

# Valley County Planning and Zoning Department

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



Application for Vacations  
of Plats, Portions Thereof,  
Public Rights-of Ways,  
or Easements

See Section 10-6-2 Valley County Code

Subject to I.C. 55-22 Underground Facilities Damage Prevention

|   |   |  |
|---|---|--|
| TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT       |   | <input checked="" type="checkbox"/> Check # <u>1256</u> or <input type="checkbox"/> Cash |
| FILE # <u>VAC 22-02</u>                                     |   | FEE \$ <u>500.00</u>   |
| ACCEPTED BY _____   |   | DEPOSIT _____  |
| CROSS REFERENCE FILE(S): <u>Little Donner Subd Tract II</u> |   | DATE <u>5.13.2022</u>  |
| PROPOSED USE: _____   |   |  |
| <input type="checkbox"/> Vacation of Plat                   | <input type="checkbox"/> Vacation of Road and/or Right-of-Way | <input checked="" type="checkbox"/> Vacation of Utility Easement                         |
|   |   | <input type="checkbox"/> Other   |

Name of Applicant(s): Nicole Wykert  
Applicant's Signature: Nicole Wykert Date: 5-11-22  
Mailing Address of Applicant(s): 3820 W Deerpath Dr Boise ID 83714  
Phone #: [REDACTED] email: [REDACTED]

### Required Attachments

1. Narrative describing property and the reason(s) for the request
2. Map, sketch, or plat showing the property and names and addresses of owners of adjoining property.
3. Letters from, or signatures on a petition, of each owner of adjoining property stating:
  - their approval of the proposed vacation,
  - their willingness to share in the costs,
  - they are aware that vacated property becomes part of adjoining property subject to the rights and easements of utilities.
4. Application for Release of Idaho Power Easement, if applicable.
5. An application processing fee of \$500.00.

Submit **ten copies** of all application materials with the fee to the Planning and Zoning Administrator a minimum of 45 days prior to the regularly scheduled Planning and Zoning meeting. Regularly scheduled meetings are held the second Thursday of each month. When an application is 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.

Location: 1560 Crown Point Parkway, Cascade ID 83611

Lot line between lots Lot 34 (RP001430000340) and Lot 32 (RP001430000320), Little Donner Subdivision Tract II, a portion of N ½ NE ¼, Section 11, Township 14 North, Range 3 East.

We are requesting a vacation of public utility easement on the two adjoining properties that we own in Valley County. Per the plat, there is a 12-foot utility easement centered on all interior lot lines.

We have requested these two lots be combined for tax purposes and taking into account future building (dates tbd).

Lot 32 does not qualify for septic so there are no build options on that lot. Idaho Power (Paul Marshall) has also indicated that providing power to these lots from the SE side (closest to Lot 32) would likely require boring. Idaho Power is preparing a work order to bring in power from the NE side down Crown Point Parkway (closest to Lot 34) and have indicated they do not foresee a need for the public utility easement between these two adjoining lots. We have submitted an application to Idaho Power for a release of easement between lot 34 and lot 32.

There is no pending or future planned sale of these lots.

Owners: Brad D. Wykert and Nicole J. Wykert

Property address: 1560 Crown Point Parkway, Cascade ID 83611

Little Donner Subdivision Tract II, a portion of N ½ NE ¼, Section 11, Township 14 North, Range 3 East, Lot 34 (RP001430000340) and Lot 32 (RP001430000320)



The Land is described: Lots 32 and 34 of Little Donner Subdivision Tract II, according to the official plat thereof, filed in Official Records of Valley County, Idaho.

# LITTLE DONNER SUBDIVISION TRACT II SHEET 1

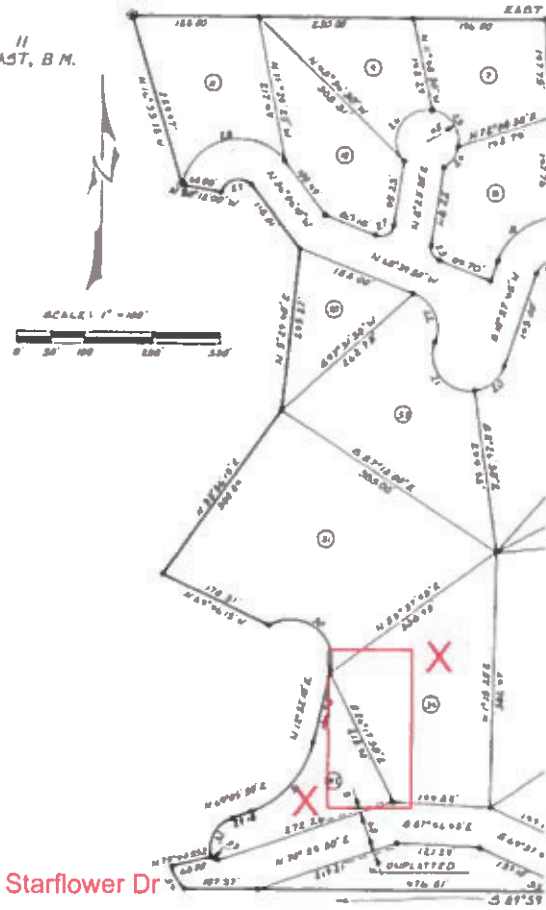
A PORTION OF N 1/4 NE 1/4 SECTION 11  
TOWNSHIP 14 NORTH, RANGE 3 EAST, B.M.  
VALLEY COUNTY, IDAHO

A & B ENGINEERING - BOISE, IDAHO  
1975

### LEGEND

- SECTION CORNER
- SUBDIVISION CORNER  
3/4" x 20" STEEL PIN
- LOT CORNER  
1/2" x 20" STEEL PIN
- LOT NUMBER
- CURVE NUMBER

| NO | Δ     | DELTA  | CHORD  | CHORD BEARING   |
|----|-------|--------|--------|-----------------|
| 1  | 23.20 | 27.60  | 36.41  | N 83° 12' 24" W |
| 2  | 67.10 | 27.60  | 72.07  | N 26° 24' 48" W |
| 3  | 32.20 | 208.32 | 114.90 | S 89° 0' 0" W   |
| 4  | 32.20 | 172.32 | 76.86  | S 89° 0' 0" W   |
| 5  | 74.10 | 172.32 | 153.93 | S 25° 36' 0" W  |
| 6  | 32.20 | 208.32 | 114.90 | S 89° 0' 0" W   |
| 7  | 16.20 | 208.32 | 57.45  | N 23° 45' 36" E |
| 8  | 70.20 | 208.32 | 81.96  | S 23° 45' 36" E |
| 9  | 20.20 | 208.32 | 23.20  | S 23° 45' 36" E |
| 10 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 11 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 12 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 13 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 14 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 15 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 16 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 17 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 18 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 19 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 20 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 21 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 22 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 23 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 24 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 25 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 26 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 27 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 28 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 29 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 30 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 31 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 32 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 33 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 34 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 35 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 36 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 37 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 38 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 39 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 40 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 41 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 42 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 43 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 44 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 45 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 46 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 47 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 48 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 49 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |
| 50 | 12.20 | 208.32 | 12.20  | S 23° 45' 36" E |



Starflower Dr

Crown Point Pkwy

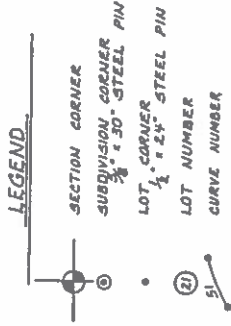
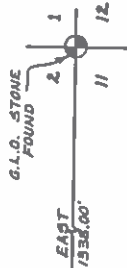
**NOTE**  
 1. RESERVED ALONG ALL FRONT LOT LINES FOR UTILITY AND ANNU DEPOSIT EASEMENTS.  
 2. EASEMENTS INSIDE ALL REAR LOT LINES AND 10' EASEMENTS CENTERED ON ALL SIDE LOT LINES FOR UTILITIES.

# LITTLE DONNER SUBDIVISION TRACT II SHEET 2

A PORTION OF N½ NE¼ SECTION 11 TOWNSHIP 14 NORTH, RANGE 3 EAST, B.M.  
 VALLEY COUNTY, IDAHO

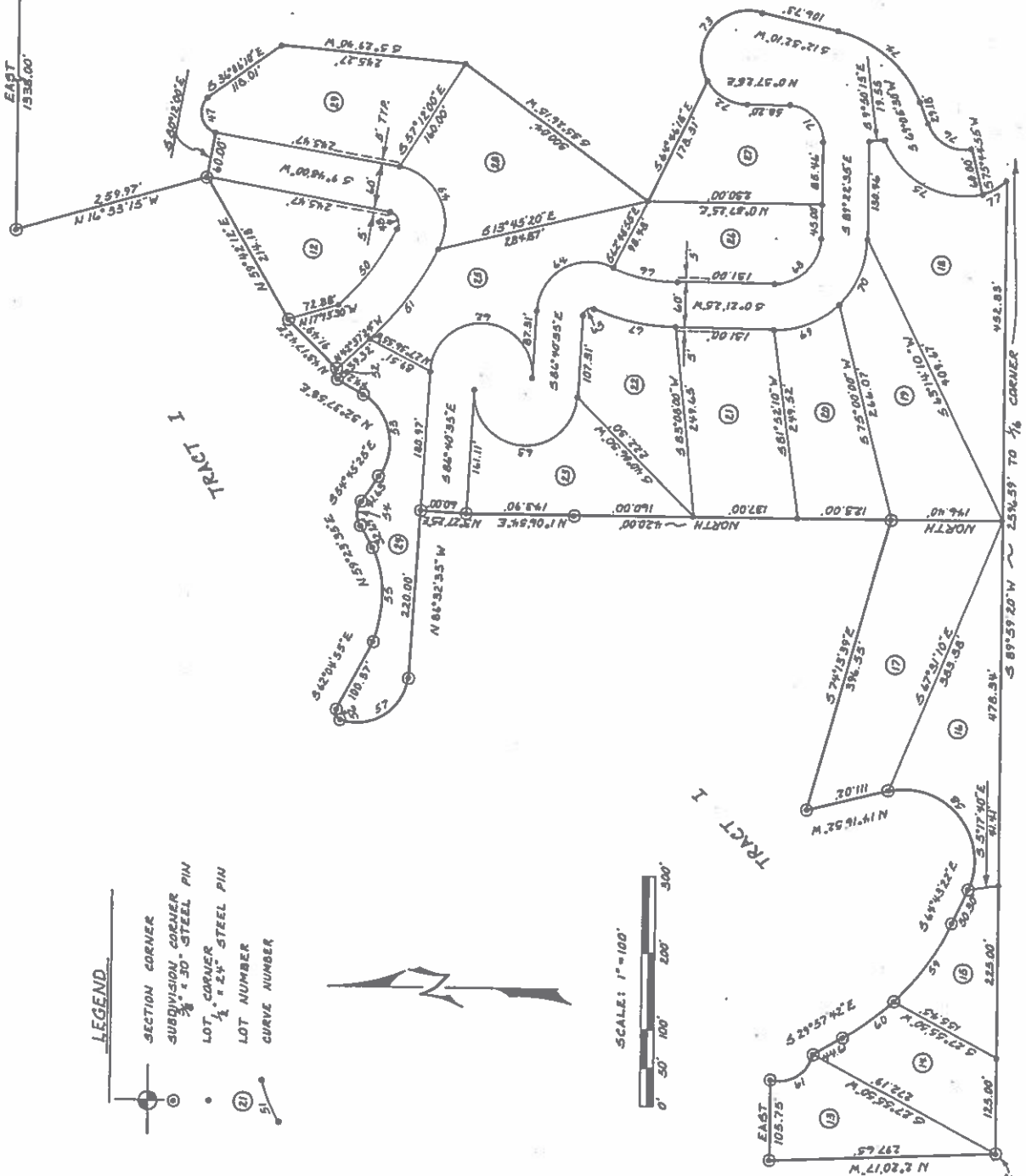
A & B ENGINEERING ~ BOISE, IDAHO  
 1975

Survey conducted in accordance with  
 Chapter 13, Idaho Code.



| NO. | Δ          | DELTA  | RADIUS | LENGTH | CHORD  | BEARING  |
|-----|------------|--------|--------|--------|--------|----------|
| 47  | 134°05'50" | 216.01 | 40.87  | 47.10  | 176.50 | 55.5°E   |
| 48  | 106°54'40" | 15.00  | 27.90  | 24.05  | 56.85  | 20°V     |
| 49  | 106°54'40" | 75.00  | 139.51 | 120.25 | 56.85  | 20°V     |
| 50  | 20°59'55"  | 343.94 | 125.87 | 125.17 | 15.53  | 107.21°V |
| 51  | 20°59'55"  | 408.94 | 147.84 | 147.05 | 15.53  | 107.21°V |
| 52  | 106°54'40" | 9.19   | 16.80  | 14.54  | 65.00  | 17°E     |
| 53  | 92°34'35"  | 72.45  | 117.10 | 104.77 | 78.56  | 16°E     |
| 54  | 65°31'00"  | 27.50  | 51.61  | 23.89  | 67.40  | 65°E     |
| 55  | 58°31'00"  | 12.57  | 125.94 | 123.90 | 86.79  | 107°E    |
| 56  | 97°37'20"  | 10.00  | 17.04  | 15.05  | 19.07  | 25°V     |
| 57  | 106°50'20" | 63.40  | 121.95 | 109.05 | 53.07  | 25°V     |
| 58  | 128°43'30" | 91.63  | 207.20 | 169.79 | 50.28  | 63°E     |
| 59  | 21°19'00"  | 343.53 | 127.81 | 127.04 | 5.92   | 103°E    |
| 60  | 19°41'40"  | 343.53 | 60.60  | 60.42  | 5.92   | 103°E    |
| 61  | 98°45'55"  | 64.00  | 74.63  | 66.23  | 30.46  | 00°E     |
| 62  | 180°00'00" | 65.00  | 219.25 | 156.00 | 3.19   | 25°V     |
| 63  | 180°00'00" | 65.00  | 233.65 | 156.00 | 3.19   | 25°V     |
| 64  | 111°27'35" | 10.51  | 20.43  | 17.36  | 30.59  | 50°E     |
| 65  | 28°19'25"  | 201.98 | 63.75  | 65.12  | 5.12   | 31°15°W  |
| 66  | 89°49'00"  | 60.04  | 94.05  | 84.71  | 5.44   | 50.55°E  |
| 67  | 45°58'20"  | 120.04 | 92.37  | 70.11  | 5.21   | 41°15°E  |
| 68  | 89°49'00"  | 45.12  | 70.61  | 63.62  | 14.59  | 47°25°E  |
| 69  | 69°26'40"  | 60.70  | 64.21  | 61.86  | 13.15  | 03°E     |
| 70  | 54°15'20"  | 146.65 | 149.10 | 138.38 | 5.85   | 51.50°V  |
| 71  | 83°20'35"  | 109.87 | 140.67 | 146.09 | 5.27   | 25°10°V  |
| 72  | 35°42'20"  | 46.25  | 40.91  | 39.73  | 5.31   | 06°15°E  |

NOTE:  
 5' RESERVED ALONG ALL FRONT LOT LINES  
 FOR UTILITY AND SIGN DEPOSIT EASEMENTS.  
 10' EASEMENTS INSIDE ALL REAR LOT LINES  
 AND 12' EASEMENTS CENTERED ON ALL SIDE  
 LOT LINES FOR UTILITIES.





**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS: that we the undersigned are the owners of the following described real property, a parcel of land in the NE 1/4 Sec. 11, T. 14 N., R. 3 E., B.M. Valley County, Idaho, described as beginning at the NE corner of said Sec. 11; thence S 2° 59' 29" E, 1307.84 feet along the section line; thence S 89° 59' 20" W, 258.59 feet; thence N 2° 20' 17" W, 297.65 feet; thence East, 105.75 feet; thence along a curve to the left having a radius of 45.00 feet and a chord bearing S 30° 45' 59" E, 66.23 feet; thence S 29° 53' 42" E, 44.61 feet; thence along a curve to the left having a radius of 343.53 feet and a chord bearing S 47° 20' 32" E, 205.24 feet; thence S 64° 43' 22" E, 50.30 feet; thence along a curve to the left having a radius of 91.63 feet and a chord bearing N 50° 29' 53" E, 165.79 feet; thence N 14° 16' 52" W, 111.02 feet; thence S 74° 13' 39" E, 38.55 feet; thence North, 420.00 feet; thence N 1° 06' 54" E, 143.90 feet; thence N 3° 27' 25" E, 60.00 feet; thence N 86° 32' 35" W, 220.00 feet; thence along a curve to the right having a radius of 65.40 feet and a chord bearing N 33° 07' 25" W, 105.03 feet; thence along a curve to the right having a radius of 10.00 feet and a chord bearing N 69° 06' 25" E, 15.05 feet; thence S 62° 04' 55" E, 100.57 feet; thence along a curve to the left having a radius of 125.71 feet and a chord bearing N 88° 59' 20" E, 122.30 feet; thence N 59° 23' 35" E, 32.69 feet; thence along a curve to the right having a radius of 27.50 feet and a chord bearing S 87° 40' 55" E, 28.89 feet; thence S 54° 42' 25" E, 41.5 feet; thence along a curve to the left having a radius of 72.45 feet and a chord bearing N 78° 56' 16" E, 104.77 feet; thence N 32° 37' 58" E, 44.21 feet; thence along a curve right having a radius of 919 feet and a chord bearing N 85° 12' 28" E, 35.28 feet; thence N 85° 00' 15" E, 105.30 feet; thence along a curve to the left having a radius of 85.72 feet and a chord bearing S 59° 31' 30" E, 94.30 feet; thence N 87° 06' 15" E, 36.73 feet; thence along a curve to the left having a radius of 126.13 feet and a chord bearing N 63° 13' 25" E, 102.12 feet; thence N 39° 20' 35" E, 65.34 feet; thence N 2° 59' 29" W, 70.55 feet to the place of beginning.

The streets shown on this plat are hereby dedicated to the use of the public and the easements indicated on said plat are not dedicated to the public but the right to use said easements is hereby reserved for public utilities, ditches, snow removal and any other uses as designated hereon and no permanent structures are to be erected within the lines of said easements.

In witness whereof, we have hereunto set our hands this 14<sup>th</sup> day of October, 1975.

Richard P. Clark Callenders Inc. John Wymen East Side Developers, a partnership  
James C. Mitchell Frank D. Callender Dale Josephson  
James C. Mitchell Sollie R. Callender Ralph Gines

**ACKNOWLEDGEMENT**

(State of Idaho) County of Valley ) S.S.  
 On this 14<sup>th</sup> day of October, 1975, before me the undersigned, a Notary Public in and for the said state, personally appeared Richard P. Clark and James C. Mitchell known to me to be the Vice-President and Secretary of Barnard & Co. and Frank D. Callender and Sollie R. Callender known to me to be the President and Secretary of Callenders Inc. and John Wymen, Dale Josephson, Ralph Gines, Oscar Paulson known to me to be general partners in East Side Developers, a general partnership, and acknowledged to me that such corporations and partnership executed and partners, a general partnership, and acknowledged to me that such corporations and partnership executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand on the day and year in this certificate first above written.  
Y. Pascoe Engesser  
 Notary Public Residing at Boise, Idaho  
 Commission Expires 2/15/78

**CERTIFICATE OF ENGINEER**

I, Donald J. Watts, do hereby certify that I am a professional engineer licensed by the state of Idaho, and that this plat of LITTLE DONNER SUBDIVISION TRACT II as described in the certificate of owners and the attached plat was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, and in the conformity with of Idaho code relating to plats and surveys.



Donald J. Watts  
 Donald J. Watts

**CERTIFICATE OF COUNTY SURVEYOR**

I, Robert E. Smith, County Surveyor for Valley County, Idaho, certify that I have checked this plat of LITTLE DONNER SUBDIVISION TRACT II and that it complies with the state of Idaho code relating to plats and surveys.



10/17/75  
 date

**APPROVAL OF COUNTY ZONING COMMISSION**

Accepted and approved this 14 day of Oct, 1975, by the County Zoning Commission of Valley County, Idaho.

Attest  
 By Robert E. Smith  
 Chairman, of the County Zoning Commission

**APPROVAL OF BOARD OF COUNTY COMMISSIONERS**

Accepted and approved this 14 day of Oct, 1975, by the Board of County Commissioners of Valley County, Idaho.

Attest  
 By Robert E. Smith  
 County Clerk



86402

STATE OF IDAHO, }  
 County of Valley, }

I hereby certify that this instrument was filed for record at the request of Richard P. Clark  
 at 10 minutes past 5  
 o'clock P.M. This 14  
 day of October, 1975  
 in my office and duly recorded in  
 Book 6 of Plats  
 at Page 9  
 By Robert E. Smith  
 Ex-Officio Recorder Deputy  
 Fees \$ 7.50



**VALLEY COUNTY ASSESSOR'S OFFICE**

**Parcel Summary and Improvement Report**

PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

**GENERAL PROPERTY SUMMARY**

|                          |                                  |
|--------------------------|----------------------------------|
| PARCEL ID                | RP001430000320                   |
| OWNER(S)                 | WYKERT BRAD D<br>WYKERT NICOLE J |
| SITUS ADDRESS            |                                  |
| SITUS CITY, STATE, ZIP   | CASCADE, ID 83611                |
| MAILING ATTENTION        |                                  |
| MAILING ADDRESS          | 3826 W DEERPATH DR               |
| MAILING CITY, STATE, ZIP | GARDEN CITY ID 83714             |
| MAILING COUNTRY          |                                  |



**PROPERTY DESCRIPTION & LAND DATA**

|                            |   |                    |             |
|----------------------------|---|--------------------|-------------|
| ACREAGE - SQ FT - FRONTAGE | ACRES: 0.581  | SQUARE FEET: 25308 | FRONTAGE: 0 |
| LAND DESCRIPTION           | Average/Good  |                    |             |
| LEGAL DESCRIPTIONS         | LITTLE DONNER SUB TRACT II LOT 32                                     |                    |             |
| NEIGHBORHOOD               | 320800 Pine Lakes Ranch   |                    |             |
| PLAT LINKS                 | Assessor's Plat: 14N 3E S11.pdf<br>LITTLE DONNER SUBDIVISION TRACT II |                    |             |
| CURRENT LAND USES          | USE: Rural Residential  | ACRES: 0.581       |             |

**SALES HISTORY**

| SALE DATE  | GRANTOR      | DEED REFERENCE |
|------------|--------------|----------------|
| 07/23/2021 | SHAW LARRY B | 442566         |

**ASSESSMENT HISTORY**

| ASSESS DATE<br>CHANGE REASON | 01/01/2021<br>01- Revaluat | 01/01/2020<br>01- Revaluat | 01/01/2019<br>01- Revaluat | 01/01/2018<br>01- Revaluat | 1/1/2017<br>01- Revaluat |
|------------------------------|----------------------------|----------------------------|----------------------------|----------------------------|--------------------------|
| LAND                         | 43992                      | 55059                      | 17960                      | 17062                      | 26845                    |
| IMPROVEMENTS                 | 0                          | 0                          | 0                          | 0                          | 0                        |
| TOTAL                        | 43992                      | 55059                      | 17960                      | 17062                      | 26845                    |

# VALLEY COUNTY ASSESSOR'S OFFICE

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

### GENERAL PROPERTY SUMMARY

|                          |                                  |
|--------------------------|----------------------------------|
| PARCEL ID                | RP001430000340                   |
| OWNER(S)                 | WYKERT BRAD D<br>WYKERT NICOLE J |
| SITUS ADDRESS            | 1560 CROWN POINT PKWY            |
| SITUS CITY, STATE, ZIP   | CASCADE, ID 83611                |
| MAILING ATTENTION        |                                  |
| MAILING ADDRESS          | 3826 W DEERPATH DR               |
| MAILING CITY, STATE, ZIP | GARDEN CITY ID 83714             |
| MAILING COUNTRY          |                                  |



### PROPERTY DESCRIPTION & LAND DATA

|                            |   |                    |             |
|----------------------------|---|--------------------|-------------|
| ACREAGE - SQ FT - FRONTAGE | ACRES: 1.389  | SQUARE FEET: 60504 | FRONTAGE: 0 |
| LAND DESCRIPTION           | Average Fair/Average (Buffer)   |                    |             |
| LEGAL DESCRIPTIONS         | LITTLE DONNER SUB TRACT II LOT 34                                     |                    |             |
| NEIGHBORHOOD               | 320800 Pine Lakes Ranch   |                    |             |
| PLAT LINKS                 | Assessor's Plat: 14N 3E S11.pdf<br>LITTLE DONNER SUBDIVISION TRACT II |                    |             |
| CURRENT LAND USES          | USE: Rural Residential  | ACRES: 1           |             |
|                            | Rural Residential   | 0.389              |             |

### SALES HISTORY

| SALE DATE  | GRANTOR      | DEED REFERENCE |
|------------|--------------|----------------|
| 07/23/2021 | SHAW LARRY B | 442566         |

### ASSESSMENT HISTORY

| ASSESS DATE   | 01/01/2021   | 01/01/2020   | 01/01/2019   | 01/01/2018   | 1/1/2017     |
|---------------|--------------|--------------|--------------|--------------|--------------|
| CHANGE REASON | 01- Revaluat | 01- Revaluat | 01- Revaluat | 01- Revaluat | 01- Revaluat |
| LAND          | 44857        | 53857        | 30730        | 29339        | 28125        |
| IMPROVEMENTS  | 0            | 0            | 0            | 0            | 0            |
| TOTAL         | 44857        | 53857        | 30730        | 29339        | 28125        |