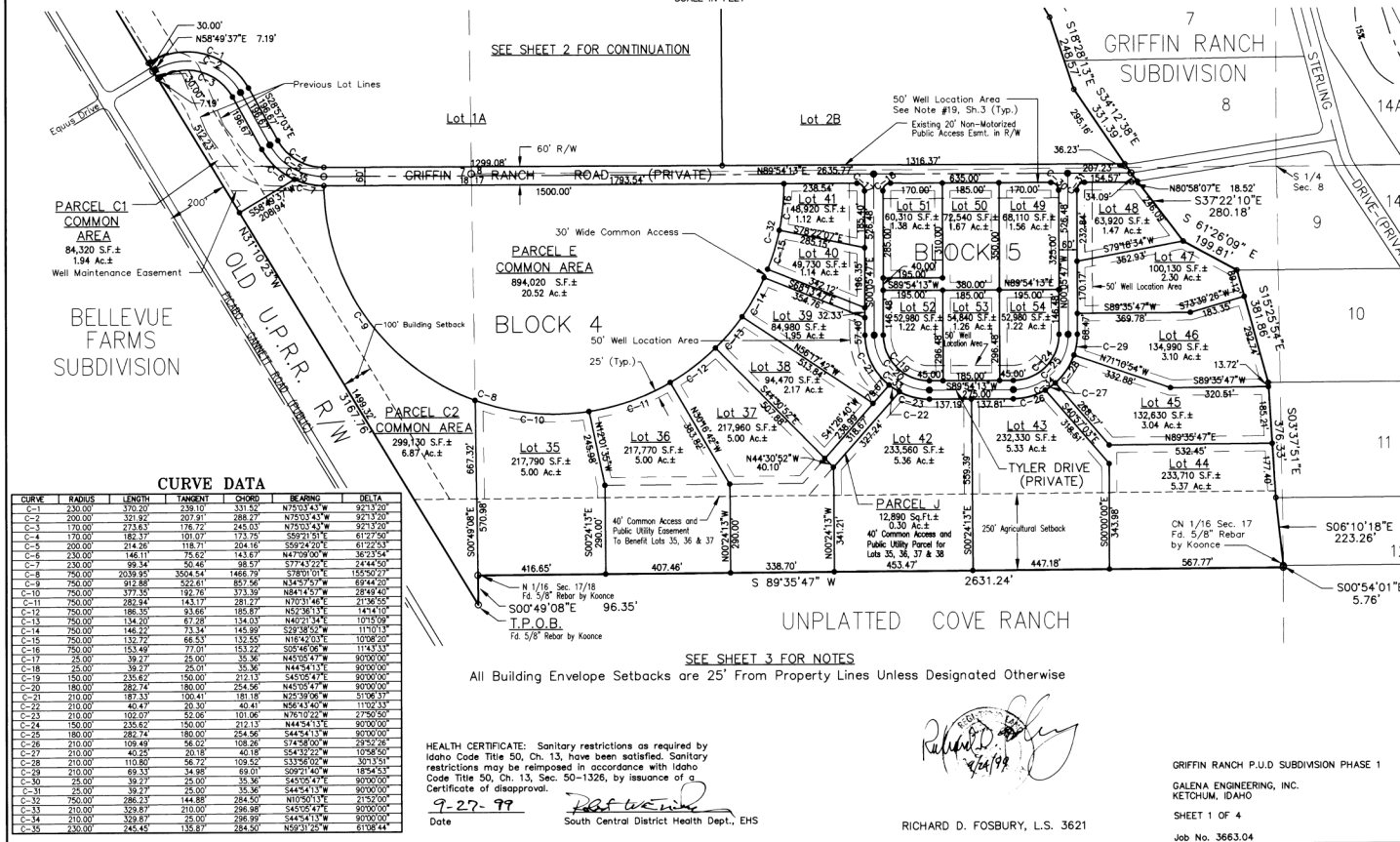
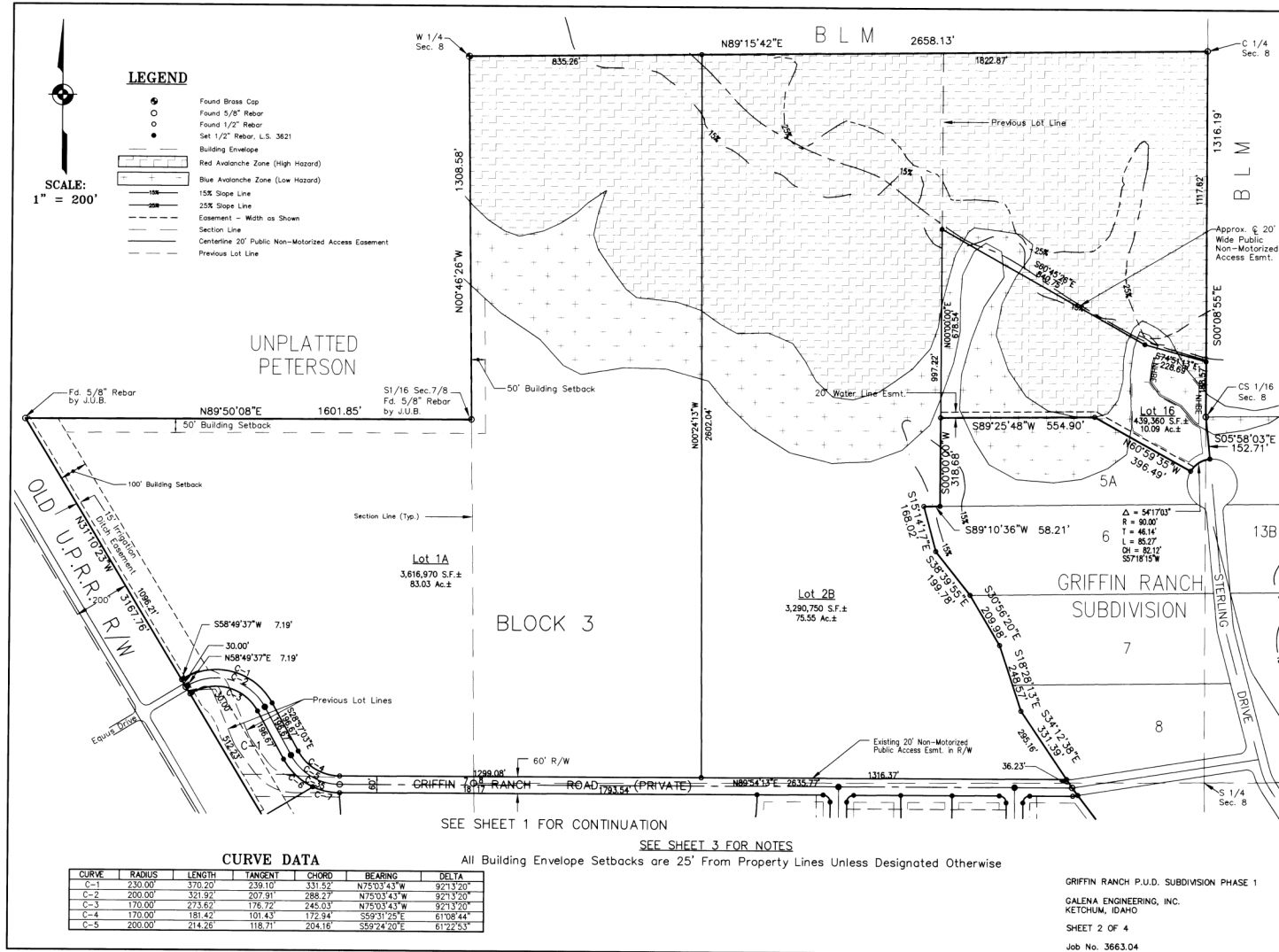


○	Found 5/8" Rebar
○	Found 1/2" Rebar
●	Set 5/8" Rebar, L.S. 3621
●	Set 1/2" Rebar, L.S. 3621
— — —	Easement, Width as Shown
— —	Building Envelope

200 100 0 200 400 600

SCALE IN FEET





NOTES

- 1) All utilities shall be underground.
- 2) A 10' public utility easement is granted by this plat centered on all interior lot lines and adjacent to all lot lines that front an access road.
- 3) Individual lot owners are responsible for control of noxious weeds as per state regulations. Mowing and manual removal are recommended.
- 4) The owner of any lot or parcel 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.
- 5) All fire protection requirements of the Wood River Rural Fire District, the Uniform Fire Code and the Blaine County Fire Protection Ordinance including, but not limited to, water supply, access and clear zones shall be complied with prior to any combustible construction in this subdivision. Approved Fire District inspections of all emergency access roads, turnarounds and flow testing of fire protection systems shall take place upon completion of each phase.
- 6) All residential or agricultural structures shall be located within designated building envelopes as depicted on this plat. No lots shall access directly onto Griffin Ranch Road.
- 7) Native vegetation shall be maintained above the 25% slope line and to the greatest extent possible between the 15% and 25% slope line.
- 8) All new domestic wells in this subdivision shall be metered. Domestic well water shall be used for in-house needs only. Irrigation water rights, and not domestic water rights, shall be used for any yard or other irrigation needs.
- 9) No habitable construction shall be allowed in the red (high) or blue (low) avalanche zone. If construction is proposed near these areas, a site specific study shall be necessary to assure that these areas are avoided. The avalanche danger area designated on this plat is considered by the owner, Blaine County, and Galena Engineering, Inc. as responsible for regulatory purposes. However, neither the owner, Blaine County, nor Galena Engineering, Inc. represents, guarantees, warrants, or implies the areas nearby the designated avalanche danger area are safe and free from avalanche or avalanche danger.
- 10) Pursuant to 10-6-8(B)5 of the Subdivision Code for Blaine County, no lot or parcel shown on this plat, except Lots 1A and 2B, or on the final development plan, may be further subdivided. None of the parcels designated as open space, or for any other use, may be modified.
- 11) The owner(s) of any lot or parcel agree to maintain the fire protection system, provide year-round access to the hydrants for any fire protection needs in this area of the county and to protect the system from freezing.
- 12) No sign or physical impediment shall be erected that would restrict or inhibit the public access easements designated on this plat.
- 13) All surface drainage shall be accommodated by maintaining natural drainage channels where possible or by providing alternate drainage channels to handle surface run-off.
- 14) As an open range state, it is the responsibility of private landowners in Idaho to fence out livestock authorized to graze on open range such as public land.
- 15) For the purpose of wildlife migration, the height of fences within this subdivision shall not exceed 42" and the bottom rail shall exceed 18" a) in all areas above the 25% slope line and, b) on 25% of the fencing done on the northern and southern property lines of all P.U.D. lots. This restriction does not apply to corrals within the interior of individual lots. Because of the problems they cause wildlife, all domestic pets, including cats, shall be kept indoors, in kennels, or leashed at all times.
- 16) This property is subject to Declaration of Covenants, Conditions, and Restrictions for Griffin Ranch P.U.D. Subdivision, Instrument No. 432493, records of Blaine County, Idaho. Those CC&R's set out the irrigation water rights owned by the P.U.D. Homeowner's Association and apportioned for use on each lot. In the event of a conflict, county ordinances shall govern over these Covenants, Conditions and Restrictions.
- 17) 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 application of agricultural chemicals, spraying, ground preparation, harvesting, etc. In addition, the roads accessing this property are used by agricultural vehicles. Such practices and uses are normal functions of agricultural lands and are not considered nuisances.
- 18) A 20 foot wide motorized BLM administrative access and non-motorized public access easement from Gannett Road to the BLM land exists per the original plat of Griffin Ranch Subdivision within Griffin Ranch Road and Sterling Drive.
- 19) Well locations for Lots 39-41, 47, 48 and 52-54 are limited to front 50' of lot and Lots 49-51 to rear 50' of lot as indicated on this plat.
- 20) For the value received from the density bonus granted as part of this P.U.D., the current or any subsequent owner of any of the existing water rights on this property agrees not to sell or otherwise transfer any of those rights from this land without the prior consent of the Blaine County Board of County Commissioners.
- 21) Blaine County, pursuant to the provisions of Idaho Code Ch. 67-8201 et. seq., may impose "impact fees" on the owner(s) of any lot within this P.U.D. However, because of payments already made by GCA Limited Liability Company, the county may not impose any "impact fees" for road or recreation related impacts on the owner(s) of any lot within this P.U.D.

CERTIFICATE OF OWNERSHIP

This is to certify that I, the undersigned, am the owner in fee simple of the following described parcel of land:

A parcel of land located within Section 7, 8, 17 & 18, T.1 N., R.19 E., B.M., Blaine County, Idaho, more particularly described as follows:

Lots 1, 2A, 3, and 4, Griffin Ranch Subdivision, Blaine County, Idaho

I do hereby certify that a new water distribution system will be constructed to provide service to all lots within this subdivision and that it has or will have sufficient contributed capital to allow the water system's wells, springboxes, reservoirs and mains to be constructed to provide service without further connection charges or fees to the landowners of the lots, except for connection of laterals, meters or other plant exclusively for the lot owner's own use.

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. Protective covenants governing this Subdivision are recorded under County Recorder Instrument No. 432492.

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

Wendy Griffin
Wendy Griffin, Member
GGA Limited Liability Co., a Washington company

ACKNOWLEDGEMENT

STATE OF Washington } ss
COUNTY OF Pierce

On this 14 day of September, 1999, before me, a Notary Public in and for said State, personally appeared Wendy Griffin, known or identified to me to be a member 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.



Betty Strangman
Notary Public in and for said State
Residing at Tacoma, WA
My Commission Expires 3-1-2002

SURVEYOR'S CERTIFICATION

I, Richard D. Fosbury, a duly licensed land surveyor in the State of Idaho, do hereby certify that the foregoing plat is a true and accurate map of the land surveyed under my direct supervision and that it is in accordance with the Idaho State Code relating to plats and surveys.

Richard D. Fosbury
9/1/99

COUNTY SURVEYOR'S APPROVAL

I, Jim W. Koonce, County Surveyor for Blaine County, Idaho, 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 thereto.

Jim W. Koonce
Blaine County Surveyor
9/1/99

APPROVAL OF BLAINE COUNTY PLANNING AND ZONING

29 The foregoing replat was approved by the Blaine County Planning and Zoning Commission on this day of September, 1999.

Spencer Stashak
Administrator

APPROVAL OF BLAINE COUNTY COMMISSIONERS

29 The foregoing replat was approved by the Blaine County Board of Commissioners on this day of September, 1999.

MT nfp
Chairman

COUNTY TREASURER'S APPROVAL

The taxes on the foregoing parcel of land have been paid to this date and this replat is hereby approved this 14th day of September, 1999.

Debbie Stuckey
Blaine County Treasurer

COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO } ss 432492
COUNTY OF BLAINE }

This is to certify that the foregoing replat was filed in the office of the Recorder of Blaine County, Idaho on this 14 day of Sept, 1999, at 4:31 P.M., and duly recorded under Instrument Number

M. H. H. H. H. H.
Ex-officio Recorder

Griffin Ranch P.U.D. Subdivision
Phase 1
Galena Engineering, Inc.
Ketchum, Idaho
Sheet 4 of 4
Job No. 3663.04