

A PLAT SHOWING LOT 14A, BLOCK 4, PICABO HILLS SUBDIVISION

WHEREIN TWO ADDITIONAL POINTS OF ACCESS ARE CREATED ON LOT 14, PICABO HILLS SUBDIVISION

LOCATED WITHIN SECTION 26, T.1S., R.20E., B.M., BLAINE COUNTY, IDAHO

APRIL 2021



SCALE: 1" = 50'



LEGEND

- Property Line
- Adjoiner's Lot Line
- Centerline
- Easement, Type & Width as Shown
- GIS Tie Line
- Found Brass Cap in Concrete
- Found 5/8" Rebar

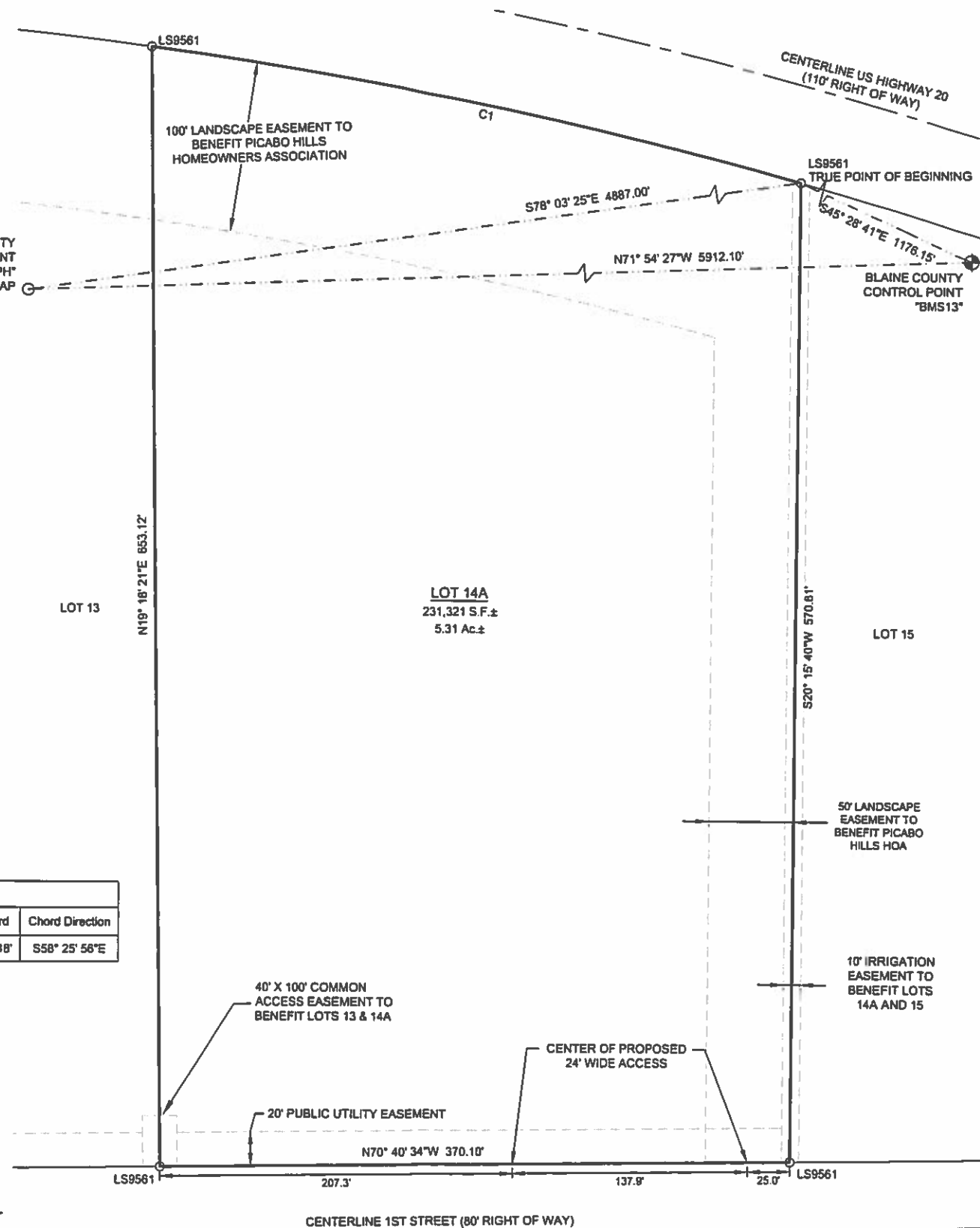
SURVEY NARRATIVE & NOTES

1. The purpose of this survey is to show the monuments found and set during the boundary retracement of Lot 14, Block 4, Picabo Hills Subdivision, and create an additional two points of access to First Street. The Boundary shown is based on found lot corner and centerline monuments, and the recorded plat of Picabo Hills Subdivision, Instrument Number 548295, records of Blaine County, Idaho. All found monuments have been accepted. Refer to the above referenced plat for easements, building envelopes, notes, and conditions.
2. This survey does not purport to reflect any of the following which may be applicable to subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning or any other land-use regulations.
3. Galena Engineering Inc. has not received a Title Policy from the client and has not been requested to obtain one. Relevant information that may be contained within a Title Policy may therefore not appear on this map and may affect items shown hereon. It is the responsibility of the client to determine the significance of the Title Policy information and determine whether it should be included. If the client desires this information to be included they must furnish said information to Galena Engineering, Inc. and request it be added to this map.
4. The current zoning is R-5 Residential Agricultural. Refer to the Blaine County Zoning Ordinance for specific information about this zone.
5. The owners are Drew & Celeste Avery, P. O. Box 736, Picabo, ID 83348. The surveyor/representation is Mark E. Phillips, Galena Engineering, Inc., 317 N. River St., Hailey, ID 83333.
6. Refer to Page 2 for additional notes.

Curve Table						
Curve	Length	Radius	Delta	Tangent	Chord	Chord Direction
C1	388.79'	2810.00'	7° 55' 39"	194.70'	388.48'	S58° 25' 56"E

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 Public Health District



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

LOT 14A, BLOCK 4,
PICABO HILLS SUBDIVISION

GALENA ENGINEERING, INC.
HAILEY, IDAHO

SHEET 1 OF 3

Job No. 7896

A PLAT SHOWING
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NOTES

1. Wildlife and Fencing

- a. All new fencing, except that around residences, gardens, and livestock corrals, shall meet the wildlife-friendly standards of the Idaho Fish and Game. The minimum bottom rail height shall be 16 inches and the maximum top rail height shall be 42 inches above ground level so big game can cross either over or under fencing.
- b. Any hazardous waste disposal areas associated with commercial development should be fenced or designed to prohibit wildlife entrance in conformance with Fish and Game standards.
- c. Hay or other livestock feed shall be stored and fed so that it is not available to big game. This will minimize the chances of attracting wildlife away from native winter range and reduce depredation potential.
- d. 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 the Idaho Fish and Game.
- e. Feeding of game species or predatory wildlife is not allowed. 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.
- f. Big game and other wildlife depredations on ornamental plants and gardens are anticipated. All responsibility for controlling wildlife depredation will belong with the property owner. Any actions taken to alleviate depredation will be those prescribed by the IDFG. Harassment of wildlife will not be tolerated.
- g. Domestic pets, including cats, shall be kept indoors, in kennels, leashed, or otherwise under control of their owners to minimize pet-wildlife conflicts.

2. Agriculture, Weeds, and Livestock

- a. **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.
- b. **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 may be lawfully occurring, or authorized by any government agency, as of the date of each deed conveying any right, title or interest in this property of any portion thereof.
- c. **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 may be 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.
- d. **NOXIOUS WEEDS:** Individual lot owners are responsible for control of noxious weeds per State regulations. Mowing and manual removal are recommended.
- e. **FENCING:** The surrounding public lands are open to livestock grazing. It is the responsibility of the private landowners to fence out livestock authorized to graze on open range.

3. Utilities

- a. All new utilities shall be installed underground.
- b. All exterior lighting shall be downcast or full cutoff fixtures and the light source shall be fully shielded. Artificial light shall not trespass beyond the boundaries of the property.
- c. Removal and recycling of waste from this site shall be performed by either individual lot owners taking the waste to the appropriate transfer station or by a licensed waste handling pick up and removal service.

4. Water and Sewage

- a. This lot will be served by the Picabo water supply system and shall have an onsite septic system.
- b. Location of septic tanks must be approved by the South Central Health Department prior to building permit issuance. Septic systems shall be built to stricter standards with risers, outflow filters and drain field inspection ports on each system and an inspection program is recommended every three years unless more stringent standards are adopted by Blaine County.
- c. This lot will have irrigation water provided by a pressurized irrigation system that will be installed by the Declarant and that will be turned over to the Picabo Hills Homeowners Association for management, operation, and maintenance pursuant to a Joint Operating Agreement.
- d. Water from irrigation system is not drinkable. The Lot Owner shall be responsible to ensure that irrigation water within the boundaries of such Owner's Lot is not consumed by any person or used for culinary purposes. The irrigation system delivers pressurized water to the Lot for irrigation only.

5. Fire Protection

All fire protection requirements of the Carey Rural Fire District (or otherwise applicable fire district), the current fire code and the Blaine County Fire Protection Ordinance included, but not limited to, water supply, access, and clear zones shall be complied with prior to the issuance of any building permits with this subdivision.

6. CC&Rs

- a. Property shown hereon is subject to the Covenants, Conditions, and Restrictions for Picabo Hills Subdivision, Instrument Number 548294, records of Blaine County, Idaho.
- b. Building constraints on residentially zoned lots from 2.5 to 5 acres and greater: Primary residential structures shall be no larger than 6,500 gross square feet, (including attached garages), the cumulative total of all structures, accessory and primary shall not exceed 10,000 gross square feet for each lot.

7. Road Access

- a. This lot shall access onto First Street. There shall be no access from this lot onto State Highway 20.
- b. There shall be a shared Common Access Easement between this lot and lot 13, as indicated on this plat. Additional access points for Lot 14A are as indicated on this plat.
- c. A public non-motorized pedestrian/equestrian trail exists within and adjacent to the northerly boundary of the First Street right-of-way and 80' Public Access easement and runs from the west end of First Street to the easterly end of Lot 15. An easement of adequate width to provide for maintenance exists centered over this trail.

8. Easements

Property is subject to blanket easements granted to Kilpatrick Bros. (Recorded 11/5/36, Bk. 139 of Deeds, Page 265); West Coast Power Company (Recorded 9/1/38, Bk. 139 of Deeds, Page 590); Mountain States Telephone and Telegraph Company (Recorded 2/1/41, Bk. 143 of Deeds, Page 517); Idaho Power Company (Recorded as Instrument 118835) and (Recorded 10/3/72 as Instrument 145889) and (Recorded 5/19/76 as Instrument 166051), exact location of easements is undeterminable.

9. Lease Agreements

Recorded Instrument # 417853 and 417854 may relate to a portion of this plat.



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LOT 14A, BLOCK 4,
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SHEET 2 OF 3
Job No. 7896