

September 19, 2023

To: Blaine County Commissioners & Blaine County Land Use Department.

RE: Lot Line Shift / Plat Amendment for Lot 15A (105 Gus Lane) & Lot 17 (107 Gus Lane) Block 2 of Griffin Ranch PUD Sub Phase 3, dated July 24, 2023, and submitted August 7, 2023.

The ownership entity for Lot 17 Block 2 of Griffin Ranch PUD Sub Phase 3 has been changed from the time of original submission of the lot line shift / plat amendment packet.

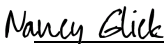
- Ownership at time of packet submission on August 7, 2023:
 - Judith S Pittman & Robert E Pittman
- NEW ownership as of September 18, 2023:
 - Schatz a' Tequila, LLC
 - Governors: Nancy Glick, Josh Glick, & Janet Bostwick


It is the intent and desire of the NEW ownership entity, Schatz a' Tequila, LLC to continue with approval of the lot line shift / plat amendment as stipulated in the original submission to the Blaine County Land Use Department on August 7, 2023 by Bruce Smith. Please continue with this process under the full authorization of Schatz a' Tequila, LLC. We have included copies of the recorded Warranty Deed showing Schatz a' Tequila, LLC as the owner of Lot 17 and the State of Idaho LLC certificate showing the Governors of the LLC.

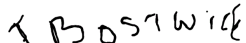
Please contact us if you have any questions or need further information.

Thank you for your time,

Schatz a' Tequila, LLC

DocuSigned by:

9/19/2023 | 5:24 PM MDT
3B1F11005FA42...
Nancy Glick

DocuSigned by:

9/19/2023 | 12:35 PM MDT
39125E7A4199F418...
Josh Glick

DocuSigned by:

9/19/2023 | 6:28 PM MDT
61810E11B051...
Janet Bostwick



WARRANTY DEED

FOR VALUE RECEIVED

Robert E Pittman and Judith S Pittman, husband and wife as community property with right of survivorship

GRANTOR(S), hereby grants, bargains, sells, conveys and warrants unto

Schatz a' Tequila, LLC, an Idaho Limited Liability Company

GRANTEE(S) whose current address is: 105 Gus Lane, Bellevue, ID 83313

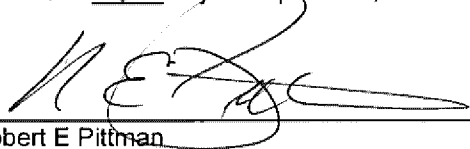
the following described premises, to-wit:

Lot 17, Block 2 of GRIFFIN RANCH P.U.D. SUBDIVISION PHASE 3, as shown on the official plat thereof, recorded as Instrument No. 499769, records of Blaine County, Idaho.

SUBJECT TO: (see covenant on page 2 and corresponding map as an exhibit)

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject to and those made, suffered or done by the Grantee; and subject to all existing patent reservations; restrictions in railroad deeds of record; easements and rights of way established and of record; protective covenants of record; zoning ordinances and applicable building codes, use restrictions, ordinances, laws and regulations of any governmental unit; general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable; and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

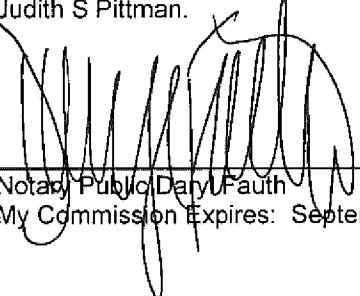
Dated this 12th day of September, 2023.


Robert E Pittman


Judith S Pittman

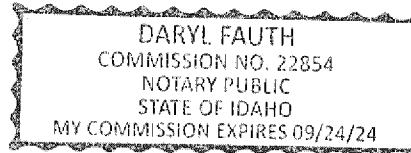
State of Idaho
County of Blaine

This record was acknowledged before me on 12th day of September, 2023, by Robert E Pittman and Judith S Pittman.

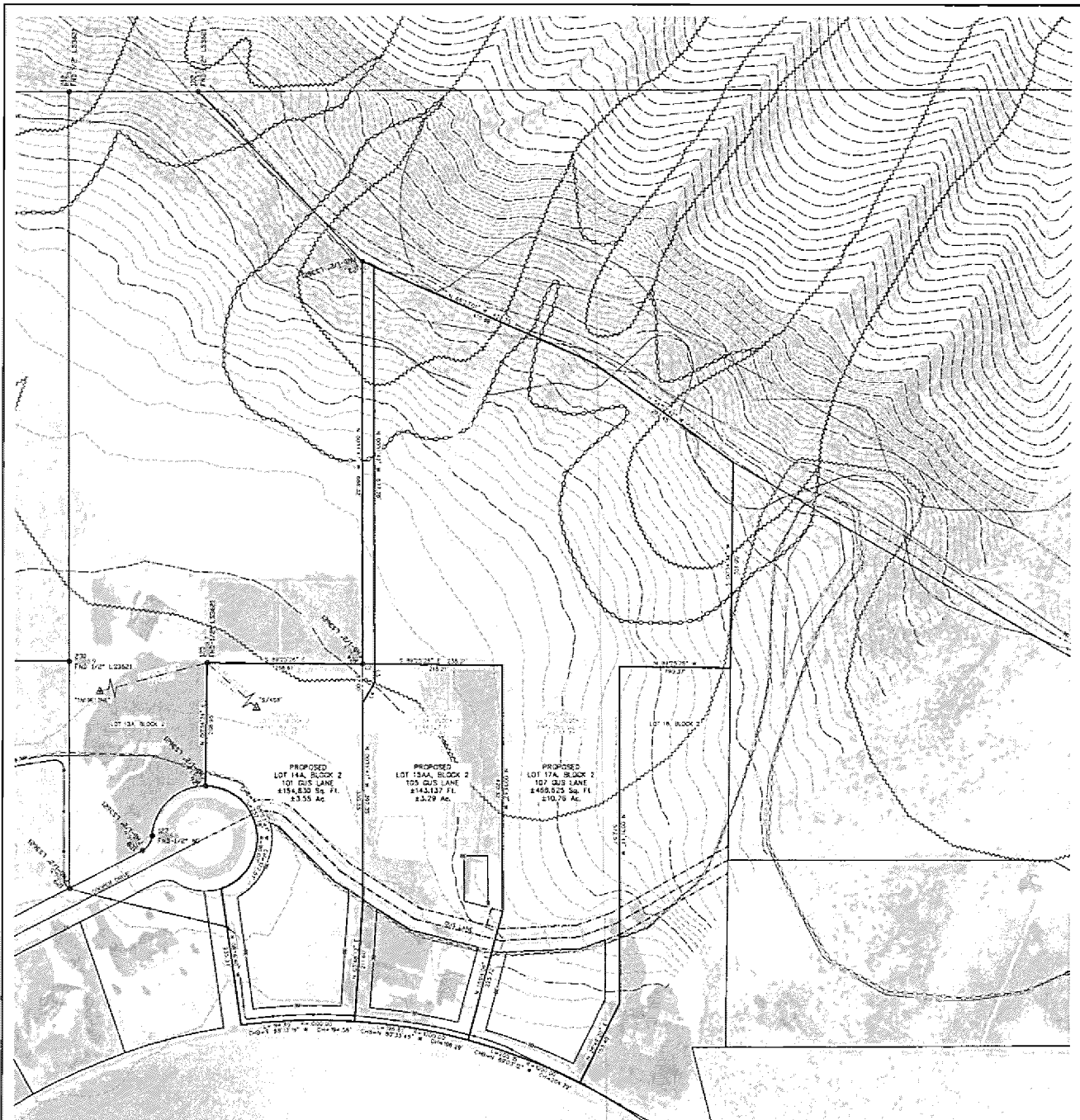


Notary Public Daryl Fauth
My Commission Expires: September 24, 2024

(STAMP)



Subject to the following covenant: Grantee, at Grantee's sole expense, shall prepare and have recorded lot line shifts for 105 and 107 Gus Lane as depicted on 'Exhibit A' (attached hereto) to benefit 101 Gus Lane. Should either of the proposed lot line shifts not be permitted due to factors outside of Grantees' control, access easements on 105 and 107 Gus Lane shall be recorded in-lieu of the lot line shifts. Should easements be required, they will be in the same locations as the lot line shifts depicted on the attached 'Exhibit A' and recorded to the benefit of 101 Gus Lane. Grantors agree to cooperate, at no cost nor liability to Grantors, with Grantees as needed to effectuate the lot line shifts (or easements) as described above and depicted in 'Exhibit A.' This covenant shall automatically terminate, with no further force or effect, once EITHER the lot line shifts record, OR the easements record, as described above.



LEGEND

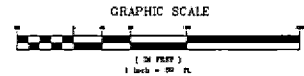
- Survey Boundary
- Adjoiner Boundary
- Lot Lines To Be Removed
- Building Easement*
- 40' Access & Utility Easement*
- 10' Contour (2016 Blaine County LIDAR)
- 2' Contour (2016 Blaine County LIDAR)
- Blaine County MDD
- Blaine County 100' MDD Buffer
- Blaine County MDD SCL
- 21X Slope Line*
- 10X Slope Line*
- Centerville Drainage Course*
- Red Avonchone Hazard Area*
- Blue Avonchone Hazard Area*
- Red Avonchone Hazard Area (Alpine 2022)
- Blue Avonchone Hazard Area (Alpine 2022)
- Blaine County OS Control Ties
- ▲ Survey Control Point
- P.O. = Found 1/2" Rebar as Shown
- Found Aluminum Cap as Shown
- PBOX = Power Box
- PBOX = Phone Box
- NC No Cap
- Empty Cap
- () Record Bearing & Distance
Int. No. 492762
- [] Record Bearing & Distance
Int. No. 631903
- * per Int. No. 498788

NOTES

- 1) Basis of Bearings is Idaho State Plane Coordinate System, NAD83, Central Zone, at Grid in US Survey Feet. Vertical Datum is NAVD1988.
- 2) Boundary information is from the Plat of Griffon Ranch P.U.D. Subdivision Phase 3, Int. No. 499788, the Plat of Griffon Ranch P.U.D. Subdivision Phase 3, Lot 13A, Int. No. 562443, A Plat Showing Lot 15A, Block 2, Griffon Ranch P.U.D. Subdivision Phase 3, Int. No. 531626, Records of Blaine County, Idaho.
- 3) Refer to the Plat Notes, Conditions, Covenants, and Restrictions on Original Plat and previous Surveys.
- 4) All Applicable Plat Notes from the plat of Griffon Ranch P.U.D. Subdivision Phase 3, recorded in Blaine County as Instrument Number 499788, shall apply.
- 5) Utility Locations shown are based on visual surface evidence and should be verified by Digline Inc. before any excavation.
- 6) Current Zoning appears to be within the Blaine County Residential/Agricultural District, R-5. Please refer to Blaine County Zoning Ordinances for more information about this Zone including building setbacks and restrictions.
- 7) Avonchone Zoning is from a 2022 RAMMS Study conducted by Alpine Enterprises Inc. This study is site specific to Lots 14, 15A, 17, it should not be applied to adjacent lands.
- 8) Aerial Imagery, if shown, is from NADP 2022.
- 9) Applicants/Owners:
 Lot 14 & 17, Block 1: Roger and Judith Pitman
 108 Gut Ln
 Boise, ID 83733
 Survey/Representative:
 Bruce Smith, PLS 7246
 Alpine Enterprises Inc.
 P.O. Box 2037
 Ketchum, ID 83340

- 10) Documents that may affect these properties include:
 - Leases and Assessments of Griffon Ranch P.U.D. Subdivision Homeowners Association.
 - Terms and provisions of Joint Operating Agreement dated November 22, 1999 and Property Irrigation Service Staged Irrigation Requirements, Dated October 1, 2001.
 - Right of Way Deed in favor of Utah and Idaho Improvement Company for an irrigation ditch recorded August 15, 1917 in Book 106 of Deeds at page 5, as Instrument No. 37933, records of Blaine County, Idaho.
 - Easement agreement, including the terms and provisions thereof, executed by Blaine County, a political subdivision to Phoebe M. Lee, Jr. and Debra Marie Lee, husband and wife, recorded November 22, 1994 as Instrument No. 373255, records of Blaine County, Idaho.
 - Facts evidenced by that certain Survey, recorded June 29, 1920, as Instrument No. 379573, records of Blaine County, Idaho.
 - Declaration Establishing Covenants, Conditions and Restrictions for Griffon Ranch Subdivision, including the terms and provisions thereof, recorded December 27, 1993, as Instrument No. 395533 and amended as Instrument No. 426127, 424644, 419784 and 440261, records of Blaine County, Idaho.
 - Notes, Easements and Restrictions as shown on the official plat of Griffon Ranch Subdivision, recorded December 27, 1993, as Instrument No. 385334, records of Blaine County, Idaho.
 - Agreement by and between GCA United Liability Co. and Blaine County, Idaho, recorded December 28, 1995, as Instrument No. 392665, records of Blaine County, Idaho.
 - Notes, Easements and Restrictions as shown on the official plat of a Replat of Lots 2 and 5, Griffon Ranch Subdivision, recorded December 25, 1995, as Instrument No. 397899, records of Blaine County, Idaho.
 - Terms, Conditions, Restrictions, and Easements as contained in that certain Development Agreement, recorded May 6, 1988, as Instrument No. 414214 and Amendments recorded as Instrument Nos. 491532 and 490843, records of Blaine County, Idaho.
 - Terms, Conditions, Restrictions and Easements as contained in that certain Easement Agreement, by and between GCA United Liability Co., a Washington limited liability company, Griffon Ranch Homeowners Association, Inc., an Idaho non-profit corporation and Blaine County, Idaho, a body politic, recorded September 29, 1996, as Instrument No. 412702, records of Blaine County, Idaho.
 - Notes, Easements and Restrictions as shown on the official plat of Griffon Ranch P.U.D. Subdivision Phase 1, recorded October 14, 1999, as Instrument No. 429422, records of Blaine County, Idaho.
 - Declaration Establishing Covenants, Conditions and Restrictions for Griffon Ranch P.U.D. Subdivision, recorded October 14, 1999, as Instrument No. 432493, and Amendments recorded as Instrument Nos. 434643, 435134, 502930 records of Blaine County, Idaho.
 - Notes, Easements and Restrictions as shown on the official plat of Griffon Ranch P.U.D. Subdivision Phase 2, recorded September 17, 2003, as Instrument No. 491531, records of Blaine County, Idaho.
 - Notes, Easements and Restrictions as shown on the official plat of Griffon Ranch P.U.D. Subdivision.

LINE	BEARING	DISTANCE
11	N 66°33'01" W	21.00
12	S 29°23'29" E	20.00
13	S 02°11'47" E	32.00
14	N 22°44'23" E	42.00



PROJECT PATH AND PRINT FILE: U:\Lone\Projects\2004\14B5W_GriffonRanchPUD_PH3_Bk12110_PrelPlat2022.dwg 07/27/2023 12:17:33 PM MST

REVISIONS	NO	DATE	BY



Alpine Enterprises Inc.
 Surveying, Mapping, Civil Engineering,
 and Natural Resource Consulting
 1600 5th St., Unit 1
 P.O. Box 2037, Ketchum, ID 83340 USA
 (208) 727-1988 127-1987 fax
 email: bsmith@alpineenterprisesinc.com

A PRELIMINARY PLAT SHOWING
 LOTS 14A, 15AA, & 17A, BLOCK 2, GRIFFON RANCH P.U.D. SUBD. PHASE 3
 WHEREIN A 20' STRIP OF LAND IS ADDED TO LOT 14 CREATING LOT 14A AS SHOWN HEREON
 WITHIN SB, T.1N., R.19E., B.M., BLAINE COUNTY, IDAHO
 PREPARED FOR JOSH & NANCY GLICK, ROBERT & JUDITH PITMAN

