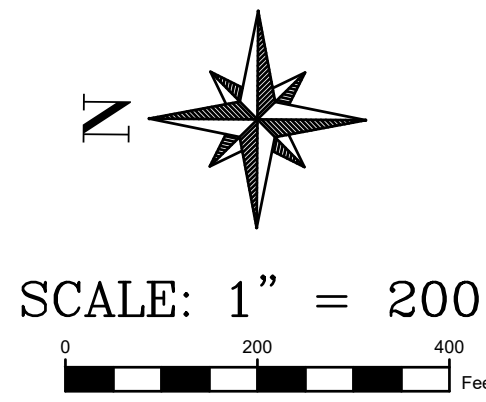


VICINITY MAP  
N.T.S.

SPUD Calculations	
Density Summary	
R-5 Eligible Acreage	148.93 Acres
<i>(Excludes Floodplain, Mountain Overlay District, &amp; Red Avalanche)</i>	
R-5 Eligible Density	29 Units
SPUD Eligible Density (90% of Eligible Density)	26 Units
Open Space Summary	
Required Open Space (30% of Eligible Acreage)	44.68 acres
Provided Open Space (Parcel A-D)	45.69 acres



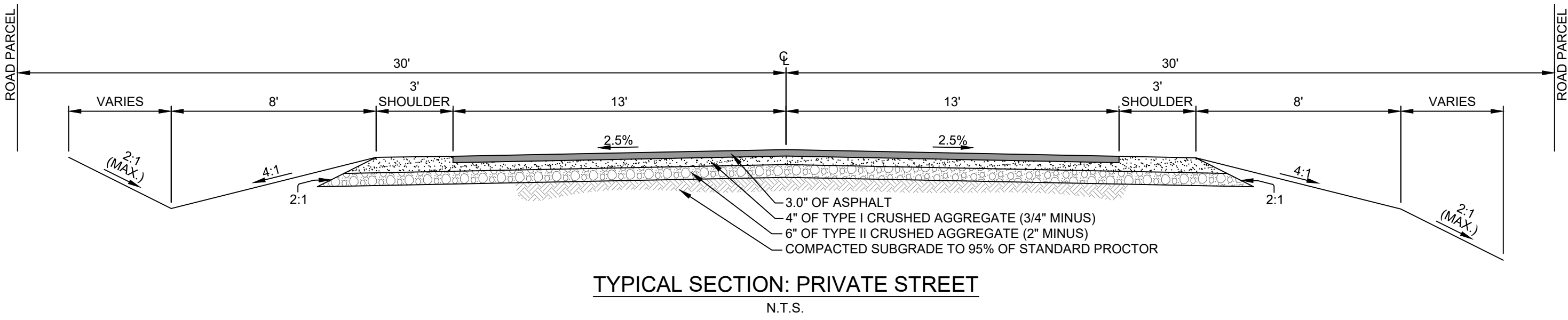
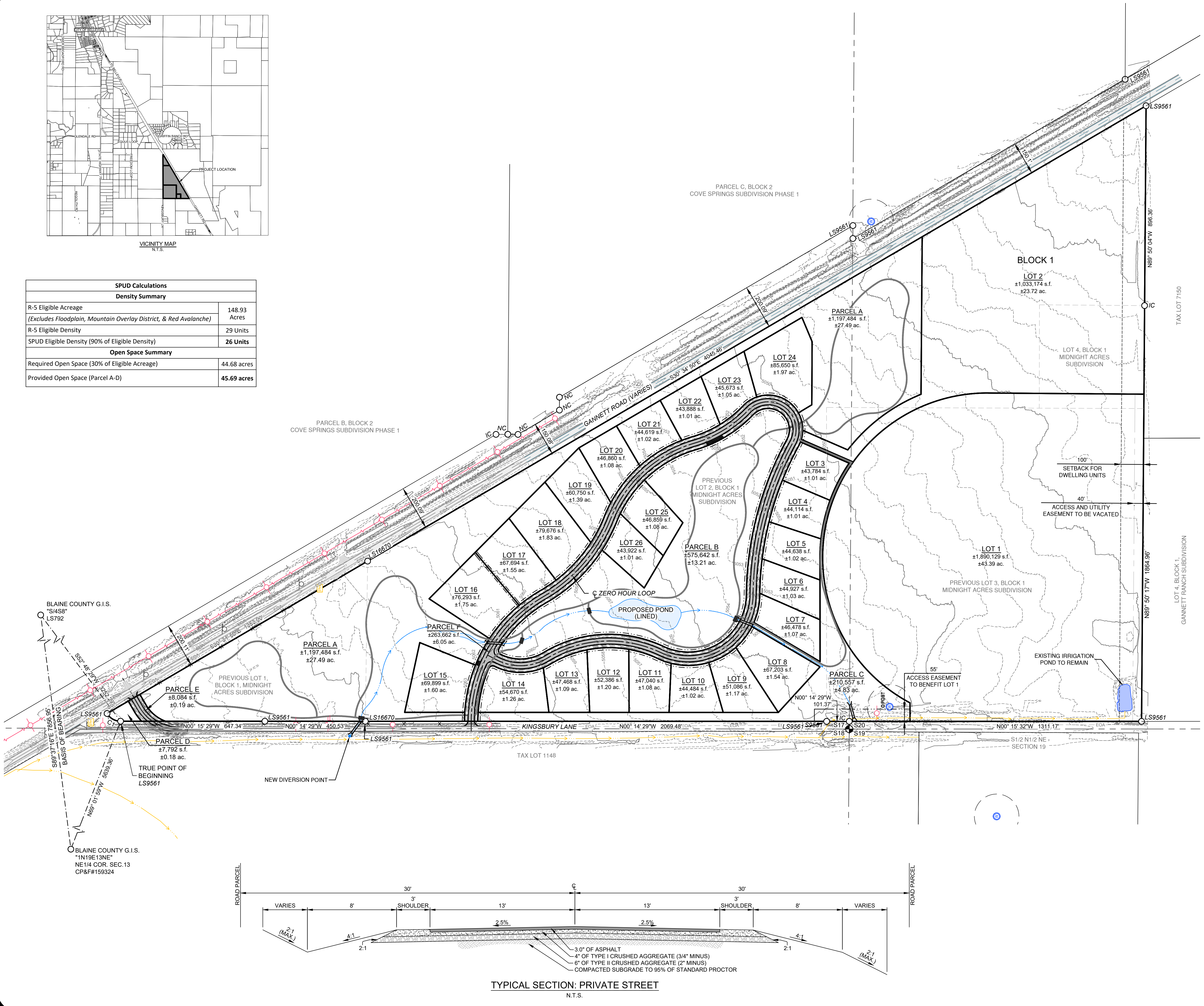
LEGEND	
EXISTING ITEMS	
	PROPERTY BOUNDARY
	PROPERTY LINE TO BE VACATED
	ADJOINER'S LOT LINE
	GIS TIE LINE
	EASEMENT LINE, TYPE & WIDTH AS SHOWN
	EASEMENT TO BE VACATED, TYPE & WIDTH AS SHOWN
	SETBACK LINE, TYPE & WIDTH AS SHOWN
	SECTION LINE
	5' CONTOUR INTERVAL
	1' CONTOUR INTERVAL
	FBBC = FOUND BRASS CAP
	FD5/8 = FOUND 5/8" REBAR
	FD1/2 = FOUND 1/2" REBAR
	APPROXIMATE CANAL FLOW LINE
	APPROXIMATE WELL
	APPROXIMATE OVERHEAD POWER LINE, PER IDAHO POWER UTILITY MAP
	POWER POLE
	APPROXIMATE POWER BOX, PER IDAHO POWER UTILITY MAP
	POND
	LS = LAND SURVEYOR
	NC = NO CAP
	IL = ILLEGIBLE CAP
	COR = CORNER
	SEC = SECTION
	TP = TEST PIT

PROPOSED ITEMS	
	LOT LINE
	CENTERLINE OF ROAD PARCEL
	5/8" REBAR BY LS16670, TO BE SET
	CALCULATED POINT, NOTHING SET
	SURVEY TIE LINE
	EASEMENT, TYPE & WIDTH AS SHOWN
	5' CONTOUR INTERVAL
	1' CONTOUR INTERVAL
	ROAD CONSTRUCTION LIMITS OF DISTURBANCE
	SAWCUT LINE
	FLOW LINE
	ASPHALT
	GRAVEL
	IRRIGATION CANAL PER LANDSCAPE PLAN
	POND, PER LANDSCAPE PLAN
	TRAIL SYSTEM, PER LANDSCAPE PLAN
	LOT #
	LOT NUMBER
	POTENTIAL SEPTIC AREA
	CULVERT
	STORM DRAIN
	CATCH BASIN
	DRYWELL
	SIGN

SEE SHEET 6 FOR SURVEY NARRATIVE AND NOTES, AND LINE AND CURVE TABLES.

**CERTIFICATE OF SURVEYOR**

I, Mark E. Phillips, hereby certify that I am a Licensed Land Surveyor in the State of Idaho and that this map is a true and accurate representation of a survey done under my direct supervision.



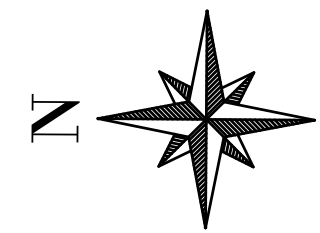
TYPICAL SECTION: PRIVATE STREET  
N.T.S.

DRN.	YCG	CHK.	MEP	DATE	JOB #
				11/06/24	2023-35

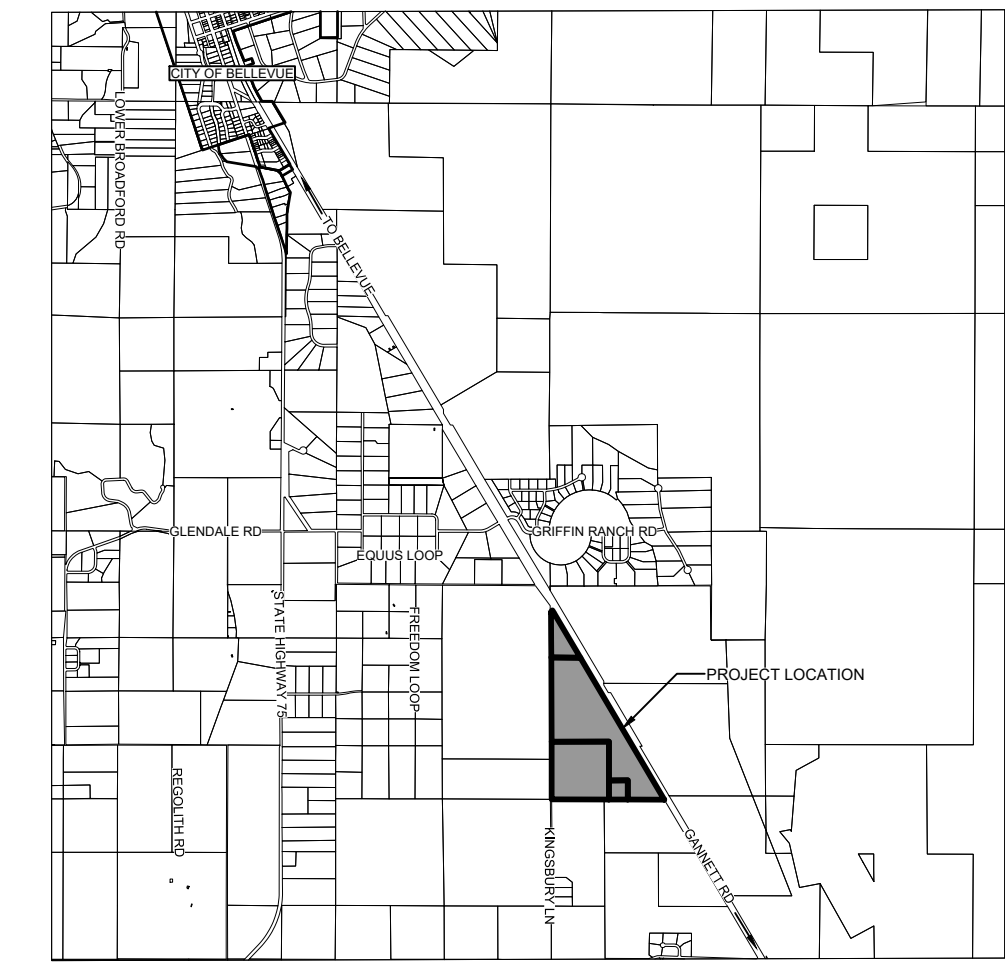
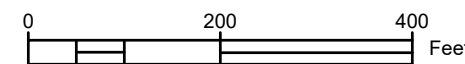
**PHILLIPS LAND SURVEYING, PLLC**  
HAILEY, IDAHO  
Phone: (208) 720 - 3760  
Email: pls16670.id@gmail.com

A PRELIMINARY PLAT SHOWING  
**MIDNIGHT SUBDIVISION**  
WHEREIN LOTS 1, 2, 3, & 4, BLOCK 1, MIDNIGHT ACRES SUBDIVISION IS SUBDIVIDED AS SHOWN.  
LOCATED WITHIN SECTIONS 17 & 20, T.1N., R.19 E., B.M., BLAINE COUNTY, IDAHO  
PREPARED FOR THE LOVAS TRUST DTD 10/28/29

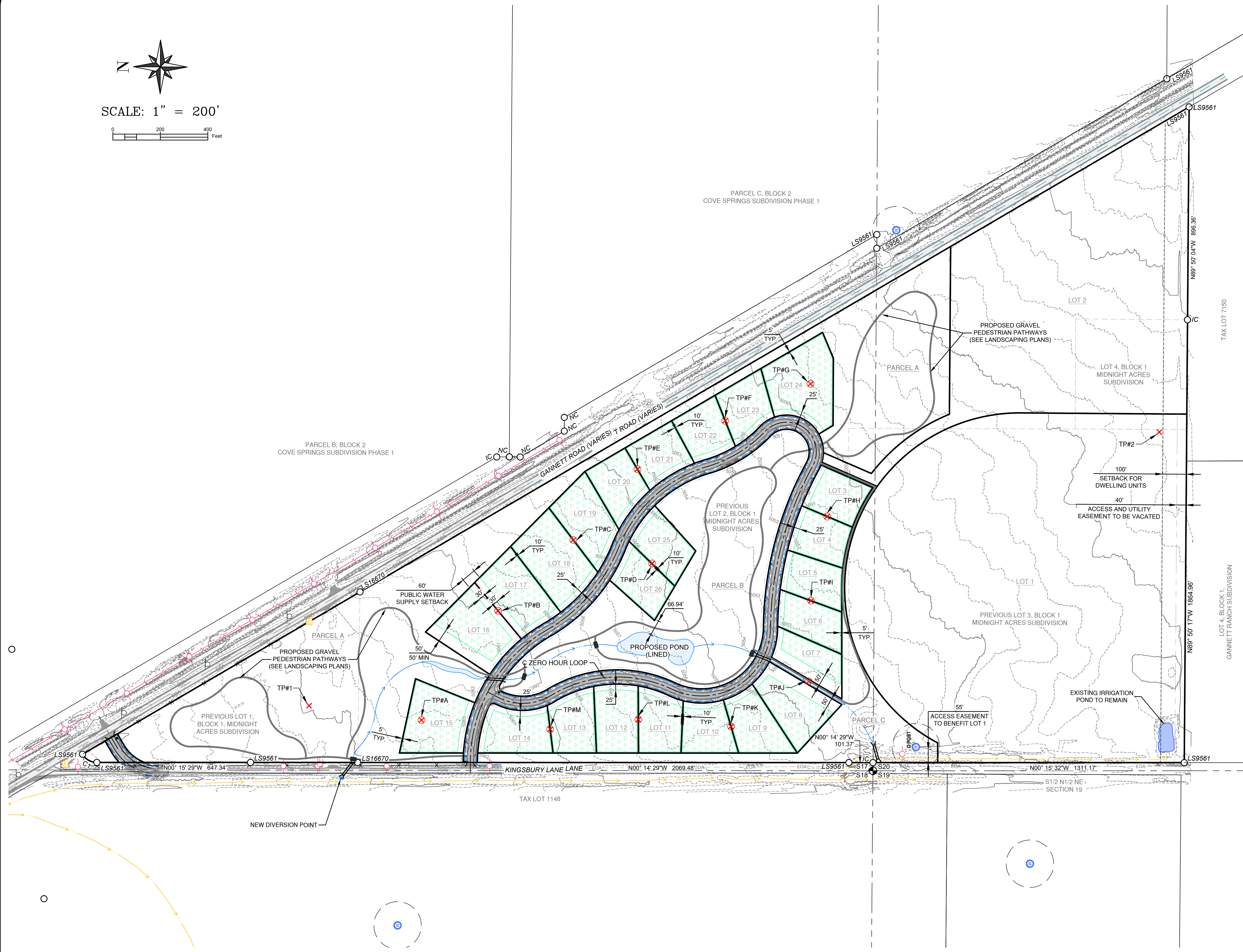




SCALE: 1" = 200'



VICINITY MAP  
N.T.S.



**NOTES**

- FOR EXISTING TEST PIT INFORMATION REFER TO THE SCPHD COVE SPRINGS SUBDIVISION PHASE 1, PARCEL A TEST PIT RESULTS, DATED ON JULY 07, 2021.
- ALL POTENTIAL SEPTIC AREAS SHALL BE LOCATED 5' MINIMUM FROM PROPERTY BOUNDARIES UNLESS OTHERWISE SHOWN HEREON.

**SEPTIC LEGEND**

- POTENTIAL SEPTIC AREA
- EXISTING TEST PIT LOCATIONS
- PROPOSED TEST PIT LOCATIONS
- TP# = TEST PIT NUMBER

SEE SHEET 1 FOR LEGEND  
SEE SHEET 6 FOR SURVEY NARRATIVE AND NOTES,  
AND LINE AND CURVE TABLES



REVISIONS		DRN: YCG
NO.	DATE	BY

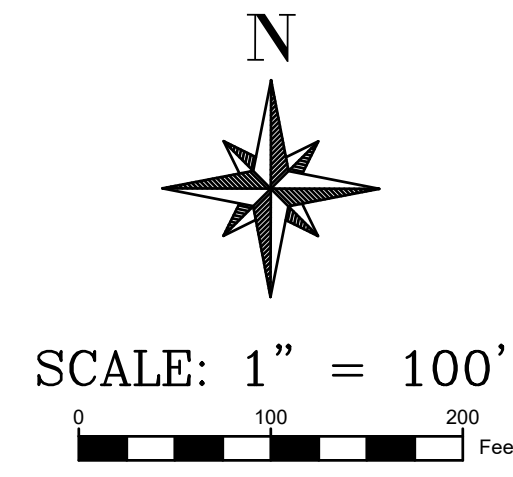
**PHILLIPS LAND SURVEYING, PLLC**  
HAILEY, IDAHO  
Phone: (208) 720 - 3760  
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A PRELIMINARY PLAT SHOWING  
**MIDNIGHT SUBDIVISION**  
WHEREIN LOTS 1, 2, 3, & 4, BLOCK 1, MIDNIGHT ACRES SUBDIVISION IS SUBDIVIDED AS SHOWN  
LOCATED WITHIN SECTIONS 17 & 20, T.11N., R.19E., B.M., BLAINE COUNTY, IDAHO  
PREPARED FOR THE LOVAS TRUST DTD 10/28/99



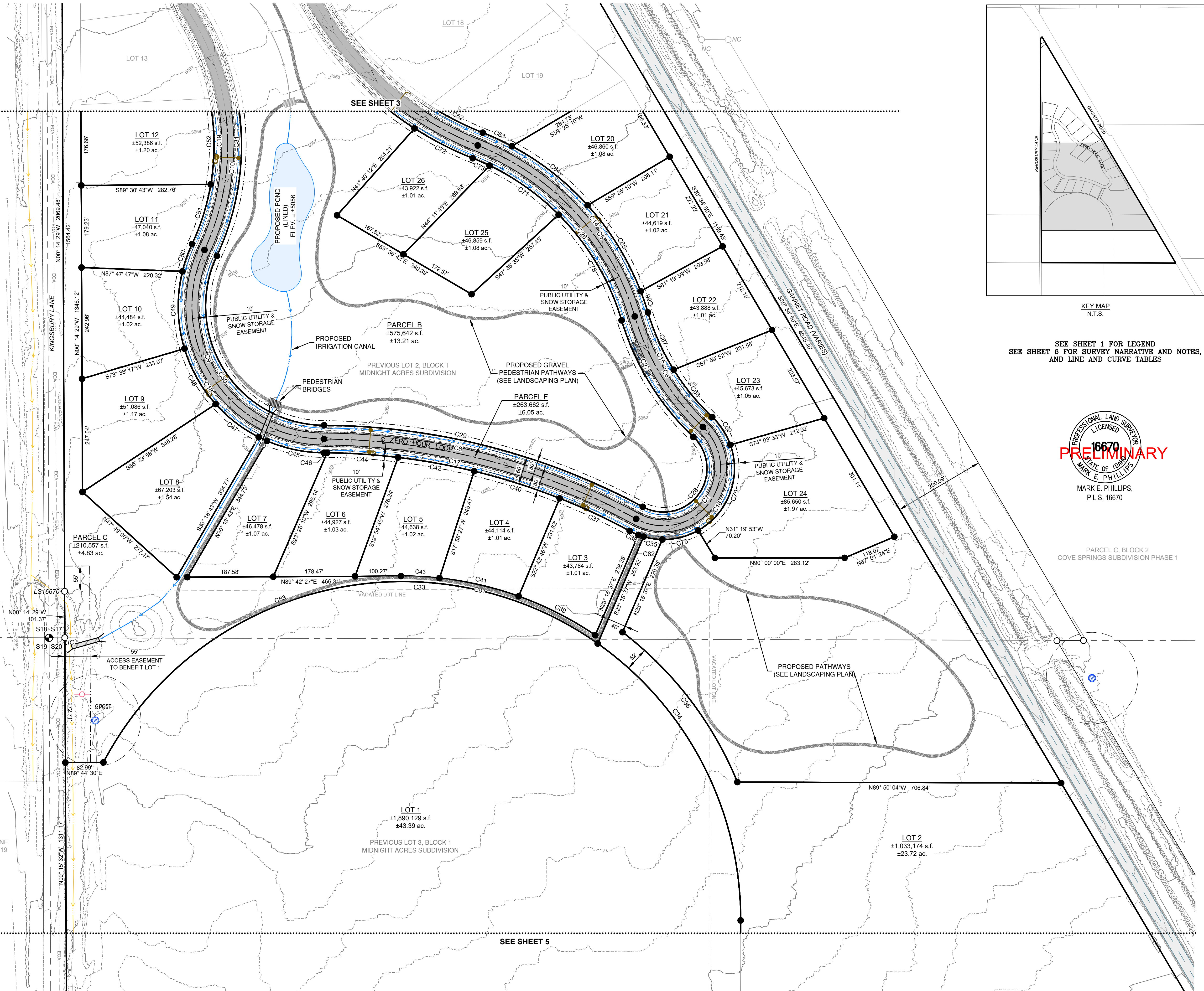






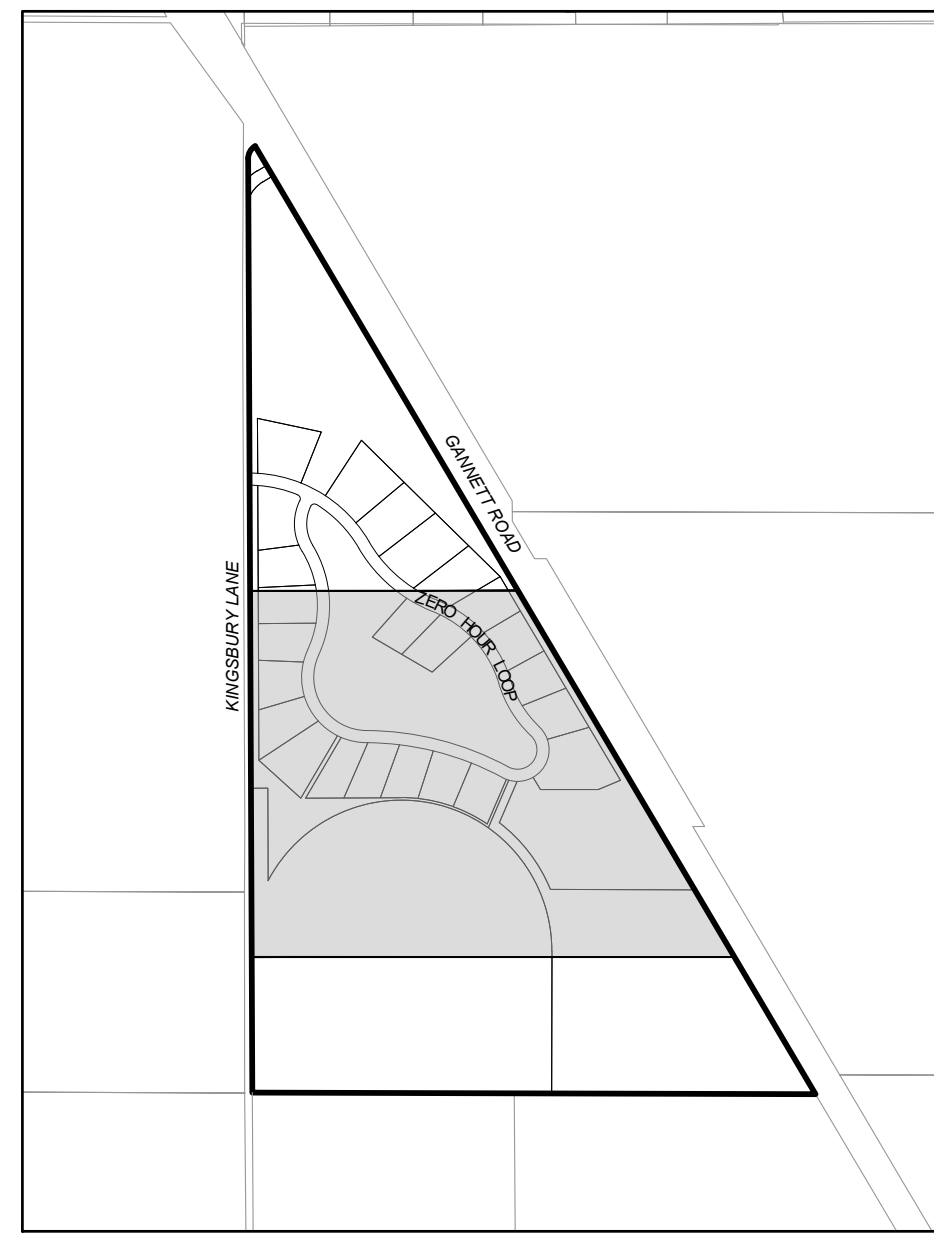
TAX LOT 1148

S1/2 N1/2 NE SECTION 19



SEE SHEET 3

SEE SHEET 5



SEE SHEET 1 FOR LEGEND  
SEE SHEET 6 FOR SURVEY NARRATIVE AND NOTES,  
AND LINE AND CURVE TABLES



PARCEL C, BLOCK 2  
COVE SPRINGS SUBDIVISION PHASE 1

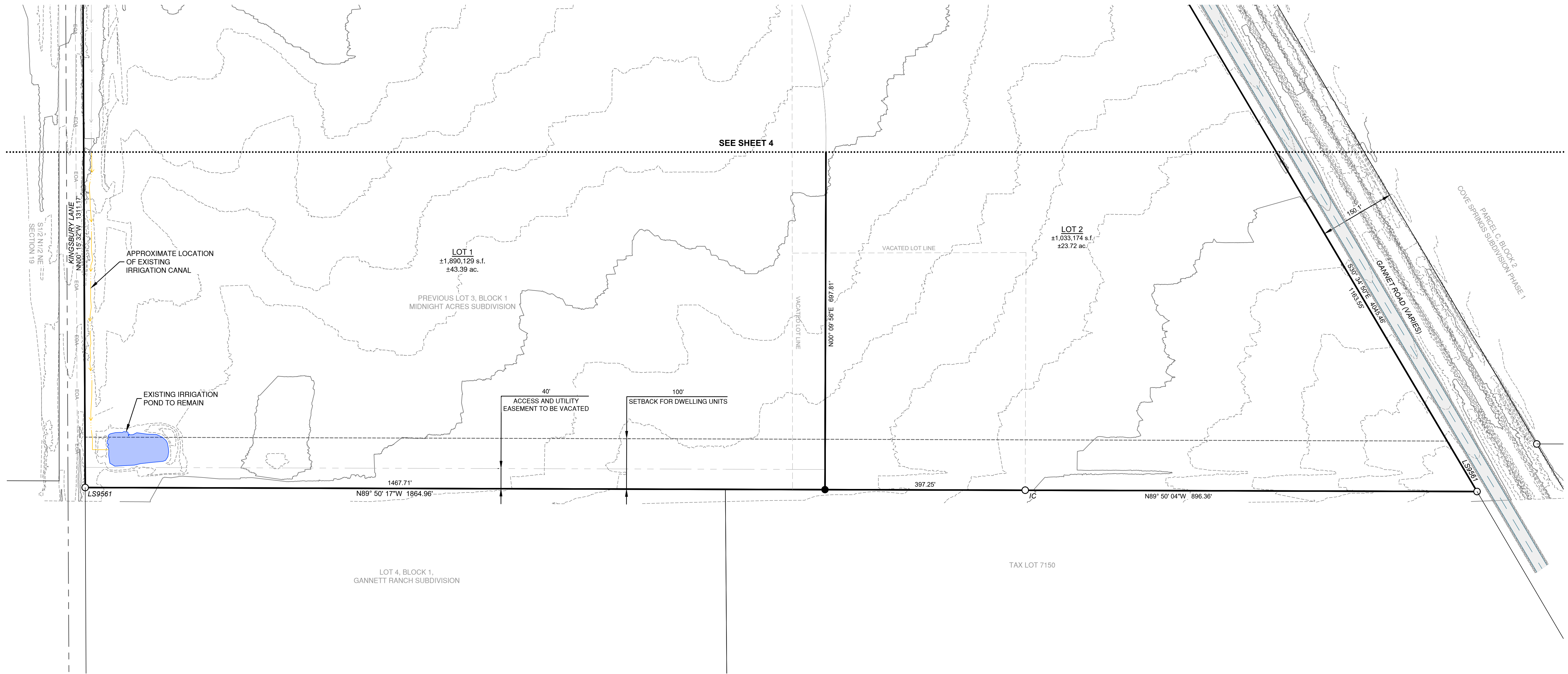
REUSE OF DRAWINGS  
I hereby certify that I am the author of the original drawings and that I have not prepared or supervised the preparation of any other drawings that are similar to or derived from these drawings without the written consent of the client. This agreement is in writing with Phillips Land Surveying, PLLC.

NO.	DATE	BY	REVISIONS	DRN.	YCS
				CHK:	MEP
				PM:	MEP
				DATE:	11/06/24
				JOB #:	2023-35

**PHILLIPS LAND SURVEYING, PLLC**  
HAILEY, IDAHO  
Phone: (208) 720 - 3760  
Email: pls16670.id@gmail.com

A PRELIMINARY PLAT SHOWING  
**MIDNIGHT SUBDIVISION**  
WHEREIN LOTS 1, 2, 3, & 4, BLOCK 1 MIDNIGHT ACRES SUBDIVISION IS SUBDIVIDED AS SHOWN.  
LOCATED WITHIN SECTIONS 17 & 20, T.17N., R.19E., B.M., BLAINE COUNTY, IDAHO  
PREPARED FOR THE LOVAS TRUST DTD 10/28/99

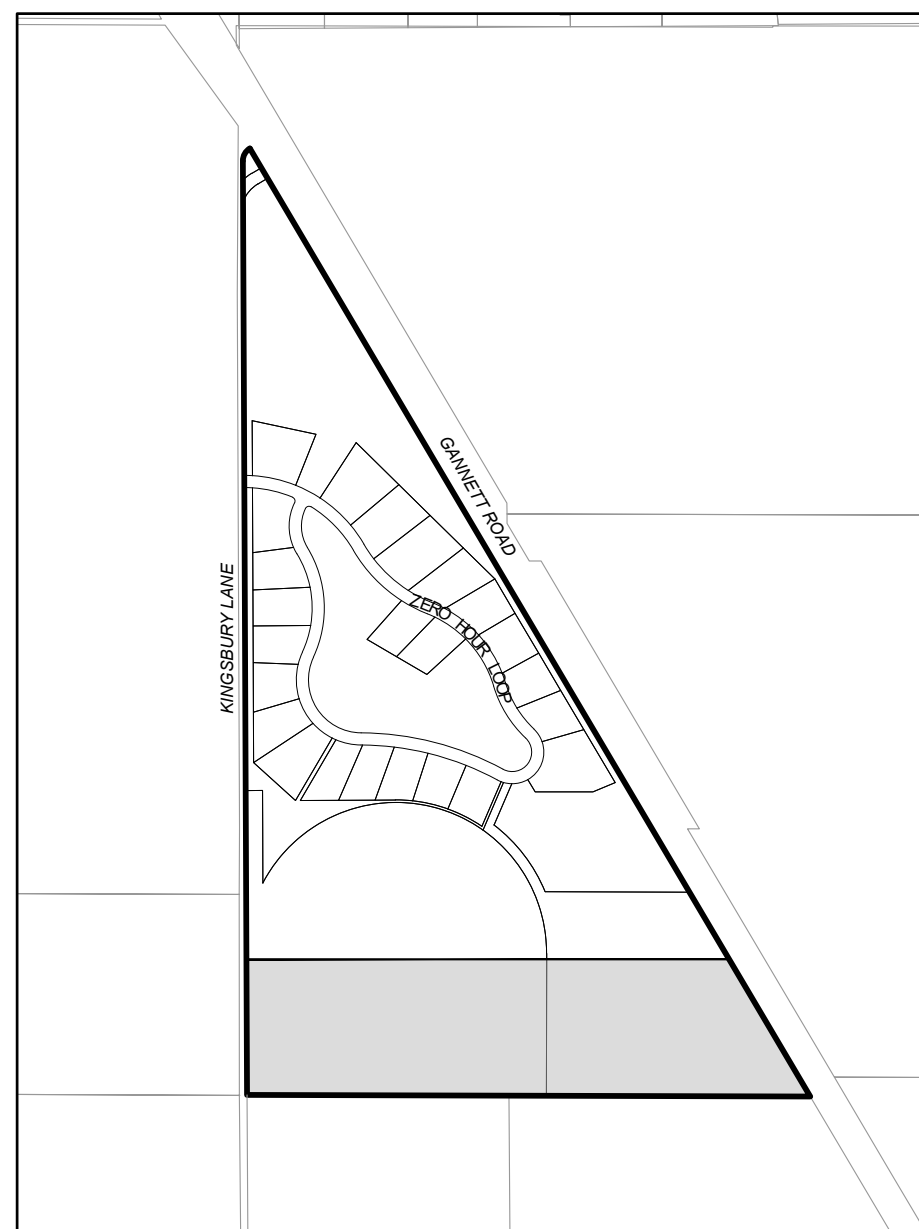




SEE SHEET 4

LOT 4, BLOCK 1,  
GANNETT RANCH SUBDIVISION

TAX LOT 7150



KEY MAP  
N.T.S.

SEE SHEET 1 FOR LEGEND  
SEE SHEET 6 FOR SURVEY NARRATIVE AND NOTES,  
AND LINE AND CURVE TABLES



MARK E. PHILLIPS,  
P.L.S. 16670

PHILLIPS LAND  
SURVEYING, PLLC  
HAILEY, IDAHO

Phone: (208) 720 - 3760  
Email: pls16670.id@gmail.com

A PRELIMINARY PLAT SHOWING  
MIDNIGHT SUBDIVISION  
WHEREIN LOTS 1, 2, 3, & 4, BLOCK 1, MIDNIGHT ACRES SUBDIVISION  
IS SUBDIVIDED AS SHOWN  
LOCATED WITHIN SECTIONS 17 & 20, T.11N., R.19E., B.M., BLAINE COUNTY, IDAHO  
PREPARED FOR THE LOVAS TRUST DTD 10/28/99

NO	DATE	BY	REVISIONS

DRN:	YCG
CHK:	MEP
PM:	MEP
DATE:	11/06/24
JOB #:	2023-35

REUSE OF DRAWINGS  
I, the undersigned, hereby certify that I am the author of the original drawings and that I have not been employed by any other person or firm in the preparation of the drawings shown on this plat. I agree to indemnify and hold harmless the client from and against all claims, damages, costs and expenses, including reasonable attorneys' fees, that may be incurred by the client as a result of my negligence in the preparation of the drawings shown on this plat. I agree to provide the client with a copy of this agreement in writing with Phillips Land Surveying, PLLC.



**SURVEY NARRATIVE & NOTES**

**Survey Narrative & Notes**

- The purpose of this survey is to show the monuments found during the exterior boundary retracement of Midnight Acres Subdivision and subdivide the property into Lots 1-26 and Parcels A-F, Block 1, Midnight Subdivision. The Boundary is based on said found monuments, and the Plat of Midnight Acres Subdivision, Instrument Number 689915, records of Blaine County, Idaho. All found monuments have been accepted.
- The distances shown are measured. Refer to the above referenced plat for previous record data.
- This survey does not purport to reflect any of the following which may be applicable to the subject real property: rights associated with lines of possession, natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning, or any other land-use regulations.
- A Title Commitment has been issued by Pioneer Title Company, File Number 852238, with a commitment date of May 8, 2024. Certain Information contained in said Title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. Some of the encumbrances and easement listed in the title report are NOT plottable hereon. Review of specific documents is required, if further information is desired.
- Vertical Datum is NAVD 1988.

**Property Information**

- The current zoning for this property is R-5 (Residential / Agricultural). Refer to the Blaine County Zoning Ordinance for specific information about this zone.
- The owner/ subdivider is Michael J. Lovas, Trustee of Lovas Trust Dated October 28, 1999, 57 S L St. Unit 349, Livermore, CA 94550. The surveyor/ representative is Phillips Land Surveying, PLLC, Hailey, ID 83333.
- This property is subject to the Declaration of Covenants, Conditions, Restrictions, and Easement for Midnight Subdivision (the "Subdivision") recorded in the real property records of Blaine County, Idaho as Instrument Number \_\_\_\_\_, as the same may be amended from time to time (the "CC&R'S").
- This property is subject to the Cove Springs Subdivision Development Agreement, Instrument No. 571099, records of Blaine County, Idaho.
- Refer to boundary line adjustment and easement agreement, Instrument No. 573180, records of Blaine County, Idaho, for information on Kingsbury Lane Right of Way, Irrigation Encroachments, and Field and Entrance Access Easements benefiting the Subdivision (previously referred to as Parcel A, Block 1, Cove Springs Phase 1 Subdivision).
- As of October 2024, Water Right Numbers 37-481B, 37-482G, 37-665K, 37-666J, 37-667N, 37-483B, and 37-22155 are surface water rights for irrigation. Water Right Numbers 37-2625A, 37-2368, 37-2700, and 37-21463 are groundwater rights for irrigation. A proportional share of the water rights will be assigned to Lot 1 (44.26 Ac.) and the remainder will be retained by the Homeowner's Association (the "Association") for distribution to Lots 2-26 and Parcels A-D or to be placed in the State Water Supply Bank.
- Irrigation canals, ditches, and laterals flow through this property as depicted on the plat. Idaho law (including Idaho Code Sections 42-1102 and 42-1204) authorizes a right-of-way across private property to deliver irrigation water. These rights-of-way include additional areas beyond the width of the conveyance for the purpose of maintaining, cleaning, and repairing structure that deliver irrigation water, as well as a right to enter private property for these purposes. Changes to irrigation delivery structures must be made in accordance with Idaho Code Section 42-1207 or as approved by the Idaho Department of Water Resources.
- No trees, shrubs, pipes, sprinklers, fences, or structures of any kind are allowed within 14 feet of the existing bank of the irrigation canal.

**General**

- Pursuant to State regulations, maintenance and weed control for all lots are the responsibility of the developer until the lot is sold and thereafter the responsibility of the owners of the individual lots. The control program to be implemented by the responsible party will target those species designated on the Idaho Noxious Weed List. Mowing and manual removal are recommended, although biological control has been shown to be effective in eradicating knapweed.
- Parcels A, B, C, and D are "open space, private" as defined by Blaine County Code 10-2-1 (or its successor provision) ("Open Space"). Refer to the CC&R's for additional information. Property Area = ±148.93 Ac.  
Required Open Space = ±44.68 Ac. (30%)  
Proposed Open Space = ±45.69 Ac. (30.7%)
- Parcel E is to be dedicated to Blaine County for Kingsbury Lane Right-of-Way.
- Parcel F is a private road and public utility parcel to be owned and maintained by the Association. Refer to the CC&R's for additional information.
- Building setbacks, including accessory dwelling units, are subject to Blaine County zoning and overlay setback requirements.

**Roads & Drainage**

- All fire protection requirements of the Wood River Rural Fire District and the most current editions of the Uniform Fire Code and the Blaine County Fire Protection Ordinance, including, but not limited to water supply, access (including turnarounds), clear zones, Class-A roof coverings, and defensible space shall be complied with prior to issuance of a building permit.
- The owners of the lots and parcels understand and agree that private road construction, maintenance and snow removal will be the obligation of the owners or the Association, and that Blaine County shall not accept, maintain or improve these roads for any reason, and that each owner shall notify in writing any successor in interest of these facts.
- Lot 1 shall be accessed from Kingsbury Lane. Access for Lots 2-26 shall be provided from Zero Hour Loop.

**Utilities**

- Lots will be served by individual septic systems. All new septic systems must be built with risers, out-flow filters and drainfield inspection ports on each system. Periodic inspections of individual septic systems, as recommended by the system manufacturer, are required and are the responsibility of the homeowner. Septic systems and drainfield locations shall be approved by SCPHD prior to issuance of a building permit.
- Each Lot will be served by a domestic water service from a Public Water System and an irrigation service from a community irrigation system. Drought tolerant landscaping is strongly encouraged.
- The pond on Parcel B, is for fire protection and irrigation storage.
- A 10' public utility and snow storage easement to benefit the Association shall exist along all lot frontages to Parcel F (Zero Hour Loop).
- A 5' public utility easement shall exist along all side and rear Lot boundaries.
- All new utility lines shall be underground.
- All exterior lighting shall comply with Title 9, Blaine County Zoning Regulations, Chapter 29A (or its successor provision).
- All new dwellings are required to provide conduit for potential future solar power as an energy conservation measure.

**Wildlife and Fencing**

- Responsibility for controlling wildlife depredation will belong with the property owner. Any actions taken to alleviate depredation shall be those prescribed by Idaho Department of Fish and Game.
- Yews are unlawful in Blaine County pursuant to Blaine County Code Title 3, Chapter 2. All parts of the yew plant, living or dead, are poisonous and known to cause sudden death to all species of animals, including humans, if ingested.
- All exterior fences shall be a post and rail design with a maximum top rail height of 42" and a bottom rail height of 18". Interior fences shall not have spikes, pickets, or barbs that protrude above the top bar.
- All domestic pets, including cats, should be kept indoors, kenneled, or leashed at all times to prevent wildlife disturbances or mountain lion depredation. Pets at large increase negative effects on wildlife. All pet food shall be stored in a manner that does not attract nuisance wildlife. Any actions taken to alleviate nuisance wildlife problems shall be those prescribed by Idaho Department of Fish and Game. Do not put garbage out until the morning of pick-up.
- The feeding of game species or predatory wildlife is prohibited by Idaho Department of Fish and Game.
- All hay and other livestock feed shall be stored and fed in a manner that does not attract big game or other wildlife.
- When possible, keep livestock in sheds or barns at night to prevent mountain lion depredation.
- To prevent depredation or use by mountain lions as day beds, completely enclose any outdoor pet kennels (including a roof), outbuildings, window wells, and space underneath decks.

**Agriculture**

- MARKETING DISCLOSURE: this property includes and is adjacent to active agricultural uses, which may involve activities occurring during the day or night. These activities may result in the production of noise, odors, and dust and may involve lights, aerial spraying, machinery and other inconveniences. All deeds conveying title to this property will contain a restriction prohibiting property owners from challenging lawfully conducted agricultural operations occurring within the County.
- DEED RESTRICTION: All deeds conveying title to real property within this subdivision shall include the following deed restriction: "Each Grantee taking this property, or any portion thereof, covenant and agree for the Grantee and Grantee's heirs, executors and assigns, to not challenge any existing or new agricultural uses or operations that are authorized by the Blaine County Zoning Ordinance and conducted within the County and that are or maybe lawfully occurring, or authorized by any government agency, as of the date of each deed conveying any right, title or interest in this property or any portion thereof.
- GRANTEE'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 undersigned acknowledge and agree that the property described in Exhibit A (legal description of property being conveyed) is either located in, or near, an agricultural zone, and that lawful activities within an agricultural zone may occur during the day or night, and may result in the production of noise, odors and dust, and may involve lights, aerial spraying, machinery and other inconveniences. Each of the undersigned acknowledges that the conveying title will contain a restriction that will prohibit challenging all agricultural uses or operations authorized by the Blaine County Zoning Ordinance and conducted within the County and that are or maybe lawfully occurring, or authorized by any governmental agency, as of the date of each deed conveying any right, title or interest in the property described in Exhibit A. Each of the undersigned, for the benefit of any owner of real property within the County, hereby waives any right or cause of action the undersigned may have under law to challenge any such lawfully occurring or authorized agricultural uses or operations.
- Canal Maintenance & Safety Disclosure: this property includes and is adjacent to an active irrigation canal, which may include the conveyance of swift moving water and involve maintenance activities during various seasons throughout the year. These activities may result in the production of noise, odors, and dust from spraying, mowing, ditch burning, machinery, and other inconveniences

**CURVE & LINE TABLES**

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	72.82'	70.00'	59° 36' 12"	40.09'	69.58'	S29° 29' 48"W
C2	680.39'	650.00'	59° 58' 29"	375.09'	649.75'	N60° 15' 14"W
C3	308.52'	650.00'	27° 11' 42"	157.22'	305.63'	S76° 22' 56"E
C4	466.65'	700.00'	38° 11' 45"	242.37'	458.06'	N49° 21' 52"W
C5	524.51'	580.00'	51° 48' 50"	281.72'	506.82'	N42° 33' 19"W
C6	286.83'	550.00'	29° 52' 47"	146.75'	283.59'	N31° 35' 18"W
C7	359.80'	125.00'	164° 55' 11"	944.36'	247.84'	N35° 55' 54"E
C8	710.58'	1450.00'	28° 04' 42"	362.58'	703.50'	S75° 38' 51"E
C9	580.89'	290.00'	114° 46' 06"	453.18'	488.54'	S32° 18' 09"E
C10	532.38'	540.00'	56° 29' 14"	290.07'	511.08'	S03° 09' 43"E
C11	235.32'	230.00'	58° 37' 15"	129.12'	225.19'	S02° 05' 42"E
C12	134.92'	680.00'	11° 22' 06"	67.68'	134.70'	S62° 33' 47"E
C13	231.14'	670.00'	19° 46' 00"	116.73'	230.00'	S47° 25' 35"E
C14	221.67'	610.00'	20° 49' 16"	112.07'	220.45'	S31° 41' 00"E
C15	137.49'	520.00'	15° 08' 58"	69.15'	137.09'	S24° 13' 23"E
C16	216.94'	155.00'	80° 11' 35"	130.51'	199.66'	S02° 37' 47"W
C17	168.91'	1420.00'	6° 48' 55"	84.55'	168.81'	N79° 43' 58"W
C18	139.94'	320.00'	25° 03' 21"	71.11'	138.83'	N29° 21' 18"W
C19	188.68'	510.00'	21° 11' 49"	95.43'	187.60'	N00° 56' 33"W
C20	225.58'	260.00'	49° 42' 35"	120.44'	218.57'	N01° 17' 19"E
C21	32.71'	20.00'	93° 42' 13"	21.34'	29.18'	N20° 42' 30"W
C22	202.43'	620.00'	18° 42' 26"	102.13'	201.53'	N76° 54' 50"W
C23	33.67'	20.00'	96° 27' 30"	22.39'	29.83'	S73° 46' 25"W
C24	300.08'	620.00'	27° 43' 51"	153.04'	297.15'	N44° 07' 55"W
C25	343.51'	730.00'	26° 57' 42"	175.00'	340.35'	N43° 44' 50"W
C26	271.37'	550.00'	28° 16' 12"	138.51'	268.63'	N30° 47' 00"W
C27	302.47'	580.00'	29° 52' 47"	154.76'	299.05'	N31° 35' 18"W
C28	273.45'	95.00'	164° 55' 11"	717.71'	188.36'	N35° 55' 54"E
C29	725.29'	1480.00'	28° 04' 42"	370.08'	718.05'	S75° 38' 51"E
C30	520.80'	260.00'	114° 46' 06"	406.30'	438.00'	S32° 18' 09"E
C31	561.96'	570.00'	56° 29' 14"	306.19'	539.47'	S03° 09' 43"E
C32	198.79'	200.00'	56° 57' 00"	108.48'	190.71'	S02° 55' 50"E
C33	1256.29'	738.00'	97° 32' 01"	842.03'	1110.00'	S76° 28' 07"W
C34	707.23'	729.45'	55° 33' 01"	384.19'	679.85'	N27° 09' 12"W
C35	41.48'	155.00'	15° 20' 02"	20.87'	41.36'	N81° 28' 02"W
C36	417.31'	790.00'	30° 15' 57"	213.64'	412.47'	N37° 27' 25"W
C37	168.72'	1420.00'	6° 48' 28"	84.46'	168.63'	N65° 00' 44"W
C38	20.94'	155.00'	7° 44' 21"	10.48'	20.92'	N65° 28' 40"W
C39	188.12'	750.00'	14° 22' 18"	94.56'	187.63'	S63° 04' 47"E
C40	196.01'	1420.00'	7° 54' 32"	98.16'	195.86'	N72° 22' 15"W
C41	177.80'	750.00'	13° 35' 00"	89.32'	177.39'	S77° 03' 26"E
C42	168.91'	1420.00'	6° 48' 55"	84.55'	168.81'	N79° 43' 58"W
C43	84.35'	750.00'	6° 26' 38"	42.22'	84.30'	S87° 04' 14"E
C44	155.41'	1420.00'	6° 16' 14"	77.78'	155.33'	N86° 16' 33"W
C45	127.82'	320.00'	22° 53' 07"	64.77'	126.97'	N78° 14' 38"W
C46	6.83'	1420.00'	0° 16' 32"	3.41'	6.83'	N89° 32' 56"W
C47	119.08'	320.00'	21° 19' 18"	60.24'	118.40'	N52° 32' 37"W
C48	139.94'	320.00'	25° 03' 21"	71.11'	138.83'	N29° 21' 18"W
C49	170.91'	320.00'	30° 36' 05"	87.55'	168.89'	N01° 31' 35"W
C50	63.15'	320.00'	11° 18' 27"	31.68'	63.05'	N19° 25' 41"E
C51	137.31'	510.00'	15° 25' 32"	69.07'	136.89'	N17° 22' 08"E
C52	188.68'	510.00'	21° 11' 49"	95.43'	187.60'	N00° 56' 33"W
C53	176.82'	510.00'	19° 51' 52"	89.31'	175.93'	N21° 28' 24"W
C54	35.57'	260.00'	7° 50' 21"	17.81'	35.55'	N27° 29' 09"W
C55	225.58'	260.00'	49° 42' 35"	120.44'	218.57'	N01° 17' 19"E
C56	202.43'	620.00'	18° 42' 26"	102.13'	201.53'	N76° 54' 50"W
C57	218.03'	680.00'	18° 22' 16"	109.96'	217.10'	S77° 25' 59"E
C58	200.73'	680.00'	16° 54' 47"	101.10'	200.00'	S48° 25' 21"E
C59	115.12'	680.00'	9° 41' 58"	57.70'	114.98'	S35° 06' 58"E
C60	85.09'	670.00'	7° 16' 36"	42.60'	85.03'	S33° 54' 17"E

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C61	231.14'	670.00'	19° 46' 00"	116.73'	230.00'	S47° 25' 35"E
C62	130.42'	670.00'	11° 09' 10"	65.41'	130.21'	S62° 53' 09"E
C63	69.86'	610.00'	6° 33' 44"	34.97'	69.83'	S65° 10' 52"E
C64	210.87'	610.00'	19° 48' 23"	106.50'	209.82'	S51° 59' 49"E
C65	221.67'	610.00'	20° 49' 16"	112.07'	220.45'	S31° 41' 00"E
C66	49.23'	610.00'	4° 37' 28"	24.63'	49.22'	S18° 57' 38"E
C67	137.49'	520.00'	15° 08' 58"	69.15'	137.09'	S24° 13' 23"E
C68	133.69'	520.00'	14° 43' 49"	67.21'	133.32'	S39° 09' 47"E
C69	73.21'	155.00'	27° 03' 41"	37.30'	72.53'	S32° 59' 51"E
C70	216.94'	155.00'	80° 11' 35"	130.51'	199.66'	S02° 37' 47"W
C71	185.90'	550.00'	19° 21' 56"	93.84'	185.01'	N54° 36' 05"W
C72	143.13'	730.00'	11° 14' 03"	71.80'	142.91'	N62° 50' 43"W
C73	40.11'	550.00'	4° 10' 42"	20.06'	40.10'	N66° 22' 23"W
C74	115.85'	170.00'	39° 02' 41"	60.27'	113.62'	S39° 53' 54"W
C75	81.54'	155.00'	30° 08' 22"	41.73'	80.60'	S75° 47' 46"W
C76	134.92'	680.00'	11° 22' 06"	67.68'	134.70'	S62° 33' 47"E
C77	40.03'	680.00'	3° 22' 22"	20.02'	40.02'	S88° 18' 18"E
C78	271.37'	550.00'	28° 16' 12"	138.51'	268.63'	N30° 47' 00"W
C81	177.80'	750.00'	13° 35' 00"	89.32'	177.39'	N77° 03' 26"W
C82	12.05'	155.00'	4° 27' 10"	6.03'	12.04'	N71° 34' 26"W
C83	1256.29'	738.00'	97° 32' 01"	842.03'	1110.00'	N76° 28' 07"E
C84	53.97'	230.00'	13° 26' 41"	27.11'	53.85'	N52° 41' 54"E

Line Table		
Line #	Length	Direction
L1	46.84'	S27°12'55"W
L2	30.00'	N00°14'29"W
L3	30.00'	N00°14'29"W
L4	54.62'	S59°25'14"W
L5	94.65'	S00°15'29"E
L6	110.11'	N30°34'50"W
L7	54.61'	N59°25'14"E
L8	30.00'	S30°34'50"E
L9	30.00'	S30°34'49"E
L10	60.00'	S30°34'49"E
L11	61.29'	N00°15'29"W
L12	44.90'	N00°15'29"W
L13	106.19'	S00°15'29"E

REUSE OF DRAWINGS  
 This drawing may be used for any portion of this project or other projects without the written agreement in writing with Phillips Land Surveying, PLLC

DRN:	YCG
CHK:	MEP
PM:	MEP
DATE:	11/06/24
JOB #:	2023-35

PROJECT INFORMATION  
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**PHILLIPS LAND SURVEYING, PLLC**  
 HAILEY, IDAHO  
 Phone: (208) 720 - 3760  
 Email: pls16670.id@gmail.com

A PRELIMINARY PLAT SHOWING  
**MIDNIGHT SUBDIVISION**  
 WHEREIN LOTS 1, 2, 3, & 4, BLOCK 1, MIDNIGHT ACRES SUBDIVISION IS SUBDIVIDED AS SHOWN.  
 LOCATED WITHIN SECTIONS 17 & 20, T.1N., R.19 E., B.M., BLAINE COUNTY, IDAHO  
 PREPARED FOR THE LOVAS TRUST DTD 10/28/99

