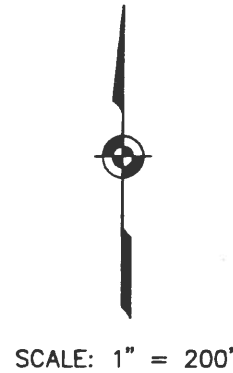
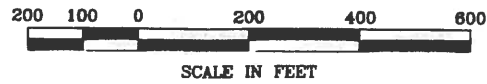
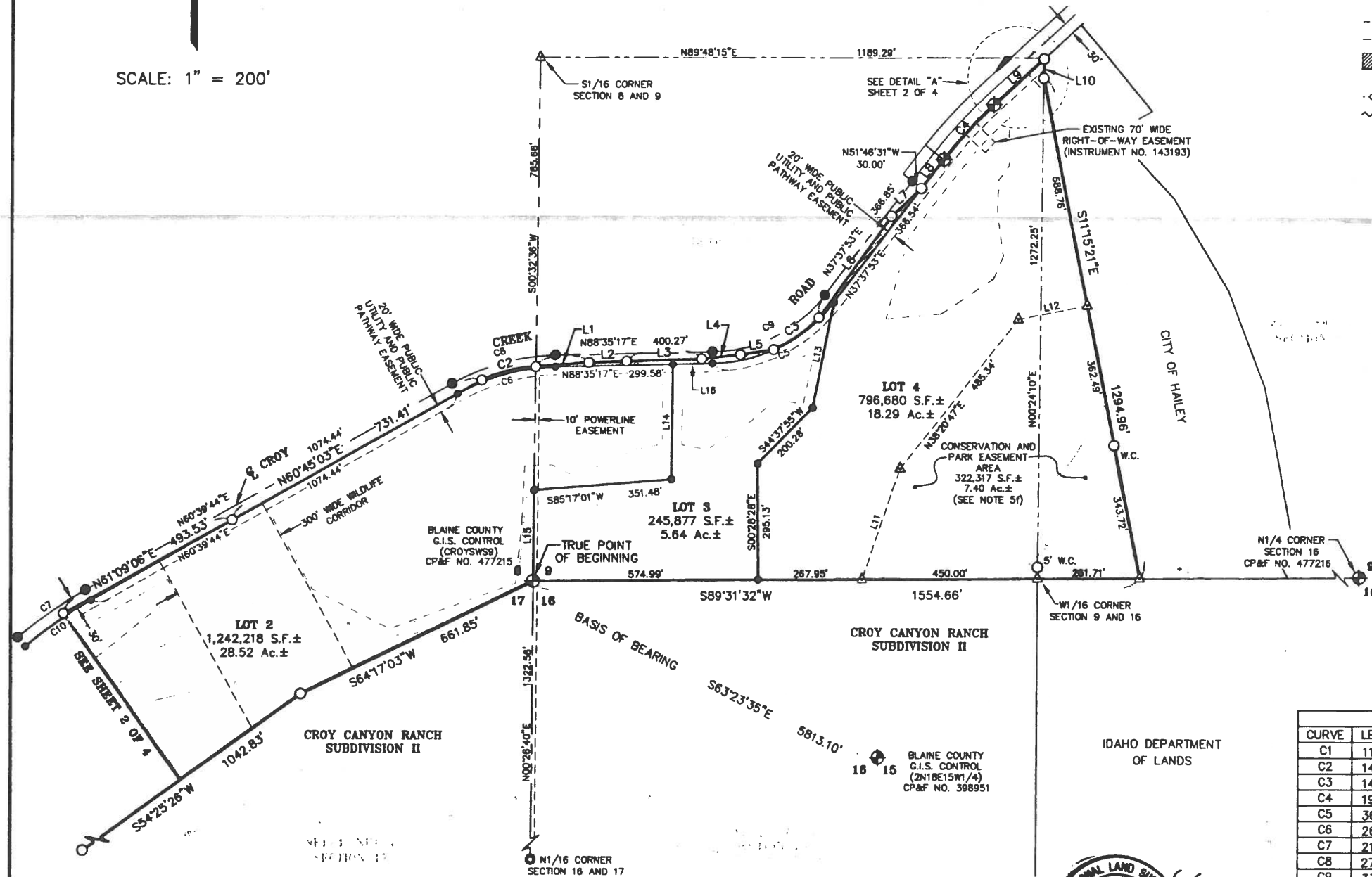


A PLAT SHOWING  
**CROY CANYON RANCH SUBDIVISION I**  
 LOCATED WITHIN SECTIONS 8, 9, AND 17, T.2 N., R.18 E., B.M., BLAINE COUNTY, IDAHO  
 JULY 2006



**LEGEND**

- 1/4 Section Line
- 1/16th Section Line
- Boundary Line
- Lot Line
- Adjoining Property Line
- Centerline
- Floodplain Boundary/LOMA Boundary
- 1997 Floodway Boundary (FIRM)
- Building Envelope
- Easement Line (As Depicted Hereon)
- Area Dedicated to Blaine County (See Notes 2a and 2b)
- Blue Avalanche Zone
- Red Avalanche Zone
- ⊙ Found Aluminum Cap
- ⊕ Found Brass Cap
- Found Iron Pipe
- Found 5/8" Rebar
- w.c. Found 5/8" Rebar, Witness
- Set 1/2" Rebar, P.L.S. 11779
- △ Calculated Point (No Pin Set)



LINE	BEARING	LENGTH
L1	N85°25'23"E	136.19'
L2	N87°42'51"E	96.43'
L3	N88°03'07"E	190.57'
L4	N83°23'02"E	100.04'
L5	N81°12'03"E	86.26'
L6	N35°49'20"E	318.87'
L7	N46°44'50"E	103.73'
L8	N37°37'53"E	93.10'
L9	N47°23'52"E	171.83'
L10	S00°24'10"W	48.72'
L11	N18°56'10"E	299.10'
L12	N78°44'39"E	179.12'
L13	N11°14'23"E	274.12'
L14	S00°32'36"W	292.33'
L15	S00°32'36"W	230.00'
L16	N88°35'17"E	100.69'
L17	N00°24'10"E	2.81'
L18	S47°23'52"W	46.80'
L19	N32°23'06"E	37.46'
L20	S42°36'08"E	71.37'

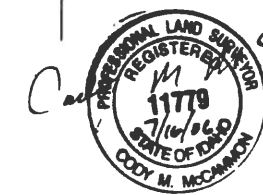
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD DIRECTION
C1	118.68'	568.00'	59.56'	11°58'18"	118.46'	N 55°09'56" E
C2	143.48'	364.70'	72.67'	22°32'15"	142.53'	N 75°56'31" E
C3	142.57'	390.00'	72.09'	20°56'43"	141.78'	N 54°51'57" E
C4	190.22'	1115.92'	95.34'	9°45'59"	189.99'	N 42°30'53" E
C5	360.19'	405.00'	192.99'	50°57'24"	348.44'	N 63°06'35" E
C6	263.19'	540.00'	134.27'	27°55'33"	260.60'	N 74°37'30" E
C7	212.49'	1150.00'	106.55'	10°35'12"	212.19'	N 55°22'08" E
C8	277.82'	570.00'	141.72'	27°55'33"	275.07'	N 74°37'30" E
C9	333.51'	375.00'	178.69'	50°57'24"	322.63'	N 63°06'35" E
C10	206.95'	1120.00'	103.77'	10°35'12"	206.65'	N 55°22'08" 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.

7-21-2006  
 Date

*Robert E. Wilson*  
 South Central District Health Dept., EHS

SEE SHEET 3 OF 4 FOR  
 PLAT NOTES



CODY M. McCAMMON, P.L.S. 11779

CROY CANYON RANCH SUBDIVISION I  
 GALENA ENGINEERING, INC.  
 KETCHUM, IDAHO  
 SHEET 1 OF 4  
 Job No. 989532\_pplat-ph1

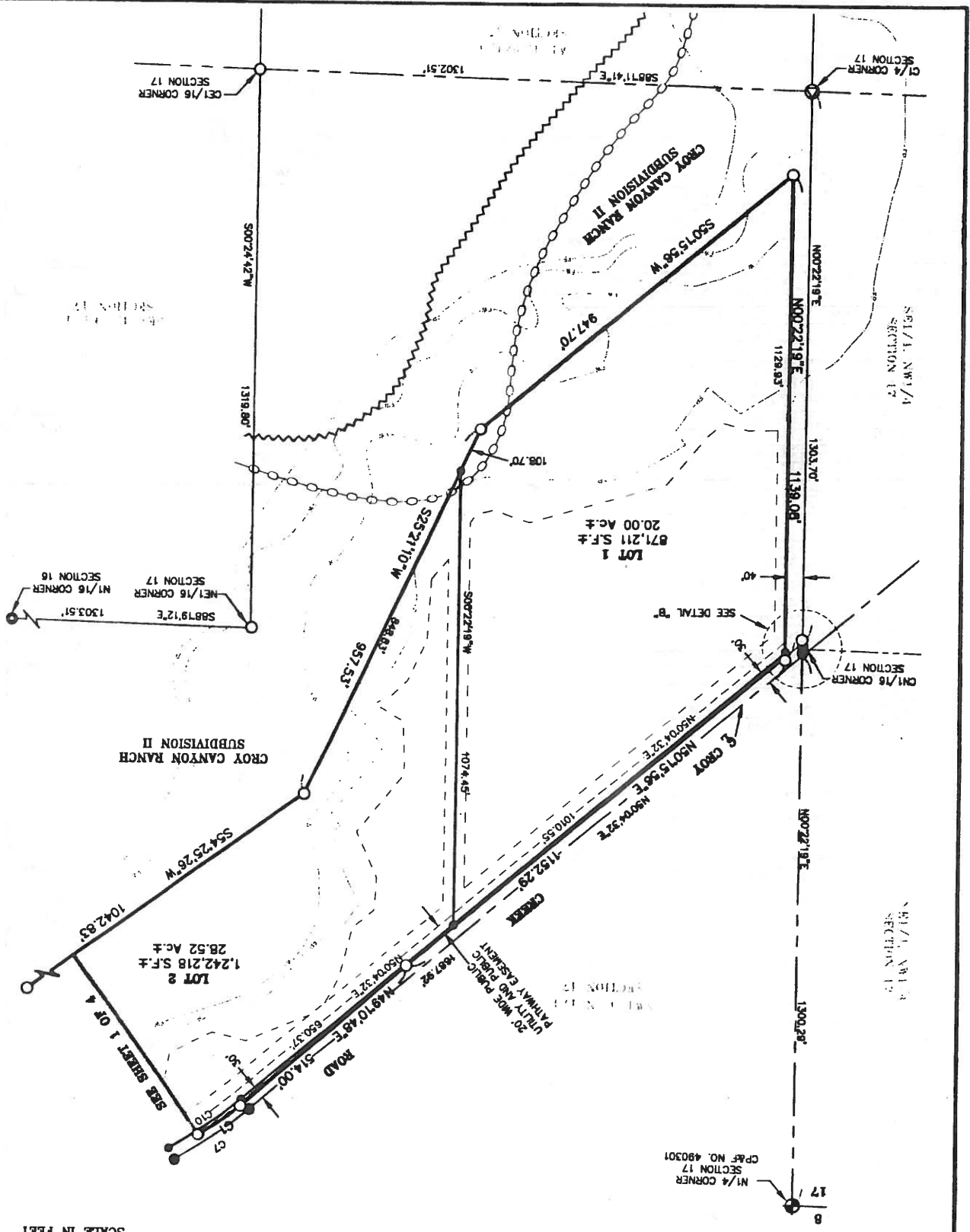
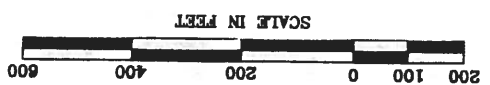
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 Blaine County  
 Land Use & Building Services



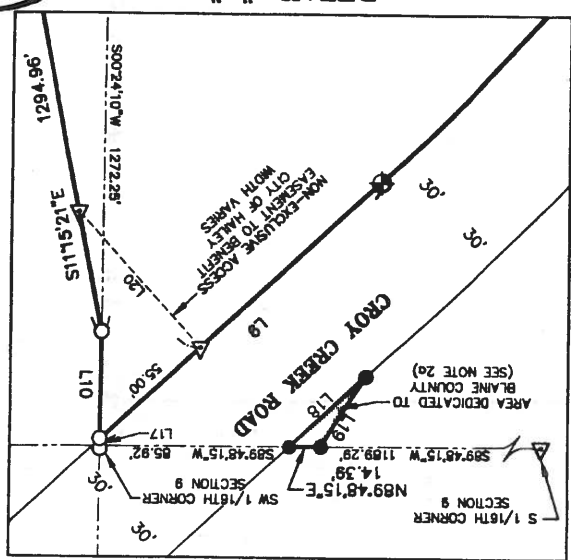
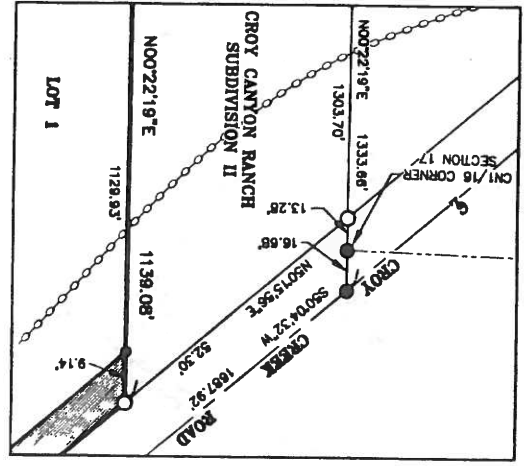
# CROY CANYON RANCH SUBDIVISION I

A PLAT SHOWING  
LOCATED WITHIN SECTIONS 8, 9, AND 17, T.2 N., R.18 E., B.M., BLAINE COUNTY, IDAHO

JULY 2006



SEE SHEET 1 OF 4 FOR  
CURVE AND LINE TABLES  
AND SHEET 3 OF 4 FOR  
PLAT NOTES



- LEGEND**
- 1/4 Section Line
  - 1/16th Section Line
  - Boundary Line
  - Lot Line
  - Adjoining Property Line
  - Centerline
  - Floodplain Boundary/OMA Boundary
  - 1997 Floodway Boundary (FRM)
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  - Area Dedicated to Blaine County (See Notes 2a and 2b)
  - Blue Avalanche Zone
  - Red Avalanche Zone
  - Found Aluminum Cap
  - Found Brass Cap
  - Found Iron Pipe
  - Found 5/8" Rebar
  - Found 5/8" Rebar, Witness
  - Corner Set Along Property Line as Depicted.
  - Set 1/2" Rebar, P.L.S. 11779
  - Calculated Point (No Pin Set)

SCALE: 1" = 200'



CROY CANYON RANCH SUBDIVISION I  
KETCHUM, IDAHO  
GALENA ENGINEERING, INC.  
SHEET 2 OF 4  
JOB NO. 889532.plat-ph1



CODY M. McCAMMON, P.L.S. 11779

## NOTES

### 1. Utilities, Bike Path, Sewer and Fire Protection

- a. All new utilities shall be underground.
- b. A 20' wide public utility and bike path easement is granted along the north property lines of Lots 1-4 adjacent to Croy Creek Road. A 10' public utility easement is granted along all side lot lines.
- c. In the event that water and sewer services are not extended to lots 1-4, septic systems and drainfield locations shall be approved by South Central Health Department prior to issuance of a building permit.
- d. All Lots shall be required to connect to future public sewer lines within eighteen (18) months from the date of written notice by the applicable sewer services provider that sewer hookups are available and appurtenant to the Lots.
- e. Fire protection requirements are those of the latest adopted Blaine County Fire Protection Ordinance and all adopted Fire Codes by the Wood River Fire Protection District, including, but not limited to, fire protection water supply, access roads (including turnarounds) and defensible space, and shall be complied with prior to final building approval.
- f. Utilities shall be installed by applicant to the edge of lot where they do not already extend into each lot.

### 2. Road Dedication

- a. Portion of previous Tax Lot 24 to be dedicated to Blaine County for transportation purposes. Area= 227 S.F.±.
- b. Portion cross-hatched hereon to be dedicated to Blaine County for road right-of-way. Established by offsetting existing centerline of the traveled way of Croy Creek Road approximately 30' Southerly. Area = 24,905 S.F.± or 0.57 acres±.

### 3. Future Use of Lots 1 and 2

- a. If Lot 1 is not used as a public facility, i.e. a structure for the use and benefit of the community such as (without limitation and by way of example only) a school, hospital, extended care facility or continuing care retirement community, or cultural or educational center, then development on Lot 1 shall be limited to one (1) residence plus accessory dwelling unit(s) and structures as set forth by code. This condition shall be binding unless the county commissioners agree to a modification of this plat note, pursuant to the plat amendment procedures established in Title 10 of the Blaine County Code.
- b. If Lot 2 is not used as a public facility, i.e. a structure for the use and benefit of the community such as (without limitation and by way of example only) a school, hospital, extended care facility or continuing care retirement community, or cultural or educational center, then development on Lot 2 shall be limited to one (1) residence plus accessory dwelling unit(s) and structures as set forth by code. This condition shall be binding unless the county commissioners agree to a modification of this plat note, pursuant to the plat amendment procedures established in Title 10 of the Blaine County Code.
- c. Public facilities constructed in unincorporated Blaine County shall only be permitted with a conditional use permit.

### 3. Water Rights

- a. All new domestic wells shall be metered. Landscape irrigated by a domestic well is limited to a 1/2 acre maximum per State regulations.

### 4. Wildlife and Fencing

- a. To allow wildlife migration, no perimeter fences within the subdivision shall exceed 42 inches in height. The bottom rail shall exceed 18 inches in height. Corral fences may exceed 42 inch maximum. All new exterior fencing shall meet the wildlife-friendly standards of the Idaho Fish and Game.
- b. 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.
- c. Wildlife damage to ornamental trees and shrubs will occur from deer, elk, antelope, etc. The costs of resolving problems caused by wildlife damage to private property shall be the responsibility of the property owner(s). Action taken to alleviate wildlife depredation shall be those prescribed or approved by Idaho Fish and Game.
- d. A 300' wildlife corridor is designated across Lot 2. No structures are allowed within this corridor. Any amendments to this corridor are subject to Idaho Fish and Game review and County Commissioner approval, which would require an amendment to this plat.
- e. No human activity (including pets) allowed on slopes south of Croy Creek from December 15 to April 1. The closure will help minimize disturbance to wintering elk. Displacement of elk from preferred winter habitat could influence survival and result in chronic depredation problems on private property.

### 5. Flood plain, Riparian, Wetland and Drainage Areas

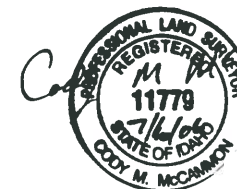
- a. Portions of this property contain high groundwater levels and may not be suitable for basements.
- b. The lots contained in this plat are governed by the Floodplain Management District, Chapter 17, Title 9 (Zoning Regulations) Blaine County Code, to the extent they are affected by the floodplain as defined therein. Further, Lots 1-4 are subject to the Riparian Setback District and Wetland Overlay District regulations contained in the Blaine County Code. Those regulations prohibit or restrict certain uses within the 25' setback from the ordinary high water mark and in areas of wetlands. Potential buyers are advised to review relevant regulations in the Blaine County Zoning Ordinance.
- c. 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.
- d. Native riparian vegetation shall be maintained within the 25' riparian setback.
- e. A 10' fishermen's access easement, measured from the ordinary high water mark as it may shift over time on both sides of the creek, is dedicated to the public along Croy Creek.
- f. The conservation and park easement area on Lot 4 shall be left in its natural state and no development other than fences, nature trails, and trail signing are permitted. Permitted public uses within the conservation and park easement include non-motorized trails, fishing, birding, educational programs, and passive recreational and cultural activities.
- g. Property owners and potential buyers shall be notified that additional wetlands studies may be required prior to issuance of building permit.
- h. Floodplain information is based on the flood insurance study for: Blaine County, Idaho, Community Panel No. 165167 0664B, dated March 17, 1997, as well as the FEMA-approved Letter of Map Amendment on file with the county.

### 6. Agriculture, Weeds, and Livestock

- a. 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.
- b. This property includes, and is adjacent to, active agricultural uses. Residents and purchasers should be aware that agricultural practices and livestock grazing and operations, occurring day and night, are allowed and may result in dust, odors, use and applications of agricultural chemicals, spraying, ground preparation and harvesting, etc. Such practices and uses are normal functions of agricultural lands and are not considered nuisances.

### 7. Surveyor Notes

- a. Basis of bearings is per that amended record of survey, recorded as Instrument No. 499909, Records of Blaine County, Idaho. Boundary lines shown hereon are per that legal description for Parcel AA, except that portion yet to be dedicated to Blaine County as right-of-way for Croy Creek Road.



CODY M. McCAMMON, P.L.S. 11779



