

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>2460</u> or <input type="checkbox"/> Cash
FILE # <u>CUP. 21-25</u>		FEE \$ <u>300</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>8-11-2021</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input checked="" type="checkbox"/> SHORT PLAT	_____	
<input type="checkbox"/> FULL PLAT	_____	

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

The following must be completed and submitted with the conditional use permit application:

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ A Wildfire Mitigation Plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.
Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

PROPOSED SUBDIVISION NAME Finn Barn Subdivision

APPLICANT Finn Barn LLC PHONE [REDACTED]
Owner Option Holder Contract Holder

APPLICANT'S SIGNATURE *Christina J. ...* DATE 8/3/2021

APPLICANT'S MAILING ADDRESS PO Box 4304, McCall, ID. 83638

OWNER Same as Applicant PHONE same

OWNER'S MAILING ADDRESS same

Nature of Owner's Interest in this Development? 100% owner of property and development

AGENT/REPRESENTATIVE Steve Millemann FAX [REDACTED] PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS PO Box 1066, McCall, ID 83638 "sim@mpmplaw.com"

ENGINEER Sawtooth Land Surveying LLC PHONE [REDACTED]

ENGINEER ADDRESS 2030 S. Washington, Emmett, ID 83617

1. SIZE OF PROPERTY 4.855 ac

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER NA

3. ANY RESTRICTIONS ON THIS PROPERTY? No

Easements to _____

Deed Restrictions _____

Liens or encumbrances _____

4. LEGAL DESCRIPTION a portion of the W1/2 N1/2 N1/2 SE1/4 NE1/4 of Section 28, Township 18-
See Plat

5. TAX PARCEL NUMBER RP18N03E281815
Quarter NE Section 28 Township 18 Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS
Retail business (now closed) and outbuilding; A Building Permit has been issued for a single
family residence on what will become Lot 1. See also Existing Conditions Plat.

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material
spills, soil or water contamination)? If so, describe and give location: NA

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Rural Commercial

South Rural Residential

East Rural Residential

West Rural Residential

- 8a. TYPE OF TERRAIN: Mountainous Rolling Flat Timbered
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: natural vegetation (trees and shrubs) and meadow
-
- 9a. WATER COURSE: None
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. No
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 10a. NUMBER OF EXISTING ROADS: 2 driveways Width 20ft Private or Public? private
Are the existing road surfaces paved or graveled? Graveled
- 10b. NUMBER OF PROPOSED ROADS: 2 driveways Proposed width: 20
Will the proposed roads be publicly or privately maintained? privately
Proposed road construction: Gravel Paved
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Lot 1 has power, telephone, septic and well.
Lot 2 has no utilities in place.
- 11b. PROPOSED UTILITIES: Lot 2- Power, telephone cable, septic and well; If necessary, easements for power and telephone across Lot 1 will be separately provided.
Proposed utility easement width NA Location NA
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic Central Sewage Treatment Facility
- 12b. POTABLE WATER SOURCE: Public Water Association Individual
If individual, has a test well been drilled? No Depth Flow Purity Verified?
Nearest adjacent well Approx 175 yds Depth 120 ft Flow 7gpm
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions or new construction? No
If yes, explain:
-
14. DRAINAGE (Proposed method of on-site retention): Existing soil, topography and vegetation contain
Any special drains? No (Please attach map) surface water on site.
Soil type (Information can be obtained from the Soil Conservation District): C-1
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? NA-Each Lot has its own access directly from hwy 55
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat:
-

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front Per VCC Sides Per VCC Rear Per VCC

Mobile homes allowed? No

Minimum construction value UNK Minimum square footage 2000 (Primary Res)

Completion of construction required within _____ Days Months Years

Resubdivision permitted? YES, LOT 1

Other Lots 1 and 2 will initially be limited to single family residential and agricultural land uses. Commercial land uses will be also allowed on Lot 1, as will be further identified in a forthcoming CUP Application for Lot 1 and contingent on issuance of such CUP.

17. LAND PROGRAM:

Acreage in subdivision 4.855 Number of lots in subdivision 2

Typical width and depth of lots See Plat

Typical lot area See Plat Minimum lot area 1.826 ac Maximum lot area 3.029 ac

Lineal footage of streets Hwy 55-30ft and 301 ft Average street length/lot NA

Percentage of area in streets 0 %

Percentage of area of development to be public (including easements) 0 %

Maximum street gradient _____

Indicate if subdivision is to be completely developed at one time; if not, describe stages _____

Will be developed at one time

18. COMPLETE ATTACHED PLAN FOR IRRIGATION.

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street
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APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Finn Barn LLC

PO Box 4304 McCall, ID 83638
Mailing Address City, State Zip

Location of Subject Property: 14120 Hwy 55, McCall, ID
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 18N03E281815 Section 28 Township 18 Range 3E

C.U.P Number: _____

This land: Has water rights available to it
 Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? Yes No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: _____

Drainage: _____

3. How many acres is the property being subdivided? _____

4. What percentage of this property has water? _____

5. How many inches of water are available to the property? _____

6. How is the land currently irrigated? surface sprinkler irrigation well
 above ground pipe underground pipe

7. How is the land to be irrigated after it is subdivided?
 surface sprinkler irrigation well
 above ground pipe underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

9. Is there an irrigation easement(s) on the property? Yes No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) _____

Irrigation Plan Map Requirements

The irrigation plan must be on a scalable map and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction →).
- Direction of wastewater flow (use long arrows on your map to indicate waste water direction →).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: _____

Also, provide the following documentation:

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: 
Applicant / Property Owner

Date: 8 / 3 / 2021
(Application Submitted)



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

Finn Barn LLC

By: Chet Wood

Handwritten signature of Chet Wood in black ink.

Date: 8-3-2021

By: _____

Valley County Weed Control

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
Lots 1 and 2 will each have one single family residence. Traffic will be consistent with single family residential use.
A separate CUP Application will be forthcoming for Lot 1 which will identify additional land uses and potential traffic impacts.

2. Provision for the mitigation of impacts on housing affordability.

This two lot subdivision will have no impacts on housing affordability. To the extent that the additional proposed land uses for Lot 1 impact housing affordability, this will be addressed in the forthcoming CUP Application for Lot 1.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

Noise and vibration levels will be consistent with those generated by single family residences, both during construction and after. A separate CUP Application will be forthcoming for Lot 1 which will identify noise impacts, if any, of additional proposed land uses.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

Heat and Glare levels will be consistent with those generated by single family residential use, both during construction and after. A separate CUP Application will be forthcoming for Lot 1 which will identify heat and glare impacts, if any, of additional proposed land uses.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses or fumes, etc. both existing and what may be added by the proposed uses.

None

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

Potable water will be provided by individual wells. There are no wetlands on the property. there are no flood prone areas on the property. Surface water is retained on the proeprty by existing soil type, vegetation and topography.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

None

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

There are no wetlands on the property. Site disturbance will be typical of that associated with the construction of single family residences.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Standard BMP's will be employed during construction of the single family residences to assure that existing surface water drainage features are preserved.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

The soil and topography do not present any unique challenges associated with construction of the single family residences and driveway.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Site grading will be consistent with that typically associated with the construction of single family residences on reasonably flat terrain.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

The residence planned for Lot 2 will be more than 500 feet from Hwy 55. The permitted residence on Lot 1 is reasonably screened by existing vegetation and buildings. Cuts and fills will not be an issue.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

The proposed lots are consistent in size and proposed land uses with the surrounding neighborhood.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

The construction of residences on Lots 1 and 2 will increase property tax revenues. No increase in County expenditures will be necessary.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

No additional public services or facilities will be required.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

NA

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

NA

18. What will be the impacts of a project abandoned at partial completion?

NA

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

One single family residence and associated outbuildings on each lot.

20. Stages of development in geographic terms and proposed construction time schedule.

A Building Permit for a single family residence on Lot 1 has been issued. It is anticipated that construction of a single family residence on Lot 2 will proceed in 2022.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

NA

EXISTING CONDITIONS FOR FINN BARN SUBDIVISION
 LOCATED IN A PORTION OF THE W1/2 N1/2 N1/2 SE1/4 NE1/4 OF SECTION 22,
 T. 18 N., R. 3 E., 8 M., VALLEY COUNTY, IDAHO
 2022

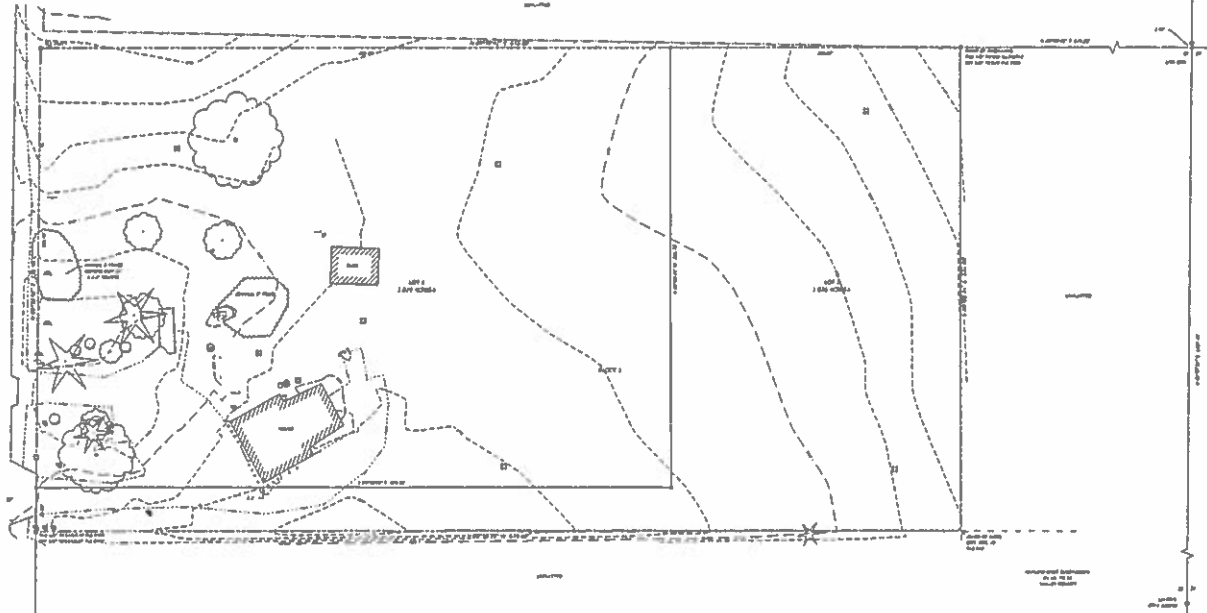
NOTES:
 1. VERTICAL CURVE DATA IS BASED ON THE PLS/PLZ SURVEY AND
 IS ONLY GUARANTEED TO THE ELEVATION POINTS SHOWN.
 2. THE SUBDIVISION AND UTILITIES SHOWN WERE OBTAINED FROM FIELD
 SURVEY DATA AND AERIAL PHOTOGRAPHS. THE SURVEYOR MAKES
 NO GUARANTEE THAT THE UTILITIES ARE EXACTLY AS SHOWN AND
 SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES OR
 OTHER PROPERTY ON THE SITE. ANY DAMAGE TO THE UTILITIES OR
 OTHER PROPERTY SHALL BE THE RESPONSIBILITY OF THE OWNER.
 THE SURVEYOR SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO
 OTHER PROPERTY THAT MAY OCCUR AS A RESULT OF THIS SURVEY.



LEGEND

[Symbol]	Proposed boundary line	[Symbol]	Existing utility line	[Symbol]	Existing structure
[Symbol]	Proposed easement line	[Symbol]	Proposed utility line	[Symbol]	Proposed structure
[Symbol]	Proposed driveway	[Symbol]	Proposed water main	[Symbol]	Proposed driveway
[Symbol]	Proposed utility easement	[Symbol]	Proposed water main	[Symbol]	Proposed driveway
[Symbol]	Proposed utility easement	[Symbol]	Proposed water main	[Symbol]	Proposed driveway
[Symbol]	Proposed utility easement	[Symbol]	Proposed water main	[Symbol]	Proposed driveway

NORTH EAST CORNER
 SECTION 22
 OFF # 437851



DESCRIPTION	
NO. 1	
DATE	
PREPARED BY:	
DRAWN BY:	
CHECKED BY:	
SCALE:	
TITLE:	

OWNER/ENGINEER:
 FINN BARN LLC
 PO BOX 4084
 HALL ID 83409
 208-215-3633

2022 S. WASHINGTON AVE.
 ERICHT, ID 83417
 (208) 392-9600
 FAX (208) 392-6125
 WWW.SAMTODDIBLE.COM

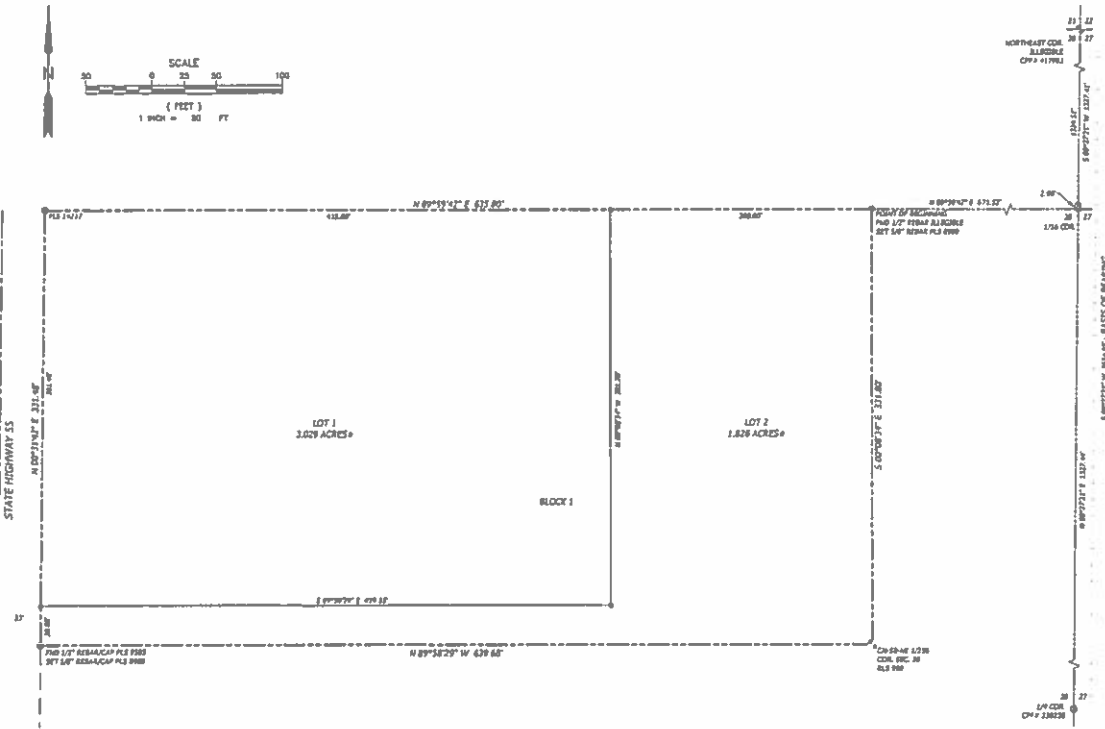
8860
 PROFESSIONAL SEAL

TITLE: PRELIMINARY PLAT
 FINN BARN SUBDIVISION
 VALLEY COUNTY
 PREPARED BY: JACOB H. HARRIS
 ENGINEER NO. 45753
 DATE: 11/03/22

1 OF 1

FINN BARN SUBDIVISION
 LOCATED IN A PORTION OF THE W1/2 N1/2 N1/2 SE 1/4 NE 1/4 OF SECTION 28,
 T. 18 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO
 2021

BOOK _____, PAGE _____



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - CENTERLINE
 - NEW LOT LINE
 - RIGHT OF WAY
 - FOUND 1.5" BEMAR AS NOTED
 - FOUND 1.5" BEMAR AS NOTED
 - FOUND 1.5" BEMAR AS NOTED
 - FOUND BRASS CAP
 - FOUND ALUMINUM CAP
 - FOUND 1.5" BEMAR CAP PL3 0988
 - FOUND 1.5" BEMAR CAP PL3 0988
 - △ CALCULATED POINT

CERTIFICATE OF SURVEYOR

I, FRITZ BROWNELL, P.L.S. DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF CHANGES WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND OR UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE ACTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLAT SURVEYS AND CONVEY PERFECTION AND FILING ACT, IDAHO CODE SS 5461 THROUGH SS 5462.

RESTRICTIVE COVENANTS: FILED UNDER INSTRUMENT NO. _____ RECORDS VALLEY COUNTY.

BUILDING SETBACKS: SET BACKS WILL COMPLY WITH VALLEY COUNTY REGULATIONS

DECLARATION OF UTILITIES: THE UTILITIES SERVING FINN BARN SUBDIVISION HAVE BEEN INSTALLED. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF SAID UTILITIES.

RELEASE OF SANITARY RESTRICTIONS: SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 14, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-126, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, 8828 DATE _____
 LETTER OF APPROVAL ON FILE WITH THE VALLEY COUNTY RECORDER UNDER INSTRUMENT NO. _____

- REFERENCES:**
- (1) RECORD OF SURVEY, BOOK 24, PAGE 58
 - (2) RECORD OF SURVEY, BOOK 8, PAGE 101
 - (3) RECORD OF SURVEY, BOOK 16, PAGE 69
 - (4) RECORD OF SURVEY, BOOK 7, PAGE 63
 - (5) RECORD OF SURVEY, BOOK 1, PAGE 97
 - (6) WARRANTY DEED INSTR. NO. 42423

SURVEYOR'S WARRANTY:
 THE PARCELS OF THIS SURVEY PLAT IS TO CREATE TWO RESIDENTIAL LOTS FROM THE PARCEL DESCRIBED IN WARRANTY DEED INSTR. NO. 42423.

- NOTES:**
1. THIS PLAT IS SUBJECT TO IDAHO CODE SECTION 31-2002 AND IS WITHIN THE IRIGATION DISTRICT. NO IRRIGATION WATER SHALL BE SUPPLIED TO ANY LOT HEREIN. IRRIGATION WATER WILL BE USED TO FILL THE WATER TANK FOR FIRE PROTECTION. THE ASSOCIATED DOCUMENT IS IN THE COB'S TO BE RECORDED WITH FINN PLAT.
 2. EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE.
 3. SUBJECT TO A RECORD OF SURVEY, BOOK 14, PAGE 34, RECORDED AUGUST 20, 2020 AS INSTRUMENT NO. 43143 OF OFFICIAL RECORDS.

FEMA NOTE
 THIS PARCEL LIES WITHIN ZONE 2:
 FOR MAP NO. 1406X1500C, EFFECTIVE DATE 3/1/2013.
 ZONE 2: AREA OF HIGH FLOOD HAZARD.



2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105

SAWTOOTH
 Land Surveying, LLC
 WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	LSR#:	DWG#:
1 OF 2	7/2021	AA	FB	128322	120322-PP

FINN BARN SUBDIVISION
LOCATED IN A PORTION OF THE W1/2 N1/2 N1/2 SE1/4 NE1/4 OF SECTION 28,
T. 18 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO
2021

CERTIFICATE OF OWNERS

Know all men by these presents: The undersigned are the owners of the following described parcel of land:

A parcel of land being a portion of the W1/2 N1/2 N1/2 SE1/4 NE1/4 of Section 28, Township 18 North, Range 3 East of the Boise Meridian, Valley County, Idaho, more particularly described as follows:

COMMENCING at the NE corner of said Section 28, marked by a brass cap, Corner Record No. 417961, from which the W1/4 corner of said Section 28, marked by a 1.5" iron pipe, Corner Record No. 238230, bears S.00°27'21" W., 7634.85 feet; thence,

S.00°27'21" W., concurrent with the east line of the SE1/4 NE1/4 of said Section 28, a distance of 1327.41 feet to the N1/4 corner of said Section 28; thence,

N. 89°59'42" E., 671.32 feet to the POINT OF BEGINNING; thence,

S.00°08'34" E., 313.80 feet; thence,

N.89°58'29" W., 639.68 feet to the easterly right of way line of State Highway 53, thence,

N.00°31'42" E., 331.48 feet along said easterly right of way line; thence,

N.89°59'42" E., 635.80 feet to the POINT OF BEGINNING.

The above described parcel contains 4.855 acres, more or less.

That it is the owners intent to include the above described parcel of land in the plat of Finn Barn Subdivision. The owners hereby certify that the individual lots will not be served by any other water system common to one (1) or more lots but will be served by individual wells. The owners certify that they will comply with Idaho Code 31-3803 concerning irrigation rights and disclosures.

FINN BARN, LLC
CHESTER J. WOOD, MANAGING MEMBER

STATE OF IDAHO }
COUNTY OF VALLEY } ss

ON THIS _____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO, PERSONALLY APPEARED THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO _____
RESIDING AT _____
COMMISSION EXPIRES: _____

APPROVAL OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF FINN BARN SUBDIVISION IS IN COMPLIANCE WITH TITLE 55, 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 _____

APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF FINN BARN SUBDIVISION IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____ DATE _____

APPROVAL OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF FINN BARN SUBDIVISION IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____, BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN _____ DATE _____

CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF THE FINN BARN SUBDIVISION HAS BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER _____ DATE _____

VALLEY COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF VALLEY } ss

THIS IS TO CERTIFY THAT THE FOREGOING SUBDIVISION WAS FOR RECORD IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO THIS _____ DAY OF _____, _____ O'CLOCK _____ AT THE REQUEST OF SAWTOOTH LAND SURVEYING, L.L.C. AND WAS DULY RECORDED IN PLAT BOOK NO. _____ AT PAGE _____.

DEPUTY _____ COUNTY OFFICE RECORDER



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC
WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
2 OF 2	7/20/21	AK	FB	126322	126322-PP