereof, recorded as Instrument No. 539103, records of Blaine County, Idaho.

Pursuant to Idaho Code 50-1324, the undersigned, as owner, does hereby state that the individual parcels and blocks described in this plat will be served by a community water system.

The easements shown hereon are not dedicated to the public, but the right to use said easements for the installation and use of water and sewer lines, structures other than for such utility and other designated uses are to be erected within the lines of said easements.

It is the intention of the undersigned to, and they do hereby include said land in this plat.

Signed this 10th day of July, 2007

VALLEY CLUB HOMES, LLC, an Idaho limited liability company

By: SUN VALLEY DEVELOPMENT, LLC, an Idaho limited liability company

By: HENRY W. DEAN, Managing Member

ACKNOWLEDGEMENT

COUNTY OF BLAINE
STATE OF IDAHO

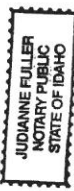
On this 10th day of JULY, 2007, before me, the undersigned, a Notary Public in and for said State, personally appeared Henry W. Dean, known or identified to me, on the basis of satisfactory evidence, to be the Managing Member of SUN VALLEY DEVELOPMENT LLC, manager of VALLEY CLUB HOMES, LLC, and acknowledged that he executed the same as the free act and deed of such entity.

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

My commission expires: 3-16-2010

Residing at: Utlman, Idaho

Judianne Fuller
Notary Public



SURVEYOR'S CERTIFICATE

I, JAMES E. ROBINSON, a duly Registered 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 Idaho State Code relating to plats and surveys.



COUNTY SURVEYOR'S APPROVAL

This is to certify that 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
Date: 7/6/07

COUNTY PLANNING & ZONING APPROVAL

The foregoing plat was approved and accepted this 17th day of JULY, 2007, by the Blaine County P & Z Administrator.

By: TERESA BERGEN, ACTING

COUNTY COMMISSIONER'S APPROVAL

The foregoing plat was approved and accepted this 24th day of July, 2007, by the County Commissioner, Blaine County, Idaho.

By: [Signature]

COUNTY TREASURER'S CERTIFICATE

On this 20th day of August, 2007, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By: Vicki Libick by O&and

COUNTY RECORDER'S CERTIFICATE

I hereby certify that this instrument was filed at the request of _____ on this _____ day of _____ at _____ minutes past _____ o'clock _____ A.D., in my office and duly recorded in book _____ of plats at page _____ Fee: \$ _____ Instrument No. _____

Instrument # 539108
HARLEY, BLAINE, IDAHO
NOTARY PUBLIC
My Commission Expires: 3-16-2010
JUDIANNE FULLER
Notary Public



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THE VILLAGE GREEN AT THE VALLEY CLUB : PHASE TWO
LOCATED WITHIN SECTION 29, TOWNSHIP 3 NORTH, RANGE 18 EAST, B.L.M., BLAINE COUNTY, IDAHO
PREPARED FOR: VALLEY CLUB HOMES, LLC
PROJECT NO. 05215 DRAWN BY: CPL FILE: 052150207.DWG
DATE: 07/02/07 SHEET: 3 OF 3
FINAL PLAT