

08/05/2022

Ryan & Heidi Schneider
291 Ashton Lane
Mccall ID 83638

Valley County Planning and Zoning
Cynda Herrick
219 North Main Street
PO Box 1350
Cascade ID 83611

Dear Cynda Herrick,

Enclosed you will find the associated documents for Saddle Rock Subdivisions Phase 1 final plat application. Upon your review we asked that our application be placed on the Valley County Planning and zoning Agenda for final plat approval.

Enclosed you will find the following documents:

1. Phase 1 Final Plat along with signature page, curve table and legal description
2. Phase 1 Lot and subdivision closing sheets
3. CC&R's (of which address the following items per the preliminary plat conditions of approval: lighting compliance, wildfire prevention, noxious weeds and a statement limiting each parcel to one wood burning device, short term rental rules and restrictions).
4. Approval Letter for the Site Grading Plan and Storm Water Management Plan for phase 1. Per County Engineers request, culvert sizing for culverts 1-3 were redesigned to comply with the County's standards for private roads.
5. Declaration of Utilities
6. Private Roads Declaration
7. A letter of approval from Cascade Fire District
8. Wildland Urban Interface Fire Protection Plan for phase 1
9. As per the request by Kelly Copperi of Valley County Sherriff's office the road name Summit Circle has been renamed Snowbank Circle. You will find the change on the enclosed final plat.
10. An email from Mike Reno of Central District Health stating all that remains for his approval is the final plat and the mylar.

The enclosed final plat for phase 1 substantially complies with the approved preliminary plat. No major deviations were made from the original application. The original application showed 18 lots for phase 1 and the final plat shows 19 lots. The reason being one lot had an odd configuration which created mostly unusable space. The lot was split, and an additional lot was added to avoid the odd configuration and allow for two lots with easy access and usable space.

Regarding the implementation of the Wildland Urban Interface Fire Protection Program, based on the risk assessment the following has been completed:

1. The vegetation on the logging road that abuts the West boundary of the subdivision has been cut back from the road surface which will provide a good fire break and an access point for firefighting equipment.
2. Ridgetops have been thinned, removing undergrowth and vegetation. Large healthy trees remain.
3. A 14k gallon water tank has been installed which exceeds the requirement for a 10k gallon water tank. Installation of the water tank was based on Cascade Rural Fire Districts Standards. A letter of approval for the tank inspection is enclosed.
4. The CC&Rs now include verbiage regarding maintaining good forest health practices and removal of dead and dying material as a requirement of ownership.

We thank you for your time. If you have any questions or concerns, please contact Heidi Schneider at [REDACTED] or via email at [REDACTED].

Regards,

Ryan & Heidi Schneider



**CASCADE RURAL FIRE PROTECTION DISTRICT
P.O. Box 825
CASCADE, ID 83611-0825
109 EAST PINE STREET**

July 29, 2022

To: Cynda Herrick
Valley County Planning and Zoning

RE: Saddle Rock Subdivision
Water Tank

The Cascade Rural Fire District required a 10,000-gallon water tank to be installed within Saddle Rock Subdivision. A 14,000-gallon water tank has been installed at the intersection of Saddle Rock Way and Challis Lane. The water tank is located in the right of way of Saddle Rock Way on the north side of the intersection. This tank has been installed and inspected by Cascade Rural Fire District and meets our current standard.

The refilling and maintenance of this underground water tank will be the responsibility of the property owner.

Thanks,

Steven Hull
Fire Chief
Cascade Rural Fire District

████████████████

SENT VIA EMAIL

July 28, 2022

Ms. Cynda Herrick, AICP, CFM
Valley County Planning and Zoning Administrator
P.O. Box 1350
Cascade, ID 83611

Re: Saddle Rock Subdivision – Revised Grading and Drainage Plans and Stormwater Drainage Report

Dear Cynda:

We have reviewed the above referenced revised documents against the current Valley County (VC) Private and Public Road standards. Per our review, the applicant has addressed our comments, and the plans and drainage report meet the standards and requirements with the exception of culverts 1, 2, and 3 not meeting the Design Criteria in section H.4 which states that the “design flows shall not exceed 80% of the pipe capacity.” The culverts have been designed to pass the design flow but need to be sized according to H.4. All other culverts meet the criteria.

We are recommending approval of the documents conditioned upon the applicant reviewing the drainage calculations and adjusting the size of the culverts in their final plans to meet the design criteria.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX
Valley County Engineer



Paul Ashton, PE

cc: Project File

Jeff McFadden / Valley County Road Department

Heidi Schneider

inspired people. inspired solutions. making a difference.

RE: [External Email] Saddle Rock Sub SER

1 message

Mike Reno <[REDACTED]>
To: Heidi Schneider <[REDACTED]>

Wed, Jul 27, 2022 at 1:41 PM

Heidi,

I am not in McCall to view the file. From what I remember, all we need is the mylar for signature and a full sized copy of the plat for our records.

Mike Reno



Connect with us!    

Mike Reno | Program Manager
Community & Environmental Health

[REDACTED]
707 N. Armstrong Pl., Boise, ID 83704

Excellence | Positive Impact | Partnership | Innovation | Credibility | Humanity

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you have received this information in error. Also, please delete this email after replying to the sender.

From: Heidi Schneider <[REDACTED]>
Sent: Wednesday, July 27, 2022 1:34 PM
To: Mike Reno <[REDACTED]>
Subject: [External Email] Saddle Rock Sub SER

Good Afternoon Mike,

I wanted to confirm that you received the supplemental documents submitted to your office two weeks ago? I want to confirm that the only additional items needed for approval of the septic engineering report is the final plat and the mylar? Please confirm. Thank you!

Regards,

Heidi Schneider
[REDACTED]

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

Valley County Idaho

Title 10 Chapter 7

Saddle Rock (Phase One)

A proposed subdivision located in SW Sec. 17 & S2 Sec, 18, T12N, R4E B.M.



John Lillehaug

PO Box 1250 McCall, ID. 83638



Section 1 *Purpose and Plan Objectives*

Purpose

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The existence of said plans will assist Valley County Planning and Zoning Commission and the structural fire districts plus the wildland fire agencies in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of Valley County's Code of Ordinances (Ord. 10-07, 8-26-2010).

The wildland urban interface (hereafter referred to as WUI) consists of that geographical area where structures and other human development meets or intermingles with wildland and vegetative fuels. The character of the WUI ranges from urban areas adjoining wildlands to isolated ranches or cabins. Since 1993, the number of structures in the WUI has doubled and soon will triple. As the number of structures in the WUI continues to increase, concerns over public safety and the protection of improvements increases. The highest human-caused ignition sources in the WUI are miscellaneous and debris burning.

Plan Objective

The objective of this document is to describe the **Saddle Rock (phase one)** subdivision and identify clear priorities for the implementation of wildfire mitigation.

The **Saddle Rock (phase one)** proposed subdivision consists of a parcel of land (approximately 105 acres in size) that is planned to be divided into eighteen various sized lots that will eventually add more structures to the Valley County WUI. This Fire Protection Plan will assist in providing recommendations to minimize the wildfire risk to the property and proposed structures.

The following agencies and entities will be contacted to receive project-specific information and to provide input on the final Wildfire Protection Plan for the **Saddle Rock (phase one)** proposed subdivision:

- Adjacent landowners and homeowners
- Valley County Planning and Zoning Commission
- Cascade Rural Fire Protection District
- Southern Idaho Timber Protective Association
- Wildfire Prevention Associates, LLC

(draft plat map of the proposed subdivision here)

Section 2 Wildfire Risk Assessment:

1. Site Description:

The **Saddle Rock (phase one)** proposed subdivision is in portions of the SW Sec. 17 and S2 Sec. 18, T12N, R4E, B.M. Valley County, Idaho.

The property lies about ten (10) miles south of Cascade and consists of about 105 acres. Access is provided off Highway 55 turning west onto the subdivision proposed road system. There is one primary ridge that runs south to north and numerous draws that may flow water during spring snow melt, the slopes range from 10-35%, the topographic elevation is about 5000 feet, and average precipitation is around 26 inches. There is no surface water within the proposed subdivision however, there is a Class II stream that flows outside the west boundary. Phase One of the proposed subdivision consists of 18 lots that range from 2.33 to 7.73 acres in size.

2. Existing Vegetative and Fuel Hazard Conditions:

The property has an 100% canopy conifer tree cover consisting of Ponderosa pine (15%), Lodgepole pine (30%), Douglas-fir (30%), and Grand Fir (25%) with a few Spruce and Subalpine Fir. The understory vegetation consists of Aspen, Huckleberry, snowberry, Ninebark, Ceanothus, and willows along with various forbs and grasses.

This property was harvested about 15-20 years ago leaving a stand of large trees that have produced a significant amount of natural reproduction. The overall existing timber stand is an uneven-aged (multi-storied) stand with three basic age groups:

1. **The seedling/sapling age group:** Trees range from one foot to 25 feet tall, have diameters up to six inches D.B.H., and ages from one to 25 years. Number of trees per acre range from zero to 1,500 in the few overcrowded clumps. This age group is a medium component of the overall timber stand.
2. **The pole size age group:** Trees range in size from six to 10 inches D.B.H. and ages from 30 to 50 years. This age group is also a medium component of the overall timber stand often found are growing in the same overcrowded clumps or as suppressed trees growing underneath a larger tree.
3. **Overstory:** Trees range from 10 to 25 plus inches D.B.H., heights range from 80 to over 100 feet tall, and ages range from 55 to over 100 years. Trees per acre range from 10 to 30 as the Basal Area (a representation of how close the trees are growing to each other) per acre ranges from 40 to 120 square feet.



Figure 1: Typical timber stand some well spaced overstory trees with lots of young trees underneath

The overcrowded clumps of the sapling/pole sized age group are found throughout the property. These clumps could benefit from a precommercial thinning to space the trees at least 10-12 feet apart and concentrate the fast growth rate of fewer healthy vigorously growing trees. The current owner is conducting a logging operation to remove poor quality overstory trees as well as creating future building sites.



Figure 2: dense stand of pole sized Lodgepole pine that needs to be thinned

4. Fire History

The fire history records from all jurisdictional agencies show a very low occurrence from lightning or human caused ignitions in the past. In the summer of 2018 the Trestle Fire, about an 100 acre human caused fire, started near the North Payette River about two airmiles west of this proposed development. The fire started in the bottom of the canyon and fortunately burned in a northwesterly direction- it could have easily jumped the river and made a run towards Highway 55. As more structures are built the probability of human caused ignitions will increase.

Thunderstorms that are common in the summer months could result in rapid changes in fire behavior that could increase the risks to homeowners and firefighters. The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns on a site- they are topography, weather, and fuels. The normal weather pattern and air flow comes from a south/southwest direction with average summer temperatures ranging from about 70 to 85 degrees. The subdivision is located on a major ridge that runs south to north with slopes that range from 10 to 35% which a strong wind pushing the flames from the west or southwest could create a crown fire.

5. Existing Roads and bridges

Highway 55, located along the east property boundary, provides the main access to the property. Several existing roads have been cleaned out for the current logging operation and will be brought up to County's standards for the proposed subdivision in addition spur roads will be eventually used as driveways for the future building sites. There are no bridges within the property.

6. Location of existing building structures and estimate of property density

Currently there are no existing structures on the property. There are several single-family units south along Highway 55 from the proposed development as well as a major subdivision (Herrick Hills) across Highway 55 to the east. The proposed subdivision density for **Saddle Rock (Phase One)** is one single family unit per about 5.8 acres. **Phase One** is planned for 18 lots ranging from 2.52 to 9.38 acres.

7. Infrastructure that may affect wildfire risk

There are no overhead power lines on the property. Power will be supplied underground to the subdivision and individual lots.

8. Description of existing features that may assist in wildfire control.

Highway 55 and the proposed road system on the east side of the development will provide good access for wildland firefighting equipment and act as a fire break from a wildfire advancing from the east. There is an old existing road that forms the west boundary of the proposed development. This road with some work could provide an excellent firebreak for fires advancing from the west. The wet riparian area along the Class II stream will also slow the advance of a wildfire.

Since there is no good water source on or nearby the property the North Payette River or Herrick Reservoir will be the closest dipping source for aircraft. The closest drafting site for firefighting equipment is at least 2.5 miles in either direction along Highway 55.

9. Current structural and wildfire jurisdictional agencies

The structural fire jurisdiction for this development would be Cascade Rural Fire Protection District. Southern Idaho Timber Protective Association (SITPA) provides wildfire protection for all timber lands in the area.

Wildfire Risk Assessment Summary:

The property lies within Valley County's Geographic Hazard Assessment Wildland Urban Interface high level condition and the overall wildfire risk is high for the following reasons:

- The current timber stand is dense with many overcrowded clumps and most of the tree species are not fire-resistant types (i.e., Lodgepole pine and Grand Fir).
- There are few good water sources available on or close by the property to draft water.
- The property is surrounded by timber stands in very stages of management- from large ownerships (i.e., state, private industrial, and private non-industrial) that are actively managed their timber stands to smaller timbered lots with a single-family unit that have not done anything to their timber.

If the new property owners practice **Firewise** Defensible Space guidelines around their building structures, it will greatly minimize the risk of loss from wildfire.

Section 3 *Wildfire Risk Mitigation:*

The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns—they are topography, weather, and fuels. Topography is fixed as it changes very slowly over time. Weather is highly variable and the ability to predict is somewhat limited. Fuels (anything that burns and changes from season-to-season or time of day) can be manipulated to minimize wildfire risk.

1. Access-Planned ingress and egress routes

Highway 55 is the primary ingress and egress route as well as the primary escape route to travel north or south. The proposed development is planned to have two ingress and egress roads (to be named Challis Lane and Saddle Rock Way) off Highway 55 which will be a loop road. Two additional roads will provide access to the north (to be named Dakota Way) and south (to be named Summit Circle) of the main loop road. Summit Circle will provide access to Lots 1-8 within Block 1 and Dakota Way will provide access to Lots 1-10 within Block 2. Both roads are planned to dead end with a cul-de-sac designed as a large turnaround. Future driveways will be the responsibility of the buyer to construct to county standards (they may choose to use existing skid roads as the base for their driveway).



Figure 3: Current skid road that may be used for a future driveway

2. Water supply for structural and wildland fire responses

The current wildland fire protection water supply needs for this proposed subdivision are limited as there is no adequate water source within the proposed subdivision. The North Fork River or Herrick Reservoir are available for dipping by aircraft. The closest drafting site is at least 2.5 miles north or south along Highway 55 for firefighting equipment.

A structural water source will have to be installed within the proposed development. In accordance with **Section 507.1 IFC 2015** an approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction

The approved fire protection water supply to be installed needs to be a 10,000-gallon water storage tank located near one of the future entrances to the proposed subdivision. A yearly inspection is required to ensure the water level is maintained.

3. Estimated response time and distance for jurisdictional fire agencies

Estimated response time for Cascade Rural Fire Protection District and SITPA is at least 15-20 minutes as both stations are in Cascade which is about 10 miles away from the development. Additional wildfire resources from federal agencies are available on request.

4. Proposed internal fire protection systems.

No internal sprinkler systems are planned at this time.

5. Proposed infrastructure (including driveways, signage, and power connections).

Future driveways will be constructed to have an approximate 12 foot running surface and the future building site for each Lot cleared of trees to be at least ¼ quarter acre in size.

New structures are strongly urged to utilize building materials meeting a standard of fire resistance advocated by the Valley County Building Department and the International Fire Code (IFC).

All new residences will have the address number posted as per Valley County standards (i.e., numbers posted at the entrance to the driveway or on the house and the numbers must be at least 3 and 1/2 inches tall with a reflective coloring).

Electrical power is planned to be provided to the subdivision and individual Lots via an underground service.

6. Evacuation and Pre-incident planning.

A pre-incident action plan will be developed and instituted in the community covenants. This action plan should address the escape route and evacuation plan to encourage pre-planning by residents for preparation in the event of an incident. Every five years Cascade Rural Fire District and the future residents should formulate an assessment of the existing structures and vegetation that will aid in addressing whether the current action plan needs to be updated.

7. Planned vegetation treatments to reduce fuel loads.

The current logging operation is being conducted to reduce the overstory stocking level, construct driveways for access and create openings within the timber stand for future building sites.

The primary objective for vegetation treatment for the individual Lots to reduce the fuel load and protect the future buildings structures would be the creation of a Defensible Space before each residence is constructed.

At a minimum, the Defensible Space guideline for each residence should follow the **Firewise** standards (as shown in the attached **Firewise** pamphlet). Outside the recommended **Firewise** zones the remaining conifer trees should have a minimum 5-10 feet between live crowns and prune the lower branches 6-10 feet above the ground. All dead or dying trees should be removed by a piling and burning or mastication treatment. Aspen trees or clumps of tall shrubs should also be managed by removing the dead or dying stems.

Along the west side of the proposed development the following vegetative treatments are strongly recommended:

- The existing road that forms the west boundary of the proposed subdivision needs to have the vegetation cleared back 6-8 feet from the current running surface. This will provide a good firebreak and allow firefighting good access.
- The running surface of this road needs to be bladed and drainage structures installed to keep water from running long distances and creating erosion rills. One culvert also needs to be replaced.
- Shaded fuel breaks should be constructed along identified ridgetops to provide a break in the continuous timber stand. The shaded fuel breaks should be constructed from the west side road up to the ridgetop or future building site. The fuel break treatment should be at least 20-25 feet wide leaving good quality trees that are of a fire-resistant type (i.e., Ponderosa pine and Douglas-fir). Trees within the fuel break should have a live crown spacing of 10-15 feet apart and be pruned of the lower branches 6-10 feet above the ground level.



Figure 4: West side road that needs side vegetation cleared back 6-8 feet to provide an adequate firebreak and access for firefighting equipment.

8. Long-term maintenance schedule to sustain fuel treat effectiveness.

- Promote the opportunity to maintain or return to native plant species and resistant to fire (such as Ponderosa pine).
- Periodically (1-5 years) the current Lot owner or HOA meet with the respective structural and/or wildland fire organizations meet to review trends and projections of future fire risk and fire risk reduction capabilities to ensure that mitigation measures are adequate.
- Vegetation encroachment within the 100' zone of each structure will be reduced annually. This may be accomplished by the homeowner, during a community workday, or by a professional contractor hired by the homeowner.
- Woody debris will be collected each spring and removed to an approved facility.
- No open fires will be allowed during the closed burn season (May 10- October 20). Fire pits if installed should be maintained to prevent a fire from escaping the structure. Recommend using metal containers for the fire pit.
- Keep the shrubs and tree branches cut back along the primary subdivision road system to maintain the 24-foot running surface and provide good access for firefighting equipment.

Included in the proposed CCR's should be a reference to maintaining good forest health practices and the removal of dead and dying material as a requirement of ownership. The resident owner may consult with professionals such as foresters, arborists, or other qualified individuals to inspect their property to ensure the proper treatments are applied. Residents will be subject to CCRs that provide for annual evaluation of fuel loading and recommendations for removal. Development of this project into a community worthy of a Firewise Communities USA designation is the goal of this plan.

Recording requested by, and
upon recording please return to:

Above this line for Recorder's use only.

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, &
EQUITABLE SERVITUDES FOR SADDLE ROCK SUBDIVISION**

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, & EQUITABLE SERVITUDES ("Declaration") is made by Ryan Schneider, a married person ("Declarant"), effective from and after the date on which it is recorded in the Official Records of Valley County, Idaho.

RECITALS

Declarant is the fee simple owner of that certain real property located in Valley County, Idaho, known as Saddle Rock Subdivision. As more particularly described in the attached and incorporated EXHIBIT A ("Subject Property").

Declarant desires to impose certain covenants, conditions, restrictions, and equitable servitudes on the ownership, sale, conveyance, development, occupancy, use, maintenance, and repair of the Subject Property.

Declarant's purpose in executing and recording this Declaration, and in imposing the covenants, conditions, restrictions, and equitable servitudes contained herein on the ownership, sale, conveyance, development, occupancy, and use of the Subject Property, is to protect the value, appearance, character, and desirability of the Subject Property (*see* EXHIBIT A).

DECLARATION

Declarant hereby declares as follows:

1. The Subject Property is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the following covenants, conditions, restrictions, and equitable servitudes, which are IN ADDITION TO any other land use restrictions, zoning ordinances, laws, rules, and decisions of governmental authorities:
2. The Subject Property shall be used and occupied exclusively for Single Family Residential purposes and/or Agriculture purposes. Except as otherwise expressly authorized in this

Declaration, there shall be no commercial, retail, or industrial uses of the Subject Property or any portion thereof. Renting of property for weddings and events is prohibited.

3. As used in this Declaration, the following terms shall have the meanings ascribed in this section:
- a. The term “building” shall have the meaning prescribed in Valley County Code § 6-1-3, as the same may be amended and/or relocated from time-to-time.
 - b. The term “lot” shall mean and refer to each and all of the separately numbered and individually described plots of land shown on the Plat
 - c. The term “owner” shall mean and refer to the person who is the owner of record (in the office of the Valley County Recorder) of a fee interest in a Lot. Notwithstanding any applicable theory relating to a mortgage, deed of trust, or like instrument, the term “Owner” shall not mean or include a Mortgagee or a beneficiary or a trustee under a deed of trust, unless and until such Mortgagee or a beneficiary or a trustee has acquired title pursuant to foreclosure or any arrangement or proceeding in lieu thereof.
 - d. The term “person” shall mean and refer to a natural person; a corporation, whether foreign and domestic; a trust; a partnership, whether limited or general; an incorporated or unincorporated association; a company; a trust; a business entity, regardless of type; any other legal entity; and/or any other group associated in fact although not a legal entity; and/or any agent, assignee, heir, employee, representative, or servant of any of those listed herein.

Each term not defined in this section, but defined later in this Declaration, shall have the meaning there ascribed to it.

4. Without limiting the generality, application, and/or enforcement of any other provisions of this Declaration, the construction, use, and occupancy of buildings on the Subject Property shall be limited and restricted to the following quantity and types:
- a. One (1) building for single-family residential purposes;
 - b. One (1) building, either attached to or detached from the single-family residential building, for one or more private garages for the use of residents of the single-family residential building;
 - c. One (1) building, either attached to or detached from the single-family residential building, qualifying as an accessory dwelling unit (as that term is defined in Valley

County Code § 9-1-10, as amended and/or relocated from time-to-time) for use by residents of the single-family residential building and, from time-to-time, their guests;

- d. Such other usual and appropriate outbuildings as may be incidental and appurtenant to the single-family residential use of the Subject Property;
 - e. One (1) barn or shop; and
 - f. Such other agricultural buildings (as that term is defined in Valley County Code § 9-1-10, as amended and/or relocated from time-to-time) and other outbuildings for agricultural uses (as that term is defined in Valley County Code § 9-1-10, as amended and/or relocated from time-to-time) as may be necessary or desirable.
5. Notwithstanding any other provision contained in this Declaration, no more than five (5) total buildings shall be constructed, used, or occupied, or permitted to be constructed, used, or occupied, on the Subject Property, and only one (1) building on the Subject Property may be occupied and used for typical single-family residential purposes, as provided herein.
6. No manufactured homes (as that term is defined in Valley County Code § 6-1-3, as the same may be amended and/or relocated from time-to-time) or mobile homes shall be located, used, or occupied, or permitted to be located, used, or occupied, on the Subject Property.
7. No modular building (as that term is defined in Valley County Code § 6-1-3) shall be located and used or occupied as a residence or permitted to be located and used or occupied as a residence, on the Subject Property.
8. The Subject Property shall not be split, divided, or subdivided into smaller parcels or lots. This prohibition on further splits, divisions, and subdivisions shall be operative and enforceable even if state, county, or other law or regulation authorizes splitting, dividing, and/or subdividing the Subject Property or any part thereof. Per County regulations lots can be combined. Dues for road maintenance will still be required for two lots even if combined into one.
9. All buildings on the Subject Property shall comply to County setback requirements from property lines.
10. Between the dates of May 1 and October 31 of each year ("Camping Period"), the owner of the Subject Property may park, or may allow to be parked, one (1) traveling temporary residence (defined as a camper, motorhome, recreational vehicle, or camp trailer) on the

Subject Property. In addition, to accommodate residents of the single-family residential building and, from time-to-time, their guests during the Camping Period, up to a total of three (3) travelling temporary residences will be permitted to be parked, occupied, and used on the Subject Property; provided, however, that only one (1) such traveling temporary residence may be parked, occupied, and/or used on the Subject Property for more than ten (10) days, whether or not consecutive, in any 30-day period. The placement and parking of each temporary traveling residence shall comply with all required setbacks. Outside of the Camping Period, no traveling temporary residence shall be parked or otherwise located on the Subject Property unless completely enclosed within an approved building. Outside of the Camping Period, no traveling temporary residence shall be occupied or used on the Subject Property, even if completely enclosed within an approved building.

11. The Subject Property shall not be used and/or maintained, or permitted to be used and/or maintained, as a dumping ground for trash, junk, or other waste materials. All trash, junk and other waste materials shall be kept in sanitary containers out of sight from the private access road and all other lots and parcels and shall be secured in such a manner as not to attract wildlife or allow wildlife access to such trash, junk, or other waste materials.
12. All utility lines, including (without limitation) electrical and telephone lines, serving the Subject Property shall be buried underground and not run overhead.
13. The owner(s) of the Subject Property, or any portion thereof, shall comply with all Valley County ordinances and state laws requiring the control of noxious weeds on the Subject Property. The planting of Yews is prohibited, as they are toxic to elk, deer, and other wildlife and animals.
14. Exterior lighting shall be directed at the ground, and excessive brightness shall be avoided. Dark-sky compliant lighting is required. Without limiting or modifying the foregoing, all exterior lighting shall comply with the Valley County Lighting Ordinance (*see* Valley County Code Title 6, Chapter 2), as amended and/or relocated from time-to-time.
15. Subject to the requirements, restrictions, standards, and exceptions contained in Idaho Code § 55-115(5), which hereby is incorporated herein and made expressly applicable to the Subject Property, no sign, symbol, flag, banner, billboard, placard, monument, memorial, shrine, marker, or other display shall be constructed, placed, or erected, or allowed to be constructed, placed, or erected, on the Subject Property in such a place or manner as to be visible from the public road, the private road, and/or any property other than the Subject Property. Notwithstanding the foregoing, signs advertising the Subject Property for sale or rental (except short-term rental, which is prohibited herein) shall be allowed to be constructed, placed, or erected on the Subject Property in such a place and manner as to be visible from the public road, the private road, and/or other property.

16. Only post and pole - style fences shall be constructed or installed on the Subject Property, and fences on the Subject Property shall not exceed forty-two inches (42") in height. The bottom rail of every fence constructed or installed on the Subject Property shall be eighteen inches (18") above grade.
17. Logging activities on the Subject Property shall be limited to dry conditions or once the ground is frozen, to reduce impacts to roadway and drainage systems. Throughout logging operations on any portion of the Subject Property, and immediately after the completion of such logging operations on any portion of the Subject Property, the owner of the portion of the Subject Property on which logging operations is occurring shall be responsible for maintaining and/or repairing all private roads affected or impacted by such logging operations, which shall be returned to the same or better condition they were in immediately prior to such logging operations. During operations dust mitigation measures are required. The owner of the portion of the Subject Property on which logging operations is occurring or has occurred shall pay all costs and expenses for such roadway maintenance and repair as may be required due to use of the roadway for such logging operations. Use of private roads by trucks hauling logging materials and equipment shall be limited to the hours of 8:00 am and 5:00 pm.
18. Animals.
 - a. No owner, resident, or guest of the Subject Property shall keep, or allow to be kept, more than four (4) dogs and four (4) cats (or other indoor household pets) on the Subject Property. Dogs shall not be allowed to disturb wildlife, waterfowl, or other natural, agricultural, domesticated, or game animals, and shall be confined to the Subject Property unless on a leash. Excessive barking is prohibited and shall be controlled by the owner, resident, or guest of the Subject Property who owns or is otherwise responsible for the barking dog; notwithstanding the foregoing, however, it ultimately is the responsibility of the owner(s) of the Subject Property to control and prevent untimely, continuous, and/or incessant barking by any dog on the Subject Property.
 - b. Farm animals may be kept and maintained on the Subject Property, but only if (and to the extent) the Subject Property is of a size and configuration, is fenced (subject to the fencing requirements contained in this Declaration), and has sufficient pasture grasses to support such farm animals without creating poor or unsightly conditions or any nuisance. For purposes of this Declaration, the term "farm animals" shall include and be limited to cattle, horses, llamas, alpacas, sheep, pigs, yaks, goats, and, subject to Section 16.c., below, chickens.

- c. Chickens may be kept on the Subject Property only if the Subject Property is of a size and configuration and is fenced in a manner that will keep chickens from leaving the Subject Property and that will prevent chickens from becoming a nuisance to the owner, residents, or guests of the Benefitted Property or any other property.
 - d. The owner(s) of the Subject Property shall fence in all animals kept or maintained, or allowed to be kept or maintained, on the Subject Property. Fences shall comply with all standards and requirements therefor contained in this Declaration. The owner(s) of the Subject Property shall not permit or allow animals to go or remain outside the fenced area of the Subject Property.
 - e. No owner or resident of the Subject Property, or any guest or invitee of an owner or resident of the Subject Property, shall feed, or permit or allow, the feeding of wildlife, including (without limitation) big game animals.
19. The Subject Property shall provide parking for all vehicles of the owners and residents of the Subject Property and of all guests and invitees of such owners and residents. No vehicles owned, operated, or used by the owners or residents of the Subject Property, or by such owners' or residents' guests, shall be parked on the private road.
20. The owner(s) of the Subject Property shall not divert, capture, convey, use, impound, or otherwise physically control any water from irrigation ditches, creeks, rivers, or any other means of water conveyance.
21. All driveways and parking areas on or serving the Subject Property shall be constructed of gravel, concrete, pavers, or asphalt. Dirt driveways and parking areas are prohibited. Construction or improvement of all driveways and parking areas on the Subject Property is the responsibility of the owner(s) of the Subject Property. Driveway construction shall comply with all applicable local, state, and federal laws and regulations.
22. During any construction activity occurring on the Subject Property, the Subject Property's owner(s) and their contractors shall minimize run-off and erosion by implementing best management practices (BMPs). Dust mitigation measures during construction are required.
23. Owner(s) of the Subject Property shall reduce and mitigate the risk of fire by: (1) creating defensible space around all buildings on the Subject Property; (2) not conducting burning activities outdoors when the weather is conducive to fire outbreaks (this includes warm temperatures, windy conditions, and low humidity); (3) implementing fire-wise landscaping; (4) complying with all local, state, and federal laws regarding fires and burning; (5) removal of dead and dying forest material.

24. The use of all on and off-road vehicles, including but not limited to trucks, automobiles, motorcycles, and snowmobiles, ATVs, SXS's, "dirt bikes", and other "off-road" type recreational vehicles on the designated roadways shall be limited to ingress and egress only.
25. Pursuant to Valley County Code, each lot shall have no more than one wood burning device.
26. No Firearms shall be discharged on the Subject Property. Hunting is prohibited.
27.
 - a. For purposes of this Declaration, the term "short-term rental" shall have the meaning prescribed in Idaho Code § 63-1803(4), as amended and/or relocated from time-to-time.
 - b. Except as otherwise provided herein, short-term rentals are permissible on the Subject Property, subject to the following prohibitions, limitations, rules, and regulations:
 - i. Short-term rentals are prohibited on lots that do not have a fully-constructed residence;
 - ii. There shall be no camping short-term rentals, no short-term rentals of RVs, no short-term rentals of vehicle accommodations, and no short term rentals of any temporary building. Every short-term rental shall include the rental and use of a residence on the lot.
 - iii. No lot or portion thereof shall be rented or leased for a period of less than four (4) consecutive days.
 - iv. If a lot, or portion thereof, is rented or leased to a renter or lessee for a term or period of less than thirty (30) consecutive days, then prior to the start of such rental term or lease period the owner of such lot shall notify the owners of all adjacent lots, in writing, of such short-term rental, with such written notification including, at a minimum, the following information:
 - The name and telephone number of a person designated by the renter(s) or lessee(s) as their 'responsible person,' for purposes of compliance with this Declaration; and
 - The length of the subject rental term or lease period.

- v. A then-current copy of this Declaration shall be included as an exhibit to, and made a part of, every rental contract or lease agreement for a lot or portion of a lot, regardless of length of rental or lease term.
 - vi. A current and complete copy of the Short-term Rental Regulations shall be included as an exhibit to, and made a part of, every short-term rental contract or agreement for a lot, or any portion thereof.
 - vii. These prohibitions, limitations, rules, and regulations governing short-term rentals comply with the requirements of Idaho Code § 55-3211, in that these prohibitions, limitations, rules, and regulations are agreed to in writing by the Declarant, as the owner of the Subject Property at the time they are added, and these prohibitions, limitations, rules, and regulations apply to the Subject Property at the time the lots comprising the Subject Property are conveyed by the Declarant.
28. A then-current copy of this Declaration shall be included as an exhibit to, and made a part of, every rental contract or lease agreement for a lot, or any portion of a lot, regardless of the length of rental or lease term.
29. The owner of a lot shall be responsible for violations of this declaration that occur or are permitted to occur on such owner's lot and/or result from the acts or failures to act of any renter, tenant, lessee, guest, occupant, resident, invitee, or other person using, present on, or allowed to remain on such owner's lot.
30. No lots, buildings on lots, portions of lots, or portions of buildings on lots shall be leased, rented, or sub-leased for weddings, events, parties, or the like. This shall not be interpreted to prohibit weddings or events hosted by a lot owner for personal use.
31. Notwithstanding anything else to the contrary contained herein, for so long as the Declarant owns any portion of the Subject Property, the Declarant shall have, and is hereby vested with, the right to unilaterally amend this Declaration as may be reasonably necessary or desirable, in Declarant's sole and unfettered discretion:
- a. To more accurately express the intent of any provision of this Declaration in light of then existing circumstances, information, or Mortgagee requirements;
 - b. To better ensure, in light of then-existing circumstances or information, workability of the arrangement which is contemplated by this Declaration;
 - c. To make amendments to comply with applicable local or state law, or to conform to the requirements of any secondary market lender; or

d. For any other reason.

32. Declarant deems it desirable, for the efficient preservation of the values and amenities of the Property, to create an entity that possesses the power to collect and disburse assessments and charges hereinafter provided for, and to administer, interpret, and enforce the provisions of this Declaration. For such purpose, Declarant has, in conjunction with recordation of this Declaration, caused to be incorporated as a nonprofit corporation under the laws of the state of Idaho, Saddle Rock Subdivision Owners Association, Inc. (the "Association"). The Association shall be governed by a "Board," which, from and after Declarant's sale, transfer, or conveyance of its last interest in any of the lots comprising the Subject Property, shall consist of five (5) owners. Except as otherwise provided herein, each of the five (5) positions on the Board shall be subject to annual election by the owners, with each lot having but one (1) vote for each of the five (5) Board positions in such election, regardless of the number of persons qualifying as owners of such one lot. The election may be held in person or via electronic mail, or by other means, in the Board's discretion. Prior to such election being held, any owner may nominate itself as a candidate for one, and only one, of the five (5) positions on the Board. For each of the five (5) Board positions, the candidate receiving the most votes shall be deemed to have won that position. Notwithstanding the foregoing, for so long as Declarant owns one or more lots, Declarant shall have full power and authority to act as the Board, and to take all actions the Board is authorized to take. The first Board election shall occur within ninety (90) days of the date on which Declarant sells, transfers, or conveys its last interest in any of the lots comprising the Subject Property.
33. If any owner or other person violates or attempts to violate any provision herein set forth, whether directly or indirectly, then Declarant and/or the Association may initiate and prosecute any proceedings at law or in equity against the violating owner or other person, whether to prevent or enjoin such owner or other person from violating or attempting to violate any of the provisions herein set forth, or to recover damages, or both such injunction and recovery, or any other relief as appropriate. The prevailing person in any such action shall be entitled to reimbursement, from the non-prevailing person, of its attorneys' fees and costs. Declarant or the Association may cure any violation and assess any owner in violation the actual costs and all related expenses of doing so, which assessment shall be a lien upon the Owner's Lot, enforceable as provided herein. Any assessment not paid when due, together with the interest hereinafter provided for, late fees, and costs of collection, shall be, constitute, and remain a continuing lien on the subject lot; provided, however, that any such lien shall be subordinate to the lien or equivalent security interest of any first mortgage on such lot recorded prior to the date any such assessment becomes due. The person who is the owner of the lot at the time the assessment falls due shall also be and remain personally liable for all assessment amounts due. Such personal liability shall not

pass to the owner's successors in title unless expressly assumed by them. If any assessment is not fully paid within thirty (30) days after the date on which it becomes due, the amount thereof shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum, and, in addition, a late payment service charge of \$20.00 shall be added to each such overdue assessment payment. The Association may, in the reasonable discretion of the Board, bring an action against any owner who is personally liable as provided herein, and/or foreclose the lien against such owner's lot. Any judgment obtained by the Association shall include reasonable attorney's fees, court costs, and each and every other expense incurred by the Association in enforcing its rights under this Declaration.

34. From and after the date on which Declarant sells, transfers, or conveys its last remaining interest in any of the lots comprising the Subject Property, the Association may amend this Declaration by obtaining the signatures of the owners of greater than 80% of the lots subject to this Declaration. Every amendment approved in this manner shall be recorded in the official records of Valley County, Idaho.
35. Declarant expressly reserves the right to annex additional property to be governed by this Declaration and to be included in the Association, no matter whether Declarant has retained any interest in any of the lots that are then subject to this Declaration.

The within covenants, conditions, restrictions, and equitable servitudes shall: (a) run with the land comprising the Subject Property; (b) be binding upon all persons, entities, and parties having or acquiring any right, title, or interest in the Subject Property or any part or portion thereof, and/or every successor in the interest to any part or portion of the Subject Property or any interest therein, and any person, entity, or party in possession or occupancy of any part of the Subject Property; and (c) be binding to the fullest extent permitted by law.

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EXHIBIT A

Saddle Rock Subdivision

Final Plat

[Please see attached.]

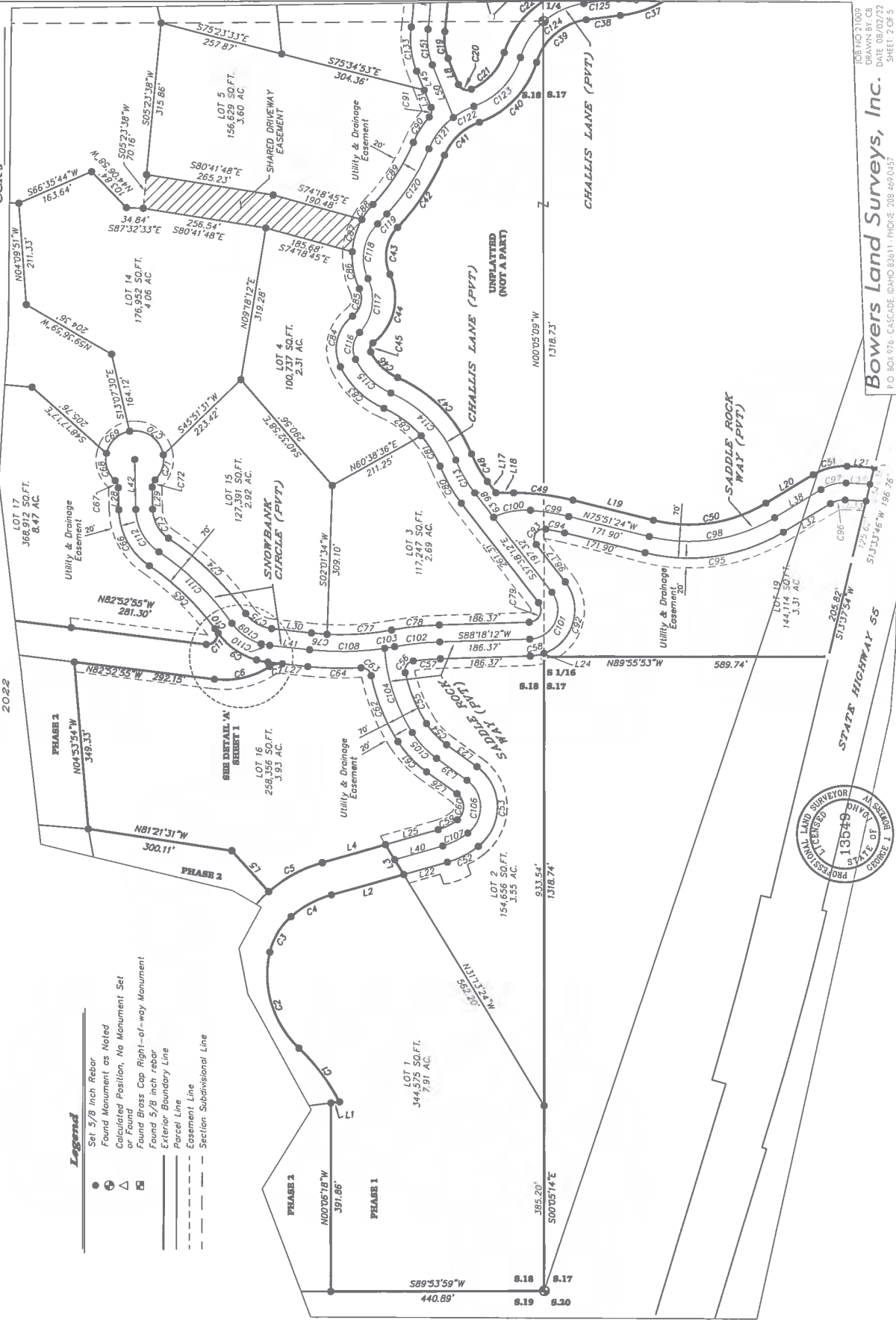


SADDLE ROCK SUBDIVISION

SITUATE IN PORTIONS OF THE
ST/2 OF SECTION 18 & THE SW 1/4 OF SECTION 17
TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M.,
VALLEY COUNTY, IDAHO
20.22

Legend

- Set 5/8 Inch Rebar
- Found Monument as Noted
- Calculated Position, No Monument Set
- Found Monument
- Found Brass Cap Right-of-way Monument
- Found 5/8 Inch rebar
- Exterior Boundary Line
- Parcel Line
- Easement Line
- Section Subdivisional Line



Bowers Land Surveys, Inc.

208 TWO 21009
DRAWN BY: CB
DATE: 08/07/22
P.O. BOX 976, CASCADE, IDAHO 83611, PHONE: 208 497 0457
SHEET: 2 OF 5



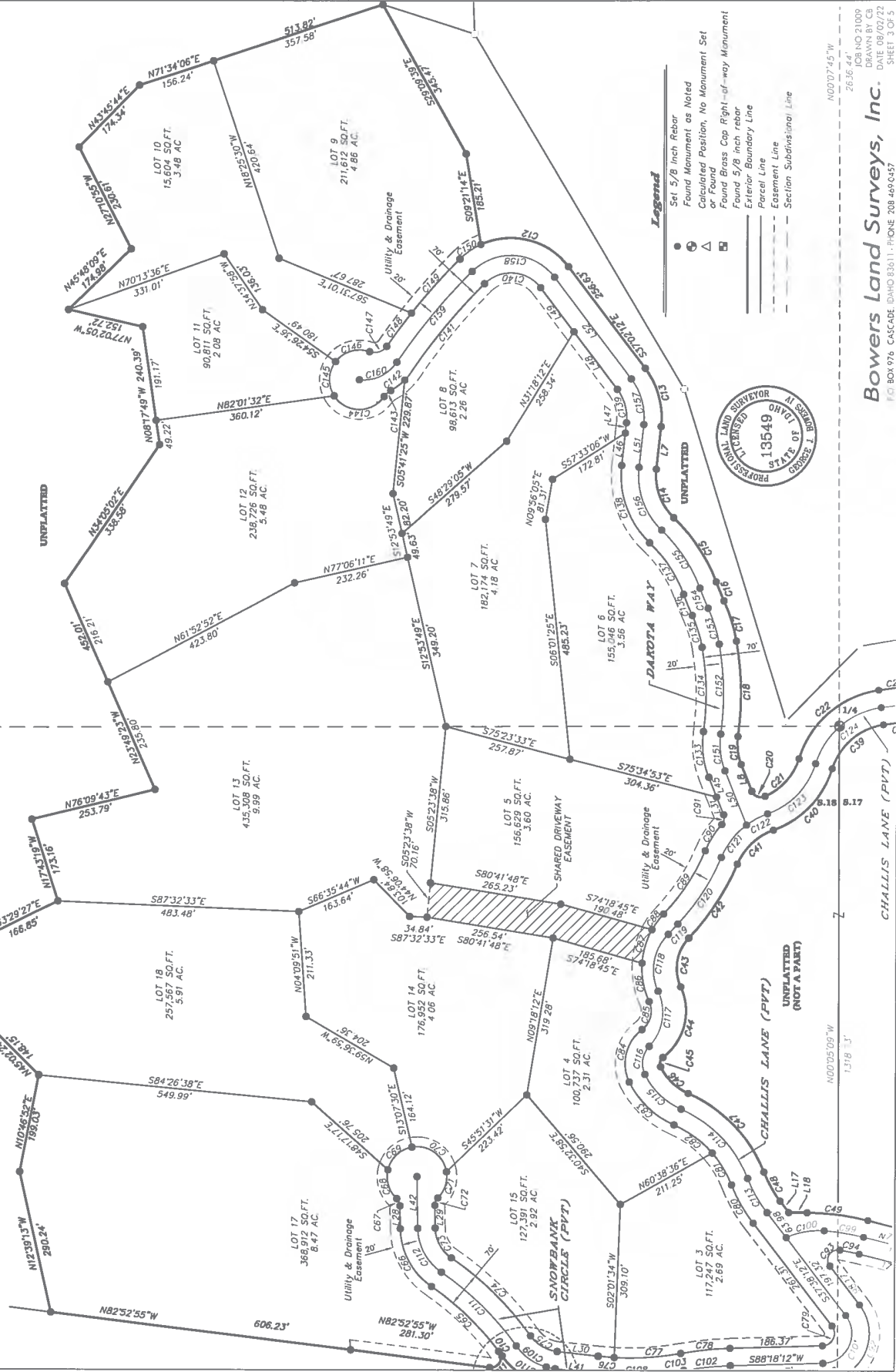
SADDLE ROCK SUBDIVISION

SITUATE IN PORTIONS OF THE
SECTION 18 & THE SW 1/4 OF SECTION 17
TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M.,
VALLEY COUNTY, IDAHO
2022

Book _____

Page _____

CCR's _____



Bowers Land Surveys, Inc.
P.O. BOX 976 CASCADE IDAHO 83611 PHONE 208 449 0457

JOB NO 21009
DRAWN BY CB
DATE 08/07/22
SHEET 3 OF 5

SADDLE ROCK SUBDIVISION

SITUATE IN PORTIONS OF THE
S1/2 OF SECTION 18 & THE SW1/4 OF SECTION 17
TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M.,
VALLEY COUNTY, IDAHO
2022

Book

Page

CCR's

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	139.92	415.00	N37°05'29"W	139.26
C2	218.59	210.00	N16°35'51"W	208.85
C3	87.21	140.00	N30°44'06"E	85.81
C4	95.88	218.00	N61°21'25"E	95.09
C5	127.10	285.00	N61°21'25"E	126.05
C6	119.52	170.62	N77°03'28"E	117.09
C7	27.61	40.00	N77°03'28"E	27.06
C8	24.06	146.00	N78°56'06"W	24.03
C9	98.96	146.00	N54°47'48"W	97.07
C10	11.31	565.00	N35°57'07"W	11.31
C11	48.18	20.00	S28°56'15"W	37.35
C12	186.28	145.00	S75°48'00"E	181.64
C13	105.44	165.00	S19°23'45"E	121.70
C14	156.89	355.00	S19°38'50"E	153.59
C15	156.89	355.00	S13°22'10"E	153.59
C16	40.53	365.00	S22°39'08"E	42.55
C17	84.78	335.00	S22°39'08"E	82.55
C18	192.25	605.00	S00°31'14"E	191.94
C19	57.10	20.00	S69°35'14"E	56.46
C20	31.76	20.00	S69°35'14"E	28.52
C21	105.04	120.00	N41°55'18"E	101.72
C22	222.35	195.00	S49°20'40"W	210.62
C23	73.39	2160.00	N82°49'10"E	73.39
C24	82.56	155.00	N68°41'59"E	81.62
C25	80.93	155.00	N38°41'59"E	79.99
C26	105.77	400.00	N31°07'19"E	105.46
C27	137.82	132.00	N68°36'31"E	131.65
C28	130.70	850.00	N80°20'19"E	130.48
C29	61.62	265.00	N87°42'24"E	61.48
C30	65.78	141.00	S87°02'33"E	65.19
C31	33.12	71.00	S87°02'33"E	32.63
C32	77.90	335.00	S80°20'16"W	77.72
C33	144.78	720.00	N87°12'24"W	144.53
C34	64.74	62.00	S86°36'31"W	61.83
C35	87.26	330.00	S31°07'16"W	87.00
C36	117.95	224.00	S38°41'59"W	116.58
C37	119.13	224.00	S68°49'19"W	117.78
C38	71.01	2090.00	S82°49'03"W	71.01
C39	142.84	126.00	S49°20'40"W	135.40
C40	177.55	190.00	S43°36'57"W	171.16
C41	102.48	123.00	S46°31'05"W	99.54
C42	178.05	494.00	S33°07'56"W	178.07
C43	105.23	88.00	S09°09'32"W	99.07
C44	158.23	116.00	S13°58'42"W	146.24
C45	20.74	715.00	S13°26'30"W	19.13
C46	78.75	115.00	S46°09'11"E	77.17
C47	225.93	292.00	S43°56'11"E	220.33
C48	93.50	251.00	S49°42'14"E	89.28
C49	93.50	251.00	S82°46'15"E	93.51
C50	242.18	302.00	N81°32'39"E	233.91
C51	73.65	122.00	N78°05'58"E	72.95

CURVE	LENGTH	RADIUS	BEARING	CHORD
C52	72.22	185.00	N62°56'59"E	71.76
C53	191.75	104.00	N07°03'11"W	165.72
C54	61.14	165.00	S43°15'25"E	60.79
C55	115.44	332.36	S22°41'28"E	114.86
C56	33.68	20.00	S34°36'52"W	29.84
C57	56.01	565.00	S75°33'38"W	55.99
C58	29.05	95.00	N09°32'38"E	28.94
C59	44.89	115.00	N62°56'59"E	44.61
C60	62.69	34.00	N07°03'11"W	54.81
C61	87.08	235.00	S43°15'25"E	86.58
C62	149.18	402.36	S22°01'11"E	148.33
C63	29.14	20.00	N51°41'11"W	26.63
C64	110.57	640.00	S88°36'19"E	110.43
C65	168.90	566.00	N46°05'07"W	168.02
C66	131.96	145.00	S28°23'21"E	132.81
C67	16.47	20.00	N42°11'43"W	16.00
C68	63.64	60.00	S71°17'22"E	60.70
C69	94.78	60.00	S46°33'30"W	86.17
C70	94.78	60.00	N44°43'31"E	85.10
C71	57.55	60.34	N17°35'24"E	55.45
C72	16.66	20.55	S21°33'21"E	16.18
C73	71.36	25.00	S45°03'46"W	68.70
C74	224.97	636.00	S59°10'10"E	223.80
C75	64.04	76.00	S89°10'10"E	62.16
C76	32.35	570.00	S85°16'54"E	32.15
C77	134.12	570.00	N66°21'05"E	133.81
C78	99.38	655.00	S83°57'25"W	99.28
C79	54.95	25.00	N25°20'02"E	44.54
C80	88.89	321.00	S29°42'14"E	88.60
C81	75.22	222.00	N53°18'35"W	74.86
C82	96.55	222.00	N54°08'13"E	95.79
C83	127.54	183.00	S13°26'30"W	108.39
C84	117.54	85.00	N13°58'42"E	57.99
C85	62.75	46.00	S16°25'25"W	70.01
C86	79.21	156.00	S10°44'14"E	78.38
C87	70.59	156.00	S36°19'11"W	39.04
C88	38.14	156.00	N33°01'58"E	152.84
C89	153.68	424.00	S31°56'34"W	62.13
C90	62.61	193.00	N10°45'36"E	20.11
C91	21.08	20.00	N16°34'24"E	154.12
C92	178.77	95.00	S31°33'33"W	37.91
C93	49.83	20.00	N78°25'26"W	39.68
C94	39.70	443.00	N81°32'39"E	289.75
C95	297.40	377.00	S76°05'56"W	31.26
C96	31.74	53.00	S76°05'56"W	51.97
C97	92.69	88.00	N81°32'39"E	262.85
C98	269.79	342.00	N80°40'15"W	80.23
C99	80.32	478.00	S79°30'45"W	77.86
C100	78.55	150.00	S79°30'45"W	106.69
C101	131.86	60.00	N25°20'02"E	93.98
C102	94.07	620.00	S83°56'25"E	21.04
C103	216.54	605.00	S18°05'46"E	164.52
C104	16.52	26.36	S43°15'25"E	73.69
C105	76.26	280.00	N07°03'11"W	109.95
C106	127.22	69.00	N07°03'11"W	109.95

CURVE	LENGTH	RADIUS	BEARING	CHORD
C107	58.55	150.00	N62°56'59"E	58.18
C108	155.65	605.00	N88°59'25"E	155.22
C109	75.24	111.00	S54°47'48"E	73.80
C110	18.29	111.00	S78°56'06"E	18.27
C111	212.59	601.00	S45°30'46"W	211.48
C112	104.66	110.00	S08°23'23"E	100.75
C113	79.20	286.00	S29°42'14"E	78.94
C114	198.85	257.00	N43°56'12"W	193.92
C115	103.14	148.00	S46°08'13"E	101.07
C116	60.43	50.00	S08°23'13"W	56.82
C117	119.39	100.00	N08°52'34"E	118.42
C118	123.33	100.00	S10°00'20"W	118.66
C119	28.00	300.00	N42°39'51"E	27.99
C120	161.26	448.00	N32°49'59"E	160.39
C121	60.97	156.00	S37°19'49"W	60.09
C122	50.67	156.00	S61°11'56"W	50.46
C123	144.85	155.00	N43°56'57"E	139.63
C124	192.65	161.00	S49°20'40"W	173.01
C125	72.20	2125.00	S82°49'03"W	72.20
C126	100.85	153.00	N68°49'19"E	99.70
C127	99.44	188.00	N39°41'59"E	96.29
C128	96.51	385.00	S31°07'18"W	96.23
C129	117.74	60.00	S68°36'31"W	96.74
C130	96.76	305.00	S87°14'24"E	137.51
C131	49.76	106.00	N69°20'18"E	49.60
C132	93.43	186.00	S87°02'35"E	92.38
C133	170.55	538.00	N61°07'31"W	169.84
C134	170.55	538.00	N72°07'25"W	66.88
C135	67.06	635.00	S72°19'06"E	45.55
C136	45.55	635.00	S72°19'06"E	45.55
C137	125.60	281.00	N13°24'04"W	124.56
C138	171.19	187.00	S19°58'50"E	165.27
C139	71.76	95.00	N15°23'45"W	70.07
C140	128.06	75.00	N85°37'10"W	113.06
C141	230.70	1165.00	S39°27'10"W	230.32
C142	35.43	115.00	N82°55'34"E	35.29
C143	17.79	40.00	S48°21'40"W	17.64
C144	118.71	60.00	S89°23'55"E	100.27
C145	73.05	60.00	S02°09'41"W	66.62
C146	76.30	60.00	S73°28'15"W	71.26
C147	38.51	30.00	N72°17'34"E	35.92
C148	145.70	1235.00	S36°26'16"W	83.35
C149	145.70	1235.00	S41°45'05"W	145.62
C150	51.30	145.00	S55°16'02"W	51.04
C151	75.26	145.00	S06°44'47"E	74.42
C152	181.65	573.00	N01°07'31"W	180.89
C153	75.99	300.00	N17°27'25"W	75.72
C154	43.04	600.00	S22°39'06"E	43.03
C155	141.24	316.00	N13°24'04"W	140.07
C156	139.15	152.00	S19°58'50"E	134.34
C157	98.20	130.00	N15°23'45"W	95.88
C158	187.82	110.00	N85°57'10"W	165.82
C159	237.63	1200.00	S39°27'30"W	237.24
C160	87.05	80.00	N64°57'29"E	82.82

LINE	LENGTH	BEARING
L1	17.82	N82°56'14"E
L2	155.33	N74°07'57"E
L3	72.59	N31°37'24"W
L4	136.10	S74°07'57"W
L5	114.46	N41°48'22"E
L6	29.92	N83°19'21"W
L7	66.20	S06°14'42"W
L8	58.19	S21°46'59"E
L9	206.82	N53°51'10"E
L10	94.73	S79°35'31"E
L11	2.58	S13°33'22"W
L12	49.47	S76°08'22"E
L13	27.37	S13°56'57"W
L14	37.15	S13°32'12"W
L15	140.40	N79°35'31"W
L16	206.82	S53°51'10"W
L17	26.81	S37°38'12"E
L18	36.54	S89°11'07"E
L19	171.90	S75°51'24"E
L20	114.23	N58°56'43"E
L21	56.31	S86°44'50"E

LINE	LENGTH	BEARING
L22	84.65	S74°07'57"W
L23	77.65	S53°52'22"E
L24	2.05	N00°05'09"W
L25	113.97	S53°52'22"E
L26	77.84	S31°37'22"W
L27	52.88	N83°19'21"W
L28	46.05	N01°07'59"W
L29	45.75	N01°07'59"W
L30	82.81	N83°19'21"W
L31	38.53	N21°46'58"W
L32	114.23	S86°44'50"E
L33	43.57	S68°44'50"E
L34	35.57	S13°33'46"W
L35	35.57	S13°33'46"W
L36	8.88	S13°33'46"W
L37	49.94	S86°44'50"E
L38	114.23	S58°56'43"W
L39	77.84	S74°07'57"W
L40	103.66	S74°07'57"W
L41	82.81	N83°19'21"W
L42	104.30	N01°07'59"W
L43	206.82	S53°51'10"W
L44	142.32	S79°35'31"E
L45	42.66	N21°46'58"W
L46	65.27	N06°14'42"E
L47	20.94	N37°02'12"W
L48	145.45	N37°02'12"W
L49	117.75	N21°46'58"W
L50	86.20	N06°14'42"E
L51	256.63	N37°02'12"W



Bowers Land Surveys, Inc.

