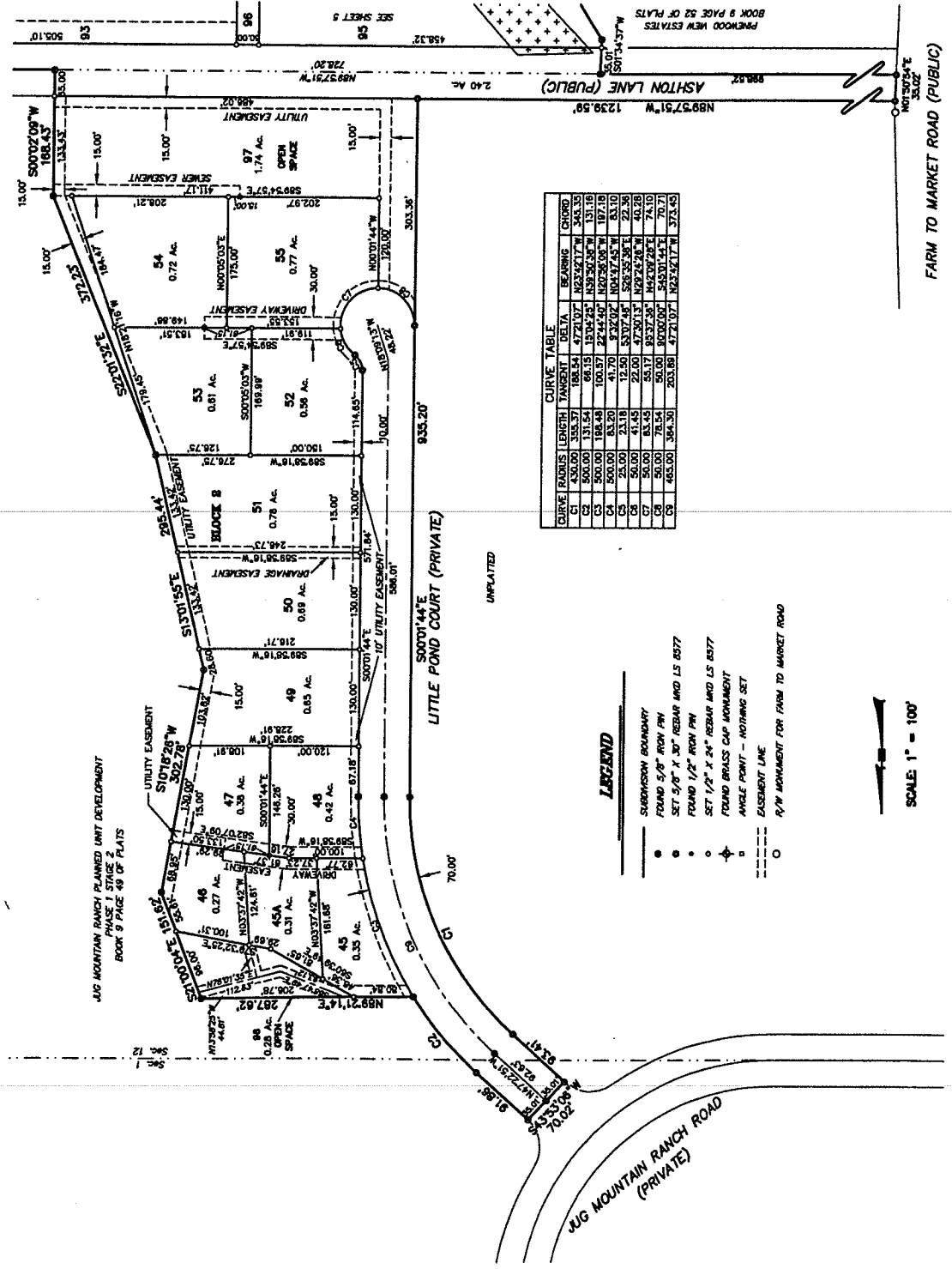


JUG MOUNTAIN RANCH PLANNED UNIT DEVELOPMENT PHASE 1 STAGE 1

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	47.21	N23°34'17"W	345.35
C2	500.00	131.54	66.15	15.04	N39°50'30"W	131.18
C3	500.00	184.48	100.97	22°44'50"	N20°26'00"W	187.18
C4	500.00	24.00	12.00	3.00	N04°37'45"W	23.10
C5	25.00	33.18	17.00	3.00	N39°50'30"W	32.20
C6	50.00	41.45	22.00	3.00	N42°09'24"W	40.20
C7	50.00	85.45	55.17	6.00	N43°01'44"E	79.10
C8	50.00	78.54	50.00	6.00	N43°01'44"E	70.71
C9	455.00	394.30	203.89	47.21	N23°34'17"W	373.45

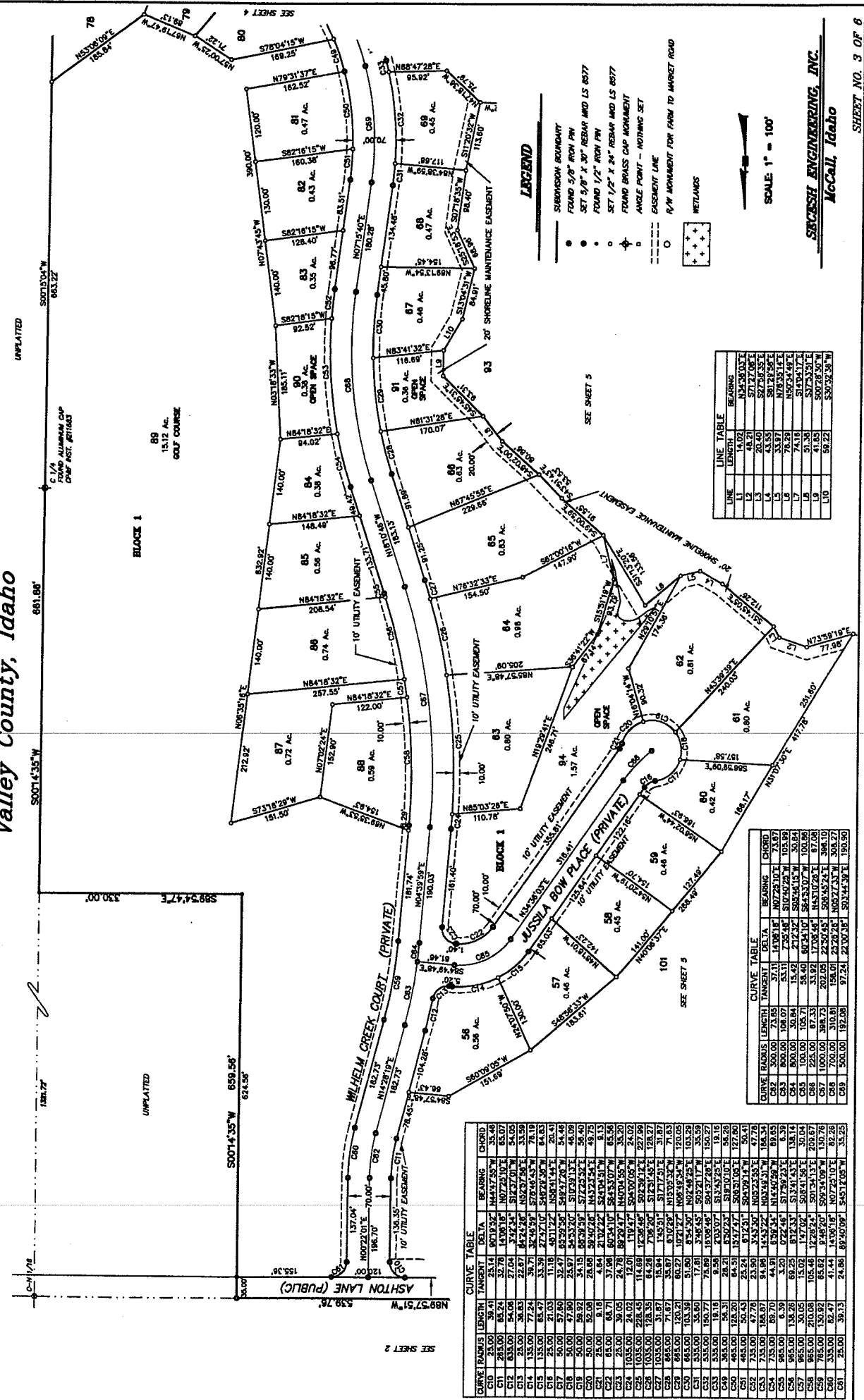
LEGEND

- 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
- R/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

- SHAWNSON BOUNDARY
- FOUND 5/8" X 30" REBAR MID LS 8077
- FOUND 1/2" X 24" REBAR MID LS 8077
- FOUND BRASS CAP MONUMENT
- ANGLE POINT - NOTHING SET
- EASEMENT LINE
- N/M MONUMENT FOR FARM TO MARKET ROAD
- ☆ WETLANDS

SCALE 1" = 100'

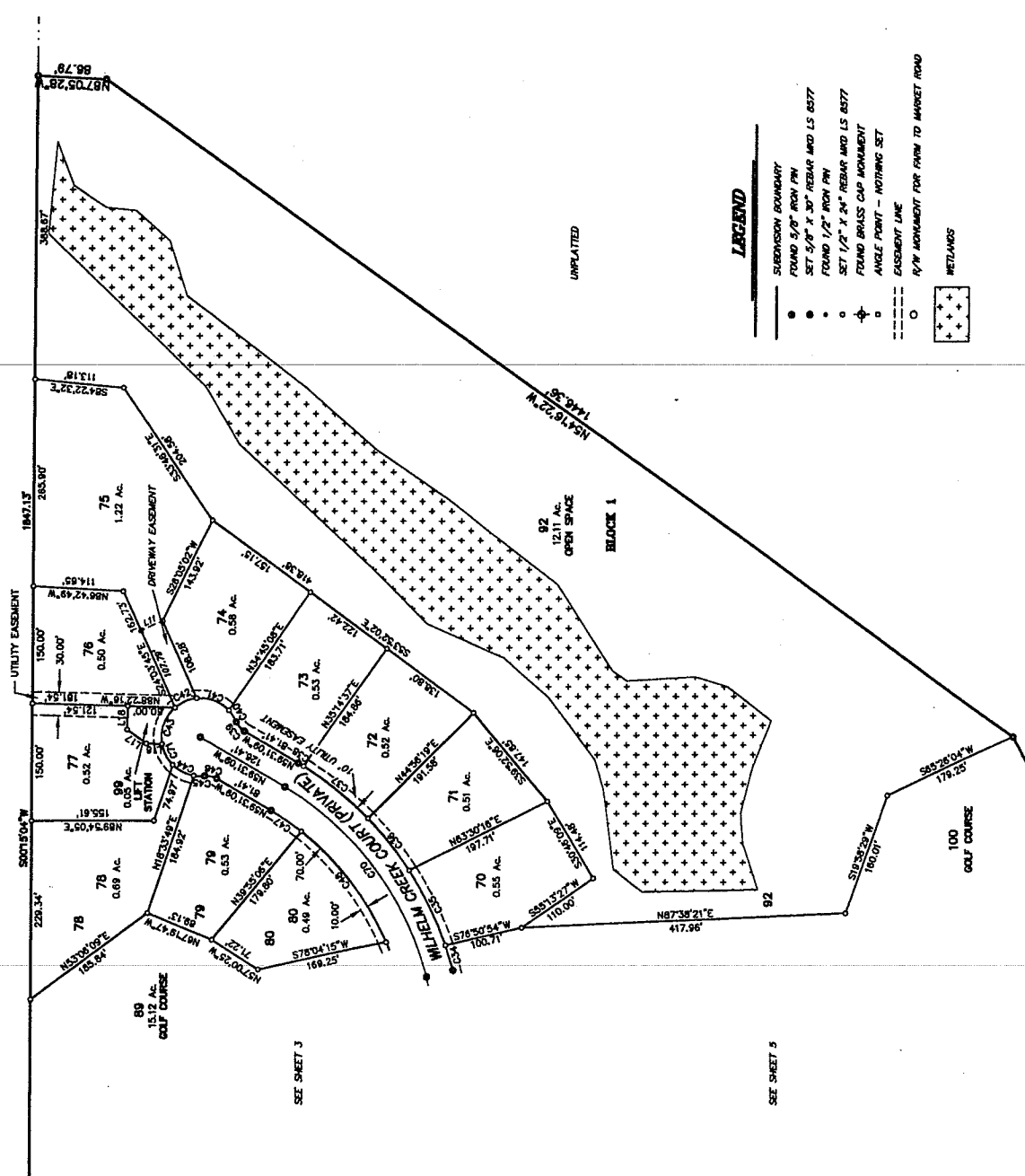
SCHUCH ENGINEERING, INC.
McCall, Idaho

CURVE	BASE	LENGTH	TANGENT	DELTA	BEARING	CHORD
C01	23.14	140.00	118.31	107.25	103.50	103.50
C02	30.00	104.00	53.11	118.31	107.25	103.50
C03	30.00	104.00	53.11	118.31	107.25	103.50
C04	80.00	50.84	15.42	272.32	50.84	50.84
C05	100.00	105.71	58.40	80.34	101.06	101.06
C06	225.00	67.33	33.92	170.45	101.06	101.06
C07	1000.00	398.73	202.05	223.55	398.73	398.73
C08	700.00	301.01	158.01	223.28	301.01	301.01
C09	500.00	192.08	97.24	223.00	192.08	192.08

LINE	LENGTH	BEARING
L1	48.20	S73°59'19"E
L2	20.40	S73°59'19"E
L3	43.55	S73°59'19"E
L4	33.97	N73°59'19"E
L5	76.29	N50°54'49"E
L6	51.38	S15°53'17"E
L7	41.83	S20°42'30"W
L10	59.22	S20°42'30"W

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	S01°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	38.53	S85°52'12"E	15.89
C40	50.00	18.09	8.33	20.95	S22°50'41"E	17.89
C41	50.00	30.47	15.73	37.22	S72°42'51"E	30.43
C42	50.00	30.47	15.73	49.33	S85°52'12"E	49.33
C43	50.00	30.47	15.73	28.74	S02°30'34"E	28.74
C44	50.00	30.47	15.73	35.16	S85°52'12"E	35.16
C45	50.00	13.78	6.83	10.97	S02°30'34"E	13.74
C46	25.00	18.09	8.33	38.53	S22°50'41"E	15.89
C47	25.00	18.09	8.33	20.95	S72°42'51"E	17.89
C48	40.00	31.42	15.71	37.22	S22°50'41"E	31.42
C49	40.00	31.42	15.71	49.33	S85°52'12"E	49.33
C71	50.00	30.47	15.73	35.16	S02°30'34"E	35.16

LINE	LENGTH	BEARING
L11	30.00	N85°26'13"E
L16	20.00	S88°22'18"E
L17	30.13	S53°22'18"E
L18	30.14	S01°37'44"W

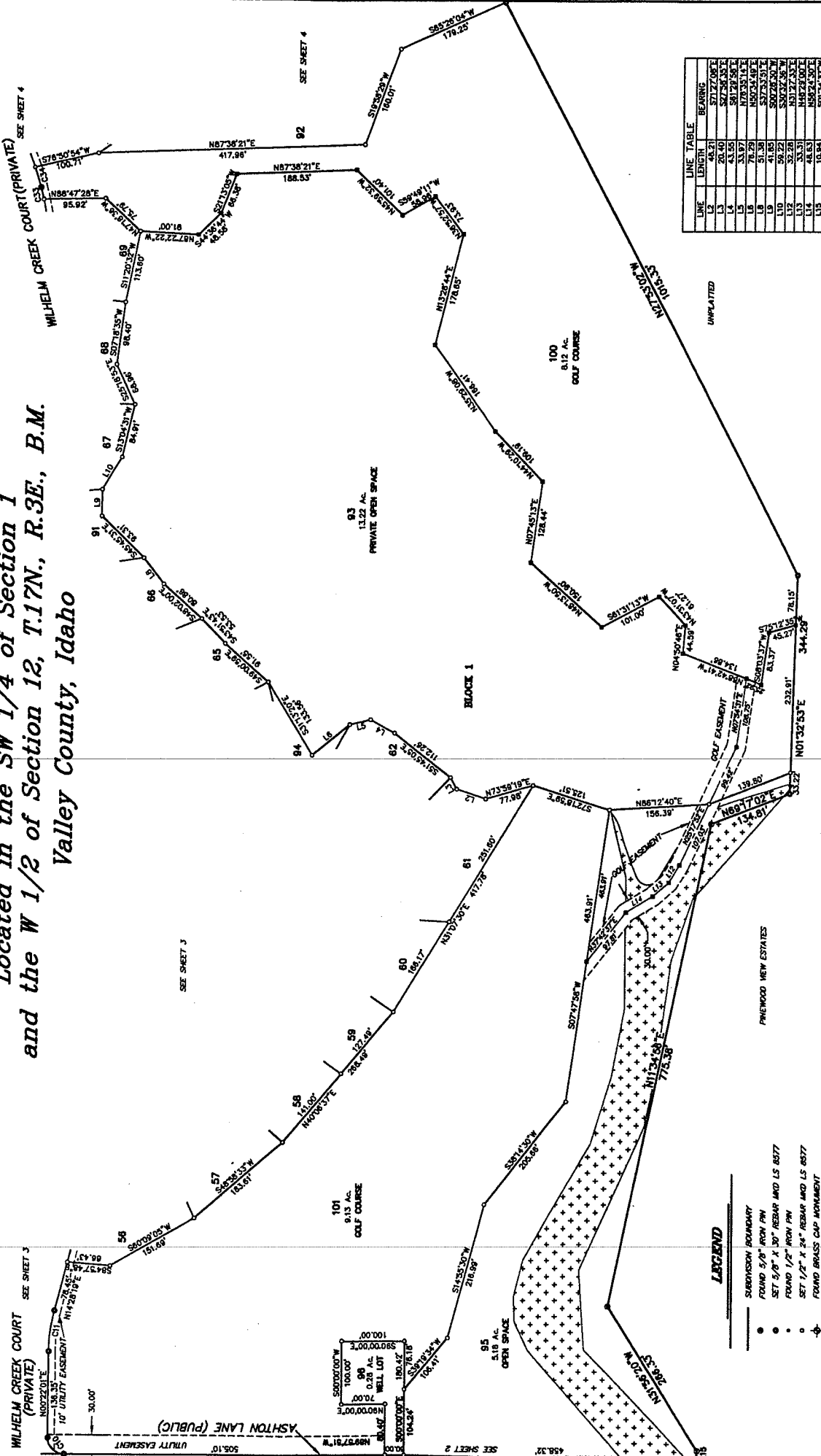
SCALE 1" = 100'

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
- R/W MONUMENT FOR FARM TO MARKET ROAD
- ⊕ WETLANDS

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



LINE	LENGTH	BEARING
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	78.79	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	173°03'10"	S13°32'51"E	18.19
C4	433.00	33.23	16.82	173°03'10"	S18°01'11"E	33.23

LEGEND

- SUBDIVISION BOUNDARY
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- FOUND 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 HEREBY DESCRIBED:

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 COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

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

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.

ACKNOWLEDGMENT

STATE OF IDAHO,)
County of Valley,) ss.

On this _____ day of _____, 2004, before me, a Notary Public in and for said State, personally appeared D. John Corey, known or identified to me to be the Manager of Jug Mountain Ranch LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such company executed the same.

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

NOTARY PUBLIC FOR IDAHO
Residing at: _____
My Commission Expires: _____

COUNTY TREASURER

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.

SBCRESH ENGINEERING, INC.
McCall, Idaho

- 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, 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