



Cynda Herrick, AICP, CFM
VALLEY COUNTY
IDAHO

PO Box 1350
219 North Main Street
Cascade, Idaho 83611

Planning & Zoning Administrator
Floodplain Coordinator

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Fax: 208.382.7119
Email: cherrick@co.valley.id.us
Web: www.co.valley.id.us

STAFF REPORT
Conditional Use Permit Application 05-19
Moonridge Subdivision Phase 1 – Amended
Final Plat Approval

MEETING DATE: November 12, 2020
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: Property Owners of Lots within Moonridge Subdivision
AGENT/SURVEYOR: Dan Dunn
Dunn Land Surveys
25 Coyote Trail
Cascade, ID 83611
LOCATION/SIZE: Approximately 18.7 acres in the SE ¼ Section 30, T.18N, R.3E,
Boise Meridian, Valley County, Idaho.
REQUEST: Amend Moonridge Subdivision Phase 1
EXISTING LAND USE: Single-Family Residential Subdivision

Moonridge Subdivision was recorded in 2007 at Book 11, Page 29. It contained 9 single-family residential lots plus two (2) lots designated as “Phase 2 Future Development”.

The preliminary plat was approved by the Planning and Zoning Commission on June 9, 2005, as a 16-lot single-family subdivision. It was changed to an 11-lot single-family subdivision on May 11, 2006.

Property Owners of lots in Moonridge Subdivision have submitted a final plat to amend sanitary restrictions and final plat the two (2) additional single-family residential lots previously shown as “Phase 2 Future Development”. The note concerning compliance with McCall Fire District has also been removed.

Lot 3 is not included in this amended plat. This plat consists of 10 single-family residential lots.

The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit.

The plat includes Tranquility Lane, a private road, which is maintained by the Moonridge Homeowner Association. The site is accessed via Moonridge Drive, a public road.

FINDINGS:

1. The final plat was submitted on October 8, 2020.
2. Legal notice was posted in the *Star News* on October 22, and October 29, 2020. The proposed final plat was posted on the Valley County website “Public Hearing Information” on October 13, 2020. **This is not a public hearing.**
3. Agency comment received:

Laurie Frederick, Valley County Cadastral Specialist, would like a bearing label overlap noted on Sheet 1 and the owner signature lines updated on Sheet 2. (Oct. 19, 2020)

Staff Questions/Comments/Recommendation:

The final plat shall be recorded within one year of the final plat approval by the Planning and Zoning Commission.

Staff recommends the water suppression system be described and provided for in the CCR’s. Instrument No. 320766 should be referenced.

Staff recommends final plat approval upon compliance with recommended changes of the Valley County Cartographer and Surveyor, verifying compliance with Idaho State Code.

Final Plat fee of \$200 will need to be paid.

ATTACHMENTS:

- Conditional Use Permit
- Vicinity Map
- Aerial Map
- Proposed Final Plat
- Moonridge Subdivision – Phase 1, Bk 11, Page 29
- Declaration of Installation of Fire Suppression Water Storage Tanks (320766)
- Responses

END OF STAFF REPORT

Valley County Planning and Zoning Commission

P.O. Box 1350
Courthouse Building Annex



Cascade, Idaho 83611
Phone (208) 382-7114

Date June 21, 2005

Approved by Leland G. Heinrich

Instrument # 296742

VALLEY COUNTY, CASCADE, IDAHO

2005-06-20

09:00:49 No. of Pages: 2

Recorded for : VALLEY COUNTY P & Z

LELAND G. HEINRICH

Ex-Officio Recorder Deputy

Index to: COUNTY MISC

Fee: 0.00

J. Henry

CONDITIONAL USE PERMIT

N O. 05-19

Moonridge Subdivision

Issued to: **David and Michelle Howell**
11863 Tioga Street
Boise ID 83709
and
Marvin Whiteman
PO Box 1974
McCall ID 83638

Property Location: Located in the SE4 of Section 30, T. 18N, R. 3E, B.M., Valley County, Idaho. The property is approximately 18.757 acres.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of June 9, 2005. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 05-19 with Conditions for establishing a single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is June 21, 2005. The final plat must be recorded within one year or a permit extension in compliance with the Valley County Land Use and Development Ordinance will be required.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance and Subdivision Regulations are all made a part of this permit as if written in

Conditional Use Permit

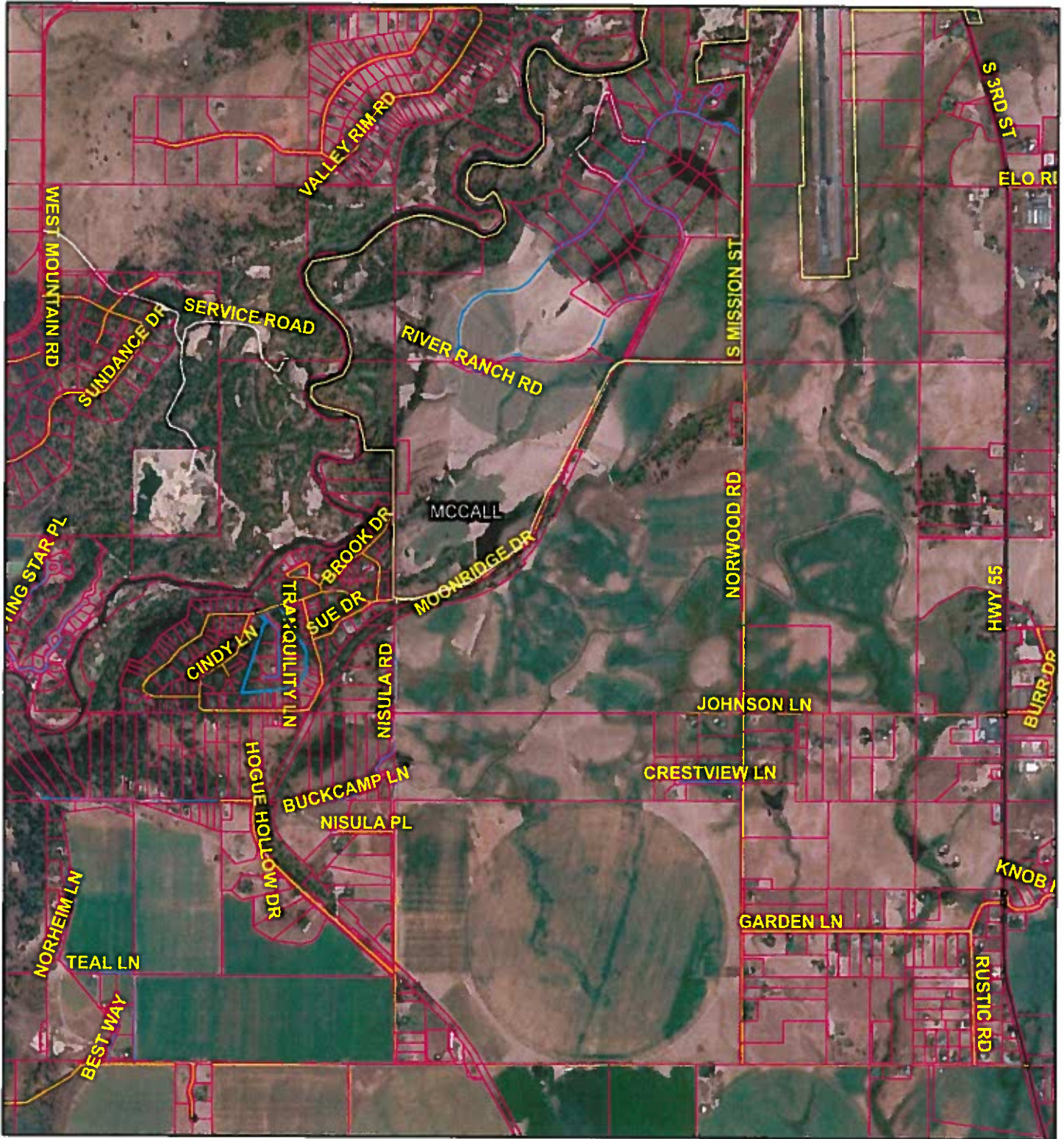
Page 1

full herein.

2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat shall be recorded within one year of the date of approval or this permit shall be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. The CCRs shall address wood burning devices, bear proof garbage containers, and lighting requirements.
6. A Development Agreement shall be required with the Board of County Commissioners.
7. Must comply with requirements of the McCall Fire District.
8. The Valley County Engineer shall approve the site grading and storm water management plan.
9. The Commission recommends approval of variance to the Board of County Commissioners on the length of the cul-de-sac upon receiving a letter of approval from the McCall Rural Fire District
10. Must designate building envelopes on eastern lots.
11. The face of the plat shall state, "No Lot Splits".

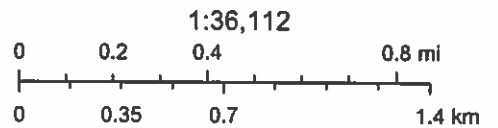
END CONDITIONAL USE PERMIT

Moonridge Subdivision - vicinity map



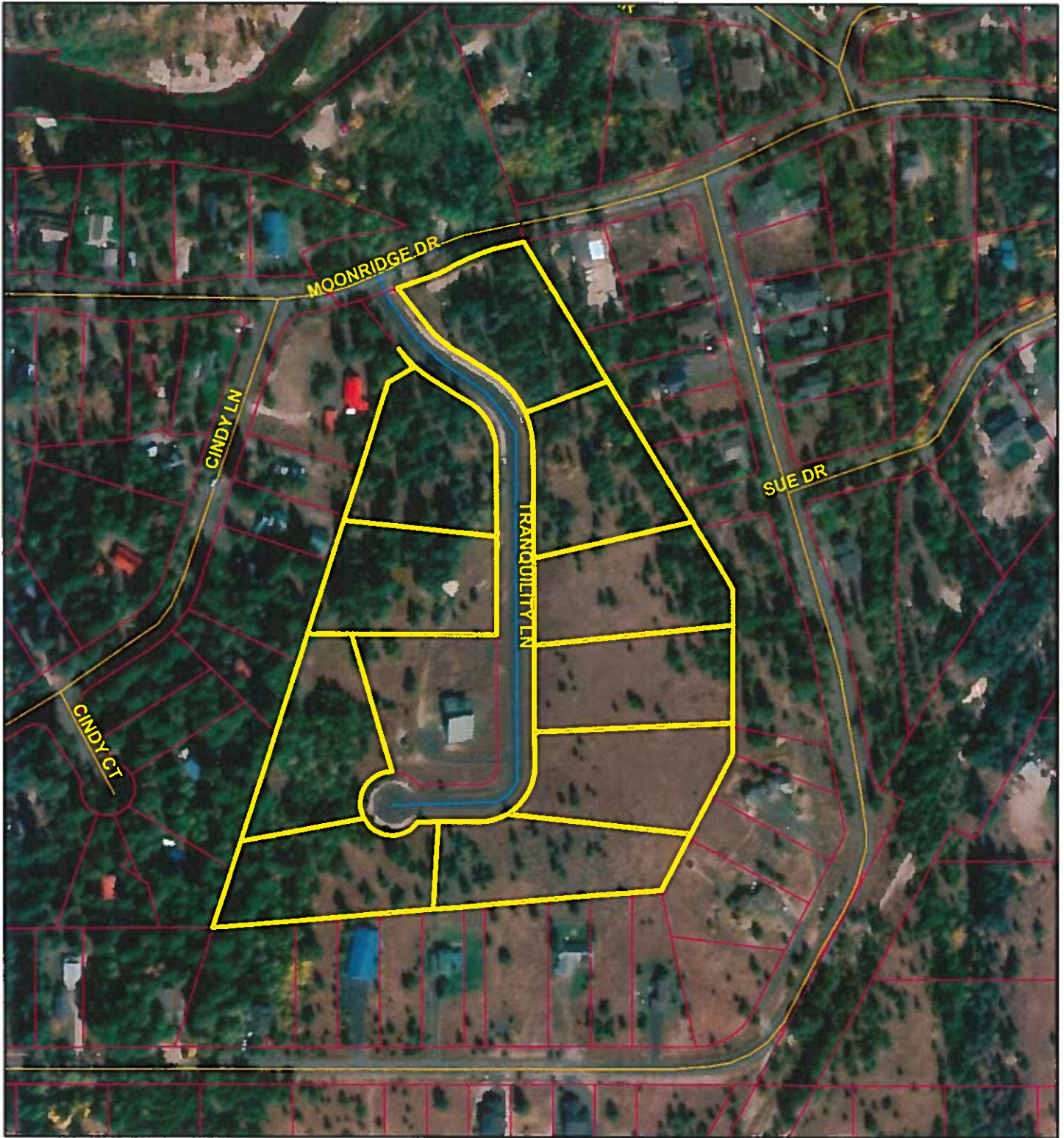
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- Municipalities
- Parcel Boundaries
- All Road Labels
- Roads
 - MAJOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- OTHER

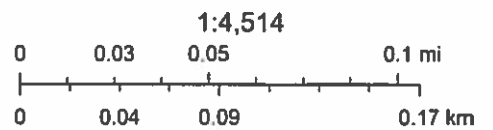


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Moonridge Phase 1 Amended



10/8/2020, 11:51:51 AM



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1

LOCATED IN THE SE1/4
OF SECTION 30
T18N, R3E, B.M
VALLEY COUNTY, IDAHO,
2020

SURVEY NARRATIVE

THIS PLAT WAS COMPLETED TO CHANGE THE SANITARY RESTRICTION RELEASE LETTER RECORDED AS INSTRUMENT NO. 320763 AND INCLUDE THE LOTS SHOWN AS PHASE 2 FUTURE DEVELOPMENT AS SHOWN ON THE PLAT OF MOONRIDGE SUBDIVISION PHASE 1, BOOK 11, PAGE 29, INST. NO. 320763.



BASIS OF BEARING

BEARINGS SHOWN HEREON ARE "GRD." IDAHO STATE PLANE (WEST ZONE) ESTABLISHED FROM A GPS NETWORK REFERENCED TO NAD 83 (2011) EPOCH 2010. ALL DISTANCES ARE GROUND DISTANCES.

FLOOD PLAIN NOTE

FEMA FIRM PANEL(S): 0982C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- ROADWAY CENTERLINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SET 5/8" x 24" REBAR WITH PLASTIC CAP (S14217)
- FOUND 5/8" REBAR (S56021) OR AS NOTED
- FOUND 1/2" REBAR (S56021) OR AS NOTED

LINE TABLE

LINE	LENGTH	BEARING
L1	16.86'	N62°03'38"E
L2	34.96'	N77°38'29"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	42.34'	250.00'	9°42'09"	N66°54'42"E	42.28'
C2	100.03'	357.84'	19°34'51"	S69°51'03"W	99.72'
C3	74.87'	215.00'	19°57'05"	S48°17'38"E	74.49'
C4	137.29'	135.00'	98°16'04"	N29°08'05"W	131.45'
C5	109.95'	78.00'	88°59'39"	N45°00'00"E	98.99'
C6	62.68'	180.00'	19°57'05"	S48°17'38"E	62.36'
C7	103.31'	170.00'	34°49'08"	N40°51'33"W	101.73'
C8	69.57'	170.00'	23°26'56"	N11°43'31"W	69.09'
C9	109.85'	105.00'	59°56'21"	N29°58'23"E	104.90'
C10	55.08'	198.00'	30°03'18"	N74°58'12"E	54.45'
C11	121.82'	60.00'	116°19'36"	S88°09'05"E	101.95'
C12	124.08'	60.00'	118°29'01"	S31°15'14"W	103.12'
C13	56.36'	60.00'	53°49'09"	N62°35'42"W	54.31'
C14	54.97'	35.00'	89°59'39"	N44°59'55"E	49.49'
C15	101.70'	108.00'	59°16'04"	N29°08'06"W	97.37'
C16	86.89'	250.00'	19°54'45"	S48°53'22"E	86.45'

NOTES

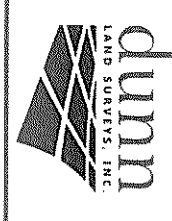
1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. TRANQUILITY LANE IS OWNED AND MAINTAINED BY THE MOONRIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, AS IS FURTHER PROVIDED IN THE PRIVATE ROAD DECLARATION, RECORDED IN THE OFFICE OF THE VALLEY COUNTY RECORDER AS INST. NO. 320764.
3. UTILITY AND DRAINAGE EASEMENTS SHALL BE 20 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL, THE RIGHTS-OF-WAY OF TRANQUILITY LANE SHALL FURTHER SERVE AS A UTILITY AND DRAINAGE EASEMENT.
4. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3803, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
5. THIS SUBDIVISION SHALL BE SUBJECT TO THE CONSTRAINTS, CONDITIONS, AND RESTRICTIONS AS DEFINED BY MOONRIDGE SUBDIVISION PHASE 1 RECORDED AS INST. NO. 320763-320765.
6. ONLY ONE WOOD BURNING DEVICE ALLOWED PER LOT.
7. EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES.
8. NO BUILDING SHALL BE PLACED WITHIN 20 FEET OF THE TOP OF SLOPE SHOWN APPROXIMATELY HEREON.

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED 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 REMOVED IN ACCORDANCE WITH SECTION 50-1336 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH NOTES

LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.



25 COVOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6996
WWW.DUNHILLANDSURVEYS.COM

SHEET 1 OF 3

AMENDED PLAT OF MOONRIDGE SUBDIVISION - PHASE 1

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT MICHAEL W. ROMANS AND CYNTHIA M. ROMANS, TRUSTEES, THE ROMAN FAMILY TRUST; LOT 1 MERTON C. BURNS AND ROXANNE E. BURNS, HUSBAND AND WIFE, LOT 2 JENNIFER MENDOLA, MANAGER, WHITEMAN, LLC, LOTS 3B, 4, 5, 5B, 6 AND 9 MILES GUNNING AND RAYETTE A. GUNNING, HUSBAND AND WIFE, LOT 6 DARYL CAMPBELL AND RITA CAMPBELL, HUSBAND AND WIFE, LOT 7

LOCATED IN THE SE1/4 OF SECTION 30 T18N., R.3E., B.M VALLEY COUNTY, IDAHO, 2020

ARE THE OWNERS OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE1/4 OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BEING LOTS 1, 2, 4, 5, 6, 7, 8, 9, TWO UN-PLATTED PARCELS AND TRANQUILITY LANE, SAVE AND EXCEPT LOT 3 AS SHOWN ON THAT PARTICULAR PLAT OF MOONRIDGE SUBDIVISION-PHASE 1, AND FILED IN BOOK 11 AT PAGE 29 AS INST. NO. 120761, PLAT RECORDS OF SAID VALLEY COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE NORTHWEST CORNER OF LOT 67, PAYETTE RIVER SUBDIVISION NO. 2, RECORDED IN BOOK 7, AT PAGE 92 AS INST. NO. 132721, SAID PLAT RECORDS OF VALLEY COUNTY, BEING FOUND 2 INCH SOUTH OF THE EAST LINE OF SAID SOUTH RIGHT-OF-WAY BOUNDARY OF MOONRIDGE DRIVE, RECORDED AS FOLLOWS IN BOOK 11, PAGE 29 AS INST. NO. 120761, VALLEY COUNTY. THENCE THE FOLLOWING BEARINGS AND DISTANCES ON THE BOUNDARY OF SAID PAYETTE RIVER SUBDIVISION NO. 2: THENCE A BEARING OF S170°45'56"E, A DISTANCE OF 762.45 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S027°05'22"W, A DISTANCE OF 299.01 FEET TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S052°28'41"W, A DISTANCE OF 859.38 FEET TO A SET 5/8 INCH REBAR ON THE EASTERN BOUNDARY OF SAID PAYETTE RIVER SUBDIVISION NO. 2, BEING THE CORNER OF LOT 69 AS INST. NO. 98627, SAID PLAT RECORDS OF VALLEY COUNTY; SAID REBAR MARKING THE CORNER OF SAID PAYETTE RIVER SUBDIVISION NO. 2 AND THE CORNER COMMON TO LOTS 72 AND 86 SAID PAYETTE RIVER SUBDIVISION NO. 2 AND THENCE A BEARING OF N187°41'30"E, A DISTANCE OF 1078.58 FEET ON SAID EAST BOUNDARY OF PAYETTE RIVER SUBDIVISION NO. 2 TO A SET 5/8 INCH REBAR MARKING THE SOUTHWEST CORNER OF LOT 67 AS SHOWN ON THE FIRST AMENDED PLAT OF PAYETTE RIVER SUBDIVISION NO. 1, FILED IN BOOK 8 AT PAGE 101 AS INST. NO. 253183, SAID PLAT RECORDS OF VALLEY COUNTY; THENCE A BEARING OF N89°43'55"E, A DISTANCE OF 54.61 FEET ON THE SOUTHEASTERLY BOUNDARY OF SAID LOT 67 TO A FOUND 5/8 INCH REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 67; THENCE A BEARING OF N88°19'05"W, A DISTANCE OF 160.85 FEET ON THE NORTHEASTERLY BOUNDARY OF SAID LOT 67 TO A FOUND 5/8 INCH REBAR ON SAID SOUTH RIGHT-OF-WAY BOUNDARY OF MOONRIDGE DRIVE; THENCE A BEARING OF N71°45'47"E, A DISTANCE OF 157.57 FEET ON SAID RIGHT-OF-WAY BOUNDARY TO A FOUND 5/8 INCH REBAR; THENCE CONTINUING ON SAID RIGHT-OF-WAY BOUNDARY 42.34 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 94°22'09" AND A LONG CHORD WHICH BEARS N66°54'42"E, A DISTANCE OF 42.28 FEET; THENCE A BEARING OF N62°03'30"E, A DISTANCE OF 16.86 FEET ON SAID RIGHT-OF-WAY BOUNDARY TO A FOUND 5/8 INCH REBAR; THENCE CONTINUING ON SAID RIGHT-OF-WAY BOUNDARY TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 367.84 FEET, A DELTA ANGLE OF 153°34'51" AND A LONG CHORD WHICH BEARS N69°51'03"E, A DISTANCE OF 99.72 FEET TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF N77°38'29"E, A DISTANCE OF 34.96 FEET ON SAID RIGHT-OF-WAY BOUNDARY TO THE TRUE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 18.725 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEIGNED TO THE PUBLIC, HOWEVER, THE RIGHT TO USE SAID EASEMENTS TO BE LIMITED TO THE PURPOSES OF THE PLAT AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. THE OWNERS HEREBY CERTIFY THAT THE BOUNDARY LINES WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE LOTS BUT WILL BE SERVED BY AN INDIVIDUAL SYSTEM. THE OWNERS FURTHER CERTIFY THAT THEY WILL COMPLY WITH IDAHO CODE 31-3803 CONCERNING IRRIGATION RIGHTS AND DISCLOSURE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF _____, 2020.

MICHAEL W. ROMANS, TRUSTEE, THE ROMAN FAMILY TRUST OWNER, LOT 1 CYNTHIA M. ROMANS, TRUSTEE, THE ROMAN FAMILY TRUST OWNER, LOT 1

ACKNOWLEDGEMENT

STATE OF } SS } ON THIS ___ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED MICHAEL W. ROMANS AND CYNTHIA M. ROMANS, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEES OF THE ROMANS FAMILY TRUST AND WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST EXISTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. NOTARY PUBLIC OF IDAHO RESIDING AT _____ COMMISSION EXPIRES: _____

MERTON C. BURNS OWNER, LOT 2

ROXANNE E. BURNS OWNER, LOT 2

ACKNOWLEDGEMENT

ON THIS ___ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED MERTON C. BURNS AND ROXANNE E. BURNS, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. NOTARY PUBLIC OF IDAHO RESIDING AT _____ COMMISSION EXPIRES: _____

JENNIFER MENDOLA, MANAGER, WHITEMAN, LLC OWNER, LOTS 3B, 4, 5, 5B, 6 AND 9

DARYL CAMPBELL OWNER, LOT 7

ACKNOWLEDGEMENT

ON THIS ___ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED JENNIFER MENDOLA, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF WHITEMAN, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXISTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. NOTARY PUBLIC OF IDAHO RESIDING AT _____ COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ___ DAY OF _____, 2020.

MILES GUNNING OWNER, LOT 6

RAYETTE A. GUNNING OWNER, LOT 6

ACKNOWLEDGEMENT

ON THIS ___ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED MILES GUNNING AND RAYETTE A. GUNNING, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. NOTARY PUBLIC OF IDAHO RESIDING AT _____ COMMISSION EXPIRES: _____

DARYL CAMPBELL OWNER, LOT 7

RITA CAMPBELL OWNER, LOT 7

ACKNOWLEDGEMENT

ON THIS ___ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF _____, PERSONALLY APPEARED DARYL CAMPBELL AND RITA CAMPBELL, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN. NOTARY PUBLIC OF IDAHO RESIDING AT _____ COMMISSION EXPIRES: _____



25 COYOTE TRAIL CASCADE, ID 83611 PHONE: (208) 634-6896 WWW.DUNNLANDSURVEYS.COM SHEET 2 OF 3 dunn LAND SURVEYS, INC.

AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1

LOCATED IN THE SE1/4
OF SECTION 30
T.18N., R.3E., B.M
VALLEY COUNTY, IDAHO,
2020

CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT THE AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1 IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR _____ DATE _____

CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1 IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____, 2020,
BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

CHAIRMAN _____

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1 IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____, 2020,
BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN _____

CERTIFICATE OF VALLEY COUNTY TREASURER

THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY STATE OF IDAHO, FOR THE REQUIREMENTS OF IDAHO CODE 50-1508 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE AMENDED PLAT OF MOONRIDGE SUBDIVISION-PHASE 1 HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER _____ DATE _____

CERTIFICATE OF VALLEY COUNTY RECORDER

STATE OF IDAHO)
VALLEY COUNTY)) SS
THIS IS TO CERTIFY THAT THE PLAT OF AMENDED EAGLE NEST SUBDIVISION NO. 2 WAS FILED IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO, THIS _____ DAY OF _____, 2018, AT _____ O'CLOCK _____ M. AT THE REQUEST OF _____ AND WAS DULY RECORDED AS INSTRUMENT _____ IN BOOK _____ OF PLATS ON PAGE _____

DEPUTY EX-OFFICIO RECORDER _____

SHEET 3 OF 3
25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-8896
WWW.DUNNLANDSURVEYS.COM

MOONRIDGE SUBDIVISION - PHASE 1

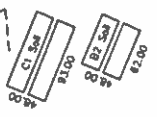
situated in the SE 1/4, Section 30, T.18N., R.3E., B.M.
Valley County, Idaho

Instrument # 320761
VALLEY COUNTY, CAROLAN, IDAHO
11/20/08, the 4th Page of
ARCHIE H. BARRETT
Landscape Architect
Landscape Architecture
Boise, Idaho

Filed at Book 11 Page 29
of plats as Instrument # 320761
Covenants, Conditions, & Restrictions
Instrument # 320765

Bearings based on GPS derived State Plane Grid
LEGEND

- = Set 5/8" x 30" rebar marked LS6021
 - = Set 1/2" x 24" rebar marked LS6021
 - = Found 5/8" or 1/2" rebar
- NOTE: Changed all exterior angle points that were 1/2" rebar, to 5/8" rebar marked LS 6021.
- = Building setback line, 20' from shoulder
 - = C1 Soils Drainfield & Replacement
 - = B2 Soils Drainfield & Replacement
 - = New well, minimum separation from drainfield 100' radius



NOTES

1. This subdivision is subject to the provisions of Idaho Code Section 31-3003 regarding the delivery of irrigation water.
2. The subdivision is subject to the applicable provisions of the Valley County Zoning Ordinance, Utility and Drainage covenants and the 12 foot wide easement on the interior lot lines and 6 feet wide along the exterior all lines.
3. Residential buildings placed within Lots 7 through 9 must fall within the envelopes and the minimum setbacks from the shoulder of the ground but falls steeply to the east and the intermittent stream below.
4. For the site grading and drainage plan, contact the County Engineer.
5. If any utility lines will be a private road, and after completion will be owned and controlled by the subdivision, the subdivision shall be responsible for the utility lines. The subdivision shall have the responsibility for the costs of the design, construction, maintenance, or repair of the construction of tranquility lane, and the construction and placement of the driveway.
6. Driveways shall be placed in the designated envelopes and will all be Capping 70.
7. French systems with 6 inch trench and 18 inch cop.
8. All lots shall not be reduced in size.
9. No additional domestic water supplies shall be installed beyond the water system shown on this plat.
10. Reference is made to public health letter on file regarding additional restrictions.

RESTRICTIVE COVENANTS

Lot development and building occupancy shall be subject to the conditions established by the Restrictive Covenants for Moonridge Subdivision recorded in the Office of the Recorder, Valley County, Idaho.
320765 - 320765
Cadastral Instrument No.

HEALTH CERTIFICATE

Sanitary Restrictions as required by Idaho Code, Title 56, Chapter 13 have been verified according to the letter to be read on file with the County Recorder or the agent holding the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 56-1326, Idaho Code, by the issuance of a certificate of disapproval.

Boise Health Department DHS
320762
Instrument Number
Y/H/07
Date



MONUMENT CERTIFICATE

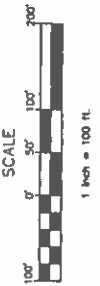
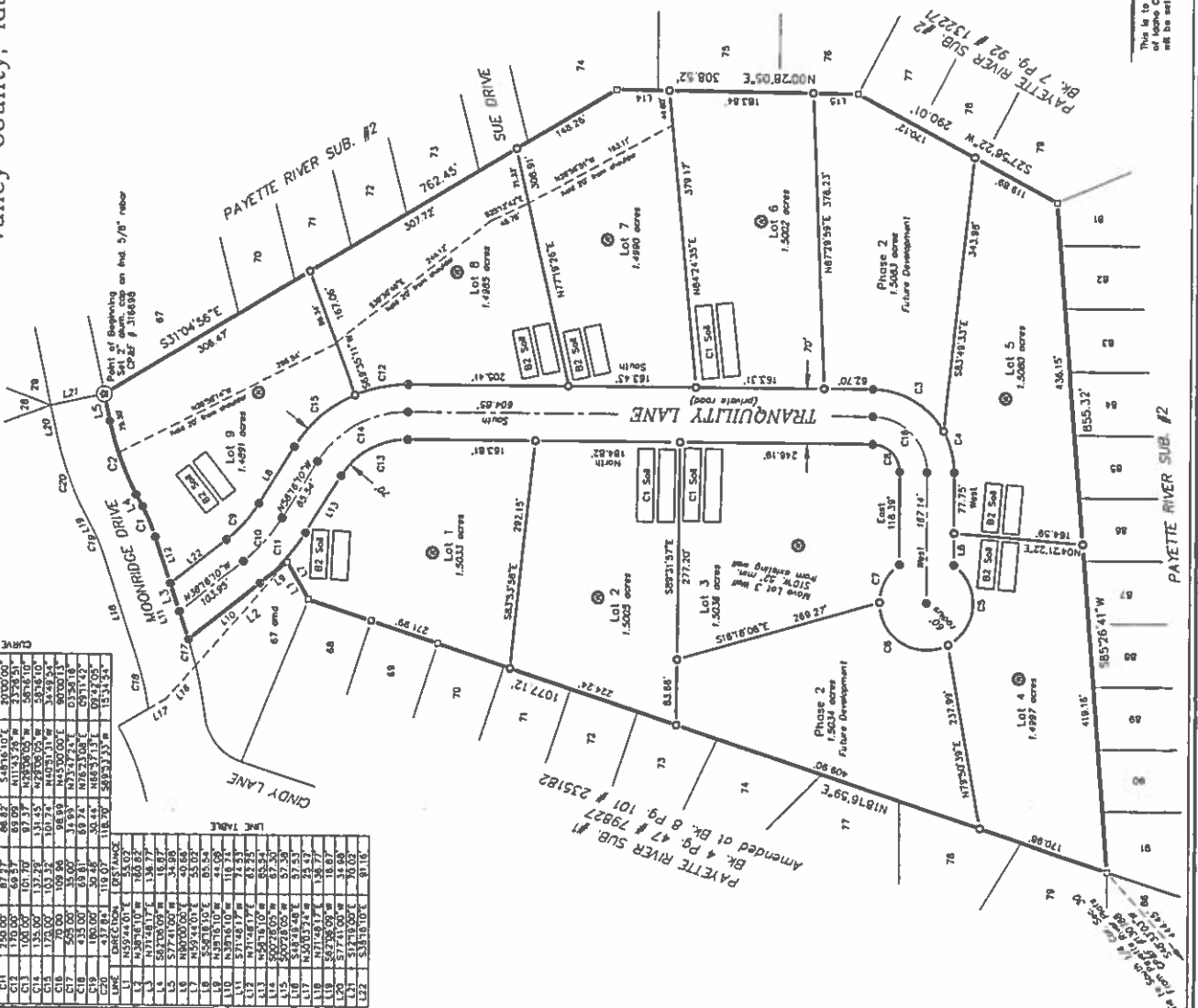
This is to certify that this plat is being recorded under the provisions of Idaho Code 56-1331 through 56-1333 and that all interior monuments will be set within one year from the recording date of this plat.

CURVE TABLE

CHORD	BEARING	DELTA
C1	29.00°	68.57°
C2	27.31°	67.47°
C3	25.85°	66.53°
C4	24.50°	65.73°
C5	23.25°	65.05°
C6	22.10°	64.47°
C7	21.05°	64.00°
C8	20.00°	63.62°
C9	19.00°	63.31°
C10	18.00°	63.07°
C11	17.00°	62.89°
C12	16.00°	62.76°
C13	15.00°	62.67°
C14	14.00°	62.62°
C15	13.00°	62.61°
C16	12.00°	62.63°
C17	11.00°	62.68°
C18	10.00°	62.75°
C19	9.00°	62.84°
C20	8.00°	62.94°

LINE TABLE

LINE	DIRECTION	LENGTH	BEARING	DELTA
L1	S89°34'01"E	53.02	68.57°	09°47'00"
L2	N00°00'00"E	100.00	67.47°	18°34'00"
L3	S89°34'01"E	100.00	66.53°	27°21'00"
L4	N00°00'00"E	100.00	65.73°	36°08'00"
L5	S89°34'01"E	100.00	65.05°	44°55'00"
L6	N00°00'00"E	100.00	64.47°	53°42'00"
L7	S89°34'01"E	100.00	64.00°	62°29'00"
L8	N00°00'00"E	100.00	63.62°	71°16'00"
L9	S89°34'01"E	100.00	63.31°	80°03'00"
L10	N00°00'00"E	100.00	63.07°	88°50'00"
L11	S89°34'01"E	100.00	62.89°	97°37'00"
L12	N00°00'00"E	100.00	62.76°	106°24'00"
L13	S89°34'01"E	100.00	62.67°	115°11'00"
L14	N00°00'00"E	100.00	62.62°	123°98'00"
L15	S89°34'01"E	100.00	62.61°	132°85'00"
L16	N00°00'00"E	100.00	62.63°	141°72'00"
L17	S89°34'01"E	100.00	62.68°	150°59'00"
L18	N00°00'00"E	100.00	62.75°	160°46'00"
L19	S89°34'01"E	100.00	62.84°	170°33'00"
L20	N00°00'00"E	100.00	62.94°	180°20'00"
L21	S89°34'01"E	100.00	63.03°	190°07'00"
L22	N00°00'00"E	100.00	63.12°	199°54'00"



MOONRIDGE SUBDIVISION - PHASE 1

situated in the SE 1/4, Section 30, T.18N., R.3E., B.M.
Valley County, Idaho

Filed at Book 11, Page 29
of plats as Instrument # 200711
Covenants, Conditions, & Restrictions
Instrument # 200713

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: that the undersigned are the owners of the property hereinafter described as follows:

A parcel of land situated in the Southeast 1/4 of Section 30, Payette River Subdivision No. 1 (filed as Instrument #719827), at Block A, Page 47 of plats on July 27, 1973 and amended as Instrument #215192 at Book No. 2, (filed as Instrument # 132271, at Book 7, Page 92 of plats on November 15, 1983); and south of Moonridge Drive. Said parcel combines a remainder of that parcel described in Instrument #71879, filed on January 19, 1973 and a portion described in Instrument #202585, filed on May 30, 2002, and more particularly described as follows:

Beginning at the northwest corner of Lot 67, Payette River Subdivision No. 2, on the south right of way of Moonridge Drive; thence departing said right of way and along the way of Moonridge Drive; thence S.3104.56°E., 762.45 feet to the west angle point of Lot 77; thence S.028°05'W., 308.52 feet to the northeast corner of Lot 77; thence S.275°56'22"W., 290.01 feet to the northeast corner of Lot 81; thence S.85°26'41"W., 855.32 feet to the northeast corner of Lot 91, common with the northeast corner of Lot 86 and the southeast corner of Lot 79, Payette River Subdivision No. 1; thence along the boundaries of Payette River Subdivision No. 1, S.1876°59'E., 1077.12 feet to the southeast corner of amended Lot 67; thence N.59°44'01"E., 55.02 feet to the northeast corner of said Lot 67; thence N.38°16'10"W., 160.82 feet to the Drive; thence, departing said boundaries of Moonridge Drive; thence, departing said boundaries of Moonridge Drive, S.71°48'17"E., 136.77 feet to a point; thence 42.33 feet along a curve to the left having a delta angle of 9°42'08", a radius of 250.00 feet and a long chord of 42.28 feet bearing N.68°57'13"E. to a point; thence N.65°06'09"E., 16.87 feet to a point; thence 100.03 feet along a curve to the right having a delta angle of 11°11', a radius of 367.84 feet and a long chord of 99.72 feet bearing N.69°53'34"E., thence N.77°41'00"E., 34.86 feet to the point of beginning. Containing 18.7305 acres.

That it is the intention of the undersigned to, and they do hereby, include said land in this plat. The easements indicated on said plat are not dedicated to the public, but the right to use such easements is hereby perpetually reserved for public utilities and for other uses as designated hereon, and no structures other than for such utility purposes are to be erected within the lines of the easements. The owners hereby certify that they will comply with I.C. 31-3805 concerning irrigation rights and discharge. The road shown on the foregoing plat is private and Valley County has no maintenance responsibility, thereto.

Michelle M. Howell
Michelle M. Howell

Maureen E. Whitman Jr.
Maureen E. Whitman Jr.



ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF ADA ss.

On this 18th day of DECEMBER, 2006, before me, a Notary Public for the State of Idaho, personally appeared David A. Howell, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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.

David A. Howell
Notary Public for the State of Idaho

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF Valley ss.

On this 19 day of December, 2006, before me, a Notary Public for the State of Idaho, personally appeared Michelle M. Howell, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.

Michelle M. Howell
Notary Public for the State of Idaho



ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF Valley ss.

On this 19 day of December, 2006, before me, a Notary Public for the State of Idaho, personally appeared Maureen E. Whitman Jr., known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.

Maureen E. Whitman Jr.
Notary Public for the State of Idaho



CERTIFICATE OF SURVEYOR

I, John Russell, do hereby certify that I am a Professional Land Surveyor, licensed in the State of Idaho, and that this plat as prepared in the "Certificate of Owners" was drawn from the field notes of a survey made on the ground and under my direct supervision and accurately represents the points plotted hereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

John E. Russell
John E. Russell, Idaho PLS # 6021



APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

Accepted and approved this 14 day of September, 2006, by the Valley County Planning and Zoning Commission.

David A. Howell
Chairman

APPROVAL OF THE VALLEY COUNTY BOARD OF COMMISSIONERS

Accepted and approved this 9 day of April, 2007, by the Valley County Board of Commissioners.

David A. Howell
Chairman

CERTIFICATE OF THE COUNTY TREASURER

I, the undersigned County Treasurer in and for the County of Valley, State of Idaho, per the requirements of I.C. 50-1308 do hereby certify that any and all current and/or delinquent County Property Tax for the property included in this subdivision has been paid in full. This certification is valid for the next thirty (30) days only.

David A. Howell
County Treasurer
K181N03E 00 8326
K181N03E 30 8319
K181N03E 30 8420

Date
4-2-07

CERTIFICATE OF THE COUNTY SURVEYOR

This is to acknowledge that I have examined this plat of "Moonridge Subdivision" and determined that it conforms with the laws of the State of Idaho relating thereto.

John E. Russell
County Surveyor



CERTIFICATE OF THE COUNTY RECORDER

STATE OF IDAHO
COUNTY OF VALLEY ss.

This is to certify that the foregoing plat was filed in the Office of the Recorder of Valley County, Idaho, this ___ day of ___ 20__ at ___ o'clock ___ M., at the request of ___ and was duly recorded in Plat Book ___ on Page ___ as Instrument No. ___

Deputy
Ex-Officio Recorder

by *Russell Surveying, Inc.*
McCall ~ Idaho
October 2006

SEAL

**DECLARATION OF INSTALLATION OF FIRE SUPPRESSION
WATER STORAGE TANKS FOR
MOONRIDGE SUBDIVISION, VALLEY COUNTY, IDAHO**

This **DECLARATION** is made this 5 day of April month, 2007, by David A. and Michelle M. Howell, husband and wife, and Marvin E. Whiteman Jr., who are the owners of certain lands located in Valley County, Idaho, which are platted as the Moonridge Subdivision.

WHEREAS David A. and Michelle M. Howell, husband and wife, and Marvin E. Whiteman Jr. did, on the 9 day of April, 2007, record with the Office of Recorder of Valley County, Idaho, as Instrument No. 320761, in Plat Book 11, on Page 29, the Final Plat for Moonridge Subdivision, which is located in the southeast 1/4 of Section 30, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho.

WHEREAS, the aforesaid Final Plat is hereinafter referred to as "the Final Plat".

WHEREAS David A. and Michelle M. Howell, husband and wife, and Marvin E. Whiteman Jr. are the Owners of the real property contained in the Final Plat, and are hereinafter referred to as "Owners".

WHEREAS, this Declaration has been prepared to address the expenditures necessary to install fire suppression infrastructure at the request of the McCall Rural Fire Department.

NOW, THEREFORE, the Owners, hereby state and declare as follows:

1. Owners are solely responsible for the costs of the design and construction: The Owners are solely responsible for the cost of the design and construction of two Fire Suppression Water Storage Tanks, installed in a complete, workable condition, as approved by the McCall Rural Fire Department.

2. Status and Completion: The two Fire Suppression Water Storage Tanks in Moonridge Subdivision have not been constructed yet. An estimate of the complete, installed costs is \$80,000.00 All construction cost have been reserved with letters of commitment and funds available as per the attached documents labeled as Exhibit A.

IN WITNESS WHEREOF, The undersigned Owners of the said Moonridge Subdivision, have executed this Declaration the day and year first above noted.

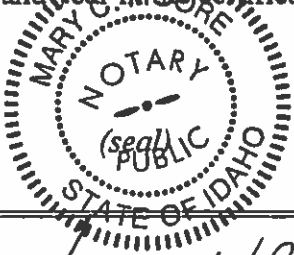
By: David A. Howell
David A. Howell

By: Michelle M. Howell
Michelle M. Howell

STATE OF IDAHO,)
County of Ada (SS)

On this 5th day of April, 2007, before me, Mary C Moore, a notary Public in and for said State, personally appeared David A. and Michelle M. Howell, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in the certificate first above written.



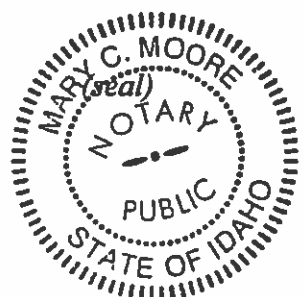
Mary C Moore
NOTARY PUBLIC OF IDAHO
My commission Expires: 5/21/07

By: Marvin E. Whiteman Jr.
Marvin E. Whiteman Jr.

STATE OF IDAHO,)
County of Ada (SS)

On this 5th day of April, 2007, before me, Mary C Moore, a notary Public in and for said State, personally appeared Marvin E. Whiteman Jr., known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in the certificate first above written.



Mary C Moore
NOTARY PUBLIC OF IDAHO
My commission Expires: 5/21/07

Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350
Phone (208) 382-7126 • Fax (208) 382-7187

JUNE FULLMER
Assessor
jfullmer@co.valley.id.us



Department of Motor Vehicles
Phone (208) 382-7141 • Fax (208) 382-7187

SUE LEEPER
Chief Deputy Assessor
sleeper@co.valley.id.us

October 19, 2020

Cynda Herrick
Valley Co. P&Z Administrator
Valley County Courthouse
Cascade, Idaho 83611

RE: Final Plat Review "Moonridge Subdivision Phase 1 – Amended Plat"

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above referenced subdivision.

I have reviewed the traverse of this amended subdivision boundary from the legal description provided on the Certificate of Owners and compared it to the original plat. There are some slight adjustments to the original description. Enclosed you will find a copy. This 2021 proposed plat encompasses parcels referenced on the Assessment Roll as Lots 1, 2, and 4 through 9; including 2 parcels labeled as "Phase 2 Future Development" within the boundary of Moonridge Subdivision Phase 1 in Section 30 of Township 18 North, Range 3 East. The parcel number(s) and ownership are as follows:

RP 00601000000A and RP 00601000000B – Whiteman LLC and David A. & Michelle M. Howell
RP 006010000010 – The Romans Family Trust
RP 006010000020 – Merton C. & Roxanne E. Burns
RP 006010000040 – Boleslaw & Daniele Masiak
RP 006010000050 – Whiteman LLC and David A. & Michelle M. Howell
RP 006010000060 – Miles & Raynette A. Gunning
RP 006010000070 – Daryl & Rita Campbell
RP 006010000080 – Whiteman LLC and David A. & Michelle M. Howell
RP 006010000090 – Jon Thomas Starke, Jr. & Alexi Louise Balmuth

I have enclosed a copy of the plat, **Moonridge Subdivision Phase 1**, with this proposed replat highlighted. We have only 1 comment regarding Sheet 1: please resolve a bearing label overlap located north of Lot 1 prior to recording. Also note, original lots have recently sold; please review & revise signature lines and acknowledgements within Sheet 2 (Certificate of Ownership) prior to recording.

Please feel free to contact our office with any further questions or inquiries. Thank you for allowing us the opportunity to review this plat.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurie Frederick".

Laurie Frederick
Valley County Cadastral Specialist
Cartography Department
Enclosure

Cc: Chip Bowers, Valley Co. Surveyor; Dan Dunn, Dunn Land Surveys Inc
/ljf

Section 30

J:\Assessor\Traverse PC\traverse 2013\18n\3E\SEC30.TRV

T18N 3E SEC 30

Moonridge Sub. Amd Plat

Moonridge Sub, Amd boundary

815657.4746 SqFt 18.7249 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
15							1166224.44	2525219.84
14.1		S31°04'56"E	762.45				1165571.46	2525613.46
13.1		S0°28'05"W	308.52				1165262.95	2525610.94
12.1		S27°56'22"W	290.01				1165006.74	2525475.06
11A		S85°26'41"W	854.58				1164938.87	2524623.18
58A		N18°14'30"E	1076.58				1165961.34	2524960.18
59A		N59°43'55"E	54.61				1165988.87	2525007.35
994A		N38°19'05"W	160.85				1166115.07	2524907.61
998A	PC	N71°45'47"E	137.57				1166158.12	2525038.27
999A	PT	N66°54'42"E	42.28	-250.00	42.33	9°42'05"	1166174.70	2525077.17
1000A	PC	N62°03'38"E	16.86				1166182.60	2525092.06
1001A	PT	N69°51'03"E	99.72	367.84	100.03	15°34'50"	1166216.95	2525185.68
15B		N77°38'29"E	34.96				1166224.43	2525219.83

Monday, October 19, 2020 08:43:26
lfrederick

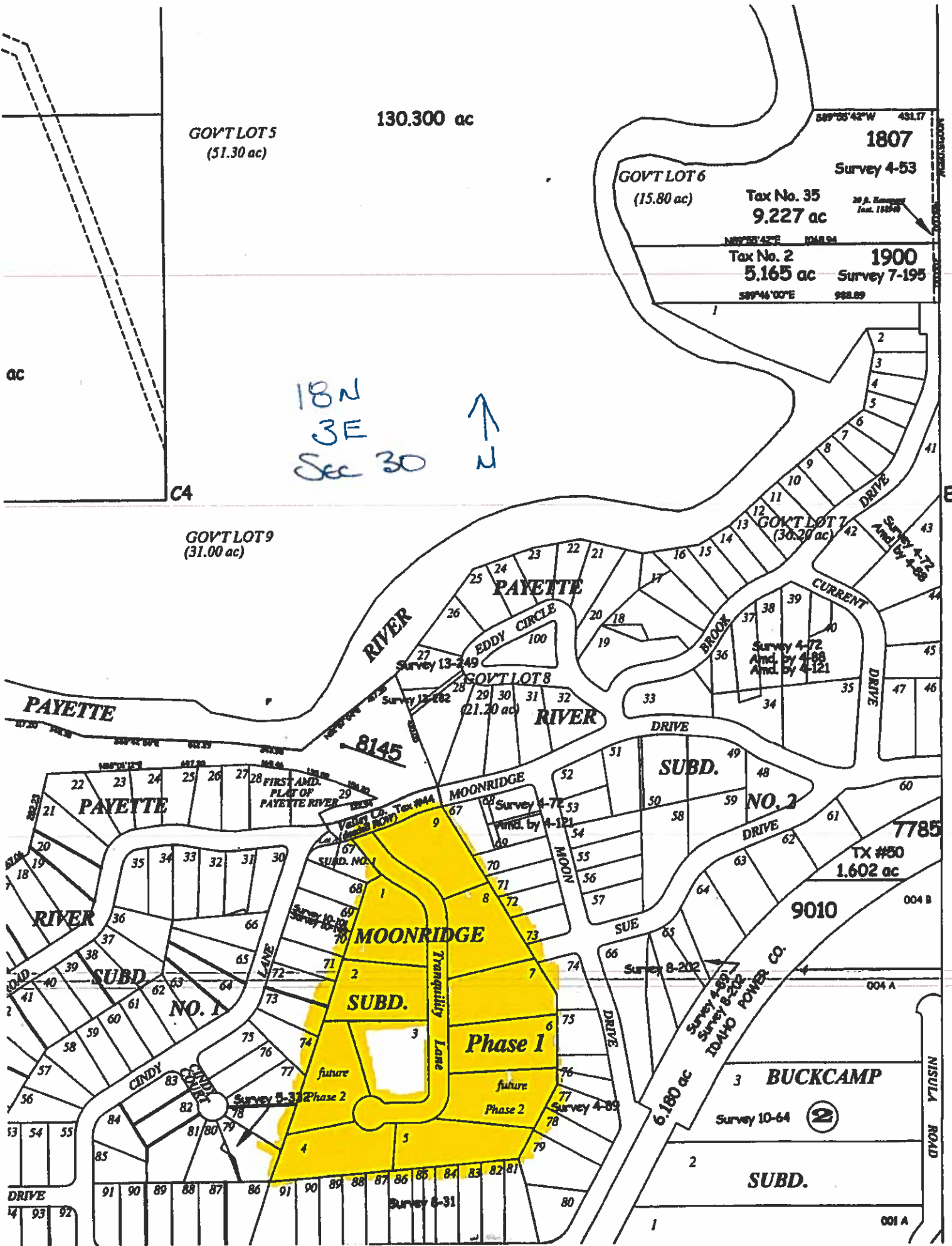
and.
 Boundary
 18.7249
 - 1.5034 Lot 3 (NOT and)
 17.2215 ac REMAINS
 750,167.4918 SQ'

GOVT LOTS
(51.30 ac) 130.300 ac

GOVT LOT 6
(15.80 ac) Tax No. 35
9.227 ac
Survey 4-53
Tax No. 2
5.165 ac Survey 7-195

18N
3E
Sec 30
↑
N

GOVT LOT 9
(31.00 ac)



PAYETTE RIVER

PAYETTE RIVER

PAYETTE RIVER

PAYETTE RIVER

PAYETTE RIVER

MOONRIDGE

Phase 1

SUBD.

SUBD.

NO. 2

NO. 1

BUCKCAMP

SUBD.

1807

Tax No. 35
9.227 ac

Tax No. 2
5.165 ac Survey 7-195

GOVT LOT 7
(30.20 ac)

Survey 4-72
Amd. by 4-88
Amd. by 4-121

8145

7785

TX #50
1.602 ac

9010

Survey 8-202

Survey 4-89
Survey 8-202
IDAHO POWER CO.

6.180 ac

Survey 10-64

DRIVE

Survey 6-31

001 A