

SHEET 1 OF 2

JUNE 2002



SCALE 1"=200'

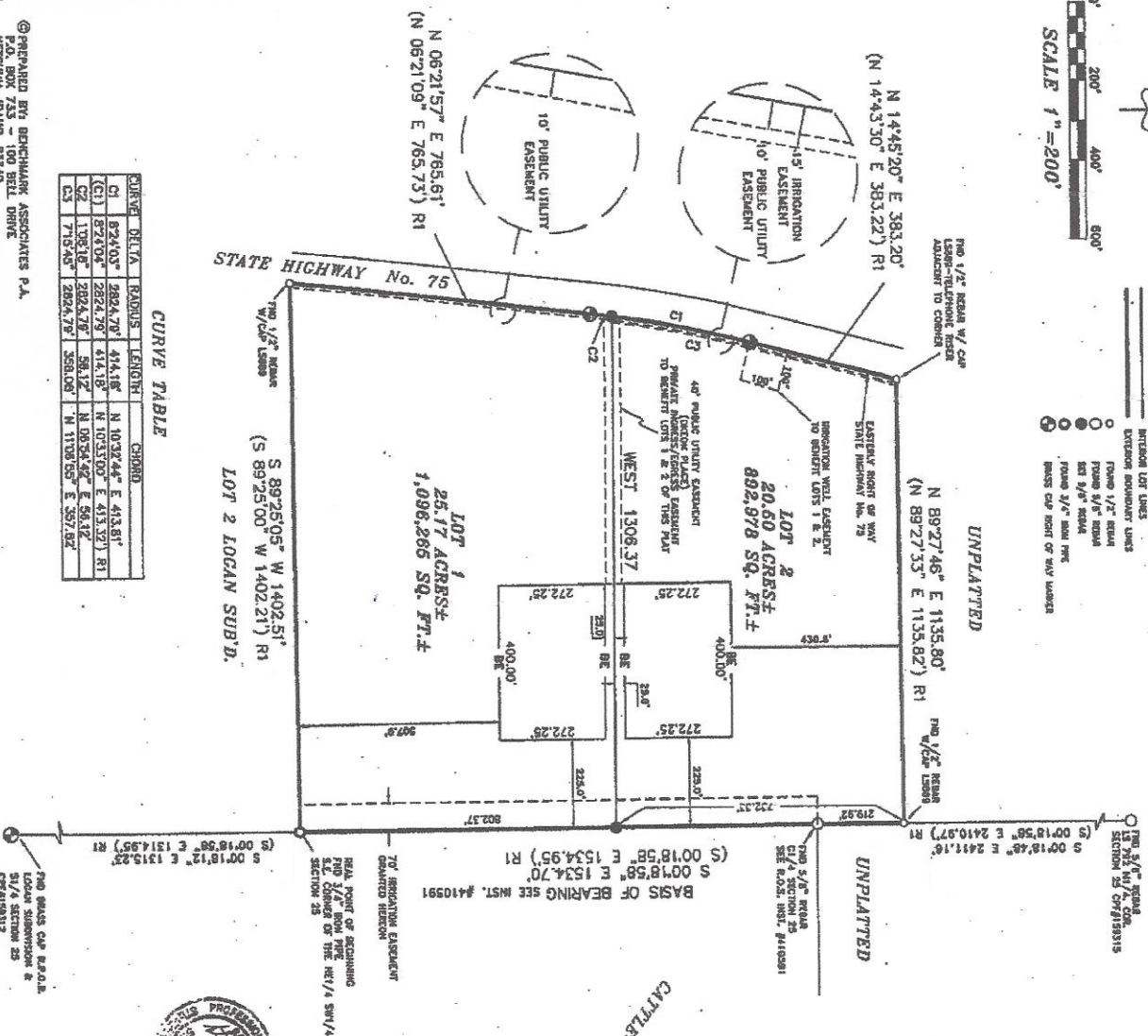
7. By agreement with the Board of Directors, the President may

- BUILDING DEVELOPER
- BUILDING PLAN REVIEW OFFICIAL
- VARIOUS LINES
- BRITISH LIFT LINES
- EXTENSION BOUNDARY LINES
- FORMED 1/2" STEEL
- FORMED 3/8" STEEL
- SET 3/8" STEEL
- FORMED 3/4" SOLID PPG
- PRESS CAP RIGHT OF WAY MARKER

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	8°24.03'	2824.70'	414.16'	N 10°32.44' E 413.81'
(C1)	8°24.03'	2824.79'	414.18'	N 10°33.00' E 413.32' R1
C2	1°05.16'	2824.19'	58.10'	N 06°54.42' E 56.12'
C3	7°35.48'	2824.76'	58.06'	N 11°08.55' E 55.82'

**CURVE TABLE**

© PREPARED BY BENCHMARK ASSOCIATES P.A.  
P.O. BOX 733 - 100 BELL DRIVE  
KETCHUM, IDAHO, 83340  
PHONE (208)726-9512 FAX (208)726-9514



SHEET 1 OF 2

2. All utilities shall be underground.
3. The purchaser or owner of such land shall be obliged to acquire first priority road easements, mortgages, or other encumbrances on the land, and to register the same, in connection with the purchase or acquisition of the land.
4. The purchaser or owner of such land shall be obliged to accept, maintain or improve these roads until the roads are brought up to county standards, dedicated, and accepted by the county, and that each owner shall remain in writing any successor in interest of these roads.
5. **MARKETING PLAN.** This property includes and is adjacent to other agricultural lands, which may involve difficulties occurring during the sale or leasing of the property. The purchaser or owner of the property shall, prior to the closing of the sale, conduct a marketing study of the property, and shall prepare a marketing plan, including, but not limited to, the following:
  - a. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - b. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - c. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - d. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - e. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - f. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
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  - i. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - j. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - k. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - l. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - m. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - n. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - o. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - p. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - q. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - r. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - s. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - t. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - u. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - v. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - w. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - x. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - y. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.
  - z. A marketing plan for the property, including a marketing strategy, a marketing budget, and a marketing schedule.

**DEED CERTIFICATION.** All deeds conveying life to real property within this jurisdiction shall include the following deed certification: "Each grantee taking this property or any portion thereof covenants and agrees for the grantor and grantees, heirs, executors and assigns, to not challenge any agricultural uses or operations that are authorized by the Blaine County zoning ordinance and conducted within (1) lots of the property, and that were formerly occurring, or authorized by any government agency, on or the date of each deed conveying any right, title or interest in this property or any portion thereof."

GRANTER'S ACKNOWLEDGMENT AND WAIVER: Each grantee shall contemporaneously with the execution of any deed conveying title to real property within this subdivision, sign and record with the Blaine County Recorder the following acknowledgment and waiver, which signing shall be duly acknowledged by a notary public:

The designated encroachment and agree that the property described in Exhibit A (legal description of property being conveyed) is either located in, or adjacent to, an agricultural zone, and that lawful activities within an agricultural zone may occur during the term of the right, and may result in the production of crops, plants, horticultural products, and/or other products, and that the deed conveying the encroachment shall not prohibit establishing an agricultural zone on the property, nor shall it prohibit the use of the property for agricultural purposes. The deed shall contain a recitation that the designated encroachment is for agricultural uses or operations authorized by the Baites County zoning ordinances and conducted within one (1) mile of the property described in Exhibit A that were lawfully occurring, or authorized by any governmental agency, as of the date of each deed conveying a right, title or interest in the property described in Exhibit A. Each of the encroachments, for the benefit of any owner of real property within one (1) mile of the property described in Exhibit A, hereby waives any right or cause of action that the owner of the property described in Exhibit A might have against any other owner of real property who conveys any real property with any deed conveying or authorizing the use of the property for agricultural uses or operations.

5. Owner's shall comply with all Baites County rezoning resolutions including sections

6. To allow wildlife migration, no fences within the subdrainage shall exceed 42" height. The bottom rail shall exceed 36" in height.
7. Individuals (or owners) are responsible for control of noxious weeds on per acre.

regulations, growing and removal permits and recommendations.

6. All fire protection requirements of the Wood River Rural Fire District, the Uniform Fire Code and the Bolinas County Fire Protection Act, 9-3-5, including but not limited to water supply, access (including turnarounds) and clear zones shall be complied with prior to issuance of a building permit.

9. Covenants may be required by lot owners where driveways or other improvements are proposed to cross irredemption ditches.

10. Wildlife damage to ornamental trees and shrubs may occur. The cost of remedying problems caused by wildlife damage to private property shall be the responsibility of the property owner(s). In addition, taken to eliminate wildlife damage

and depressions shall be those prescribed or approved by the Idaho Fish and Game Dept.

based upon acreage. The owner of Lot 1 shall be entitled to place on underground irrigation pipelines the Irigation Escamant shown on this Plan. In return the owner of Lot 1 receives approval of a transfer application for a new point of diversion for the portion of the groundwater rights appurtenant to Lot 1. This Irigation Escamant shall immediately render the owner of Lot 1 shall have no right

to use the location well located on Lot 2.  
12. No "employee" housing, as otherwise allowed in the A-20 zoning district, is permitted on either Lot 1 or Lot 2. Only one, 700 sq. ft. necessary dwelling unit is permitted per lot.  
13. Duplicates are those lots for a month abated from the Wood

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be reimposed, in accordance with Idaho Code Title 50, Chapter 13, Section 50-1326, by the issuance of a certificate of disapproval.

Date: 8/29/02  
South Central District Health Dept., CHS

**OKEON SUBDIVISION**  
BEING A SUBDIVISION OF TAX LOT

	<p>LOCATED WITHIN SECTION 36, TOWNSHIP 10 NORTH, RANGE 10 EAST, BOONVILLE, BAKER COUNTY, ILL.</p>	<p>DATE: 6/1/01</p>
<p>FINAL PLAN</p>	<p>DRAWN BY: SWS/ACS/CM</p>	

PROJECT NO. 00135	UNIVERSITY OF CALIFORNIA	SHEET 1
PLOT FILE 00135PML.DWG		



SHEET 2 OF 2

OWNER'S CERTIFICATE

Brairie County, Idaho, more particularly described as follows:

TOGETHER WITH AND ALL WATER RIGHTS APPURTENANT THERETO.

The easements shown hereon are not dedicated to the public, but the right to use said easements for the intended purposes is hereby reserved forever. No 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 include said land in this plot.

*Mel Okeon, Trustee of P.S.T.*

COUNTY OF KING }  
STATE OF WA. } ss

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

Residing at: 147 W. Lacey, Hartford, Ct. 06103  
Donna E. Gilman  
 Henry Public Nonie E. Gillum



I, STEVEN W. SCHWABZ, a duly Registered Land Surveyor in the State of Idaho, do hereby certify that the foregoing plot 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 plots and surveys.

Steven W. Schwartz, P.L.S.



this is to certify that I, Jim W. Koona, County Surveyor for Blaine County, Idaho, have checked the foregoing plot and computations for making the same, and have determined that they comply with the laws of the State of Idaho relating thereto.

Jim W. Keonke

Don W. Kover 2/4/02

The foregoing plat was approved and accepted this 22<sup>nd</sup> day of the Platte County P & Z Administrator.

By: Julia Stachurski

July

The foregoing plat was approved and accepted this 23<sup>rd</sup> day of July 2022 by the County commissioners, Blaine County, Idaho.

By: \_\_\_\_\_

Price

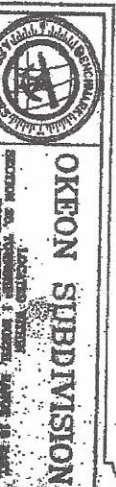
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the foregoing plat was approved and accepted by the Blaine County Treasurer, Blaine County, Idaho.

By:

I hereby certify that this instrument was filed of the request of \_\_\_\_\_ of \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock, \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D., in my office and duly recorded in book \_\_\_\_\_ of page \_\_\_\_\_ of plain of page \_\_\_\_\_.

Instrument No. \_\_\_\_\_ Fee \$ \_\_\_\_\_

By:

[illegible]

# CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners in fee simple of the following described parcel of land:  
A parcel of land located within Section 25, Township 1 North, Range 18 East, Boise Meridian, Blaine County, Idaho; more particularly described as follows:

Lot 1, Okeon Subdivision, Blaine County, Idaho

The easements indicated hereon are not dedicated to the public, but 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 easements. We do hereby certify that the individual lots described in this plat will be served by individual wells and not by any water system common to one (1) or more of the lots.  
It is the intent of the owners to hereby include said land in this plat.

Theresa L. Sherbine  
Theresa L. Sherbine  
Co-Owner Lot 1, Okeon Subdivision

William T. Sherbine  
William T. Sherbine  
Co-Owner Lot 1, Okeon Subdivision

All E. Ingram  
All E. Ingram  
Co-Owner Lot 1, Okeon Subdivision

Colter C. Ingram  
Colter C. Ingram  
Co-Owner Lot 1, Okeon Subdivision

## ACKNOWLEDGMENT

STATE OF Idaho  
COUNTY OF Blaine } ss

On this 16<sup>th</sup> day of June, 2014, before me, a Notary Public in and for said State, personally appeared Theresa L. and William T. Sherbine, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Colleen D. Weber  
Notary Public in and for said State  
Residing in Boise  
My Commission Expires 3-16-16

## ACKNOWLEDGMENT

STATE OF Idaho  
COUNTY OF Blaine } ss

On this 16<sup>th</sup> day of June, 2014, before me, a Notary Public in and for said State, personally appeared All E. and Colter C. Ingram, husband and wife, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Colleen D. Weber  
Notary Public in and for said State  
Residing in Boise  
My Commission Expires 3-16-16

# SURVEYOR'S CERTIFICATE

I, Michael D. Choot, a duly Licensed Professional Land Surveyor in the State of Idaho, do hereby certify that this plat is a true and accurate map of the land and points surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to Plats, Surveys, and the Corner Perpetuation and Filing Act, 55-1601 through 55-1612.



## BLAINE COUNTY SURVEYOR'S APPROVAL

I, Sam Young, County Surveyor for Blaine County, Idaho, do hereby certify that I 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 to Plats, Surveys and Condominiums.

Sam Young  
Sam Young, P.L.S. 11577  
Blaine County Surveyor

## BLAINE COUNTY PLANNING AND ZONING APPROVAL

The foregoing plat was approved by Blaine County Planning and Zoning on this 24<sup>th</sup> day of JUNE, 2014.

Tom Barrett  
Administrator

## BLAINE COUNTY COMMISSION APPROVAL

The foregoing plat was approved by the Blaine County Board of Commissioners on this 24<sup>th</sup> day of JUNE, 2014.

[Signature]  
Chairman

## BLAINE COUNTY TREASURER'S APPROVAL

I, the undersigned County Treasurer in and for Blaine County, State of Idaho per the requirements of Idaho Code 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.

Morgan Daugh  
Blaine County Treasurer  
Date 6-24-14

## BLAINE COUNTY RECORDER'S CERTIFICATE

Instrument # 619481  
RECORDED  
06/25/2014 09:02:20 AM No. of Pages: 2  
Recorded for: GALERIA ENGINEERING  
Ex-Officio Recorder Deputy Fee: \$11.00

MP

LOT 1A OKEON SUBDIVISION  
GALERIA ENGINEERING, INC.  
HAILEY, IDAHO

SHEET 2 OF 2

Job No. 7028

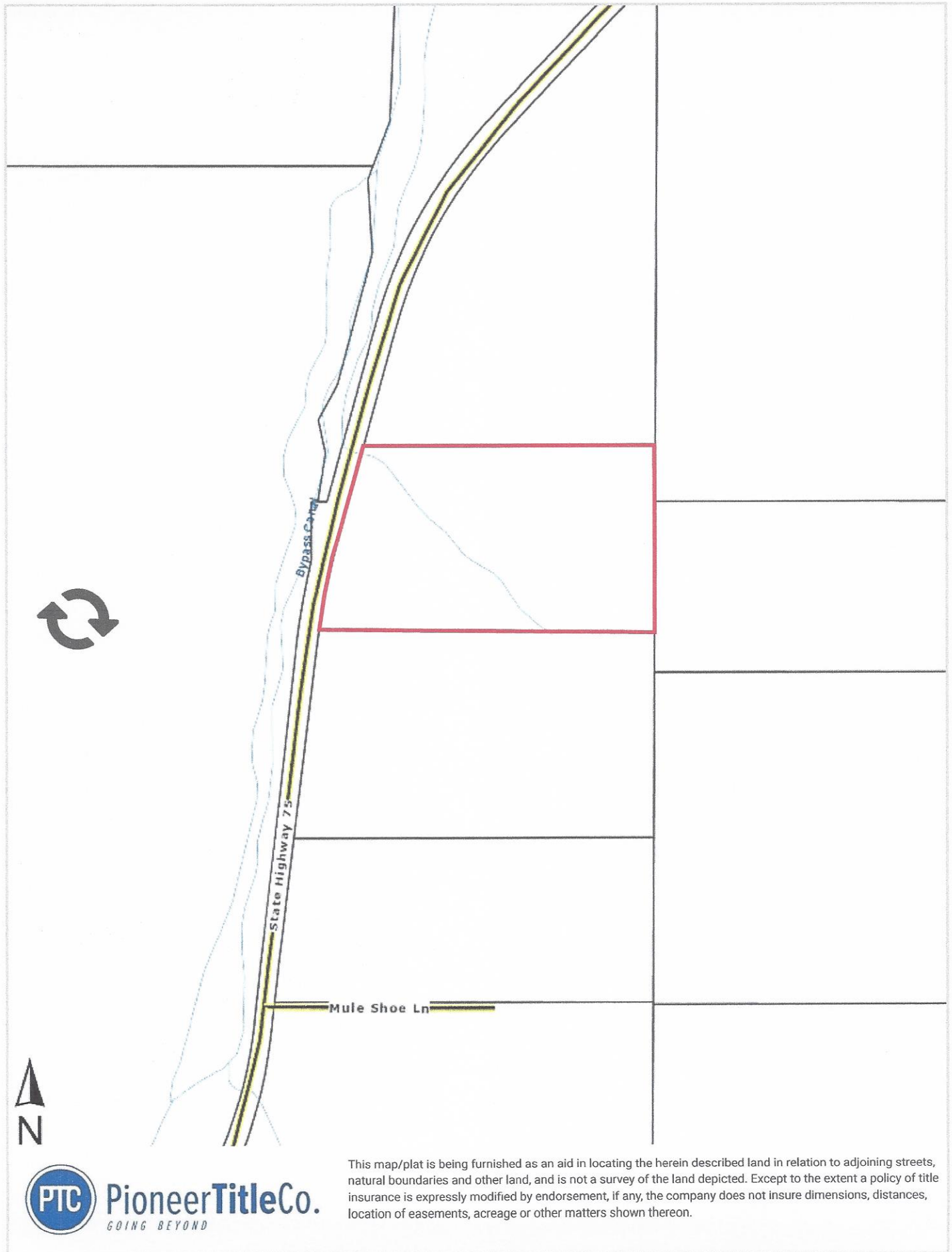




**PioneerTitleCo.**  
GOING BEYOND

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.







Blaine County GIS, Blaine County GIS, USGS