

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # C.U.P. 21-02

ACCEPTED BY _____

CROSS REFERENCE FILE(S): _____

PROPOSED USE: _____

☐ Check # _____ or ☐ Cash

FEE \$ _____

DEPOSIT \$ _____

DATE _____

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 or if applicant requests the hearing in writing.

Applicant's Signature: James Hamblin, Melinda Vucin Date: 1/25/2021

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

- ❖ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, 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.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- ❖ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at www.co.valley.id.us/planning-zoning or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

James: 208-315-7775

APPLICANT James Hamblin + Melinda Voicu

PHONE Melinda: 208-473-8702

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS P.O. Box 3091 ZIP 83638

OWNER'S NAME James Hamblin + Melinda Voicu

OWNER'S MAILING ADDRESS P.O. Box 3091 ZIP 83638

AGENT/REPRESENTATIVE _____ FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____ ZIP _____

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY _____

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

McCall Ranch Parcel #30, See Record of Survey

TAX PARCEL NUMBER _____

Quarter SE 1/4 NW 1/4 Section 28 Township 18 N. Range 3 E

1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☐ Industrial ☐
2. SIZE OF PROPERTY 32.263 Acres ☒ or Square Feet ☐ with home-based business

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

agricultural

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: See Attachment

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

North agriculture (anticipate residential, similar type of use)

South agriculture (anticipate residential, similar type of use)

East residential

West agriculture (anticipate residential, similar type of use)

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 25'

7a. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: 2

Number of Existing Structures: 0

Proposed Gross Square Feet

1st Floor 600' x 4,000 interior square feet

2nd Floor _____

Total 4,600 square feet

Garage, Shop

Existing Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

- 8a. TYPE OF RESIDENTIAL USE (If applicable):
Single family residence ☐ Mobile home for single family residence ☐ Multiple residences on one parcel ☒
- 8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): Maximum: 4,800 sq. ft.
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 0
- 8c. DENSITY OF DWELLING UNITS PER ACRE: $32 \div 3 = 10.66$ Acres Per Dwelling
9. SITE DESIGN:
Percentage of site devoted to building coverage: ~.01317%
Percentage of site devoted to landscaping: ~.014%
Percentage of site devoted to roads or driveways: ~.032%
Percentage of site devoted to other uses: -, describe:
Total: 100%
10. PARKING (If applicable): **Office Use Only**
a. Handicapped spaces proposed: N/A Handicapped spaces required: _____
b. Parking spaces proposed: N/A Parking spaces required: _____
c. Number of compact spaces proposed: N/A Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: N/A
e. Are you proposing off-site parking: N/A
11. SETBACKS:
- | | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|---------------------------|------------------------|----------------|------------------------|
| | Proposed | Required | Proposed | Required |
| Front | <u>open land</u> | _____ | _____ | _____ |
| Rear | <u>20' off east fence</u> | _____ | _____ | _____ |
| Side | <u>open land</u> | _____ | _____ | _____ |
| Street Side | <u>open land</u> | _____ | _____ | _____ |
- 12a. NUMBER OF EXISTING ROADS: 0 Width: _____ Private or Public? _____
Are the existing road surfaces paved or graveled? N/A
- 12b. NUMBER OF PROPOSED ROADS: 1 Proposed width: _____
Will the proposed roads be publicly or privately maintained? privately
Proposed road construction: Gravel ☒ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
power. Southwest Corner
- 13b. PROPOSED UTILITIES: power
Proposed utility easement width 3' Location east fence
- 14a. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
- 14b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? NO Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well 1/4 mile away Depth 160' Flow 17-18 gal./min.

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes
Are you proposing any alterations, improvements, extensions or new construction? No
If yes, Explain: _____
16. DRAINAGE (Proposed method of on-site retention): land slightly slopes to drain into
Any special drains? No (Please attach map) ditches or Brown Pond
Soil type (Information can be obtained from the Soil Conservation District): Archabal Loam 2-4% slope
17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? *See Attachment
(Information can be obtained from the Planning & Zoning Office) NO
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes, status pending. ~1,180m
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes, minimal If yes, Explain:
For driveway: Will be outside the Clara Foltz Ditch easment but will use
soil which has already been disturbed for the 'rough' maintenance road
For foundations: Will be on flatter, higher ground. Need minimal site grading
19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
20. COMPLETE ATTACHED WEED CONTROL AGREEMENT
21. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street
PO Box 1350
Cascade, ID 83611

Phone 208-382-7115
Fax 208-382-7119
www.co.valley.id.us

APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): James Hamblin, Melinda Voicu
P.O. Box 3091 McCall, ID 83638
Mailing Address City, State Zip

Telephone Numbers: James: 208-315-7775, Melinda: 208-473-8702

Location of Subject Property: West of 14111, 14107, 14103 HWY 55, East of Norwood Road
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP _____ Section _____ Township _____ Range _____

C.U.P Number: _____

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

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 land owners 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 in accordance with 50-the 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.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.

1. Are you within an area of negotiated City Impact? ☐ Yes ☒ No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Lake Irrigation District

Drainage: _____

3. How many acres is the property being subdivided? N/A

4. What percentage of this property has water? 62% *See Attachment

5. How many inches of water are available to the property? 20 Lake Irrigation District Acre Shares

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. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

See Attachment

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

10. How do you plan to retain storm and excess water on each lot? The property has slight slopes causing water to naturally drain into the Stringer Ditch or Brown Pond.

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)

We will contain our small amounts of oil, grease, etc. at the shop. Extra irrigation water runs towards Brown Pond, as it currently does.

Irrigation Plan Map Requirements

* See site plan map.

The irrigation plan must be on a scalable map and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☒ All canals, ditches, and laterals with their respective names.
- ☒ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☒ Pipe location and sizes, if any
- ☒ Rise locations and types, if any.
- ☒ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☒ Slope of the property in various locations.
- ☒ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☒ Direction of wastewater flow (use long arrows on your map to indicate waste water direction —————→).
- ☒ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☒ Legal description of the property. See attached Warranty Deed
- ☒ Proof of ownership. See attached Deed of Trust
- ☒ A written response from the irrigation entity and/or proof of agency notification. See attached L.I.D. correspondence
- N/A ☐ Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- N/A ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- N/A ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: James Hamblin, Melinda Voss
Applicant / Property Owner

Date: 1 / 25 / 2021
(Application Submitted)



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

James Hamblin

Melinda I Voicu

Melinda I Voicu

By: James Hamblin

By: _____

Valley County Weed Control

Date: 1/25/2021

Date: _____

Conditional Use Permit Application **Valley County Planning & Zoning**

James Hamblin, Melinda Voicu

CUP Permit Application

1. Detailed Project Description (includes landscaping, site grading and lighting plans)
2. Site/Plot Plan

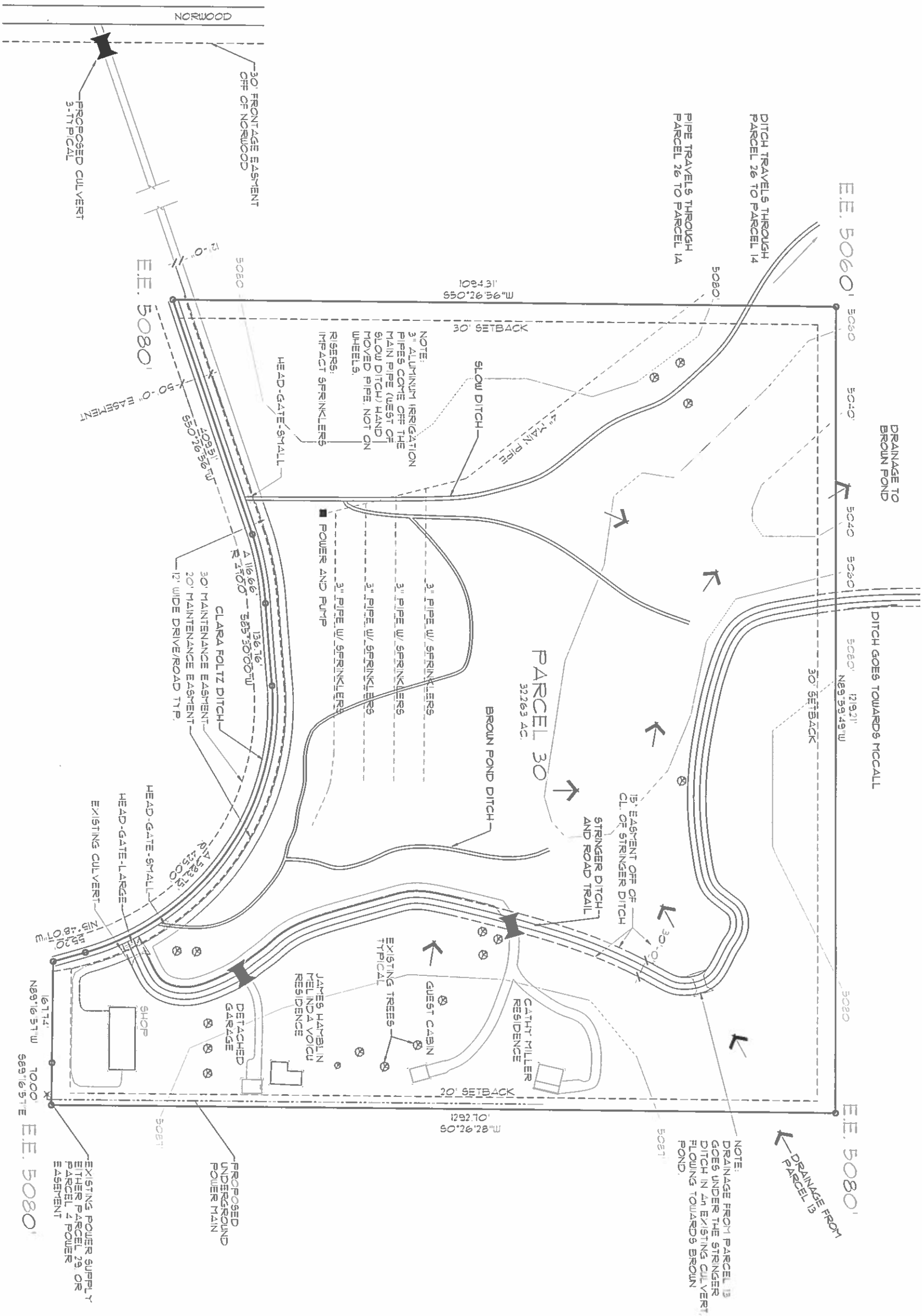
Table of Contents for Supporting Documentation

1. Page 2. Address of Subject Property: See attached Record of Survey
2. Page 2. Question 4, Known Hazards, Canals, Ditches: See attachment
3. Page 4. Question 16: See USDA Soil Conservation District Soil Type and Map
4. Page 4. Question 17c: See Army Corp of Engineers Aerial Photo. Determination of Wetland Status is still pending.
5. Page 6. Question 5. LID (Lake Irrigation District) acre shares of water. Parcel 30 has 20.
6. Page 6. Question 8 Head Gates: See attachment
7. Page 7. Irrigation Map and Info.:
 - See Site/Plot Plan
 - See Attached Warranty Deed (with property legal description)
 - See Attached Deed of Trust (proof of ownership)
 - See Attached written correspondence with LID (Lake Irrigation District)
 - See Attached Exhibit A Detail showing easement on Clara Foltz Ditch
8. Page 9. See attached Impact Report Answers
9. Supplemental Documents
 - Letters from neighbors for their consideration of our project
 - Photographs of the property
 - McCall Ranch Proposed Parcel Concept Map
 - McCall Airport Existing Approach and Departure Analysis. Parcel 30
 - McCall Airport Future Approach and Departure Analysis. Parcel 30
 - Declaration of Access Easement. Parcel 30
 - Declaration of Utility Easement. Parcel 30

JAMES HAMBLIN
PARCEL 30, MCCALL RANCH
VALLEY COUNTY, IDAHO

PLAN No. 5
DRAIN: LOCKWOOD
DATE: 1-21-2021
SCALE: 1"=80'-0"
FILE: 5

PLOT
PLAN



EXISTING TREES - TYPICAL

STEVE LOCKWOOD
DESIGN
303 413 9861
DONELLT, IDAHO

DIMENSION DATED AT
SE CORNER OF PARCEL

627'-0"

638'-0"

JAMES HAMBLIN
RELIANDA VOICU
RESIDENCE

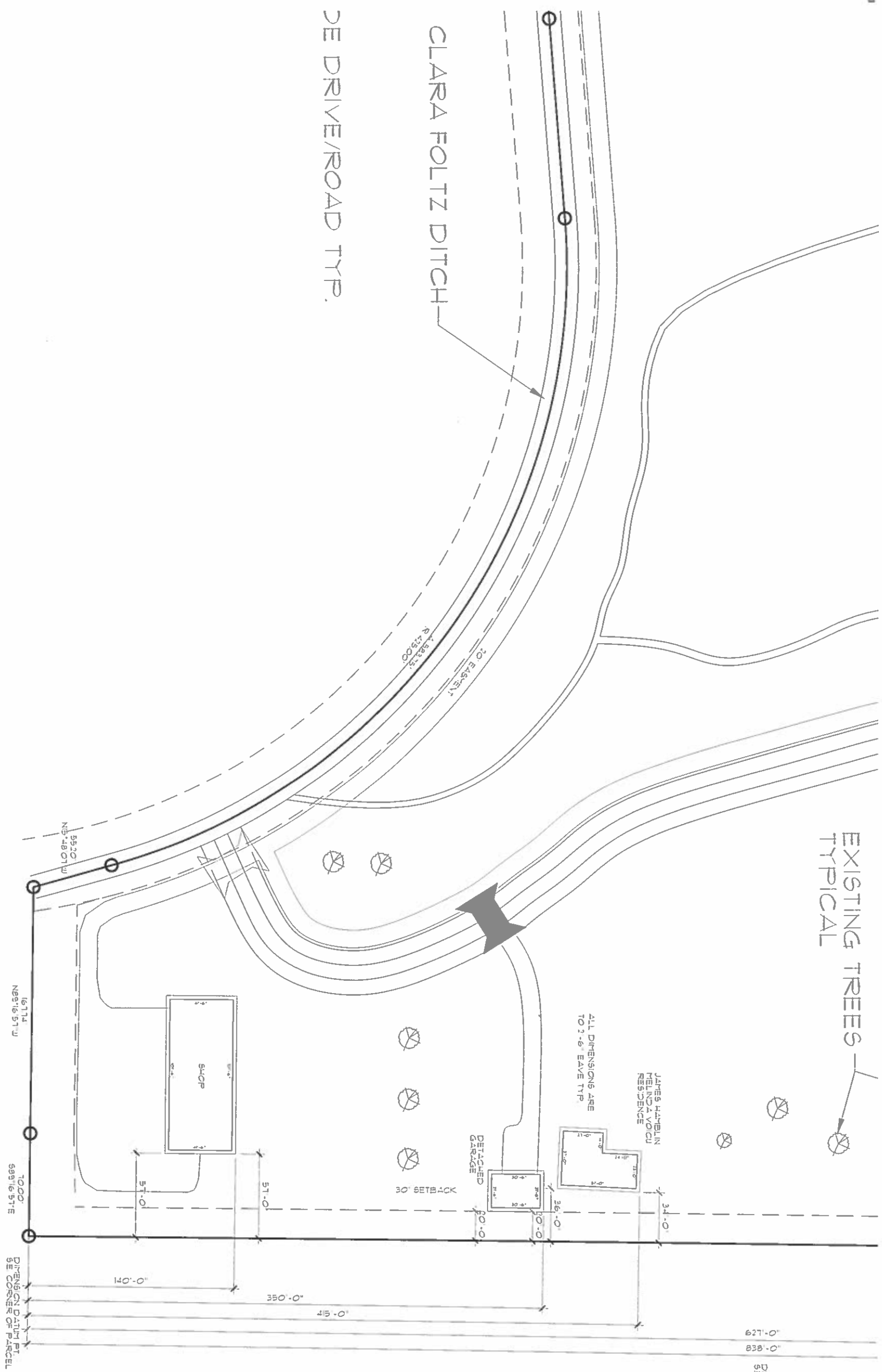
ALL DIMENSIONS ARE
TO 3'-6" EAVE TYP.

DETACHED
GARAGE

30' SETBACK

CLARA FOLTZ DITCH

DE DRIVE/ROAD TYP.

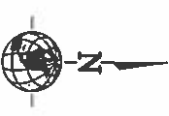


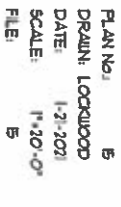
JAMES HAMBLIN
PARCEL 30, MCCALL RANCH
VALLEY COUNTY, IDAHO

PLAN No: 5
DRAWN: LOCKWOOD
DATE: 1-21-2021
SCALE: 1"=20'-0"
FILE: 5

PLOT
PLAN

0.1





PLAN

Detailed Project Description: Hamblin/Voicu

We, James Hamblin, Melinda Voicu and 2 children, are applying for a Conditional Use Permit from Valley County Planning and Zoning. We are very excited about being the owners of this lovely 32-acre parcel!

Our buildings will all have CMU walls with stone or wood interiors and exteriors. This will act as a sound barrier from airplanes which fly frequently across the west side of our property and will make our buildings solid and safe. All our buildings must be under 25' tall, due to FAA restrictions, and we are permitted to build only on certain areas of the property due to the airport flight plans. We have permission from the FAA to build on the eastern side of the property, near many beautiful large trees, and away from the main flight traffic. This area is also on higher, dry ground east of the Stringer Ditch.

The 32 acres contains 4 ditches: the Clara Foltz Ditch borders the property on the south, the Stringer Ditch, Slow Ditch and Brown/Pond Ditches run south to north through the property. All our homes will be nestled in at the edge of an existing grove of trees and will look out over the open expanse of land around us. We will leave most of our acreage natural, planting groves of trees and native grasses throughout. To us, open natural land is priceless.

The dwellings we would like to build are as follows:

1. Our primary residence will be built of stone with wood accents and large windows facing the beautiful views of trees and open land in all directions. The home will be designed in an L shape, with 2 stories on one end and a corner terrace nestled in the L. We will build our garage of cinder block and stone to the side of the house. Our maximum interior square footage will be 2,500 and garage footage will be 600 square feet. The landscaping will be natural looking with native trees, bushes, and rocks.
2. The mother-in-law home will be for Melinda's mother, and will be a 2-bedroom home (one bedroom will be in a small 2-story pop out) with a small, attached garage. The home will be constructed of solid cinder block walls, with a mixture of stone and wood on the exterior and wood interior walls. Large windows will surround the home letting in sun and looking out over the valley. Around the home will be a flagstone terrace, exterior stone fireplace and natural landscaping. The maximum interior square footage will be 1,500.
3. The family guest cabin will be 500-800 square feet on the interior. This will be a small, one-bedroom, cozy retreat for family members who visit us. The walls will be built of cinder block with stone exteriors, wood interiors, deep window seats inside and an open

floor plan. There will be a small loft above the bedroom and a dining booth by the kitchen overlooking the valley.

4. We have a home-based masonry business and will build a shop to support this. The shop will be built of CMU with a wooden exterior. It will be located on the southeast edge of our property. The shop will be 100' x 40' (interior measurements) so that we will be able to store and repair our work equipment out of site of the neighbors. This site will be used to store equipment and overflow materials. Our main masonry work takes place at the job site, not at home. Our employees will not park their vehicles at the shop on a regular basis. We will be sure to organize our work materials in an orderly fashion, with overflow crates stored along the south and east sides of this corner of our property. We plan to plant native trees along the southern portion to shield the neighbors from this area. There is an electrical easement on the other side of our fence (on Parcels 29 and 4 up to our property) and we will plant trees nearby but not in the way of this electrical easement. We intend to pull our power from these power lines and install underground cables to our property along the existing eastern fence. We will landscape the west and north sides of the shop with pine trees and aspens. The main shop doors will be along the south side of this home-based business. We have a written letter from the Porter Family, who own Parcel 4, stating they have no issue with our shop being at this location.

Frontage:

Our residential 30' frontage is along Norwood Road, where our legal easement driveway will be built along the south side of Parcel 27 leading to our parcel. The owners of Parcel 27 have no issues with our plan.

Construction Timeline:

Spring/Summer 2021: build the driveway, install electricity, septic system, and wells.

Summer 2021: building the family guest cabin and live in it.

2022: build the mother-in-law home and possibly start on the shop.

2023: finish the shop and possibly start on the primary home and/or primary garage.

2024-2026: finish all dwellings.

Within 5 years we will have all building complete.

Easements:

As the Clara Foltz Ditch runs along part of the southern boundary of our property, we have a 20' official legal maintenance easement (drawn from the centerline of the ditch, 20' to the north) for the Lake Irrigation District's maintenance of the ditch. LID has a 30' easement to the south (Parcels 28 and 29), also. Along the Stringer Ditch, there is an informal 15' maintenance easement from the center of the ditch outwards to both sides. We will not interfere with either of these easements. Outside of these easements, we will be building our driveway which will follow

the contours of both ditches. Since this soil has already been disturbed (the existing rough LID maintenance road/4-wheeler trail) we would like to build our road there. The idea is to disturb the soil on the property as little as possible. We appreciate the history of the ditches and the pumps. We are glad to have 20-acre shares of Lake Irrigation District water rights and will support efforts to work with that district.

We have a 50' easement along the southern part of Parcel 27 for our driveway and utilities. This easement runs west to east. We are in contact with the owners of this parcel and have a letter from them stating they have no issues with our plans.

Please see our **site plot plan**.

Landscaping:

Plants will be native to the northwest.

Populus Family: aspens, white poplar

Salix Family: willows

Pinus Family: Pinus Contorta (Lodgepole Pine), Pinus Ponderosa (ponderosa pine), Larix

Laricina (Tamarack)

Oleaceae: Lilacs, Syringa

Lamiaceae (mint): lavender

Rosaceae (rose): Mountain Ash

Berberidaceae (barberry): Oregon Grape

Trees, willows, and lilacs will be planted along the east fence in a natural way, and along the fence to the south around the shop. We will plant natural looking groves of trees and bushes through the property as well as along parts of the driveway. We will expand the groves of trees currently on the property in a meandering, natural way. In marshy areas we will plant willows. We intend to mix poplar and pine trees in groves throughout the property. Eventually, we will have a lawn of rye grass or something similar around the primary home, and perhaps around the 2 smaller homes. We will have flagstone/patio stone walkways by each home.

Site grading:

Site grading will only be done for the driveway and actual building sites. These areas have a slight slope and are the slightly higher areas of the property. Site grading will be minimal and simple, as the natural slope of the land in these areas is already how we need it. We will avoid open cuts and side slopes. See topography on map.

Lighting:

Our lighting will be minimal, no higher than 30' with full cut-off shields and a motion detector. The shop will have 1-2 20' or less high motion detector light(s) facing down with the full cut-off shield. The front doors of each home will have a small motion detector full cut-off shield light by

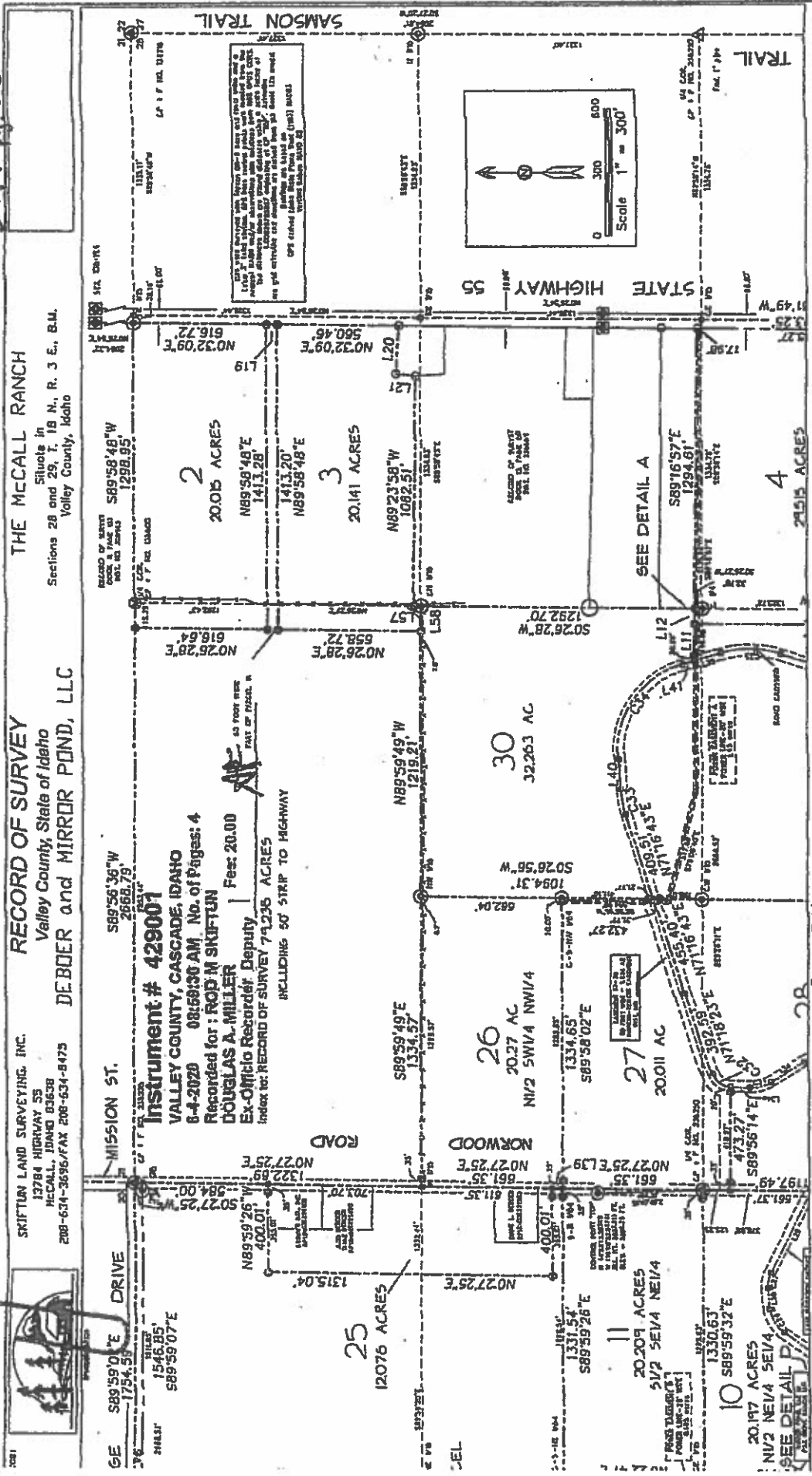
the door. These will all be motion detected and shielded. The garage by the mother-in-law-home and primary homes will each have a light attached to the building over the door with these same standards. We appreciate the darkness of living in the country and will not be lighting up the sides of our buildings or the outside area in general at night.

Driveway:

We have spoken to Garrett de Jong at the McCall Fire Dept. about their regulations and will construct our road to meet all current McCall Fire Codes.

We are very excited to start our building adventure on this lovely property!

SK 14-19-23



RECORD OF SURVEY
Valley County, State of Idaho
DEBOER and MIRROR POND, LLC

THE MCCALL RANCH
Silviculture in
Sections 28 and 29, T. 18 N., R. 3 E., S. 1 M.
Valley County, Idaho

Instrument # 429001
Valley County, CASCADE, IDAHO
8-4-2020 08:58:36 AM No. of Pages: 4
Recorded for: ROD M SKIFFUN
DOUGLAS A. MILLER
Ex-Officio Recorder Deputy
Index for RECORD OF SURVEY 71235 ACRES
INCLUDING 50' STRIP TO HIGHWAY

Legend

- client boundary line
- section breakdown lines
- edge of traveled way
- proposed easement lines
- existing fence lines
- found monument as noted
- found R.O.W. monument
- power pole

Survey Narrative

This record of survey is being prepared and recorded in order to split the Deboer and Mirror Pond, LLC property into two parcels. The parcels are located in the Valley County, Idaho, and are situated on a County Road or have been created as an easement. All parcels shown have been been created or directly adjacent to their boundaries or easements have been provided.

Survey References

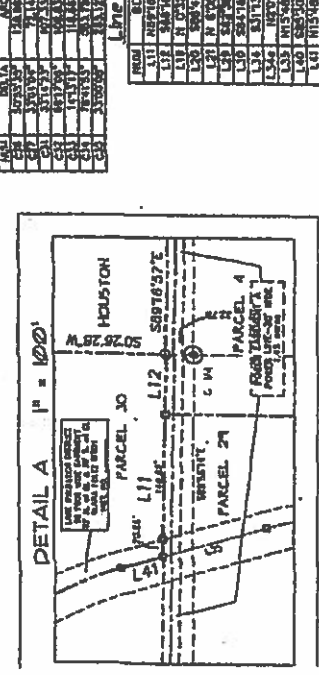
PLAT 100, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 28, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 29, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 30, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 31, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 32, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 33, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 34, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 35, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 36, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 37, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 38, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 39, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 40, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 41, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 42, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 43, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 44, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 45, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 46, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 47, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 48, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 49, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 50, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 51, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 52, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 53, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 54, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 55, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 56, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 57, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 58, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 59, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 60, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 61, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 62, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 63, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 64, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 65, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 66, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 67, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 68, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 69, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 70, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 71, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 72, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 73, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 74, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 75, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 76, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 77, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 78, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 79, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 80, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 81, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 82, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 83, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 84, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 85, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 86, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 87, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 88, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 89, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 90, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 91, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 92, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 93, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 94, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 95, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 96, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 97, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 98, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 99, Book 13, Page 25, Vol. No. 287276, 2015
SECTION 100, Book 13, Page 25, Vol. No. 287276, 2015

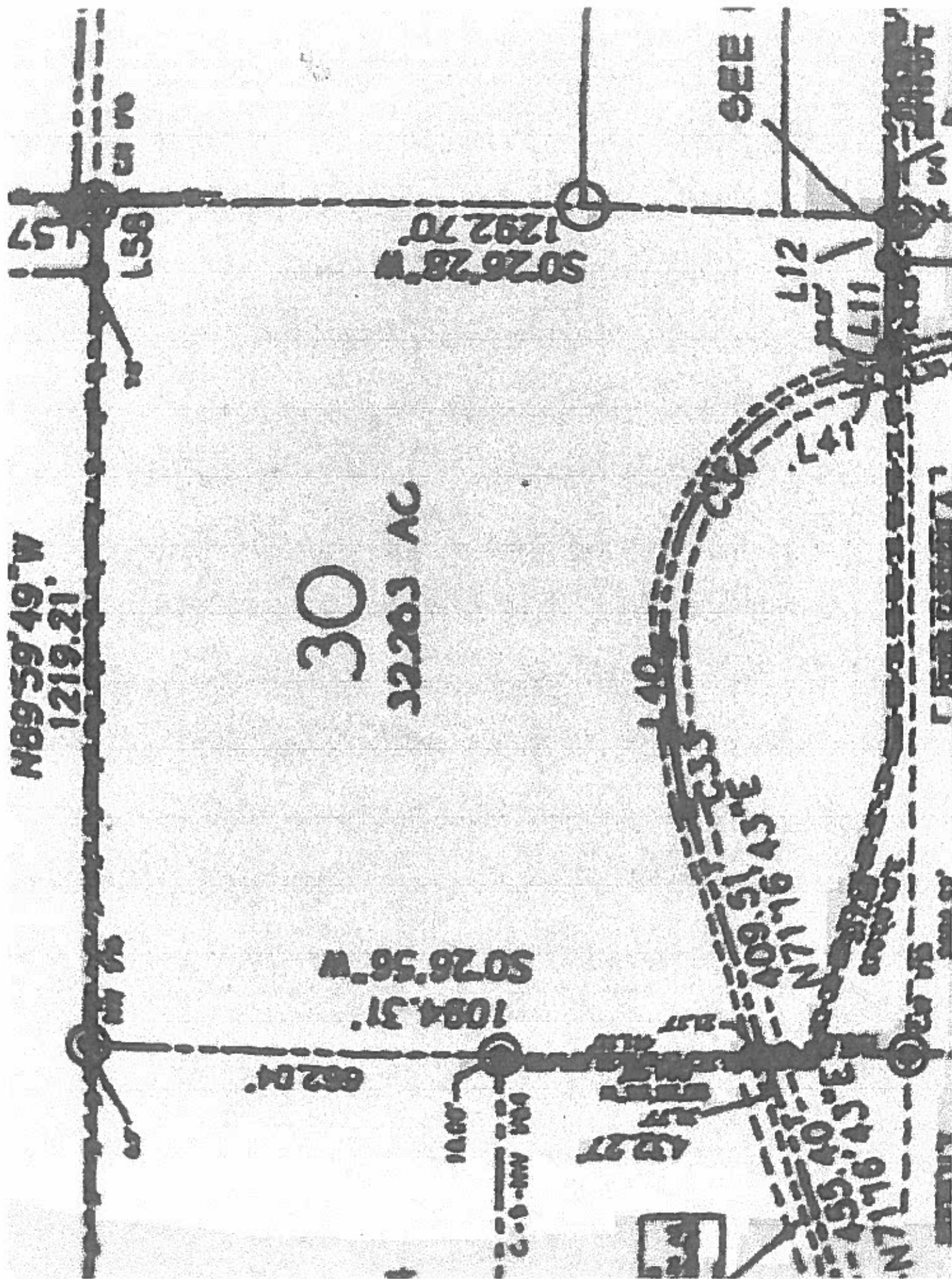
Curve Table

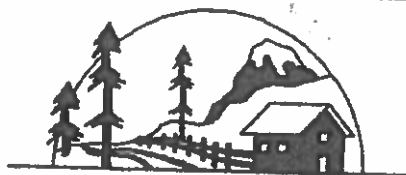
STATION	ARC	CHORD	DELTA	CHORD BEARING
101	101.00	101.00	0.00	0.00
102	102.00	102.00	0.00	0.00
103	103.00	103.00	0.00	0.00
104	104.00	104.00	0.00	0.00
105	105.00	105.00	0.00	0.00
106	106.00	106.00	0.00	0.00
107	107.00	107.00	0.00	0.00
108	108.00	108.00	0.00	0.00
109	109.00	109.00	0.00	0.00
110	110.00	110.00	0.00	0.00
111	111.00	111.00	0.00	0.00
112	112.00	112.00	0.00	0.00
113	113.00	113.00	0.00	0.00
114	114.00	114.00	0.00	0.00
115	115.00	115.00	0.00	0.00
116	116.00	116.00	0.00	0.00
117	117.00	117.00	0.00	0.00
118	118.00	118.00	0.00	0.00
119	119.00	119.00	0.00	0.00
120	120.00	120.00	0.00	0.00
121	121.00	121.00	0.00	0.00
122	122.00	122.00	0.00	0.00
123	123.00	123.00	0.00	0.00
124	124.00	124.00	0.00	0.00
125	125.00	125.00	0.00	0.00
126	126.00	126.00	0.00	0.00
127	127.00	127.00	0.00	0.00
128	128.00	128.00	0.00	0.00
129	129.00	129.00	0.00	0.00
130	130.00	130.00	0.00	0.00
131	131.00	131.00	0.00	0.00
132	132.00	132.00	0.00	0.00
133	133.00	133.00	0.00	0.00
134	134.00	134.00	0.00	0.00
135	135.00	135.00	0.00	0.00
136	136.00	136.00	0.00	0.00
137	137.00	137.00	0.00	0.00
138	138.00	138.00	0.00	0.00
139	139.00	139.00	0.00	0.00
140	140.00	140.00	0.00	0.00
141	141.00	141.00	0.00	0.00
142	142.00	142.00	0.00	0.00
143	143.00	143.00	0.00	0.00
144	144.00	144.00	0.00	0.00
145	145.00	145.00	0.00	0.00
146	146.00	146.00	0.00	0.00
147	147.00	147.00	0.00	0.00
148	148.00	148.00	0.00	0.00
149	149.00	149.00	0.00	0.00
150	150.00	150.00	0.00	0.00

Line Table

FROM	TO	BEARING	DISTANCE
101	102	N 89° 59' 32" E	101.00
102	103	N 89° 59' 32" E	102.00
103	104	N 89° 59' 32" E	103.00
104	105	N 89° 59' 32" E	104.00
105	106	N 89° 59' 32" E	105.00
106	107	N 89° 59' 32" E	106.00
107	108	N 89° 59' 32" E	107.00
108	109	N 89° 59' 32" E	108.00
109	110	N 89° 59' 32" E	109.00
110	111	N 89° 59' 32" E	110.00
111	112	N 89° 59' 32" E	111.00
112	113	N 89° 59' 32" E	112.00
113	114	N 89° 59' 32" E	113.00
114	115	N 89° 59' 32" E	114.00
115	116	N 89° 59' 32" E	115.00
116	117	N 89° 59' 32" E	116.00
117	118	N 89° 59' 32" E	117.00
118	119	N 89° 59' 32" E	118.00
119	120	N 89° 59' 32" E	119.00
120	121	N 89° 59' 32" E	120.00
121	122	N 89° 59' 32" E	121.00
122	123	N 89° 59' 32" E	122.00
123	124	N 89° 59' 32" E	123.00
124	125	N 89° 59' 32" E	124.00
125	126	N 89° 59' 32" E	125.00
126	127	N 89° 59' 32" E	126.00
127	128	N 89° 59' 32" E	127.00
128	129	N 89° 59' 32" E	128.00
129	130	N 89° 59' 32" E	129.00
130	131	N 89° 59' 32" E	130.00
131	132	N 89° 59' 32" E	131.00
132	133	N 89° 59' 32" E	132.00
133	134	N 89° 59' 32" E	133.00
134	135	N 89° 59' 32" E	134.00
135	136	N 89° 59' 32" E	135.00
136	137	N 89° 59' 32" E	136.00
137	138	N 89° 59' 32" E	137.00
138	139	N 89° 59' 32" E	138.00
139	140	N 89° 59' 32" E	139.00
140	141	N 89° 59' 32" E	140.00
141	142	N 89° 59' 32" E	141.00
142	143	N 89° 59' 32" E	142.00
143	144	N 89° 59' 32" E	143.00
144	145	N 89° 59' 32" E	144.00
145	146	N 89° 59' 32" E	145.00
146	147	N 89° 59' 32" E	146.00
147	148	N 89° 59' 32" E	147.00
148	149	N 89° 59' 32" E	148.00
149	150	N 89° 59' 32" E	149.00







SKIFTUN LAND SURVEYING, INC.
LOTS - BOUNDARY - TOPOGRAPHY - ALTA
SUBDIVISIONS - CONSTRUCTION - FLOOD DATA
Working hard to protect your property investment!

May 29, 2020

Page 1 of 1

DIANE DEBOER
McCALL RANCH - PARCEL 30
Situate in the SE1/4 NW1/4
Section 28, T. 18 N., R. 3 E., B.M.
Valley County, Idaho
32.263 Acres

A parcel of land situate in the SE1/4 NW1/4, Section 28, T. 18 N., R. 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the Quarter Corner common to Sections 28 and 29, T. 18 N., R. 3 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey, recorded as Instrument No. 365581, on Book 11, on Page 162 of Surveys, on file in the Office of the Recorder of Valley County, Idaho; thence, N. 0°27'25" E., 1,322.70 feet to the North 1/16th Corner common to said Sections 28 and 29; thence, S. 89°59'49" E., 1,334.57 feet to a 5/8" rebar marking the NW 1/16th Corner of said Section 28, the **REAL POINT OF BEGINNING**:

Thence, S. 89°59'49" E., 1,334.57 feet to a 5/8" rebar marking the CN 1/16th Corner of said Section 28,
Thence, S. 0°26'28" W., 1,292.70 feet along the easterly boundary of said SE1/4 NW1/4, to a 1/2" rebar,
as shown on that particular Record of Survey, recorded as Instrument No. 326569, on file in
Book 10, on Page 60 of Surveys, in the Office of the Recorder of Valley County, Idaho,
Thence, N. 89°16'57" W., 216.88 feet to a 1/2" rebar,
Thence, continuing N. 89°16'57" W., 20.86 feet to the centerline of the Clara Foltz Ditch,
Thence, N. 15°48'07" W., 55.20 feet along said ditch centerline,
Thence, 583.76 feet along said ditch centerline on a curve to the left, whose radius is 425.00 feet, delta
angle is 78°41'53", and whose long chord bears N. 55°09'04" W., 538.94 feet,
Thence, S. 85°30'00" W., 136.76 feet along said ditch centerline,
Thence, 116.66 feet along said ditch centerline on a curve to the left, whose radius is 470.00 feet, delta
angle is 14°13'17", and whose long chord bears S. 78°23'21" W., 116.36 feet,
Thence, S. 71°16'43" W., 409.51 feet along said ditch centerline, to the westerly boundary of said SE1/4
NW1/4,
Thence, N. 0°26'56" E., 1,094.31 feet to the **Point of Beginning**, containing 32.263 acres, more or less.

Bearings based on GPS derived State Plane Grid Azimuth, Idaho West Zone (1103).

Original Signed and Filed at Location Below:

Rod M. Skiftun - P.L.S. 9585
13784 Highway 55 McCall, ID 83638
208-634-3696/Fax 208-634-8475
E-mail: rskiftun@frontiernet.net



CUP Application, Page 2, Question 4:

ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (SUCH AS CANALS...)

The Clara Foltz Ditch runs across our southern boundary east to west.

The Stringer Ditch runs north through the eastern to central part of our property.

The Slow Ditch runs north through the western part of our property.

The Brown/Pond Ditch runs north and is located just west of the Stringer Ditch.



U.S.D.A. Natural Resources Conservation Service

Contact Us | Subscribe | Archived Soil Surveys | Soil Survey Status | Glossary | Preferences | Link | Logout | Help

Area of Interest (AOI) | Soil Map | Soil Data Explorer | Download Soils Data | Shopping Cart (Free) | Printable Version | Add to Shopping Cart

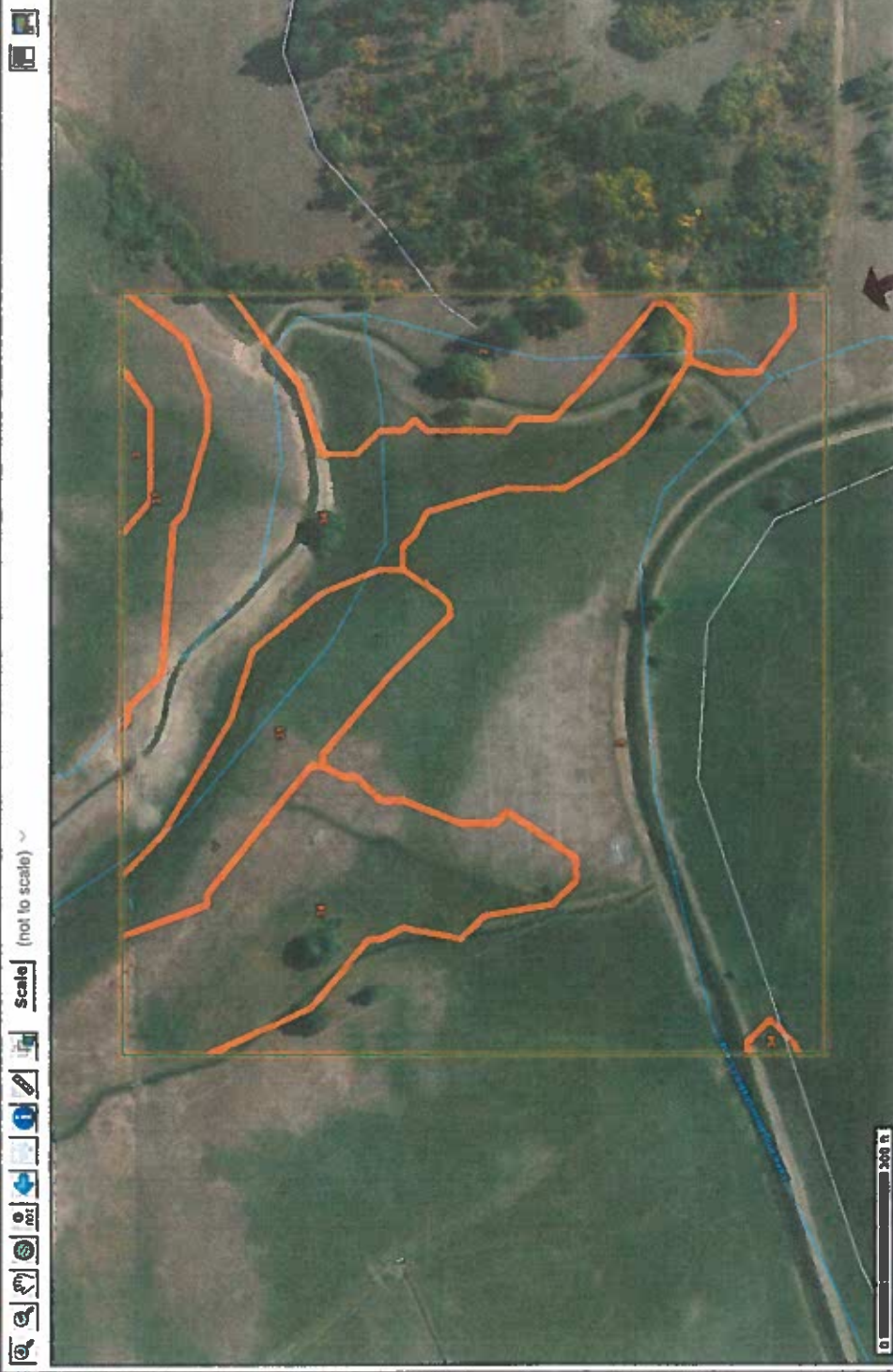
Search

Map Unit Legend

Valley Area, Idaho, Parts of Adams and Valley Counties (ID652)
Valley Area, Idaho, Parts of Adams and Valley Counties (ID652)

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
2	Archabal loam, 2 to 4 percent slopes	4.1	10.0%
3	Archabal loam, 4 to 12 percent slopes	20.4	49.3%
31	McCall complex, 5 to 50 percent slopes	4.6	11.1%
34	Melton loam	12.2	29.6%
Totals for Area of Interest		41.4	100.0%

Soil Map



Warning: Soil Map may not be valid at this scale.

FOIA | Accessibility Statement | Privacy Policy | Non-Discrimination Statement | Information Quality | USA.gov | White House

We plan to build along the east side
which is mostly Archabal loam
20% - 40% slopes

Wetland

U.S. Army Corps of Engineers

Map from Tracy Peak, Regulatory Division



wetland

- through a
grove of trees

We are working through the wetland utility line permit process with the U.S. Army Corps of Engineers. We would like our underground power line to be along this east fence. The wetland appears to be about 1,200m² and our buildings

Parcel		Total Acres	LID Acres	LID Acres by 1/4 1/4																
No.		Acres	Acres	NENE	NWNE	SWNE	SENE	NENW	NWNW	SWNW	SENW	NESW	NWSW	SWSW	SESW	NESE	NWSE	SWSE	SESE	
1		79.24	42					21	21											
2		20.02	0																	
3		20.14	0																	
4		29.51	20														20			
5		20.31	13												13					
6		20.30	13												13					
26		20.27	1						1											
27		20.01	0.75						0.75											
28		40.82	17										17							
29		46.88	14								3	11								
30		32.26	20							20	25	11	17	0	26	0	20	0	0	0
Section 28 Total			140.75	0	0	0	0	21	21	1.75	25	11	17	0	26	0	20	0	0	0
65-2729			194																	
7		20.16	10																	10
8		20.17	10																	10
9		20.18	15													15				
10		20.20	20													20				
11		20.21	20				20													
12		22.13	22														22			
13		20.74	20															20		
14		20.65	20.5												4.5			16		
15		26.57	19.5											5	14.5					
16		21.30	15											15						
17		21.30	13.25										8	5.25						
18		20.27	14									8			6					
18A		4.03																		
19		20.60	15																	
20		21.20	14									3			10			2		
21		20.05	13									8					4	2		
22		95.25	49.5								1	8					4			
23		98.78	86.5																	

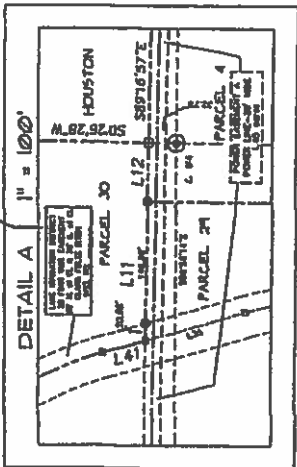
Application for Irrigation Plan Approval, Page 6, Question 8:

PLEASE DESCRIBE HOW THE HEAD GATE/PUMP CONNECTS TO THE CANAL AND IRRIGATED LAND AND WHERE DITCHES &/PIPES GO.

All headgates are located off the north side of the Clara Foltz Ditch.

1. Southwest Headgate opens to the Slow Ditch. The water flows north and the ditch forks. The main part of the Slow Ditch flows to Parcel 1A and part flows through our property north towards Brown Pond. There is an existing pump (and power) on Parcel 30 for irrigating Parcel 30. There is a secondary 4" aluminum sprinkler pipe running off the pump which heads northwest through the corner of Parcel 26 and ends at Parcel 1A. The irrigation lines are 3" aluminum sprinkler pipes connecting to the 4" pipe and are placed towards the east, across the center of our property. There are raised sprinkler heads off this 3" pipe.
2. Southeast Headgate opens to Brown/Pond Ditch. This flows north and forks. One small ditch goes west in a zig zag pattern and one goes north and disperses across that section of the property.
3. Southeast Headgate opens to the Stringer Ditch. This is a large headgate and a larger ditch, but considerably smaller than the Clara Foltz Ditch. The water flows north and then northwest through our property. This ditch flows through Parcel 1B and other properties and appears to travel past Ikola's property, past Gusty Laidlaw's property (Franz Witte rental), under the airport, through the ponds by the River Ranch Subdivision and then southwest through various ponds appearing to end in an irrigation field.

Lake Irrigation District
50 Foot Wide Easement
20' N. of C.L., 30' S. of C.L.
(Center Line)
Clara Foltz Ditch



Impact Report Answers (from Valley County Code 9-5-3-D)

Question 1 (Traffic)

We are following the 12' driveway and turn-around requirements from the McCall Fire Dept. Traffic will be normal for a family: driving 2 children to and from school and activities, driving for errands, shopping, normal activities.

Our home business travel will be normal and include driving to and from job sites. Our employees will not park at our home business on a regular basis. Occasional deliveries of materials will be made at the shop.

The driveway will be constructed from drain rock and road base materials.

Question 2 (Housing Affordability Impact)

We are building our homes and shop in a style and affordability like houses already existing in the McCall area.

Question 3 (Noise)

Currently there are no noise levels as it is agriculture land.

Outdoor:

Construction in the Day: Noise will consist of sawing, cutting, drilling, nail guns etc.

Construction in the Night: no noise.

Normal Outdoor Activities in the Day: kids playing, vehicles driving, repairs of work equipment (mostly indoors), normal talking and household noises.

Normal Indoor Activities in the Night: nothing loud, normal music and talking.

Question 4 (Heat & Glare)

Existing Heat and Glare: snow, water reflection from ditches

New Heat and Glare: cars parked by our homes and shop, windows on the south and west sides of our homes and shop. Roofs will be tin and not shiny. We will have normal motion detected lighting (to code) by doors.

Question 5 (Particulate Emissions)

No existing.

Added: smoke from up to 4 fireplaces. Dust from driveway.

Question 6 (Water)

Well water for domestic uses. Stringer Ditch could provide fire protection to the west of our structures. See our irrigation map for surface water drainage. There is a small wetland in the tree area at the southeast corner of the property (north of the shop). We are attempting to get ahold of someone at the Army Corp. of Engineers but so far have not heard back, about if this is currently a designated wetland. This appears very dry part of the year. We will not be affecting the water quality and will leave it as it currently is.

Question 7 (Fire, Explosions)

Propane tanks, paint spray cans, and normal shop materials could explode. We won't have anything out of the ordinary. Neighbors are all a good distance from us.

Question 8 (Ground Disturbance)

We will only be disturbing the soil to dig our foundations and they are all located on relatively flat ground. We will build a driveway close to the already disturbed soil of the irrigation ditch maintenance road but just outside of our (20' from centerline) easement. We will not be disturbing the wetland. We will not remove vegetation around the property.

Question 9 ((Soil Stabilization)

We will be taking the top layer of soil off for the driveway. We will place the soil on the sides of the driveway to keep the natural plants on the property.

Question 10 (Soil Characteristics)

We have a low slope grade by the driveways and foundations. We don't foresee potential problems with this.

Question 11 (Site Grading)

The property has a natural slight slope. The homes and shop will have French drains around them. We will install 3 culverts: 1 at Norwood Road at the start of our driveway, 1 across the Stringer Ditch to access our primary home and 1 across the Stringer Ditch to access the guest home and mother-in-law home.

Our power will be underground running from the southeast corner north along the fence about 800'. We will dig the trench with as little disturbance as possible and help vegetation to grow back. We will also plant native vegetation and trees along the east fence as a screen for neighboring properties. We will not site grade for landscaping.

Question 12 (Dwelling Visibility)

Our shadows will not affect any existing homes. All existing neighbors to the east are out of site due to thick trees. Our homes are all tucked into the trees and fit in with the surroundings. The shop is visible to the south to the Porter Family (Parcel 4). They plan to also locate their shop near our shop location and have no issues with our placement of the shop. We will plant trees to the south (along the property line) and west sides of the shop to reduce visibility for neighbors.

Question 13 (Why you bought this property)

We love this property! It is located a mere 1,400 feet from our current rental, and we have often walked through the open fields of the McCall Ranch. We love the trees and especially the old growth trees, the historical ditches, the beautiful open views in all directions and the natural beauty of this area. This property has a country ranch feel and we want to design our buildings to flow with this. We are placing our homes amongst the trees, so we blend into the natural landscape while being able to enjoy the open spaces around us. Our homes will be built of natural materials and colors and will not stand out to neighbors. We enjoy living with neighbors like us: family homes on large parcels so we all can enjoy the open space of natural land.

Question 14 (Increased Revenue, Jobs, Spending)

Since we live in McCall already, we will continue our spending habits as usual. Our property tax assessment will increase once we build structures on the property.

Question 15 (Economic Impacts)

Does not apply as we already live in McCall.

Question 16 (Impact of Existing Developments)

Does not apply as we are not providing any new products or services to the area.

Question 17 (Natural Resources at Site)

We will not be using natural resources from the property. We will bring in materials for the construction of our dwellings and driveway.

Question 18 (Impacts of Project Abandonment)

We do not plan on this occurring, but if we had to halt construction for a time, neighbors might see tarps, plastic, and other weatherproof covering materials over the structure.

Question 19 (Number of Residential Units)

Residential: 3 dwellings

1. Primary Home: 2,112 sq. feet (interior measurement)
2. Mother-in-Law Home plus attached garage: 1,444 sq. feet (interior measurement)
3. Guest Cabin: 500-800 sq. feet (interior measurement)

Non-Residential Dwellings: 2 dwellings

1. Shop: 4,000 sq. feet (interior measurement)
2. Detached Primary Garage: 600 sq. feet (interior measurement)

Question 20 (Construction Time Schedule)

1. Spring-Summer 2021: build driveway, install power, drill a well, install septic.
2. Summer 2021: build guest cabin.
3. 2022: build mother-in-law home and possibly start building shop.
4. 2023: work on shop, possibly start building our primary home and garage.
5. 2024-2026: work on primary home and garage, finish up all dwellings.

Question 21 (Range of Sale or Rent)

We do not anticipate selling, leasing, or renting any dwelling units.

Clay Szeliga
200 Swiftwater Blvd.
Cle Elum, WA 98922
206 793 3733
01/11/21
clay@cnwcorp.com

Valley County Planning & Zoning
Attn. Cynda Herrick, AICP, CFM
219 N. Main
P O Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

Subject: Neighbor's Consideration of CUP Application.

Dear Valley County Planning & Zoning,

I, (Clay Szeliga), own Parcel 27 of the McCall Ranch, which lies south of McCall. On the south edge of our parcel there lies a 50' driveway and utility easement for Parcel 30, which begins on Norwood Road and ends at the southeast corner of our parcel.

The owners of Parcel 30, James Hamblin and Melinda Voicu, have explained to us that they are applying for a Conditional Use Permit through your office. They called us to explain that they are applying for a 'multiple residences on one parcel' permit, as they will build a primary residence for themselves, a small home for Melinda's mother, and a small family guest cabin. They will have a home-based business on their parcel, with their business activity taking place off site.

We would like to state to Valley County Planning & Zoning that we have no issues with this plan.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Clay Szeliga', written in a cursive style.

Jason and Jennifer Porter
14090 HWY 55
McCall, ID 83638
208-630-4492
1-10-21
Email: Notetojason@gmail.com

Valley County Planning & Zoning
Attn. Cynda Herrick, AICP, CFM
219 N. Main
P O Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

Subject: Neighbor's Consideration of CUP Application and Shop Location.

Dear Valley County Planning & Zoning,

We, Jason and Jennifer Porter own Parcel 4 of the McCall Ranch which lies south of McCall. The northwest part of our parcel is adjacent to Parcel 30.

The owners of Parcel 30, James Hamblin and Melinda Voicu, have explained to us that they are applying for a Conditional Use Permit through your office. James called us to explain that they are applying for a 'multiple residences on one parcel' permit, as they will build a primary residence for themselves, a small home for Melinda's mother, and a small family guest cabin. They will have a home-based business with a large shop located in the corner of their property adjacent to the northwest corner of our property and have said they will design their shop and surrounding landscaping to fit the area so it is visually appealing from our property.

We will also be working towards using our property in a similar way for our family.

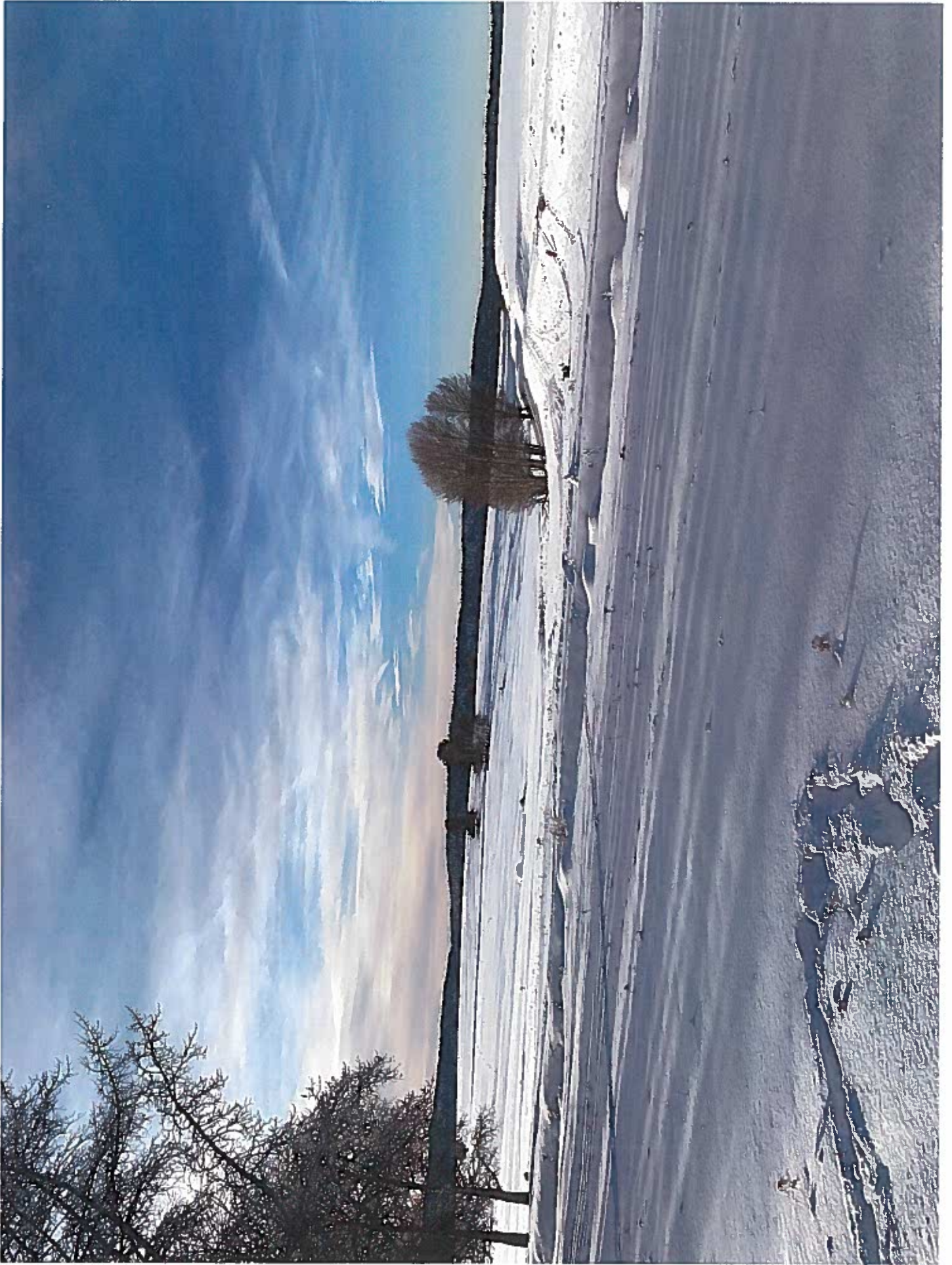
We are ok leaving the space between our properties natural and without fencing or berms to shield the view.

We are excited to have James and Melinda as our neighbors and look forward to working cooperatively for years to come.

We would like to state to Valley County Planning & Zoning Department that we have no issues with this plan.

Sincerely,

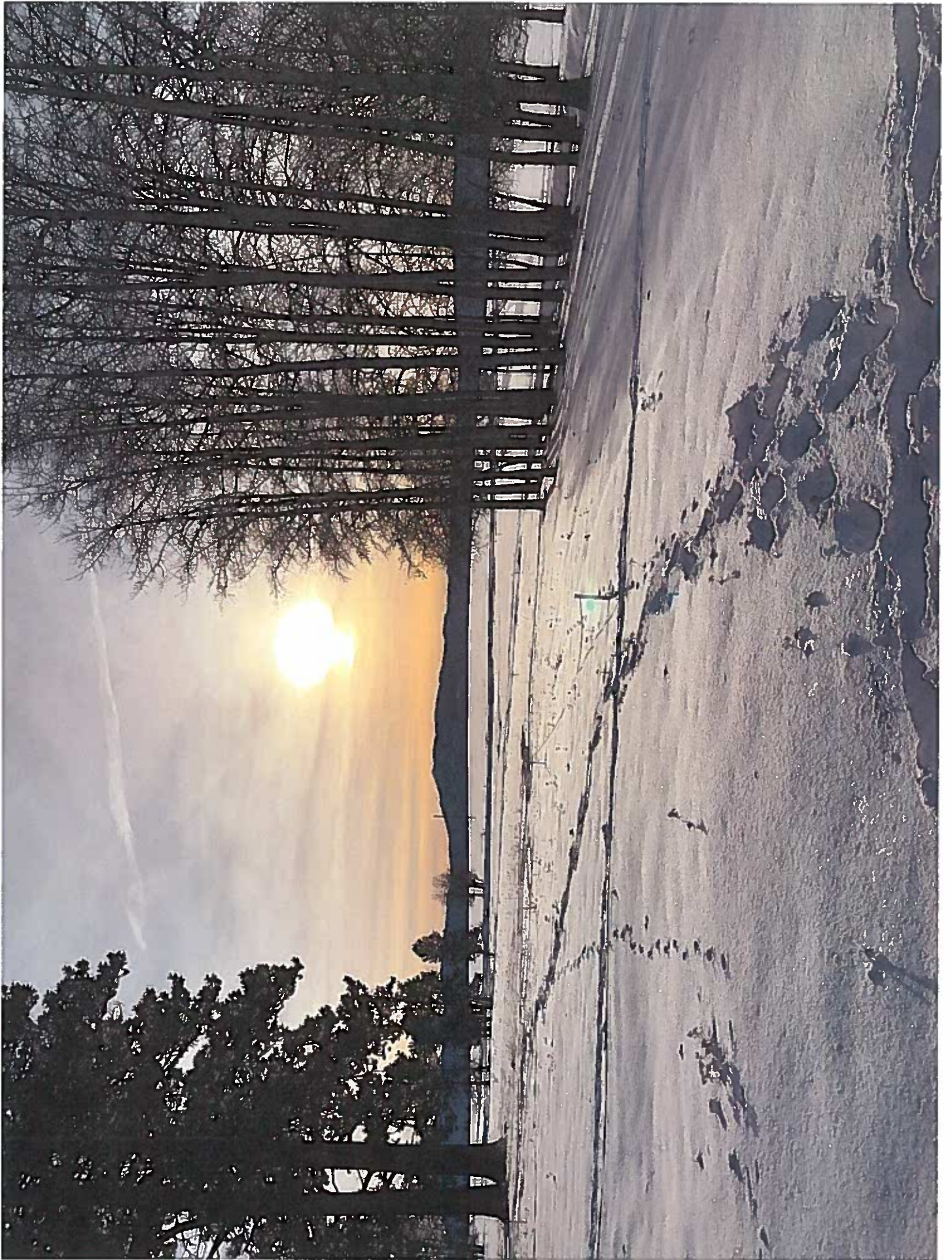
Jason and Jennifer Porter

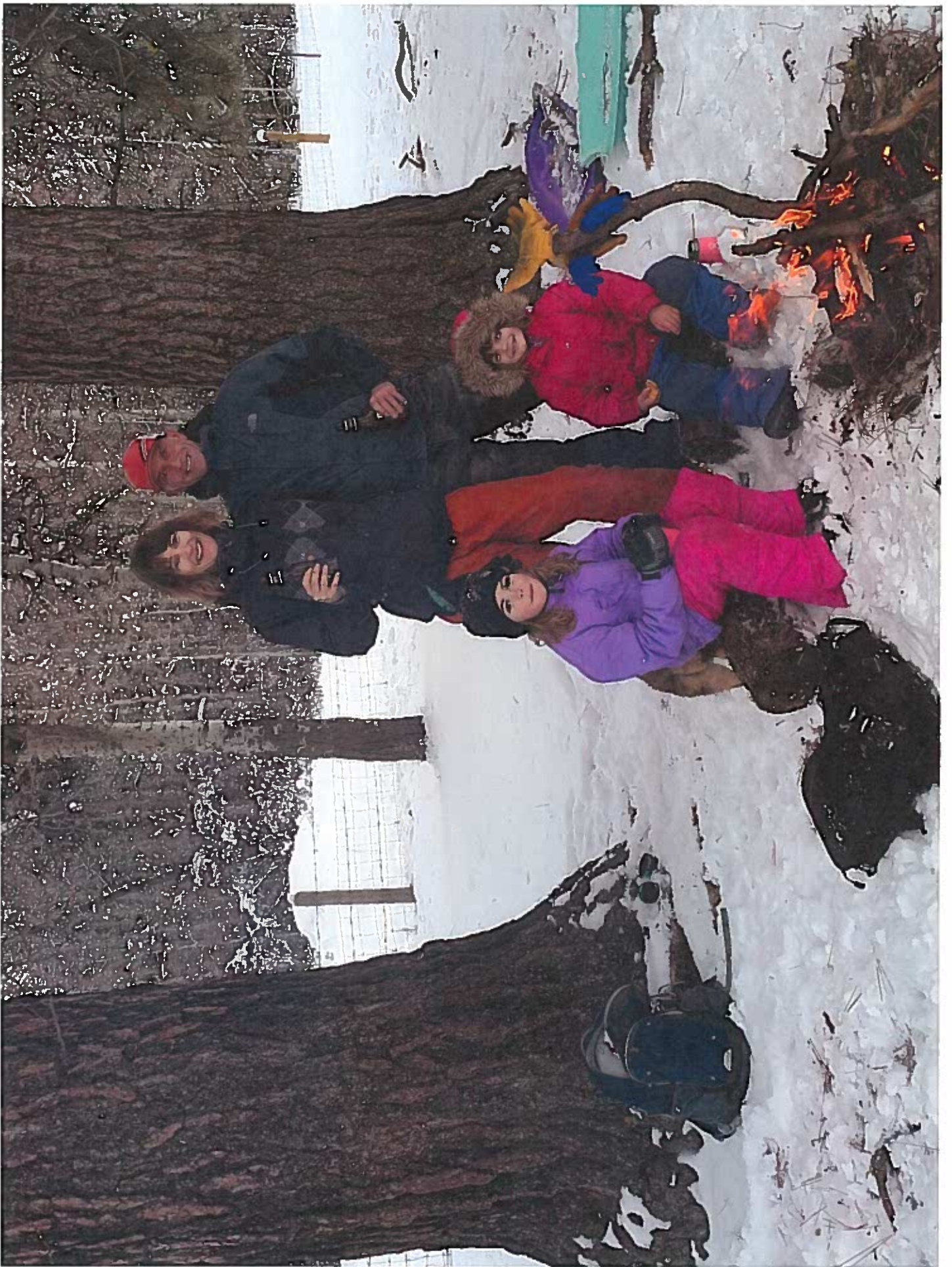






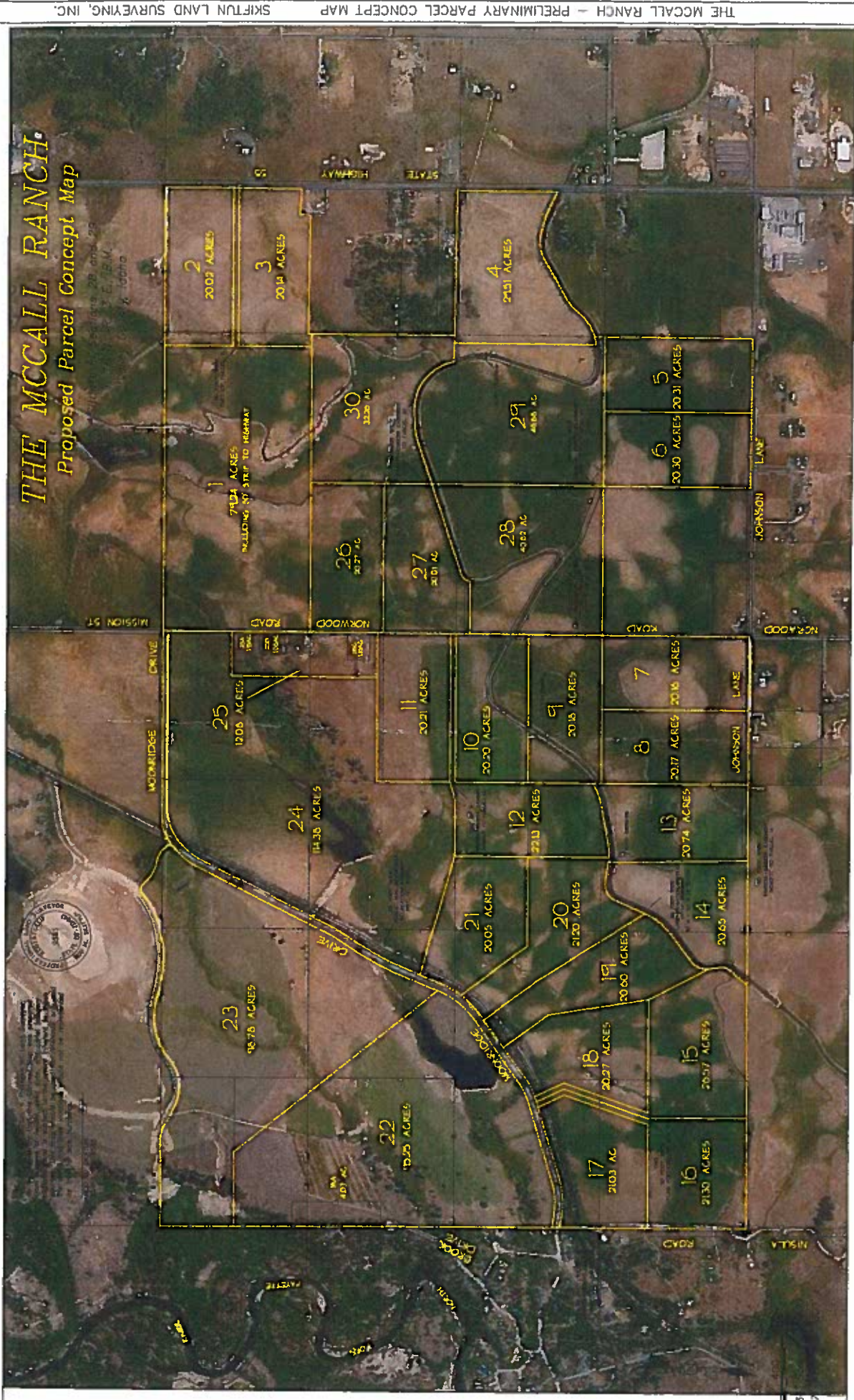






THE MCCALL RANCH

Proposed Parcel Concept Map



PROPOSED PARCEL CONCEPT MAP ONLY

SKIFTUN LAND SURVEYING, INC.
13784 HIGHWAY 55
MCCALL, IDAHO 83436
208-834-3595

Sheet 1 of 1
DRAWN - CONCEPT MAP ONLY
8 MAY 2020

0
22" x 3"
11" x 17"

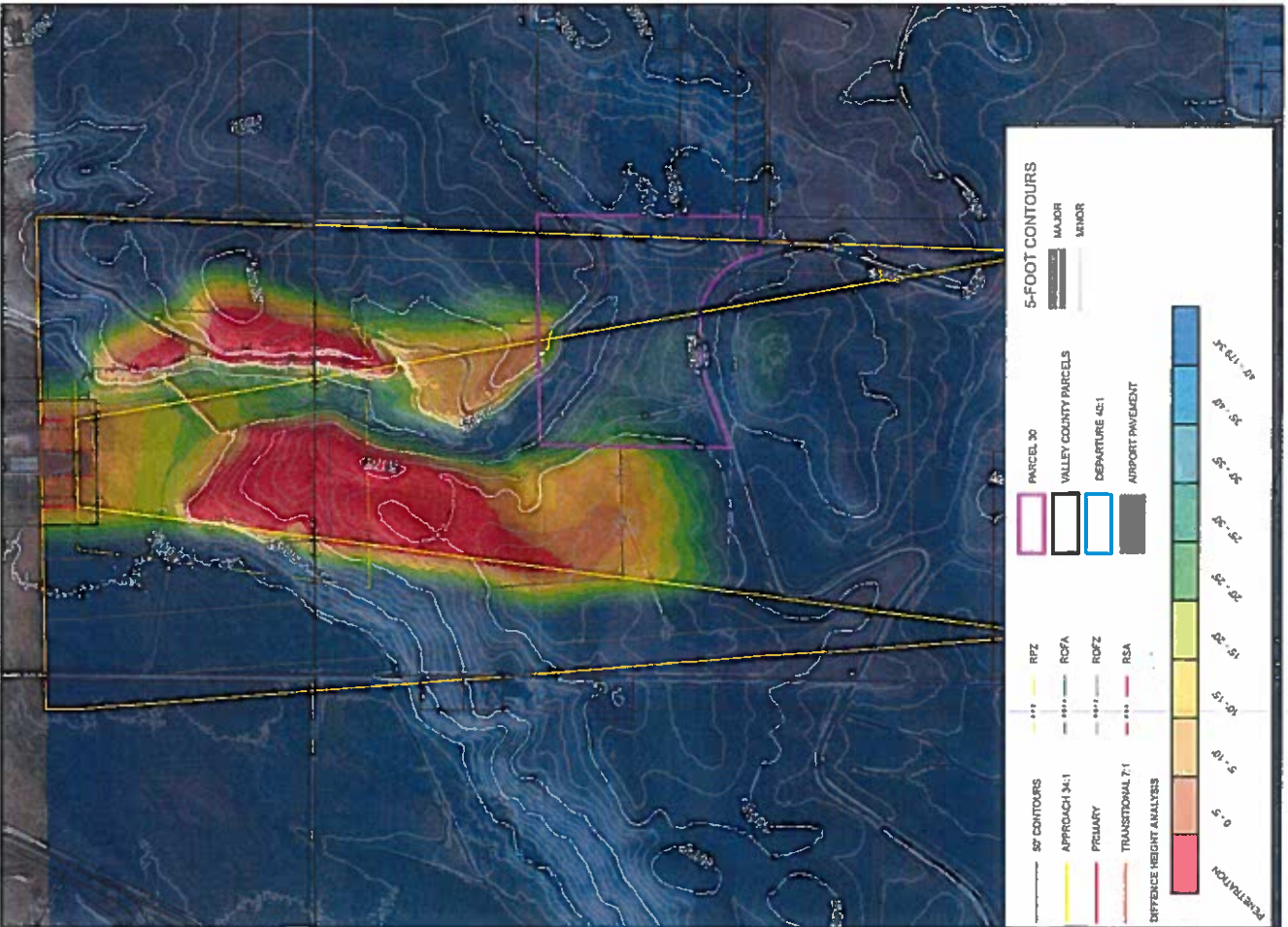
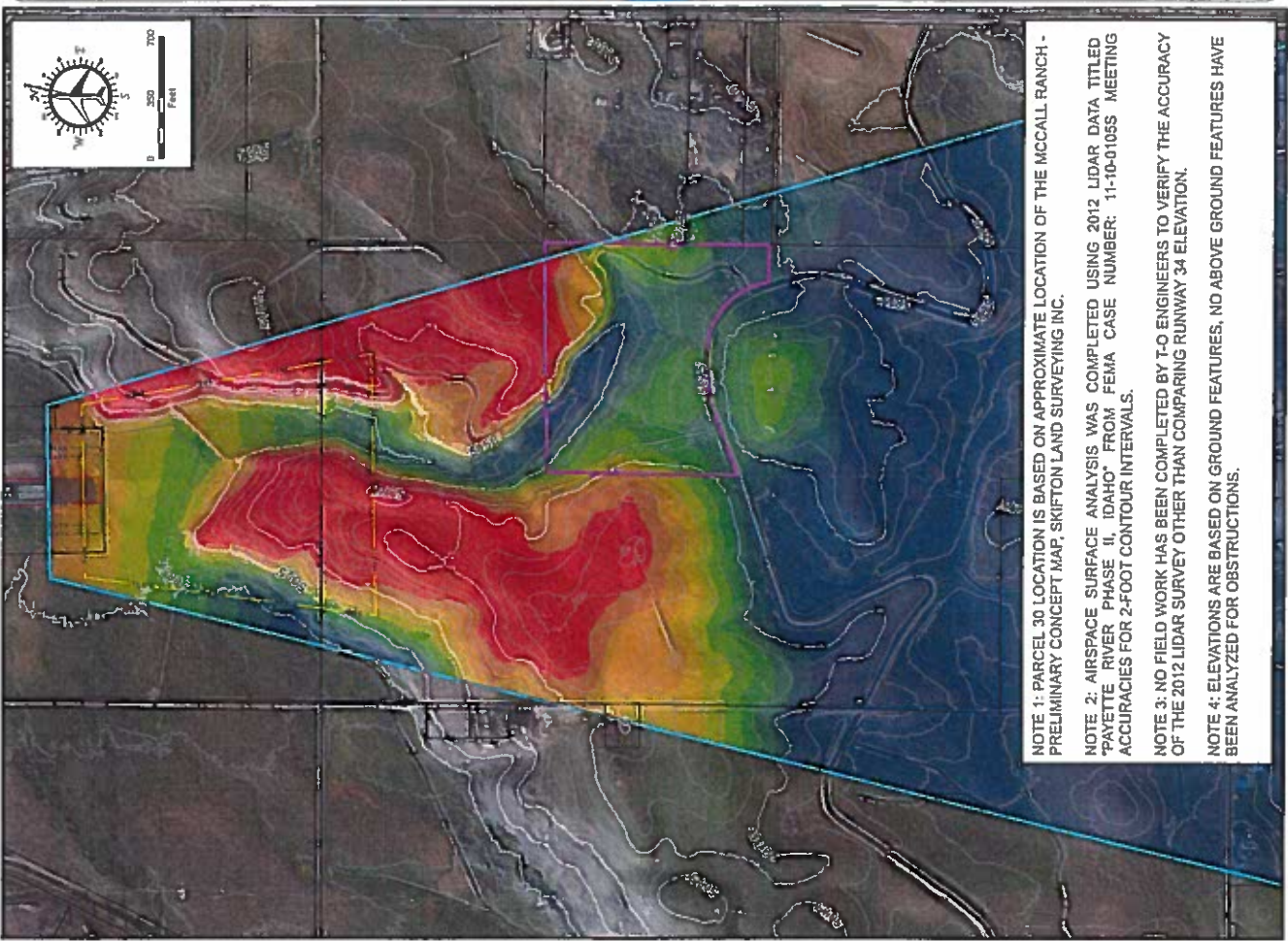
NO.	REVISIONS	DATE
1	DESIGN	11/11/17
2	DESIGN	11/11/17
3	DESIGN	11/11/17
4	DESIGN	11/11/17
5	DESIGN	11/11/17
6	DESIGN	11/11/17
7	DESIGN	11/11/17
8	DESIGN	11/11/17
9	DESIGN	11/11/17
10	DESIGN	11/11/17
11	DESIGN	11/11/17
12	DESIGN	11/11/17
13	DESIGN	11/11/17
14	DESIGN	11/11/17
15	DESIGN	11/11/17
16	DESIGN	11/11/17
17	DESIGN	11/11/17
18	DESIGN	11/11/17
19	DESIGN	11/11/17
20	DESIGN	11/11/17
21	DESIGN	11/11/17
22	DESIGN	11/11/17
23	DESIGN	11/11/17
24	DESIGN	11/11/17
25	DESIGN	11/11/17
26	DESIGN	11/11/17
27	DESIGN	11/11/17
28	DESIGN	11/11/17
29	DESIGN	11/11/17
30	DESIGN	11/11/17
31	DESIGN	11/11/17
32	DESIGN	11/11/17
33	DESIGN	11/11/17
34	DESIGN	11/11/17
35	DESIGN	11/11/17
36	DESIGN	11/11/17
37	DESIGN	11/11/17
38	DESIGN	11/11/17
39	DESIGN	11/11/17
40	DESIGN	11/11/17
41	DESIGN	11/11/17
42	DESIGN	11/11/17
43	DESIGN	11/11/17
44	DESIGN	11/11/17
45	DESIGN	11/11/17
46	DESIGN	11/11/17
47	DESIGN	11/11/17
48	DESIGN	11/11/17
49	DESIGN	11/11/17
50	DESIGN	11/11/17
51	DESIGN	11/11/17
52	DESIGN	11/11/17
53	DESIGN	11/11/17
54	DESIGN	11/11/17
55	DESIGN	11/11/17
56	DESIGN	11/11/17
57	DESIGN	11/11/17
58	DESIGN	11/11/17
59	DESIGN	11/11/17
60	DESIGN	11/11/17
61	DESIGN	11/11/17
62	DESIGN	11/11/17
63	DESIGN	11/11/17
64	DESIGN	11/11/17
65	DESIGN	11/11/17
66	DESIGN	11/11/17
67	DESIGN	11/11/17
68	DESIGN	11/11/17
69	DESIGN	11/11/17
70	DESIGN	11/11/17
71	DESIGN	11/11/17
72	DESIGN	11/11/17
73	DESIGN	11/11/17
74	DESIGN	11/11/17
75	DESIGN	11/11/17
76	DESIGN	11/11/17
77	DESIGN	11/11/17
78	DESIGN	11/11/17
79	DESIGN	11/11/17
80	DESIGN	11/11/17
81	DESIGN	11/11/17
82	DESIGN	11/11/17
83	DESIGN	11/11/17
84	DESIGN	11/11/17
85	DESIGN	11/11/17
86	DESIGN	11/11/17
87	DESIGN	11/11/17
88	DESIGN	11/11/17
89	DESIGN	11/11/17
90	DESIGN	11/11/17
91	DESIGN	11/11/17
92	DESIGN	11/11/17
93	DESIGN	11/11/17
94	DESIGN	11/11/17
95	DESIGN	11/11/17
96	DESIGN	11/11/17
97	DESIGN	11/11/17
98	DESIGN	11/11/17
99	DESIGN	11/11/17
100	DESIGN	11/11/17

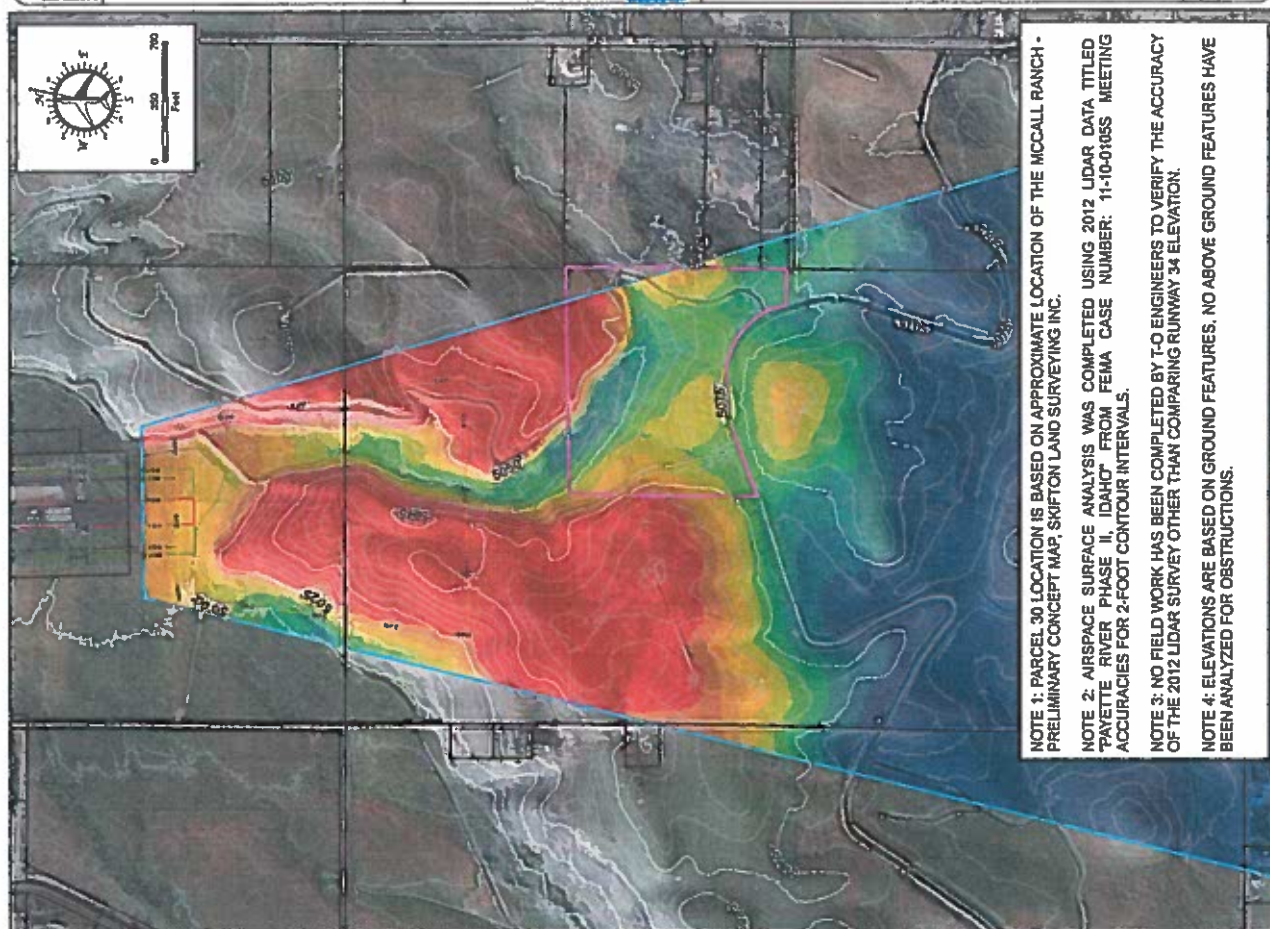
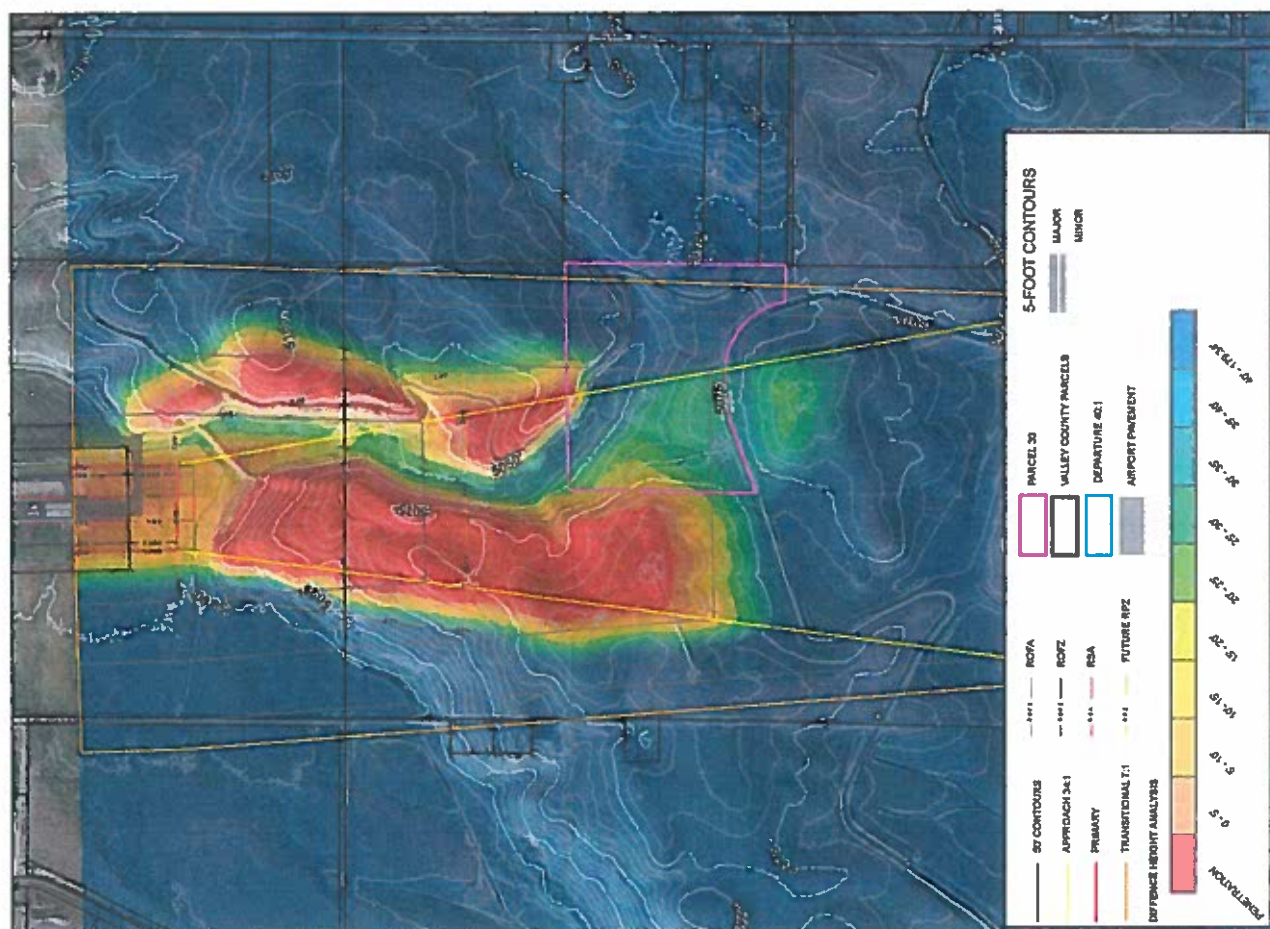
T-O ENGINEERS
 502 33RD STREET
 COOY, WY 82414
 WWW.T-OENGINEERS.COM
 PHONE: 307.587.3411
 BOISE, COOY, COEUR D'ALENE, HEBER CITY,
 LARAMIE, SALT LAKE CITY, SPOKANE

PLANNING LEVEL EXHIBIT
 PARCEL 30

EXISTING APPROACH AND
 DEPARTURE ANALYSIS
 MCCALL MUNICIPAL AIRPORT

DATE: OCT 13, 2022
 PROJECT # 20078
 SHEET:
 5 OF 10





DECLARATION OF ACCESS EASEMENT
The McCall Ranch – Crossing Parcel 27 to Parcel 30

THIS DECLARATION OF ACCESS EASEMENT is made by Diane DeBoer, an unmarried individual and Diane B. DeBoer as Personal Representative of the Estate of Judd W. DeBoer (collectively “**Declarant**”).

ARTICLE 1 - GENERAL

1.1 Property Affected: Declarant owns certain real property in McCall, Valley County Idaho, which is described as follows:

Parcel 27, as the same is shown on the Record of Survey for The McCall Ranch, a copy of which is attached hereto as **Exhibit A**, and as more particularly described at **Exhibit B** attached hereto (“**Parcel 27**”); and,

Parcel 30, as the same is shown on the Record of Survey for The McCall Ranch attached hereto as **Exhibit A**, and as more particularly described at **Exhibit C** attached hereto (“**Parcel 30**”).

Parcel 30 is located adjacent to and east of Parcel 27. Parcel 27 abuts Norwood Road. Parcel 30 is accessed by a 50 foot easement that runs from Norwood Road across Parcel 27 to Parcel 30, which easement is depicted at **Exhibit A** and legally described at **Exhibit D** (“**Access Easement**”).

1.2 Declaration: Declarant hereby declares that Parcel 27 and Parcel 30 are and shall be held, sold conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following terms, covenants, conditions, easements and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance and improvement of Parcel 27 and Parcel 30. The terms, covenants, conditions, easements and restrictions set forth herein: (i) shall run with the land constituting Parcel 27 and Parcel 30, and shall be binding upon all persons having or acquiring any right, title or interest in Parcel 27 and Parcel 30 or any portion thereof; (ii) shall inure to the benefit of the Parcel 27 and Parcel 30; (iii) shall inure to the benefit of and be binding upon Declarant, Declarant's successor in interest and each grantee or Owner and such grantee's or Owner's respective successors in interest; and, (iv) may be enforced by Declarant, by any Owner or such Owner's successors in interest.

ARTICLE 2 DEFINITIONS

2.1 Owner: The term “**Owner**” shall refer to that person or entity or those persons or entities who hold the ownership interest in the Parcel 27 and Parcel 30, as shown on the records of the County Recorder, Valley County, Idaho.

ARTICLE 3 EASEMENT

3.1 Easement benefiting Parcel 30:

1. **Access Easement.** A non-exclusive easement to the Access Easement is reserved for the benefit of Parcel 30, for ingress and egress to Parcel 30 and for the placement of utilities.

2. Conditions of Access Easement.

- a. The Access Easement is described as a non-exclusive easement because it will be used by the Parcel 27 Owner, and their licensees, guests, invitees, successors and assigns, and by other persons to whom the Parcel 27 Owner may elect to grant rights of use in the Access Easement; provided, that the Access Easement may not be used by the owner of Parcel 27 as a driveway for access to a home on Parcel 27.
- b. The purpose of the Access Easement is to provide access to Parcel 30. The Owner of Parcel 30 may also place their utilities in the Access Easement. Cost of construction of the access and installation of utilities shall be at the expense of the Owner of Parcel 30, as well as the cost of maintenance and repair of the same.
- c. The Parcel 30 Owner shall indemnify and hold the Parcel 27 Owner harmless regarding, and waive as to the Parcel 27 Owner, any claims of any kind for damages, fees, costs, or relief of any kind whatsoever stemming from or related in any way to use of the Access Easement by the Parcel 30 Owner or their guests, invitees, or agents.

ARTICLE 4 – MISCELLANEOUS PROVISIONS

4.1 **Non-Waiver/Modification:** The failure of a party to demand strict performance of or compliance with this Declaration or any provisions hereof at any time or under any set of circumstances will not be deemed a waiver by such party of its right to demand such performance and compliance at any other time or under any other circumstances. This Declaration may not be changed or modified orally. It may only be modified by a written instrument executed by the owners of Parcel 27 and Parcel 30 and recorded with the Valley County, Idaho Recorder.

4.2 **Attorneys Fees:** In the event that any dispute arises regarding the legal consequence, interpretation, application or enforcement of this Declaration, then the prevailing party in such dispute shall be entitled to recover his/her attorneys fees and costs incurred, including attorneys fees and costs incurred on appeal.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date stated by Declarant's signature below.

ESTATE OF JUDD W. DeBOER

Diane B. DeBoer Date: 5-24-2020
DIANE B. DeBOER

Diane B. DeBoer Date: 5-24-2020
DIANE B. DeBOER, Personal Representative

STATE OF IDAHO,)
) ss.
County of Valley)

DECLARATION OF ACCESS EASEMENT – 2
The McCall Ranch – Crossing Parcel 27 to Parcel 30



SKIFTUN LAND SURVEYING, INC.
LOTS - BOUNDARY - TOPOGRAPHY - ALTA
SUBDIVISIONS - CONSTRUCTION - FLOOD DATA
Working hard to protect your property investment!

May 24, 2020

Page 1 of 1

**DIANE DEBOER
McCALL RANCH - PARCEL 30**

Situate in the SE1/4 NW1/4
Section 28, T. 18 N., R. 3 E., B.M.
Valley County, Idaho
32.263 Acres

A parcel of land situate in the SE1/4 NW1/4, Section 28, T. 18 N., R. 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at an aluminum cap marking the Quarter Corner common to Sections 28 and 29, T. 18 N., R. 3 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey, recorded as Instrument No. 365581, on Book 11, on Page 162 of Surveys, on file in the Office of the Recorder of Valley County, Idaho; thence, N. 0°27'25" E., 1,322.70 feet to the North 1/16th Corner common to said Sections 28 and 29; thence, S. 89°59'49" E., 1,334.57 feet to a 5/8" rebar marking the NW 1/16th Corner of said Section 28, the **REAL POINT OF BEGINNING**:

Thence, S. 89°59'49" E., 1,334.57 feet to a 5/8" rebar marking the CN 1/16th Corner of said Section 28,
Thence, S. 0°26'28" W., 1,292.70 feet along the easterly boundary of said SE1/4 NW1/4, to a 1/2" rebar,
as shown on that particular Record of Survey, recorded as Instrument No. 326569, on file in
Book 10, on Page 60 of Surveys, in the Office of the Recorder of Valley County, Idaho,
Thence, N. 89°16'57" W., 216.88 feet to a 1/2" rebar,
Thence, continuing N. 89°16'57" W., 20.86 feet to the centerline of the Clara Foltz Ditch,
Thence, N. 15°48'07" W., 55.20 feet along said ditch centerline,
Thence, 583.76 feet along said ditch centerline on a curve to the left, whose radius is 425.00 feet, delta
angle is 78°41'53", and whose long chord bears N. 55°09'04" W., 538.94 feet,
Thence, S. 85°30'00" W., 136.76 feet along said ditch centerline,
Thence, 116.66 feet along said ditch centerline on a curve to the left, whose radius is 470.00 feet, delta
angle is 14°13'17", and whose long chord bears S. 78°23'21" W., 116.36 feet,
Thence, S. 71°16'43" W., 409.51 feet along said ditch centerline, to the westerly boundary of said SE1/4
NW1/4,
Thence, N. 0°26'56" E., 1,094.31 feet to the Point of Beginning, containing 32.263 acres, more or less.

Bearings based on GPS derived State Plane Grid Azimuth, Idaho West Zone (1103).

Original Signed and Filed at Location Below:

Rod M. Skiftun - P.L.S. 9585
13784 Highway 55 McCall, ID 83638
208-634-3696/Fax 208-634-8475
E-mail: rskiftun@frontiernet.net



EXHIBIT C



SKIFTUN LAND SURVEYING, INC.
LOTS - BOUNDARY - TOPOGRAPHY - ALTA
SUBDIVISIONS - CONSTRUCTION - FLOOD DATA
Working hard to protect your property investment!

May 29, 2020

Page 1 of 1

EASEMENT 27-30

**50 FOOT WIDE
INGRESS-EGRESS EASEMENT**

**Situate in the SW1/4 NW1/4 and the NW1/4 SW1/4
Section 28, T. 18 N., R. 3 E., B.M.
Valley County, Idaho
1.634 Acres**

A 50.00 foot wide ingress-egress easement situate in the SW1/4 NW1/4 and the NW1/4 SW1/4, Section 28, T. 18 N., R. 3 E., B.M., Valley County, Idaho, lying north of and contiguous with the following described line:

Commencing at a brass cap marking the Quarter Corner common to Sections 28 and 29, T. 18 N., R. 3 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey, recorded as Instrument No. 365581, on Book 11, on Page 162 of Surveys, on file in the Office of the Recorder of Valley County, Idaho; thence, S. 0°27'25" W., 125.25 feet along the line common to said Sections 28 and 29, to the **REAL POINT OF BEGINNING:**

Thence, S. 89°56'14" E., 35.00 feet to a 1/2" rebar,
Thence, continuing S. 89°56'14" E., 418.27 feet to a 1/2" rebar,
Thence, continuing S. 89°56'14" E., 20.00 feet to the centerline of the Clara Foltz Ditch,
Thence, 108.83 feet along said ditch centerline on a non-tangent curve to the right, whose radius is 90.00 feet, delta angle is 69°17'06", and whose long chord bears N. 36°39'50" E., 102.32 feet,
Thence, N. 71°18'23" E., 392.59 feet along said ditch centerline,
Thence, N. 71°16'43" E., 455.40 feet along said ditch centerline, to the easterly boundary of said SW1/4 NW 1/4, the **Point of Ending**, containing 1.634 acres, more or less.

(The sidelines of the above described easement shall contract or extend to conform to the lines they begin or end upon).

Bearings based on GPS derived State Plane Grid Azimuth, Idaho West Zone (1103).

Original Signed and Filed at Location Below:

Rod M. Skiftun - P.L.S. 9585
13784 Highway 55 McCall, ID 83638
208-634-3696/Fax 208-634-8475
E-mail: rskiftun@frontiernet.net



EXHIBIT D

Instrument # 429100
 VALLEY COUNTY, CASCADE, IDAHO
 08-09-2020 13:34:58 No. of Pages: 17
 Recorded for: MILLEMAN PEMBERTON & HOLM LLP
 DOUGLAS A. MILLER Fee: \$48.00
 Ex-Officio Recorder Deputy: AMF
 Electronically Recorded by Simplifile

DECLARATION OF UTILITY EASEMENT

Parcels 4, 26, 27, 28, 29, 30

THIS DECLARATION OF UTILITY EASEMENT is made by Diane DeBoer, an unmarried individual and Diane B. DeBoer as Personal Representative of the Estate of Judd W. DeBoer (collectively "Declarant").

ARTICLE 1 - GENERAL

1.1 Property Affected: Declarant owns certain real property in McCall, Valley County Idaho, which is described as follows:

Parcel 4, as the same is shown on the Record of Survey for The McCall Ranch, a copy of which is attached hereto as **Exhibit A**, and as more particularly described at **Exhibit B** attached hereto ("Parcel 4"); and,

Parcel 26, as the same is shown on the Record of Survey for The McCall Ranch attached hereto as **Exhibit A**, and as more particularly described at **Exhibit C** attached hereto ("Parcel 26").

Parcel 27, as the same is shown on the Record of Survey for The McCall Ranch attached hereto as **Exhibit A**, and as more particularly described at **Exhibit D** attached hereto ("Parcel 27").

Parcel 28, as the same is shown on the Record of Survey for The McCall Ranch attached hereto as **Exhibit A**, and as more particularly described at **Exhibit E** attached hereto ("Parcel 28").

Parcel 29, as the same is shown on the Record of Survey for The McCall Ranch attached hereto as **Exhibit A**, and as more particularly described at **Exhibit F** attached hereto ("Parcel 29").

Parcel 30, as the same is shown on the Record of Survey for The McCall Ranch attached hereto as **Exhibit A**, and as more particularly described at **Exhibit G** attached hereto ("Parcel 30").

Declarant desires to grant a utility easement for the benefit of Parcel 4, Parcel 26, Parcel 27, Parcel 28, Parcel 29 and Parcel 30, as depicted on the attached **Exhibit A** and marked "Power Easement A", and as more particularly described at **Exhibit H** (referred to herein as the "Parcel 4&26-30 Utility Easement" or the "Utility Easements").

1.2 Declaration: Declarant hereby declares that Parcels 4, 26, 27, 28, 29 and 30 are and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following terms, covenants, conditions, easements and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance and improvement of Parcels 4, 26, 27, 28, 29 and 30. The terms, covenants, conditions, easements and restrictions set forth herein: (i) shall run with the land constituting Parcels 4, 26, 27, 28, 29 and 30, and shall be binding upon all persons having or acquiring any right, title or interest in Parcels 4, 26, 27, 28, 29 and 30 or any portion thereof; (ii) shall inure to the benefit of Parcels 4,

26, 27, 28, 29 and 30; (iii) shall inure to the benefit of and be binding upon Declarant, Declarant's successor in interest and each grantee or Owner and such grantee's or Owner's respective successors in interest; and, (iv) may be enforced by Declarant, by any Owner or such Owner's successors in interest.

ARTICLE 2 - DEFINITIONS

2.1 Owner: The term "Owner" shall refer to that person or entity or those persons or entities who hold the ownership interest in Parcels 4, 26, 27, 28, 29 and 30, as shown on the records of the County Recorder, Valley County, Idaho.

2.2 Servient Parcels: The term "Servient Parcels" shall refer to the Parcels upon which the Utility Easements are located.

2.3 Benefitted Parcels: The term "Benefitted Parcels" shall refer to the Parcels benefitted by the Utility Easements, which is all of Parcels 4, 26, 27, 28, 29 and 30.

ARTICLE 3 - EASEMENT

3.1 Utility Easements

- a. Parcel 4&26-30 Utility Easement. A non-exclusive easement to the Parcel 4&26-30 Utility Easement is reserved for the benefit of Parcels 4, 26, 27, 28, 29 and 30, and for the benefit of Idaho Power Company to the extent of any powerlines or related facilities located in the Parcel 4&26-30 Utility Easement.

3.2 Conditions of Utility Easements

- a. The Utility Easements are described as non-exclusive easements because they will be used by the Owners of the Servient Parcels, and their licensees, guests, invitees, successors and assigns, to the extent that such use does not negatively impact the use of the Utility Easements by the Owners of the Benefitted Parcels.
- b. The purpose of the Utility Easements is to provide an easement to the Benefitted Parcels for the placement of above ground and/or below ground electrical lines and facilities, as well as telephone, cable, and other utilities, subject to the requirements of each of the related public utility companies.
- c. Idaho Power Company shall have an easement to the Utility Easements for the use, repair, maintenance, and replacement of power lines and related facilities, and to access the same.
- d. Each Benefitted Parcel may grant an easement as necessary to the applicable public utility for the Utility Easements that benefit such parcel, subject to the terms of this Declaration of Utility Easement.
- e. Each Owner of a Benefitted Parcel shall pay for the cost to bring utilities to their own Parcel. Any damage to the Utility Easements caused by the Owner of any Benefitted Parcel, or resulting from the use of the Utility Easements by such Owner, shall be repaired at the cost of the Owner of such Benefitted Parcel.
- f. No structures may be constructed within any of the Utility Easements, other than as needed to facilitate installation of utilities.

- g. Any user of the Utility Easements shall indemnify and hold the Servient Parcel Owners harmless regarding, and waive as to the Servient Parcel Owners, any claims of any kind for damages, fees, costs, or relief of any kind whatsoever stemming from or related in any way to use of the Utility Easements by such user or their guests, invitees, or agents.

ARTICLE 4 – MISCELLANEOUS PROVISIONS

- 4.1 **Non-Waiver/Modification.** The failure of a party to demand strict performance of or compliance with this Declaration or any provisions hereof at any time or under any set of circumstances will not be deemed a waiver by such party of its right to demand such performance and compliance at any other time or under any other circumstances. This Declaration may not be changed or modified orally. It may only be modified by a written instrument executed by all Owners impacted by the modification and recorded with the Valley County, Idaho Recorder.
- 4.2 **Attorneys Fees.** In the event that any dispute arises regarding the legal consequence, interpretation, application or enforcement of this Declaration, then the prevailing party in such dispute shall be entitled to recover his/her attorneys fees and costs incurred, including attorneys fees and costs incurred on appeal.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date stated by Declarant's signature below.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date stated by Declarant's signature below.

ESTATE OF JUDD W. DeBOER

Diane B. DeBoer Date 6/4/2020
DIANE B. DeBOER

Diane B. DeBoer Date 6/4/2020
DIANE B. DeBOER, Personal Representative

STATE OF IDAHO,)
County of Ada) ss.

On this 4th day of June, 2020, before me, a Notary Public in and for said state, personally appeared Diane DeBoer, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that she executed same.

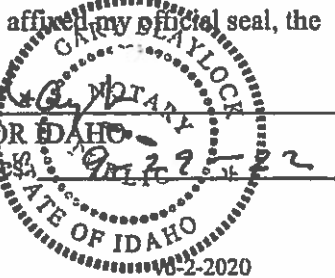
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Dary B. B. B.
NOTARY PUBLIC FOR IDAHO

My Commission Expires 9/29/22

Exp. 9/29/22

DECLARATION OF UTILITY EASEMENT – 3
Parcels 4 & 26 through 30



STATE OF IDAHO,)

County of Ada) ss.

On this 4th day of June, 20 20, before me, a Notary Public in and for said state, personally appeared **Diane B. DeBoer** known or identified to me to be the person whose name is subscribed to the foregoing instrument as **Personal Representative of the Estate of Judd W. DeBoer** and acknowledged to me that she executed the same as Personal Representative.

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


Dary Blaylock
NOTARY PUBLIC FOR IDAHO
My Commission Expires 9-22-22 Exp. 9-29-22


EXHIBIT LIST:

- Exhibit A -- Record of Survey for The McCall Ranch
- Exhibit B -- Legal description of Parcel 4
- Exhibit C -- Legal description of Parcel 26
- Exhibit D -- Legal description of Parcel 27
- Exhibit E -- Legal description of Parcel 28
- Exhibit F -- Legal description of Parcel 29
- Exhibit G -- Legal description of Parcel 30
- Exhibit H -- Legal description of Parcel 4&26-30 Utility Easement (*Shown as "Power Easement A" on the Record of Survey*)

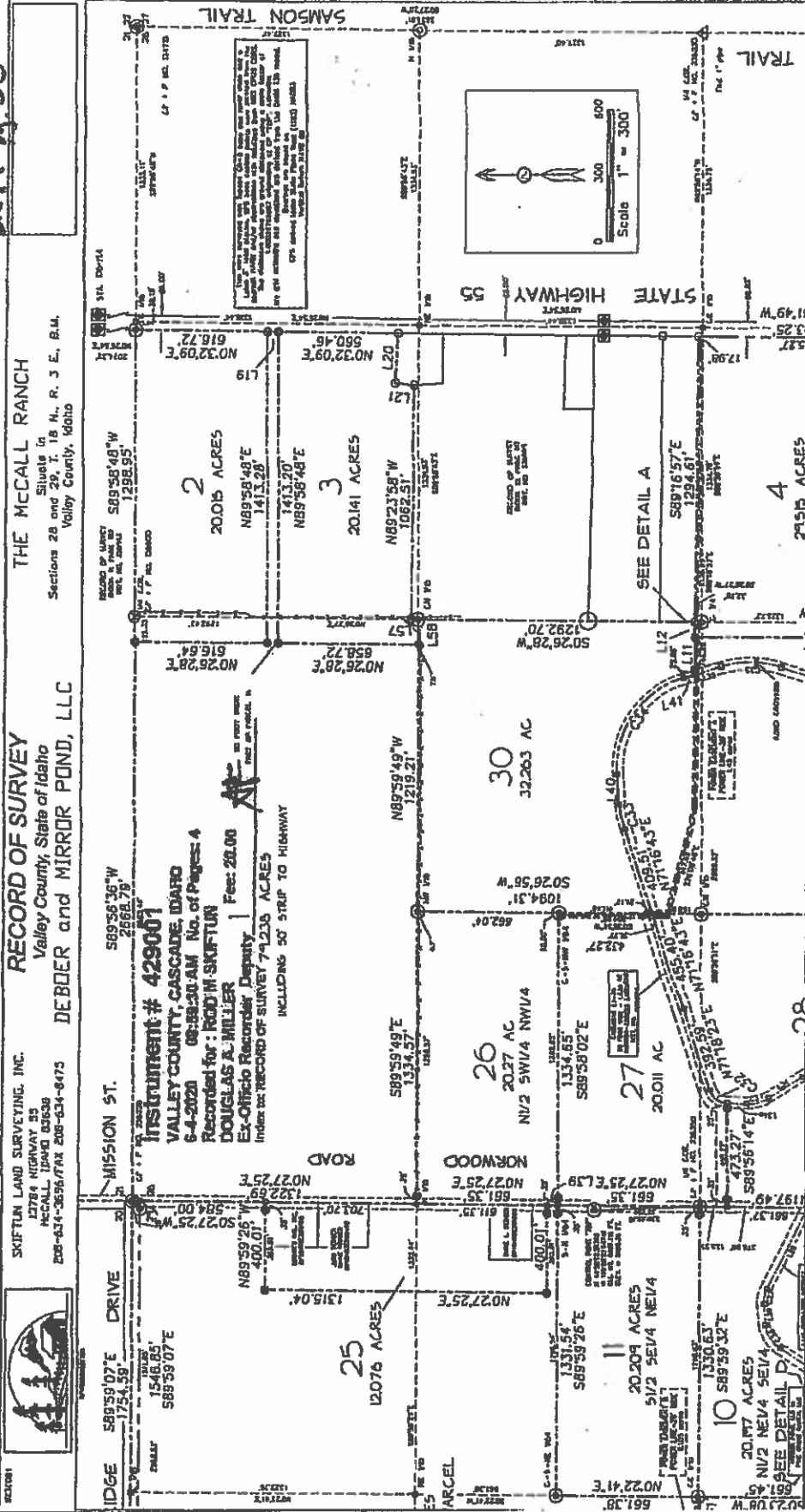


SKIFTUN LAND SURVEYING, INC.
12784 HIGHWAY 25
MCALL, IDAHO 83638
208-634-3656/FAX 208-634-8475

RECORD OF SURVEY
Valley County, State of Idaho
ER and MIRROR POINT.

THE MCCALL RANCH
Situs in
Sections 28 and 29, T. 18 N., R. 3 E.
Yellow County, Idaho

10035001



Survey References

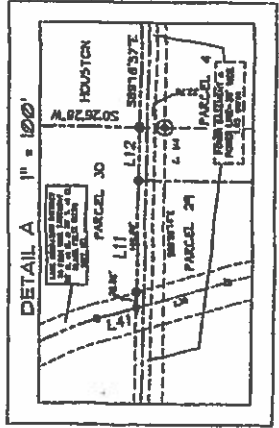
PLATS	Books	11	Page	23	Inst. No.	21750	2013
PROCEEDINGS OF SENATE	Book 1	Page	152	Inst. No.	19308	1881	
SENATE	Book 2	Page	1	Inst. No.	20737	1881	
SENATE	Book 3	Page	1	Inst. No.	21071	1881	
SENATE	Book 4	Page	1	Inst. No.	21071	1881	
SENATE	Book 5	Page	1	Inst. No.	21071	1881	
SENATE	Book 6	Page	1	Inst. No.	21071	1881	
SENATE	Book 7	Page	1	Inst. No.	21071	1881	
SENATE	Book 8	Page	1	Inst. No.	21071	1881	
SENATE	Book 9	Page	1	Inst. No.	21071	1881	
SENATE	Book 10	Page	1	Inst. No.	21071	1881	
SENATE	Book 11	Page	1	Inst. No.	21071	1881	
SENATE	Book 12	Page	1	Inst. No.	21071	1881	
SENATE	Book 13	Page	1	Inst. No.	21071	1881	
SENATE	Book 14	Page	1	Inst. No.	21071	1881	
SENATE	Book 15	Page	1	Inst. No.	21071	1881	
SENATE	Book 16	Page	1	Inst. No.	21071	1881	
SENATE	Book 17	Page	1	Inst. No.	21071	1881	
SENATE	Book 18	Page	1	Inst. No.	21071	1881	
SENATE	Book 19	Page	1	Inst. No.	21071	1881	
SENATE	Book 20	Page	1	Inst. No.	21071	1881	
SENATE	Book 21	Page	1	Inst. No.	21071	1881	
SENATE	Book 22	Page	1	Inst. No.	21071	1881	
SENATE	Book 23	Page	1	Inst. No.	21071	1881	
SENATE	Book 24	Page	1	Inst. No.	21071	1881	
SENATE	Book 25	Page	1	Inst. No.	21071	1881	
SENATE	Book 26	Page	1	Inst. No.	21071	1881	
SENATE	Book 27	Page	1	Inst. No.	21071	1881	
SENATE	Book 28	Page	1	Inst. No.	21071	1881	
SENATE	Book 29	Page	1	Inst. No.	21071	1881	
SENATE	Book 30	Page	1	Inst. No.	21071	1881	
SENATE	Book 31	Page	1	Inst. No.	21071	1881	
SENATE	Book 32	Page	1	Inst. No.	21071	1881	
SENATE	Book 33	Page	1	Inst. No.	21071	1881	
SENATE	Book 34	Page	1	Inst. No.	21071	1881	
SENATE	Book 35	Page	1	Inst. No.	21071	1881	
SENATE	Book 36	Page	1	Inst. No.	21071	1881	
SENATE	Book 37	Page	1	Inst. No.	21071	1881	
SENATE	Book 38	Page	1	Inst. No.	21071	1881	
SENATE	Book 39	Page	1	Inst. No.	21071	1881	
SENATE	Book 40	Page	1	Inst. No.	21071	1881	
SENATE	Book 41	Page	1	Inst. No.	21071	1881	
SENATE	Book 42	Page	1	Inst. No.	21071	1881	
SENATE	Book 43	Page	1	Inst. No.	21071	1881	
SENATE	Book 44	Page	1	Inst. No.	21071	1881	
SENATE	Book 45	Page	1	Inst. No.	21071	1881	
SENATE	Book 46	Page	1	Inst. No.	21071	1881	
SENATE	Book 47	Page	1	Inst. No.	21071	1881	
SENATE	Book 48	Page	1	Inst. No.	21071	1881	
SENATE	Book 49	Page	1	Inst. No.	21071	1881	
SENATE	Book 50	Page	1	Inst. No.	21071	1881	
SENATE	Book 51	Page	1	Inst. No.	21071	1881	
SENATE	Book 52	Page	1	Inst. No.	21071	1881	
SENATE	Book 53	Page	1	Inst. No.	21071	1881	
SENATE	Book 54	Page	1	Inst. No.	21071	1881	
SENATE	Book 55	Page	1	Inst. No.	21071	1881	
SENATE	Book 56	Page	1	Inst. No.	21071	1881	
SENATE	Book 57	Page	1	Inst. No.	21071	1881	
SENATE	Book 58	Page	1	Inst. No.	21071	1881	
SENATE	Book 59	Page	1	Inst. No.	21071	1881	
SENATE	Book 60	Page	1	Inst. No.	21071	1881	
SENATE	Book 61	Page	1	Inst. No.	21071	1881	
SENATE	Book 62	Page	1	Inst. No.	21071	1881	
SENATE	Book 63	Page	1	Inst. No.	21071	1881	
SENATE	Book 64	Page	1	Inst. No.	21071	188	

LEGEND

①	client boundary line	②	found brass cap
③	section breakdown lines	③	set aluminum cap
④	edge of traveled way	④	set 5/8" rebar w/ cap
⑤	proposed easement lines	⑤	found 5/8" rebar
⑥	existing fence lines	⑥	calc. point, nothing set
⑦	found monument as noted	⑦	found aluminum cap
⑧	found R.O.W. monument	⑧	found 5/8" rebar
⑨	power pole	⑨	found 5/8" rebar

MM	DD	YY	DD	MM	YY
35	30	95	30	09	95
35	31	95	31	09	95
35	01	96	01	10	95
35	02	96	02	10	95
35	03	96	03	10	95
35	04	96	04	10	95
35	05	96	05	10	95
35	06	96	06	10	95
35	07	96	07	10	95
35	08	96	08	10	95
35	09	96	09	10	95
35	10	96	10	10	95
35	11	96	11	10	95
35	12	96	12	10	95
35	01	97	01	11	95
35	02	97	02	11	95
35	03	97	03	11	95
35	04	97	04	11	95
35	05	97	05	11	95
35	06	97	06	11	95
35	07	97	07	11	95
35	08	97	08	11	95
35	09	97	09	11	95
35	10	97	10	11	95
35	11	97	11	11	95
35	12	97	12	11	95
35	01	98	01	12	95
35	02	98	02	12	95
35	03	98	03	12	95
35	04	98	04	12	95
35	05	98	05	12	95
35	06	98	06	12	95
35	07	98	07	12	95
35	08	98	08	12	95
35	09	98	09	12	95
35	10	98	10	12	95
35	11	98	11	12	95
35	12	98	12	12	95
35	01	99	01	01	96
35	02	99	02	01	96
35	03	99	03	01	96
35	04	99	04	01	96
35	05	99	05	01	96
35	06	99	06	01	96
35	07	99	07	01	96
35	08	99	08	01	96
35	09	99	09	01	96
35	10	99	10	01	96
35	11	99	11	01	96
35	12	99	12	01	96
35	01	00	01	02	96
35	02	00	02	02	96
35	03	00	03	02	96
35	04	00	04	02	96
35	05	00	05	02	96
35	06	00	06	02	96
35	07	00	07	02	96
35	08	00	08	02	96
35	09	00	09	02	96
35	10	00	10	02	96
35	11	00	11	02	96
35	12	00	12	02	96
35	01	01	01	03	96
35	02	01	02	03	96
35	03	01	03	03	96
35	04	01	04	03	96
35	05	01	05	03	96
35	06	01	06	03	96
35	07	01	07	03	96
35	08	01	08	03	96
35	09	01	09	03	96
35	10	01	10	03	96
35	11	01	11	03	96
35	12	01	12	03	96
35	01	02	01	04	96
35	02	02	02	04	96
35	03	02	03	04	96
35	04	02	04	04	96
35	05	02	05	04	96
35	06	02	06	04	96
35	07	02	07	04	96
35	08	02	08	04	96
35	09	02	09	04	96
35	10	02	10	04	96
35	11	02	11	04	96
35	12	02	12	04	96
35	01	03	01	05	96
35	02	03	02	05	96
35	03	03	03	05	96
35	04	03	04	05	96
35	05	03	05	05	96
35	06	03	06	05	96
35	07	03	07	05	96
35	08	03	08	05	96
35	09	03	09	05	96
35	10	03	10	05	96
35	11	03	11	05	96
35	12	03	12	05	96
35	01	04	01	06	96
35	02	04	02	06	96
35	03	04	03	06	96
35	04	04	04	06	96
35	05	04	05	06	96
35	06	04	06	06	96
35	07	04	07	06	96
35	08	04	08	06	96
35	09	04	09	06	96
35	10	04	10	06	96
35	11	04	11	06	96
35	12	04	12	06	96
35	01	05	01	07	96
35	02	05	02	07	96
35	03	05	03	07	96
35	04	05	04	07	96
35	05	05	05	07	96
35	06	05	06	07	96
35	07	05	07	07	96
35	08	05	08	07	96
35	09	05	09	07	96
35	10	05	10	07	96
35	11	05	11	07	96
35	12	05	12	07	96
35	01	06	01	08	96
35	02	06	02	08	96
35	03	06	03	08	96
35	04	06	04	08	96
35	05	06	05	08	96
35	06	06	06	08	96
35	07	06	07	08	96
35	08	06	08	08	96
35	09	06	09	08	96
35	10	06	10	08	96
35	11	06	11	08	96
35	12	06	12	08	96
35	01	07	01	09	96
35	02	07	02	09	96
35	03	07	03	09	96
35	04	07	04	09	96
35	05	07	05	09	96
35	06	07	06	09	96
35	07	07	07	09	96
35	08	07	08	09	96
35	09	07	09	09	96
35	10	07	10	09	96
35	11	07	11	09	96
35	12	07	12	09	96
35	01	08	01	10	96
35	02	08	02	10	96
35	03	08	03	10	96
35	04	08	04	10	96
35	05	08	05	10	96
35	06	08	06	10	96
35	07	08	07	10	96
35	08	08	08	10	96
35	09	08	09	10	96
35	10	08	10	10	96
35	11	08	11	10	96
35	12	08	12	10	96
35	01	09	01	11	96
35	02	09	02	11	96
35	03	09	03	11	96
35	04	09	04	11	96
35	05	09	05	11	96
35	06	09	06	11	96
35	07	09	07	11	96
35	08	09	08	11	96
35	09	09	09	11	96
35	10	09	10	11	96
35	11	09	11	11	96
35	12	09	12	11	96
35	01	10	01	12	96
35	02	10	02	12	96
35	03	10	03	12	96
35	04	10	04	12	96
35	05	10	05	12	96
35	06	10	06	12	96
35	07	10	07	12	96
35	08	10	08	12	96
35	09	10	09	12	96
35	10	10	10	12	96
35	11	10	11	12	96
35	12	10	12	12	96
35	01	11	01	01	97
35	02	11	02	01	97
35	03	11	03	01	97
35	04	11	04	01	97
35	05	11	05	01	97
35	06	11	06	01	97
35	07	11	07	01	97
35	08	11	08	01	97
35	09	11	09	01	97
35	10	11	10	01	97
35	11	11	11	01	97
35	12	11	12	01	97
35	01	12	01	02	97
35	02	12	02	02	97
35	03	12	03	02	97
35	04	12	04	02	97
35	05	12	05	02	97
35	06	12	06	02	97
35	07	12	07	02	97
35	08	12	08	02	97
35	09	12	09	02	97
35	10	12	10	02	97
35	11	12	11	02	97
35	12	12	12	02	97
35	01	13	01	03	97
35	02	13	02	03	97
35	03	13	03	03	97
35	04	13	04	03	97
35	05	13	05	03	97
35	06	13	06	03	97
35	07	13	07	03	97
35	08	13	08	03	97
35	09	13	09	03	97
35	10	13	10	03	97
35	11	13	11	03	97
35	12	13	12	03	97
35	01	14	01	04	97
35	02	14	02	04	97
35	03	14	03	04	97
35	04	14	04	04	97
35	05	14	05	04	97
35	06	14	06	04	97
35	07	14	07	04	97
35	08	14	08	04	97
35	09	14	09	04	97
35	10	14	10	04	97
35	11	14	11	04	97
35	12	14	12	04	97
35	01	15	01	05	97
35	02	15	02	05	97
35	03	15	03	05	97
35	04	15	04	05	97
35	05	15	05	05	97
35	06	15	06	05	97
35	07	15	07	05	97
35	08	15	08	05	97
35	09	15	09	05	97
35	10	15	10	05	97
35	11	15	11	05	97
35	12	15	12	05	97
35	01	16	01	06	97
35	02	16	02	06	97
35	03	16	03	06	97
35	04	16	04	06	97
35	05	16	05	06	97
35	06	16	06	06	97
35	07	16	07	06	97
35	08	16	08	06	97
35	09	16	09	06	97
35	10	16	10	06	97
35	11	16	11	06	97
35	12	16	12	06	97
35	01	17	01	07	97
35	02	17	02	07	97
35	03	17	03	07	97
35	04	17	04	07	97
35	05	17	05	07	97
35	06	17	06	07	97
35	07	17	07	07	97
35	08	17	08	07	97
35	09	17	09	07	97
35	10	17	10	07	97
35	11	17	11	07	97
35	12	17	12	07	97
35	01	18	01	08	97
35	02	18	02	08	97
35	03</				

TYPE TABLE		
NAME	DATE	EXTENSION
113	1987-12-11	187.12
112	1987-11-27	73.00
111	1987-11-27	30.00
110	1987-11-27	223.11
109	1987-11-27	80.41
108	1987-11-27	417.87
107	1987-11-27	550.00
106	1987-11-27	184.72
105	1987-11-27	87.53
104	1987-11-27	128.00
103	1987-11-27	130.98
102	1987-11-27	50.00
101	1987-11-27	50.00
100	1987-11-27	33.00
99	1987-11-27	113.15



Survey Narrative

This record of survey is being prepared and recorded in order to split the DeWolf and Alvarado Tract, LLC property into 20 lots or tracts of parcels. All parcels other than tracts on a County Road or have been provided an easement, as shown clearly here power lines crossing or directly adjacent to their boundaries or easements have been provided.

I, Rod M. Skiffun, a Professional Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made under my direct supervision in April-May of 2020, and that it correctly represents the points, courses and distances as recorded in said field notes.



SHEET 1 of 4

EXHIBIT A