

SUB 26-002 NEWTON SUBDIVISION PRELIMINARY PLAT

OWNER
Growth Enterprises, LLC
PO Box 2060
McCall, Id 83638

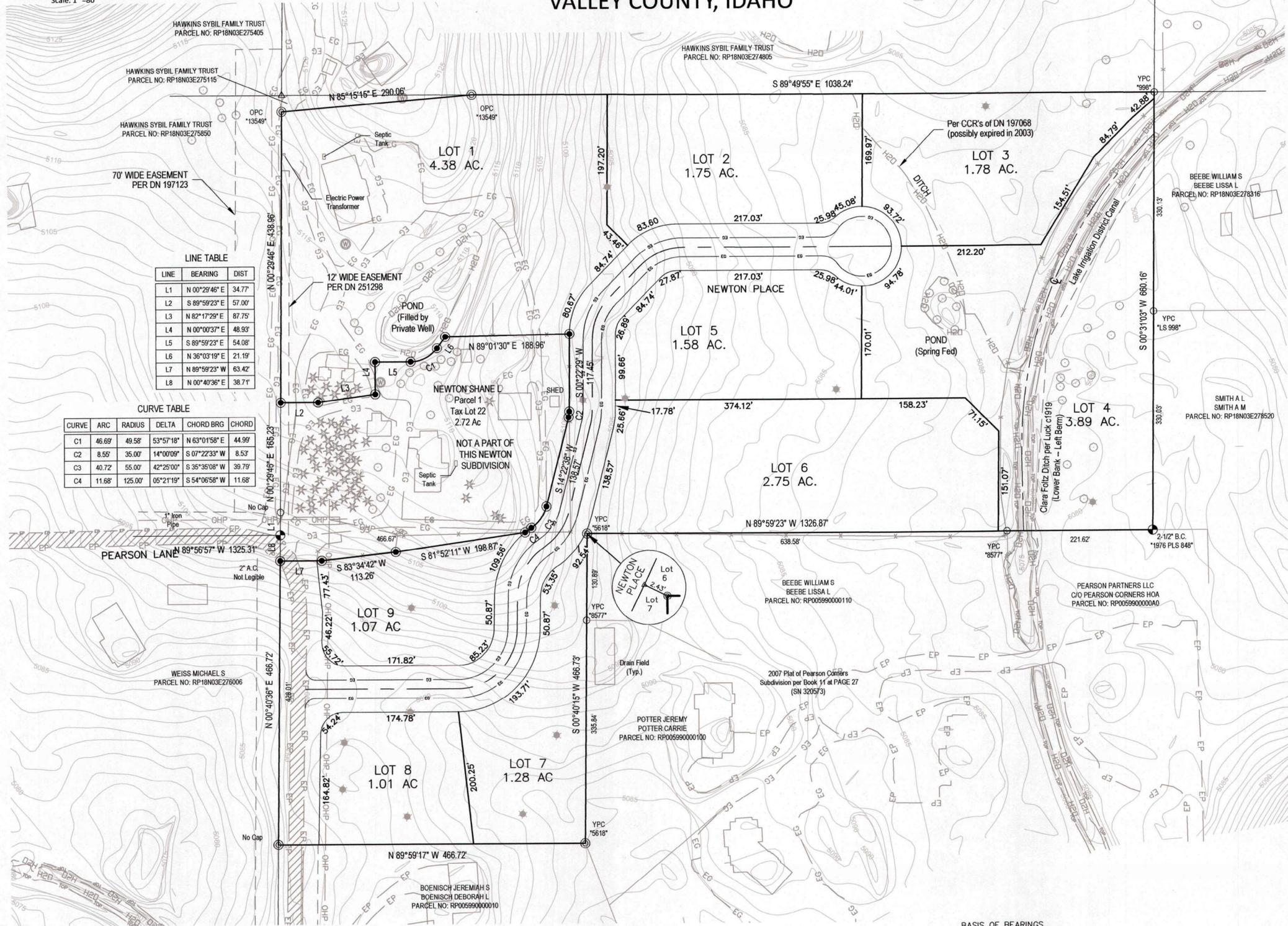
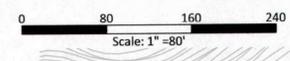
ENGINEER
Timberland Associates, LLC
60 Difficult Dr
Idaho City, Id 83631

VICINITY MAP



PRELIMINARY PLAT NEWTON SUBDIVISION

BEING A PORTION OF THE
SW 1/4 OF SECTION 27, T.18N., R.3E., B.M.,
VALLEY COUNTY, IDAHO



LINE TABLE

LINE	BEARING	DIST
L1	N 00°29'46" E	34.77'
L2	S 89°59'23" E	57.00'
L3	N 82°17'29" E	87.75'
L4	N 00°00'37" E	48.93'
L5	S 89°59'23" E	54.08'
L6	N 36°03'19" E	21.19'
L7	N 89°59'23" W	63.42'
L8	N 00°40'36" E	38.71'

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG	CHORD
C1	46.69'	49.58'	53°57'18"	N 63°01'58" E	44.99'
C2	8.55'	35.00'	14°00'09"	S 07°22'33" W	8.53'
C3	40.72'	55.00'	42°25'00"	S 35°35'08" W	39.79'
C4	11.68'	125.00'	05°21'19"	S 54°06'58" W	11.68'

- LEGEND**
- ▲ CALCULATED POINT (NOTHING SET)
 - CPF CORNER PERPETUATION FILING
 - YPC YELLOW PLASTIC CAP
 - OPC ORANGE PLASTIC CAP
 - FOUND CONTROLLING OBJECT AS NOTED
 - ⊙ FOUND 5/8" IRON REBAR AS NOTED
 - FOUND 1/2" IRON REBAR AS NOTED
 - ⊙ SET 5/8"x30" IRON REBAR WITH YPC INSCRIBED "PLS 14302"
 - PER SURVEY INSTRUMENT NUMBER 2026-000403
 - DN VALLEY COUNTY DEED INSTRUMENT NUMBER
 - SN VALLEY COUNTY SURVEY INSTRUMENT NUMBER
 - ⊙ DOMESTIC WELL
 - ★ TEST HOLE LOCATIONS

- NOTES**
- CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME 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 FEATURES, FACILITIES AND IMPROVEMENTS RESERVED IN FAVOR OF THE DECLARANT AND THE ASSOCIATION.
 - SEE DECLARATION OF INSTALLATION OF UTILITY RECORDS 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 UTILITY EASEMENTS.
 - THE ROAD CONSTRUCTED WITHIN NEWTON SUBDIVISION WILL BE A PRIVATE ROAD, VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID ROAD.
 - 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.
 - AGRICULTURE USES AND LIVESTOCK ACTIVITY MAY BE ADJACENT ACTIVITIES.
 - THERE MAY BE WETLANDS WITHIN THE PROJECT SITE. THE NEWTON SUBDIVISION IMPROVEMENTS WILL NOT IMPACT WETLANDS. INDIVIDUAL LOTS WILL BE REQUIRED TO CONSIDER IMPACTS TO POSSIBLE WETLANDS AND COMPLY WITH ALL COUNTY, STATE, AND FEDERAL REQUIREMENTS BEFORE IMPACTING WETLANDS.
 - FEMA FIRM PANEL(S): 16085C1002C
FIRM EFFECTIVE DATE(S): 2/1/2079
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.
 - THE SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR NEWTON SUBDIVISION RECORDED AS INST. NO. 2026-_____

AREA
RESIDENTIAL LOTS = 19.48 AC.
PRIVATE ROAD = 2.89 AC.
TOTAL AREA = 22.37 AC.

ENGINEER
NAME: TIMBERLAND ASSOCIATES, LLC
ADDRESS: 60 DIFFICULT DR
CITY/STATE/ZIP: IDAHO CITY, ID 83631
PHONE: (208) 559-2663
CONTACT: TREVOR HOWARD, PE
EMAIL: TREVOR@TIMBERLANDASSOCIATES.ORG

SURVEYOR
NAME: WEST MOUNTAIN SURVEY, INC.
ADDRESS: 119 ILLINOIS AVENUE, STE B
PO BOX 769
CITY/STATE/ZIP: Council, ID 83612
PHONE: (208) 549-3900
CONTACT: KENNETH LANE THOMASON, PLS

OWNER
NAME: GROWTH ENTERPRISES, LLC
ADDRESS: PO BOX 2069
CITY/STATE/ZIP: McCALL, ID 83638
PHONE: (208) 315-2842
CONTACT: SHANE NEWTON
VESTING DEED: INSTRUMENT NUMBER 2026-000404

BASIS OF BEARINGS
NORTH 89°59'23" WEST ALONG THE NORTH LINE OF THE
SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER
OF SECTION 27 PER SURVEY INSTRUMENT NUMBER 2026-000403

CERTIFICATE OF ENGINEER
I, TREVOR HOWARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER LICENSED BY THE STATE OF IDAHO UNDER LICENSE NUMBER 11367, THAT I AM RESPONSIBLE FOR THE TOPOGRAPHICAL LINE WORK INCLUDING TOPOGRAPHIC FEATURE LINES.

CERTIFICATE OF SURVEYOR
I, KENNETH LANE THOMASON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO UNDER LICENSE NUMBER 14302, THAT THIS MAP WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY MADE ON THE GROUND BY ME AND UNDER MY DIRECT SUPERVISION DURING JUNE OF 2023 THRU JANUARY 20th OF 2026 AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND THAT I HAVE COMPLIED WITH CURRENT IDAHO LAW INCLUDING TITLE 55, CHAPTER 16, IDAHO CODE.

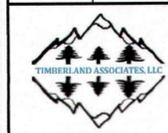
UTILITY WARNING
The underground utilities shown have been located from field survey information and existing drawings. The surveyor/engineer makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor/engineer further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by written agreement from Timberland Associates, LLC.



NO.	DATE	REVISIONS

NEWTON SUBDIVISION
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT



60 DIFFICULT DR
IDAHO CITY, ID 83631
PHONE 208.559.2663

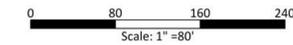
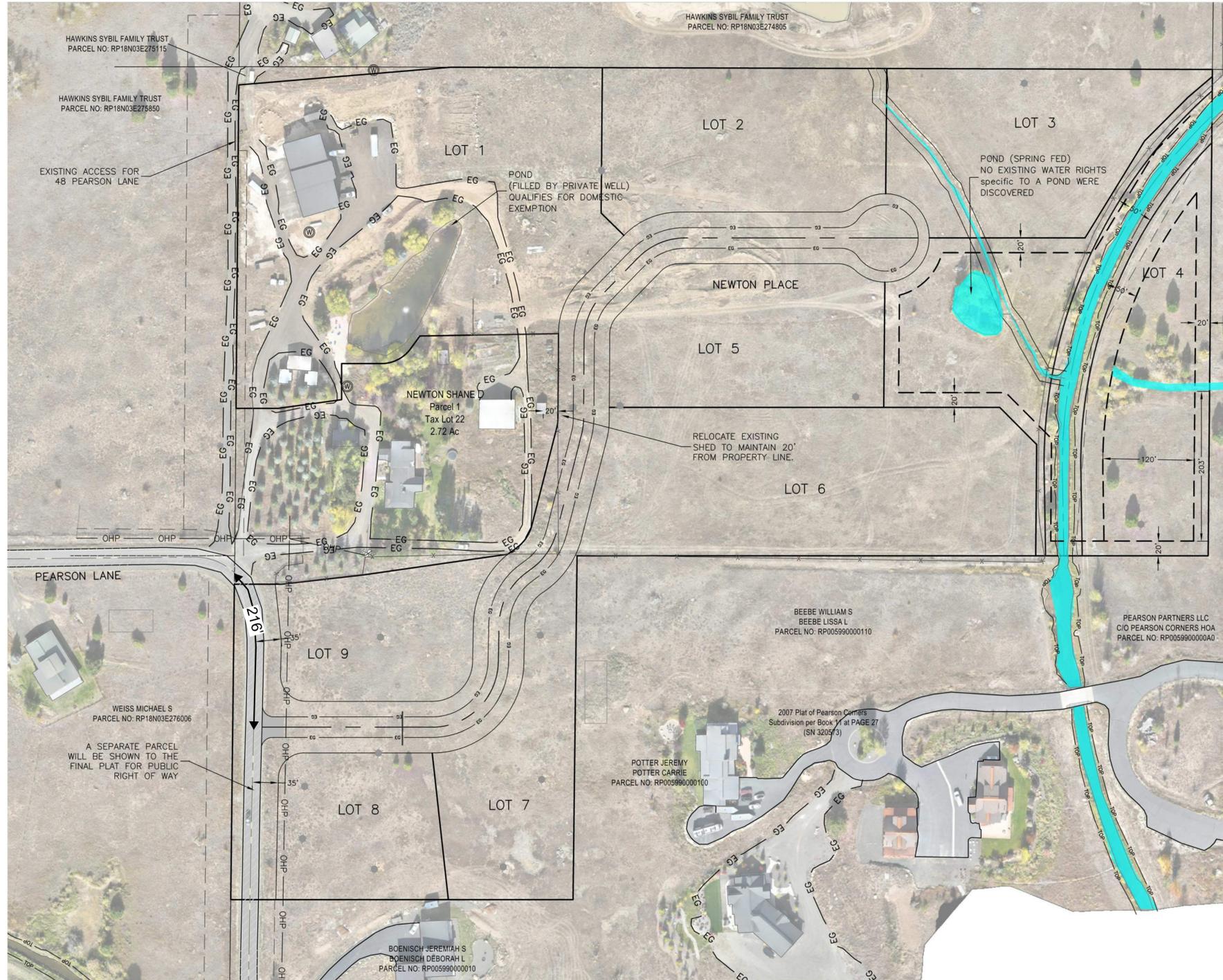
DESIGN BY:	TLH
DRAWN BY:	TLH
CHECKED BY:	TLH
DATE:	1/19/2026
PROJECT:	25-34
SHEET NO.	V1.0

CORNER



NEWTON EXHIBIT

BEING A PORTION OF THE
SW 1/4 OF SECTION 27, T.18N., R.3E., B.M.,
VALLEY COUNTY, IDAHO



WETLAND DISCLAIMER
WETLAND BOUNDARIES SHOWN ARE APPROXIMATE BASED ON US FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAPPING AND AERIAL DATA; NO PROFESSIONAL FIELD DELINEATION HAS BEEN PERFORMED. ACTUAL JURISDICTIONAL BOUNDARIES MAY VARY. ANY FUTURE DEVELOPMENT OR ENCROACHMENT WITHIN THESE AREAS THAT MAY IMPACT WETLANDS MUST COMPLY WITH VALLEY COUNTY, STATE OF IDAHO, AND U.S. ARMY CORPS OF ENGINEERS REGULATIONS.

LEGEND

- WETLANDS
- ASPHALT
- EXISTING ASPHALT
- GRAVEL
- EXISTING GRAVEL
- LANDSCAPE
- SEPTIC TEST HOLE
- EXTERIOR BOUNDARY LINE
- PARCEL LINE
- CUT/FILL SLOPE LIMIT
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- DRAINAGE DITCH
- EASEMENT

NO.	REVISIONS	DATE

NEWTON SUBDIVISION
 IN THE SW 1/4, SECTION 27, T.18N, R.3E, BOISE MERIDIAN, VALLEY COUNTY, IDAHO
 EXHIBIT



TIMBERLAND ASSOCIATE, LLC.
60 DIFFICULT DR.
IDAHO CITY, ID 83431
PHONE: (208) 559-2663
TREVOR@TIMBERLANDASSOCIATES.ORG

DESIGN BY: TLH/VEP
DRAWN BY: GPH
CHECKED BY: TLH
DATE: 2/26/2026
PROJECT: 25-34

SHEET NO.
C0.0

G:\SHARED DRIVES\TIMBERLAND ASSOCIATES\PROJECTS\2025\25-34 NEWTON\25-34 NEWTON EXHIBIT.DWG, TREVOR.HOMERO, 02/26/2026, BLUEPRINT.PDF, ...

SIGHT DISTANCE ON PEARSON LANE

