

June 27, 2025

Preliminary/Final Plat - South Ranch Subdivision - Narrative:

The applicant is requesting that the South Ranch Subdivision proceed as a Preliminary/Final Plat Application.

South Ranch Subdivision Description

The Preliminary Plat South Ranch Subdivision consists of four (4) Lots. The proposed overall objective of the South Ranch subdivision project is to provide for four (4) single family residential lots.

The proposed South Ranch Subdivision Preliminary Plat will be divided into two phases. Lots 1 and 2 will be final platted in Phase 1, and lots 3 and 4 will be final platted in Phase 2 (at a later date).

The South Ranch Subdivision will consist of the construction of two (2) standard private roads with a fire turnaround that will be built to Valley County, Donnelly Fire District standards with utilities installed. Discussions have taken place with the Donnelly Fire District on fire requirements and the possibility of a 10,000-gallon fire tank may be required.

There will be no HOA or CC&R's for the proposed subdivision.

The Wildland Urban Interface Fire Protection Plan is attached and included with the application submittal.

Final Engineering for the Road Plan is underway and will be submitted to the Valley County Engineer for review and approval.

The CDHD application is submitted and staff have visited the site. Proposed septic systems have been identified for the project. Septic Engineering Report is being prepared for the final designated septic systems.

Valley County Planning and Zoning Department

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



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # <u>CC</u> or <input type="checkbox"/> Cash
FILE # <u>SUB 25-016 South Ranch</u>		FEE \$ <u>\$600</u>
ACCEPTED BY _____		DEPOSIT <u>\$1000</u>
CROSS REFERENCE FILE(S): _____		DATE <u>6-30-2025</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: <u>4 SF Residential Lots</u>	
<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.

Applicant's Signature: _____ Date: 6/30/25

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 mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. 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.

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: South Ranch

APPLICANT Tommy Ahiquist

PHONE [REDACTED]

Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 2275 West Navigator Drive – Suite 220, Meridian, Idaho ZIP 83642

EMAIL [REDACTED]

PROPERTY OWNER AB West Mountain Holdings, LLC.

(if not the applicant)

MAILING ADDRESS 2275 West Navigator Drive – Suite 220, Meridian, Idaho ZIP 83642

EMAIL [REDACTED]

Nature of Owner's Interest in this Development? Land Development Subdivision – Two (2) Lot - Phase

AGENT / REPRESENTATIVE James Fronk Consulting, LLC.

PHONE 208 634 8093

MAILING ADDRESS P.O. Box 576, McCall, Idaho

ZIP 83638

EMAIL jamesfronkconsulting@gmail.com

ENGINEER Manning Civil

MAILING ADDRESS 2976 E. State State - Suite 120

ZIP 83611

EMAIL Ron.Manning @ManningCivil.com

PHONE 208 599 0632

SURVEYOR Dunn Land Surveys, Inc.

MAILING ADDRESS 25 Coyote Trail, Cascade, Idaho

ZIP 83611

EMAIL Dan@dunnlandsurveys.com

PHONE 208 634 6896

PROPERTY INFORMATION

1. **SIZE OF PROPERTY** 36.2 Acres

2. **AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER** 261.0 Acres

3. **ANY RESTRICTIONS ON THIS PROPERTY?** Must show all easements on plat.

Easements None - See Preliminary Plat for proposed easements.

Deed Restrictions None

Liens or encumbrances None

4. **LEGAL DESCRIPTION** A Portion of Amended Tax No. 16 in a Portion of Section 12 T.17N., R2E., B.M., Valley County, Idaho.

5. **TAX PARCEL NUMBER(S)** RP17N02E120635

Quarter _____

Section 12

Township T.17N.

Range R.2E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Existing Land Use - Cattle Grazing. No structures.

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: No

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

North Ranch Buildings, Agriculture - Cattle Grazing.

South Cattle Grazing.

East Cattle Grazing.

West Productivity Forest.

9a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☒ Flat ☒ Timbered ☒

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☒ No ☐

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: None.

10a. WATER COURSE: Irrigation Ditch - Not associated with proposed Preliminary Plat,

10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No

11a. NUMBER OF EXISTING ROADS: None Width _____ Public ☐ Private ☐

Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☐

11b. NUMBER OF PROPOSED ROADS: Two Proposed width: 24 ft.

Will the proposed roads be Public ☐ Private ☒

Proposed road construction: Gravel ☒ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: None.

12b. PROPOSED UTILITIES: Power, Phone and Fiber conduit.

Proposed utility easement width 12 ft. Locations: Located on the east side of 70 ft. Right of Way.

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been Yes Depth 141 ft. Flow 50 gpm Purity Verified? Yes
drilled? Nearest adjacent Prop. Lot 1 Depth 141 ft. Flow 50 gpm
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: _____
16. DRAINAGE (Proposed method of on-site retention): Retention road swales.
Any special drains? No (Please attach map)
Soil type(s): Donnel sandy loam 0-2%
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes
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: NA
Setbacks: Front _____ feet Sides _____ feet Rear _____ feet
Mobile homes allowed? Yes ☐ No ☒
Minimum construction value _____ Minimum square footage _____
Completion of construction required within _____ Days ☐ Months ☐ Years ☐
Resubdivision permitted? Yes ☒ No ☐
Other _____
17. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☐ No ☒
Acreage in subdivision 36.2 Number of lots in subdivision four (4)
Typical width and depth of lots 487 ft. lot width - 700 ft. lot depth
Typical lot area 7.75 ac. Minimum lot 5.71 ac. Maximum lot area 10.779 ac.
area Lineal footage of streets 1375 lf. Average street length per lot 300 lf.
Percentage of area in streets 14.0 %
Dedicating road right-of-way to Valley County? Yes ☒ No ☐
Percentage of area of development to be public (including 0 %
easements) Maximum street gradient 2.0 %
Is subdivision to be completely developed at one time? Yes ☒ No
18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district.
Submit letter from Irrigation District, if applicable. NA
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.

Irrigation Plan

(Idaho Code 31-3805)

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it.

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 landowners 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.
 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 (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. 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 _____ X No
2. What is the name of the irrigation district/company and drainage entities servicing the property? NA
Irrigation: _____
Drainage: _____
3. How many acres is the property being subdividing? 40.00 ac.
4. What percentage of this property has water? None
5. How many inches of water are available to the property? NA
6. How is the land currently irrigated? not ☐ 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. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
NA
9. Is there an irrigation easement(s) on the property? ☒ Yes ☐ No To be dedicted.

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

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)
NA

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 wastewater direction —→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☒ Other information: Small area of residential lawn area 0.25 ac. from domestic residential wells.
The rest of properties to non irrigated.

Also, provide the following documentation: NA

- ☐ 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 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

Date: ____/____/____

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

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)
NA

Irrigation Plan Map Requirements

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- ☐ 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 wastewater direction —→).
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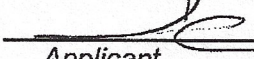
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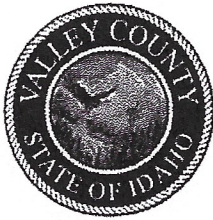
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Signed: 
Applicant

Date: 6 / 30 / 25



VALLEY COUNTY

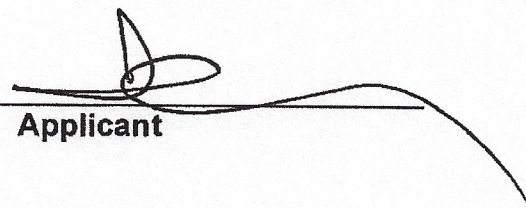
WEED CONTROL AGREEMENT

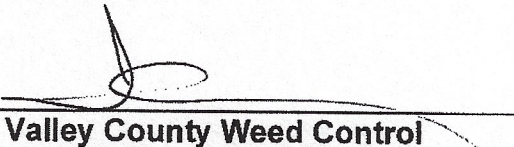
The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive 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.

Valley County Weed Department can be contacted at 208-382-7199.

By: 
Applicant

By: 
Valley County Weed Control

Date: _____

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.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ 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. **The project proposes four (4) residential lots. It is anticipated that no or very slight increase in traffic may result along West Mountain Road. The development will not alter the existing traffic pattern along West Mountain Road.**
 2. Provision for the mitigation of impacts on housing affordability.
NA.
 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.
At the time of road construction and Four (4) residential building construction for the proposed subdivision there will be a temporary increase in noise due to the construction of the development areas. Construction shall be during daylight hours only and will comply with the noise and vibration levels set forth in the VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE. It is not anticipated that there will be any long-term noise impacts resulting from the development.
 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.
At the time of building construction, there may be a slight increase in heat and glare within the Four (4) lots due to construction and related activities associated with site development. Long term heat and glare should be minimized to the greatest extent possible by site planning, building orientation and vegetative screening. All lighting will comply with Section 3.03.06(b) "Lighting" of the Valley County LUDO.
 5. Particulate emissions to the air including smoke, dust, chemicals, gases, or fumes, etc., both existing and what may be added by the proposed uses.
Each residential home will be allowed one (1) wood burning devices, wood stove or fireplace. Particulate emissions to the air may increase slightly during residential construction and related activities associated with the four (4) lot development. These emissions shall be mitigated using appropriate construction management and limit construction hours.
 6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.
Proposed water for the four (4) residential lots shall be provided by individual wells supplying quality potable water. A site wetland delineation was conducted in the summer of 2022 by James Frank Consulting, LLC. and found no jurisdictional wetlands or "Waters of the United States".

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
Planning measures will provide for natural open space fire breaks, necessary building access and utilize best design standards for fire protection. (See attached Fire Protection Plan). The proposed four (4) lot subdivision is predominately open ground with limited amount of timber.
8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.
The topography of the project is a slope of generally 0 to 2 percent on the upper bluff area. There are small areas of +/- 15 percent sloped ground located just adjacent and below the bluff sloped areas on each lot. The NRCS soils survey identifies the soils type as Donnel sandy loam, 0 to 2 percent slope, erosion is slight, well drained.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.
The proposed development will consist of two (2) roads and associated driveways for the four (4) single family residences. Landscape techniques implemented on the site shall be in compliance with Section 3.03.04 (d) of the Valley County LUDO. Best Management Practices (BMP's) shall be used as outlined in the "Department of Environmental Quality's Handbook of Stormwater BMP's to capture, disperse and treat stormwater and to stabilize and prevent sedimentation of disturbed soils.
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 topography of the project is the slope is generally 0 to 2 percent. The NRCS soils survey identifies the soils type as Donnel sandy loam, 0 to 2 percent slopes, erosion slight to moderate, well drained. Generally, the soil found across the site has slight to moderate erosion and slope stability. Soil and erosion control measures will be implemented to avoid potential sediment and erosion concerns.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
Grading will be accomplished with maximum preservation of the site's natural character. Cut and Fill slopes along roadway will be minimal and carefully designed to minimize visual impacts, Preservation of the existing natural features and stormwater conveyance patterns will be maintained, and appropriate best management practices will be implemented in accordance with the Environmental Quality's Handbook of Stormwater BMP's.
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 impacts of shadows from new features on neighboring property.
The proposed development will be minimally visible from the adjacent West Mountain Road and from distant adjoining properties, and buildings. The applicant will use the natural topography and native vegetation much as possible to screen residential structures as much as possible.
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 selection of the South Ranch location: The current land-use setting is cattle grazing with natural vegetation present. The proposed site location application is somewhat screened from the adjacent road and distant properties. The proposed application is large lots with natural vegetation that is to be similar in nature with livestock grazing or left in an similar natural setting for open space buffering.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.
The proposed development will increase tax revenue. It will provide jobs during the construction of the road and new buildings.
15. Approximation of costs for additional public services, facilities, and other economic impacts.
Because of the small scale of this four (4) lot development, it is not anticipated that the project will not have any significant economic impacts on the greater community. Associated property taxes will offset any additional burden placed on the public services by the addition of four (4) lots.
16. State how the proposed development will impact existing developments providing the same or similar products or services.
Because of the small scale of this development and location, it is not anticipated that the project will have any significant impacts on the existing developments.
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. **The proposed development impacts natural resources only to the extent that it changes the use of the property from grazing land to residential. The construction of the roads, driveways and buildings will use on-site rock materials, and local resources for building materials from local building supply vendors. All proposed activities will be designed to protect the natural integrity of the existing landscape and adjacent distant properties.**
18. What will be the impacts of a project abandoned at partial completion?
Because this project proposes two (2) roads and minor infrastructure by the developer; it is not anticipated that the project will be abandoned at partial completion. The South Ranch will be self financed.
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.
The development will consist of four (4) residential dwelling units approximately 1800 to 4500 square feet in size. The total non-residential floor spaces (garages, out buildings) are approximately 3500 square feet per dwelling unit.
20. Stages of development in geographic terms and proposed construction time schedule.
The planned start of the private road and utilities for South Ranch Subdivision is fall of 2025 Completion fall of 2026.
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.
The anticipated price range for dwelling units lots is approximately \$250,000.00 to \$350,000.00.

Form 238-7
5/07

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. **D 0097684**

Drilling Permit No. **912249**

Water right or injection well #

2. OWNER:

Name **Jim Fronk**

Address **P.O. Box 576**

City **McCall** State **Id** Zip **83638**

3. WELL LOCATION:

Twp. **17** North ☒ or South ☐ Rge. **2** East ☒ or West ☐

Sec. **12** 1/4 SW 1/4 NW 1/4

Gov't Lot County **Valley**

Lat. **44** ° **49.5943** (Deg. and Decimal minutes)

Long. **116** ° **09.9360** (Deg. and Decimal minutes)

Address of Well Site **S of 3324 West Mountain road**

City **McCall**

Lot. Blk. Sub. Name

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:

☐ Air Rotary ☒ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft)	Placement method/procedure
3/4 bentonite	0	87	3000 lbs	hand pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	18	250	steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 1/2	18	101	sch40	pvc	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☐ Y ☒ N Shoe Depth(s)

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method

Manufactured screen ☒ Y ☐ N Type **pvc**

Method of Installation **set in**

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
101	141	20	40 ft	4 1/2	pvc	sch 40

Length of Headpipe Length of Tailpipe

Packer ☐ Y ☒ N Type

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft)	Placement method
silica sand	87	141	3750 lbs	hand pour

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)

Describe control device

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) **52** Static water level (ft) **47**

Water temp. (°F) **45** Bottom hole temp. (°F)

Describe access point **well cap**

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing Artesian
75	50 gpm	1 hr	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Test method:

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water	
				Y	N
10	0	2	top soil		X
10	2	19	brown sand		X
10	19	23	brown clay		X
10	23	52	corse sand		X
10	52	56	gravel	X	
10	56	75	brown sand	X	
10	75	90	brown clay		X
10	90	141	corse sand and pee gravel	X	

RECEIVED

OCT 15 2024

WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): **141**

Date Started: **9-11-2023**

Date Completed: **9-13-2023**

14. DRILLER'S CERTIFICATION:

We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name **Waterpro Well Drilling** Co. No. **626**

*Principal Driller **Monte Post** Date **9-16-2023**

*Driller Date

*Operator II Date

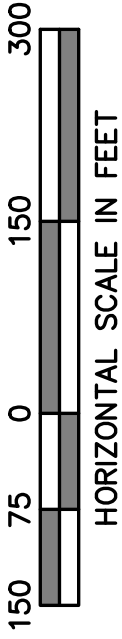
Operator I Date

* Signature of Principal Driller and rig operator are required.

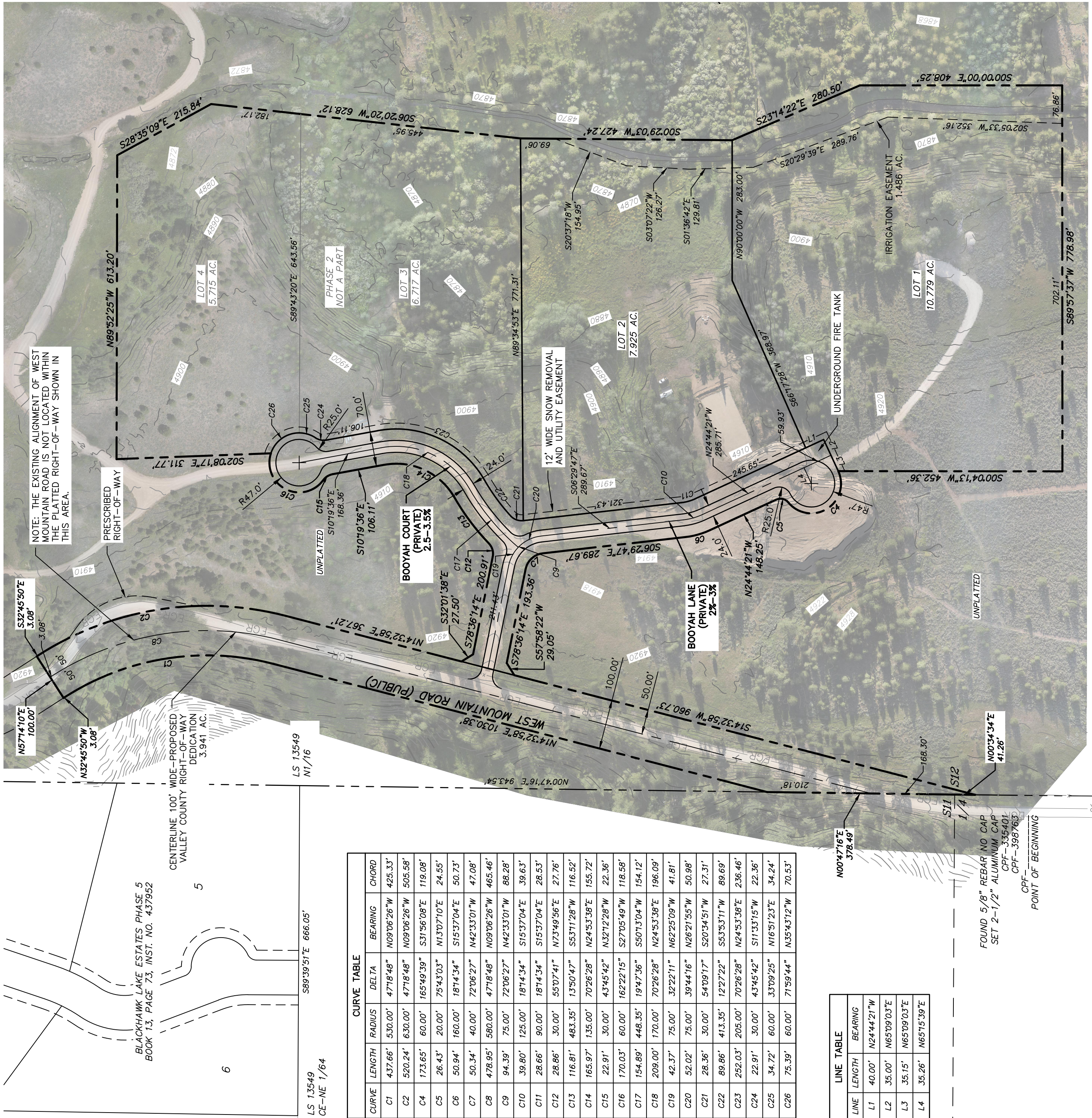
PRELIMINARY PLAT-SOUTH RANCH

A PORTION OF THE WEST 1/2 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4
SECTION 12, T.17N., R.2E., B.M. VALLEY COUNTY, IDAHO
2025

BASIS OF BEARINGS
HORIZONTAL DATUM BASED ON IDAHO STATE PLANE,
IDAHO WEST ZONE 103. DISTANCES ARE GROUND
DISTANCES AND ARE IN U.S. SURVEY FEET.



HORIZONTAL SCALE IN FEET



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA BEARING
C1	437.66'	530.00'	N09°06'26"W 425.33'
C2	520.24'	630.00'	N09°06'26"W 505.58'
C4	173.65'	60.00'	S31°56'08"E 119.08'
C5	26.43'	20.00'	N13°07'10"E 24.55'
C6	50.94'	160.00'	S15°37'04"E 50.73'
C7	50.34'	40.00'	N42°33'01"W 47.08'
C8	478.95'	580.00'	N09°06'26"W 465.46'
C9	94.39'	75.00'	N42°33'01"W 88.28'
C10	39.80'	125.00'	S15°37'04"E 39.63'
C11	28.66'	90.00'	S15°37'04"E 28.53'
C12	28.86'	30.00'	N73°49'56"E 27.76'
C13	116.81'	483.35'	S53°11'28"W 116.52'
C14	165.97'	135.00'	N24°53'38"E 155.72'
C15	22.91'	30.00'	N43°45'42" 22.36'
C16	170.03'	60.00'	S27°05'49"W 118.58'
C17	154.89'	448.35'	S50°13'04"W 154.12'
C18	209.00'	170.00'	N24°53'38"E 196.09'
C19	42.37'	75.00'	N62°25'09"W 41.81'
C20	52.02'	75.00'	N26°21'55"W 50.98'
C21	28.36'	30.00'	S20°34'51"W 27.31'
C22	89.86'	413.35'	S53°53'11"W 89.69'
C23	252.03'	205.00'	N24°53'38"E 236.46'
C24	22.91'	30.00'	S11°33'15"W 22.36'
C25	34.72'	60.00'	N16°51'23"E 34.24'
C26	75.39'	60.00'	N35°43'12"W 70.53'

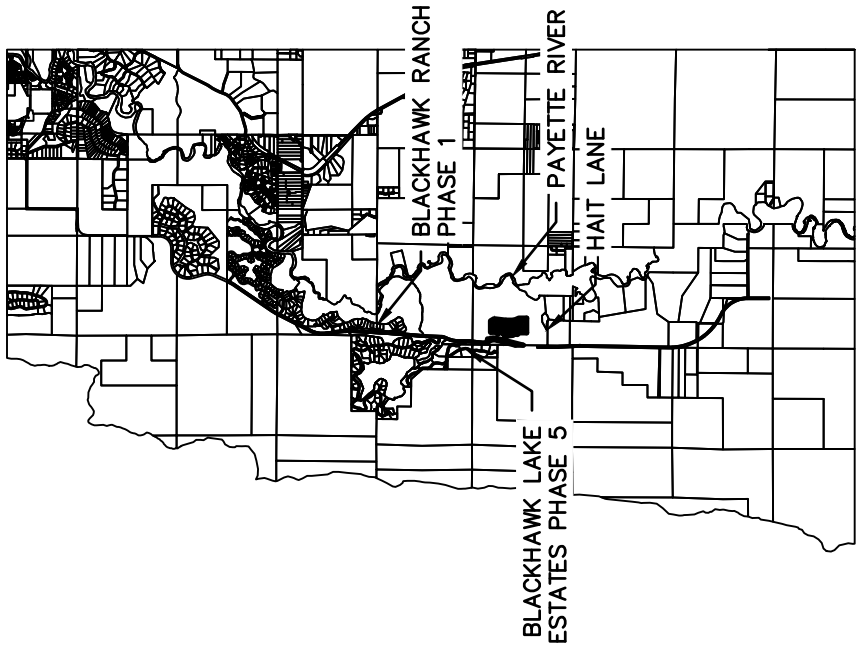
LINE TABLE	
LINE	BEARING
L1	N24°44'21"W
L2	N65°09'03"E
L3	N65°09'03"E
L4	N65°15'39"E

FOUND 5/8" REBAR NO. CAP
SET 2-1/2" ALUMINUM CAP
OFF-335.001
OFF-338.763
POINT OF BEGINNING

NOTES

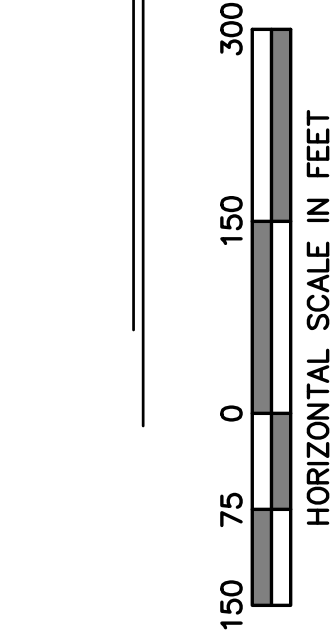
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
- ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO PUBLIC UTILITIES.
- ALL LOTS DEPICTED ON THIS PLAT ARE SUBJECT TO A PERMANENT PERPETUAL AND NON-EXCLUSIVE DRAINAGE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING DRAINAGE, SUB-DRAINAGE AND SURFACE WATER MANAGEMENT FACILITIES AND IMPROVEMENTS. THE DRAINAGE EASEMENT SHALL BE DEEMED TO BE A CONDITION OF THE WATER DRAINAGE REPORT FOR SOUTH RANCH, ON FILE IN THE OFFICE OF THE VALLEY COUNTY PLANNING AND ZONING ADMINISTRATOR.
- SEE DECLARATION OF INSTALLATION OF UTILITIES RECORDED AS INSTRUMENT NO. _____
- 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.
- LOTS WILL BE SERVED BY INDIVIDUAL SEPTIC DRAIN FIELDS AND INDIVIDUAL WELLS.
- NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- UTILITY AND DRAINAGE EASEMENTS SHALL BE 12 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL.
- PRIVATE ROAD RIGHTS-OF-WAY WILL ALSO SERVE AS A UTILITY EASEMENT.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUTH RANCH SUBDIVISION RECORDED AS INST. NO. 2025-_____
- THE ROADS CONSTRUCTED WITHIN SOUTH RANCH SUBDIVISION WILL BE PRIVATE ROADS. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID ROADS.
- 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.
- SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
- ONLY ONE WOOD BURNING DEVICE PER LOT WILL BE ALLOWED.
- AGRICULTURAL USES AND LIVESTOCK ACTIVITY MAY BE ADJACENT ACTIVITIES.
- FEMA FIRM PANEL(S): 16085C0985C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

VICINITY MAP



SHEET 1 OF 2

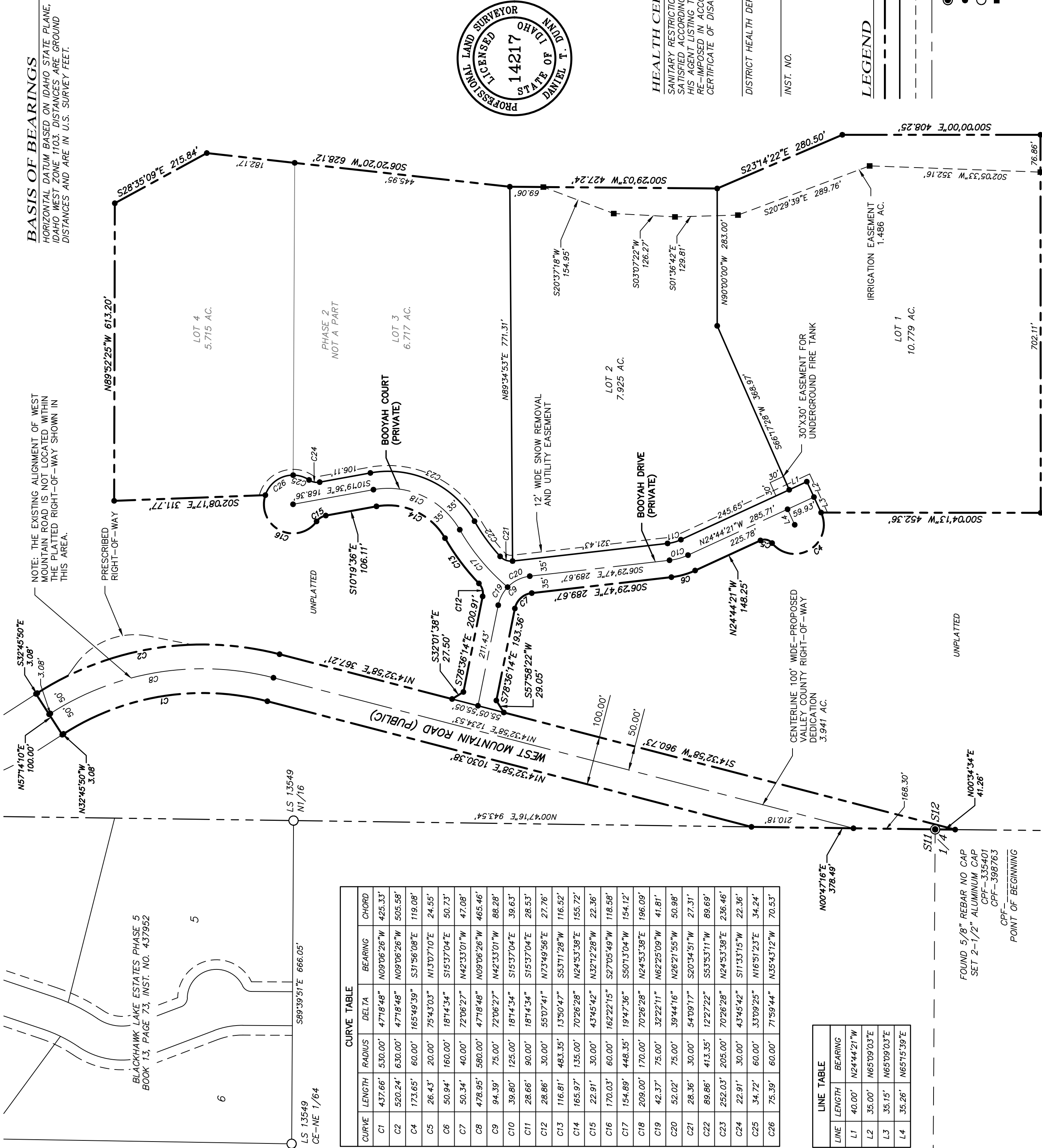
75 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM



HORIZONTAL SCALE IN FEET

SOUTH RANCH

A PORTION OF THE WEST 1/2 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4
SECTION 12, T.17N., R.2E., B.M. VALLEY COUNTY, IDAHO
2025



BASIS OF BEARINGS
HORIZONTAL DATUM BASED ON IDAHO STATE PLANE.
IDAHO WEST ZONE 1103. DISTANCES ARE GROUND
DISTANCES AND ARE IN U.S. SURVEY FEET.

NOTE: THE EXISTING ALIGNMENT OF WEST
MOUNTAIN ROAD IS NOT LOCATED WITHIN
THE PLAYED RIGHT-OF-WAY SHOWN IN
THIS AREA.

BLACKHAWK LAKE ESTATES PHASE 5
BOOK 13, PAGE 73, INST. NO. 437962

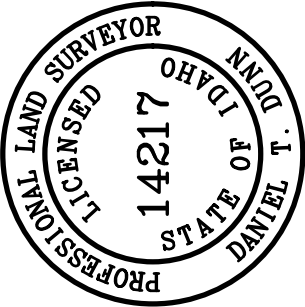
CURVE TABLE					CHORD
CURVE	LENGTH	RADIUS	DELTA	BEARING	
C1	437.66'	530.00'	4718'48"	N09°06'26"W	425.33'
C2	520.24'	630.00'	4718'48"	N09°06'26"W	505.58'
C4	173.65'	60.00'	165°49'39"	S31°56'08"E	119.08'
C5	26.43'	20.00'	75°43'03"	N13°07'10"E	24.55'
C6	50.94'	160.00'	181°4'34"	S15°37'04"E	50.73'
C7	50.34'	40.00'	72°06'27"	N42°33'01"W	47.08'
C8	478.95'	580.00'	4718'48"	N09°06'26"W	465.46'
C9	94.39'	75.00'	72°06'27"	N42°33'01"W	88.28'
C10	39.80'	125.00'	181°4'34"	S15°37'04"E	39.63'
C11	28.66'	90.00'	181°4'34"	S15°37'04"E	28.53'
C12	28.86'	30.00'	55°07'41"	N73°49'56"E	27.76'
C13	116.81'	483.35'	13°50'47"	S53°11'28"W	116.52'
C14	165.97'	135.00'	70°26'28"	N24°53'38"E	155.72'
C15	22.91'	30.00'	43°45'42"	N32°12'26"W	22.36'
C16	170.03'	60.00'	162°22'15"	S27°05'49"W	118.58'
C17	154.89'	448.35'	19°47'36"	S50°13'04"W	154.12'
C18	209.00'	170.00'	70°26'28"	N24°53'38"E	196.09'
C19	42.37'	75.00'	32°22'11"	N62°25'09"W	41.81'
C20	52.02'	75.00'	39°44'16"	N26°21'55"W	50.98'
C21	28.36'	30.00'	54°09'17"	S20°34'51"W	27.31'
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C23	252.03'	205.00'	70°26'28"	N24°53'38"E	236.46'
C24	22.91'	30.00'	43°45'42"	S11°33'15"W	22.36'
C25	34.72'	60.00'	33°09'25"	N16°51'23"E	34.24'
C26	75.39'	60.00'	71°59'44"	N35°43'12"W	70.53'

LINE TABLE		BEARING
LINE	LENGTH	
L1	40.00'	N24°44'21"W
L2	35.00'	N65°09'03"E
L3	35.15'	N65°09'03"E
L4	35.26'	N65°15'39"E

FOUND 5/8" REBAR NO. CAP
SET 2-1/2" ALUMINUM CAP
CPF-335401
CPF-398763
POINT OF BEGINNING

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
- ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO PUBLIC UTILITIES.
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- SEE DECLARATION OF INSTALLATION OF UTILITIES RECORDED AS INSTRUMENT NO. _____
- 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.
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- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- UTILITY AND DRAINAGE EASEMENTS SHALL BE 12 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL.
- PRIVATE ROAD RIGHTS-OF-WAY WILL ALSO SERVE AS A UTILITY EASEMENT.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUTH RANCH SUBDIVISION RECORDED AS INST. NO. 2025-_____
- THE ROADS CONSTRUCTED WITHIN SOUTH RANCH SUBDIVISION WILL BE PRIVATE ROADS. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID ROADS.
- 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.
- SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
- ONLY ONE WOOD BURNING DEVICE PER LOT WILL BE ALLOWED.
- AGRICULTURAL USES AND LIVESTOCK ACTIVITY MAY BE ADJACENT ACTIVITIES.
- FEMA FIRM PANEL(S): 16085C0985C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.



HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED, ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED IN ACCORDANCE WITH SECTION 50-1326 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS _____ DATE _____
INST. NO. _____

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- ROADWAY CENTERLINE
- SET 2-1/2" ALUMINUM CAP
- SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
- FOUND 5/8" REBAR
- CALCULATED POINT, NO MONUMENT SET OR FOUND

SHEET 1 OF 2

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



SOUTH RANCH

A PORTION OF THE WEST 1/2 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4
SECTION 12, T.17N., R.2E., B.M. VALLEY COUNTY, IDAHO
2025

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT AB WEST MOUNTAIN HOLDINGS, LLC., AN IDAHO LIMITED LIABILITY COMPANY IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

- A PARCEL OF LAND LOCATED IN A PORTION OF THE WEST 1/2 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4 OF SECTION 12, T.17N., R.2E., B.M. VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING AT A SET 2-1/2" ALUMINUM CAP MONUMENT MARKING THE WEST 1/4 CORNER OF SAID SECTION 12;
- THENCE A BEARING OF N00°47'16" E, A DISTANCE OF 378.49 FEET, ON THE WEST BOUNDARY OF SAID SECTION 12 TO A SET 5/8 INCH REBAR;
- THENCE LEAVING SAID SECTION LINE A BEARING OF N14°32'58" E, A DISTANCE OF 1030.38 FEET, ON THE WEST RIGHT-OF-WAY BOUNDARY OF WEST MOUNTAIN ROAD TO A SET 5/8 INCH REBAR;
- THENCE ON SAID RIGHT-OF-WAY 437.66 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 530.00 FEET; A DELTA ANGLE OF 47°18'48" AND A LONG CHORD WHICH BEARS N 09°06'26" W, A DISTANCE OF 425.33 FEET, TO A SET 5/8 INCH REBAR;
- THENCE ON SAID RIGHT-OF-WAY A BEARING OF N 32°45'50" W, A DISTANCE OF 3.08 FEET, TO A FOUND 5/8 INCH REBAR;
- THENCE A BEARING OF N 57°14'10" E, A DISTANCE OF 100.00 FEET, TO A FOUND 5/8 INCH REBAR ON THE EAST RIGHT-OF-WAY BOUNDARY OF SAID WEST MOUNTAIN ROAD;
- THENCE ON SAID EAST RIGHT-OF-WAY A BEARING OF S 32°45'50" E, A DISTANCE OF 3.08 FEET, TO A SET 5/8 INCH REBAR;
- THENCE ON SAID EAST RIGHT-OF-WAY 520.24 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 630.00 FEET; A DELTA ANGLE OF 47°18'48" AND A LONG CHORD WHICH BEARS S 09°06'26" E, A DISTANCE OF 505.58 FEET, TO A SET 5/8 INCH REBAR;
- THENCE ON SAID EAST RIGHT-OF-WAY A BEARING OF S 14°32'58" W, A DISTANCE OF 367.21 FEET, TO A SET 5/8 INCH REBAR;
- THENCE LEAVING SAID RIGHT-OF-WAY A BEARING OF S 32°01'38" E, A DISTANCE OF 27.50 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF S 78°36'14" E, A DISTANCE OF 200.91 FEET, TO A SET 5/8 INCH REBAR;
- THENCE 28.86 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 55°07'41" AND A LONG CHORD WHICH BEARS N 73°49'56" E, A DISTANCE OF 27.76 FEET, TO A SET 5/8 INCH REBAR;
- THENCE 116.81 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 483.35 FEET A DELTA ANGLE OF 13°50'47" AND A LONG CHORD WHICH BEARS N 53°11'28" E, A DISTANCE OF 116.52 FEET TO A SET 5/8 INCH REBAR;
- THENCE 165.97 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 135.00 FEET A DELTA ANGLE OF 70°26'28" AND A LONG CHORD WHICH BEARS N 24°53'38" E, A DISTANCE OF 155.72 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF N 101°9'36" W, A DISTANCE OF 106.11 FEET, TO A SET 5/8 INCH REBAR;
- THENCE 22.91 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET A DELTA ANGLE OF 43°45'42" AND A LONG CHORD WHICH BEARS N 32°12'28" W, A DISTANCE OF 22.36 FEET TO A SET 5/8 INCH REBAR;
- THENCE 170.03 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET A DELTA ANGLE OF 162°22'15" AND A LONG CHORD WHICH BEARS N 27°05'49" E, A DISTANCE OF 118.58 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF N 02°08'17" W, A DISTANCE OF 311.77 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF S 89°52'25" E, A DISTANCE OF 613.20 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF S 28°35'09" E, A DISTANCE OF 215.84 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF S 06°20'20" W, A DISTANCE OF 628.12 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF S 00°29'03" W, A DISTANCE OF 427.24 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF S 23°14'22" E, A DISTANCE OF 280.50 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF S 00°00'00" E, A DISTANCE OF 327.20 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF S 89°57'37" W, A DISTANCE OF 778.88 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF N 00°04'13" E, A DISTANCE OF 371.32 FEET, TO A SET 5/8 INCH REBAR;
- THENCE 173.65 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A DELTA ANGLE OF 165°40'30" AND A LONG CHORD WHICH BEARS N 31°56'08" W, A DISTANCE OF 119.08 FEET, TO A SET 5/8 INCH REBAR;
- THENCE 26.43 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 75°43'03" AND A LONG CHORD WHICH BEARS N 13°07'10" E, A DISTANCE OF 24.55 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF N 24°44'21" W, A DISTANCE OF 148.25 FEET, TO A SET 5/8 INCH REBAR;
- THENCE 50.94 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 160.00 FEET, A DELTA ANGLE OF 18°14'34" AND A LONG CHORD WHICH BEARS N 15°37'04" W, A DISTANCE OF 50.73 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF N 06°29'47" W, A DISTANCE OF 289.67 FEET, TO A SET 5/8 INCH REBAR;
- THENCE 50.53 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A DELTA ANGLE OF 72°06'27" AND A LONG CHORD WHICH BEARS N 42°33'01" W, A DISTANCE OF 47.08 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF N 78°36'14" W, A DISTANCE OF 193.36 FEET, TO A SET 5/8 INCH REBAR;
- THENCE A BEARING OF S 57°58'22" W, A DISTANCE OF 29.05 FEET, TO A SET 5/8 INCH REBAR ON SAID EAST RIGHT-OF-WAY BOUNDARY OF WEST MOUNTAIN ROAD;
- THENCE ON SAID EAST RIGHT-OF-WAY A BEARING OF S 14°32'58" W, A DISTANCE OF 960.73 FEET, TO A SET 5/8 INCH REBAR ON SAID WEST BOUNDARY OF SECTION 12;
- THENCE ON SAID WEST BOUNDARY A BEARING OF N 00°34'34" E, A DISTANCE OF 41.26 FEET, TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 36.226 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THE PLAT OF SOUTH RANCH. THE EASEMENTS AND PRIVATE ROADS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USE AS DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERCTED WITHIN THE LINES OF THE EASEMENTS.

WEST MOUNTAIN ROAD IS HEREBY DEDICATED TO THE PUBLIC. ALL OTHER ROADS WITHIN THIS PLAT ARE PRIVATE AND VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF SAID PRIVATE ROADS.

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.

THE OWNERS FURTHER CERTIFY THAT THEY WILL COMPLY WITH IDAHO CODE 31-3805 CONCERNING IRRIGATION RIGHTS AND DISCLOSURE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 2025.

AB WEST MOUNTAIN HOLDINGS, LLC.
J. THOMAS AHLQUIST

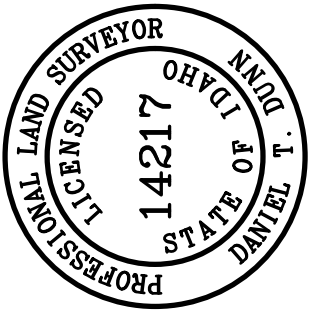
ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO PERSONALLY APPEARED J. THOMAS AHLQUIST, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF AB WEST MOUNTAIN HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY WHOSE NAME IS SUBSCRIBED TO THIS 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: _____



CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF SOUTH RANCH AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINT PLACED HEREON 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 50-1508 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF SOUTH RANCH HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER

DATE

SHEET 2 OF 2

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

