

PROPOSED SUBDIVISION NAME BEAR'S DEN SUBDIVISION

APPLICANT \_\_\_\_\_

PHONE [REDACTED]

Owner ☒ XX Option Holder ☐ Contract Holder ☐

APPLICANT'S SIGNATURE agent John Russell as agent DATE 1/31/22

APPLICANT'S MAILING ADDRESS #6217 Hill Ave., Whittier, CA 90601

OWNER Kenneth R. Purdom II Trust PHONE [REDACTED]

OWNER'S MAILING ADDRESS same as above

Nature of Owner's Interest in this Development? wants to build his retirement home

AGENT/REPRESENTATIVE John Russell, surveyor FAX \_\_\_\_\_ PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS PO Box 945, McCall ID 83638

ENGINEER N/A PHONE \_\_\_\_\_

ENGINEER ADDRESS \_\_\_\_\_

1. SIZE OF PROPERTY 80.65 acres

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 120 acres

3. ANY RESTRICTIONS ON THIS PROPERTY? None known of at this time.

Easements to \_\_\_\_\_

Deed Restrictions \_\_\_\_\_

Liens or encumbrances \_\_\_\_\_

4. LEGAL DESCRIPTION NE 1/4 SE 1/4; NE 1/4 NW 1/4 SE 1/4; E 1/2 SE 1/4 SE 1/4; E 1/2 W 1/2 SE 1/4 SE 1/4 of Section 31, T.17 N. R.03E., B.M. Valley County, Idaho

5. TAX PARCEL NUMBER RP 17N03E31-7205  
Quarter SE Section 31 Township 17 North Range 03 East

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

Two houses, one long term, one short term rental

A barn, shed, and fuel shed for ranch uses, 3 center pivots for J-Ditch irrigation, a large (dry) pond.

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: Not to my knowledge

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

North Grazing land

South Single residence, and Bureau of Reclamation (BOR)

East Grazing land

West Bureau of Reclamation

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location:  
\_Not to my knowledge\_

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

North Grazing land

South Single residence, and Bureau of Reclamation (BOR)

East Grazing land

West Bureau of Reclamation

8a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☐ Flat ☒ Timbered ☐

8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes, but only along approx. west boundary where the very flat farm land drops down to the marshy BOR land.

8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Parts of the western property limits (beyond any proposed houses or residential amenities) fall on marshy ground (not wetlands) which is adjacent to the North Fork Payette River which sits further west (see Existing Landscaping map).

9a. WATER COURSE: seasonal drainage features flow southwesterly to North Fork Payette River

9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? Information can be obtained from the P&Z Office. Include a map if yes. Yes, again part of the western property limits, beyond any proposed houses or residential amenities (See Plot Plan map)

9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Unknown, wetlands are composed of hydric soils, perennial high water table, and specific wetlands plants, the marshy ground does not appear to sustain wetlands plants, covered with pasture grass (see Existing Landscaping map).

9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No. Drainage feature that trends southwest from Pivot 1 is intercepted by an absorption pond with high culvert (see Existing Landscaping & Plot Plan maps).

10a. NUMBER OF EXISTING ROADS: one, a long shared driveway Width 16 feet. Private or Public? private

Are the existing road surfaces paved or graveled? Neither, natural sandy soils, some natural gravel

10b. NUMBER OF PROPOSED ROADS: two private shared driveways. Proposed width: sixty foot right of way, eighteen feet traveled way, built to Donnelly Fire Dept./Valley County standards

Will the proposed roads be publicly or privately maintained? Private

Proposed road construction: Gravel ☒ Paved ☐

11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: underground power & phone, two wells, two septic systems (see Plot Plan map \_\_\_\_\_)

11b. PROPOSED UTILITIES: extension of underground power & phone to all lots

Proposed utility easement width 10 Location along shared driveways

12a. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐

12b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒

If individual, has a test well been drilled? No Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_

Could not find the two existing wells on the DWR website, so the closest one was drilled for Frank Nisula, approx. 3/4 mile north of site

Nearest adjacent well in NE ¼ Sec. 31, permit #43580, dated 7/6/1970 Depth 105.5 ft. Flow 850 gallons per hour

13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes, three pivots (See Plot Plan & Existing Landscaping maps) all from Lake Irrigation District J-Ditch lines (water, no effluent), also two portable guns.

Are you proposing any alterations, improvements, extensions or new construction? No, will wait for comment from irrigation district regarding future configuration and use.

If yes, explain: \_\_\_\_\_

14. DRAINAGE (Proposed method of on-site retention): existing drainage courses are adequate as very little new drainage will be created, surface soils are very sandy (See Plot Plan & Existing Landscaping maps)

Soil type (Information can be obtained from the Soil Conservation District): sandy loam

15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? No

If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: Bond

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front 20 Sides 10 Rear 10

Mobile homes allowed? No

Minimum construction value \$500,000 minimum square footage 3000

Completion of construction required within one year\_\_\_ Days ☐ Months ☐  
Years ☐XX

Resubdivision permitted? No \_\_\_\_\_

Other \_\_\_\_\_

17. LAND PROGRAM:

Acreage in subdivision 80.65\_\_\_\_\_ Number of lots in subdivision 4\_\_\_\_\_

Typical width and depth of lots width 495 ft. to 980 ft., depth 1985 ft. to 992 ft. \_\_\_\_\_

Typical lot area 20 acres\_\_\_\_\_ Minimum lot area 18.35 acres\_\_\_Maximum lot area 22.6 acres \_\_\_\_\_

Lineal footage of streets NO streets just shared driveways Average shared driveway length/lot 1000 lineal feet.

Percentage of area in streets 3 %

Percentage of area of development to be public (including easements) 0\_\_\_\_%

Maximum street gradient 0%

Indicate if subdivision is to be completely developed at one time; if not, describe stages

Developed all at one time, no phases or stages \_\_\_\_\_

18. COMPLETE ATTACHED PLAN FOR IRRIGATION. Not applicable – will wait for Lake Irrigation District comments, see attached.

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT. See attached.

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized. See attached



## 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): Ken Purdom

6217 Hill Avenue, Whittier CA 90601  
Mailing Address City, State Zip

Location of Subject Property: #13381 Nisula Road, Donnelly, ID  
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 17N03E31-7205 Section 31 Township 17N Range 03E

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 \_\_\_\_\_XX\_\_\_ No
2. What is the name of the irrigation and drainage entities servicing the property?  
Irrigation: \_Lake Irrigation District – extension of J-ditch (no effluent)\_\_\_\_\_  
Drainage: \_N/A\_\_\_\_\_
3. How many acres is the property being subdivided? \_80.65\_\_\_\_\_
4. What percentage of this property has water? 1/3\_\_\_\_\_
5. How many inches of water are available to the property? \_59\_\_\_\_\_
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.  
\_\_\_J-ditch pipe enters property about ¼ mile north of southeast section corner (bend in Nisula Road). It appears to feed three pivots from there with 8 inch pipes. There appear to be at least two big portable guns that are occasionally used as well.
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? \_as with existing features, an absorption pond west of Pivot 1 (See Existing Landscaping & Plot Plan maps).
- 
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) \_as with existing features, noted in Item 10\_\_\_\_\_

## Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map: (See Existing Landscaping & Plot Plan maps).

X All canals, ditches, and laterals with their respective names.

X 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. Northeast ¼ Southeast ¼: Northeast ¼ Northwest ¼ Southeast ¼; East ½ Southeast ¼ Southeast ¼; East ½ West ½ Southeast ¼ Southeast ¼ all in Section 31, Township 17 North, Range 3 East, Boise Meridian, Valley County ID.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

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

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

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

Signed: *J. Russell as agent*  
Applicant / Property Owner  
as agent for Ken Purdom

Date: 2 / 10 / 2022  
(Application Submitted)



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

Ken Purdom for Kenneth R. Purdom II Trust

#13381 & #13383 Nisula Road in the Southeast ¼ Section 31, T.17N., R.3E., B.M.

By: John Russell, agent for Ken Purdom

By: \_\_\_\_\_  
Valley County Weed Control

Date: 2/10/22

Date: \_\_\_\_\_



IMPACT REPORT – (from Valley County Code 9-5-3-D) CUP subdivision application

2/10/2022

Attn: Cynda Herrick, Valley County Planning & Zoning Administrator  
P.O. Box 1350, Cascade, ID 83611, 208-382-7115  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

CUP Application for Kenneth R. Purdom II Trust, 80.648 acre parcel addressed at #13381 Nisula Road, parcel number RP17N03E31-7205.  
Bear's Den Subdivision

The applicant Kenneth R. Purdom II. He desires to subdivide the above noted property, which already includes two residences: 1) an 834 square foot framed building, addressed as #13381 Nisula Road, currently occupied by his ranch caretaker, with installed power, septic system, drainfield and well, accessed from Nisula Road; and 2) a 1526 square foot framed building, addressed as #13383 Nisula Road, occasionally used by family members and occasionally used as a short term rental, with installed power, septic system, drainfield and well, accessed from Nisula Road. Both structures have been in place for many years.

The proposed subdivision will create four approx. 20 acre parcels, accessed from shared driveways (See Prelim. Plat sheet 1, Plot Plan, and Existing Landscaping maps).

ITEMS:

1. Traffic Volume etc. - All lots front on Nisula Road, a gravel surface county road and have adequate topography to sustain separate driveways, however the current plan is to build two new shared driveways. (See Prelim Plat sheet 1 and Plot Plan maps and Item 10 of CUP app.) Applicant will formally dedicate 35 feet of half width to Nisula Road, west from the Section line which falls near the east edge of the traveled way. We show Nisula Road having a prescriptive easement of 70 feet full width with approx. 22 feet of gravel traveled way. With full build out this subdivision will only be adding two residences to the two existing. We feel that this increase in traffic on Nisula Road will have minimal impact. The shared driveways with 60 foot rights of way and 18 foot constructed traveled ways will be graveled and constructed to Donnelly Fire Dept. and Valley County standards, and should be adequate to allow pedestrian, bicycle, auto and truck traffic.
2. Affordable Housing - At the moment this application makes no provision for housing affordability in that anticipated sales and occupants will only be close family members.
3. Noise - We don't anticipate any increase in noise, and when the subdivision is approved the Home Owners Association will have right to control any increase in noise.
4. Heat - We don't anticipate any increase in heat or glare. There will be minimal exterior lighting, all pointed downwards and in compliance with County 'dark skies' and other Ordinances. When the subdivision is approved the Home Owners Association will have the right to control any increase.
5. Emissions - We don't anticipate any increase in particulate emissions. There will be dust abatement during construction (probably just road watering), and we don't foresee there

2/11/2022

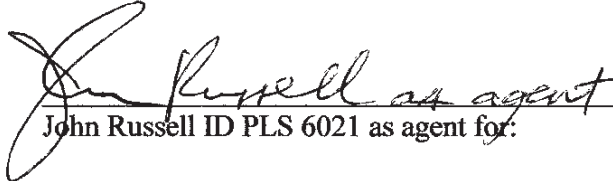
will being more than a minor increase in traffic or dust on Nisula Road.

6. Water Demand - Again any increase in sub-surface water will be minimal due to low density of development and the creation of two new wells. Lots will be serviced by individual wells for domestic uses. Drainage and land types, see Plot Plan & Existing Landscaping maps.
7. Fire – Current fire hazards are typical for all of Long Valley. Sagebrush steppe, scattered Ponderosa Pine forest and irrigated pasture lands on site are all subject to fire, probably driven by Southwest winds. The low marshy lands to the west however would provide a fire break of sorts.
8. Removal of vegetation – we do not anticipate any significant change or disturbance in vegetation or ground cover, and the potential for sedimentation is addressed by the absorption pond shown on the Plot Plan and Existing Landscaping maps.
9. Stabilize soils - If any changes from the construction of the houses, or driveways lead to erosion, especially in the sagebrush-steppe lands, pasture grass and/or willows may be planted.
10. Soils - appear to be sandy loams. Construction will hold twenty feet back from any sharp break in slope (at western limits of property). We believe with adequate foundations that these soils will easily support buildings, and the minimal anticipated site landscaping.(See Existing Landscaping map).
11. Grading - Again, minimal grading anticipated. Shared driveways and access driveways will be graded and with base and top courses of gravel added, but the change to the surface topography will hardly be noticeable. House construction will consist of excavation and back fill for foundations. No other grading is anticipated. (See Plot Plan, and Existing Landscaping maps).
12. Visibility – The two new home sites will hardly be visible from Nisula Road, falling about 1000 feet west. At buildout all four homes (two already existing) will be separated by about 300 feet with interspersed Ponderosa Pine forest, again hardly visible between them, no cast shadows.
13. Reasons for this location – The main reason for this application is that Ken wants to retire here and create three other parcels for his family. This 80 acre parcel sits at the edge of the fairly flat Long Valley, where it drops westerly to the incised North Fork of the Payette River, and affords some filtered views of the West Mountains. The site is somewhat remote from the increased activity of the developing areas of McCall and Donnelly, e.g. it is quiet. It is also marginal pasture land compared to the applicants other holdings to the east. To the north and south large parcels with single residences have been constructed for the same reasons - views, and remoteness.
14. Tax increases - The increased revenue from property tax assessment of four residential structures, versus irrigated and dry pasture acreage assessments is significant – resulting in several thousand more dollars of taxes, even if some form of Agricultural Exemption

passes through.

15. Public service costs – Essentially we are creating two new residences. The increase in possible costs for public services, probably Fire, Police, and Medical will be easily offset by the increase in property tax.
16. Existing Developments – As with Item 13 of this Impact Report, this development is in alignment with the current land uses to the north and south.
17. Natural Resources – No natural resources are available to construct the only significant part of this application that is a change from existing – the gravel necessary to build the shared driveways up to standards. This will be imported.
18. Abandonment – In the event of unanticipated abandonment of this project prior to completion will have minimal impact as the site would remain as currently situated. Abandonment is extremely unlikely.
19. Number of units – At completion there will be four residential dwelling units, ranging in size from 834 square feet to 3000 square feet. With some remodeling of the two existing houses, gross square footage may range up to 9000 square feet.
20. Phases – This development will be completed in one stage, proposed for this year, 2022.
21. Sale prices – As this development is meant to be sold to close family members, no pricing is available for disclosure.

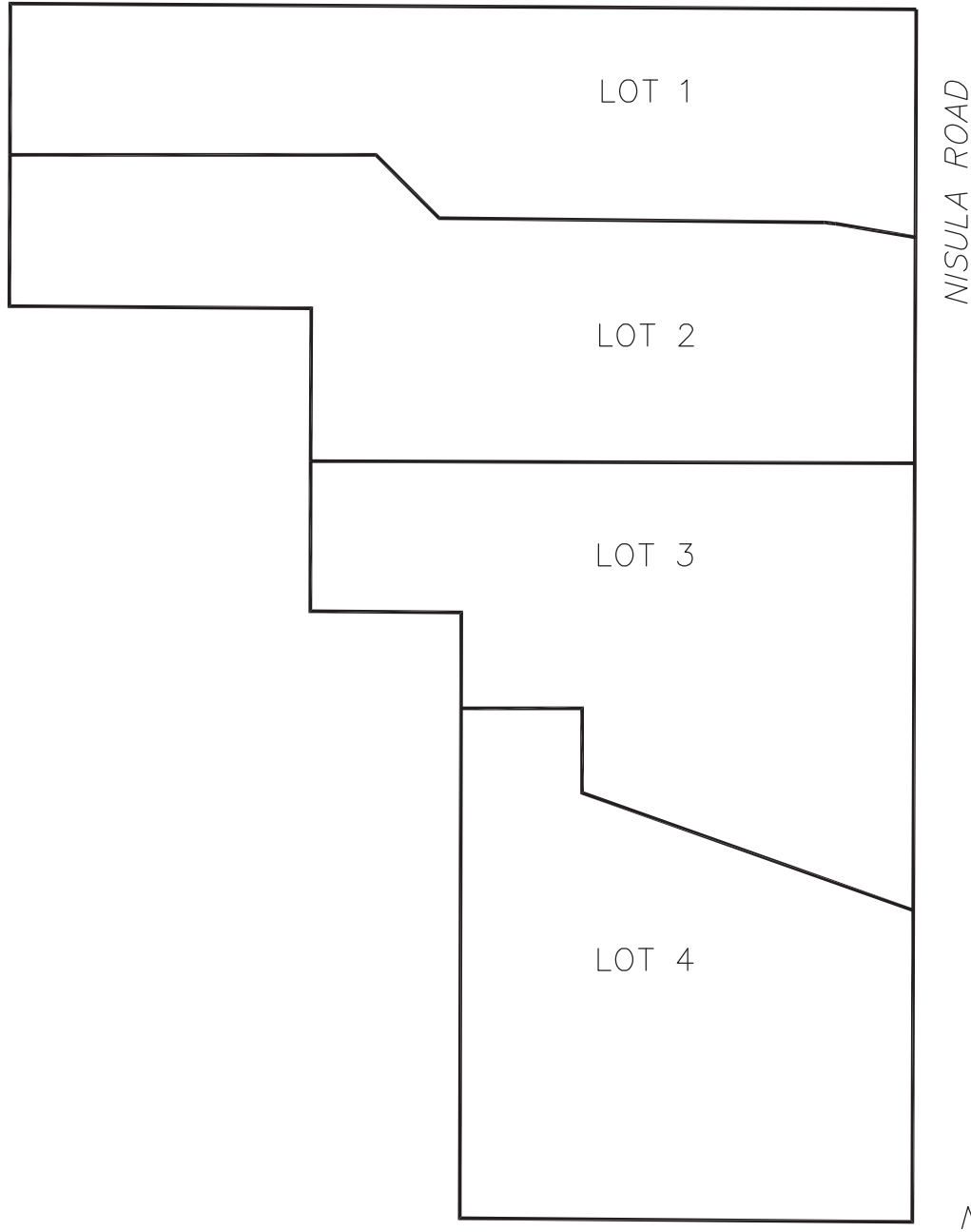
The names and addresses of owners within 300 feet are attached, as OwnersSub.xls.

  
John Russell ID PLS 6021 as agent for:

Kenneth R. Purdom II for the Kenneth R. Purdom II Trust

2/10/22  
Date

I, John Russell, Idaho Professional Land Surveyor #6021, do hereby certify that this plat was prepared from notes taken during an actual survey made by me or under my direct supervision, from July to November 2021 and that it correctly represents the points, courses, and distances as recorded in said field notes.



21-83L.dwg  
Streets-Lots tab  
1" = 400'

Bearings based on GPS derived State Plane Grid  
Elevations based on Geoid 18

*Bear's Den Subdivision Application  
Street Names & Lots proposed*

Russell Surveying, Inc.  
P.O. Box 945  
McCall, ID 83638  
208-630-4737

RussellGeometric@gmail.com

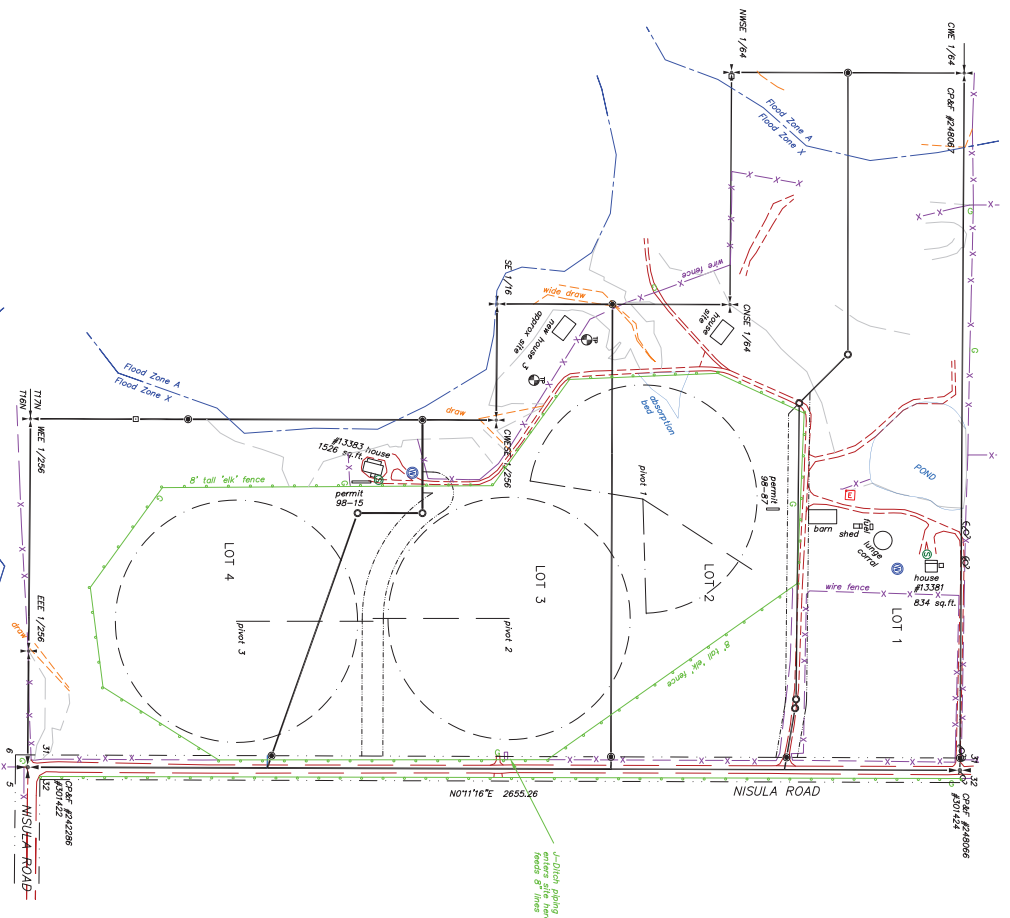
Drawn: J.Russell  
Date: 2/9/2022  
Rev:

Sheet: 1 of 1

# BEAR'S DEN SUBDIVISION

## PLOT PLAN

situated in the southeast 1/4, Section 31,  
T.17N., R.03E., B.M., Valley County, Idaho  
2022



Bearing taken from the corner of the State Plane Grid, Idaho West Zone 1103, NAD83 (2011) Epoch 2010. Coordinates projected to ground by a distance of 1100 feet. Distances are ground in U.S. Survey Feet. Elevations based on Geoid 18, NAVD83 FRM Panel 160220-0475A, dated 9/5/90

### LEGEND

- Found Section, 1/4, 1/8, 1/16 or 1/32 corner
- Found 5/8" cedar, note R. Water US 6577
- Set 5/8" x 30" rebar, note US 6021
- Set 1/2" x 24" rebar, note US 6021
- Monuments along Idaho offset west 35 feet to Right of Way
- new lot test pins
- new lot pin
- point where line & and pin
- Utility Pole 3 = Day Anchor 4 = transformer
- Septic tank 5 = approx. oriented
- Well
- culvert
- wire fence
- 8' tall elk fence
- County flood right of way 70'
- traveled way County Road, 22'
- traveled way existing ranch road, 18'
- shoulder of slope
- top of slope

Russell Surveying, Inc.

McCall, Idaho 2022

SHEET 1 of 1

## EXISTING LANDSCAPING

2022



2000



01 007 = 10111

Bearings based on GPS derived  
State Plane Grid, Idaho West Zone 1103,

NAU85 (2011) Epoch 2010  
Coordinates projected to Ground by a  
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 103

Combined Factor of 1.000283501  
Distances are Ground in U.S. Survey Feet

Elevations based on Geoid 18, NAVD86  
Land Types from Google Earth Imagery

LEGEND

⊕ = Found Section. 1/4, 1/16, 1/8

⊗ = Found 5/8" rebar, mkd. R. Mill

☐ = Found BOR line monument  
☒ = Set 5/8" x 30" rebar, mkd. 1

○ = Set 1/2" x 24" rebar, mkd. L.

INFORMATION ABOUT FARMING CITIES, TOWNS AND VILLAGES

Russell Surviving In

McCall, Idaho 2022

1000 JOURNAL OF CLIMATE

Russell Surveying, Inc.

McCall, Idaho 2022

SHEET 1 of 1

Russell Surveying, Inc.  
P.O. Box 945 – 702 West Lakeside, McCall, Idaho 83638  
(208) 630-4737 cell  
[RussellGeometric@gmail.com](mailto:RussellGeometric@gmail.com)

*Licensed in all the Western States, U.S. Mineral Surveyor, Certified Federal Surveyor '06-'19,  
Valley County Surveyor '03-'16, Past President ISPLS, Idaho NSPS Director '14-'18, M.S. Geography '02*

**LEGAL DESCRIPTION**  
**BEAR'S DEN SUBDIVISION**

Know All Men by these Presents that the Kenneth R. Purdom II Trust is the Owner of the Real Property hereafter described.

A parcel of land being the Northeast  $\frac{1}{4}$  Southeast  $\frac{1}{4}$ ; the Northeast  $\frac{1}{4}$  Northwest  $\frac{1}{4}$  Southeast  $\frac{1}{4}$ ; the East  $\frac{1}{2}$  Southeast  $\frac{1}{4}$  Southeast  $\frac{1}{4}$ ; and the East  $\frac{1}{2}$  West  $\frac{1}{2}$  Southeast  $\frac{1}{4}$  Southeast  $\frac{1}{4}$  of Section 31, Township 17 North, Range 03 East, Boise Meridian, Valley County, Idaho, and being more particularly described as follows:

Beginning at the East  $\frac{1}{4}$  Corner of said Section 31; Thence along the east boundary of said section, S.0°11'16"W., 2655.26 feet to the Southeast Corner of Section 31;

Thence along the south boundary of said section, N.89°32'25"W., 992.17 feet to the West East East 1/256 Section Corner (WEE);

Thence along the north/south 1/256 section line N.0°09'33"E., 1326.93 feet to the Center West East Southeast 1/256 Section Corner (CWSE);

Thence along the east/west 1/256 section line, N.89°35'40"W., 330.79 feet to the Southeast 1/16 Section Corner;

Thence along the north/south 1/16 section line, N.0°09'29"E., 663.42 feet to the Center North Southeast 1/64 Section Corner (CNSE);

Thence along the east/west 1/64 section line, N.89°36'09"W., 661.41 feet to the Northwest Southeast 1/64 Section Corner (NWSE);

Thence along the north/south 1/64 section line, N.0°10'31"E., 662.74 feet to the Center West East 1/64 Section Corner (CWE) on the north boundary of Section 31;

Thence along said north boundary, S.89°38'40"E., 1985.52 feet to the Point of Beginning.

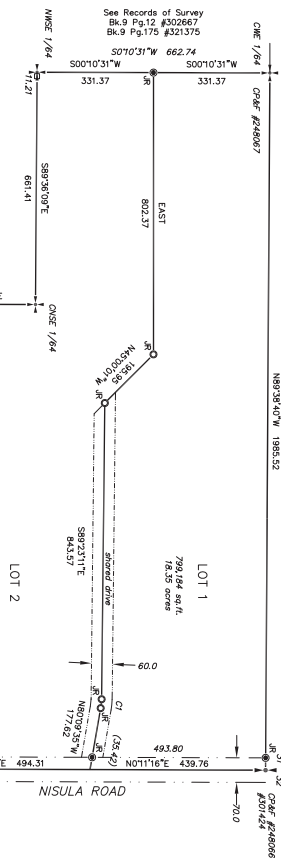
Containing 80.65 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in the plat of Bear's Den Subdivision. The easements and private roads indicated on said plat are NOT dedicated to the public, but the right to use said easements is perpetually reserved for public utilities and for any other uses as designated hereon, and no structures other than for such utility purposes are to be erected within the lines of the easements.

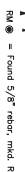
Thirty five feet adjoining the east boundary of this subdivision is hereby dedicated to the public, all other roads within this plat are private and Valley County shall have NO responsibility for the construction or maintenance of said private roads.

The owners hereby certify that the individual lots will not be served by any water system common to one (1) or more lots but will be served by individual wells. The owners further certify that they will comply with Idaho Code 31-3805 concerning irrigation rights and disclosure.

2022



### LEGEND

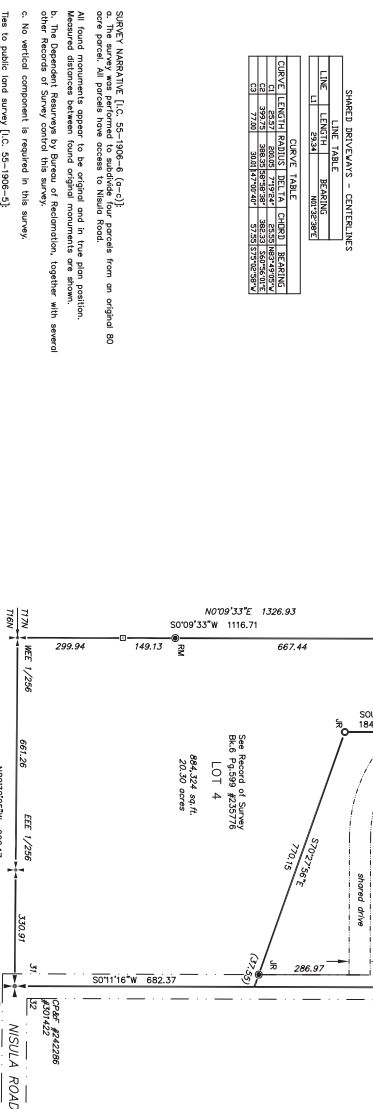


### SHARED DRIVEWAYS - CENTERLINES

LINE TABLE			
LINE	LENGTH	BEARING	
L1	29.34	N01-32-38E	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	63.37	717.82	68.53	N63-49-07E	
C2	349.75	380.25	308.23	S60-56-17E	
C3	77.20	141.70	57.25	S73-04-36E	



1. This addendum shall be subject to the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Stearns Park, recorded as Instrument # \_\_\_\_\_.
2. All drawings are precisely drawn and mobilized and shall not be the responsibility of Valley County.
3. Minimum building setback lines shall be in accordance with the zoning ordinance at the time of the issuance of any building permit.
4. There shall be a 10 foot Utility & Overhead Easement contiguous to all public road right-of-way, and overlaid on all lot lines.
5. The right of access for maintenance and repair of the Utility poles shall not be impeded.
6. This plot is subject to Idaho Code Section 31-306. Rights to irrigation water are subject to the provisions of the Idaho Water Code.
7. Exterior lighting shall comply with Valley County Ordinance.
8. Lots shall not be reduced in size across through acquisition by Valley County Planning & Zoning, and in compliance with the CC&R's.
9. Reference is made to Public Health Letter on the regarding additional restrictions.
10. Distances shown along centerline of stated driveway.

Sanitary restrictions as required by Idaho Code Title 50 Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be reimposed in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Instrument Number	Date
-------------------	------

McCall, Idaho 2022



2022

CERTIFICATE OF COUNTY SURVEYOR

*This is to certify that I have examined this platting of Bear's Den Subdivision and determined that it conforms with the laws of the State of Idaho relating thereto*

County Surveyor

SEAL

Accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Valley County Planning and Zoning Commission of Valley County, Idaho.

*Chairman*

# VALLEY COUNTY COMMISSIONERS ACCEPTANCE

Accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Valley County Commissioners

By \_\_\_\_\_  
Chairman

NOTES: THIS DOCUMENT MAY BE REPRODUCED FOR PERSONAL OR BUSINESS USE ONLY. ANY OTHER REPRODUCTION OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE VALLEY COUNTY COMMISSIONERS IS PROHIBITED.

**Chairman**

2022

STATE OF IDAHO }  
COUNTY OF VALLEY } ss.

COUNTY OF VALLEY } 53.

Notary Public for the State of Idaho

Residing at \_\_\_\_\_

## My Commission Expires

1. John Russell, a Professional Land Surveyor, personally supervised the survey of the land shown on this plot and described in the Certificate of Owners, being BEAR'S DEN SUBDIVISION, situated in the Southeast 1/4 of Section 31, T17N, R3E, B4M, Valley County, Idaho, and that this is a true and correct representation of said survey of said land.

John E. Russell, P.L.S. 6021, Idaho



SEAL

STATE OF IDAHO }  
COUNTY OF VALLEY } ss

COUNTY OF VALLEY } ss

This is to certify that the foregoing plot was filed in the Office of the Recorder of Valley County, Idaho, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., at the request of \_\_\_\_\_, and was duly recorded in plot book \_\_\_\_\_ on page \_\_\_\_\_.

Deputy

Ex-Officio Recorder, Date

McCall, Idaho 2022