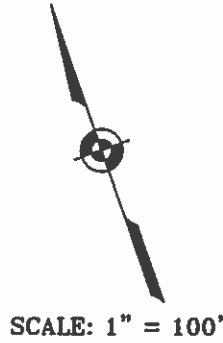
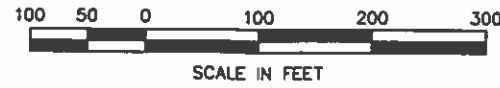


# A PLAT SHOWING PICABO HILLS SUBDIVISION



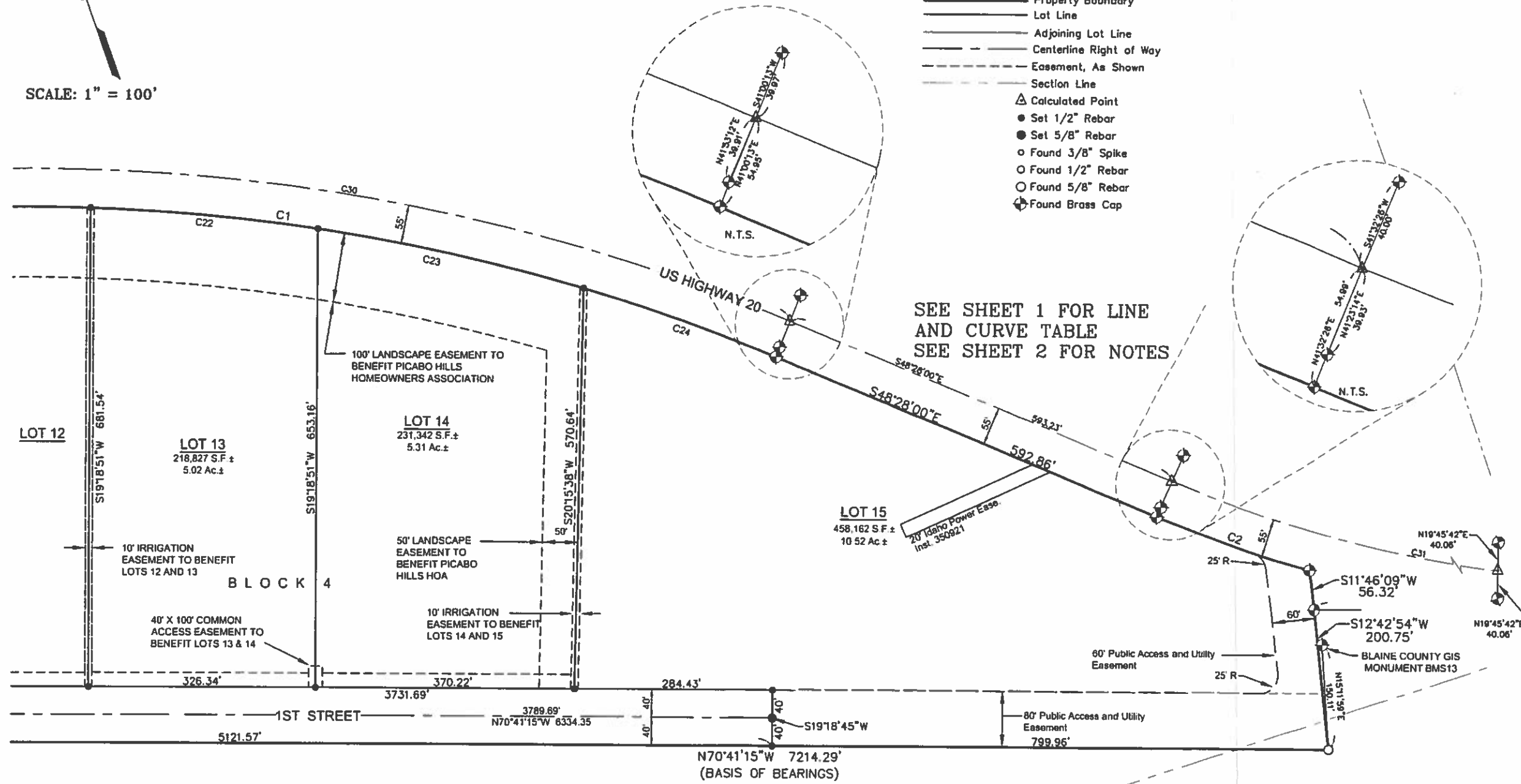
SCALE: 1" = 100'



### LEGEND

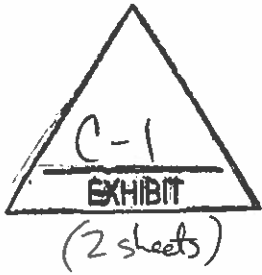
- Property Boundary
- Lot Line
- Adjoining Lot Line
- Centerline Right of Way
- - - - Easement, As Shown
- - - - Section Line
- △ Calculated Point
- Set 1/2" Rebar
- Set 5/8" Rebar
- Found 3/8" Spike
- Found 1/2" Rebar
- Found 5/8" Rebar
- ⊕ Found Brass Cap

SEE SHEET 5



RANDALL K. FRENCH, L.S. 9561

PICABO HILLS SUBDIVISION  
GALENA ENGINEERING, INC.  
KETCHUM, IDAHO  
SHEET 6 OF 8  
Job No. 4424.07



# PICABO HILLS SUBDIVISION

## 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.
- f. **PASTURE LAND.** Applicant shall plant, establish, and maintain that portion of Block 4 that is within his ownership in permanent pasture in good condition until 100% of the lots are sold.
- g. **AGRICULTURAL USES.** The County recognizes that agricultural uses currently occurring on Lot 15, Block 4, as nonconforming uses and structures that may not be enlarged or expanded except in accordance with Blaine County Code Section 9-27-4. Upon abandonment of the non-conforming agricultural uses through non use for a period of two years, or sooner as determined by the owner, the lot shall be used for a primary residential purpose once the potato storage structures are removed at the owner's expense.

### 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. All lots will be served by the Picabo water supply system and shall have onsite septic systems.
- 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. Lots 4 through 14, Block 4, 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. Each 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 Lots 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. Lots Not Included

Lots 1 and 3, Block 4 are excluded from any requirements or restrictions imposed by these plat notes, development agreements, or other restrictions created by the platting of these lots in this subdivision. The owners of these lots will retain the rights and privileges available to them prior to inclusion within this subdivision. The inclusion of these lots is solely for the purpose of a contiguous platted boundary in the interest of property boundary clarification.

### 7. CC&Rs

- a. Property shown hereon, excluding Lots 1 & 3, Block 4, 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.
- ### 8. Road Access
- a. All residential lots (except Lot 3, Block 4) and all commercial lots (except Lot 1, Block 2) shall access onto Fire Station Road, Robert Street, First Street, Ranch Street, or the public access easements within Lot 15. There shall be no access from these lots onto State Highway 20.
  - b. Point of access to Lot 1, Block 1 is limited to Ranch Street, and shall be within 50 feet to either side of the access point depicted on Sheet 3. Points of access to Lot 2, Block 2 and Lots 1 & 2, Block 3 are limited to Robert Street. Points of access to Lots 3 & 4; 5 & 6; 7 & 8; 9 & 10; 11 & 12; and 13 & 14; Block 4 are limited to shared Common Access Easements onto First Street, 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.

### 9. 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.

### 10. Lease Agreements

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



RANDALL K. FRENCH, L.S. 9561

PICABO HILLS SUBDIVISION

GALENA ENGINEERING, INC.  
KETCHUM, IDAHO

SHEET 2 OF 8

Job No. 4424.07