

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



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>C.U.P. 21-29</u>	<input checked="" type="checkbox"/> Check # <u>4474</u> or <input type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ <u>300.00</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT \$ _____
PROPOSED USE: <u>multiple residences(3) + short-term rental</u>	DATE <u>9-8-2021</u>

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 or if applicant requests the hearing in writing.

Applicant's Signature: John Russell as agent for Ken Purdom Date: 9/8/21

A handwritten signature in cursive that reads "John Russell as agent".

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

- ❖ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, 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**.
- ❖ **Names and addresses of property owners** within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- ❖ **Ten (10) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at www.co.valley.id.us/planning-zoning or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

PROJECT DESCRIPTION

Attn: Cynda Herrick, Valley County Planning & Zoning Administrator
P.O. Box 1350, Cascade, ID 83611, 208-382-7115
cherrick@co.valley.id.us

CUP Application for Kenneth R. Purdom II Trust, 80.648 acre parcel addressed at #13381 Nisula Road, parcel number RP17N03E31-7205.
Third residence and Short Term Rental

The applicant Kenneth R. Purdom II desires to build a third residence on the above noted property, which already includes two residences: 1) a 834 square foot framed building, currently occupied by his ranch caretaker, with installed power, septic system, drainfield and well, accessed from Nisula Road; and 2) a 1526 square foot framed building, occasionally used by family members and occasionally used as a short term rental, with installed power, septic system, drainfield and well, accessed from Nisula Road. Both structures have been in place for many years.

The proposed 2000 square foot third residence has a recently approved septic drainfield site, and will be serviced by existing overhead power lines. A proposed Master Plan for subdivision of the 80 acre parcel, subject to change, has been prepared.

Landscaping will be minimal, preserving the natural woodlands – grazing lands interface. Site grading also will be minimal, the existing grade of the proposed house site is flat and ready for building.

There will be minimal exterior lighting, all pointed downwards and in compliance with County Ordinances.

The names and addresses of owners within 300 feet are attached.



John Russell ID PLS 6021 as agent for:

Kenneth R. Purdom II for the Kenneth R. Purdom II Trust

9/8/11

Date

APPLICANT Kenneth R. Purdom II _____ PHONE _____

Owner Purchaser Lessee Renter

APPLICANT'S MAILING ADDRESS #6217 Hill Ave. Whittier CA _____ ZIP _90601_____

OWNER'S NAME Kenneth R. Purdom II Trust _____

OWNER'S MAILING ADDRESS #6217 Hill Ave. Whittier CA _____ ZIP _90601_____

AGENT/REPRESENTATIVE John Russell _____ FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _P.O. Box 945 McCall, ID _____ ZIP __83638_____

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY #13381 & 13383 Nisula Road, Donnelly ID 83615 _____

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

NE4 NW4 SE4; NE4 SE4; E2 SE4 SE4; E2 W2 SE4 SE4 Section 31, T17N R03E

TAX PARCEL NUMBER RP17N03E31-7205 _____

Quarter SE _____ Section 31 _____ Township 17 N Range 3 E _____

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 80.648 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Two residences, one used for occasional family use and for occasional short term rental, plus three farm out buildings _____

4. 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: None

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

North Irrigated pasture land

South residence & irrigated pasture land

East Irrigated pasture land

West Bureau of Reclamation riparian/pasture lands

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 20 _____

7a. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: _____ Number of Existing Structures: three

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor 3618 _____

2nd Floor _____

2nd Floor _____

Total _____

Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable):
Single family residence Mobile home for single family residence Multiple residences on one parcel

8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): 2600 _____
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 2360 _____

8c. DENSITY OF DWELLING UNITS PER ACRE: .04/acre _____

9. SITE DESIGN:

Percentage of site devoted to building coverage: .001 _____

Percentage of site devoted to landscaping: .002 _____

Percentage of site devoted to roads or driveways: .04 _____

Percentage of site devoted to other uses: __99.96__ , describe: natural ground

Total: 100%

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: _____

Handicapped spaces required: _____

b. Parking spaces proposed: _____

Parking spaces required: _____

c. Number of compact spaces proposed: _____

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: _____

e. Are you proposing off-site parking: _____

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	20 _____	_____	_____	_____
Rear	20 _____	_____	_____	_____
Side	20 _____	_____	_____	_____
Street Side	20 _____	_____	_____	_____

12a. NUMBER OF EXISTING ROADS: 2 _____ Width: 16 _____ Private or Public? private _____
Are the existing road surfaces paved or graveled? graveled _____

12b. NUMBER OF PROPOSED ROADS: 2 _____ Proposed width: 60' (22' roadbed) _____
Will the proposed roads be publicly or privately maintained? private _____
Proposed road construction: Gravel Paved

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Overhead power, underground phone/internet _____

13b. PROPOSED UTILITIES: extension of existing _____
Proposed utility easement width 20 _____ Location along existing lines _____

14a. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility

14b. POTABLE WATER SOURCE: Public Water Association Individual
If individual, has a test well been drilled? No _____ Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well _525 feet_____ Depth unknown___ Flow _unknown_____

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes, 3 pivots _____
Are you proposing any alterations, improvements, extensions or new construction? ___NO_____
If yes, Explain: _____

16. DRAINAGE (Proposed method of on-site retention): existing catch basins
Any special drains? NO (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): sandy loam
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) NO
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes, as it drops to the west to the BOR lands _____
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? NO
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? NO _____ If yes, Explain:

19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
20. COMPLETE ATTACHED WEED CONTROL AGREEMENT
21. 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
PO Box 1350
Cascade, ID 83611

Phone 208-382-7115
Fax 208-382-7119
www.co.valley.id.us

APPLICATION FOR IRRIGATION PLAN APPROVAL submitted with C.U.P. & Subdivision Applications (Idaho Code 31-3805)

Applicant(s): Kenneth R. Purdom

#6217 Hill Ave. Whittier, CA 90601

Mailing Address

City, State

Zip

Location of Subject Property: #13381 & 13383 Nisula Road, Donnelly ID 83615
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 17N03E31-7205 Section 31 Township 17 N Range 03 E

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: Lake Fork Irrigation District

Drainage: Mud Creek ??

3. How many acres is the property being subdivided? 80.346

4. What percentage of this property has water? 75

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

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

7. How is the land to be irrigated after it is subdivided?

surface X sprinkler irrigation well
 above ground pipe X underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
McCall's J-Ditch services 3 pivots through 8 inch underground lines

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

10. How do you plan to retain storm and excess water on each lot? as per catch basins already built

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) absorption into the gravel substrate, as it now does

Irrigation Plan Map Requirements

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: *Ken Purdan as agent for*
Applicant / Property Owner
Ken Purdan

Date: 9/8/21
(Application Submitted)



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

*J Russell as agent
for Ken Purdon*

By: _____

Date: 9/8/21

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.

No significant increase to traffic on the very rural, county maintained Nisula Road. Basically the increase for one modest sized home.

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

No provision at this time.

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.

Construction will be limited to 8 am to 5 pm on weekdays only. Noise from normal activities will be minimal.

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.

No significant increase in heat or glare.

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.

Minor increase in dust during construction, probably some firewood smoke in the winter.

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.

Ground water demand will increase with the addition of one new well. Surface drainage in these very sandy soils only happens from spring run-off and is contained in absorption ponds near the pivots, and with a pond at the north end of the property

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

I suppose a fire on the neighboring properties would impact this proposed new use, as it would anywhere.

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. NO existing vegetation will be removed.

9. Include practices that will be used to stabilize soils and restore or replace vegetation. IF soils need stabilization, plantings of native species may be appropriate.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping. Soils are very sandy, construction will be limited to be no closer than 20 feet to the shoulders of slopes.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas. Minimal site grading will be required for this new structure.

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. Proposed new home site will not be visible from Nisula Road.

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. This location has been selected for the view to the southwest, which crosses BOR riparian areas along the North Fork of the Payette River, and rises to the crest of West Mountain.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures. Property taxes will rise from rural agricultural irrigated lands to the levels associated with new home construction – significant.

15. Approximation of costs for additional public services, facilities, and other economic impacts. There are minimal anticipated costs for public services. I suppose that might be police, fire, etc.

16. State how the proposed development will impact existing developments providing the same or similar products or services. This will be no less or more than existing parceling and occupations in this general area of the county.

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.

No anticipated use, or destruction of natural resources. The land is flat and ready to build upon.

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

IF abandoned, the impact will be the same as the property has in its current state.

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

When built this will increase the residences on the 80 acre parcel from 2 to 3. The square footage of the residences will increase from about 2400 square feet to about 5000 square feet. Non-residential square feet (outbuildings) may increase from 3600 square feet to 4400 square feet.

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

First stage is just to build the third residence. Proposed further subdivision will be built over the next five years.

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.

Sale prices have not even been considered at this time. I suppose fair market value would prevail.

New and expanding business may qualify for a property tax exemption for up to 5 years by meeting the qualifications In accordance with Idaho Code§ 63-602NN

Protocols for qualifying property exemption in Valley County, Idaho

Application must be received prior to the start of construction (ex. Building Permits, excavation)
Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners

- ❖ Retail sales business do not qualify
- ❖ Multi use may qualify excluding retail sale area
- ❖ Housing
 - Multi-family housing must have 5 units or more per structure.
 - ◆ For local housing only (workforce)
 - Multi-Family housing: units may qualify if more than one structure is built totaling 5 or more units.
 - ◆ **Vacation/short term rentals not allowed**
 - ◆ **Units cannot be individually sold (Example: Condominiums)**

Remodel and/or additions to existing Businesses

- ❖ Only the area of remodel/addition may qualify for exemption
- ❖ Retail sales additions/remodel will not qualify

Application must be filed with the Valley County Assessor's office before construction begins.

For further information regarding the 63-602NN application process and instructions please visit the Valley County Assessor's office. (208-382-7126)

WELL & SEPTIC REPORT
SUPPLEMENTAL DATA FOR CUP APPLICATION
relating to items 14a Sewage Waste Disposal and 14b Potable Water Source

Attn: Cynda Herrick, Valley County Planning & Zoning Administrator
P.O. Box 1350, Cascade, ID 83611, 208-382-7115
cherrick@co.valley.id.us

CUP Application for Kenneth R. Purdom II Trust, 80.648 acre parcel addressed at #13381 Nisula Road, parcel number RP17N03E31-7205.
Third residence and Short Term Rental

The following Septic System permits have been approved as per the CDH website:

#13381 Nisula Road CDH folder 7456, #98-87 dated 6/24/98 approved for 4 bedrooms, 1000 gallon tank, drainfield of two 36' runs (caretakers house)

#13383 Nisula Road CDH folder 7456, #98-152 dated 8/26/98 approved for 4 bedrooms, 1000 gallon tank, drainfield of two 54' runs (rental unit)

New application CDH folder 7456A dated 6/15/21 will be approved with lot split. (new house)

The following Well permits have been approved as per the DWR website:

#13381 Nisula Road DWR well ID 400683, for Frank Nisula dated 6/26/70. 105' deep, static water at 32', producing 850 gallons per hour.

#13383 Nisula Road DWR well ID 289312, for Ken Purdom dated 10/28/99. 36' deep, static water at 23', this well appears to have been abandoned?

Septic tanks and Wells are shown on the Master Plan.

John Russell ID PLS 6021 as agent for:

Kenneth R. Purdom II for the Kenneth R. Purdom II Trust

RECORDERS STAMP

Book _____, Page _____
of Records of Surveys.



SCALE: 1" = 200'
Bearings based on GPS derived
State Plane Grid
Elevations based on Geoid 18, NAVD88

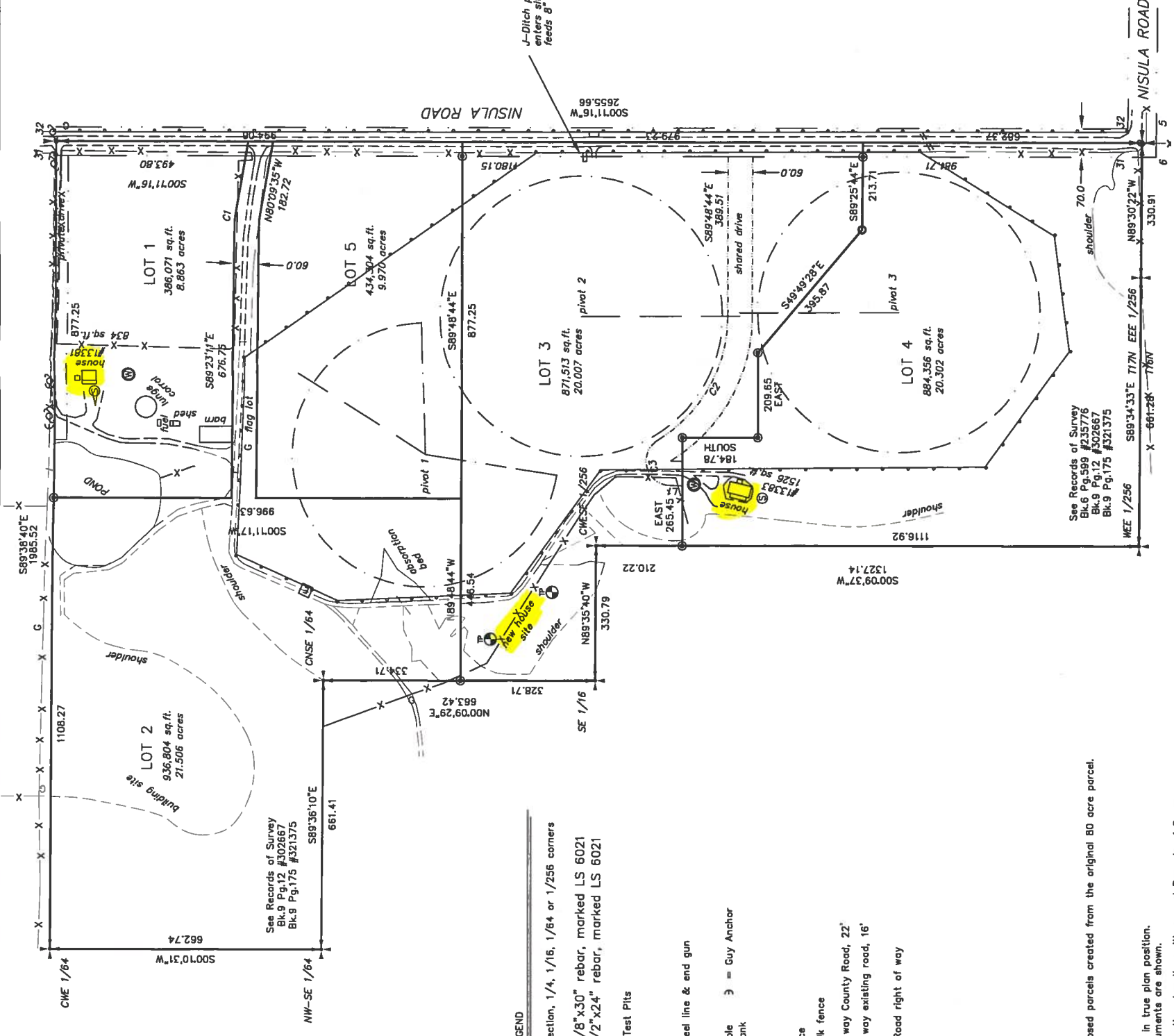
PRELIMINARY
SITE PLAN/PLOT PLAN

MASTER PLANNING
KEN PURDOM
potential subdivision

situated in the
Southeast 1/4 Section 31,
T.17N, R.03E., B.M.
Valley County, Idaho
Russell Surveying, Inc. ~ McCall, Idaho
September 2021
9/8/21 Sheet 1 of 1



I, John Russell, Idaho Professional Land Surveyor #6021, do hereby certify that this plat was prepared from notes taken during an actual survey made by me or under my direct supervision, in July & September 2021 and that it correctly represents the points, courses and distances as recorded in said field notes.



LEGEND

- ⊕ = Found Section, 1/4, 1/16, 1/64 or 1/256 corners
- ⊙ = Set 5/8" x 30" rebar, marked LS 6021
- = Set 1/2" x 24" rebar, marked LS 6021
- ⊕ = new lot Test Pits
- ⊕ = pivot wheel line & end gun
- ⊕ = Utility Pole
- ⊕ = Septic tank
- ⊕ = Well
- ⊕ = culvert
- ⊕ = Gate
- ⊕ = wire fence
- ⊕ = 8' tall elk fence
- ⊕ = traveled way County Road, 22'
- ⊕ = traveled way existing road, 16'
- ⊕ = County Road right of way

SURVEY NARRATIVE [I.C. 55-1906-6 (g-c)]:
a. The survey was performed to show five proposed parcels created from the original 80 acre parcel. All parcels have access to Nisula Road.

b. All found monuments appear to be original and in true plan position. Measured distances between found original monuments are shown.
c. The Dependent Resurvey by Bureau of Reclamation, together with several Records of Survey control this survey.

No vertical component is required in this survey.
Ties to public land survey [I.C. 55-1906-5]:
Corner Record instrument numbers are shown.

SURVEY NOTES:
Survey was performed with Trimble 5800 RTK-GPS units and Nikon 1" Total Station. Base Station MP-1 was corrected using NGS OPUS CORS solutions for 8.5 hours observations in July 2021.
The only drafting elements at ground are bearings, distances, and elevations. State Plane Coordinates HAVE NOT been modified in the drawing.
To do so use a Combined Factor of 1.000285501 applied at MP-1.
Elevations are at ground, derived from the Geoid 18 model, Epoch 2010. Bearings are Grid. Mapping angle is -0°16'13.15999".

DRAWN: J. Russell DATE: 7/14/21 SHEET: 1 of 1
REV: JER 8/11, 9/6, 9/8 master plan
RSI #21-083 (98-056) Drawing: 21-83E.dwg ROS Job
(C) Pivot View Map, Russell Geometric (2021) All Rights Reserved

See Records of Survey
Bk.6 Pg.599 #235776
Bk.9 Pg.12 #302667
Bk.9 Pg.175 #321375