

289988

JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 1 STAGE 1

Located in the SW 1/4 of Section 1 and the W 1/2 of Section 12, T.17N., R.3E., B.M. Valley County, Idaho

Instrument # 289988

VALLEY COUNTY, CASCADE, IDAHO

2004-11-30 11:37:18 No. of Pages: 6

Recorded for: SECESH ENG

LELAND G. HEINRICH

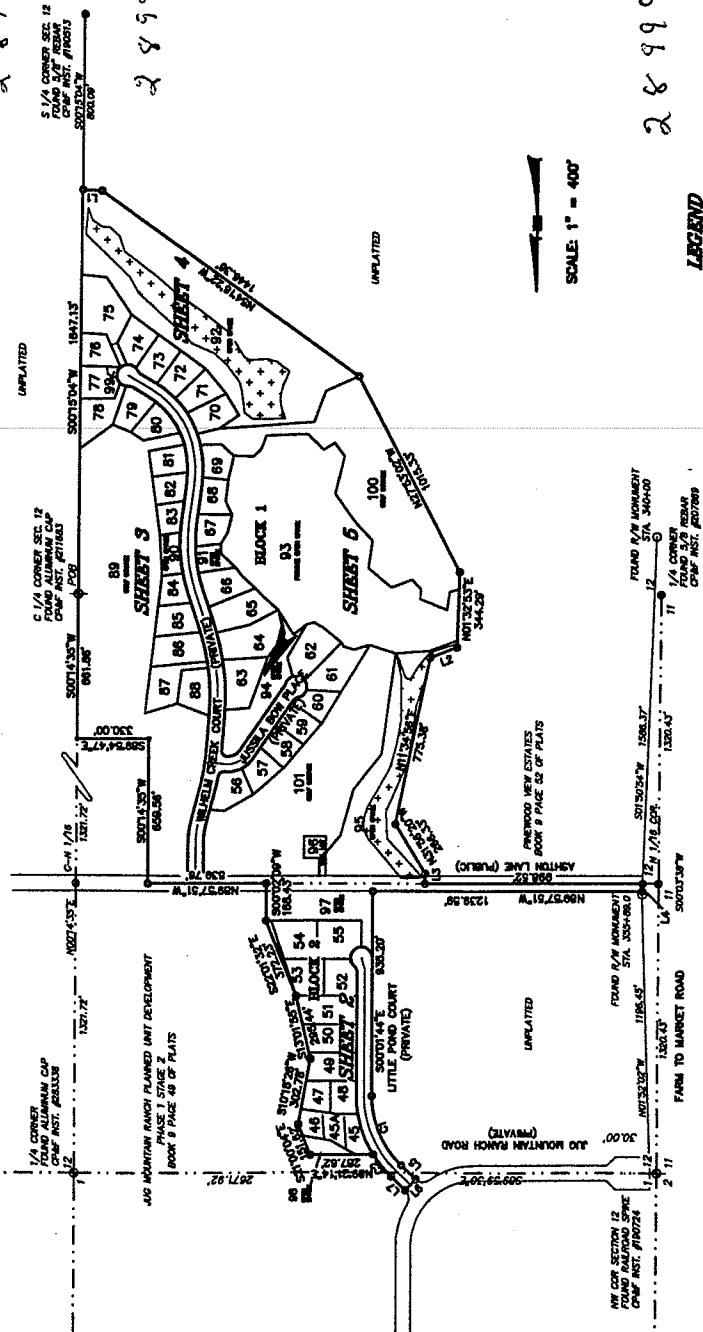
Ex-Officio Recorder Deputy

Index to: PLAT

Fee: 11.00

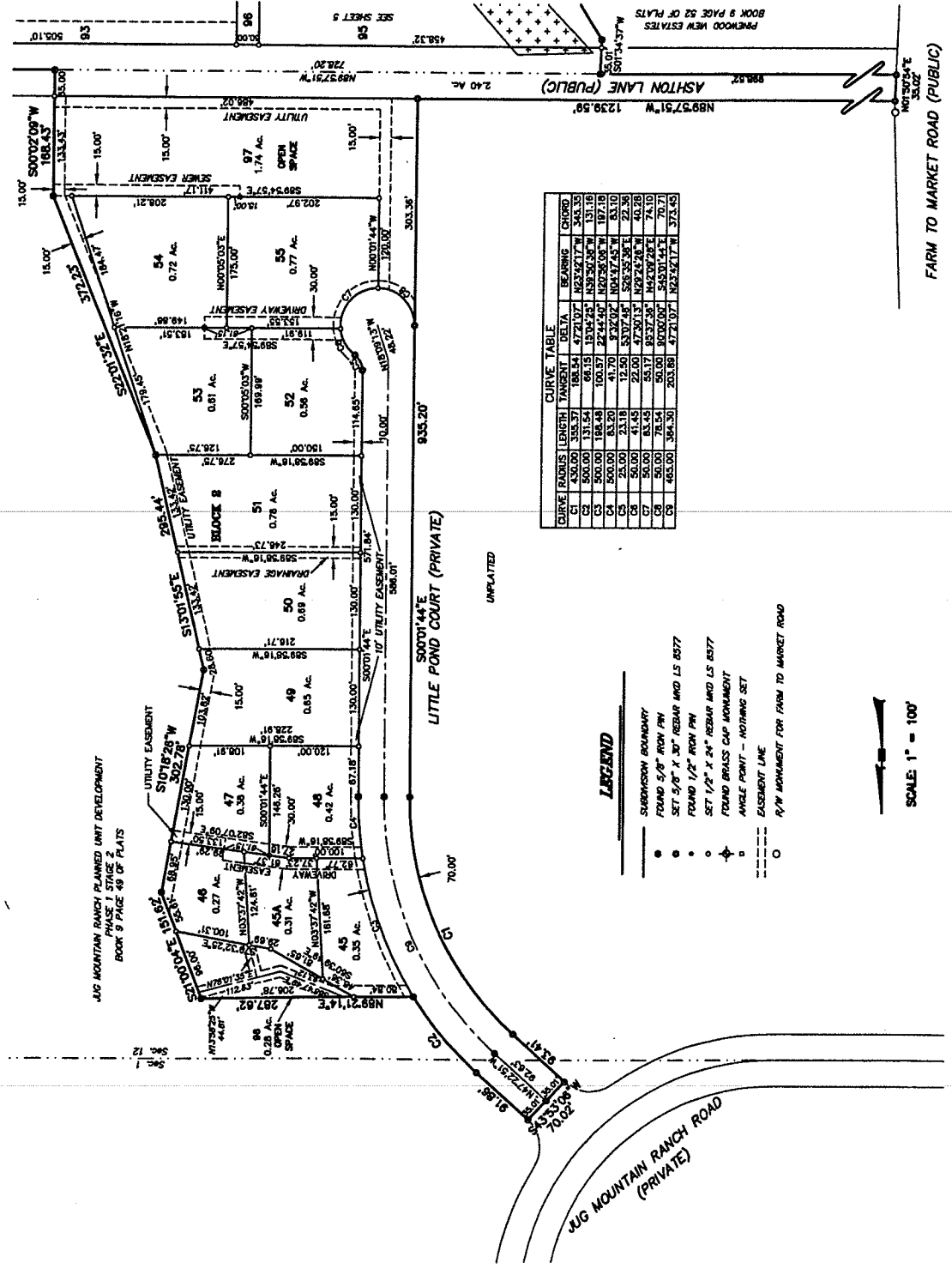
289991

289990



JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 1 STAGE 1

Located in the SW 1/4 of Section 1
and the W 1/2 of Section 12, T.17N., R.3E., B.M.
Valley County, Idaho



CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	450.00	355.97	188.54	4721.07'	N23°34'17"W	345.35
C2	500.00	131.54	66.15	1574.25'	N39°50'30"W	131.18
C3	500.00	184.48	100.57	2244.50'	N20°26'00"W	187.18
C4	500.00	24.00	12.00	232.02'	N04°37'45"W	23.10
C5	25.00	33.18	17.00	370.35'	N33°39'34"W	32.28
C6	50.00	41.45	22.00	470.35'	N44°09'24"W	40.10
C7	50.00	85.45	55.17	857.35'	N43°01'44"E	79.10
C8	50.00	78.54	50.00	800.00'	S43°01'44"E	70.10
C9	455.00	394.30	203.89	4721.07'	N23°34'17"W	373.45

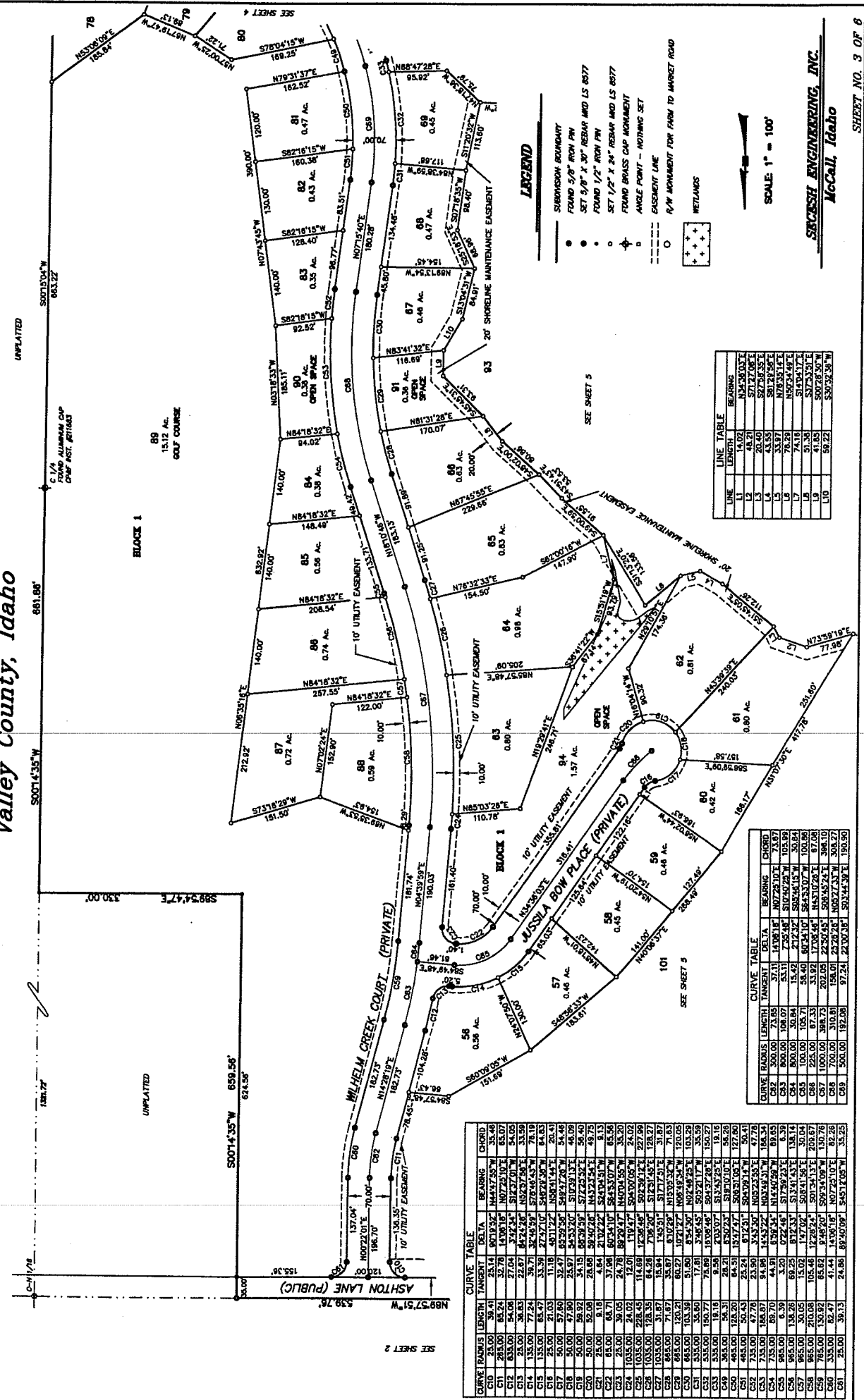
LEGEND

- SUBDIVISION BOUNDARY
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" REBAR AND LS 8577
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" REBAR AND LS 8577
- FOUND BRASS CAP MONUMENT
- ANGLE POINT - NOTHING SET
- EASEMENT LINE
- P/W MONUMENT FOR FARM TO MARKET ROAD

SCALE: 1" = 100'

JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 1 STAGE 1

Located in the SW 1/4 of Section 1 and the W 1/2 of Section 12, T.17N., R.3E., B.M. Valley County, Idaho



LEGEND

- SUBDIVISION BOUNDARY
- FOUND 5/8" X 3/8" IRON PIN
- FOUND 1/2" X 24" IRON PIN
- SET 1/2" X 24" BRASS CAP MONUMENT
- ANGLE POINT - NOTHING SET
- EASEMENT LINE
- N/M MOVEMENT FOR FARM TO MARKET ROAD
- WETLANDS

LINE TABLE

LINE	LENGTH	BEARING
L1	48.21	S71°53'00"E
L2	20.40	S71°53'00"E
L3	43.55	S81°28'55"E
L4	33.97	N78°55'14"E
L5	76.29	N50°54'49"E
L6	51.38	S15°55'17"E
L7	41.83	S20°48'30"W
L10	59.22	S20°48'30"W

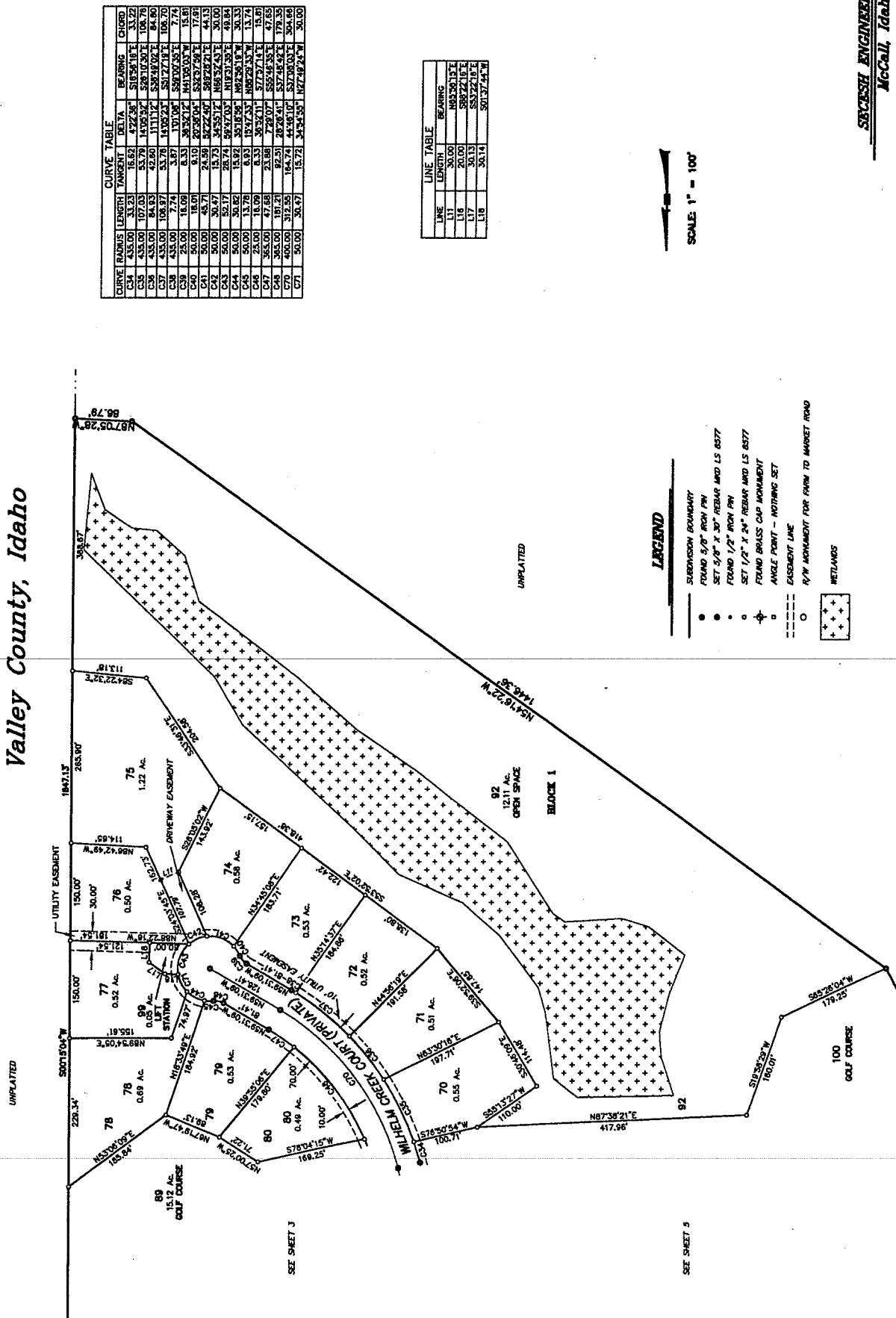
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C10	300.00	74.18	114.81	107.25	103.59
C11	300.00	104.07	156.12	147.26	141.59
C12	300.00	104.07	156.12	147.26	141.59
C13	300.00	104.07	156.12	147.26	141.59
C14	300.00	104.07	156.12	147.26	141.59
C15	300.00	104.07	156.12	147.26	141.59
C16	300.00	104.07	156.12	147.26	141.59
C17	300.00	104.07	156.12	147.26	141.59
C18	300.00	104.07	156.12	147.26	141.59
C19	300.00	104.07	156.12	147.26	141.59
C20	300.00	104.07	156.12	147.26	141.59
C21	300.00	104.07	156.12	147.26	141.59
C22	300.00	104.07	156.12	147.26	141.59
C23	300.00	104.07	156.12	147.26	141.59
C24	300.00	104.07	156.12	147.26	141.59
C25	300.00	104.07	156.12	147.26	141.59
C26	300.00	104.07	156.12	147.26	141.59
C27	300.00	104.07	156.12	147.26	141.59
C28	300.00	104.07	156.12	147.26	141.59
C29	300.00	104.07	156.12	147.26	141.59
C30	300.00	104.07	156.12	147.26	141.59
C31	300.00	104.07	156.12	147.26	141.59
C32	300.00	104.07	156.12	147.26	141.59
C33	300.00	104.07	156.12	147.26	141.59
C34	300.00	104.07	156.12	147.26	141.59
C35	300.00	104.07	156.12	147.26	141.59
C36	300.00	104.07	156.12	147.26	141.59
C37	300.00	104.07	156.12	147.26	141.59
C38	300.00	104.07	156.12	147.26	141.59
C39	300.00	104.07	156.12	147.26	141.59
C40	300.00	104.07	156.12	147.26	141.59
C41	300.00	104.07	156.12	147.26	141.59
C42	300.00	104.07	156.12	147.26	141.59
C43	300.00	104.07	156.12	147.26	141.59
C44	300.00	104.07	156.12	147.26	141.59
C45	300.00	104.07	156.12	147.26	141.59
C46	300.00	104.07	156.12	147.26	141.59
C47	300.00	104.07	156.12	147.26	141.59
C48	300.00	104.07	156.12	147.26	141.59
C49	300.00	104.07	156.12	147.26	141.59
C50	300.00	104.07	156.12	147.26	141.59
C51	300.00	104.07	156.12	147.26	141.59
C52	300.00	104.07	156.12	147.26	141.59
C53	300.00	104.07	156.12	147.26	141.59
C54	300.00	104.07	156.12	147.26	141.59
C55	300.00	104.07	156.12	147.26	141.59
C56	300.00	104.07	156.12	147.26	141.59
C57	300.00	104.07	156.12	147.26	141.59
C58	300.00	104.07	156.12	147.26	141.59
C59	300.00	104.07	156.12	147.26	141.59
C60	300.00	104.07	156.12	147.26	141.59
C61	300.00	104.07	156.12	147.26	141.59
C62	300.00	104.07	156.12	147.26	141.59
C63	300.00	104.07	156.12	147.26	141.59
C64	300.00	104.07	156.12	147.26	141.59
C65	300.00	104.07	156.12	147.26	141.59
C66	300.00	104.07	156.12	147.26	141.59
C67	300.00	104.07	156.12	147.26	141.59
C68	300.00	104.07	156.12	147.26	141.59
C69	300.00	104.07	156.12	147.26	141.59
C70	300.00	104.07	156.12	147.26	141.59
C71	300.00	104.07	156.12	147.26	141.59
C72	300.00	104.07	156.12	147.26	141.59
C73	300.00	104.07	156.12	147.26	141.59
C74	300.00	104.07	156.12	147.26	141.59
C75	300.00	104.07	156.12	147.26	141.59
C76	300.00	104.07	156.12	147.26	141.59
C77	300.00	104.07	156.12	147.26	141.59
C78	300.00	104.07	156.12	147.26	141.59
C79	300.00	104.07	156.12	147.26	141.59
C80	300.00	104.07	156.12	147.26	141.59
C81	300.00	104.07	156.12	147.26	141.59
C82	300.00	104.07	156.12	147.26	141.59
C83	300.00	104.07	156.12	147.26	141.59
C84	300.00	104.07	156.12	147.26	141.59
C85	300.00	104.07	156.12	147.26	141.59
C86	300.00	104.07	156.12	147.26	141.59
C87	300.00	104.07	156.12	147.26	141.59
C88	300.00	104.07	156.12	147.26	141.59
C89	300.00	104.07	156.12	147.26	141.59
C90	300.00	104.07	156.12	147.26	141.59
C91	300.00	104.07	156.12	147.26	141.59
C92	300.00	104.07	156.12	147.26	141.59
C93	300.00	104.07	156.12	147.26	141.59
C94	300.00	104.07	156.12	147.26	141.59
C95	300.00	104.07	156.12	147.26	141.59
C96	300.00	104.07	156.12	147.26	141.59
C97	300.00	104.07	156.12	147.26	141.59
C98	300.00	104.07	156.12	147.26	141.59
C99	300.00	104.07	156.12	147.26	141.59
C100	300.00	104.07	156.12	147.26	141.59

SCREESH ENGINEERING, INC.
McCall, Idaho

JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 1 STAGE 1

Located in the SW 1/4 of Section 1
and the W 1/2 of Section 12, T.17N., R.3E., B.M.
Valley County, Idaho



CURVE	RADIUS	LENGTH	TANGENT	AREA	BEARING	CHORD
C34	433.00	33.23	16.62	477.94	S78°54'14"E	33.72
C35	433.00	107.03	53.78	1435.34	S23°10'30"E	108.76
C36	433.00	84.83	42.40	1111.12	S88°44'02"E	84.60
C37	433.00	106.87	53.78	1435.23	S81°27'13"E	106.70
C38	433.00	7.74	3.87	101.00	S81°00'45"E	7.74
C39	25.00	18.09	8.33	38.5312	N41°30'00"W	18.09
C40	50.00	18.09	8.33	20.95704	S85°05'41"E	18.09
C41	50.00	30.47	15.24	37.2249	S85°05'41"E	30.47
C42	50.00	30.47	15.24	49.3373	N85°05'41"E	30.47
C43	50.00	30.47	15.24	49.3373	N85°05'41"E	30.47
C44	50.00	30.47	15.24	35.1636	N85°05'41"E	30.47
C45	50.00	30.47	15.24	35.1636	N85°05'41"E	30.47
C46	25.00	18.09	8.33	38.5312	S85°05'41"E	18.09
C47	25.00	18.09	8.33	38.5312	S85°05'41"E	18.09
C48	40.00	31.42	15.71	27.2641	S72°48'42"E	31.42
C49	40.00	31.42	15.71	27.2641	S72°48'42"E	31.42
C71	50.00	30.47	15.24	35.1636	N85°05'41"E	30.47

LINE	LENGTH	BEARING
L11	30.00	N85°26'13"E
L16	20.00	S88°22'18"E
L17	30.13	S83°22'18"E
L18	30.14	S81°37'44"W

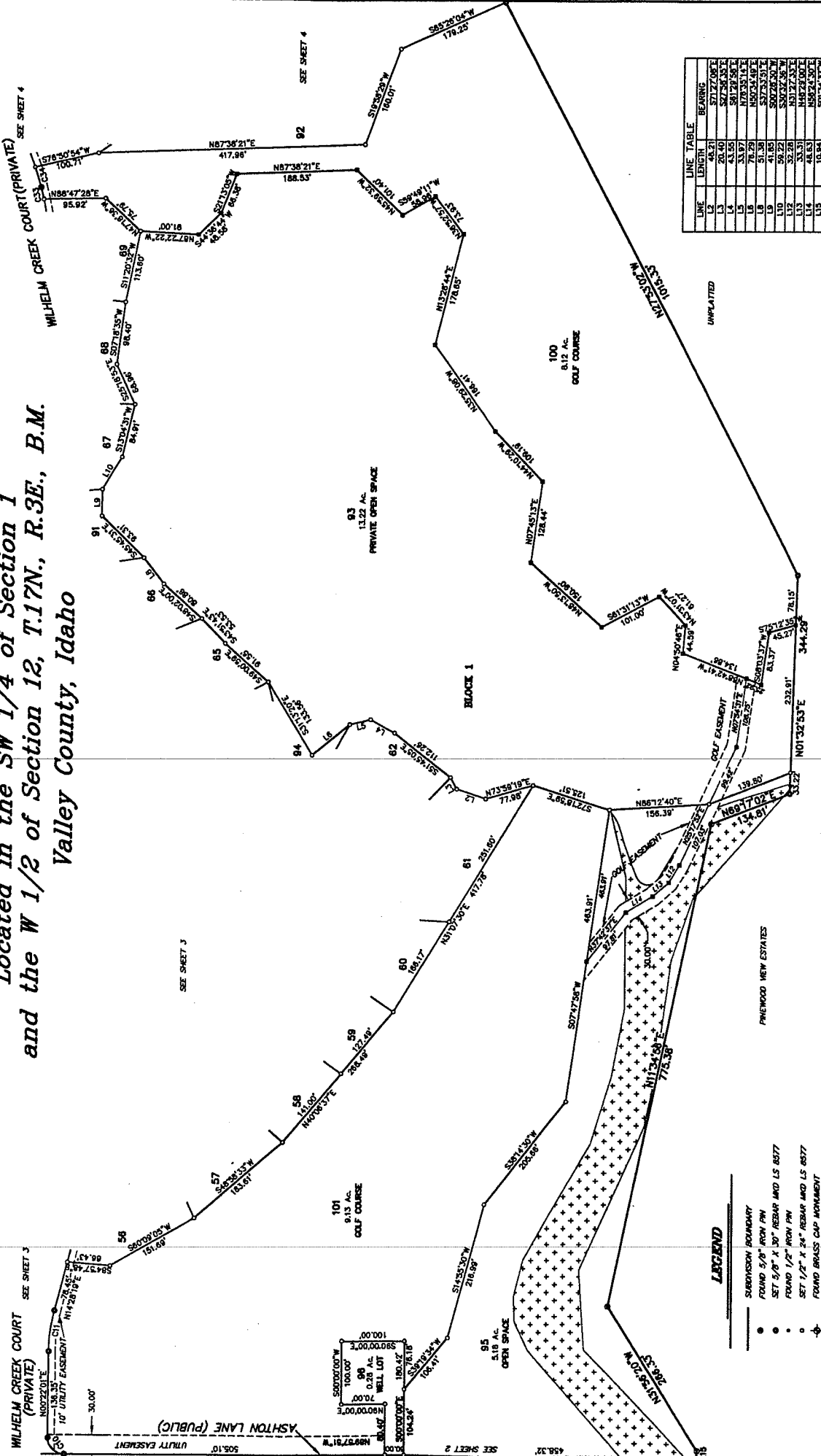
SCALE 1" = 100'

LEGEND

- SUBDIVISION BOUNDARY
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" REBAR MID LS 6577
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" REBAR MID LS 6577
- FOUND BRASS CAP MONUMENT
- ANGLE POINT - NOTHING SET
- EASEMENT LINE
- N/W MONUMENT FOR FARM TO MARKET ROAD
- ⊕ WETLANDS

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and the W 1/2 of Section 12, T.17N., R.3E., B.M.
Valley County, Idaho



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L1	48.21	S71°27'00"E
L2	20.40	S27°26'33"E
L3	43.55	S81°28'56"E
L4	33.97	N78°35'14"E
L5	78.29	N50°25'48"E
L6	41.45	S27°33'31"E
L7	59.22	S30°02'28"W
L8	32.28	N31°27'33"E
L9	33.31	N48°22'00"E
L10	48.83	N58°24'30"E
L11	10.84	S01°54'37"W

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	28.41	6.00	25.14	90°13'52"	N44°17'55"W	35.46
C2	263.00	6.00	1538.18	173°03'10"	N07°23'10"E	65.07
C3	433.00	19.16	31.58	4°27'07"	S13°32'51"E	18.99
C4	433.00	33.23	16.82	4°22'36"	S18°08'18"E	33.23

LEGEND

- SUBDIVISION BOUNDARY
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" REBAR AND LS 8577
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" REBAR AND LS 8577
- FOUND BRASS CAP MONUMENT
- ANGLE POINT - NOTHING SET
- EASEMENT LINE
- R/W MONUMENT FOR FARM TO MARKET ROAD
- *** METLANS

SCALE: 1" = 100'

JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 1 STAGE 1

Located in the SW 1/4 of Section 1
and the W 1/2 of Section 12, T.17N., R.3E., B.M.
Valley County, Idaho

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS THE OWNER OF THE PROPERTY HEREAFTER DESCRIBED:

A parcel of land situated in Sections 1 and 12, T.17N., R.3E., B.M., more particularly described as follows:

BEGINNING at the center corner of said Section 12; thence, along the line between the southeast 1/4 on the southwest 1/4 of said Section 12,

- 1.) S.0°15'04"W., 1847.13 feet; thence, departing said 1/4 section line,
- 2.) N.87°05'28"W., 86.79 feet; thence,
- 3.) N.54°16'22"W., 1446.35 feet; thence,
- 4.) N.27°53'02"W., 1015.33 feet; thence,
- 5.) N.1°32'53"E., 344.29 feet; thence,
- 6.) N.69°17'02"E., 134.81 feet; thence,
- 7.) N.11°34'56"E., 775.39 feet; thence,
- 8.) N.31°56'20"W., 266.33 feet; thence,
- 9.) N.1°34'37"E., 45.95 feet; thence,
- 10.) N.89°57'51"W., 998.52 feet to a point on the Right-of-Way line for Farm to Market Road; thence, along said Right-of-Way,
- 11.) N.1°50'54"E., 35.02 feet; thence, departing said Right-of-Way line, along the Right-of-Way line for Ashton Lane,
- 12.) S.89°57'51"E., 1239.59 feet; thence, departing said Right-of-Way,
- 13.) N.0°01'44"W., 935.20 feet to the beginning of a tangent curve; thence,
- 14.) along said curve to the left having a radius of 430.00 feet, an arc length of 365.37 feet, through a central angle of 47°21'07", and a chord bearing and distance of N.23°42'17"W., 345.35 feet; thence, tangent from said curve,
- 15.) N.47°22'51"W., 93.41 feet; thence,
- 16.) N.47°53'06"E., 70.02 feet; thence,
- 17.) S.47°22'51"E., 91.86 feet to the beginning of a tangent curve; thence,
- 18.) along said curve to the right having a radius of 500.00 feet, an arc length of 131.54 feet, through a central angle of 15°04'25", and a chord bearing and distance of S.39°50'38"E., 131.16 feet; thence, tangent from said curve,
- 19.) N. 89°21'14"E., 287.62 feet; thence,
- 20.) S.21°00'04"E., 151.62 feet; thence,
- 21.) S.10°18'26"W., 302.78 feet; thence,
- 22.) S.13°01'55"E., 295.44 feet; thence,
- 23.) S.22°01'32"E., 372.23 feet; thence,
- 24.) S.0°02'09"W., 168.43 feet; thence,
- 25.) S.89°57'51"E., 539.76 feet; thence,
- 26.) S.0°14'35"W., 659.56 feet; thence,
- 27.) S.89°54'47"E., 330.00 feet; thence,
- 28.) S.0°14'35"W., 661.86 feet to the POINT OF BEGINNING.

CONTAINING 102.83 Acres, more or less.

SUBJECT TO all Covenants, Rights, Rights-of-Way, and Easements of Record. The undersigned does hereby include said land in this Final Plat. Additionally, the undersigned does hereby include in this Plat the portion of the Farm to Market Road shown on this Final Plat as a Public Road, which is a portion of Ashton Lane. All roads and road rights of way, except Ashton Lane, which is public, and all Utility Easements and all Open Space Lots that are not golf course or Private Open Space Lots, which are depicted on this Final Plat, are hereby dedicated for the use and enjoyment of the members of the Jug Mountain Ranch Association, together with their guests, invitees, and assigns, subject to the terms, conditions and reserved Decedent rights which are contained in the General Declaration for Jug Mountain Ranch, Phase 1, Stage 1, and the Supplemental Declaration for Jug Mountain Ranch, Phase 1, Stage 2.

JUG MOUNTAIN RANCH LLC,
An Idaho limited liability company

By: D. John Corey, Manager

APPROVAL OF

THE BOARD OF VALLEY COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2004, BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO.

CHAIRMAN

CERTIFICATE OF COUNTY SURVEYOR

I, JOHN RUSSELL, REGISTERED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

VALLEY COUNTY SURVEYOR

CERTIFICATE OF SURVEYOR

I, RALPH MILLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

RALPH MILLER
IDAHO NO. 8577



CHAIRMAN

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2004, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE _____

COUNTY TREASURER

SBC/ESH ENGINEERING, INC.

McCall, Idaho