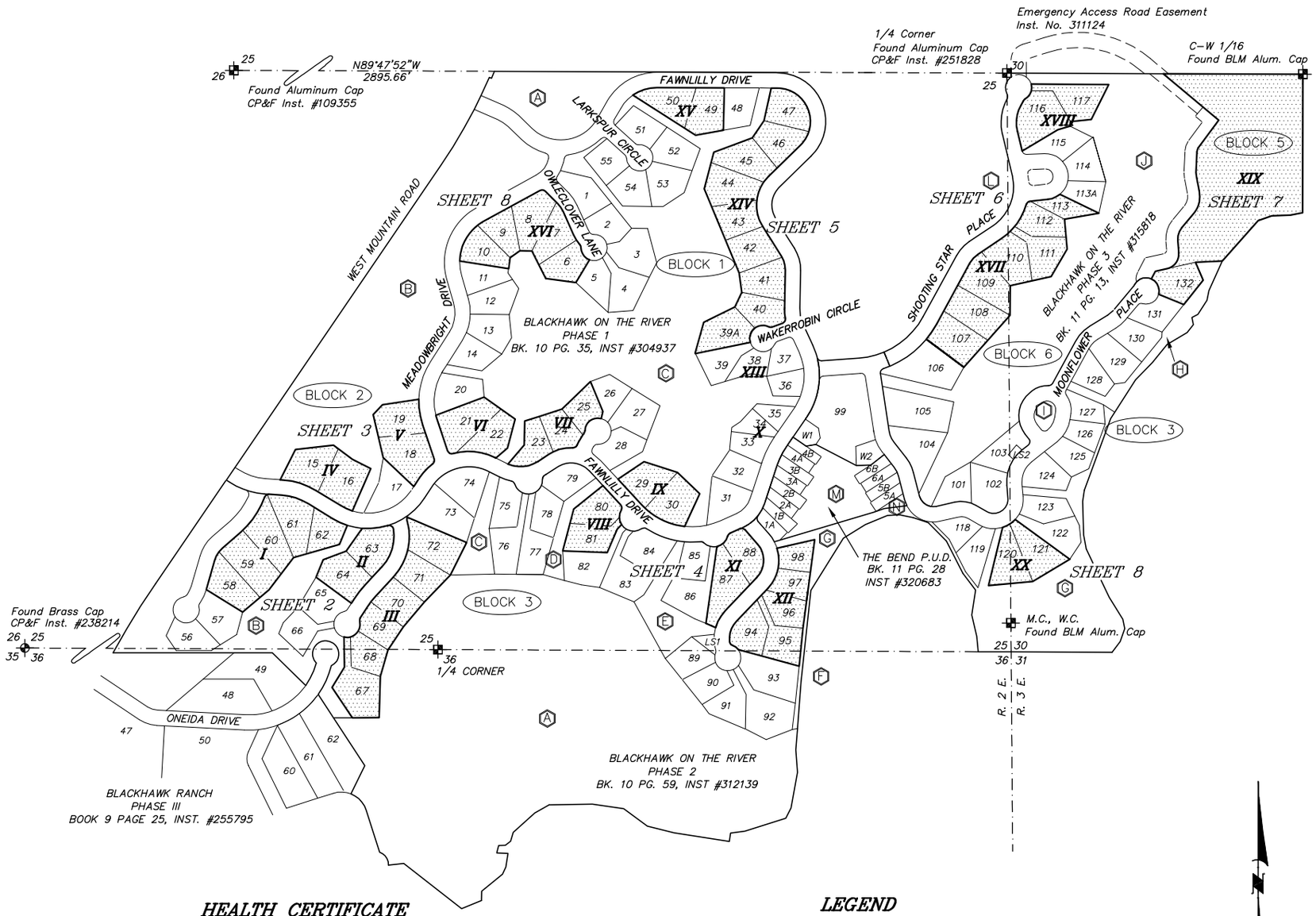
Book_____Page_____of Plats, Inst. #_____

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E., and in the SW 1/4 of Section 30. T.18N., R.3E., B.M.
Valley County, Idaho



NOTES:

1. This Plat is a reinstatement of lots approved by Valley County as CUP 05–03, memorialized as Blackhawk on the River Phases 1, 2 and 3, recorded in 2006 as Instrument Numbers 304937, 312139, and 315818, Records of Valley County, Idaho. The Blocks shown on this plat were approved as Valley County PUD 13–01. They were platted by Blackhawk Planned Unit Development recorded in 2014 as Instrument Number 388600.

2. All utilities have been installed at this time.

3. All properties, easements, and utilities shown on this Plat are subject to and governed by the provisions of the General Covenants, Conditions and Restrictions for Blackhawk on the River, Valley County, Idaho ("General CC&Rs"). This document may be amended and supplemented, and is recorded with the Office of Recorder of Valley County, Idaho, as Instrument Numbers 305030, 305031, 307748, 312141, 315820, 353301 as amended by 386846.

4. Preliminary to the filing of a formal Supplemental Declaration, and pursuant to the Declaration of Conditions, Covenants, and Restrictions for Blackhawk on the River Subdivision dated 11 April, 2006 (Valley County Instrument #307748), this Final Plat and The McCall Associates, LLC––as Grantor––as of the effective date here ascribed, do hereby declare and provide for the annexation of Blackhawk on the River Phase III (3) and all of the previously unplatted portions of Blackhawk on the River Phases I and II (1 and 2). Therefore, these officially annexed parcels within Blackhawk on the River Subdivision become a party and subject to the aforementioned April 11, 2006 Declaration of Conditions, Covenants and Restrictions for Blackhawk on the River Subdivision––with all rights and obligations thereunto pertaining.

5. All roads and road rights of way depicted on this plat are private. Valley County shall have no responsibility for the costs of the design, construction, maintenance, upkeep, repair or replacement of said roads Such roads are owned and maintained by the Blackhawk on the River Owners Association, as is further provided in the Private Road Declarations of Blackhawk on the River Phases 1, 2, and 3, which have been recorded with the Office of Recorder of Valley County, as Instrument Numbers 305029, 321143 and 315822.

6. The repair and maintenance of all drainage facilities and improvements located within the Drainage Easements depicted on this Final Plat shall be the obligation of the Blackhawk on the River Association.

7. There shall be no further division of any Lot depicted on this Plat, as provided in the General Declaration and without prior approval from the Health Authority.

8. No additional domestic water supplies shall be installed beyond the water system approved in sanitary restriction release.

9. All easements depicted on this Plat are further defined and described in the General Declaration. Utility easements are dedicated to Public Utilities.

10. This Plat is not within an irrigation distreict as defined in Idaho Code 31–3805 and the requirements in I.C. 31–3805 are not applicable.

11. Flood zones shown on this plat are per FEMA FIRM panel #16085C 0982 and 0985 Effective February 1, 2019.
Flood Zones: Zone X, Zone A
Base Flood Elevation: N/A
Flood Zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.

12. The wetland areas shown on this plat are subject to regulation by the U.S. Army Corps of Engineers. Any proposed change must be submitted to, reviewed and approved by the USACE prior to work being done.

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13 have been saitisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re–imposed in accordance with section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

_____ _____
DISTRICT HEALTH DEPARTMENT, EHS

LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- (C) OPEN SPACE PARCEL
- (BLOCK 6) BLOCK NUMBER (PER BHOR PHASES 1, 2, AND 3)
- XIX BLOCK NUMBER PER BLACKHAWK PUD

SCALE: 1" = 400'

Bearings Based on Blackhawk On The River Phase 1, Book 10 Page 35 of Plats

SECESH ENGINEERING, INC.
McCall, Idaho