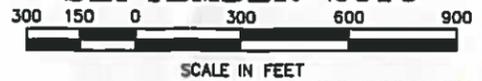
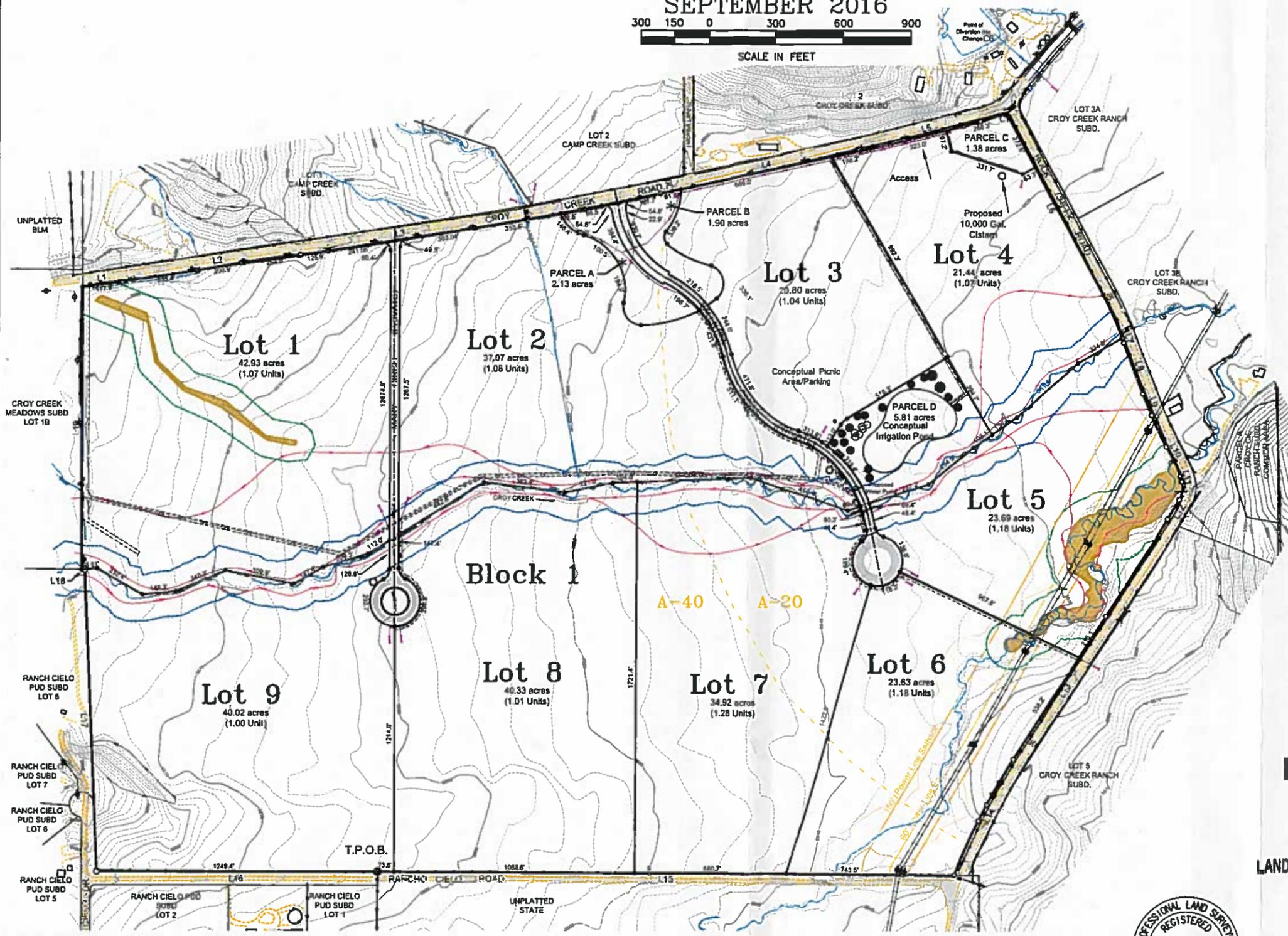


A PRELIMINARY PLAT SHOWING
THREE CREEKS CROSSING
 WHEREIN LOT 4 OF CROY CREEK RANCH SUBDIVISION IS SUBDIVIDED
 LOCATED WITHIN SECTIONS 25, 26, 35 & 36, T.2N., R.17E., B.M., BLAINE COUNTY, IDAHO
 SEPTEMBER 2016



SCALE: 1" = 300'



- LEGEND**
- Property Boundary
 - Adjoins Lot Line
 - Proposed Lot Line
 - Irrigation Easement
 - Power Line Easement
 - 10' Contour Interval
 - 2' Contour Interval
 - 15% Slope Line
 - 100 Yr. Floodplain Per 2004 Brockway Eng. Study
 - Floodway Per 2004 Brockway Eng. Study
 - Fence
 - Existing Gravel Road
 - Proposed Gravel Road
 - Drainage Line
 - 100' Riparian Setback
 - Overhead Power Line
 - Found Aluminum Cap
 - Found Brass Cap
 - Found 5/8" Rebar
 - Found 1/2" Rebar
 - Set 5/8" Rebar
 - Existing Utility Pole
 - Existing Well
 - Existing Culvert
 - Proposed Culvert
 - Wetlands Per 2004 Survey By American Water Resources
 - 200' Riparian Setback
 - Existing 8" Water Main
 - Proposed 8" Gravity Water Main
 - Proposed 4" Pressurized Water Main
 - Proposed Irrigation Tap
 - Proposed Gravity Hydrant
 - Proposed Conifer
 - Proposed Deciduous Tree

SEE SHEET 2 FOR NOTES, ROAD CROSS SECTIONS, AND LINE AND CURVE TABLES

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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.

Date _____ South Central District Health Dept., EHS

THREE CREEKS CROSSING
 GALENA ENGINEERING, INC.
 HAILEY, IDAHO
 SHEET 1 OF 2
 Job No. 7264.01

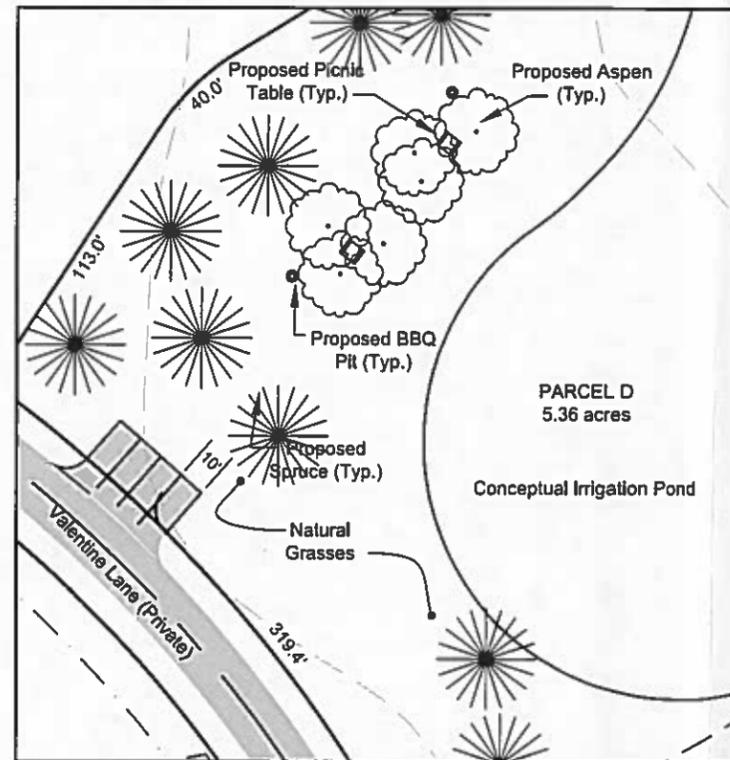
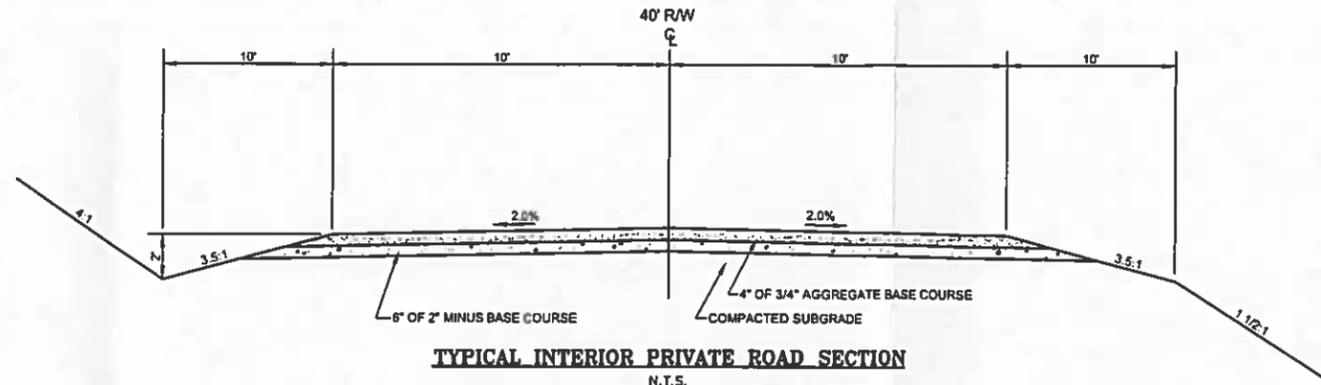


(3 sheets)

A PRELIMINARY PLAT SHOWING
THREE CREEKS CROSSING SUBDIVISION
 WHEREIN LOT 4 OF CROY CREEK RANCH SUBDIVISION IS SUBDIVIDED
 LOCATED WITHIN SECTIONS 25, 26, 35 & 36, T.2N., R.17E., B.M., BLAINE COUNTY, IDAHO
 SEPTEMBER 2016

NOTES

1. All utilities shall be placed underground. A 10' wide Public Utility and Snow Storage Easement is hereby reserved adjacent to interior road right of ways.
2. Riparian vegetation shall be maintained in its natural state. No building, development, or non-riparian landscaping, except approved stream crossings and work associated with approved river bank restoration, shall occur within 100 feet of the ordinary highwater mark. This area is subject to regulations contained in the Riparian Setback District found in Blaine County Code Title 9, Chapter 17, which includes, but is not limited to, the prohibition of certain activities and uses as identified therein.
3. Parcels A-D shall be under the jurisdiction of the Homeowners Association which shall be responsible for maintaining it in a natural state free of noxious weeds. Pursuant to State regulations, maintenance and weed control for all lots are the responsibility of the developer until the lot/block is sold and thereafter the responsibility of the owners of the individual lots/blocks. The control program 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.
4. The purchaser and/or owner of any lot or parcel in this subdivision understands and agrees that private road construction, maintenance, and snow removal shall be the obligation of the owner, his successors in interest, or the homeowners' association, and that Blaine County is in no way obligated 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 notify in writing any successor in interest of these facts.
5. All fire protection requirements of the Wood River Rural Fire District, the International Fire Code and Blaine County Code Title 7, Chapter 7, including, but not limited to, water supply, access and clear zones shall be complied with prior to any combustible construction in this subdivision. Any structure located further than 1000 feet from designated water fire supply shall provide their own fire supply system per WRRFD requirements.
6. Approved Fire District inspections of all emergency access roads, turnarounds and flow testing of fire protection systems shall take place prior to issuance of a building permit.
7. A 10 foot wide non-motorized access easement measured from the top of bank on either side of Croy Creek and extending into adjoining lots, as well as the area between the banks, is dedicated for the benefit Three Creeks Crossing Subdivision homeowners.
8. Septic systems and drainfield locations shall be approved by SCPHD prior to issuance of a building permit.
9. Irrigation Easements shown hereon are hereby granted for the benefit of Three Creeks Crossing Subdivision.
10. The water rights appurtenant to the property depicted on this plat ("Property") have been conveyed to the Three Creeks Crossing Water Users Association, Inc. Water Company ("Association") by quit claim deed recorded as Instrument No. _____ records of Blaine County, Idaho, and shall not be severed from the Property.
11. All surface drainage shall be accommodated by maintaining existing drainage channels where possible or by providing alternative drainage channels to handle surface run-off.
12. **FLOODPLAIN NOTE:** Portions of this property are subject to flood hazard. The floodplain area designated on this plat is considered by the Owner, Blaine County and Galena Engineering, Inc. as reasonable for regulatory purposes. However, neither the Owner, Blaine County nor Galena Engineering, Inc. represents, guarantees, warrants or implies that areas outside the designated floodplain area are safe and free from floods or flood danger. Sheet flooding can and will occur and flooding may extend beyond the floodplain boundary lines identified hereon.
13. All potential property owners are hereby notified that big game and other wildlife depredations on native plant restorations, landscaping plants, and gardens are anticipated if development occurs at this site. All responsibility for controlling wildlife depredation will belong with the property owner. Any actions taken to alleviate depredation will be those prescribed by IDFG.
14. Refuse (household garbage, landscaping trimmings, etc.) burning should be strictly prohibited.
15. Pets running at large dramatically increase the negative effects of housing developments on wildlife. All pets should be kept indoors, kenneled, or leashed at all times. The use of invisible fencing to restrict pets to the lots in which they live is recommended. All outside pet kennels should be completely enclosed, including a roof, to prevent mountain lion and other predator depredation. All pet food should be stored and fed in a manner that does not attract "nuisance" wildlife (e.g. skunks, raccoons, magpies, red fox, etc.). All responsibility for controlling nuisance wildlife will belong with the property owner. Any actions taken to alleviate nuisance wildlife problems will be those prescribed by IDFG.
16. Fencing should be kept to a minimum. No fencing is the preferred option. If fences are necessary, they should be a post and rail or barbed wire design with a maximum top rail/wire height of 42" and a minimum bottom rail/wire height of 18". Only smooth wire should be used for the bottom strand of barbed wire fences. This design will facilitate wildlife passage through the area.
17. All hay and other livestock feed should be stored and fed in a manner that does not attract big game or other wildlife species. Attracting big game from native habitats exacerbates existing winter habitat problems in the Blaine County.
18. The feeding of game species or predatory wildlife should be prohibited. Artificial feeding of wildlife tends to attract and concentrate animals away from native habitat, can facilitate the spread of disease, and has the potential to create conflict between neighboring homeowners due to the likelihood wildlife will use adjacent properties where they may be considered a nuisance.
19. All actions needed for urban interface fire prevention (vegetation fuels removal, fuel breaks, etc.) should be limited to areas near residential construction. No vegetation clearing or other actions should occur on naturally vegetated portions of the property.
20. Native plant communities support the most stable and diverse wildlife populations. Removal of native vegetation should be minimized and restricted to what is necessary to construct roadways and residences. Vegetation and soil disturbance by contractors and utilities companies should be limited to roads and building construction only. All disturbed sites should be restored using native plant materials.
21. All potential property owners are hereby notified that this subdivision is surrounded by public lands that provide popular access for recreation (i.e., hunting, hiking, wildlife viewing, etc.). These activities on public lands are lawful, and constitutionally protected in the case of hunting, and will continue into the future.
22. Lot 9 is subject to a slope stabilization and revegetation plan for any construction above the 15% slope line.



LINE TABLE		
LINE	LENGTH	BEARING
L1	177.88'	N 82°30'45" E
L2	200.87'	N 80°23'33" E
L3	655.45'	N 81°08'04" E
L4	976.00'	N 77°55'10" E
L5	478.37'	N 76°12'02" E
L6	885.61'	S 28°35'32" E
L7	22.34'	S 19°37'22" E
L8	239.46'	S 20°52'34" E
L9	101.29'	S 21°48'01" E
L10	69.78'	S 29°32'53" E
L11	24.94'	S 16°09'51" E
L12	100.11'	S 31°26'21" W
L13	754.25'	S 33°13'29" W
L14	80.09'	S 27°24'10" W
L15	2566.43'	N 89°44'12" W
L16	1249.41'	N 89°58'22" W
L17	1329.58'	N 02°21'40" W
L18	13.26'	N 88°20'54" W
L19	1242.48'	N 00°04'05" E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	333.43'	9230.00'	186.73'	2°04'11"	333.41'	N 81°28'21" E
C2	264.02'	4470.00'	132.05'	3°23'03"	263.98'	S 82°09'51" W
C3	125.93'	2685.83'	62.98'	2°41'11"	125.92'	N 82°29'40" E
C4	478.37'	14280.00'	239.21'	1°55'10"	478.34'	N 80°10'55" E
C5	364.02'	15968.41'	182.02'	1°18'22"	364.01'	N 78°33'57" E
C6	85.87'	385.00'	43.14'	13°28'48"	85.68'	N 68°28'19" E
C7	54.17'	35.00'	34.20'	88°40'33"	48.82'	N 72°55'48" W
C8	207.57'	1370.00'	103.98'	8°40'51"	207.37'	N 24°16'55" W
C9	153.06'	1130.00'	76.65'	7°45'38"	152.94'	S 25°48'42" E
C10	74.73'	310.00'	37.54'	13°48'40"	74.54'	N 22°48'08" W
C11	82.79'	100.00'	43.93'	47°26'00"	80.44'	N 07°52'34" E
C12	507.24'	16170.00'	253.64'	1°47'50"	507.21'	N 32°19'25" E
C13	231.35'	2230.00'	115.78'	5°56'39"	231.24'	S 30°15'11" W
C14	261.08'	2130.00'	130.70'	7°01'22"	260.92'	S 23°45'40" W

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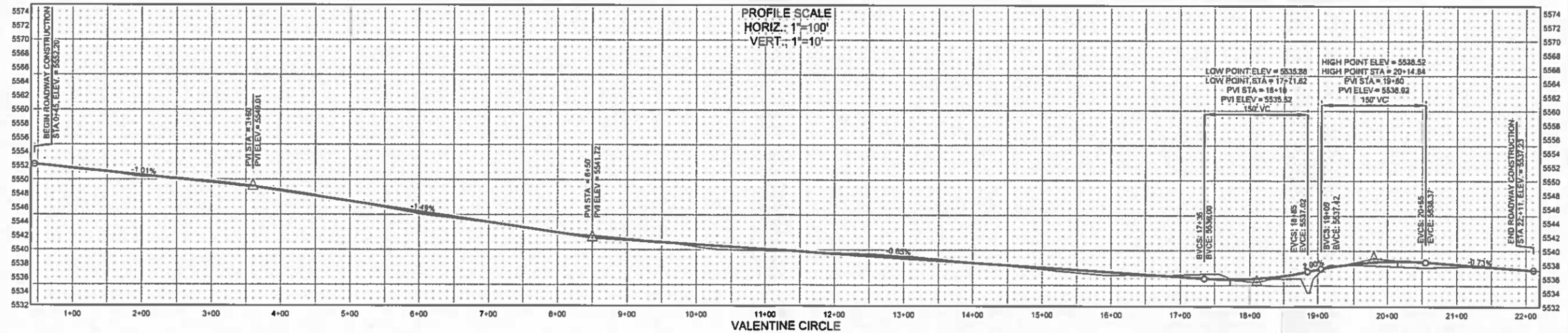
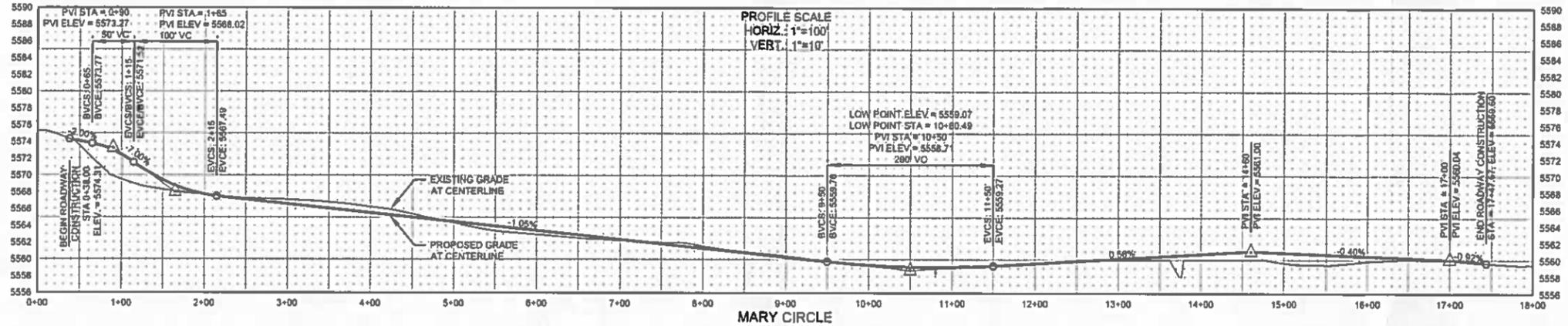
Brian D. Yeager, P.L.S. 13260

THREE CREEKS CROSSING SUBDIVISION

GALENA ENGINEERING, INC.
 HAILEY, IDAHO

SHEET 2 OF 2
 Job No. 7264.01

A PRELIMINARY PLAT SHOWING
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THREE CREEKS CROSSING SUBDIVISION
 GALENA ENGINEERING, INC.
 HAILEY, IDAHO
 SHEET 3 OF 3
 Job No. 7264.01