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**RE: River Fork Ranch**

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**From** Isaac Josifek <IJosifek@ardurra.com>

**Date** Tue 3/17/2026 3:03 PM

**To** Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>; AMY HOLM <aholm@mpmplaw.com>

**Cc** Dave Callister - Callister LLC [REDACTED]

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Lori,  
Yes, there was a correction to the Emergency Fire Access Easement legal description language but the boundary of the easement did not change.



**Isaac Josifek**

Project Manager

O: 208.442.6300 | M: 530.514.1409

[ijosifek@ardurra.com](mailto:ijosifek@ardurra.com)

**From:** Lori Hunter <lhunter@valleycountyid.gov>

**Sent:** Tuesday, March 17, 2026 11:51 AM

**To:** Isaac Josifek <IJosifek@ardurra.com>; Cynda Herrick <cherrick@valleycountyid.gov>; AMY HOLM <aholm@mpmplaw.com>

**Cc:** Dave Callister - Callister LLC [REDACTED]

**Subject:** Re: River Fork Ranch

Issac,

Are the signatures the only difference to these documents? The previous versions have already been submitted to the Fire Department, scanned to the website., and saved for distribution to the PZ Commissioners when they receive a staff report.

Documents with the original, notarized, signatures will be required when the final packet including mylars are submitted for the Board of County Commissioners.

Lori Hunter  
Valley County Planning & Zoning Planner II  
208-382-7115  
700 South Main Street • P.O. Box 1350  
Cascade, ID 83611

### EMERGENCY FIRE ACCESS EASEMENT DESCRIPTION

A parcel of land located in a portion of the NE1/4 of the SE1/4 of Section 22, Township 17 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

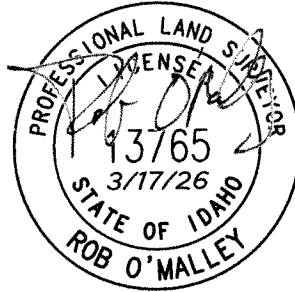
**COMMENCING** at an aluminum cap monument marking the southeast one-sixteenth corner of said Section 22; thence, along the south boundary of said NE1/4 of the SE1/4,

- A. S.89°20'44"E., 799.22 feet to the proposed centerline of River Fork Ranch Lane, thence, along said proposed centerline,
- B. N.21°48'56"E., 201.97 feet to the north boundary of the proposed Lake Fork Ranch Subdivision and the **POINT OF BEGINNING**; thence along said proposed north boundary,
  1. N.68°11'04"W., 19.83 feet to the beginning of a non-tangent curve; thence,
  2. Northwesterly along said curve to the left having a radius of 94.72 feet, an arc length of 166.91 feet, through a central angle of 100°57'53", of which the long chord bears N.64°10'06"W., 146.13 feet; thence, tangent from said curve,
  3. S.65°20'58"W., 148.03 feet; thence,
  4. S.74°48'42"W., 70.34 feet; thence,
  5. S.71°16'13"W., 152.17 feet; thence,
  6. S.12°11'08"E., 63.85 feet; thence,
  7. S.77°48'52"W., 20.00 feet; thence,
  8. N.12°11'08"W., 62.17 feet; thence,
  9. N.89°08'46"W., 159.08 feet to the beginning of a non-tangent curve; thence,
  10. Westerly along said curve to the left having a radius of 207.87 feet, an arc length of 166.91 feet, through a central angle of 22°51'59", of which the long chord bears N.81°16'22"W., 82.41 feet; thence non-tangent from said curve,
  11. N.02°42'22"W., 20.00 feet to the beginning of a non-tangent curve; thence,
  12. Easterly along said curve to the right having a radius of 227.87 feet, an arc length of 87.46 feet, through a central angle of 21°59'31", of which the long chord bears S.81°42'37"E., 86.93 feet; thence non-tangent from said curve,

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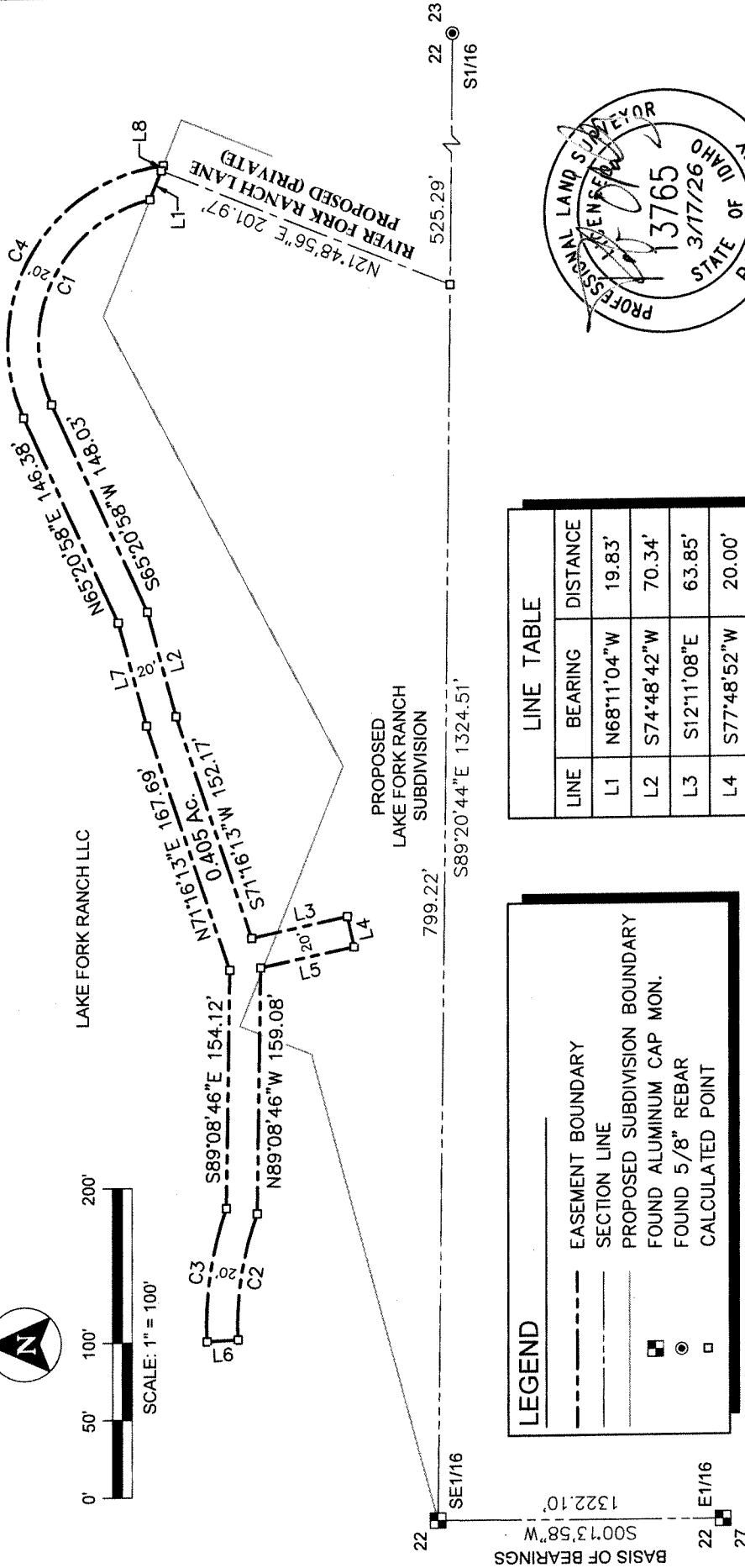
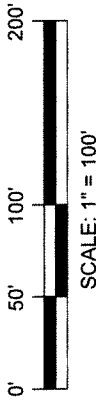
13. S.89°08'46"E., 154.12 feet; thence,
14. N.71°16'13"E., 167.69 feet; thence,
15. N.74°48'42"E., 69.30 feet; thence,
16. N.65°20'58"E., 146.38 feet to the beginning of a tangent curve; thence,
17. Southeasterly along said curve to the right having a radius of 114.72 feet, an arc length of 215.87 feet, through a central angle of 107°48'53", of which the long chord bears S.60°44'36"E., 185.40 feet to the north boundary of the proposed River Fork Ranch Subdivision; thence, non-tangent from said curve and along said north boundary,
18. N.68°11'04"W., 3.73 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 0.405 Ac.



### EXHIBIT SKETCH - FIRE SERVICES EMERGENCY ACCESS EASEMENT

LOCATED IN A PORTION OF THE NE1/4 OF THE SE1/4 OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 3 EAST  
BOISE MERIDIAN, VALLEY COUNTY, IDAHO  
2026



**LEGEND**

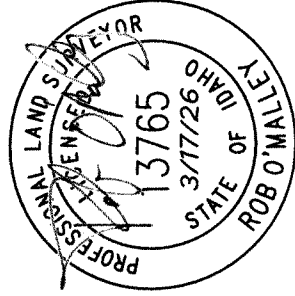
- EASEMENT BOUNDARY
- SECTION LINE
- PROPOSED SUBDIVISION BOUNDARY
- FOUND ALUMINUM CAP MON.
- FOUND 5/8" REBAR
- CALCULATED POINT

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N68°11'04"W	19.83'
L2	S74°48'42"W	70.34'
L3	S12°11'08"E	63.85'
L4	S77°48'52"W	20.00'
L5	N12°11'08"W	62.17'
L6	N02°42'22"W	20.00'
L7	N74°48'42"E	69.30'
L8	N68°11'04"W	3.73'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	94.72'	166.91'	100°57'53"	N64°10'06"W	146.13'
C2	207.87'	82.96'	22°51'59"	N81°16'22"W	82.41'
C3	227.87'	87.46'	21°59'31"	S81°42'37"E	86.93'
C4	114.72'	215.87'	107°48'53"	S60°44'36"E	185.40'



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM

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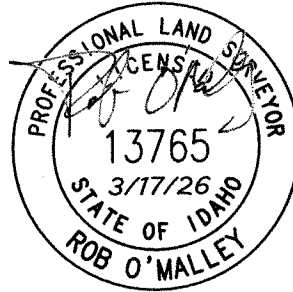
## RIGHT-OF-WAY DEDICATION DESCRIPTION

A parcel of land located in the SE1/4 of the SE1/4 of Section 22, Township 17 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

**COMMENCING** at an aluminum cap monument marking the east one-sixteenth corner common to Sections 22 and 27; thence, along the south boundary of said SE1/4 of the SE1/4,

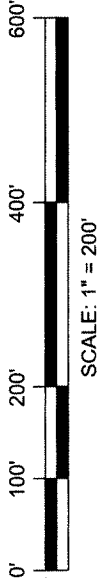
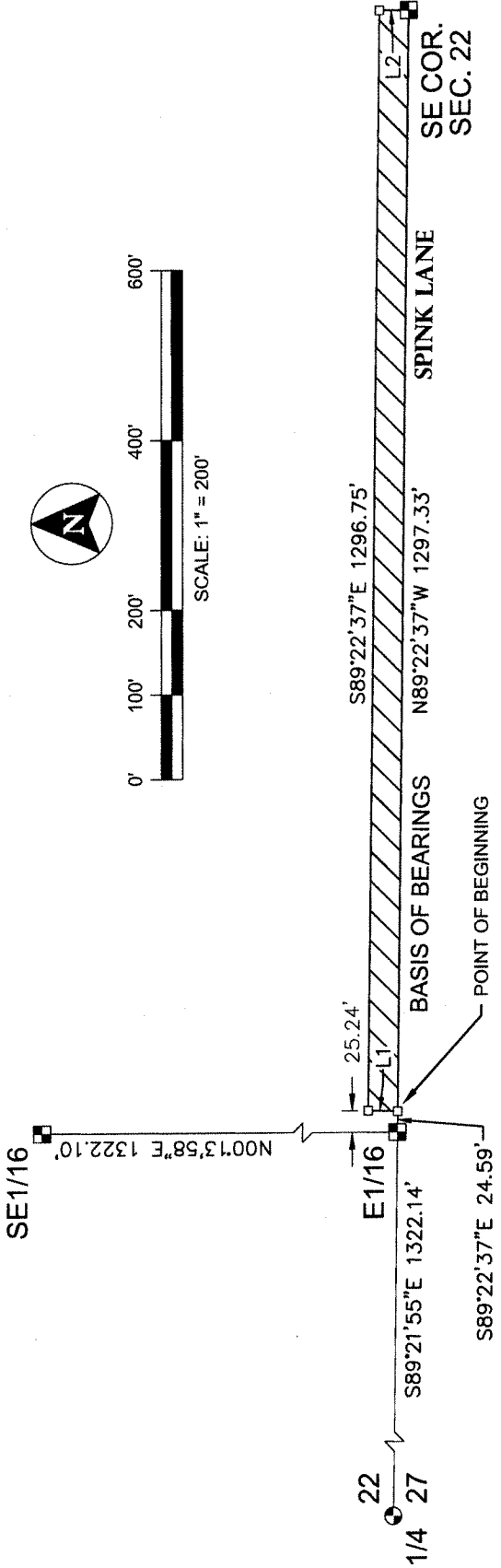
- A. S.89°22'37"E., 24.59 feet to the **POINT OF BEGINNING**; thence,
1. N.01°17'23"E., 35.00 feet; thence, parallel with said south boundary,
  2. S.89°22'37"E., 1296.75 feet to the east boundary of said SE1/4 of the SE1/4; thence, along said boundary,
  3. S.00°20'42"W., 35.00 feet to said south boundary; thence, along said boundary,
  4. N.89°22'37"W., 1297.33 feet to the **POINT OF BEGINNING**.

**CONTAINING:** 1.14 Acres

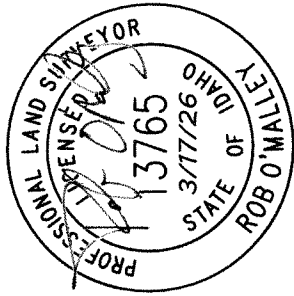


### EXHIBIT SKETCH - RIGHT-OF-WAY DEDICATION

LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 22,  
 TOWNSHIP 17 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO  
 2026



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°17'23\"E	35.00'
L2	S00°20'42\"W	35.00'



230441-XB, ROW Dedication.dwg MARCH, 2026 230441



332 N. BROADMORE WAY  
 Nampa, Idaho 83687  
 208-442-6300 | WWW.ARDURRA.COM