

07/07/2025

Ryan & Heidi Schneider
Saddle Rock LLC.
291 Ashton Lane
Mccall ID 83638

Valley County Planning and Zoning
Cynda Herrick
219 North Main Street
PO Box 1350
Cascade ID 83611

Dear Cynda Herrick,

Enclosed you will find the associated documents for Saddle Rock Subdivisions Phase 3 final plat application. Upon review, we asked that our application be placed on the agenda for Valley County Planning and Zoning.

The enclosed final plat for Saddle Rock Subdivision Phase 3 substantially complies with the approved preliminary plat. Some lot lines were adjusted but no significant deviations regarding access or acreage were made from the original application.

Below you will find a list of how the conditions of approval from the recorded CUP have been completed:

Condition of Approval #5: The Septic Engineering Report (SER) has been submitted to Central District Health Department and is under review. Approval prior to recording/signatures on the final plat will occur.

Condition of Approval #6: See attached letter of approval from Cascade Fire District.

Condition of Approval #7: A 10k gallon water tank was installed and approved by Cascade Fire District.

Condition of Approval #8: All easements have been shown on the final plat.

Condition of Approval #9: Approval letter from ITD enclosed.

Condition of Approval #10: See enclosed approval letter from County Engineer regarding the grading and stormwater management plan.

Condition of Approval #11: See enclosed draft "Declaration of Private Roads".

Condition of Approval #12: Prior to recording the final plat, a letter of approval from applicants engineer will be provided.

Condition of Approval #13: A declaration of installation of utilities has been noted on the face of the plat referencing electrical, power, phone, fiber.

Condition of Approval #14: Location of address numbers has been included in the amendment to Phase 1 recorded CC&R's addressing address numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.

Condition of Approval #15: No fencing plan is required as neighboring parcels do not run livestock.

Condition of Approval # 16: Saddle Rock Subdivision has submitted two sign permit applications and both have been approved. Saddle Rock Subdivision complies with the Valley County Code regarding signage.

Condition of Approval # 17: The required notes have been included on the face of the final plat.

Enclosed you will find the following:

1. Phase 3 Final Plat along with signature page, curve table and legal description
2. Phase 3 Lot and subdivision closing sheets
3. Amendment to Phase 1 recorded CC&R's (the recorded CC&R's address the following items per the preliminary plat conditions of approval: lighting compliance, wildfire prevention, noxious weeds and a statement limiting each parcel to one wood burning device, short term rental rules and restrictions).
4. Approval Letter for the Site Grading Plan and Storm Water Management Plan for phase 3
5. Declaration of Utilities - DRAFT
6. Amendment to Phase 1 recorded Declaration of Private Roads - DRAFT
7. Amendment to Phase 1 recorded Declaration of Private Road Maintenance - DRAFT
8. A letter of approval from Cascade Fire District
9. Approval letter from Idaho Transportation Department

Regarding the implementation of the Wildland Urban Interface Fire Protection Program, based on the risk assessment the following has been completed:

1. The required shaded fuel break on the eastern side of phase 3 has been installed. Leave trees remain. Mastication is in progress.
2. A 10k gallon water tank has been installed and approved by Cascade Rural Fire District. A letter of approval for the tank inspection is enclosed.

We thank you for your time.

Regards,

Ryan & Heidi Schneider



**CASCADE RURAL FIRE PROTECTION DISTRICT
P.O. Box 825
CASCADE, ID 83611-0825
109 EAST PINE STREET**

January 9, 2025

To: Cynda Herrick
Valley County Planning and Zoning

RE: Saddle Rock Subdivision Phase 3
Water Tank

The Cascade Rural Fire District required a 10,000-gallon water tank to be installed within Saddle Rock Subdivision for phase 3. A 10,000-gallon water tank has been installed within phase 3 to be used for fire suppression. The water tank is located within the road right of way and is positioned to allow for year round access and maintenance. This tank has been installed and inspected by Cascade Rural Fire District and meets our current standard.

The refilling and maintenance of this underground water tank will be the responsibility of the property owner.

Thanks,

Steven Hull
Fire Chief
Cascade Rural Fire District
208-382-3200



District 3 Right-of-Way Encroachment Permit Cover & Inspection Form

main

RYAN SCHNEIDER
291 ASHTON LANE
McCALL, ID 83638

PERMIT # 3-21-561
ROUTE SH-55
MILE POINTS 104.99
EXPIRATION 7/6/2022

ITD CONTACT:

Brian Inwards - Cell: 208-630-4204 / Office: 208-382-4675 brian.inwards@itd.idaho.gov

Work Description: Permitting one approach for a maximum of 10 residential units.

Email permit number and route start date request a minimum 5 business days in advance to the above ITD contact. Email correspondence shall reference the permit number in the subject line. Keep email of approved start date onsite with permit. If needed, request to meet on-site to review the project and permit requirements.

- Submit material certification prior to placement.
- Submit Mix designs for asphalt/concrete, if applicable, 14 days in advance to ITD for review and approval.
- It is expected that the traffic control will be set up per the approved traffic control plan to ensure both public and workers safety. In the event an inspection is done and the traffic control setup does not meet the approved traffic control plan, the permit holder will be asked to fix the discrepancies. If the permit holder fixes the traffic control, this will be considered a warning. If another inspection happens and the traffic control setup does not meet the approved traffic control plan again, the permit will be pulled until a meeting can be held with all parties to fix the discrepancies. Possible discussion points at the meeting would be what steps the permit holder will do to ensure the discrepancies will not happen again, and possibly what, if any, funds will need to be added to the permit to cover additional permit inspection costs. If required, the inspection costs could be as much as \$400 per week.

Prior to completion:

- Prepare all required documentation, including *As-Built* submittals.
- Send a notification email to the ITD Foreman that work is complete and schedule to meet on-site for inspection, all documentation must be available for inspection, list permit number on each sheet.

ITD Use Only:

- ☐ Yes ☐ No Was Traffic Control Set up and Removed per plan
- ☐ Yes ☐ No Did you receive contact information for emergencies
- ☐ Yes ☐ No Was excessive remediation required during any aspect of permitted work?

As ITD's representative; I accept that the work was completed.

ITD Authorized Representative Signature		Date
X <i>Joni Parks</i>		3-14-2024

7-13-21 *NO* Traffic Control Plan - Approved 7-19-21
When Western Construction did Overlay on Hwy 55, This
was done. NO material Info was sent in.

Recording requested by, and
after recording, please return to:

FOR RECORDING INFORMATION

SECOND AMENDMENT TO DECLARATION OF PRIVATE ROADS

This Second Amendment to Declaration of Private Roads for Saddle Rock Subdivision (this "**Second Amendment**") is made as of _____ (the "**Effective Date**"), by Ryan Schneider and Heidi Schneider, husband and wife ("**Declarant**").

RECITALS:

A. On November 19, 2022, Declarant caused to be recorded in Valley County, Idaho, that certain Declaration of Private Roads as Instrument No. 454117 (the "**Declaration**") to identify the Private Roads in that certain residential subdivision more commonly known as "Saddle Rock Subdivision" (the "**Subdivision**"). Capitalized but undefined terms used herein are as set forth in the Declaration.

B. On June 25, 2024, Declarant caused to be recorded in Valley County, Idaho, that certain First Amendment to Declaration of Private Roads as Instrument No. 2024-463663 ("**First Amendment**"), which added the Phase 2 Property to the real property covered by the Declaration.

C. Declarant has caused to be recorded that certain plat identified as Saddle Rock Subdivision Phase 3, as filed in Book _____ of Plats at Page _____, in Valley County, Idaho, on _____, as Instrument No. _____ (the "**Phase 3 Plat**"), and more particularly described and depicted on **Exhibit A** attached hereto and made a part hereof (the "**Phase 3 Property**").

D. Declarant now desires that the provisions of the Declaration shall also apply to the Phase 3 Property, as more particularly set forth herein.

AGREEMENT:

NOW, THEREFORE, in consideration of the above recitals which are incorporated below, and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant declares as follows:

1. **Lots.** The definition of "Lots", as set forth in the Declaration is amended to include each Lot in the Phase 3 Property.

2. **Applicability of Phase 3 Property.** In addition to the Property defined in the Declaration and the Phase 2 Property defined in the First Amendment, the provisions of the Declaration shall also apply to the Phase 3 Property.

3. **No Additional Changes.** Except as amended by this Second Amendment, the Declaration shall remain unchanged and in full force and effect. If there is any conflict between the terms of this Second Amendment and the Declaration, this Second Amendment shall control.

[end of text – signatures on following page]

Recording requested by, and
upon recording, please return to:

Above this line for Recorder's use only.

OWNER'S DECLARATION OF INSTALLATION OF UTILITIES

FOR SADDLE ROCK SUBDIVISION

VALLEY COUNTY, ID

This DECLARATION is made this _____ day of _____ September 2025, by Saddle Rock LLC the owner(s) of certain lands located in Valley County, Idaho, which are platted as Saddle Rock Subdivision – Phase 3.

WHEREAS Ryan Schneider of Saddle Rock LLC did, on the ____ day of September 2025, file of record with the Office of Recorder of Valley County, Idaho, as Instrument Number _____, in Plat Book _____, on Page _____, the Final Plat for Saddle Rock Subdivision – Phase 3 (hereinafter “the Final Plat”).

WHEREAS Saddle Rock LLC is the Owner(s) of the real property contained in the said Final Plat – Phase 3.

WHEREAS the purpose of this Declaration is to describe the status of utilities at Saddle Rock Subdivision.

NOW, THEREFORE, Ryan Schneide of Saddle Rock LLC. hereby states and declares as follows:

1. **Sewage Disposal:** Central District Health has approved septic systems for each lot located in Saddle Rock Subdivision. Individual lot owners will be responsible for installation of said septic on each lot.
2. **Potable Water:** Individual lot owners will be responsible for drilling a well on each lot.
3. **Power:** Electrical power has been supplied to Saddle Rock Subdivision by Idaho Power Company. The design for power was provided by Idaho Power Company and

DECLARATION OF UTILITIES
SADDLE ROCK SUBDIVISION

4. **Fiber:** As per Valley County requirements, conduit has been installed for future fiber optics. The line for fiber optics is in a joint trench with the electrical conduit. Installation of conduit for fiber has been completed.
5. **Fire Suppression Tank:** A 10k gallon water tank was installed, meeting the Cascade Rural Fire Departments requirement for fire suppression. Placement and construction of the tank has been completed.

DECLARANTS:

STATE OF _____)
) ss.
County of _____)

Signature of Notary Public

My Commission expires: _____

DECLARATION OF UTILITIES
SADDLE ROCK SUBDIVISION

Recording requested by, and
after recording, please return to:

FOR RECORDING INFORMATION

**SECOND SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, &
EQUITABLE SERVITUDES FOR SADDLE ROCK SUBDIVISION**

This Second Supplement to Declaration of Covenants, Conditions and Restrictions, & Equitable Servitudes for Saddle Rock Subdivision (this "**Second Supplement**") is made as of _____ ("**Effective Date**"), by Ryan Schneider and Heidi Schneider, husband and wife (collectively, "**Declarant**").

RECITALS

A. Declarant is the developer and owner of certain real property located in Valley County, Idaho, known as Saddle Rock Subdivision (the "**Subdivision**"), as more particularly described in that certain Declaration of Covenants, Conditions and Restrictions, & Equitable Servitudes for Saddle Rock Subdivision, recorded in Valley County, Idaho, on November 9, 2022, as Instrument No. 454116 (the "**Master Declaration**").

B. Pursuant to Section 32 of the Master Declaration, Declarant, in Declarant's sole discretion, may amend the Master Declaration to make additional real property subject to the covenants, conditions, restrictions, and equitable servitudes contained in the Master Declaration.

C. On June 25, 2024, Declarant recorded the First Supplement to Declaration of Covenants, Conditions and Restrictions, & Equitable Servitudes for Saddle Rock Subdivision in the Official Records of Valley County, Idaho as Instrument No. 2024-463659.

D. Declarant has caused to be recorded that certain plat identified as Saddle Rock Subdivision Phase 3, as filed in Book _____ of Plats at Page _____, in Valley County, Idaho, on _____, as Instrument No. _____ (the "**Phase 3 Plat**"), and more particularly described and depicted on **Exhibit A** attached hereto and made a part hereof (the "**Phase 3 Property**").

E. Declarant desires to further supplement the Master Declaration, as permitted by Section 32 of the Master Declaration, to confirm and to declare that the Phase 3 Property and each lot, parcel, or portion thereof, is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the terms of the Master Declaration, and subject to the following terms, covenants, conditions, easements, and restrictions as hereinafter set forth.

NOW, THEREFORE, Declarant hereby declares that the Phase 3 Property and each lot, parcel, or portion thereof, is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the Master Declaration and the following terms,

covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Phase 3 Property, and to enhance the value, desirability, and attractiveness of the Phase 3 Property. The terms, covenants, conditions, easements, and restrictions set forth herein shall run with the land constituting the Phase 3 Property and with each estate therein, and shall be binding upon all persons having or acquiring any right, title, or interest in the Phase 3 Property, or any lot, parcel, or portion thereof.

In addition to the restrictions set forth in the Master Declaration, the Phase 3 Property shall be subject to the following:

1. **Association and Voting**. The Phase 3 Property shall be part of Saddle Rock Owners Association, Inc., an Idaho nonprofit corporation (the "**Association**"). The Phase 3 Property shall be governed in accordance with the Master Declaration, as the same may from time to time be amended, including, without limitation, the obligation for and enforcement of Assessments as further described therein.
2. **Addressing Numbers**. Each owner shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.
3. **No Additional Changes**. Except as supplemented by this Second Supplement, the Master Declaration shall remain unchanged and in full force and effect.
4. **Effect of Supplement**. This Second Supplement shall be binding upon and inure to the benefit of Declarant, all Owners of a Lot, and their successors and assigns. If there is any conflict between the terms of this Second Supplement and the Master Declaration, this Second Supplement shall control.

[end of text – signature on following page]

Recording requested by, and
after recording, please return to:

FOR RECORDING INFORMATION

**THIRD AMENDMENT TO
DECLARATION OF PRIVATE ROAD MAINTENANCE
DUTIES AND OBLIGATIONS FOR SADDLE ROCK SUBDIVISION**

This Third Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (this "**Third Amendment**") is made as of the date it is recorded ("**Effective Date**"), by Ryan Schneider and Heidi Schneider (together, "**Declarant**").

RECITALS

A. Pursuant to that certain Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision, which was recorded as Instrument No. 454118 in the official records of Valley County, Idaho, on November 9, 2022 ("**Declaration**"), Declarant apportioned the responsibility and duty to pay for maintenance and repair of the private roads within Saddle Rock Subdivision (the "**Subdivision**").

B. In the Declaration, Declarant also named Saddle Rock Owners Association, Inc. (the "**Association**"), to administer and manage private road maintenance and repair responsibilities and duties.

C. Declarant, in Section 8.e. of the Declaration, reserved unto itself the right to unilaterally amend the Declaration "at any time and for any purpose," including to "amend [the] Declaration to annex and incorporate other real property and [to] make such other real property subject to the rights and obligations contained in [the] Declaration, regardless of whether such other real property is within Saddle Rock Subdivision.

D. Declarant now desires to again amend and supplement the Declaration by confirming and declaring that the certain real property located in Valley County, Idaho, as more particularly depicted in **Exhibit A** and as more particularly described in **Exhibit B**, both attached hereto and made a part hereof (the "**Third Amendment Property**"), shall be and hereby is held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the terms, conditions, and provisions of the Declaration, and subject to the following terms, covenants, conditions, easements, and restrictions as hereinafter set forth.

NOW, THEREFORE, Declarant hereby declares that the Third Amendment Property, and all portions thereof, is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the Declaration and the following terms, covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Third

Amendment Property and the Subdivision, and to enhance the value, desirability, and attractiveness of the Third Amendment Property and the Subdivision. The terms, covenants, conditions, easements, and restrictions set forth herein shall run with the land constituting the Third Amendment Property and with each estate therein, and shall be binding upon all persons having or acquiring any right, title, or interest in the Third Amendment Property, or any lot, parcel, or portion thereof.

In addition to the terms, conditions, and provisions set forth in the Declaration, the Third Amendment Property shall be subject to the following:

1. **Association and Voting.** Although the Third Amendment Property is not located within the Subdivision and is not part of the Subdivision, the Third Amendment Property shall be part of the Association, as that term is defined above, and shall be governed in accordance with the Declaration, as the same may from time to time be amended, including, without limitation, the obligation for and enforcement of Assessments as further described and provided for in the Declaration.

2. **No Additional Changes.** Except as supplemented by this Third Amendment, the Declaration shall remain unchanged and in full force and effect.

3. **Effect of Supplement.** This Third Amendment shall be binding upon and inure to the benefit of Declarant, all owners of the Third Amendment Property and their successors and assigns, and all Owners of a Lot in the Subdivision and their successors and assigns. If there is any conflict between the terms of this Third Amendment and the Master Declaration, this Third Amendment shall control.

[end of text – signature on following page]

Valley County Road and Bridge

PO Box 672 • 520 South Front Street
Cascade, ID 83611-1350



Phone (208) 382-7195
roaddept@co.valley.id.us

Thursday, July 10, 2025

Heidi Schneider
Development – Brundage Mountain Resort
291 Ashton Lane
Garden City, ID 83714

Subject: Saddle Rock Subdivision Phase 3 Approval of Grading and Drainage Plans and Drainage Report

Dear Ms. Schneider,

I am pleased to inform you that the Valley County Road and Bridge Department has confirmed the review of your revised grading and drainage plans and drainage report originally submitted April 29, 2025, for the Saddle Rock Subdivision Phase 3, located near the intersection of State Highway 55 and 43 Acre Road. After a thorough evaluation of the proposed plans and supporting documentation, we have granted our approval for the revised Drainage and Stormwater documentation. During the review process, the following factors were carefully considered:

- Compliance with county regulations and standards
- Adequate drainage and stormwater management
- Traffic flow and road safety measures
- Other pertinent engineering assessments

You have successfully addressed those private and public road standards comments and requirements from our previous reviews, ensuring that the project aligns with the county's goals for sustainable and responsible development.

Please proceed with the next steps in the development process as outlined in our county policies. We kindly ask that you keep us updated on your progress and notify us of any significant changes to the approved design. Additionally, remember to obtain any necessary permits prior to initiating construction and the development is subject to approval of the development agreement.

If you have any questions or require further assistance, please do not hesitate to reach out to my office at 208-382-7195 or email below.

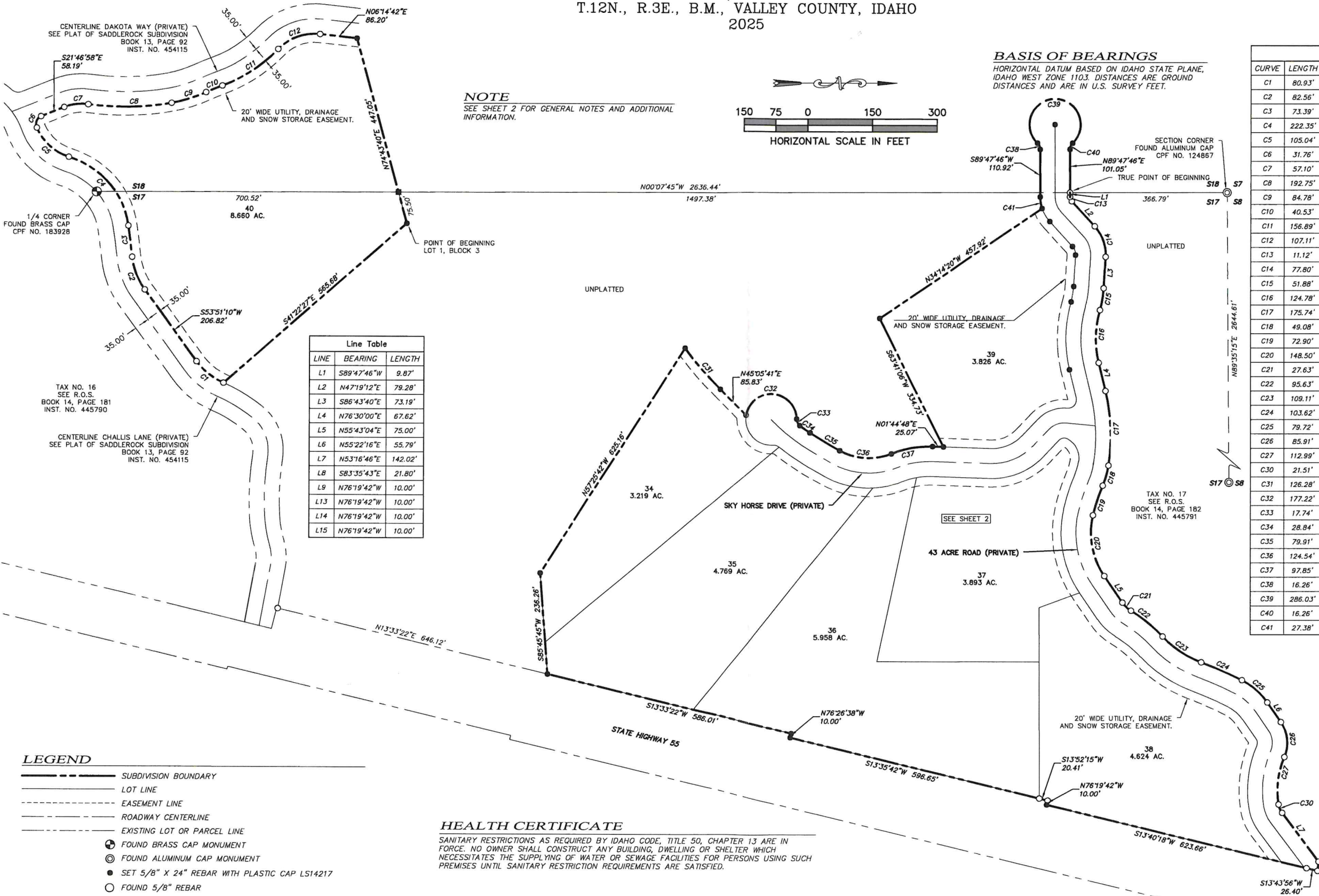
Sincerely,

A handwritten signature in blue ink, appearing to read "Dan Coonce".

Dan Coonce
Public Works Engineer
Valley County, Idaho
dcoonce@co.valley.id.us

SADDLE ROCK SUBDIVISION PHASE 3

A PORTION OF AMENDED TAX NO.'S 7 & 8
IN THE NE1/4 OF SECTION 18
AND THE NW1/4 OF SECTION 17
T.12N., R.3E., B.M., VALLEY COUNTY, IDAHO
2025



- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - EASEMENT LINE
 - ROADWAY CENTERLINE
 - EXISTING LOT OR PARCEL LINE
 - FOUND BRASS CAP MONUMENT
 - FOUND ALUMINUM CAP MONUMENT
 - SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
 - FOUND 5/8" REBAR
 - CALCULATED POINT, NO MONUMENT SET OR FOUND

HEALTH CERTIFICATE
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

CENTRAL DISTRICT HEALTH, EHS
DATE
INST. NO.

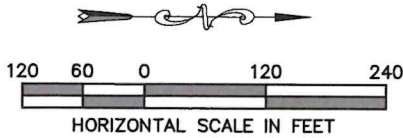


SHEET 1 OF 4
25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM



SADDLE ROCK SUBDIVISION PHASE 3

A PORTION OF AMENDED TAX NO.'S 7 & 8
IN THE NE1/4 OF SECTION 18
AND THE NW1/4 OF SECTION 17
T.12N., R.3E., B.M., VALLEY COUNTY, IDAHO
2025



SURVEY NARRATIVE

THIS PLAT WAS COMPLETED TO SUBDIVIDE THE PROPERTIES SHOWN
HEREON. ALL MONUMENTS FOUND WERE HELD AND ACCEPTED.

REFERENCES:

NOTES

- ALL ROADS AND ROAD RIGHTS OF WAY DEPICTED ON THIS FINAL PLAT ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE SADDLE ROCKSUBDIVISION HOMEOWNERS ASSOCIATION, INC. AS IS FURTHER PROVIDED IN THE PRIVATE ROAD DECLARATION, WHICH IS BEING RECORDED CONCURRENTLY WITH THIS FINAL PLAT WITH THE OFFICE OF RECORDER OF VALLEY COUNTY, IDAHO, AS INSTRUMENT NUMBER _____.
- SEE DECLARATION OF INSTALLATION OF UTILITIES RECORDED AS INSTRUMENT NO. _____.
- ALL LOTS DEPICTED ON THIS PLAT ARE SUBJECT TO A PERMANENT PERPETUAL AND NON-EXCLUSIVE DRAINAGE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING DRAINAGE, SUB-DRAINAGE AND SURFACE WATER MANAGEMENT FEATURES, FACILITIES AND IMPROVEMENTS RESERVED IN FAVOR OF THE DECLARANT AND THE ASSOCIATION. SEE STORM WATER DRAINAGE REPORT FOR SADDLE ROCKSUBDIVISION PHASE 3 ON FILE IN THE OFFICE OF THE VALLEY COUNTY PLANNING AND ZONING ADMINISTRATOR.
- ALL PROPERTIES SHOWN ON THIS FINAL PLAT ARE SUBJECT TO AND GOVERNED BY THE PROVISIONS OF CONDITIONAL USE PERMIT NO. XXXXXX, AS ISSUED AND MODIFIED BY VALLEY COUNTY, IDAHO.
- THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
- THERE SHALL BE NO FURTHER SUBDIVISION OF ANY LOT DEPICTED ON THIS FINAL PLAT UNLESS SAID SUBDIVISION HAS BEEN APPROVED BY VALLEY COUNTY, AND THERE SHALL BE NO REDUCTION IN THE SIZE OF ANY LOT ON THIS PLAT WITHOUT THE APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEMS APPROVED IN ANY SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD; THE LEVEL OF SERVICE CAN BE CHANGED.
- REFER TO WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN FOR SADDLE ROCKSUBDIVISION PHASE 3 SUBDIVISION RECORDED AS INST. NO. _____.
- SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
- ONLY ONE WOOD BURNING DEVICE PER LOT WILL BE ALLOWED.
- ALL LIGHTING MUST COMPLY WITH THE VALLEY COUNTY LIGHTING ORDINANCE.
- FEMA FLOOD PANEL(S): 16085C2050C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A
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.
- SEE SHEET 1 FOR ADDITIONAL INFORMATION.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C42	38.24'	80.00'	27°23'14"	N66°58'27"E	37.88'
C43	132.91'	233.50'	32°36'50"	S83°01'31"E	131.13'
C44	50.54'	50.00'	57°54'38"	N84°19'35"E	48.41'
C45	62.28'	125.00'	28°32'49"	N41°05'51"E	61.64'
C46	99.88'	935.00'	6°07'13"	N23°45'50"E	99.83'
C47	125.02'	275.00'	26°02'54"	N33°43'41"E	123.95'
C48	86.22'	321.00'	15°23'25"	N39°03'26"E	85.97'
C49	42.51'	100.00'	24°21'21"	N43°32'24"E	42.19'
C50	177.38'	215.00'	47°16'11"	N79°21'10"E	172.39'
C51	79.04'	450.00'	10°03'51"	S71°58'50"E	78.94'
C52	40.27'	160.00'	14°25'20"	S74°09'34"E	40.17'
C53	88.15'	420.00'	12°01'31"	N87°23'00"W	87.99'
C54	74.07'	420.00'	10°06'15"	S81°33'07"W	73.97'
C55	142.76'	278.00'	29°25'20"	S88°47'21"E	141.19'
C56	44.16'	200.00'	12°38'59"	N80°24'10"W	44.07'
C57	49.73'	62.00'	45°57'08"	S70°17'46"W	48.40'
C58	37.07'	50.00'	42°28'34"	N68°33'29"E	36.22'
C59	109.31'	130.00'	48°10'30"	N22°20'27"W	106.11'
C60	83.27'	200.00'	23°51'21"	N10°10'53"W	82.67'
C61	155.68'	175.00'	50°58'12"	N03°22'33"E	150.60'
C62	82.81'	1000.00'	4°44'41"	N31°13'59"E	82.79'
C63	93.61'	433.00'	12°23'13"	N39°47'56"E	93.43'
C64	56.16'	115.00'	27°58'41"	N66°40'43"E	55.60'
C65	152.84'	268.50'	32°36'50"	S83°01'31"E	150.78'
C66	15.16'	15.00'	57°54'38"	N84°19'35"E	14.52'
C67	44.84'	90.00'	28°32'49"	S41°05'51"W	44.38'
C68	96.14'	900.00'	6°07'13"	S23°45'50"W	96.09'
C69	140.94'	310.00'	26°02'54"	N33°43'41"E	139.73'
C70	76.82'	286.00'	15°23'25"	S39°03'26"W	76.59'
C71	57.39'	135.00'	24°21'21"	N43°32'24"E	56.96'
C72	208.25'	250.00'	47°16'11"	N79°21'10"E	200.45'
C73	85.19'	485.00'	10°03'51"	S71°58'50"E	85.08'
C74	31.46'	125.00'	14°25'20"	N74°09'34"W	31.38'
C75	63.45'	51.04'	71°13'30"	S61°52'05"W	59.45'
C76	19.02'	15.00'	72°40'03"	S10°05'40"E	17.77'
C77	138.73'	165.00'	48°10'30"	N22°20'27"W	134.68'
C78	34.35'	165.00'	11°55'41"	S04°13'02"E	34.29'
C79	34.35'	165.00'	11°55'41"	S16°08'43"E	34.29'
C80	70.63'	210.00'	19°16'18"	N12°28'24"W	70.30'
C81	116.18'	210.00'	31°41'54"	N13°00'41"E	114.70'
C82	85.71'	1035.00'	4°44'41"	N31°13'59"E	85.68'
C83	41.99'	468.00'	5°08'28"	N36°10'33"E	41.98'
C84	15.03'	20.00'	43°03'10"	S17°13'12"W	14.68'
C85	108.55'	60.00'	103°39'13"	N47°31'13"E	94.34'
C86	76.42'	85.00'	51°30'49"	S20°40'17"E	73.87'
C87	37.15'	19.53'	108°59'54"	N49°01'59"W	31.80'
C88	160.73'	313.00'	29°25'20"	S88°47'21"E	158.97'



SHEET 2 OF 4

25 COYOTE TRAIL
CASCADE, ID 83611

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LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTERLINE
- EXISTING LOT OR PARCEL LINE
- SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
- FOUND 5/8" REBAR

SADDLE ROCK SUBDIVISION PHASE 3

A PORTION OF AMENDED TAX NO.'S 7 & 8
IN THE NE1/4 OF SECTION 18
AND THE NW1/4 OF SECTION 17
T.12N., R.3E., B.M., VALLEY COUNTY, IDAHO, 2025

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS SHOWN HEREON AND DESCRIBED BELOW.

A PARCEL OF LAND BEING A PORTION OF AMENDED TAX NO. 8, LOCATED IN THE NE1/4 OF SECTION 18 AND THE NW1/4 OF SECTION 17, T.12N., R.3E., B.M., VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 34 THROUGH 39:

COMMENCING AT A FOUND ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 17, CP&F INST. NO. 124867, CORNER RECORDS OF SAID VALLEY COUNTY;

THENCE A BEARING OF S 00°07'45" E, A DISTANCE OF 366.79 FEET, ON THE WEST BOUNDARY OF SAID NW1/4 OF SECTION 17 TO A FOUND 5/8 INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY LINE OF 43 ACRE ROAD, SAID REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE A BEARING OF N 89°47'46" E, A DISTANCE OF 9.87 FEET TO A FOUND 5/8 INCH REBAR;

THENCE 11.12 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 42°28'34" AND A LONG CHORD WHICH BEARS N 68°33'29" E, A DISTANCE OF 10.87 FEET TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF N 47°19'12" E, A DISTANCE OF 79.28 FEET TO A FOUND 5/8 INCH REBAR;

THENCE 77.80 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 97.00 FEET, A DELTA ANGLE OF 45°57'08" AND A LONG CHORD WHICH BEARS N 70°17'46" W, A DISTANCE OF 75.73 FEET TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF S 86°43'40" E, A DISTANCE OF 73.19 FEET TO A FOUND 5/8 INCH REBAR;

THENCE 51.88 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 235.00 FEET, A DELTA ANGLE OF 12°38'59" AND A LONG CHORD WHICH BEARS S 80°24'10" E, A DISTANCE OF 51.78 FEET TO A FOUND 5/8 INCH REBAR;

THENCE 124.78 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING LENGTH OF 124.78 FEET, A RADIUS OF 243.00 FEET, A DELTA ANGLE OF 29°25'20" AND A LONG CHORD WHICH BEARS S 88°47'21" E, A DISTANCE OF 123.42 FEET TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF N 76°30'00" E, A DISTANCE OF 67.62 FEET TO A FOUND 5/8 INCH REBAR;

THENCE 175.74 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 455.00 FEET, A DELTA ANGLE OF 22°07'46" AND A LONG CHORD WHICH BEARS N 87°33'53" E, A DISTANCE OF 174.65 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 49.08 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 195.00 FEET, A DELTA ANGLE OF 14°25'20" AND A LONG CHORD WHICH BEARS S 74°09'34" E, A DISTANCE OF 48.95 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 72.90 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 415.00 FEET, A DELTA ANGLE OF 10°03'51" AND A LONG CHORD WHICH BEARS S 71°58'50" E, A DISTANCE OF 72.80 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 148.50 FEET, ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 47°16'11" AND A LONG CHORD WHICH BEARS N 79°21'10" E, A DISTANCE OF 144.33 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE A BEARING OF N 55°43'04" E, A DISTANCE OF 75.00 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 27.63 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 65.00 FEET, A DELTA ANGLE OF 24°21'21" AND A LONG CHORD WHICH BEARS N 43°32'24" E, A DISTANCE OF 27.42 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 95.63 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 358.00 FEET, A DELTA ANGLE OF 15°23'25" AND A LONG CHORD WHICH BEARS N 39°03'26" E, A DISTANCE OF 95.34 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 109.11 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 26°02'54" AND A LONG CHORD WHICH BEARS N 33°43'41" E, A DISTANCE OF 108.17 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 103.62 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A DELTA ANGLE OF 06°07'13" AND A LONG CHORD WHICH BEARS N 23°45'50" E, A DISTANCE OF 103.57 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 79.72 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 160.00 FEET, A DELTA ANGLE OF 28°32'49" AND A LONG CHORD WHICH BEARS N 41°05'51" E, A DISTANCE OF 78.90 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE A BEARING OF N 55°22'16" E, A DISTANCE OF 55.79 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 85.91 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 85.00 FEET, A DELTA ANGLE OF 57°54'38" AND A LONG CHORD WHICH BEARS N 84°19'35" E, A DISTANCE OF 82.30 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 112.99 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 198.50 FEET, A DELTA ANGLE OF 32°36'50" AND A LONG CHORD WHICH BEARS S 83°01'31" E, A DISTANCE OF 111.47 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 21.51 FEET, ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A DELTA ANGLE OF 27°23'14" AND A LONG CHORD WHICH BEARS N 66°58'27" E, A DISTANCE OF 21.31 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE A BEARING OF N 53°16'46" E, A DISTANCE OF 142.02 FEET, TO A FOUND 5/8-INCH REBAR ON THE WEST RIGHT-OF-WAY BOUNDARY OF STATE HIGHWAY 55, SAID REBAR BEING 100 FEET LEFT AT STATION 180+00, STATE HIGHWAY PLANS F.A.P. F 3271(1);

THENCE A BEARING OF S 83°35'43" E, A DISTANCE OF 21.80 FEET, TO A FOUND 5/8-INCH REBAR ON SAID WEST RIGHT-OF-WAY BOUNDARY, SAID REBAR BEING 80 FEET LEFT AT SAID STATION 180+00, SAID HIGHWAY PLANS;

THENCE A BEARING OF S 13°43'56" W, A DISTANCE OF 26.40 FEET, ON SAID WEST RIGHT-OF-WAY BOUNDARY TO A FOUND 5/8-INCH REBAR;

THENCE A BEARING OF S 13°40'18" W, A DISTANCE OF 623.66 FEET, ON SAID WEST RIGHT-OF-WAY BOUNDARY TO A SET 5/8-INCH REBAR;

THENCE A BEARING OF N 76°19'42" W, A DISTANCE OF 10.00 FEET, ON SAID WEST RIGHT-OF-WAY BOUNDARY TO A FOUND 5/8-INCH REBAR;

THENCE A BEARING OF S 13°52'15" W, A DISTANCE OF 20.41 FEET, ON SAID WEST RIGHT-OF-WAY BOUNDARY TO A FOUND 5/8-INCH REBAR;

THENCE A BEARING OF S 13°35'42" W, A DISTANCE OF 596.65 FEET, ON SAID WEST RIGHT-OF-WAY BOUNDARY TO A SET 5/8-INCH REBAR;

THENCE A BEARING OF N 76°26'38" W, A DISTANCE OF 10.00 FEET, ON SAID WEST RIGHT-OF-WAY BOUNDARY TO A SET 5/8-INCH REBAR;

THENCE A BEARING OF S 13°33'22" W, A DISTANCE OF 586.01 FEET, ON SAID WEST RIGHT-OF-WAY BOUNDARY TO A SET 5/8-INCH REBAR;

THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY A BEARING OF S 85°45'45" W, A DISTANCE OF 236.26 FEET, TO A SET 5/8-INCH REBAR;

THENCE A BEARING OF N 57°25'42" W, A DISTANCE OF 625.16 FEET, TO A SET 5/8-INCH REBAR;

THENCE 126.28 FEET, ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 835.00 FEET, A DELTA ANGLE OF 08°39'54" AND A LONG CHORD WHICH BEARS N 49°25'38" E, A DISTANCE OF 126.16 FEET, TO A SET 5/8-INCH REBAR;

THENCE A BEARING OF N 45°05'41" E, A DISTANCE OF 85.83 FEET, TO A SET 5/8-INCH REBAR;

THENCE 177.22 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 169°14'07" AND A LONG CHORD WHICH BEARS N 03°57'53" E, A DISTANCE OF 119.47 FEET, TO A SET

5/8-INCH REBAR;
THENCE 17.74 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 50°49'29" AND A LONG CHORD WHICH BEARS N 63°10'12" E, A DISTANCE OF 17.17 FEET, TO A SET 5/8-INCH REBAR;

THENCE 28.84 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 398.00 FEET, A DELTA ANGLE OF 04°09'08" AND A LONG CHORD WHICH BEARS N 35°40'53" E, A DISTANCE OF 28.84 FEET, TO A SET 5/8-INCH REBAR;

THENCE 79.91 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 965.00 FEET, A DELTA ANGLE OF 04°44'41" AND A LONG CHORD WHICH BEARS N 31°13'59" E, A DISTANCE OF 79.89 FEET, TO A SET 5/8-INCH REBAR;

THENCE 124.54 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 140.00 FEET, A DELTA ANGLE OF 50°58'12" AND A LONG CHORD WHICH BEARS N 03°22'33" E, A DISTANCE OF 120.48 FEET, TO A SET 5/8-INCH REBAR;

THENCE 97.85 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 235.00 FEET, A DELTA ANGLE OF 23°51'21" AND A LONG CHORD WHICH BEARS N 10°10'53" W, A DISTANCE OF 97.14 FEET, TO A SET 5/8-INCH REBAR;

THENCE A BERING OF N 01°44'48" E, A DISTANCE OF 25.07 FEET, TO A SET 5/8-INCH REBAR;

THENCE A BEARING OF S 63°41'06" W, A DISTANCE OF 334.73 FEET, TO A SET 5/8-INCH REBAR;

THENCE A BEARING OF N 34°14'20" W, A DISTANCE OF 457.92 FEET TO A SET 5/8 INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF 43 ACRE ROAD;

THENCE 27.39 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 85.00 FEET, A DELTA ANGLE OF 18°27'33 AND A LONG CHORD WHICH BEARS S 80°34'00" W, A DISTANCE OF 27.27 FEET TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S 89°47'46" W, A DISTANCE OF 110.92 FEET TO A SET 5/8 INCH REBAR;

THENCE 16.26 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 46°34'03 AND A LONG CHORD WHICH BEARS S 66°30'45" W, A DISTANCE OF 15.81 FEET TO A SET 5/8 INCH REBAR;

THENCE 286.03 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 27°30'06" AND A LONG CHORD WHICH BEARS S 00°12'14" E, A DISTANCE OF 82.50 FEET TO A SET 5/8 INCH REBAR;

THENCE 16.26 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 46°34'03" AND A LONG CHORD WHICH BEARS S 66°55'13" E, A DISTANCE OF 15.81 FEET TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N 89°55'13" E, A DISTANCE OF 101.05 FEET TO THE TO THE POINT OF BEGINNING.

SAID DESCRIBED LOTS 34 THROUGH 39 CONTAINS 31.166 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USE.

BLOCK 3:

COMMENCING AT A FOUND ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 17, CP&F INST. NO. 124867, CORNER RECORDS OF SAID VALLEY COUNTY;

THENCE A BEARING OF S 00°07'45" E, A DISTANCE OF 1,935.91 FEET, ON THE WEST BOUNDARY OF SAID NW1/4 OF SECTION 17 TO A POINT;

THENCE A BEARING OF N 74°43'43" E, A DISTANCE OF 75.50 FEET, TO A SET 5/8-INCH REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE A BEARING OF S 41°22'27" E, A DISTANCE OF 565.68 FEET, TO A FOUND 5/8-INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF CHALLIS LANE AS SHOWN ON THE PLAT OF SADDLE ROCK SUBDIVISION, RECORDED AS INST. NO. 454115, BOOK 13, PAGE 92, PLAT RECORDS OF SAID VALLEY COUNTY;

THENCE ON SAID RIGHT-OF-WAY THE FOLLOWING BEARINGS AND DISTANCES:

THENCE 80.93 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 153.00 FEET, A DELTA ANGLE OF 30°18'22" AND A LONG CHORD WHICH BEARS S 38°41'59" W, A DISTANCE OF 79.99 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE A BEARING OF S 53°51'10" W, A DISTANCE OF 206.82 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 82.56 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 158.00 FEET, A DELTA ANGLE OF 29°56'18" AND A LONG CHORD WHICH BEARS S 68°49'19" W, A DISTANCE OF 81.62 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 73.39 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2,160.00 FEET, A DELTA ANGLE OF 01°56'48" AND A LONG CHORD WHICH BEARS S 82°49'03" W, A DISTANCE OF 73.39 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 222.35 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 196.00 FEET, A DELTA ANGLE OF 64°59'58" AND A LONG CHORD WHICH BEARS S 49°20'40" W, A DISTANCE OF 210.62 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 105.04 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 105.04 FEET, A DELTA ANGLE OF 50°09'13" AND A LONG CHORD WHICH BEARS S 41°55'18" W, A DISTANCE OF 101.72 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 31.76 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 90°58'40" AND A LONG CHORD WHICH BEARS N 69°37'32" W, A DISTANCE OF 28.52 FEET, TO A FOUND 5/8-INCH REBAR ON THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF DAKOTA WAY SAID SADDLE ROCK SUBDIVISION;

THENCE THE FOLLOWING BEARINGS AND DISTANCES ON SAID NORTHERLY RIGHT-OF-WAY BOUNDARY OF DAKOTA WAY:

THENCE A BEARING OF N 21°46'58" W A DISTANCE OF 58.19 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 57.10 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 110.00 FEET, A DELTA ANGLE OF 29°44'22" AND A LONG CHORD WHICH BEARS N 06°54'47" W, A DISTANCE OF 56.46 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 192.75 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 608.00 FEET, A DELTA ANGLE OF 18°09'49" AND A LONG CHORD WHICH BEARS N 01°07'31" W, A DISTANCE OF 191.94 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 84.78 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A DELTA ANGLE OF 14°29'59" AND A LONG CHORD WHICH BEARS N 17°27'25" W, A DISTANCE OF 84.55 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 40.53 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 565.00 FEET, A DELTA ANGLE OF 04°06'37" AND A LONG CHORD WHICH BEARS N 22°39'06" W, A DISTANCE OF 40.52 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 156.89 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 351.00 FEET, A DELTA ANGLE OF 25°36'35" AND A LONG CHORD WHICH BEARS N 33°24'04" W, A DISTANCE OF 155.59 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE 107.11 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 117.00 FEET, A DELTA ANGLE OF 52°27'04" AND A LONG CHORD WHICH BEARS N 19°58'50" W, A DISTANCE OF 103.41 FEET, TO A FOUND 5/8-INCH REBAR;

THENCE A BEARING OF N 06°14'42" E, A DISTANCE OF 86.20 FEET, TO A SET 5/8-INCH REBAR;

THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY A BEARING OF N 74°43'40" E, A DISTANCE OF 447.05 FEET, TO THE POINT OF BEGINNING.

SAID DESCRIBED BLOCK 3 CONTAINS 8.658 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USE.

THAT IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE PRIVATE ROADS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT SHALL SERVE AS A UTILITY EASEMENT; UTILITY, DRAINAGE AND SNOW STORAGE EASEMENTS ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED TO SERVICE SAID UTILITIES IS PERPETUALLY RESERVED. THE OWNERS HEREBY CERTIFY THAT THE INDIVIDUAL LOTS WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE LOTS BUT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR SIGNATURES THIS ____ DAY OF _____, 2025.

BY: RYAN SCHNEIDER, MANAGER, SADDLE ROCK, LLC.

ACKNOWLEDGEMENT

STATE OF IDAHO)
) SS
VALLEY COUNTY)

ON THIS ____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO PERSONALLY APPEARED RYAN SCHNEIDER KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF SADDLE ROCK, LLC THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY 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: _____

SHEET 3 OF 4

25 COYOTE TRAIL
CASCADE, ID 83611

PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM



SADDLE ROCK SUBDIVISION PHASE 3

A PORTION OF AMENDED TAX NO.'S 7 & 8
IN THE NE1/4 OF SECTION 18
AND THE NW1/4 OF SECTION 17
T.12N., R.3E., B.M., VALLEY COUNTY, IDAHO
2025

APPROVAL OF THE
VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF SADDLE ROCK SUBDIVISION PHASE 3 IS HEREBY ACCEPTED AND
APPROVED THE _____ DAY OF _____, 2023,
BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____

APPROVAL OF THE
BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF SADDLE ROCK SUBDIVISION PHASE 3 IS HEREBY
ACCEPTED AND APPROVED THE _____ DAY OF _____, 2023,
BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN _____

CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE
PLAT OF SADDLE ROCK SUBDIVISION PHASE 3 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, GEORGE J. BOWERS IV, PROFESSIONAL LAND SURVEYOR NO. 13549, LICENSED BY THE STATE
OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF SADDLE ROCK SUBDIVISION PHASE 3 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.



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 SADDLE ROCK SUBDIVISION PHASE 3 HAVE BEEN PAID IN FULL.
THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER _____ DATE _____

