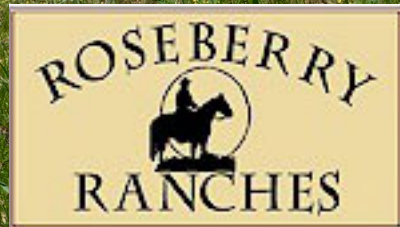


VIEWS & ACREAGE

22 CHISUM DRIVE, LOT 13 \$199,000
46 CHISUM DRIVE, LOT 12 \$199,000



2 LOTS AVAILABLE

**30+ Acres of Common
Area FANTASTIC Views!
Abundant Wildlife**

**Underground Utilities
Septic Approved
Open Spaces**



For Details Contact
Michelle Basye
208-630-4702
michellebasye@icloud.com

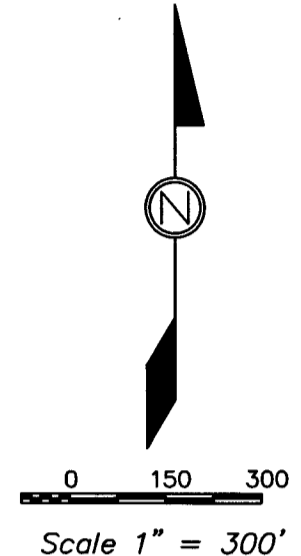
AMENDED PLAT OF ROSEBERRY RANCHES SHEET 1

Situate in the South 1/2 of the North 1/2 of Section 18, T. 16 N., R. 4 E., B.M., Valley County, Idaho

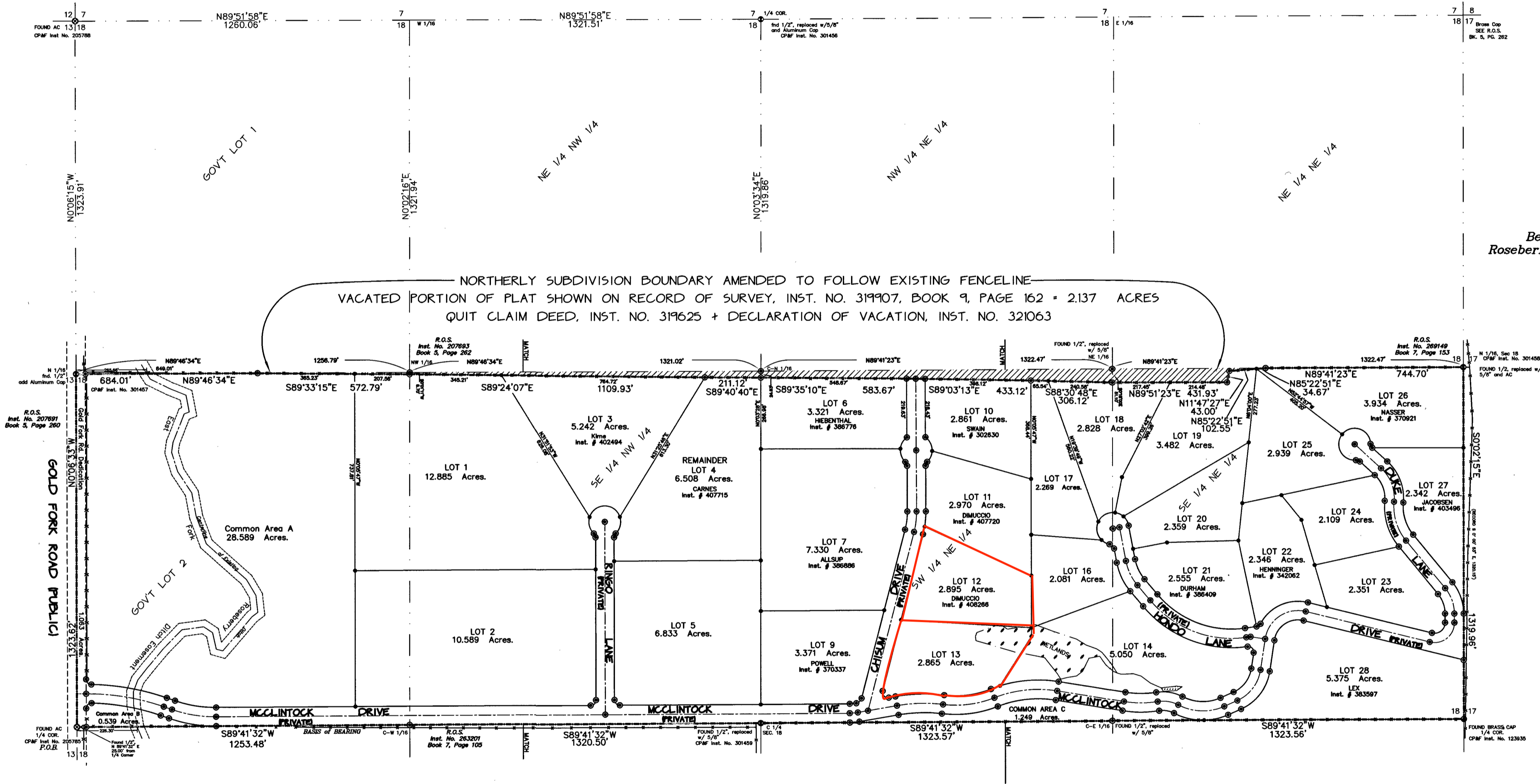
Instrument # 413020
VALLEY COUNTY, CASCADE, IDAHO
4-25-2018 09:48:11 AM No. of Pages: 9
Recorded for: ROSEBERRY RANCHES
DOUGLAS A. MILLER Fee: 11.00
Ex-Officio Recorder Deputy
Index to PLAT

Record of Survey, Inst. No. 319907, Book 9, Page 162 was recorded to show the vacation of that portion of the Plat of Roseberry Ranches Book 10, Page 28, Inst. No. 302092, north of fence line as described in Quit Claim Deed, Instrument No. 319625, granting all right, title and interest to the property north of the fence line to the northerly adjoiner. VAC-06-03 was approved by Valley County Planning and Zoning on February 8, 2007 and the Valley County Commissioners on March 12, 2007. Declaration of Vacation, Inst. No. 321063 was recorded on May 7, 2007. This plat reflects the changes shown on Record of Survey Instrument No. 319907, the amended lots, roads, and common area and all present owners of property within the amended plat boundary.

Public Road Dedication = 1.063 acres
Private Road Dedication = 14.729 acres



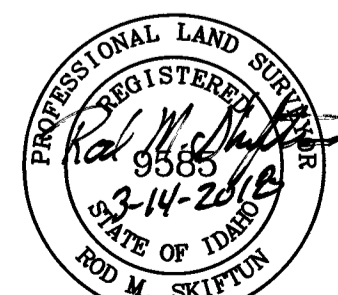
Bearings based on Plat of Roseberry Ranches, Book 10, Page 28, Inst. No. 302092.



All portions of this plat is within a FEMA Flood Zone X, excluded from hazard.

FEMA FIRM panel: #160220 0475 A
FIRM effective date: 09/05/1990
Flood Zone: Zone X
Base Flood Elevation: Not Applicable in Zone X
Flood Zones are subject to change by FEMA & all land within a Floodway is regulated by Title 9 and Title 11 of the Valley County Code.

I, Rod M. Skiftun, a Professional Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made under my direct supervision in March and April of 2007, and that it correctly represents the points, courses and distances as recorded in said field notes.



SKIFTUN LAND SURVEYING, INC.
13784 HIGHWAY 55
McCALL, IDAHO 83638
208-634-3696/FAX 208-634-8475

NOTES

- No further subdivision or reduction in size of the lots is permitted.
- This subdivision is subject to the provisions of Idaho Code Section 31-3805 regarding the delivery of irrigation water.
- This subdivision is subject to the provisions of Idaho Code Section 50-1334. Lots will be served by individual wells.
- Exterior lighting shall comply with Valley County ordinances.
- Building setbacks shall comply with Valley County ordinance or the Covenants, Conditions, and Restrictions as recorded below.

RESTRICTIVE COVENANTS

INSTRUMENT NO. 302095

Lot development and building occupancy shall be subject to the conditions established by the Restrictive Covenants for Roseberry Ranches recorded in the Office of the Recorder, Valley County, Idaho.

HEALTH CERTIFICATE

INSTRUMENT NO. 413019

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder listing the conditions of approval. Sanitary restrictions may be reimposed in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Carla A. REHS
District Health Department, REHS

4/2/18
Date

RELEASE OF SANITARY RESTRICTIONS

See sanitary release recorded together with plat for approved drainfield systems.