A PLAT SHOWING

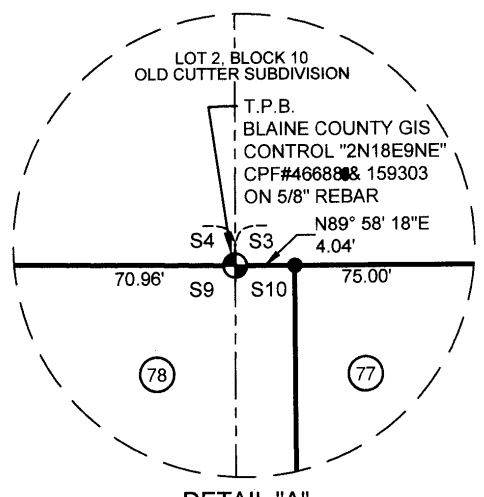
SUNBEAM SUBDIVISION PHASE 2

WHEREIN PARCEL B & C, SUNBEAM SUBDIVISION, PHASE 1 ARE SUBDIVIDED AS SHOWN HEREON
LOCATED WITHIN SECTION 9 & 10, T.2N., R.18E., B.M., CITY OF HAILEY, BLAINE COUNTY, IDAHO

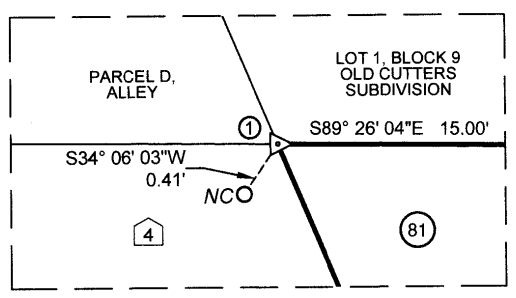
OCTOBER 2026

SCALE: 1" = 100'





DETAIL "A"
SCALE: 1" = 10'



DETAIL "B"
SCALE: 1" = 1'

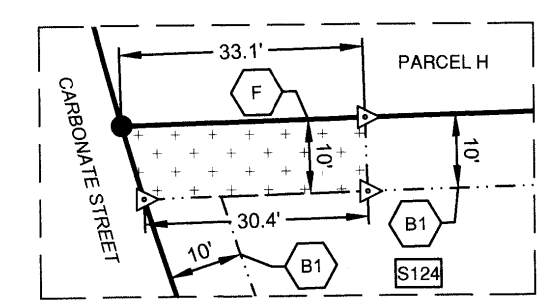
TABLE OF EASEMENTS

- (A) 20' PRIVATE IRRIGATION EASEMENT TO BENEFIT THE HOA PER THE PLAT OF SUNBEAM PHASE 1, INSTRUMENT NUMBER 682301.
- (B) 10' PUBLIC UTILITY AND SNOW STORAGE EASEMENT PER THE PLAT OF SUNBEAM SUBDIVISION PHASE 1, INSTRUMENT NUMBER 682301.
- (B1) 10' PUBLIC UTILITY AND SNOW STORAGE EASEMENT AS DEDICATED HEREON.
- (C) 20' WIDE HIAWATHA CANAL EASEMENT PER THE PLAT OF SUNBEAM PHASE 1, INSTRUMENT NUMBER 682301.
- (D) 15' WIDE SEWER EASEMENT PER INSTRUMENT NUMBER 546901.
- (E) 15' WIDE WATER EASEMENT AS SHOWN HEREON.
- (F) MAILBOX EASEMENT TO BENEFIT SUBLOTS 113-129 FOR THE INSTALLATION, MAINTENANCE, AND UTILIZATION OF CLUSTER MAILBOXES

LEGEND

- Property Line
- Adjoiner's Lot Line
- Vacated Lot Line
- Centerline of Right of Way
- Easement, Type & Width as Shown Dedicated Hereon
- Existing Easement, Type & Width as Shown
- Survey Tie Line
- Blaine County GIS Tie Line
- Section Line
- Found Aluminum Cap, as shown
- Found Brass Cap, as shown
- Found 1/2" Rebar
- Found 5/8" Rebar
- Calculated Point, Nothing Set
- Set 5/8" Rebar by LS16670
- Set Copper Plug by LS16670
- (#) Lot Number
- [S#] Sublot Number, See Note 20
- Lot Number Sunbeam Subdivision, Phase 1
- Lot Number Replat Showing A Portion of the City of Hailey, Idaho Including all of Block 82, 83, 84, 85, 86, 87, 91, & 92, & Portions of Block 77, 78, 79, & 93
- Lot Number Mother Lode Addition, Block 3
- Sublot Number Sunny Townhomes

IC = Illegible Cap
NC = No Cap
T.P.B. = True Point of Beginning



DETAIL "C"
SCALE: 1" = 20'

HEALTH CERTIFICATE: Sanitary restrictions as required by Idaho Code Title 50, Ch. 13, have been satisfied. Sanitary restrictions may be reimposed in accordance with Idaho Code Title 50, Ch. 13, Sec. 50–1326, by issuance of a Certificate of Disapproval.

10-27-2026 — Date

764 — South Central District Health Dept., EHS

SEE SHEET 4 FOR SURVEY NARRATIVE & NOTES
SEE SHEET 4 FOR CURVE & LINE TABLES

PROFESSIONAL LAND SURVEYOR LICENSED 16670 10/28/2026 STATE OF IDAHO MARK E. PHILLIPS

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

SUNBEAM SUBDIVISION
PHASE 2

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

PROJECT: 2025-37

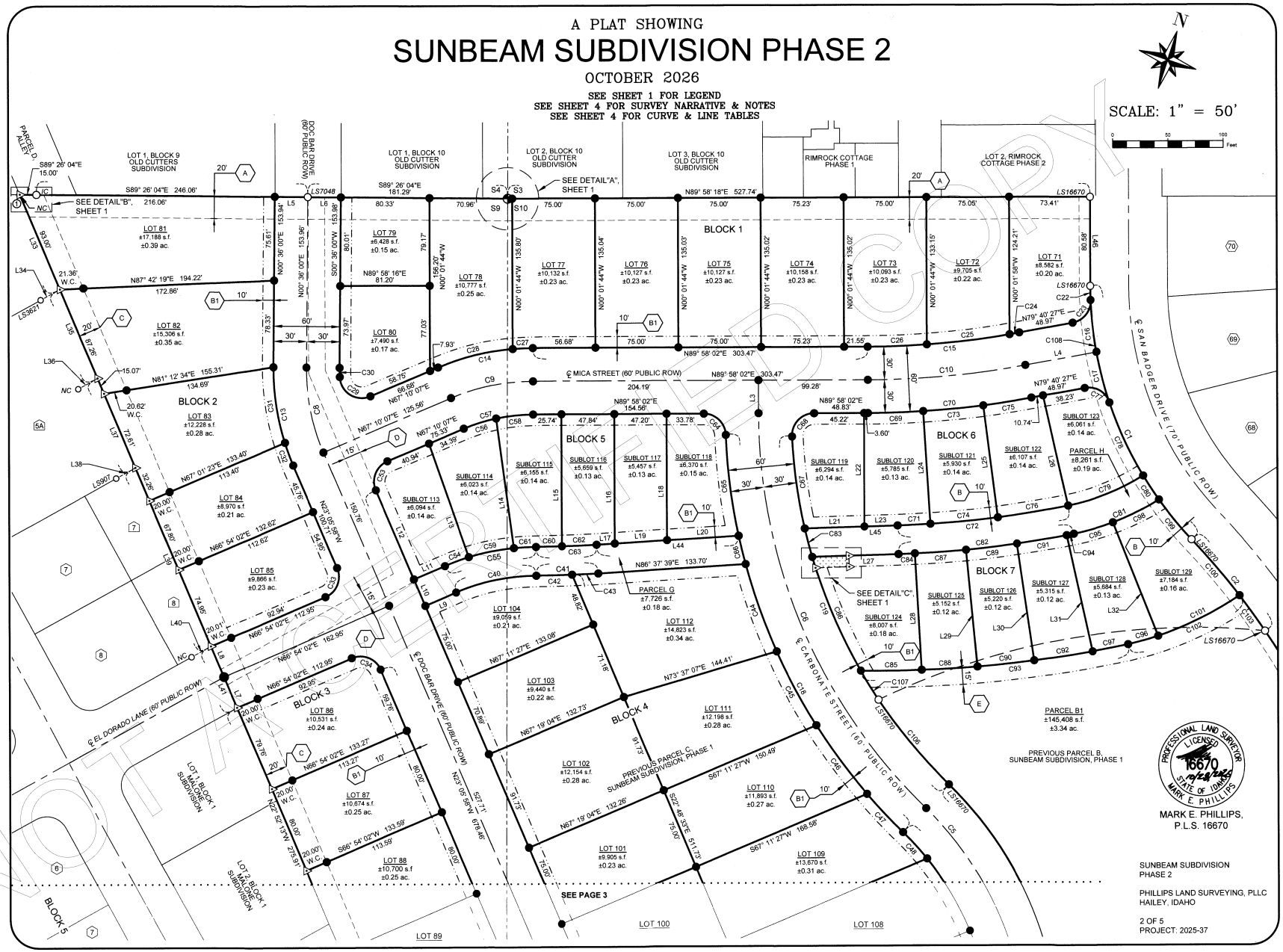
Instrument # 722044
Pages: 1 of 5
NOT A CERTIFIED COPY

A PLAT SHOWING

SUNBEAM SUBDIVISION PHASE 2

OCTOBER 2026

SEE SHEET 1 FOR LEGEND
SEE SHEET 4 FOR SURVEY NARRATIVE & NOTES
SEE SHEET 4 FOR CURVE & LINE TABLES



PROFESSIONAL LAND SURVEYOR LICENSED 16670 10/28/2026 STATE OF IDAHO MARK E. PHILLIPS

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

SUNBEAM SUBDIVISION
PHASE 2

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

2 OF 5
PROJECT: 2025-37

NOT A CERTIFIED COPY

Instrument # 722044
Pages: 2 of 5

A PLAT SHOWING

SUNBEAM SUBDIVISION PHASE 2

OCTOBER 2026

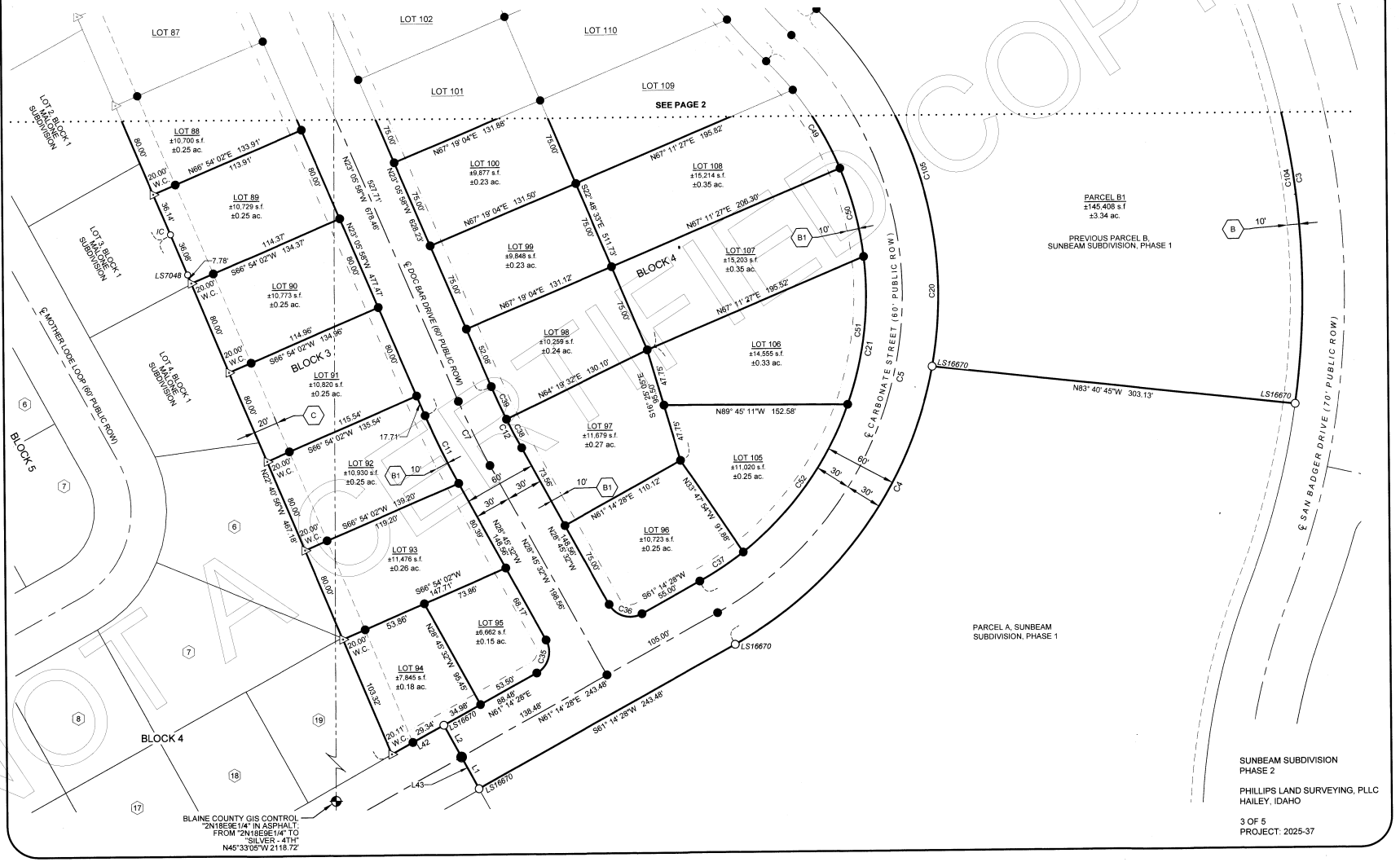
SCALE: 1" = 50'

0 50 100 Feet

SEE SHEET 1 FOR LEGEND
SEE SHEET 4 FOR SURVEY NARRATIVE & NOTES
SEE SHEET 4 FOR CURVE & LINE TABLES

PROFESSIONAL LAND SURVEYOR LICENSED 16670 10-29-2025 STATE OF IDAHO MARK E. PHILLIPS

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



NOT A CERTIFIED COPY

SUNBEAM SUBDIVISION
PHASE 2

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

3 OF 5
PROJECT: 2025-37

SURVEY NARRATIVE & NOTES

Survey Narrative & Notes

1. The purpose of this survey is to show the monuments found during the boundary retracement of Parcels B and C, Sunbeam Subdivision, Phase 1, and re-configure the property into Lots 71-112, Sublots 113-129, and Parcels B1, G and H. The Boundary is based on said found monuments and the recorded Plat for Sunbeam Subdivision, Phase 1, Instrument Number 682301, records of Blaine County, Idaho. All found monuments have been accepted except the Northwest corner at Point ①, where said monument has been disturbed due to being in the canal, and the found witness corner on the northerly boundary was used to establish the Northwest corner of the subject property.

2. A title policy provided by Old Republic National Title Insurance Company, File No. 26-26932, Date of Guarantee: October 22, 2026. Certain information contained in said title policy may not appear on this map or may affect items shown hereon. Is it the responsibility of the owner or agent to review said title policy. Some of the encumbrances and easements listed in the tile report are NOT plotted hereon. Review of specific documents is required, if further information is desire.

3. Parcel B1 is open space to benefit the general public to satisfy the city's park contribution requirements.

4. Parcels G and H are unbuildable lots that shall remain as parking access lanes to be privately maintained by either the Sunbeam HOA or a sub-association.

5. A public utility easement shall exist over Parcels G and H.

6. A temporary agricultural easement over the entirety of Parcel C, Sunbeam Subdivision, Phase 1 is vacated hereon.

7. Property shown hereon is subject to the Covenants, Conditions, and Restrictions as recorded under Instrument Number 682300, and amendments thereto, records of Blaine County, Idaho.

8. All new utilities shall be placed underground.

9. A sewer line easement agreement exists between Marathon Partners, Old Cutters Inc., and the City of Hailey as recorded under Instrument Number 546901, records of Blaine County, Idaho, see sheet 2.

10. Lot owners may not restrict the flow of water within any of the canals or ditches. This includes, but is not limited to, planting of reeds, rushes, cattails, or cottontails.

11. This Subdivision is subject to the Hiawatha Canal/Sunbeam Subdivision Maintenance Agreements as recorded under Instrument Number 672660, and amendments thereto, records of Blaine County, Idaho.

12. This subdivision is subject to the Right-of-Way Maintenance Agreement, Sunbeam Subdivision - Phase 2, as recorded under Instrument Number 721935, records of Blaine County, Idaho.

13. The property owner is responsible for controlling wildlife depredation. Any actions taken to alleviate depredation shall follow IDFG's recommendations.

14. Game and predatory wildlife feeding is prohibited.

15. Pet food shall be stored and fed in a manor that does not attract nuisance wildlife, such as skunks, raccoons, magpies, and red foxes.

16. Recreational activities shall follow the Administrative Guidelines for Winter Wildlife, as set forth by Blaine County, the City of Hailey, and the Bureau of Land Management, and the Idaho Department of Fish and Game.

17. Lots within the Subdivision are subject to the following turf area restrictions:
    a. For lots less than or equal to 8,000 square feet, a maximum of forty percent (40%) of the total land area of each residential lot may be turf.
    b. For lots greater than 8,000 square feet and less than or equal to 12,000 square feet, a maximum of thirty-five percent (35%) of the total land area of each residential lot may be turf up to maximum of 3,500 square feet.
    c. For lots greater than 12,000 square feet and less than or equal to 14,000 square feet, a maximum of thirty percent (30%) of the total land area of each residential lot may be turf up to maximum of 3,500 square feet.
    d. For lots greater than 14,000 square feet a maximum of twenty-five percent (25%) of the total land area of each residential lot may be turf.

18. Landscaping shall promote low water use vegetation through the use of drought tolerant plants either from and approved list or as recommenced by a landscaping design professional.

19. Each residential irrigation system shall be at 70% distribution uniformity for turf areas and/ or utilize EPA water sensor controllers and heads or equivalent.

20. Refer to the table below for Townhouse Sublot frontage designation and vehicular access location.

BLOCK #	FRONTAGE DESIGNATION			VEHICULAR ACCESS
	FRONT	REAR	SIDE	
5	Mica Street	Parcel G	Doc Bar Drive/ Carbonate Street	Parcel G
6	Mica Street	Parcel H	Carbonate Street/ San Badger Drive	Parcel H
7	Carbonate Street	San Badger Drive	Parcel H/ Parcel B1	Parcel H

>>Refer to City of Hailey Zoning Code for required setbacks.

PROFESSIONAL LAND SURVEYOR LICENSED 16670 10/28/2025 STATE OF IDAHO MARK E. PHILLIPS

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

CURVE AND LINE TABLE

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	253.06'	335.00'	43° 16' 52"	132.91'	247.08'	S21° 40' 29"E
C2	106.17'	665.00'	9° 08' 52"	53.20'	106.06'	S38° 44' 29"E
C3	491.43'	665.00'	42° 20' 29"	257.55'	480.33'	S12° 59' 49"E
C4	291.91'	330.00'	50° 40' 56"	156.28'	282.48'	S35° 54' 00"W
C5	559.85'	300.00'	106° 55' 27"	404.87'	482.08'	N07° 46' 44"E
C6	398.37'	500.00'	45° 39' 01"	210.44'	387.92'	S22° 51' 29"E
C7	59.43'	601.67'	5° 39' 34"	29.74'	59.41'	N25° 55' 45"W
C8	78.68'	190.23'	23° 41' 58"	39.91'	78.12'	S11° 14' 59"E
C9	76.38'	191.96'	22° 47' 54"	38.70'	75.88'	S78° 34' 04"W
C10	143.72'	800.00'	10° 17' 34"	72.05'	143.52'	N84° 49' 14"E
C11	62.39'	631.67'	5° 39' 34"	31.22'	62.37'	S25° 55' 45"E
C12	56.47'	571.67'	5° 39' 34"	28.26'	56.45'	S25° 55' 45"E
C13	91.09'	220.23'	23° 41' 58"	46.21'	90.45'	S11° 14' 59"E
C14	88.32'	221.96'	22° 47' 54"	44.75'	87.74'	N78° 34' 04"E
C15	138.33'	770.00'	10° 17' 34"	69.35'	138.14'	N84° 49' 14"E
C16	47.34'	335.00'	8° 05' 48"	23.71'	47.30'	S06° 16' 39"E
C17	47.34'	335.00'	8° 05' 48"	23.71'	47.30'	S14° 22' 27"E
C18	402.83'	530.00'	43° 32' 54"	211.71'	393.21'	S23° 54' 33"E
C19	353.39'	470.00'	43° 04' 51"	185.52'	345.13'	S24° 08' 34"E
C20	615.84'	330.00'	106° 55' 27"	445.35'	530.29'	N07° 46' 44"E
C21	503.87'	270.00'	106° 55' 27"	364.38'	433.87'	N07° 46' 44"E
C22	12.83'	335.00'	2° 11' 42"	6.42'	12.83'	S01° 07' 54"E
C23	28.59'	20.00'	81° 54' 13"	17.36'	26.22'	N38° 43' 22"E
C24	9.21'	770.00'	0° 41' 06"	4.60'	9.21'	N80° 01' 00"E
C25	75.63'	770.00'	5° 37' 38"	37.84'	75.59'	N83° 10' 22"E
C26	53.49'	770.00'	3° 58' 50"	26.76'	53.48'	N87° 58' 37"E
C27	18.34'	221.96'	4° 44' 01"	9.17'	18.33'	S87° 36' 01"W
C28	69.98'	221.96'	18° 03' 54"	35.28'	69.69'	S76° 12' 04"W
C29	38.57'	20.00'	110° 30' 02"	28.83'	32.87'	S57° 34' 52"E
C30	8.20'	160.23'	2° 55' 51"	4.10'	8.20'	S00° 51' 56"E
C31	69.31'	220.23'	18° 01' 51"	34.94'	69.02'	S08° 24' 56"E
C32	21.79'	220.23'	5° 40' 07"	10.90'	21.78'	S20° 15' 55"E
C33	31.42'	20.00'	90° 00' 00"	20.00'	28.28'	N21° 54' 02"E
C34	31.42'	20.00'	90° 00' 00"	20.00'	28.28'	S68° 05' 58"E
C35	31.42'	20.00'	90° 00' 00"	20.00'	28.28'	N16° 14' 28"E
C36	31.42'	20.00'	90° 00' 00"	20.00'	28.28'	S73° 45' 32"E
C37	43.38'	270.00'	9° 12' 20"	21.74'	43.33'	N56° 38' 18"E
C38	26.74'	571.67'	2° 40' 47"	13.37'	26.74'	S27° 25' 09"E
C39	29.73'	571.67'	2° 58' 47"	14.87'	29.73'	S24° 35' 21"E
C40	74.64'	187.00'	22° 52' 07"	37.82'	74.14'	S78° 20' 05"W
C41	56.26'	1026.00'	3° 08' 30"	28.14'	56.25'	N88° 11' 54"E
C42	32.51'	1026.00'	1° 48' 55"	16.25'	32.50'	N88° 51' 41"E
C43	23.75'	1026.00'	1° 19' 35"	11.88'	23.75'	N87° 17' 26"E
C44	83.74'	530.00'	9° 03' 12"	41.96'	83.66'	S19° 27' 45"E
C45	75.95'	530.00'	8° 12' 39"	38.04'	75.89'	S28° 05' 40"E
C46	77.22'	530.00'	8° 20' 53"	38.68'	77.15'	S36° 22' 26"E
C47	47.50'	530.00'	5° 08' 07"	23.77'	47.49'	S43° 06' 56"E
C48	32.33'	270.00'	6° 51' 35"	16.18'	32.31'	N42° 15' 12"W
C49	75.98'	270.00'	16° 07' 23"	38.24'	75.73'	N30° 45' 43"W
C50	76.02'	270.00'	16° 07' 56"	38.26'	75.77'	N14° 38' 03"W
C51	124.16'	270.00'	26° 20' 55"	63.20'	123.07'	N06° 36' 22"E
C52	152.00'	270.00'	32° 15' 19"	78.07'	150.00'	N35° 54' 29"E
C53	31.51'	20.00'	90° 16' 05"	20.09'	28.35'	S22° 02' 05"W
C54	23.24'	213.00'	6° 15' 08"	11.63'	23.23'	S70° 01' 36"W
C55	85.02'	213.00'	22° 52' 07"	43.08'	84.45'	N78° 20' 05"E

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C56	30.67'	161.96'	10° 51' 04"	15.38'	30.63'	S72° 35' 39"W
C57	64.45'	161.96'	22° 47' 54"	32.66'	64.02'	N78° 34' 04"E
C58	33.77'	161.96'	11° 56' 51"	16.95'	33.71'	S83° 59' 36"W
C59	41.65'	213.00'	11° 12' 13"	20.89'	41.58'	S78° 45' 16"W
C60	23.51'	1000.00'	1° 20' 50"	11.76'	23.51'	N89° 05' 44"E
C61	20.12'	213.00'	5° 24' 46"	10.07'	20.11'	S87° 03' 46"W
C62	31.32'	1000.00'	1° 47' 40"	15.66'	31.32'	N87° 31' 29"E
C63	54.83'	1000.00'	3° 08' 30"	27.42'	54.82'	N88° 11' 54"E
C64	30.68'	20.00'	87° 53' 52"	19.28'	27.76'	N46° 05' 02"W
C65	92.00'	530.00'	9° 56' 43"	46.11'	91.88'	S07° 06' 28"E
C66	26.41'	530.00'	2° 51' 20"	13.21'	26.41'	S13° 30' 29"E
C67	83.98'	470.00'	10° 14' 16"	42.10'	83.87'	S07° 43' 17"E
C68	32.31'	20.00'	92° 34' 10"	20.92'	28.91'	S43° 40' 56"W
C69	49.99'	830.00'	3° 27' 04"	25.00'	49.98'	N88° 14' 30"E
C70	149.10'	830.00'	10° 17' 34"	74.75'	148.90'	N84° 49' 14"E
C71	29.66'	932.00'	1° 49' 24"	14.83'	29.66'	N87° 25' 40"E
C72	155.84'	932.00'	9° 34' 49"	78.10'	155.66'	S83° 32' 57"W
C73	54.77'	830.00'	3° 46' 52"	27.40'	54.76'	N84° 37' 32"E
C74	61.50'	932.00'	3° 46' 52"	30.76'	61.49'	N84° 37' 32"E
C75	44.34'	830.00'	3° 03' 39"	22.18'	44.34'	N81° 12' 17"E
C76	64.68'	932.00'	3° 58' 34"	32.35'	64.66'	N80° 44' 50"E
C77	28.59'	20.00'	81° 54' 12"	17.36'	26.22'	N59° 22' 27"W
C78	72.79'	335.00'	12° 27' 00"	36.54'	72.65'	S24° 38' 51"E
C79	73.66'	204.00'	20° 41' 21"	37.24'	73.26'	N68° 24' 52"E
C80	26.01'	335.00'	4° 26' 56"	13.01'	26.00'	S33° 05' 49"E
C81	83.58'	230.00'	20° 49' 16"	42.26'	83.12'	N68° 20' 55"E
C82	160.18'	958.00'	9° 34' 49"	80.28'	160.00'	N83° 32' 57"E
C83	26.67'	470.00'	3° 15' 03"	13.34'	26.66'	S14° 27' 57"E
C84	14.77'	958.00'	0° 53' 00"	7.38'	14.77'	N87° 53' 52"E
C85	55.23'	1100.00'	2° 52' 37"	27.62'	55.23'	N89° 28' 21"E
C86	112.03'	470.00'	13° 39' 23"	56.28'	111.76'	S22° 55' 10"E
C87	46.68'	958.00'	2° 47' 31"	23.34'	46.68'	N86° 03' 36"E
C88	50.82'	1100.00'	2° 38' 49"	25.41'	50.81'	N86° 42' 38"E
C89	46.44'	958.00'	2° 46' 38"	23.22'	46.43'	N83° 16' 32"E
C90	51.73'	1100.00'	2° 41' 41"	25.87'	51.73'	N84° 02' 23"E
C91	45.73'	958.00'	2° 44' 07"	22.87'	45.73'	N80° 31' 09"E
C92	53.54'	1100.00'	2° 47' 20"	26.78'	53.54'	N81° 17' 53"E
C93	244.15'	1100.00'	12° 43' 01"	122.58'	243.65'	S84° 33' 09"W
C94	6.56'	958.00'	0° 23' 33"	3.28'	6.56'	N78° 57' 19"E
C95	37.02'	230.00'	9° 13' 23"	18.55'	36.98'	N74° 08' 51"E
C96	28.26'	300.00'	5° 23' 49"	14.14'	28.25'	N74° 24' 17"E
C97	32.82'	1100.00'	1° 42' 35"	16.41'	32.82'	N79° 02' 56"E
C98	46.56'	230.00'	11° 35' 53"	23.36'	46.48'	N63° 44' 13"E
C99	46.74'	335.00'	7° 59' 38"	23.41'	46.70'	S39° 19' 06"E
C100	66.60'	665.00'	5° 44' 17"	33.33'	66.57'	N40° 26' 46"W
C101	82.60'	300.00'	15° 46' 35"	41.57'	82.34'	N63° 49' 05"E
C102	110.86'	300.00'	21° 10' 24"	56.07'	110.23'	N66° 31' 00"E
C103	39.57'	665.00'	3° 24' 35"	19.79'	39.57'	N35° 52' 21"W
C104	491.43'	665.00'	42° 20' 29"	257.55'	480.33'	N12° 59' 49"W
C105	323.93'	330.00'	56° 14' 31"	176.36'	311.08'	N17° 33' 44"W
C106	99.94'	470.00'	12° 10' 59"	50.16'	99.75'	N39° 35' 30"W
C107	30.78'	470.00'	3° 45' 10"	15.40'	30.78'	S31° 37' 26"E
C108	94.68'	335.00'	16° 11' 37"	47.66'	94.37'	N10° 19' 33"W

Parcel Line Table		
Line #	Length	Direction
L1	30.00'	S28°45'32"E
L2	30.00'	S28°45'32"E
L3	29.83'	N00°01'58"W
L4	65.43'	N79°40'27"E
L5	30.00'	S89°26'04"E
L6	30.00'	S89°26'04"E
L7	30.24'	N23°06'01"W
L8	30.05'	N23°06'01"W
L9	30.51'	N66°54'02"E
L10	26.00'	N23°05'58"W
L11	30.51'	N66°54'02"E
L12	87.52'	N23°05'58"W
L13	108.84'	N19°14'35"W
L14	118.21'	N07°39'03"W
L15	119.30'	N00°01'58"W
L16	117.00'	N00°01'58"W
L17	16.58'	N86°37'39"E
L18	114.25'	N00°01'58"W
L19	47.28'	N86°37'39"E
L20	65.19'	N86°37'39"E
L21	54.00'	N88°20'22"E
L22	102.48'	N00°01'58"W
L23	30.09'	N88°20'22"E
L24	102.00'	N03°29'02"W
L25	102.00'	N07°15'54"W
L26	101.97'	N12°39'31"W
L27	78.19'	N88°20'22"E
L28	105.40'	N03°10'23"W
L29	106.00'	N05°24'44"W
L30	106.70'	N08°15'43"W
L31	107.55'	N12°25'47"W
L32	110.29'	N21°34'46"W
L33	93.00'	N22°54'17"W
L34	20.00'	N61°24'37"E
L35	87.26'	N22°51'28"W
L36	20.00'	N61°09'24"E
L37	87.68'	N22°53'30"W
L38	20.00'	N61°20'42"E
L39	175.01'	N22°50'58"W
L40	20.11'	N61°11'19"E
L41	60.29'	N23°06'01"W
L42	49.45'	S61°14'28"W
L43	60.00'	N28°45'32"W
L44	129.05'	N86°37'39"E
L45	84.10'	S88°20'22"W

SUNBEAM SUBDIVISION
PHASE 2

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

4 OF 5
PROJECT: 2025-37

NOT A CERTIFIED COPY

Instrument # 722044
Pages: 4 of 5

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are the owners in fee simple of the following described parcels of land:
Parcels of land located within Section 9 & 10, T.2N., R.18E., B.M., Blaine County, Idaho, more particularly described as follows:

PARCEL B, SUNBEAM SUBDIVISION PHASE 1 (CITY OF HAILEY)
PARCEL C, SUNBEAM SUBDIVISION PHASE 1 (MARATHON PARTNERS, LLC)

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 all lots in this plat will be eligible to receive water service from an existing water distribution system and that the existing water distribution system has agreed in writing to serve all of the lots shown within this plat. Doc Bar Drive, Mica Street, Carbonate Street & El Dorado Lane Right of Ways, as shown on this plat, are hereby dedicated to the City of Hailey in perpetuity.

It is the intent of the owners to hereby include said land in this plat.

Martha Burke

MARTHA BURKE, MAYOR,
ON BEHALF OF THE CITY OF HAILEY

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF BLAINE } ss

On this 19th day of October, 2026, before me, a Notary Public in and for said State, personally appeared Martha Burke, as Mayor of the City of Hailey, on behalf of the City of Hailey, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she 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.

RUTH S. BAILES
27967
NOTARY PUBLIC
STATE OF IDAHO

Notary Public in and for said State
Residing in Hagerman
My Commission Expires 5/8/2027

Edmund E. Dumke

MARATHON PARTNERS, LLC, AN IDAHO LIMITED LIABILITY COMPANY
BY: EDMUND DUMKE, MANAGER

ACKNOWLEDGMENT

STATE OF Idaho
COUNTY OF Blaine } ss

On this 17th day of September, 2026, before me, a Notary Public in and for said State, personally appeared Edmund Dumke, known or identified to me to be the manager of the limited liability company that executed the foregoing instrument, and acknowledged to me that such limited liability company 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.

SAMANTHA STAHLNECKER
NOTARY PUBLIC
COMM. NO. 20220116
STATE OF IDAHO

Notary Public in and for said State
Residing in Hailey
My Commission Expires April 13th, 2028

SURVEYOR'S CERTIFICATE

I, Mark E. Phillips, 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.

Mark E. Phillips, P.L.S. 16670

PROFESSIONAL LAND SURVEYOR LICENSED 16670 10/2/2026 STATE OF IDAHO MARK E. PHILLIPS

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 and Surveys.

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

10/6/26
Date

ACCEPTANCE OF DEDICATION BY THE CITY OF HAILEY

Dedication of Right-of-Ways for Doc Bar Drive, Mica Street, Carbonate Street and El Dorado Lane, as shown on this plat, and Parcel B1, were approved and accepted this 16th day of October, 2026 by the City of Hailey.

City Clerk

HAILEY CITY ENGINEER'S APPROVAL

The foregoing plat was approved by the Brian Yeager, City Engineer for the City of Hailey on this 16th day of October, 2026.

Brian Yeager
City Engineer

HAILEY CITY COUNCIL'S APPROVAL

The foregoing plat was approved by the City Council of Hailey on this 16th day of October, 2026.

City Clerk

BLAINE COUNTY TREASURER'S APPROVAL

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

Blaine County Treasurer

10/26/26
Date

BLAINE COUNTY RECORDER'S CERTIFICATE

Instrument # 722044
Blaine County, Hailey, Idaho
10/29/2026 02:50:45 PM No. of Pages: 5
Recorded for: OPAL ENGINEERING
Stephen F. Graham Fee: $14.00
Ex-Officio Recorder Deputy: gbrower
Index to: PLATS

SUNBEAM SUBDIVISION
PHASE 2

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO

5 OF 5
PROJECT: 2025-37

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Instrument # 722044
Pages: 5 of 5