COVE SPRINGS NORTH

LOT DIMENSIONS | PRELIMINARY

Numbered-lot boundary dimensions in feet.
Adjoining frontage segments are shown as a single total.
Landscape: June 1, 2026. Dimensions: August 4, 2026 plat file.
See enlarged views and civil sheets for short segments and details.
Landscape acreages may differ; use the preliminary plat acreages.
Buyer reference only. Final recorded plat controls.

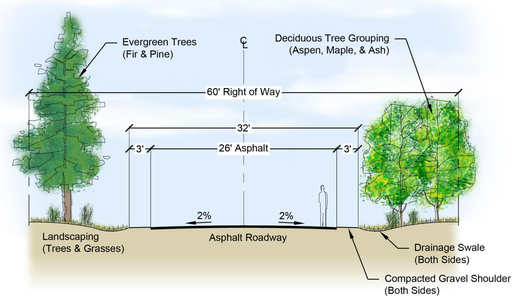
PLAN LEGEND

- **Overall Boundary** (Per Survey)
- **Proposed Lot Lines**
- **Easement Line** (Per Preliminary Plat)
- **Building Envelope**
- **Water Course & Irrigation Ditch**
- **Pond**
- **Trail System** (Compacted Gravel)
- **Proposed Evergreen Tree** (Fir & Pine)
- **Proposed Deciduous Tree Grouping** (Aspen, Maple, & Ash)
- **Riparian Plantings** (Sedge & Rushes)
- **Pollinator Plantings** (Milkweed, Lavender, & Salvia)
- **Meadow Grasses** (Fescue Blend)
- **Grass Open Space** (Maintained Grass)


Meadow Example


Sedge & Rush Example


Design Intent Example For Pond Areas With Trails, Water Course, Riparian Plantings, & Bridges



ROADWAY CROSS SECTION

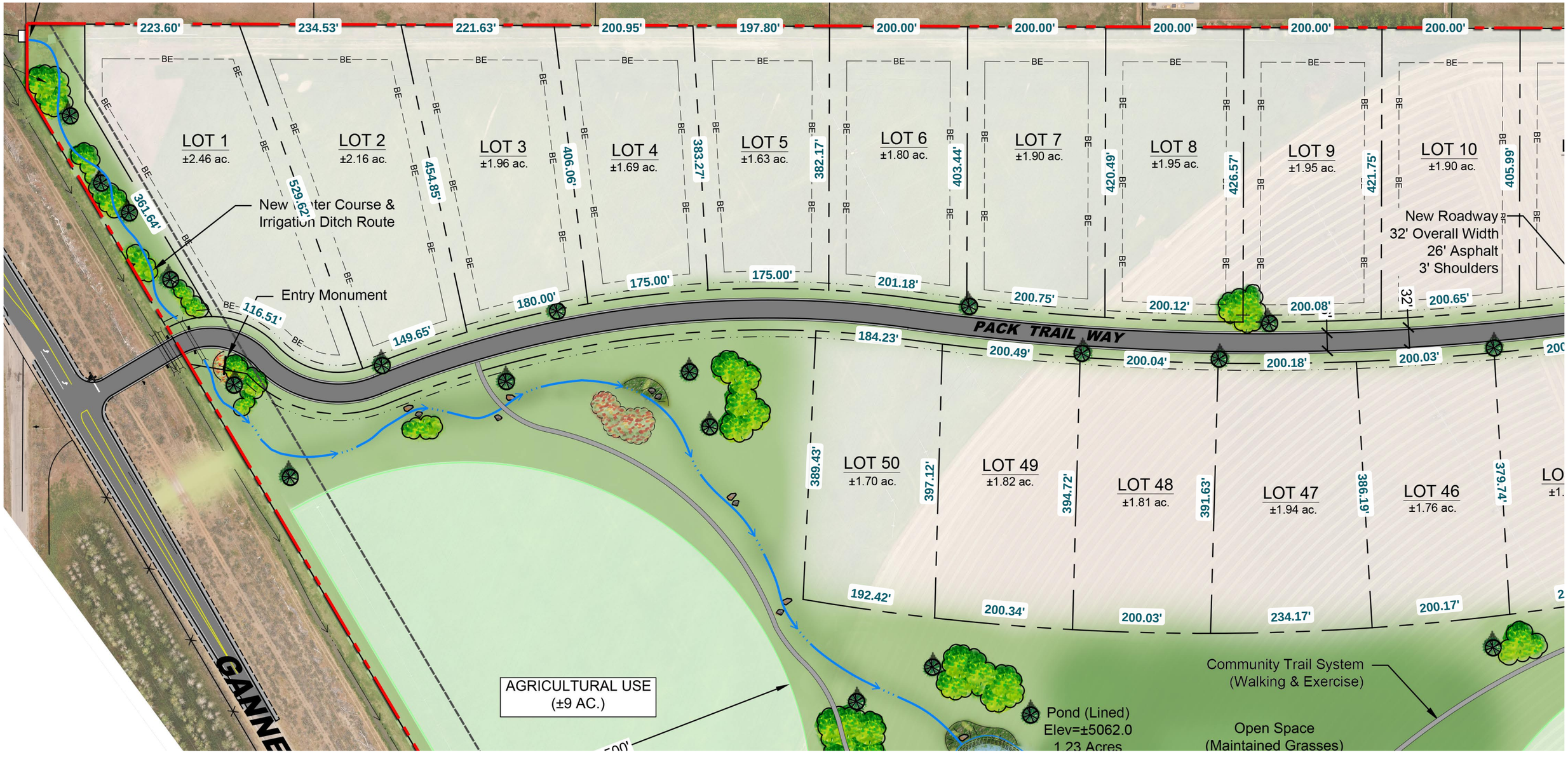
N E S W

0' 75' 150' 300' 450'

Scale: 1" = 150' - 0"
Contour Interval: 1' Contours
On 24 x 36 (Arch D) Sheet Size

COVE SPRINGS NORTH / NORTHWEST LOTS

Lots 1-10 and 46-50



PRELIMINARY | Dimensions in feet. Split frontages totaled. Shared lines labeled once. See civil sheets for details.

COVE SPRINGS NORTH / NORTHEAST LOTS

Lots 11-21 and 39-45



PRELIMINARY | Dimensions in feet. Split frontages totaled. Shared lines labeled once. See civil sheets for details.

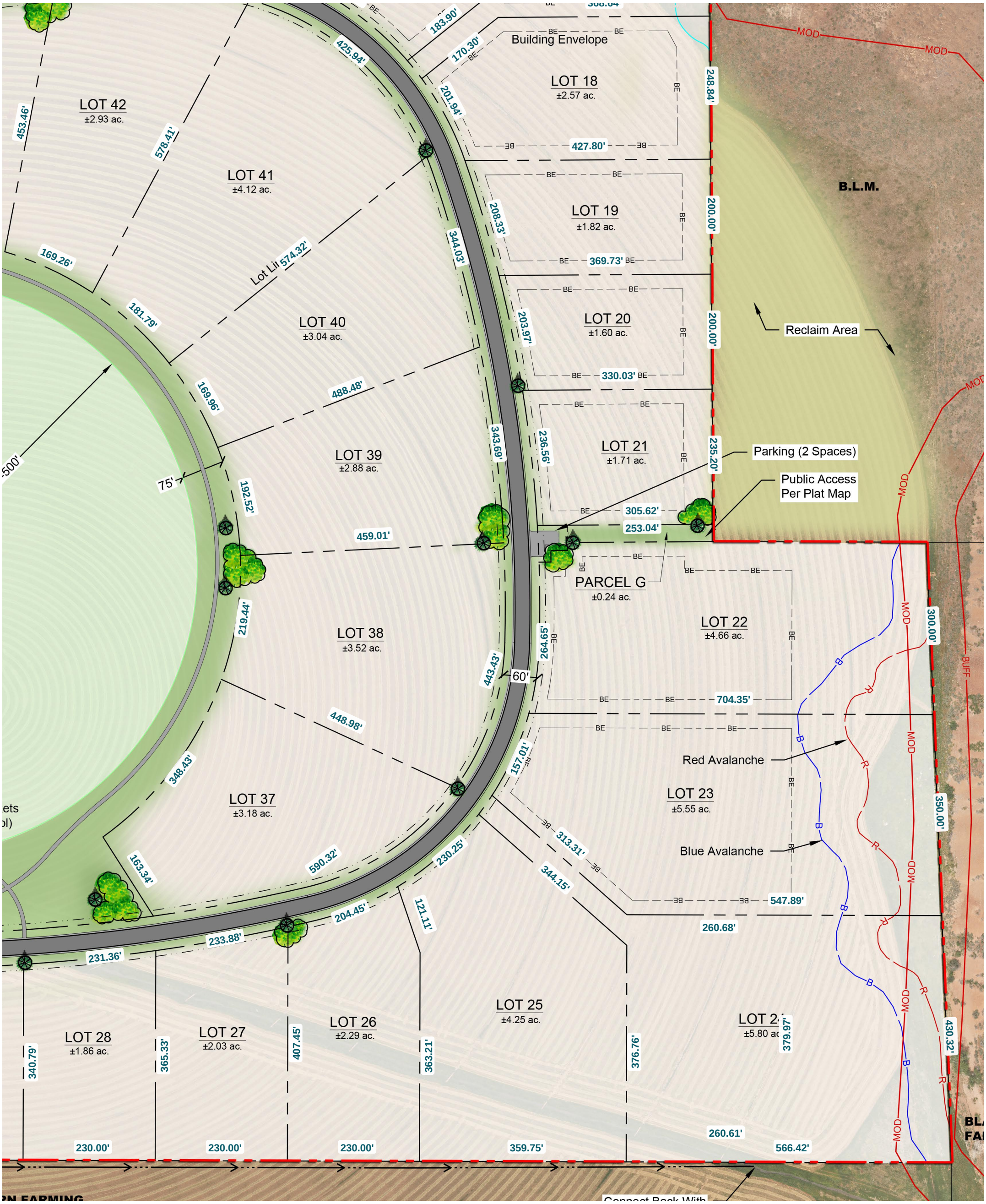
COVE SPRINGS NORTH / SOUTHWEST LOTS

Lots 26-36 and 37-38



COVE SPRINGS NORTH / SOUTHEAST LOTS

Lots 18-25 and 37-41



COMBINED LOT DIMENSIONS

Adjoining segments on one lot side are added together. All measurements in feet.

Lot 1	106.17' + 10.34'	**116.51'**	**Lot 37**	321.00' + 269.32'	**590.32'**
Lot 6	121.35' + 79.83'	**201.18'**	**Lot 38**	173.29' + 270.14'	**443.43'**
Lot 15	57.17' + 144.73'	**201.90'**	**Lot 40**	28.41' + 315.62'	**344.03'**
Lot 18	40.01' + 161.93'	**201.94'**	**Lot 42**	215.55' + 127.15'	**342.70'**
Lot 22	141.24' + 123.41'	**264.65'**	**Lot 43**	36.05' + 251.23'	**287.28'**
Lot 24	40.25' + 190.00'	**230.25'**	**Lot 44 - rear**	109.09' + 92.11'	**201.20'**
Lot 26	159.30' + 45.15'	**204.45'**	**Lot 50**	131.82' + 52.41'	**184.23'**
Lot 30	154.92' + 79.42'	**234.34'**	**Lot 4 - rear**	59.64' + 141.31'	**200.95'**
Lot 32	50.02' + 338.41'	**388.43'**	**Lot 8 - rear**	52.99' + 147.01'	**200.00'**
Lot 33	50.02' + 174.00'	**224.02'**	**Lot 10 - rear**	100.33' + 99.67'	**200.00'**
Lot 36	132.70' + 81.92'	**214.62'**	**Lot 13 - rear**	67.74' + 132.55'	**200.29'**

Totals follow the actual boundary, including curved portions; they are not straight-line distances between endpoints.

READING THE PLAN

The landscape illustration and civil plat are different revisions. Landscape features remain as drawn in June.

Examples of acreage differences: Lots 35, 36 and 39, and Parcels E and F. Consult the civil plat for current values.

The small jog at Lots 21-22 / Parcel G is detailed on civil sheet 4. Line and curve tables are on sheet 5.

The next three pages reproduce civil sheets 3, 4 and 5 for dimension verification.

This presentation is preliminary buyer reference material; it does not replace a survey or recorded plat.

N

SCALE: 1" = 100'

0 100 200 Feet

SEE SHEET 1 FOR LEGEND
SEE SHEET 5 FOR SURVEY NARRATIVE AND NOTES, AND LINE AND CURVE TABLES

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

PRELIMINARY

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

KINGSBURY LANE

LOT 1, BLOCK 1
MIDNIGHT ACRES SUBDIVISION

LOT 2, BLOCK 1
MIDNIGHT ACRES SUBDIVISION

GANNETT ROAD

PROPOSED CULVERTS

PROPOSED IRRIGATION CANAL

150' POWER LINE SETBACK PER PLAT COVE SPRINGS SUBDIVISION PHASE 1 INSTRUMENT NUMBER 582023

EXISTING 20' PUBLIC ACCESS PER PLAT COVE SPRINGS SUBDIVISION PHASE 1 INSTRUMENT NUMBER 582023 TO BE VACATED

EXISTING IRRIGATION CANAL TO BE RELOCATED

PROPOSED IRRIGATION CANAL RELOCATION

PROPOSED POND (SEE LANDSCAPING PLANS)

PARCEL A (PACK TRAIL WAY) ±444,406 s.f. ± 10.20 ac.

PARCEL B ±2,409,289 s.f. ± 55.31 ac.

PARCEL C ±33,423 s.f. ±0.77 ac.

PARCEL D ±17,901 s.f. ±0.41 ac.

PARCEL E ±139,315 s.f. ±3.20 ac.

PARCEL F ±22,265 s.f. ±0.51 ac.

BLOCK 1

LOT 1 ±107,071 s.f. ±2.46 ac.

LOT 2 ±94,281 s.f. ±2.16 ac.

LOT 3 ±85,243 s.f. ±1.96 ac.

LOT 4 ±73,658 s.f. ±1.69 ac.

LOT 5 ±70,967 s.f. ±1.63 ac.

LOT 6 ±78,336 s.f. ±1.80 ac.

LOT 7 ±82,576 s.f. ±1.90 ac.

LOT 8 ±84,868 s.f. ±1.95 ac.

LOT 9 ±85,015 s.f. ±1.95 ac.

LOT 10 ±82,957 s.f. ±1.90 ac.

LOT 30 ±92,538 s.f. ±2.12 ac.

LOT 31 ±99,015 s.f. ±2.27 ac.

LOT 32 ±94,224 s.f. ±2.16 ac.

LOT 33 ±101,740 s.f. ±2.34 ac.

LOT 34 ±103,573 s.f. ±2.38 ac.

LOT 35 ±99,522 s.f. ±2.28 ac.

LOT 36 ±92,122 s.f. ±2.11 ac.

LOT 46 ±76,606 s.f. ±1.76 ac.

LOT 47 ±84,485 s.f. ±1.94 ac.

LOT 48 ±78,647 s.f. ±1.81 ac.

LOT 49 ±79,195 s.f. ±1.82 ac.

LOT 50 ±74,191 s.f. ±1.70 ac.

PUBLIC UTILITY & SNOW STORAGE EASEMENT

LOT 35B, BLOCK 4, LOTS 35 B, 37B, 42B, 43B, & 44B OF GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1 BLOCK 4: LOTS 35A, 37A, 42A, 43A & 44A

LOT 36B, BLOCK 4, LOTS 35 B, 37B, 42B, 43B, & 44B OF GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1 BLOCK 4: LOTS 35A, 37A, 42A, 43A & 44A

LOT 37B, BLOCK 4, LOTS 35 B, 37B, 42B, 43B, & 44B OF GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1 BLOCK 4: LOTS 35A, 37A, 42A, 43A & 44A

LOT 42, BLOCK 4, LOTS 35 B, 37B, 42B, 43B, & 44B OF GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1 BLOCK 4: LOTS 35A, 37A, 42A, 43A & 44A

LOT 43, BLOCK 4, LOTS 35 B, 37B, 42B, 43B, & 44B OF GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 1 BLOCK 4: LOTS 35A, 37A, 42A, 43A & 44A

PARCEL C, BLOCK 2 COVE SPRINGS SUBDIVISION PHASE 2

LS9561 LS792 LS3621 NC IC

SEE SHEET 4

REUSE OF DRAWINGS
This map, or any portion thereof, shall not be used on any Project or extensions of this Project except by agreement in writing with Phillips Land Surveying, PLLC

DRN: YCG
CHK: MEP
PM: MEP
DATE: 03/16/26
JOB #: 2023-36

NO	DATE	BY	REVISIONS

PROJECT INFORMATION
I:\Cpl Engineering\Project Files\23017 Cove\Dawings\Plat\23017_PP.LAT.dwg 07/20/26 5:32:51 PM

PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO
Phone: (208) 720 - 3760
Email: pls16670.id@gmail.com

A PRELIMINARY PLAT SHOWING
COVE SPRINGS NORTH SUBDIVISION
WHEREIN PARCEL B, BLOCK 2, COVE SPRING SUBDIVISION, PHASE 1
IS SUBDIVIDED AS SHOWN
LOCATED WITHIN SECTION 17, T.1N., R.19 E., B.M., BLAINE COUNTY, IDAHO
PREPARED FOR BLACKBURN FARMING, LLC

SEE SHEET 3

PARCEL E
±139,315 s.f.
±3.20 ac.

N00° 09' 21"E
334.28'

460.00'

EXISTING
IRRIGATION CANAL
TO BE RELOCATED

FUTURE
ROAD CONNECTION

S00° 09' 21"W 363.70'

60.00'

333.40'
S00° 09' 21"W

PROPOSED CULVERT

LOT 29
±77,206 s.f.
±1.77 ac.

230.00'

PARCEL A
(PACK TRAIL WAY)
±443,931 s.f.
±10.19 ac.

340.79'
S00° 09' 21"W

LOT 28
±80,872 s.f.
±1.86 ac.

230.00'

3041.88'
S89° 50' 39"E

PARCEL C, BLOCK 2
COVE SPRINGS
SUBDIVISION PHASE 2

365.33'
S00° 09' 21"W

LOT 27
±88,527 s.f.
±2.03 ac.

230.00'

407.45'
S00° 09' 21"W

LOT 26
±99,693 s.f.
±2.29 ac.

230.00'

363.21'
S00° 09' 21"W

121.11'
S16° 44' 25"E

10'
PUBLIC UTILITY &
SNOW STORAGE
EASEMENT

359.75'

BLOCK 2
PARCEL B
±2,409,289 s.f.
±55.31 ac.

S02° 34' 11"E 163.34'

LOT 37
±138,333 s.f.
±3.18 ac.

S65° 16' 04"E 448.98'

LOT 38
±153,517 s.f.
±3.52 ac.

N87° 16' 39"E 459.01'

LOT 39
±125,222 s.f.
±2.87 ac.

N89° 59' 45"E 448.48'

LOT 40
±132,481 s.f.
±3.04 ac.

N51° 16' 20"E 574.02'

LOT 41
±179,472 s.f.
±4.12 ac.

N28° 12' 14"E 578.41'

LOT 42
±127,432 s.f.
±2.93 ac.

N10° 50' 39"E 453.46'

LOT 43
±94,002 s.f.
±2.16 ac.

10'
PUBLIC UTILITY &
SNOW STORAGE
EASEMENT

N03° 23' 27"W 376.65'

LOT 44
±74,157 s.f.
±1.70 ac.

N03° 23' 27"W 372.53'

LOT 45
±75,241 s.f.
±1.73 ac.

EXISTING 20' PUBLIC ACCESS
EASEMENT PER PLAT COVE
SPRINGS SUBDIVISION PHASE 1
INSTRUMENT NUMBER 582023
TO BE VACATED

LOT 11
±78,697 s.f.
±1.81 ac.

S00° 10' 15"W 379.12'

LOT 12
±72,196 s.f.
±1.66 ac,
BLOCK 1

N00° 10' 15"E 341.02'

LOT 13
±65,853 s.f.
±1.51 ac.

10'
PUBLIC UTILITY &
SNOW STORAGE
EASEMENT

N00° 12' 39"W 314.51'

LOT 14
±61,235 s.f.
±1.41 ac.

N00° 12' 39"W 300.79'

LOT 15
±60,968 s.f.
±1.40 ac.

N00° 12' 39"W 319.83'

LOT 16
±159,678 s.f.
±3.67 ac.

N00° 12' 39"W 367.92'

LOT 17
±162,234 s.f.
±3.72 ac.

LOT 18
±111,916 s.f.
±2.57 ac.

LOT 19
±79,437 s.f.
±1.82 ac.

LOT 20
±69,679 s.f.
±1.60 ac.

LOT 21
±74,288 s.f.
±1.71 ac.

PARCEL G
±10,279 s.f.
±0.24 ac.

LOT 22
±203,095 s.f.
±4.66 ac.

LOT 23
±241,702 s.f.
±5.55 ac.

LOT 24
±252,702 s.f.
±5.80 ac.

LOT 25
±185,146 s.f.
±4.25 ac.

S00° 20' 18"E 1319.22'

S00° 09' 21"W 376.76'

N00° 10' 02"E 379.97'

S02° 18' 46"E 1080.32'

566.42'

N89° 50' 38"W 266.61'

S89° 49' 58"E 266.66'

S89° 49' 58"E 547.89'

S89° 49' 58"E 704.35'

N89° 39' 42"E 365.62'

N89° 39' 42"E 253.04'

N89° 39' 42"E 350.03'

N89° 39' 42"E 369.72'

N89° 39' 42"E 427.80'

N89° 39' 42"E 368.04'

235.20'

200.00'

200.00'

248.84'

405.18'

430.32'

350.00'

300.00'

381.99'

400.53'

1315.07'

S89° 57' 25"W

N89° 49' 43"W 2831.24'

LOT 44B, BLOCK 4, LOTS 35 B,
37B, 42B, 43B, & 44B OF
GRIFFIN RANCH P.U.D. SUBDIVISION
PHASE 1 BLOCK 4: LOTS 35A,
37A, 42A, 43A & 44A

SEE DETAIL "A"
SHEET 1

LS792

LOT 12
GRIFFIN RANCH SUBDIVISION

LOT 16
GRIFFIN RANCH SUBDIVISION

PARCEL E, BLOCK 2
COVE SPRINGS SUBDIVISION PHASE 1

BLM
E1/2 OF THE
NE1/4 OF
SECTION 17

NC
CPF#

SEE DETAIL "B"

DETAIL "B"
SCALE 1" = 30'

C60
L38
L37
L36
L35
LOT 21
LOT 22
PARCEL G

PRELIMINARY

PROFESSIONAL LAND SURVEYOR
LICENSED
16670
STATE OF IDAHO
MARK E. PHILLIPS

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

N

SCALE: 1" = 100'

0 100 200 Feet

SEE SHEET 1 FOR LEGEND
SEE SHEET 5 FOR SURVEY NARRATIVE AND NOTES,
AND LINE AND CURVE TABLES

REUSE OF DRAWINGS
This map, or any portion thereof, shall not be used on any Project or construction site except pursuant to agreement in writing with Phillips Land Surveying, PLLC

DRN: YCG	CHK: MEP	PM: MEP	DATE: 03/16/26	JOB #: 2023-06

NO	DATE	BY	REVISIONS

PROJECT INFORMATION
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PHILLIPS LAND
SURVEYING, PLLC
HAILEY, IDAHO
Phone: (208) 720 - 3760
Email: pls16670.id@gmail.com

A PRELIMINARY PLAT SHOWING
COVE SPRINGS NORTH SUBDIVISION
WHEREIN PARCEL B, BLOCK 2, COVE SPRING SUBDIVISION, PHASE 1
IS SUBDIVIDED AS SHOWN
LOCATED WITHIN SECTION 17, T.1N., R.19 E., B.M., BLAINE COUNTY, IDAHO
PREPARED FOR BLACKBURN FARMING, LLC

SURVEY NARRATIVE & NOTES

Survey Narrative & Notes

1. The purpose of this survey is to show the monuments found during the boundary retracement of Parcel B, Block 2, Cove Springs Subdivision Phase 1 and subdivide the property into Lots 1-50 and Parcels A-H, Block 1, Cove Springs North Subdivision. The Boundary is based on said found monuments, and the Plat of Cove Springs Subdivision Phase 1, Instrument Number 582023, records of Blaine County, Idaho.

2. The distances shown are measured. Refer to the above referenced plat for previous record data.

3. The red and blue avalanche boundaries designated on this map are based upon a study by Alpine Enterprises, Inc. dated March 27, 2024. Phillips Land Surveying, PLLC neither represents, guarantees, warrants, nor implies that areas outside of the designated avalanche zones are free from avalanche danger.

4. This survey does not purport to reflect any of the following which may be applicable to the subject real property: natural hazards, encroachments, wetlands, easements, building setbacks, restrictive covenants, subdivision restrictions, zoning, or any other land-use regulations.

5. A Title Commitment has been issued by Pioneer Title Company, File Number 852235, with a commitment date of May 8, 2024. Certain Information contained in said Title policy may not appear on this map or may affect items shown hereon. It is the responsibility of the owner or agent to review said title policy. Some of the encumbrances and easement listed in the title report are NOT plottable hereon. Review of specific documents is required, if further information is desired.

6. Vertical Datum is NAVD 1988.

Property Information

7. The current zoning for this property is R-5 (Residential / Agricultural). Refer to the Blaine County Zoning Ordinance for specific information about this zone.

8. The owner/subdivider is Blackburn Farming, LLC, PO Box 1168, Ketchum. ID 83340. The surveyor/representative is Phillips Land Surveying, PLLC, Hailey, ID 83333.

9. This property is subject to the Declaration of Covenants, Conditions, Restrictions, and Easement for _____ (the "Subdivision") recorded in the real property records of Blaine County, Idaho as Instrument Number _____, as the same may be amended from time to time (the "CC&R'S").

10. This property is subject to the Boundary Line Adjustment and Easement Agreement, Instrument Number 573180, and an Amendment to Boundary Line Adjustment & Easement Agreement, Instrument Number _____, both records of Blaine County, Idaho.

11. Irrigation canals, ditches, and laterals flow through this property as depicted on the plat. Idaho law (including Idaho Code Sections 42-1102 and 42-1204) authorizes a right-of-way across private property to deliver irrigation water. These rights-of-way include additional areas beyond the width of the conveyance for the purpose of maintaining, cleaning, and repairing structure that deliver irrigation water, as well as a right to enter private property for these purposes. Changes to irrigation delivery structures must be made in accordance with Idaho Code Section 42-1207 or as approved by the Idaho Department of Water Resources.

General

12. NOXIOUS WEEDS: 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 or common area parcels. 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.

13. Parcel A is private road and public utility parcel to be owned and maintained by the Association. Refer to the CC&R's for additional information.

14. Parcels B, C, and D, are "open space, private" as defined by Blaine County Code 10-2-1 (or its successor provision) ("Open Space"). Refer to the CC&Rs for additional Information.
    Property Area = ±191.06 Ac.
    Eligible Acreage Area = ±188.23 Ac.
    Proposed Open Space = ±56.49 Ac.

15. A non-motorized, foot and horse traffic only, 30-foot public access easement shall exist over Parcel G for Bureau of Land Management public access. Parking shall exist only where designated within Parcel G. Public parking and access shall be prohibited from January 1st through April 15th for the protection of Big Game Habitat. These restrictions shall not preclude the use and maintenance activities described in Plat Note 32.

16. Parcel F is a well parcel for the Public Water System to serve the Subdivision.

17. Open Range grazing occurs in the vicinity of Cove Springs Subdivision and livestock may enter the subdivision where fencing does not restrict livestock movement.

18. There shall be no unauthorized development of trails by Subdivision landowners on lands adjacent to the Subdivision.

19. All lots within the Mountain Overlay District are subject to and regulated by Chapter 21 Title 9 of the Blaine County Code (or its successor provision). No disturbance within the Mountain Overlay District is allowed without proper permitting.

20. No construction or clearing of vegetation shall be allowed in the Red (High) or Blue (Low) avalanche zone.

21. No disturbance within the 25' setback from either side of the center line of the intermittent drainage channel that traverses across Lots 16,17, and 18.

22. Follow all conditions of use required by IDWR for the use of the in-house (potable) community water system. Refer to the CC&Rs for additional Information.

23. DENSITY STATEMENT: No further subdivision or reduction in the size of this property is permitted unless by amendment to the zoning ordinance or other applicable ordinance.

24. All lots within this subdivision may be subject to future Development Impact Fees, adopted by the County pursuant to Idaho Code, Title 67, Chapter 82. Purchaser of lots are hereby notified that such fee may be collected at the time of building permit issuance.

25. All building permit applications shall include an HOA approved landscape plan for review by the county.

26. Any units of density transferred from Cove Springs Subdivision Parcel F to this subdivision, Cove Spring North Subdivision, are fully extinguished.

27. Parcel E is for "Private Enclosed Storage Buildings". Refer to the CC&Rs for additional information.

Roads & Drainage

28. All fire protection of the current Fire District having jurisdictional authority, the International Fire Code, Blaine County Code Chapter 7 and future amendments, including, but not limited to, water supply, emergency access (including turnarounds), defensible space, and clear zones shall be complied with at all times including prior to issuance of any building permit with this subdivision.

29. The owners of the lots and parcels understand and agree that private road (Parcel A and Future Road Connector) construction, maintenance and snow removal will be the obligation of the owners or the Association, and that Blaine County shall not accept, maintain or improve these roads for any reason, and that each owner shall notify in writing any successor in interest of these facts.

30. All surface drainage shall be accommodated by maintaining existing drainage channels where possible or by providing alternative drainage channels to handle surface run-off.

31. Parcel G shall be kept clear and unobstructed at all times to provide emergency vehicle access to BLM property.

Utilities

32. Lots will be served by individual septic systems. All new septic systems must be built with risers, out-flow filters and drainfield inspection ports on each system. Periodic inspections of individual septic systems, as recommended by the system manufacturer, are required and are the responsibility of the homeowner. Septic systems and drainfield locations shall be approved by SCPHD prior to issuance of a building permit.

33. Each Lot will be served by a Public Water System for domestic in-house water needs only. Each lot and common open space parcel will be served by a Community Irrigation System for all irrigation needs.

34. The Pond on Parcel B, as shown, is for fire protection and irrigation storage.

35. A 10' public utility and snow storage easement to benefit the Association shall exist along all lot frontages to Parcel A (Pack Way Trail).

36. A 5' public utility easement shall exist along all side and rear Lot boundaries. Except for lots 17, 22, 23, and 24 where lot boundaries are within in the Mountain Overlay District.

37. All new utility lines shall be underground.

38. All existing and future exterior lighting is subject to review for compliance with the Outdoor Lighting Chapter.

39. All new dwellings shall be required to install conduit for future solar power connections and conduit for electrical outlets capable of connecting to an electric vehicle charging station.

40. All new wells shall be metered.

41. This Subdivision receives water from the following irrigation entity(s) : _____. The system for the delivery or irrigation water to all lots within the subdivision has been provided and has been approved per State statute. The purchaser of each lot shall remain subject to all assessments levied by the irrigation entity; and any unpaid irrigation entity assessments are a lien on the land within the irrigation entity.

Wildlife and Fencing

42. All potential owners are hereby notified that 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 shall be those prescribed by Idaho Department of Fish and Game.

43. Yews plants are unlawful in Blaine County pursuant to Blaine County Code. All parts of the yew plant, living or dead, are poisonous and known to cause sudden death to all species of animals, including humans, if ingested.

44. Perimeter fencing should be minimized. If livestock fences are necessary, they shall be wildlife friendly with a maximum top rail of 42" and minimum bottom rail height of 18". Residential fences (kennel) for pet containment shall be used for portions of the property immediately adjacent to the home, greater that or equal to 84" in height, and shall not have spikes, pickets, or barbs that protrude above the top bar.

45. Control pets at all times (indoor, kenneled, leashed, etc.). For the purpose of preventing wildlife disturbance, particularly during spring and summer when the birds are nesting and brood rearing, and in winter when big game are energetically stressed.

46. Ensure that all trash containers area stored inside or designed to be inaccessible to wildlife, with either complete enclosure (with roof) or bears-resistant design if stored outside. Do not put garbage out until the morning of pick-up.

47. Harassment of wildlife will not be tolerated.

48. The feeding of game species or predatory wildlife is prohibited by Idaho Department of Fish and Game. Wildlife attractants (pet or livestock food, garbage cans, compost) shall be stored in an enclosed structure (garage or shed) to prevent wildlife use. Any actions taken to alleviate nuisance wildlife problems shall be those prescribed by Idaho Department of Fish and Game.

49. When possible, keep livestock in sheds or barns at night to prevent predator depredations and subsequent conflicts.To prevent depredation or use by mountain lions as day beds, completely enclose any outdoor pet kennels (including a roof), outbuildings, window wells, and space underneath decks.

Agriculture

50. 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.

51. 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 maybe lawfully occurring, or authorized by any government agency, as of the date of each deed conveying any right, title or interest in this property or any portion thereof.

52. 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 maybe 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.

53. Canal Maintenance & Safety Disclosure: this property includes and is adjacent to an active irrigation canal, which may include the conveyance of swift moving water and involve maintenance activities during various seasons throughout the year. These activities may result in the production of noise, odors, and dust from spraying, mowing, ditch burning, machinery, and other inconveniences.

54. Agriculture used land must implement proven water quality conservation strategies such as optimized nitrogen management, cover cropping, and edge of field filtration systems to reduce nitrate runoff and protect surrounding water bodies from contamination.

55. This subdivision is away from primary Blaine County services areas and may therefore experience limited infrastructure, emergency response, and other public services. Funding levels, staffing, and resource allocation for Blaine County and other taxing district may change over time, and no guarantee is made regarding the current level, quality, or availability or emergency or other public services in this area. The lot owner(s) acknowledge and assume all risks associated with occupancy in area with constrained or variable service availability.

CURVE AND LINE TABLES

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	136.12'	100.00'	077°59'33"	S81° 35' 03"E	125.85'
C2	182.08'	150.00'	069°33'03"	S77° 21' 49"E	171.11'
C3	785.30'	1500.00'	029°59'46"	N82° 51' 33"E	776.36'
C4	1280.50'	3700.00'	019°49'45"	N87° 56' 33"E	1274.12'
C5	473.09'	2250.00'	012°02'50"	N84° 03' 06"E	472.22'
C6	618.62'	500.00'	070°53'18"	S54° 28' 51"E	579.91'
C7	843.38'	2350.00'	020°33'45"	S8° 45' 19"E	838.86'
C8	630.56'	480.00'	075°16'02"	S39° 09' 35"W	586.19'
C9	1404.47'	3080.00'	026°07'36"	S89° 51' 24"W	1392.34'
C10	1404.47'	3080.00'	026°07'36"	S89° 51' 24"W	1392.34'
C11	763.56'	3080.00'	014°12'15"	S83° 53' 43"W	761.61'
C12	721.25'	950.00'	043°29'58"	S81° 10' 13"W	704.05'
C13	174.62'	130.00'	076°57'34"	S81° 04' 04"E	161.78'
C14	145.67'	120.00'	069°33'03"	S77° 21' 49"E	136.89'
C15	801.00'	1530.00'	029°59'46"	N82° 51' 33"E	791.89'
C16	1270.12'	3670.00'	019°49'45"	N87° 56' 33"E	1263.79'
C17	479.40'	2280.00'	012°02'50"	N84° 03' 06"E	478.51'
C18	655.73'	530.00'	070°53'18"	S54° 28' 51"E	614.70'
C19	854.14'	2380.00'	020°33'45"	S8° 45' 19"E	849.57'
C20	669.97'	510.00'	075°16'02"	S39° 09' 35"W	622.82'
C21	740.56'	3110.00'	013°38'36"	S83° 36' 54"W	738.81'
C22	617.59'	3110.00'	011°22'40"	N82° 46' 08"W	616.58'
C23	698.47'	920.00'	043°29'58"	S81° 10' 13"W	681.82'
C24	744.02'	980.00'	043°29'58"	S81° 10' 13"W	726.28'
C25	1390.79'	3050.00'	026°07'36"	S89° 51' 24"W	1378.78'
C26	591.15'	450.00'	075°16'02"	S39° 09' 35"W	549.55'
C27	832.61'	2320.00'	020°33'45"	S8° 45' 19"E	828.15'
C28	581.50'	470.00'	070°53'18"	S54° 28' 51"E	545.11'
C29	466.78'	2220.00'	012°02'50"	N84° 03' 06"E	465.92'
C30	1290.89'	3730.00'	019°49'45"	N87° 56' 33"E	1284.45'
C31	769.59'	1470.00'	029°59'46"	N82° 51' 33"E	760.83'
C32	218.50'	180.00'	069°33'04"	N77° 21' 49"W	205.33'
C33	92.94'	70.00'	076°04'16"	N80° 37' 32"W	86.26'
C34	68.45'	130.00'	030°10'01"	S75° 32' 09"W	67.66'
C35	106.17'	130.00'	046°47'34"	N65° 59' 04"W	103.24'
C36	10.34'	120.00'	004°56'09"	S70° 19' 44"W	10.33'
C37	149.65'	1530.00'	005°36'15"	S70° 39' 47"W	149.59'
C38	180.00'	1530.00'	006°44'27"	S76° 50' 08"W	179.90'
C39	175.00'	1530.00'	006°33'12"	S83° 28' 58"W	174.90'
C40	175.00'	1530.00'	006°33'12"	N89° 57' 50"W	174.90'
C41	121.35'	1530.00'	004°32'39"	N84° 24' 54"W	121.31'
C42	79.83'	3670.00'	001°14'47"	N82° 45' 58"W	79.83'
C43	200.75'	3670.00'	003°08'03"	N84° 57' 23"W	200.73'
C44	200.12'	3670.00'	003°07'27"	N88° 05' 08"W	200.09'
C45	200.08'	3670.00'	003°07'25"	S88° 47' 26"W	200.06'
C46	200.65'	3670.00'	003°07'57"	S85° 39' 45"W	200.62'
C47	201.82'	3670.00'	003°09'03"	S82° 31' 15"W	201.80'
C48	1270.12'	3670.00'	019°49'45"	N87° 56' 33"E	1263.79'
C49	16.75'	2280.00'	000°25'16"	S78° 14' 19"W	16.75'
C50	205.00'	2280.00'	005°09'06"	S81° 01' 30"W	204.93'
C51	200.48'	2280.00'	005°02'16"	S86° 07' 11"W	200.41'
C52	57.17'	2280.00'	001°26'12"	S89° 21' 25"W	57.17'
C53	144.73'	530.00'	015°38'45"	N82° 06' 07"W	144.28'
C54	309.07'	530.00'	033°24'42"	N57° 34' 23"W	304.71'
C55	40.01'	530.00'	004°19'31"	N38° 42' 17"W	40.00'
C56	161.93'	530.00'	017°30'20"	N27° 47' 22"W	161.30'
C57	208.33'	2380.00'	005°00'55"	N16° 31' 44"W	208.26'
C58	203.97'	2380.00'	004°54'37"	N11° 33' 59"W	203.90'
C59	236.56'	2380.00'	005°41'41"	N6° 15' 49"W	236.46'
C60	64.05'	2380.00'	001°32'31"	N2° 38' 43"W	64.05'
C61	141.24'	2380.00'	003°24'01"	N0° 10' 27"W	141.22'
C62	123.41'	510.00'	013°51'54"	N8° 27' 30"E	123.11'
C63	157.01'	510.00'	017°38'19"	N24° 12' 37"E	156.39'
C64	40.25'	510.00'	004°31'17"	N35° 17' 25"E	40.23'
C65	190.00'	510.00'	021°20'44"	N48° 13' 25"E	188.90'
C66	159.30'	510.00'	017°53'49"	N67° 50' 42"E	158.66'
C67	45.15'	3110.00'	000°49'54"	N77° 12' 33"E	45.15'
C68	233.88'	3110.00'	004°18'32"	N79° 46' 46"E	233.82'
C69	231.36'	3110.00'	004°15'44"	N84° 03' 54"E	231.31'
C70	230.17'	3110.00'	004°14'26"	N88° 18' 59"E	230.12'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C71	361.43'	3110.00'	006°39'31"	N85° 07' 43"W	361.22'
C72	101.24'	3110.00'	001°51'55"	N80° 52' 00"W	101.24'
C73	154.92'	3110.00'	002°51'15"	N78° 30' 25"W	154.90'
C74	79.42'	920.00'	004°56'46"	N79° 33' 11"W	79.40'
C75	230.62'	920.00'	014°21'45"	N89° 12' 26"W	230.01'
C76	338.41'	920.00'	021°04'32"	S73° 04' 25"W	336.50'
C77	50.02'	920.00'	003°06'56"	S60° 58' 42"W	50.02'
C78	50.02'	980.00'	002°55'28"	N60° 52' 58"E	50.02'
C79	1066.37'	915.00'	066°46'26"	S84° 35' 05"W	1007.03'
C80	297.07'	915.00'	018°36'08"	S60° 29' 56"W	295.77'
C81	174.00'	980.00'	010°10'23"	N67° 25' 54"E	173.77'
C82	271.21'	915.00'	016°58'58"	S78° 17' 29"W	270.22'
C83	186.50'	980.00'	010°54'14"	N77° 58' 12"E	186.22'
C84	250.82'	915.00'	015°42'22"	N85° 21' 51"W	250.04'
C85	200.80'	980.00'	011°44'23"	N89° 17' 31"E	200.45'
C86	247.26'	915.00'	015°28'59"	N69° 46' 11"W	246.51'
C87	132.70'	980.00'	007°45'30"	S80° 57' 33"E	132.60'
C88	81.92'	3050.00'	001°32'20"	S77° 50' 58"E	81.91'
C89	1039.55'	3050.00'	019°31'43"	S88° 22' 59"E	1034.53'
C90	1568.73'	575.00'	156°18'56"	N23° 50' 11"W	1125.52'
C91	348.43'	575.00'	034°43'09"	N36° 57' 42"E	343.12'
C92	321.00'	450.00'	040°52'17"	N56° 21' 27"E	314.24'
C93	269.32'	3050.00'	005°03'34"	N79° 19' 23"E	269.24'
C94	219.44'	575.00'	021°51'59"	N8° 40' 09"E	218.11'
C95	173.29'	2320.00'	004°16'47"	N0° 36' 50"W	173.25'
C96	270.14'	450.00'	034°23'45"	N18° 43' 26"E	266.11'
C97	192.52'	575.00'	019°11'01"	N11° 51' 21"W	191.62'
C98	343.69'	2320.00'	008°29'17"	N6° 59' 52"W	343.38'
C99	169.96'	575.00'	016°56'09"	N29° 54' 56"W	169.34'
C100	28.41'	470.00'	003°27'49"	N20° 46' 06"W	28.41'
C101	315.62'	2320.00'	007°47'41"	N15° 08' 21"W	315.38'
C102	181.79'	575.00'	018°06'53"	N47° 26' 27"W	181.04'
C103	425.94'	470.00'	051°55'28"	N48° 27' 44"W	411.51'
C104	169.26'	575.00'	016°51'57"	N64° 55' 52"W	168.65'
C105	215.55'	2220.00'	005°33'48"	S87° 17' 37"W	215.47'
C106	127.15'	470.00'	015°30'02"	N82° 10' 29"W	126.76'
C107	178.23'	575.00'	017°45'35"	N82° 14' 39"W	177.52'
C108	36.05'	3730.00'	000°33'14"	S78° 18' 18"W	36.05'
C109	251.23'	2220.00'	006°29'02"	S81° 16' 12"W	251.09'
C110	109.09'	575.00'	010°52'12"	S83° 26' 28"W	108.92'
C111	1320.17'	3500.00'	021°36'41"	N88° 48' 42"E	1312.36'
C112	92.11'	3500.00'	001°30'28"	N78° 45' 36"E	92.10'
C113	201.31'	3730.00'	003°05'32"	S80° 07' 41"W	201.29'
C114	200.94'	3500.00'	003°17'22"	N81° 09' 31"E	200.91'
C115	200.38'	3730.00'	003°04'41"	S83° 12' 47"W	200.35'
C116	200.17'	3500.00'	003°16'37"	N84° 26' 30"E	200.14'
C117	200.03'	3730.00'	003°04'21"	S86° 17' 18"W	200.00'
C118	234.17'	3500.00'	003°50'00"	N87° 59' 48"E	234.12'
C119	200.18'	3730.00'	003°04'30"	S89° 21' 44"W	200.15'
C120	200.03'	3500.00'	003°16'28"	S88° 26' 58"E	200.00'
C121	200.04'	3730.00'	003°04'22"	N87° 33' 51"W	200.02'
C122	200.34'	3500.00'	003°16'47"	S85° 10' 20"E	200.32'
C123	200.49'	3730.00'	003°04'47"	N84° 29' 16"W	200.46'
C124	192.42'	3500.00'	003°09'00"	S81° 57' 27"E	192.40'
C125	131.82'	1470.00'	005°08'16"	N84° 42' 43"W	131.77'
C126	52.41'	3730.00'	000°48'18"	N82° 32' 43"W	52.41'
C127	637.77'	1470.00'	024°51'30"	S80° 17' 24"W	632.78'

Parcel Line Table		
Line #	Length	Direction
L1	96.38'	N00°15'14"W
L2	52.77'	N00°16'53"W
L3	5.76'	N00°19'33"W
L5	162.61'	N59°25'14"E
L6	60.02'	N30°34'46"W
L7	30.00'	S30°34'46"E
L8	20.04'	S30°34'46"E
L9	60.00'	N30°34'46"W
L10	30.00'	S30°34'46"E
L11	30.00'	S30°34'46"E
L12	112.33'	N00°15'14"W
L13	25.49'	S48°07'04"W
L14	35.74'	N24°38'05"E
L15	36.63'	S30°56'12"W
L16	36.12'	S36°53'09"W
L17	35.21'	S41°59'03"W
L18	34.30'	S46°57'39"W
L19	33.57'	S48°18'12"W
L20	34.43'	S46°43'52"W
L21	35.36'	S45°09'50"W
L22	36.37'	S43°35'48"W
L23	37.47'	S42°01'28"W
L24	38.67'	S40°26'34"W
L25	39.45'	S39°30'04"W
L26	37.30'	S41°52'06"W
L27	35.62'	S44°22'22"W
L28	31.12'	S53°15'00"W
L29	29.02'	S59°40'43"E

Parcel Line Table		
Line #	Length	Direction
L30	34.35'	S81°59'39"E
L31	42.68'	N54°28'47"W
L32	40.29'	N51°59'24"W
L33	38.27'	N49°33'03"W
L34	30.00'	S00°20'18"E
L35	14.00'	N00°20'18"W
L36	29.29'	N89°39'42"E
L37	20.00'	N00°20'18"W
L38	20.71'	N89°39'42"E
L39	35.74'	S45°57'11"E
L40	31.25'	N36°42'02"W
L41	35.36'	S45°09'21"W
L42	39.68'	N77°31'56"W
L43	37.12'	S20°48'04"W

PRELIMINARY

PROFESSIONAL LAND SURVEYOR LICENSED 16670 STATE OF IDAHO MARK E. PHILLIPS

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

REUSE OF DRAWINGS
This map, or any portion thereof, shall not be used on any Project or extension of said Project by agreement in writing with Phillips Land Surveying, PLLC

DRN: YCG | CHK: MEP | PM: MEP | DATE: 07/22/26 | JOB # 2023-36

NO	DATE	BY	REVISIONS

PROJECT INFORMATION
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PHILLIPS LAND SURVEYING, PLLC
HAILEY, IDAHO
Phone: (208) 720 - 3760
Email: pls16670.id@gmail.com

A PRELIMINARY PLAT SHOWING
COVE SPRINGS NORTH SUBDIVISION
WHEREIN PARCEL B, BLOCK 2, COVE SPRING SUBDIVISION, PHASE 1
IS SUBDIVIDED AS SHOWN
LOCATED WITHIN SECTION 17, T.1N., R.19 E., B.M., BLAINE COUNTY, IDAHO
PREPARED FOR BLACKBURN FARMING, LLC