

Valley County Planning and Zoning Department

208-382-7115

219 N. Main

PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
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Subdivision Application

Includes Conditional Use Permit

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT Check # [REDACTED] or Cash or Card FILE #

SUB 26-001 Bitton Subd FEE \$ 400⁰⁰ ACCEPTED BY _____

DEPOSIT _____ CROSS REFERENCE _____

FILE(S): C.U.P. 22-01 DATE 1-16-2026 ADMINISTRATIVE PLAT

COMMENTS: _____ SHORT PLAT

_____ 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: Jeffrey M Bitton [Signature] Date: 01-16-26

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

- application:** Neighborhood Meeting Information and results if 5 or more lots. VCC 9-5H-1.D
- A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations, Title 10.
 - 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.

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: Bitton Subdivision

APPLICANT: Jeffrey M. & Debra A. Bitton and Thaddeus H. & Katy M. Jones **PHONE:** [REDACTED]

Owner **Option Holder** **Contract Holder**

MAILING ADDRESS: 13706 HWY 55, McCall Idaho **ZIP :** 83638

EMAIL: [REDACTED]

PROPERTY OWNER-Same as above

Nature of Owner's Interest in this Development? Bitton's 94% owner Jones' 6% owner

AGENT / REPRESENTATIVE: N/A

ENGINEER NA

MAILING ADDRESS: N/A

SURVEYOR: Joe Wellard, Professional Land Surveyor **PLS** 2961663

MAILING ADDRESS 136 N. State Street, STE 1, Grangeville, Idaho **ZIP** 83530

EMAIL: [REDACTED] **PHONE:** [REDACTED]

PROPERTY INFORMATION

1. SIZE OF PROPERTY: 24.895 Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THE OWNER: 0 Acres

3. ANY RESTRICTIONS ON THIS PROPERTY? Yes, the easements will show on the final plat. We have included those easements to be filed with the plat. There is an 80 foot setback on the north side of Lot 3.

Easements-Road, irrigation, power and setback on Lot 3 on North side to be submitted with this application

Deed Restrictions N/A

Liens or encumbrances :Loan to: Sterling Bank Loan number [REDACTED] 3 Thaddeus & Katy's loan on home.

4. LEGAL DESCRIPTION See the legal description on the plat, page 2

5. TAX PARCEL NUMBER(S): RP17N03E151805

Quarter NE4 Section 15 Township 17 N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Residential/Agriculture. Structures: 1 residence(13708 Highway 55) on individual building envelope: 1 shop building & 1 residence with garage and attached apartment on individual building envelope (13706 Highway 55)

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water N/A

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

North-Residence & landscaping business

South-30 acre pasture

East- Elk Haven Estates. Adjacent land is deeded restricted as open space

West-HWY 55 Across the road is residential / agriculture

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: Lake Fork Drainage

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: 1 Width 20 feet Public Private Are the existing road surfaces paved or graveled? Gravel Paved

11b. NUMBER OF PROPOSED ROADS: No new proposed roads

Will the proposed roads be: Public Private

Proposed road construction: Gravel Paved

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

Idaho Power with proposed utility easement which is included in this application.

12b. PROPOSED UTILITIES: Utilities on property include

No new proposed utilities. Any new utilities would be included in the road and utility easement which is part of this application.

Proposed utility easement width 10 feet Location : present site as described in the attached Idaho Power utility easement.

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 drilled? There is currently one well each on lot 1 and 2.
Depth Flow Purity Verified? Yes Nearest adjacent well There is a well on Lot 2 Depth 77
feet Flow 20 GPM

15. **ARE THERE ANY EXISTING IRRIGATION SYSTEMS?** Yes No

Are you proposing any alterations, improvements, extensions or new construction? Yes No

16. **DRAINAGE (Proposed method of on-site retention):** Run off water from precipitation from buildings will be directed away from buildings and allowed to soak into the ground water tables. This water will be filtered by lawns and pasture.

Any special drains? No (Please attach map) None

Soil type(s): Melton loam, Roseberry coarse sandy loam (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 they are already constructed. 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: No new improvements will be constructed. There are currently existing underground powerline and roadway on the property.

18. **OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:**

Setbacks: Front (West) Highway 55 - 100 feet on lot 3, otherwise 20 feet on lots 2 and 1 South Side 20 feet on all lots North Side on lot 3 - 80 feet, otherwise 20 feet on lots 2 and 1 Rear (East) All lots- 20 feet

Mobile homes allowed? Yes No

Minimum construction value NA Minimum square footage 1500 SF Completion of construction required within Days Months Years Resubdivision permitted? Yes No

19. **LAND PROGRAM:**

Open Areas and/or Common Areas Yes No

Acreage in subdivision 24.895 acres Number of lots in subdivision- 3

Typical width and depth of lots Lot 1 1064' x 494', plus 30' wide access to Highway 55, Lot 2 848' x 327', plus 30' wide access to Highway 55, Lot 3 805' x 263'

Typical lot area Lot 1 13.336 Acres Lot 2 6.661 Acres Lot 3 4.898 Acres

Minimum lot area - 4.898 acres Maximum lot area - 13.336 acres

Lineal footage of streets - 2100 feet Average street length per lot - 700 feet

Percentage of area in streets : 3.9%

Dedicating road right-of-way to Valley County? Yes No

Percentage of area of development to be public (including easements) 0% Maximum street gradient 1%

Is subdivision to be completely developed at one time? No - Lot 3 may be sold at some future time.

20. **COMPLETE ATTACHED PLAN FOR IRRIGATION** if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.

21. **COMPLETE ATTACHED WEED CONTROL AGREEMENT.**

22. **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? No
2. What is the name of the irrigation district/company and drainage entities servicing the property?
Westside Lake Fork Lateral Ditch Co. Water District no. 65-K Drainage from Lake Fork Creek

Irrigation: Westside Lakefork Lateral Ditch Company

Drainage: Lake Fork

3. How many acres is the property being subdivided? 24,895 acres
4. What percentage of this property has water? 100%
5. How many inches of water are available to the property? .520 CFS
6. How is the land currently irrigated? surface sprinkler irrigation well above ground pipe underground pipe
7. How is the land to be irrigated after it is subdivided? surface sprinkler irrigation well above ground pipe underground pipe

8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go. The headgate for the property is in the lateral ditch as it comes across the west end of the 25 acres. The water flows through a ditch on the east side near the north boundary of lots 3 and 2. Canvas dams are used to divert the water into distribution ditches. There will be an easement for the ditch for maintenance. See attached easements.

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

10. How do you plan to retain storm and excess water on each lot? These lots are quite flat. Water drains east and south across the pastures before flowing into the drainages flowing south.

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) It will be filtered by the grass pastures before reaching the drainages.

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. See Irrigation Plan Map

Head gate location and/or point of delivery of water to the property by the irrigation entity. Pipe location and sizes, if any NA

Rise locations and types, if any. NA

Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways). This is part of the ditch easement.

Slope of the property in various locations. See Bitton Subdivision Topo

Direction of water flow (use short arrows on your map to indicate water flow direction).
See Irrigation Plan Map

Direction of wastewater flow (use long arrows on your map to indicate wastewater direction).
See Irrigation Plan Map

Location of drainage ponds or swales, if any where wastewater will be retained on property
See Irrigation Plan Map

Other information:

Also, provide the following documentation:

- Legal description of the property. See Bitton Subdivision Plat, page 2
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification. NA
- Copy of any water users' association agreement which shows water schedules and maintenance responsibilities. NA
- Copy of all new easements ready for recording (irrigation supply and drainage). Easements for power, road and irrigation ditches are included.
- 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. NA

=====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: Jeffrey M Bitton Madeline Stone Date: 02/16/26
Applicant

Lateral Ditch

IRRIGATION PLAN

13706 HIGHWAY 55

Legend

Distribution Ditch



Google Earth

Image © 2026 Airbus



600 ft

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.**
- ❖ **Thoroughly 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.**

Traffic volume, character and pattern will remain the same on State Highway 55 as is currently experienced. There will be less than 10 vehicles daily turning from and entering onto the State Highway going to the residential area. There is adequate sight visibility for turning off from and pulling out on the highway. We have received our access permit off Highway 55 from Idaho Transportation Dept.

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

Two residential modular homes have been built on this property. We have used modular houses that could be moderately priced homes for workers within the valley at a later date. We are also proposing a third building site that could be available in the future.

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.

If Lot 3 is sold in the future, that construction would cause some noise while building. There will be little to no additional noise as people drive in and out of this residential area other than normal agriculture activities.

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.

The majority of the area is pasture. Any new building will be earth tones to blend in, with low reflective light. There will be vegetative buffer of trees around the sides of the houses to minimize the visual impacts. Outdoor lighting will be dark sky compliant.

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

The driveway is graveled to prevent dust. The vegetative buffer will reduce any other dusty areas. The majority of the property is grass pasture.

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.

Water is available on this site in the way of a domestic well, ground water via ditches as well as surface water from the pond through water rights of all three sources. There is on site septic system for the two current residences The same would apply to any future building on Lot 3. The pond could be used for drawing water for fire protection. There is a drainage ditch already in place on the east part of the parcel. There are no noted wet lands on the parcel. There are no known flood prone areas on the parcel. This parcel will remain mostly agricultural so no potential changes are anticipated

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

The lot is currently in pasture and residential. This area is viewed as open space and not very fire prone. The neighboring properties are agriculture and or residential. There should be no affects on the proposed use from neighboring properties

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.

Existing vegetation will be maintained and improved. No disturbance of wet lands will be affected by development of this property. The property is relatively flat and will not be impacted by sedimentation.

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

Areas that are disturbed during construction will be either graveled, returned to original or improved to provide optimal grass cover and minimum fire hazard. We plan to improve and irrigate the area that is not a building site to productive use.

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

This site is relatively flat and does not pose problems as per grade. Landscaping will be used around residential area .The soil type is Melton loam and Roseberry coarse sandy loam. This soil type revegetates well with grass planting.

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

The remaining Lot 3 site grading includes landscaping around the house site, development of vegetative growth. There will be no sedimentation allowed to run off due to filtering by grassland pastures.

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.

Residential area on Lot 3 will be landscaped to soften the effects of building on the land. Buildings erected will not cast shadows on structures currently in place on surrounding lots. To date , more than 100 trees have been planted on Lots 1 and 2. The residential site on Lot #3 is at least 100 feet from Highway 55.

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.

A. Location –

We purchased this parcel to build a home for ourselves to be nearer to our children and grandchildren. One of our children and her family have built their own home on this site (13708) and are employed within the valley. We are now preparing to deed almost half of the property to our daughter and son-in-law. By dividing the property, they will be able to provide their own financing. Dividing the remaining half will provide one more additional residential site in the future.

B. Topography – The majority of the ground is flat and easy to build on. It also affords us the opportunity to have livestock on this land.

C. Screening – The 24.895 acres has no screening from the highway. It can be easily screened near the Lot 3 residence site.

D. Surrounding uses – Currently we have no close neighbors on any side. The north side of the property is bordered by 3 parcels and only one of them has a house that is close to Highway 55. To the east, an area we do not plan to build near, is Elk Haven Subdivision with lots of 12+ acres. To the south is a parcel that is 30 acres and not currently built on. These are large enough parcels we feel will have little impact to them nor them to us.

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

The property is currently taxed as grazing land with 1 acre zoned as residential by the county for both residences.. An additional residence on this property will increase tax base and will provide housing for workers within the valley.

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

No additional cost for additional public services, and it will help with a shortage in Valley County with housing.

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

There should be no impacts on existing developments providing the same or similar products or services.

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.

There are no natural resources or materials that are available at or near the site.

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

This project is currently complete. This adds one additional lot that may be utilized in the future.

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

There would be 1 additional building site available for future development. The size of a future building is unknown.

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

This proposal only divides the current property into three pieces. Any further development would need to apply to the county for building permits and CUP.

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.

That information is not available at this time.

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-1: PURPOSE: Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The Valley County fire working group recommends that a requirement for the development and approval of a wildland urban interface fire protection plan be added as an addendum to the Valley County subdivision regulations ordinance. The existence of said plan will assist the Valley County planning and zoning commission and the structural fire districts in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of this title. (Ord. 10-07, 8-26-2010)

10-7-2: DEFINITIONS: APPROVED: Refers to approval as the result of review, inspection or tests by reason of accepted principles. ASPECT: Generally, refers to the direction to which a mountain slope faces. For example: A slope that faces the sun in the afternoon has a westerly aspect or is a west facing slope. DEFENSIBLE SPACE: Refers to that area between a building and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the building. FORESTED: Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property". FUEL BREAK: An area, strategically located for fighting anticipated wildfires, where the vegetation has been modified or removed so that fires burning into it can be more easily controlled. Fuel breaks may divide fire prone areas into smaller areas for easier fire control and to provide access for firefighting. PROFESSIONAL: Can include qualified professional forester, fire ecologist, or comparable experience. Professionals can be prequalified by the commission or recommended by the Valley County fire working group and kept on record at the planning and zoning office. PROFESSIONAL FORESTER: An individual holding at least a Bachelor of Science degree in forestry from an accredited four (4) year institution. (This is consistent with Idaho state tax commission rule 960 of the Idaho administrative code, Idaho state tax commission, PDAPA 35.01.03, section 04.) SLOPE: The variation of terrain from the horizontal; the number of feet of rise or fall per one hundred feet (100') measured horizontally, expressed as a percentage. STRUCTURE: That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed or parts joined together in some manner. VALLEY COUNTY FIRE WORKING GROUP: This group is given charter by the Valley County board of commissioners and is tasked with oversight of the community wildfire protection plan. This group is represented by local fire departments, SITPA, public land managers (USFS, IDL, BOR), bureau of homeland security, West Central Highlands RC&D, Valley County Natural Resource Consultants, etc. WILDFIRE: An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures. WILDLAND URBAN INTERFACE AREA: That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. (Ord. 10-07, 8-26-2010) 10-7-3: BASIS FOR RECOMMENDATION: Valley

County adopted the 2006 international fire code, which references the international wildland urban interface when dealing with wildlands. The following addendum's structure set out in section 10-7-4 of this chapter is based on the 2006 wildland urban interface area requirements section 405. (Ord. 10-07, 8-26-2010)

10-7-4: SUBMISSION REQUIREMENTS: A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal. B. Content: The plan shall be based upon a site-specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management. 1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office. 2. Format: The plan shall consist of two (2) sections: a. Wildfire Risk Assessment: This portion of the plan includes a map and narrative describing the status of the land to be developed. At a minimum, the following must be included:

(1) Topographic map. Use blank map format included on the last page.

(2) Site description including discussion of slope(s), aspect(s), and significant topographic features.

This 24.895 acre parcel is flat pasture ground with approximately 100 small trees planted primarily within the building envelopes.

(3) Narrative describing existing vegetation and fuel hazards, distribution, and continuity.

Flat pasture ground with native grasses. Pasture is grazed with livestock reducing fuels

(4) Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.

No known fire history. We do have winds at time that would fan fuels which we do not have because the pasture is grazed by livestock.. Both building sites have gravel around the structures.

(5) Existing roads and bridges, including a description of widths, grade percentages and weight limits. 1 private road for ingress and egress with wide turn outs and parking on both building lots. Road is 20 feet wide with less than 1 % grade. There are no weight limits.

(6) Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.

All structures are currently completed on both building envelopes. All buildings are surrounded by bare ground and the ground is covered with gravel.

(7) Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.). There is no infrastructure that would affect wildland fire risk. Power lines are unground and current trees are well spaced and small at this point.

(8) Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.) There is 1 well on each building envelope as well as a .75 acre pond with

good access that could be used as a water source. The gravel driveway extends down the south side of the property 2100 feet from the road. The gravel around the structures varies from 20 feet to 100 feet out from the structures.

(9) Current structural and wildland fire jurisdictional agencies Donnelly Rural Fire Protection District

(10) Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners. No new development is currently planned. As trees grow the landscape may change. All trees are well placed and maintained..

b. Wildfire Risk Mitigation: This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:

(11) Access - planned ingress and egress routes. SEE PLAT

(12) Water supply for structural and wildland fire response. WELLS AND POND

(13) Estimated response time and distances for jurisdictional fire agencies. 15 Minutes 4.5 MILES SOUTH of Donnelly Fire Station

(14) Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures for systems and/or equipment.

DURING THE SPRING, SUMMER AND FALL WE HAVE HOSES WITH SPRINKLERS SET UP AROUND EACH BUILDING ENVELOP. THIS AREAS ARE WATERED WEEKLY AND REMAIN GREEN THROUGHOUT THE SEASON. WATER FROM THE POND IS AVAILABLE FOR PUMPING FROM WITH FIRE TRUCKS.

(5) Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc. NO PLANNED CHANGES TO EXISTING SITE.

(6) Safety zone locations. MIDDLE OF EACH LARGE PARKING AREA AND PRIVATE ROAD AND ACCESS TO HIGHWAY 55.

(7) Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction; and removal through commercial harvest, chipping and hauling or prescribed burning. N/A

(8) Long term maintenance schedule to sustain fuel treatment effectiveness. TREE THINNING IF NECESSARY IN FUTURE.

(9) Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented. N/A

3. Submittal, Implementation and Verification:

a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.

b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.

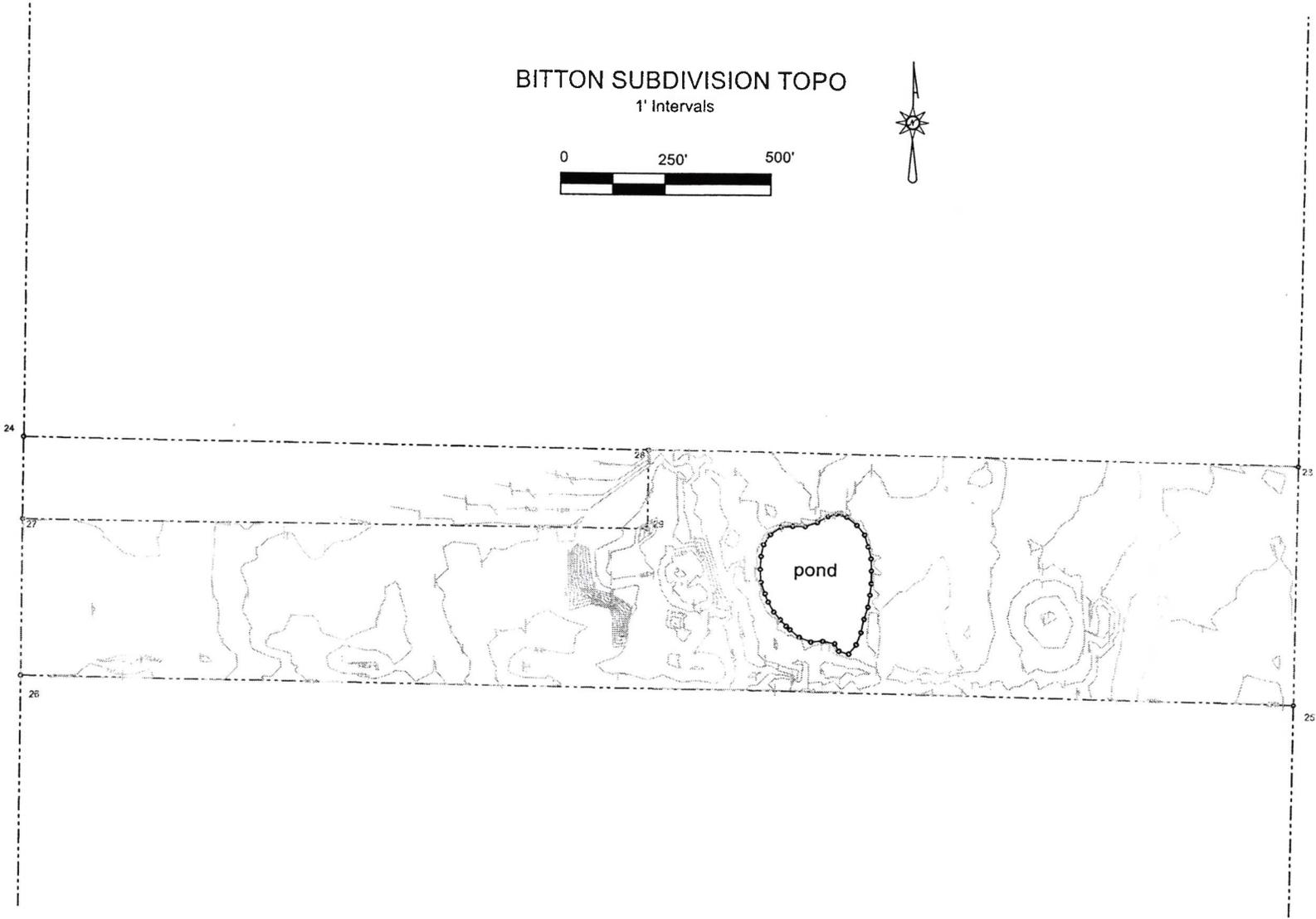
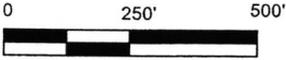
c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.

4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.

5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.

6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists. (Ord. 10-07, 8-26-2010) Use additional pages as necessary. If you have map already constructed, it may be used instead.

BITTON SUBDIVISION TOPO
1' Intervals



Landscaping Plan

2026

Over the past 4 years that we have lived on this property we have worked hard to soften the effects of building 2 residents and accompany buildings on 25 acres of flat pasture ground. We have done the following:

Planted approximately 100 trees from 1 foot to 25 feet in height around each building envelop, primarily on the Bitton's. We have also built a 6 foot berm from North to South on the Western edge of Bitton's building envelop and have planted trees on top of that berm to give as much height as possible.

We are actively watering and fertilizing these trees during the growing season. If a tree dies, we replace it as soon as possible.

Because of the nature of the climate in Valley County it does take time for trees to grow to their mature height.

Both Bitton's and Jones's plan to continue planting to soften the view from the highway and neighbors.

If and when Lot 3 is sold and developed they will submit a Landscaping Plan. We currently do not have a landscaping Plan for Lot 3.



VALLEY COUNTY WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

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: *Deb Bittan*
Applicant

Date: 12/19/25

By: Valley County Weed Supervisor

Steve Anderson
12/15/2025

Names and Addresses of Property Owners adjacent to 13706 & 13708 HWY 55, McCall, Idaho

Barry Snyder & Carrie O'Rear
3555 Colchester Ct.
Knoxville, TN 37920
13712 HWY 55
Phone: [REDACTED] (Shane Snyder)

Teufel Holly Farms, Inc.
35600 Zion Church Rd. Ste. 100
Cornelius, OR 97113
Address: 13722 HWY 55
Phone: [REDACTED]

Jonathan Wolfgang & Michelle Rentzsch
Rentzsch JW Trust
51 Trabert Ln.
McCall, Idaho, 83638
Phone: [REDACTED]

3.2- Elk Haven Sub Lot 5
3.2- Elk Haven Sub Lot 4

Amity Partners LLC
2910 E. Amity Rd.
Boise, Idaho 83716
Address: TBD Property to south of ours
Contact person: Dan Scovel
Phone: [REDACTED]
[REDACTED]: [REDACTED]@ge.[REDACTED]

Michael Charles Burnell
Dyrud Construction INC
Address :13703 Hwy 55
PO Box 1769
McCall, Idaho 83278
Phone: [REDACTED]

Frasier Family Revocable Trust
2123 Airport R.
Council, Idaho 83612
Address: TBD

When recorded, return to:
Jeffrey and Debra Bitton
13708 Highway 55
McCall, ID 83638

EASEMENT AND MAINTENANCE AGREEMENT

For valuable consideration, the receipt whereof is hereby acknowledged, JEFFREY M. BITTON and DEBRA A. BITTON, husband and wife (hereinafter "Grantor"), does hereby give, grant, bargain, and convey unto THADDEUS H. JONES and KATY M. JONES, husband and wife (hereinafter together as "Grantee"), easements for ingress and egress and for an irrigation ditch as hereinafter defined.

RECITALS

WHEREAS, Grantor is the owner of real property located in Valley County, Idaho and legally described in Exhibit "A" hereto ("Grantor's Property"), which is incorporated herein by reference. Grantor's Property consists of two parcels which are shown as Lot 2 and Lot 3 on Exhibit "C"; and

WHEREAS, Grantee is the owner of real property located in Valley County, Idaho and legally described in Exhibit "B" hereto ("Grantee's Property"), which is incorporated herein by reference. Grantee's Property consists of one parcel which is shown as Lot 1 on Exhibit "C"; and

WHEREAS, Grantor's Property and Grantee's Property are referred to herein together as "Properties"; and

WHEREAS, the Properties, together, make up the Bitton Subdivision as shown on Exhibit "C" hereto; and

WHEREAS, there is a roadway that exists on Grantor's Property that is used by Grantor and Grantee for access to the Party's respective Properties; and

WHEREAS, there is an irrigation ditch that exists on Grantor's Property that is used by Grantor and Grantee to deliver irrigation water to the Party's respective Properties; and

WHEREAS, Grantor desires to give and Grantee desires to receive easements for ingress and egress and for an irrigation ditch across portions of Grantor's Property for the purposes defined herein.

AGREEMENT

NOW, THEREFORE, in consideration of the Recitals which are incorporated herein below, the mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Incorporation of Recitals. It is agreed that the foregoing Recitals are contractual and binding and are incorporated herein as if set forth in full.
2. Grant of Easements. For good and valuable consideration, Grantor hereby grants to Grantee, and to Grantees' heirs, representatives, successors and assigns, easements pursuant to the terms of this Agreement. The easements granted herein are non-exclusive.
3. Perpetual. The easements shall be construed as grants in perpetuity which shall be deemed appurtenances to the Grantee's Property which shall run with the land.
4. Inures. This Agreement and easements created hereunder shall inure to the benefit of and be binding upon the Parties hereto and their respective heirs, representatives, successors, and/or assigns.
5. Locations and Depictions of Easements. The locations and depictions of the easements are shown on Exhibit "C" which is attached hereto and incorporated by reference. The location of the ingress and egress easement is legally described in Exhibit "D" which is attached hereto and incorporated by reference ("Ingress and Egress Easement Area"). The location of the irrigation easement is legally described in Exhibit "E" which is attached hereto and incorporated by reference ("Irrigation Easement Area"). Ingress and Egress Easement Area and Irrigation Easement Area are referred to herein together as "Easement Areas".
6. Purpose and Use of Ingress and Egress Easement. Said easement is granted to Grantee for the purpose of ingress and egress over the Ingress and Egress Easement Area for access to Grantee's Property by Grantee's and their employees, invitees and/or agents, the placement of utilities that benefit Grantee's Property, and maintenance thereof. Grantor reserves the right to use the Ingress and Egress Easement Area for all purposes that do not unreasonably impair Grantees' rights which includes but is not limited to accessing Grantor's Property and the placement of utilities that benefit Grantor's Property.
7. Maintenance of Ingress and Egress Easement Area. Grantor and Grantee shall equally share the regular maintenance and repair costs to maintain the Ingress and Egress Easement Area in good condition and repair so that it can support the regular ingress and egress of passenger vehicles by the Parties and their employees, invites and/or agents. Regular maintenance and repair includes but is not limited to routine grading, addition of gravel, road alignment, and snow removal. PROVIDED, if Grantor sells one of Grantor's Lots, then the owner of each Lot shall each be responsible for an equal one-third (1/3) share of said maintenance and repair costs.

8. Purpose and Use of Irrigation Easement. Said easement is granted to Grantee for the purpose of the placement of irrigation works and maintenance thereof, and delivery of irrigation water from the diversion point over and across the Irrigation Easement Area within the irrigation works to Grantee's Property. Grantor reserves the right to use the Irrigation Easement Area for all purposes that do not unreasonably impair Grantees' rights as granted herein which includes but is not limited to delivering irrigation water to Grantor's Property.

9. Maintenance of Irrigation Easement Area. Grantor and Grantee shall equally share the regular maintenance and repair costs to maintain the Irrigation Easement Area in good condition and repair so that it can adequately deliver water, and not cause flooding, to Grantor's Property or Grantee's Property. PROVIDED, if Grantor sells one of Grantor's Lots, then the owner of each Lot shall each be responsible for an equal one-third (1/3) share of said maintenance and repair costs.

10. Meeting of the Parties; Maintenance Director. The Parties shall meet as necessary at the request of a Party, but at least annually, at a time and place that is convenient to the Parties to discuss the condition of the Easement Areas and any proposed repair and/or maintenance work that may be necessary to keep the Easement Areas in good condition and repair as provided in Sections 7 and 9 hereof. At a meeting each Lot shall have one (1) vote to be exercised by the Lot owner(s). Any decision to perform repair and/or maintenance work shall require a majority vote of the Parties. Any Party that performs maintenance or repair work without obtaining majority approval shall be solely responsible for all costs of said work. PROVIDED, Parties shall not unreasonably withhold their approval of any repair and/or maintenance work that is necessary to meet the Parties' maintenance and repair obligations contained in Section 7 and 9 hereof.

The Parties may choose to elect a maintenance director that is responsible for organizing meetings, obtaining bids and proposals for maintenance and repair work, performing the Parties' approved repair and maintenance work, hiring third parties to perform approved maintenance and repair work, and billing Parties for their respective share of the costs.

11. Damage. Each Party shall be individually responsible for repairing any damage, whether to the Easement Areas or adjacent real property, which was caused by that Party's respective use, and/or that Party's employees, invitees and/or agents use, of the Easement Areas. Regular wear and tear to the Ingress and Egress Easement Area caused by normal use of the Ingress and Egress Easement Area for ingress and egress by passenger vehicles, and regular wear and tear to the Irrigation Easement Area caused by the regular delivery of water, shall not be considered "damage" under this Section. Repair includes, but is not limited to, restoring the Easement Areas and/or adjacent property to a condition comparable to, or better than, what existed prior to said damage.

12. Indemnification. The Parties agrees to indemnify, defend and hold each other and each others' respective heirs, representatives, successors and/or assigns harmless from any and all claims, liability, losses, costs, charges, or expense that arise from a Party's respective use, or use by a Party's respective employees, invitees and/or agents, of the Easement Areas.

13. Miscellaneous.

13.01 Recording. This Agreement shall be construed as both a grant and conveyance and shall be recorded in the real property records of Valley County, State of Idaho.

13.02 Governing Law. The laws of the State of Idaho shall govern this Agreement.

13.03 Disputes; Cure Period. Prior to seeking any judicial relief, a Party shall provide written notice to the other Party of the alleged default and allow the other Party fifteen (15) days to cure said default unless the default consists of one Party blocking access to a Party's Property.

13.04 Waiver and Remedies. In the event of a breach of any term hereunder by any Party, the non-breaching Party shall have all remedies available in law and/or equity, including, but not limited to, injunctive relief.

13.05 Nonwaiver of Remedies. The failure of a Party hereto to enforce any remedy available to that Party because of the default of the other Party of any term or condition hereunder shall not constitute a waiver of such term or condition. A written waiver by a Party shall not affect any term or condition other than those specifically referenced in such waiver and shall waive the specified term or condition only for the time and manner specifically stated in the waiver.

13.06. Rights Cumulative. The remedies specified in this Agreement shall be cumulative and in addition to all other remedies available at law or in equity.

13.07 Attorney's Fees and Costs. A prevailing Party shall be entitled to reasonable attorney's fees and costs if any legal suit, action, or other proceeding, including but not limited to settlement, shall arise out of, or relate to this Agreement.

13.08 Modification. Any modification to this Agreement shall be in a writing signed by the Parties or by their respective heirs, representatives, successors, and/or assigns.

13.09 Severability. If any part of this Agreement shall be found to be void or unenforceable by a court of competent jurisdiction, the Parties intend that the remaining provisions shall remain in full force and effect.

13.10 Entire Agreement. This Agreement, consisting of six (6) pages, and the attached Exhibits "A" through "E", inclusive, constitute the entire agreement between the Parties and supersedes any prior agreements, writings, conversations and/or understandings between the Parties.

13.11 Parties. "Parties", when used in this Agreement, references both Grantor and Grantee or their respective heirs, representatives, successors, and assigns. "Party" references either Grantor, Grantee, or both, and their respective heirs, representatives, successors, and assigns, as the context so requires.

13.12 Paragraph Headings; Counterparts; Gender. Any paragraph heading used herein is for convenience only, is not a part of this Agreement and is not to be used in construing it. This Agreement may be executed in several counterparts, each of which shall be deemed an original. Singular or plural terms used herein shall be read as if written in the singular or plural when the context so requires or permits. Neuter gender shall include feminine and masculine genders.

13.13 Time of the Essence. Time is of the essence in the performance of the Parties obligations hereunder.

13.14 Not a Public Dedication. The easement granted herein shall not be considered a dedication to the public on the part of any Party or real property subject to the terms hereof, collectively or individually.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands on this Agreement on the date indicated next to their signature below.

Grantor:

Jeffrey M. Bitton Date

Debra A. Bitton Date

Grantee:

Thaddeus H. Jones Date

Katy M. Jones Date

STATE OF IDAHO)
) ss.
COUNTY OF _____)

On this ___ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared JEFFREY M. BITTON and DEBRA A. BITTON, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

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

NOTARY PUBLIC FOR IDAHO
Residing at: _____
My Commission Expires: _____

STATE OF IDAHO)
) ss.
COUNTY OF _____)

On this ___ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared THADDEUS H. JONES and KATY M. JONES, known or identified to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

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

NOTARY PUBLIC FOR IDAHO
Residing at: _____
My Commission Expires: _____

EXHIBIT "A"

Grantor's Property Legal Description (see attached)

DRAFT



Skinner Land
Survey Co. Inc.

136 North State Street
Grangeville, Idaho 83530
(208)983-2517
Cell (208) 983-7358
Greg@skinnerlandsurvey.com



Joseph Wellard, PLS



January 12, 2026

Description for
Lot 2 of Bitton Subdivision

A parcel of land situated in the North 1/2 of the South 1/2 of the Northeast 1/4 of Section 15 in Township 17 North, Range 3 East of the Boise Meridian, Valley County, Idaho, and is more particularly described as follows:

COMMENCING at the northeast corner of said Section 15, a found aluminum cap monument, from which the East 1/4 corner for said Section 15 bears South 00° 17' 39" West a distance of 2639.67 feet, a found aluminum cap monument;

Thence South 00° 17' 39" West along the east boundary of said Section 15 a distance of 1319.80 to the northeast corner of said N1/2 S1/2 NE1/4, a found 5/8 inch diameter rebar;

Thence North 89° 12' 43" West along the north boundary of said N1/2 S1/2 NE1/4 a distance of 1064.10 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663;

Thence South 15° 07' 26" West a distance of 172.79 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663;

Thence South 2° 20' 29" West a distance of 111.55 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663;

Thence South 31° 10' 50" East a distance of 219.48 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663 which bears South 31° 10' 50" East a distance of 35.36 feet;

Thence South 89° 13' 44" East a distance of 1635.31 feet to a point on the east boundary of State Highway 55, from which a found 1/2 diameter rebar bears South 00° 22' 06" West a distance of 30.00 feet;

Thence North 00° 22' 06" East along said east boundary a distance of 30.00 feet;

Thence North 89° 13' 44" West a distance of 805.09 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663 which bears South 00° 19' 02" West a distance of 60.00 feet;



*Skinner Land
Survey Co. Inc.*

**136 North State Street
Grangeville, Idaho 83530
(208)983-2517
Cell (208) 983-7358
Greg@skinnerlandsurvey.com**



Joseph Wellard, PLS



Bitton Subdivision Legal Description
Lot 2, page 2 of 2

Thence North $00^{\circ} 19' 02''$ East a distance of 267.38 feet to a point on the south boundary of Tax Lot 3, a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663;

Thence South $89^{\circ} 33' 30''$ East along said south boundary of Tax Lot 3 a distance of 493.48 feet to the southeast corner thereof, a found 5/8 inch diameter rebar;

Thence North $00^{\circ} 20' 36''$ East along the east boundary of said Tax Lot 3 a distance of 165.00 feet to the northeast corner thereof, a found 5/8 inch diameter rebar;

Thence South $89^{\circ} 12' 43''$ East along the north boundary of said N1/2 S1/2 NE1/4 a distance of 270.05 feet to the **TRUE POINT OF BEGINNING**, said parcel containing 6.661 acres more or less.



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Joseph Wellard, PLS



January 12, 2026

Description for
Lot 3 of Bitton Subdivision

A parcel of land situated in the North 1/2 of the South 1/2 of the Northeast 1/4 of Section 15 in Township 17 North, Range 3 East of the Boise Meridian, Valley County, Idaho, and is more particularly described as follows:

COMMENCING at the northeast corner of said Section 15, a found aluminum cap monument, from which the East 1/4 corner for said Section 15 bears South 00° 17' 39" West a distance of 2639.67 feet, a found aluminum cap monument;

Thence South 00° 17' 39" West along the east boundary of said Section 15 a distance of 1814.62 feet to a found 1/2 inch diameter rebar;

Thence North 89° 13' 44" West a distance of 2633.06 feet to a point on the east boundary of State Highway 55, a found 1/2 inch diameter rebar;

Thence North 00° 22' 06" East along said east boundary a distance of 60.00 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North 00° 22' 06" East along said east boundary a distance of 262.75 feet to the southwest corner of Tax Lot 3, a found 1/2 inch diameter rebar;

Thence South 89° 33' 30" East along the south boundary of said Tax Lot 3 a distance of 804.83 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663;

Thence South 00° 19' 02" West a distance of 267.38 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663 which bears South 00° 19' 02" West a distance of 60.00 feet;

Thence North 89° 13' 44" West a distance of 805.09 feet to the **TRUE POINT OF BEGINNING**, said parcel containing 4.898 acres more or less.

EXHIBIT "B"

Grantee's Property Legal Description (see attached)

DRAFT

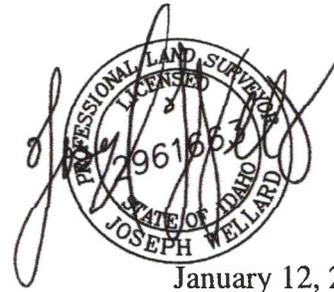


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Cell (208) 983-7358
Greg@skinnerlandsurvey.com



Joseph Wellard, PLS



January 12, 2026

Description for
Lot 1 of Bitton Subdivision

A parcel of land situated in the North 1/2 of the South 1/2 of the Northeast 1/4 of Section 15 in Township 17 North, Range 3 East of the Boise Meridian, Valley County, Idaho, and is more particularly described as follows:

COMMENCING at the northeast corner of said Section 15, a found aluminum cap monument, from which the East 1/4 corner for said Section 15 bears South 00° 17' 39" West a distance of 2639.67 feet, a found aluminum cap monument;

Thence South 00° 17' 39" West along the east boundary of said Section 15 a distance of 1319.80 feet to the northeast corner of said N1/2 S1/2 NE1/4, the **TRUE POINT OF BEGINNING**, a found 5/8 inch diameter rebar;

Thence South 00° 17' 39" West along said east boundary a distance of 494.83 feet to a found 1/2 inch diameter rebar;

Thence North 89° 13' 44" West a distance of 2633.06 feet to a point on the east boundary of State Highway 55, a found 1/2 inch diameter rebar;

Thence North 00° 22' 06" East along said east boundary a distance of 30.00 feet;

Thence South 89° 13' 44" East a distance of 1635.31 feet to a point witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663 which bears South 31° 10' 50" East a distance of 35.36 feet;

Thence North 31° 10' 50" West a distance of 219.48 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663;

Thence North 2° 20' 29" East a distance of 111.55 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663;

Thence North 15° 07' 26" East a distance of 172.79 feet to a point on the north boundary of said N1/2 S1/2 NE1/4, a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663;

Thence South 89° 12' 43" East along said north boundary a distance of 1064.10 feet to the **TRUE POINT OF BEGINNING**, said parcel containing 13.336 acres more or less.

EXHIBIT "C"

Easement Areas Location and Depiction (see attached)

DRAFT

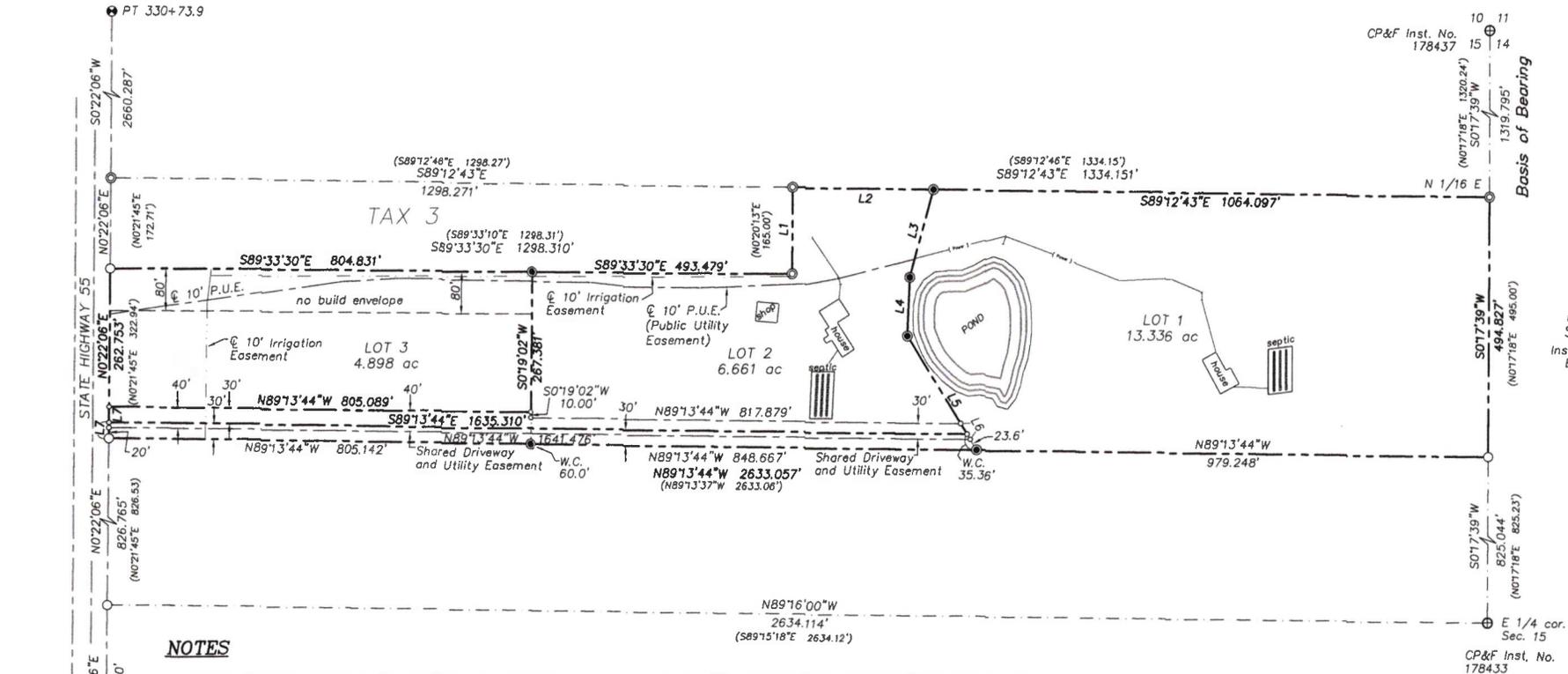
BITTON SUBDIVISION

A PORTION OF THE N 1/2 S 1/2 NE 1/4 OF SECTION 15
TOWNSHIP 17 NORTH, RANGE 3 EAST, BOISE MERIDIAN
VALLEY COUNTY, IDAHO

Narrative

This Plat is filed to create three parcels within RP#17N03E151805 as shown. The boundary of the parcel was determined by locating existing parcel corners as noted in RPS Inst. No. 412412. Property corners located along the east boundary of the right-of-way for State Highway 55 were approximately one foot east of said boundary. Found aluminum cap Government Land corners were used for section control.

Reference Surveys
ROS Inst. No. 412412 (Bk 13, Pg 142)
FAP No. 130-8 (shs. 8 & 9)



NOTES

- All lots shown are subject to the provisions of a separate Easement and Maintenance Agreement concerning the 10' Irrigation Easement and Shared Driveway and Utility Easement as shown, which is being recorded concurrently with this Plat with the Officer of Recorder of Valley County, Idaho, as Instrument No. _____
- Any residential dwelling constructed on Lot 3 as shown shall have a minimum of one thousand five hundred (1,500') square feet. Any garage space shall not be included in determining the size of the living space.
- There shall be no further division of any Lot depicted on this Plat, as provided in the General Declaration and without prior approval from the Health Authority and Valley County.
- This Plat is subject to compliance with Idaho Code Section 31-3805. Irrigation is not provided.
- Flood zones shown on this plat are per FEMA FIRM panel #16085C 1004C, Effective February 1, 2019.

Flood Zones: Zone X
Base Flood Elevation: N/A
Flood Zones are subject to change by FEMA and all land within a floodway of floodplain is regulated by Title 9 and Title 11 of the Valley County Code.

- 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.
- Per Valley County Code, only one wood burning device shall be allowed per lot.
- All lighting must comply with the Valley County Lighting Ordinance.
- Surrounding land uses are subject to change.

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 _____

INSTRUMENT NO. _____

LEGEND

- ⊕ HIGHWAY ROW MONUMENT - FOUND
- ⊕ ALUMINUM CAP MONUMENT - FOUND
- ⊙ 5/8" REBAR - FOUND
- ⊙ 5/8" x 30" REBAR - SET
- 1/2" REBAR - FOUND
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- UNDERGROUND POWER
- (xxx.xx) DATA OF RECORD

0' 150' 300'

Scale: 1" = 150'

LINE TABLE

NO	BEARING	LENGTH
L1	N0°20'36"E	165.004'
L2	S89°12'43"E	270.054'
L3	S15°07'26"W	172.791'
L4	S2°20'29"W	111.547'
L5	S31°10'50"E	219.477'
L6	S31°10'50"E	35.356'
L7	N0°22'06"E	30.000'



Drawn By: JW
Date: Jan. 13, 2026
Surveyed By: JW
Job No. BITTONSUB

Skinner Land Survey Co. Inc.
136 N. State Street
Grangeville, Idaho 83530
(208)-983-2517
greg@skinnerlandsurvey.com

BITTON SUBDIVISION

A PORTION OF THE N 1/2 S 1/2 NE 1/4 OF
SECTION 15
TOWNSHIP 17 NORTH, RANGE 3 EAST, BOISE MERIDIAN
VALLEY COUNTY, IDAHO

CERTIFICATE OF OWNER

A parcel of land situated in the North 1/2 of the South 1/2 of the Northeast 1/4 of Section 15 in Township 17 North, Range 3 East of the Boise Meridian, Valley County, Idaho, and is more particularly described as follows:

COMMENCING at the northeast corner of said Section 15, a found aluminum cap monument, from which the East 1/4 corner for said Section 15 bears South 00° 17' 39" West a distance of 2639.67 feet, a found aluminum cap monument;

Thence South 00° 17' 39" West along the east boundary of said Section 15 a distance of 1319.80 feet to the northeast corner of said N1/2 S1/2 NE1/4, the TRUE POINT OF BEGINNING, a found 5/8 inch diameter rebar;

Thence South 00° 17' 39" West along said east boundary a distance of 494.83 feet to a found 1/2 inch diameter rebar;

Thence North 89° 13' 44" West a distance of 2633.06 feet to a point on the east boundary of the right-of-way for State Highway 55, a found 1/2 inch diameter rebar;

Thence North 00° 22' 06" East along said right-of-way boundary a distance of 322.75 feet, a found 1/2 inch diameter rebar;

Thence South 89° 33' 30" East a distance of 1298.31 feet to a found 5/8 inch diameter rebar;

Thence North 00° 20' 36" East a distance of 165.00 feet to a point on the north boundary of said N1/2 S1/2 NE1/4, a found 5/8 inch diameter rebar;

Thence South 89° 12' 43" East along the north boundary of said N1/2 S1/2 NE1/4 a distance of 1334.15 feet to the TRUE POINT OF BEGINNING, said parcel containing 24.895 acres more or less.

That it is the intention of the undersigned to and they do hereby include said land in this Plat.
In compliance with the disclosure requirements of Idaho Code 31-3805(2), irrigation water has not been provided for by the owner.

JEFFREY M. BITTON

Date

DEBRA A. BITTON

Date

THADDEUS H. JONES

Date

KATY M. JONES

Date

ACKNOWLEDGMENT

STATE OF IDAHO,)
COUNTY OF VALLEY) ss.

On this ____ day of _____, 20____, before me,

_____, a notary public for the State of IDAHO, personally appeared JEFFREY M. BITTON, known to me to be the person named in the foregoing instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC FOR IDAHO
Commission Expires: _____

ACKNOWLEDGMENT

STATE OF IDAHO,)
COUNTY OF VALLEY) ss.

On this ____ day of _____, 20____, before me,

_____, a notary public for the State of IDAHO, personally appeared DEBRA A. BITTON, known to me to be the person named in the foregoing instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC FOR IDAHO
Commission Expires: _____

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____
BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY
COUNTY, IDAHO.

CHAIRMAN

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS _____ DAY OF _____
BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

ACKNOWLEDGMENT

STATE OF IDAHO,)
COUNTY OF VALLEY) ss.

On this ____ day of _____, 20____, before me,

_____, a notary public for the State of IDAHO, personally appeared THADDEUS H. JONES, known to me to be the person named in the foregoing instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC FOR IDAHO
Commission Expires: _____

ACKNOWLEDGMENT

STATE OF IDAHO,)
COUNTY OF VALLEY) ss.

On this ____ day of _____, 20____, before me,

_____, a notary public for the State of IDAHO, personally appeared KATY M. JONES, known to me to be the person named in the foregoing instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC FOR IDAHO
Commission Expires: _____

CERTIFICATE OF COUNTY SURVEYOR

I, _____, Registered Professional Land Surveyor for Valley County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho code relating to plats and surveys.

VALLEY COUNTY SURVEYOR

CERTIFICATE OF COUNTY TREASURER

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

COUNTY TREASURER

DATE
RP17N03E151805

CERTIFICATE OF SURVEYOR

I, Joseph Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



Drawn By: JW
Date: Jan. 13, 2026
Surveyed By: JW
Job No. BITTONSUB

**Skinner Land
Survey Co. Inc.**
138 N. State Street
Grangeville, Idaho 83530
(208)-983-2517
greg@skinnerlandsurvey.com

EXHIBIT "D"

Ingress and Egress Easement Area Legal Description (see attached)

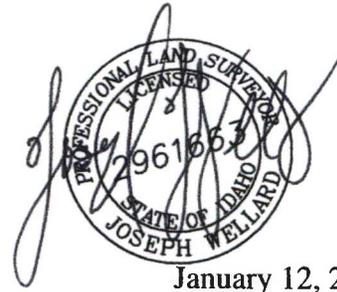
DRAFT



Skinner Land
Survey Co. Inc.

136 North State Street
Grangeville, Idaho 83530
(208)983-2517
Cell (208) 983-7358
Greg@skinnerlandsurvey.com

Greg L. Skinner, PLS
Joseph Wellard, PLS



January 12, 2026

Description for
Bitton Subdivision

Shared Driveway and Utility Easement

This easement lies in a portion of the North 1/2 of the South 1/2 of the Northeast 1/4 of Section 15 in Township 17 North, Range 3 East of the Boise Meridian, Valley County, Idaho, and is more particularly described as follows:

COMMENCING at the northeast corner of said Section 15, a found aluminum cap monument, from which the East 1/4 corner for said Section 15 bears South 00° 17' 39" West a distance of 2639.67 feet, a found aluminum cap monument;

Thence South 00° 17' 39" West along the east boundary of said Section 15 a distance of 1814.62 feet to a found 1/2 inch diameter rebar;

Thence North 89° 13' 44" West a distance of 2633.06 feet to a point on the east boundary for State Highway 55, a found 1/2 inch diameter rebar;

Thence North 00° 22' 06" East along said east boundary a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**;

Thence North 00° 22' 06" East along said east boundary a distance of 40.00 feet;

Thence South 89° 13' 44" East a distance of 805.09 feet;

Thence South 00° 19' 02" West a distance of 10.00 feet to a point from which a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663 bears South 00° 19' 02" West a distance of 50.00 feet;

Thence South 89° 13' 44" East a distance of 817.88 feet;

Thence South 31° 10' 50" East a distance of 35.36 feet to a point from which a 5/8 x 30 inch rebar set with a plastic cap stamped PLS 2961663 bears South 31° 10' 50" East a distance of 23.57 feet;

Thence North 89° 13' 44" West a distance of 1641.48 feet to the **TRUE POINT OF BEGINNING**, said easement containing 1.309 acres more or less.

EXHIBIT "E"

Irrigation Easement Area Legal Description (see attached)

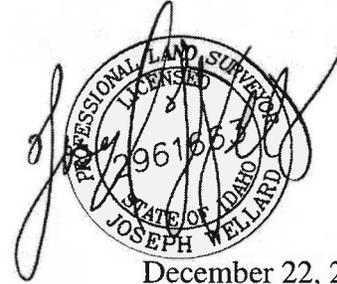
DRAFT



Skinner Land
Survey Co. Inc.

136 North State Street
Grangeville, Idaho 83530
(208)983-2517
Cell (208) 983-7358
Greg@skinnerlandsurvey.com

Greg L. Skinner, PLS
Joseph Wellard, PLS



Description for
Bitton Subdivision

10' Irrigation Easement

This easement lies in a portion of the North 1/2 of the South 1/2 of the Northeast 1/4 of Section 15 in Township 17 North, Range 3 East of the Boise Meridian, Valley County, Idaho, and its centerline is more particularly described as follows:

COMMENCING at the northeast corner of said Section 15, a found aluminum cap monument, from which the East 1/4 corner for said Section 15 bears South 00° 17' 39" West a distance of 2639.67 feet, a found aluminum cap monument;

Thence South 00° 17' 39" West along the east boundary of said Section 15 a distance of 1319.80 feet to the northeast corner of said N1/2 S1/2 NE1/4, a found 5/8 inch diameter rebar;

Thence North 89° 12' 43" West along the north boundary of said N1/2 S1/2 NE1/4 a distance of 1334.15 feet to a found 5/8 inch diameter rebar;

Thence South 00° 20' 36" West a distance of 170.00 feet to the **TRUE POINT OF BEGINNING**, from which a found 5/8 inch diameter rebar bears North 00° 20' 36" East a distance of 5.00 feet;

Thence North 89° 58' 23" West a distance of 1107.19 feet;

Thence North 6° 51' 36" East a distance of 13.09 feet;

Thence South 6° 51' 36" West a distance of 63.86 feet;

Thence South 00° 43' 12" West a distance of 260.35 feet to a point on the south boundary of said N1/2 S1/2 NE1/4, the **POINT OF TERMINUS**.

PLEASE RETURN TO:

Idaho Power Company
Corporate Real Estate
1221 W. Idaho St. (83702)
P.O. Box 70
Boise, ID 83707

Easement—Individual

Jeffrey M. Bitton and Debra A. Bitton as to an undivided 94% interest and

Thaddeus H. Jones and Kath M. Jones as to an undivided 6% interest

“Grantor(s)”, of Valley County, State of Idaho, does hereby grant and convey to IDAHO POWER COMPANY, a Corporation, with its principal office located at 1221 W. Idaho Street, Boise, Idaho, 83702 (P.O. Box 70, Boise, ID 83707), its licensees, successors, and assigns, (collectively, “Grantee”), for One Dollar and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, a permanent and perpetual easement and right of way, at all times sufficient in width for the installation, erection, continued operation, maintenance, repair, alteration, inspection, and/or replacement of the following:

Underground Facilities: Underground electrical power line or lines and related facilities and equipment, generally including, but not limited to, buried power lines and wires, above-ground pad-mounted transformers, junction boxes, cables, conduits, communication lines, including fiber optics, other equipment, and all related appurtenances, any of which may extend above ground, in certain locations to be determined by Grantee at Grantee’s sole and absolute discretion (all of the above collectively being referred to as the “Facilities”) together with the right to permit the attachment and/or use or placement of the wires, fixtures, cables and conduits of other companies or parties (all of the same being included within the definition of “Facilities”), on, over, through, under, and across the following premises belonging to Grantor(s) in Valley County, State of Idaho, in the location described below.

Grantee is hereby also granted the perpetual right of ingress and egress over Grantor’s other property necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and together with all rights and privileges incident thereto, including, but not limited to, (i) the right, at Grantee’s expense, to excavate and refill ditches and trenches for the location of the Facilities, (ii) the right, at Grantee’s expense, to cut, trim, and remove trees, brush, bushes, sod, flowers, shrubbery, overhanging branches and other obstructions and improvements which may injure or interfere with Grantee’s use, occupation, or enjoyment of this easement, and (iii) the right, at Grantee’s expense, to install, construct, operate, inspect, alter, maintain, replace, improve and repair any and all aspects of Grantee’s Facilities over, through, under and across the lands subject to this easement.

The location of the easement and right of way granted herein is described as follows in Exhibit ‘A’ Legal Description and shown on Exhibit ‘B’ Survey Map attached hereto and made a part hereof upon property granted to Grantor under Grantor’s Deed Instrument No. 427399

Grantor shall not alter the grade or elevation of the land within the right-of-way existing on the date hereof through excavations, grading, installation of berms, or other activities without the prior written approval of Grantee. Grantor shall not place nor build any structure(s) within the easement area except fences and except as otherwise approved by Grantee in writing.

This Easement shall run with the land and be binding upon the parties’ successors and assigns.

(Signature page immediately follows)

Checked by: MAK
Work Order #: 27041077

Executed and delivered this _____ day of _____, _____.

Signature(s) of Grantor(s) (Include title where applicable):

**Person Acknowledging Instrument
Proven to be the Signer by Satisfactory Identification**

STATE OF _____ }
COUNTY OF _____ } ss.

On this _____ day of _____, 20____, before me (Notary's Name)

_____ a notary public, personally appeared Jeffrey M. Bitton and Debra A. Bitton

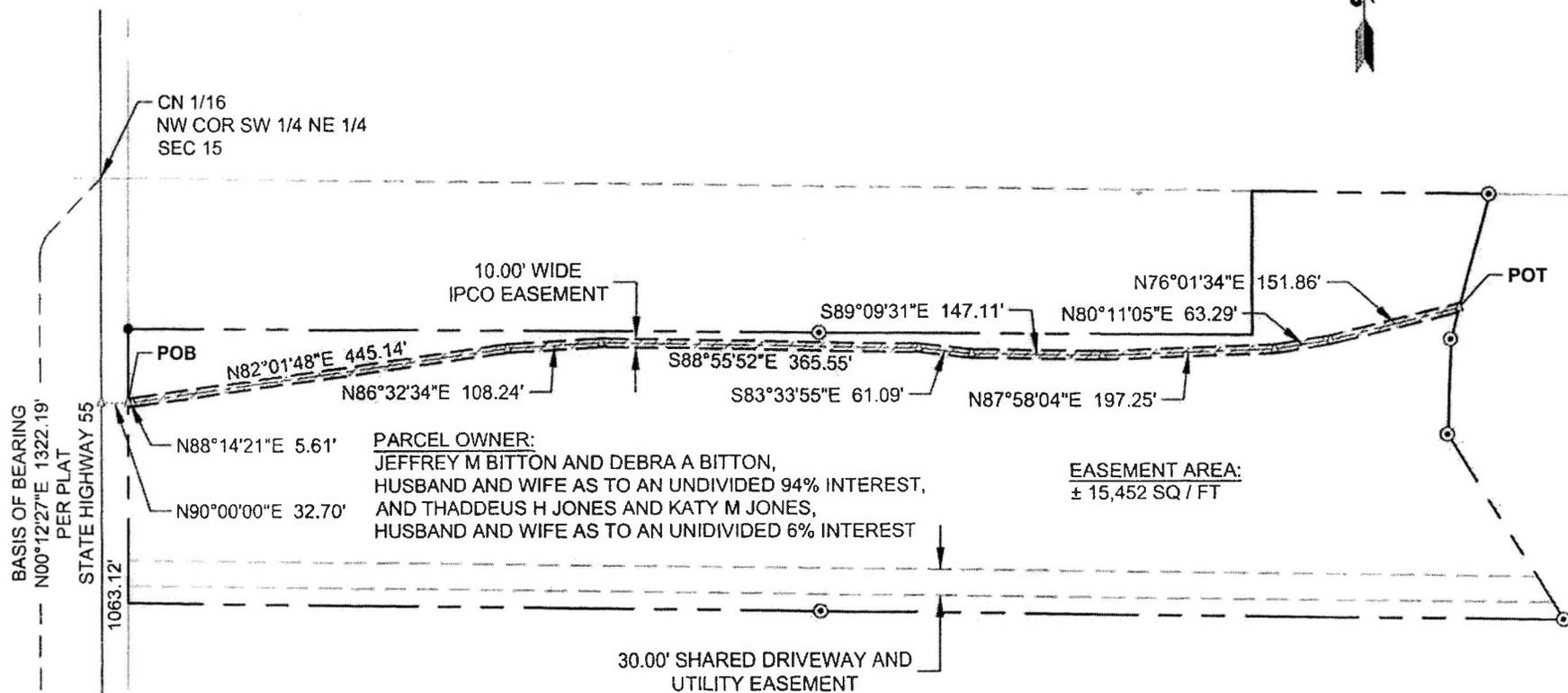
and Thaddeus H. Jones and Kath M. Jones (Individual(s) Name) proved to me on the basis of satisfactory evidence to

be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

(NOTARY SEAL)

Notary Public
My Commission Expires on _____

EXHIBIT B

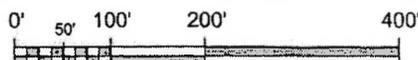


PARCEL OWNER:
 JEFFREY M BITTON AND DEBRA A BITTON,
 HUSBAND AND WIFE AS TO AN UNDIVIDED 94% INTEREST,
 AND THADDEUS H JONES AND KATY M JONES,
 HUSBAND AND WIFE AS TO AN UNDIVIDED 6% INTEREST

EASEMENT AREA:
 ± 15,452 SQ / FT

REFERENCES

QUITCLAIM DEED:
 INSTRUMENT NO. 427399
 RECORD OF SURVEY:
 INSTRUMENT NO. 412412
 SUBDIVISION PLAT:
 BITTON SUBDIVISION
 BOOK: N/A PAGE: N/A



LEGEND

- FOUND 1/2" REBAR
- ⊙ FOUND 5/8" REBAR
- △ CALCULATED POINT, NOT SET
- EASEMENT
- EASEMENT CENTER LINE
- PROJECT BOUNDARY
- PROPERTY LINE



JEFFREY M BITTON AND DEBRA A BITTON AND THADDEUS H JONES AND KATY M JONES
 N1/2 S1/2 NE1/4, SEC. 15, T. 17N R. 3E, B.M
 VALLEY COUNTY, IDAHO

DS: MK	SCALE: 1" = 200'	DATE: 12/16/2025
DR: SH	SHT: 1 / 1	WO. NO.: 27041077
SV: MK		

EXHIBIT A

LEGAL DESCRIPTION

A strip of land 10.00 feet wide being 5.00 feet on each side of a centerline lying across a portion of the Grantor's property as described in Quitclaim Deed Instrument No. 427399, records of Valley County, Idaho situated in the Northeast $\frac{1}{4}$ of Section 15, Township 17 North, Range 3 East, Boise Meridian, Valley County, Idaho and being more particularly described as follows:

Commencing at the Center $\frac{1}{4}$ Corner of said Section 15 from which the Center North $\frac{1}{16}^{\text{th}}$ Corner of Section 15 bears North $00^{\circ} 12' 27''$ East a distance of 1322.19 feet; thence North $00^{\circ} 12' 27''$ East a distance of 1063.12 feet; thence North $90^{\circ} 00' 00''$ East a distance of 32.70 feet to the East line of the Grantor's parcel and the POINT OF BEGINNING;
Thence North $82^{\circ} 01' 48''$ East a distance of 445.14 feet;
Thence North $86^{\circ} 32' 34''$ East a distance of 108.24 feet;
Thence South $88^{\circ} 55' 52''$ East a distance of 365.55 feet;
Thence South $83^{\circ} 33' 55''$ East a distance of 61.09 feet;
Thence South $89^{\circ} 09' 31''$ East a distance of 147.11 feet;
Thence North $87^{\circ} 58' 04'$ East a distance of 197.25 feet;
Thence North $80^{\circ} 11' 05''$ East a distance of 63.29 feet;
Thence North $76^{\circ} 01' 34''$ East a distance of 151.86 feet to the Point of Terminus.

Easement contains 15,452 sq. ft. more or less, the sideline of which are to be lengthened or shortened to form a closed figure.



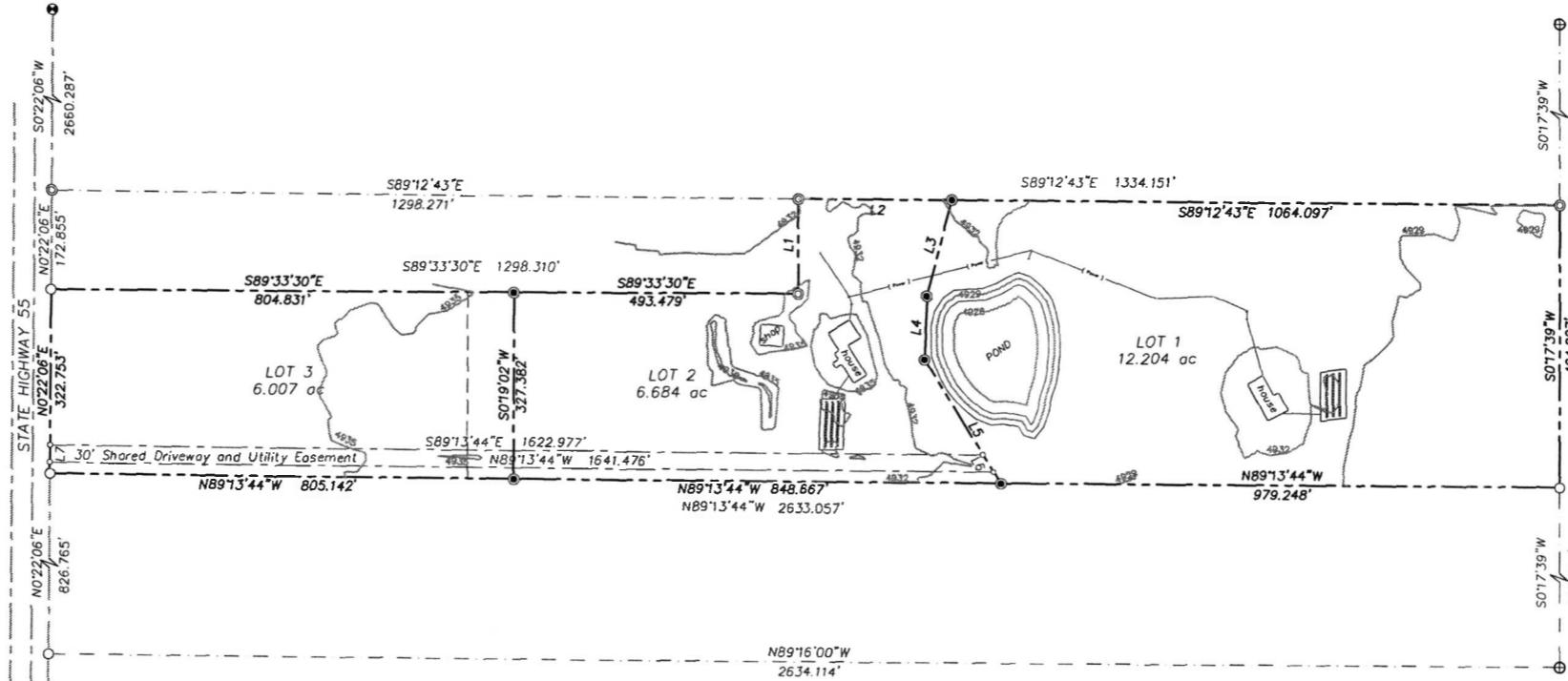
BITTON SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE N 1/2 S 1/2 NE 1/4 OF
SECTION 15
TOWNSHIP 17 NORTH, RANGE 3 EAST, BOISE MERIDIAN
VALLEY COUNTY, IDAHO

Narrative

This Plat is filed to create three parcels within RP#17N03E15R05 as shown. The boundary of the parcel was determined by locating existing parcel corners as noted in ROS Inst. No. 412412. Property corners located along the east boundary of the right-of-way for State Highway 55 were approximately one foot east of said boundary. Found aluminum cap Government Land corners were used for section control.

Reference Surveys
ROS Inst. No. 412412 (Bk 13, Pg 142)
FAP No. 130-8 (shs. 8 & 9)



NOTES

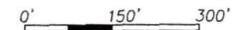
1. All lots shown are subject to and governed by the provisions of the Declaration of Protective Covenants, Conditions and Restrictions for Bitton Subdivision, being recorded concurrently with this Final Plat with the Valley County, Idaho Recorder as Instrument _____ as the same may be amended.
2. Utilities will be completed as provided in the Declaration of Installation of Utilities, which is being recorded concurrently with this Plat with the Officer of Recorder of Valley County, Idaho, as Instrument No. _____.
3. There shall be no further division of any Lot depicted on this Plat, as provided in the General Declaration and without prior approval from the Health Authority and Valley County.
4. This Plat is subject to compliance with Idaho Code Section 31-3805. Irrigation is not provided.
5. Flood zones shown on this plat are per FEMA FIRM panel #16085C 1004C, Effective February 1, 2019.

Flood Zones: Zone X
Base Flood Elevation: N/A
Flood Zones are subject to change by FEMA and all land within a floodway of floodplain is regulated by Title 9 and Title 11 of the Valley County Code.

6. 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.
7. Per Valley County Code, only one burning device shall be allowed per lot.
8. All lighting must comply with the Valley County Lighting Ordinance.
9. Surrounding land uses are subject to change.

LEGEND

- ⊕ HIGHWAY ROW MONUMENT - FOUND
- ⊕ ALUMINUM CAP MONUMENT - FOUND
- ⊕ 5/8" REBAR - FOUND
- ⊕ 5/8" x 30" REBAR - SET
- 1/2" REBAR - FOUND
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- - - SECTION/ALIQUOT PART LINE
- (xxx xx) DATA OF RECORD



Scale: 1" = 150'

LINE TABLE

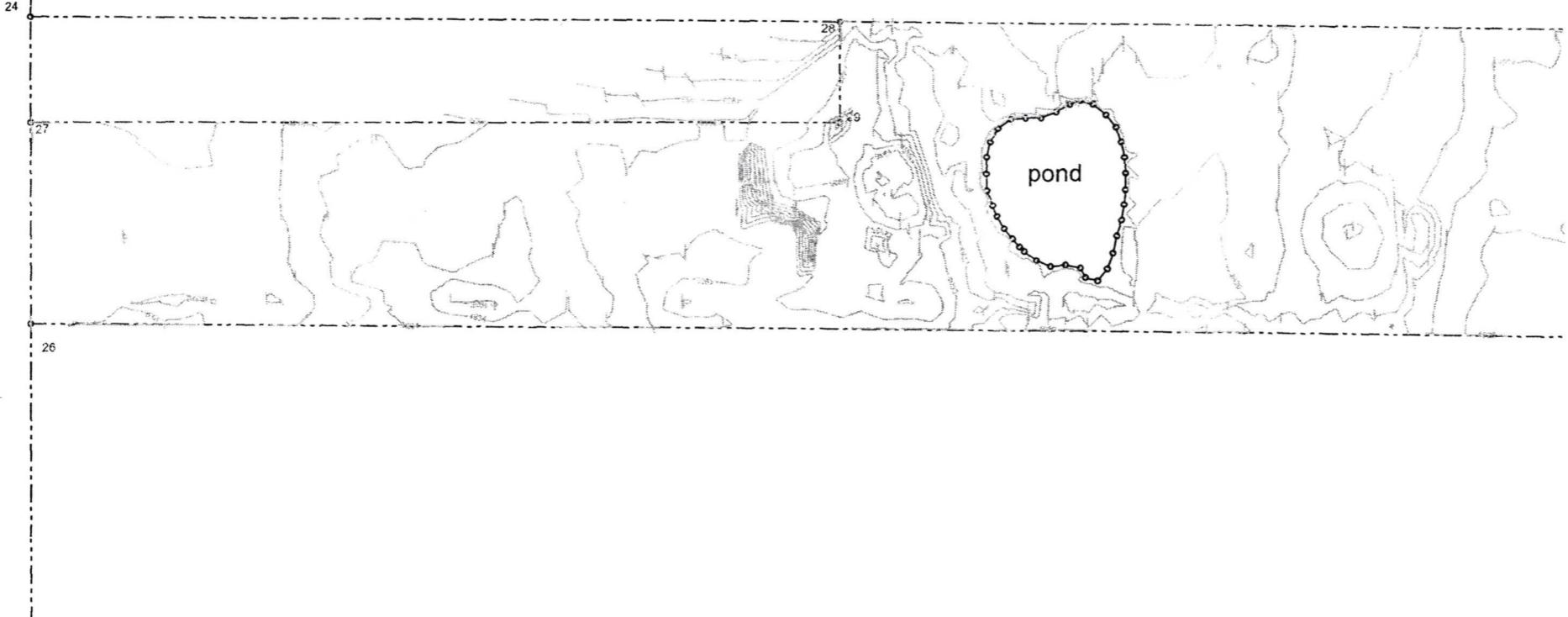
NO	BEARING	LENGTH
L1	N0°20'36"E	165.004'
L2	S89°12'43"E	270.054'
L3	S15°07'26"W	172.791'
L4	S2°20'29"W	111.547'
L5	S31°10'50"E	254.832'
L6	S31°10'50"E	35.356'
L7	N0°22'06"E	30.000'



Drawn By: JW	<p>Skinner Land Survey Co. Inc. 138 N. State Street Grangeville, Idaho 83530 (208)-983-2517 greg@skinnerlandsurvey.com</p>
Date:	
Surveyed By: JW	
Job No.	

BITTON SUBDIVISION TOPO

1' Intervals



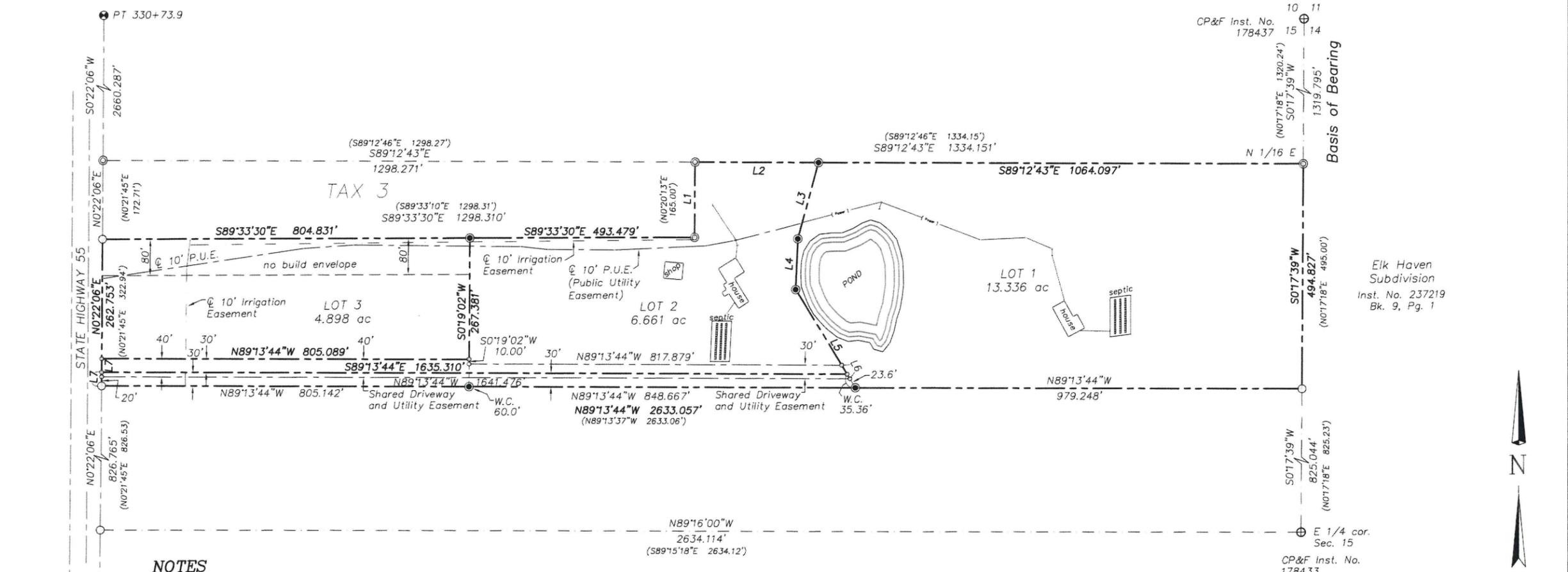
BITTON SUBDIVISION

A PORTION OF THE N 1/2 S 1/2 NE 1/4 OF
SECTION 15
TOWNSHIP 17 NORTH, RANGE 3 EAST, BOISE MERIDIAN
VALLEY COUNTY, IDAHO

Narrative

This Plat is filed to create three parcels within RP#17N03E151805 as shown. The boundary of the parcel was determined by locating existing parcel corners as noted in ROS Inst. No. 412412. Property corners located along the east boundary of the right-of-way for State Highway 55 were approximately one foot east of said boundary. Found aluminum cap Government Land corners were used for section control.

Reference Surveys
ROS Inst. No. 412412 (Bk 13, Pg 142)
FAP No. 130-8 (shets. 8 & 9)



NOTES

- All lots shown are subject to the provisions of a separate Easement and Maintenance Agreement concerning the 10' Irrigation Easement and Shared Driveway and Utility Easement as shown, which is being recorded concurrently with this Plat with the Officer of Recorder of Valley County, Idaho, as Instrument No. _____.
- Any residential dwelling constructed on Lot 3 as shown shall have a minimum of one thousand five hundred (1,500) square feet. Any garage space shall not be included in determining the size of the living space.
- There shall be no further division of any Lot depicted on this Plat, as provided in the General Declaration and without prior approval from the Health Authority and Valley County.
- This Plat is subject to compliance with Idaho Code Section 31-3805. Irrigation is not provided.
- Flood zones shown on this plat are per FEMA FIRM panel #16085C 1004C, Effective February 1, 2019.
Flood Zones: Zone X
Base Flood Elevation: N/A
Flood Zones are subject to change by FEMA and all land within a floodway of floodplain is regulated by Title 9 and Title 11 of the Valley County Code.

- 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.
- Per Valley County Code, only one wood burning device shall be allowed per lot.
- All lighting must comply with the Valley County Lighting Ordinance.
- Surrounding land uses are subject to change.

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 _____

INSTRUMENT NO. _____

LEGEND

- ⊙ HIGHWAY ROW MONUMENT - FOUND
- ⊕ ALUMINUM CAP MONUMENT - FOUND
- ⊙ 5/8" REBAR - FOUND
- ⊙ 5/8" x 30" REBAR - SET
- 1/2" REBAR - FOUND
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- - - SECTION/ALIQUOT PART LINE
- UNDERGROUND POWER
- (xxx.xx) DATA OF RECORD



Scale: 1" = 150'

LINE TABLE

NO	BEARING	LENGTH
L1	N0°20'36"E	165.004'
L2	S89°12'43"E	270.054'
L3	S15°07'26"W	270.791'
L4	S2°20'29"W	111.547'
L5	S31°10'50"E	219.477'
L6	S31°10'50"E	35.356'
L7	N0°22'06"E	30.000'



Drawn By: JW
Date: Jan. 13, 2026
Surveyed By: JW
Job No. BITTONSUB

Skinner Land Survey Co. Inc.
136 N. State Street
Grangeville, Idaho 83530
(208)-983-2517
greg@skinnerlandsurvey.com

BITTON SUBDIVISION

A PORTION OF THE N 1/2 S 1/2 NE 1/4 OF SECTION 15 TOWNSHIP 17 NORTH, RANGE 3 EAST, BOISE MERIDIAN VALLEY COUNTY, IDAHO

CERTIFICATE OF OWNER

A parcel of land situated in the North 1/2 of the South 1/2 of the Northeast 1/4 of Section 15 in Township 17 North, Range 3 East of the Boise Meridian, Valley County, Idaho, and is more particularly described as follows:

COMMENCING at the northeast corner of said Section 15, a found aluminum cap monument, from which the East 1/4 corner for said Section 15 bears South 00° 17' 39" West a distance of 2639.67 feet, a found aluminum cap monument;

Thence South 00° 17' 39" West along the east boundary of said Section 15 a distance of 1319.80 feet to the northeast corner of said N1/2 S1/2 NE1/4, the TRUE POINT OF BEGINNING, a found 5/8 inch diameter rebar;

Thence South 00° 17' 39" West along said east boundary a distance of 494.83 feet to a found 1/2 inch diameter rebar;

Thence North 89° 13' 44" West a distance of 2633.06 feet to a point on the east boundary of the right-of-way for State Highway 55, a found 1/2 inch diameter rebar;

Thence North 00° 22' 06" East along said right-of-way boundary a distance of 322.75 feet, a found 1/2 inch diameter rebar;

Thence South 89° 33' 30" East a distance of 1298.31 feet to a found 5/8 inch diameter rebar;

Thence North 00° 20' 36" East a distance of 165.00 feet to a point on the north boundary of said N1/2 S1/2 NE1/4, a found 5/8 inch diameter rebar;

Thence South 89° 12' 43" East along the north boundary of said N1/2 S1/2 NE1/4 of a distance of 1334.15 feet to the TRUE POINT OF BEGINNING, said parcel containing 24.895 acres more or less.

That it is the intention of the undersigned to and they do hereby include said land in this Plat. In compliance with the disclosure requirements of Idaho Code 31-3805(2). Irrigation water has not been provided for by the owner.

_____	_____
JEFFREY M. BITTON	Date
_____	_____
DEBRA A. BITTON	Date
_____	_____
THADDEUS H. JONES	Date
_____	_____
KATY M. JONES	Date

ACKNOWLEDGMENT

STATE OF IDAHO, }
COUNTY OF VALLEY } ss.
On this ____ day of _____, 20____, before me,

_____, a notary public for the State of IDAHO, personally appeared JEFFREY M. BITTON, known to me to be the person named in the foregoing instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC FOR IDAHO
Commission Expires: _____

ACKNOWLEDGMENT

STATE OF IDAHO, }
COUNTY OF VALLEY } ss.
On this ____ day of _____, 20____, before me,

_____, a notary public for the State of IDAHO, personally appeared DEBRA A. BITTON, known to me to be the person named in the foregoing instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC FOR IDAHO
Commission Expires: _____

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____ BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO.

CHAIRMAN

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS _____ DAY OF _____ BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

ACKNOWLEDGMENT

STATE OF IDAHO, }
COUNTY OF VALLEY } ss.
On this ____ day of _____, 20____, before me,

_____, a notary public for the State of IDAHO, personally appeared THADDEUS H. JONES, known to me to be the person named in the foregoing instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC FOR IDAHO
Commission Expires: _____

ACKNOWLEDGMENT

STATE OF IDAHO, }
COUNTY OF VALLEY } ss.
On this ____ day of _____, 20____, before me,

_____, a notary public for the State of IDAHO, personally appeared KATY M. JONES, known to me to be the person named in the foregoing instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC FOR IDAHO
Commission Expires: _____

CERTIFICATE OF COUNTY SURVEYOR

I, _____, Registered Professional Land Surveyor for Valley County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho code relating to plats and surveys.

VALLEY COUNTY SURVEYOR

CERTIFICATE OF COUNTY TREASURER

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

COUNTY TREASURER

DATE
RP17N03E151805

CERTIFICATE OF SURVEYOR

I, Joseph Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



Drawn By: JW	 Skinner Land Survey Co. Inc. 136 N. State Street Grangeville, Idaho 83530 (208)-983-2517 greg@skinnerlandsurvey.com
Date: Jan. 13, 2026	
Surveyed By: JW	
Job No. BITTONSUB	