

# 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



## C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>1116</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-30</u>		FEE \$ <u>600.00</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>6-27-2022</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input checked="" type="checkbox"/> FULL PLAT	_____	

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

Applicant's Signature: Susan L. Beitia Date: 6/24/22

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

- ☐ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ☐ A phasing plan and construction timeline.
- ☐ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ☐ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ☐ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ☐ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A lighting plan.
- ☐ A Wildfire Mitigation Plan.
- ☐ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. Only one list is required.
- ☐ Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at [www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or at the Planning and Zoning Office, 219 North Main, Cascade, Idaho. Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

**CONTACT INFORMATION**

**PROPOSED SUBDIVISION NAME:** Shaw Family Ranch

**APPLICANT** Shaw Family Company, LLC. **PHONE** [REDACTED]

Owner ☒ Option Holder ☐ Contract Holder ☐

**MAILING ADDRESS** 777 East Idaho Blvd. Emmet, Idaho **ZIP** 83617

**EMAIL** Millie Sawyer [REDACTED]

**PROPERTY OWNER** Same as above.  
(if not the applicant)

**MAILING ADDRESS** \_\_\_\_\_ **ZIP** \_\_\_\_\_

**EMAIL** \_\_\_\_\_

**Nature of Owner's Interest in this Development?** \_\_\_\_\_

**AGENT / REPRESENTATIVE** James Fronk Consulting, LLC. **PHONE** [REDACTED]

**MAILING ADDRESS** P.O. Box 576 **ZIP** 83638

**EMAIL** [REDACTED]

**ENGINEER** ABCO Engineering, Inc.

**MAILING ADDRESS** 119 Midland Blvd. Nampa, Idaho **ZIP** 83651

**EMAIL** Adam Lyman [REDACTED] **PHONE** [REDACTED]

**SURVEYOR** Dunn Land Surveys, Inc.

**MAILING ADDRESS** 25 Coyote Trail Cascade, Idaho **ZIP** 83611

**EMAIL** Dan Dunn [REDACTED] **PHONE** [REDACTED]

**PROPERTY INFORMATION**

1. **SIZE OF PROPERTY** 721.84 Acres
2. **AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER** NA
3. **ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.**  
Easements 40' Inst. No. 90900 - To State of Idaho  
Deed Restrictions None  
Liens or encumbrances None
4. **LEGAL DESCRIPTION** Located in Government Lot 1, Section 30 and Government Lots 3 & 4, Section 19, T.18N., R4E, B.M. and portions of Section 24 & 254, T.18N., R3E., B.M. Valley County, Idaho
5. **TAX PARCEL NUMBER(S)** RP18N04E19<sup>5405</sup>5405, RP18N03E240005, RP18N0244806, RP 18N03E250005  
Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

ALSO  
RP18N03E  
25 3005

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

**Shaw Family Ranch - CUP and Preliminary Plat Application Summary:**

The preparation of the CUP and Preliminary Plat Application is to subdivide the existing family ranch (Shaw Family Company, LLC.) an original Valley County Homestead into lots to be exchanged between the living decedents. Block 1, Lots 2, 3, 5 and Block 2 Lot 1 to be exchanged into personal fee simple ownership. Block 1, Lots 1 and 4 to remain in Shaw Family Company, LLC. - Existing Land Use: Cattle Grazing.

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: No

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

North Private - Forest Land

South Private - Irrigated Grazing Land, Single Family Residential

East State of Idaho - Forest Land

West Single Family Residential

9a. TYPE OF TERRAIN: Mountainous ☒ Rolling ☒ Flat ☐ Timbered ☒

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☒ No ☐

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: The 6 combined Lots contains all the above features.

10a. WATER COURSE: Lake Fork Creek on Block, Lot 4, NE property corner, Boulder Creek in Block 2, Lot 1.

10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
(Information can be obtained from the Planning & Zoning Office) Yes ☒ No ☐

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? NA

11a. NUMBER OF EXISTING ROADS: None Width \_\_\_\_\_ Public ☐ Private ☐

Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☐

11b. NUMBER OF PROPOSED ROADS: NA Proposed width: \_\_\_\_\_

Will the proposed roads be Public ☐ Private ☐

Proposed road construction: Gravel ☐ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: Power, Phone to existing residence.  
- Block 1, Lot 5.

12b. PROPOSED UTILITIES: NA

Proposed utility easement width \_\_\_\_\_ Locations \_\_\_\_\_

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Existing residence Central Sewage Treatment Facility ☐
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒  
 If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
 Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒  
 Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒  
 If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
16. DRAINAGE (Proposed method of on-site retention): NA  
 Any special drains? \_\_\_\_\_ (Please attach map)  
 Soil type(s): \_\_\_\_\_  
 (Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))
17. 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: \_\_\_\_\_  
 \_\_\_\_\_
16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS: NA  
 Setbacks: Front \_\_\_\_\_ feet Sides \_\_\_\_\_ feet Rear \_\_\_\_\_ feet  
 Mobile homes allowed? Yes ☐ No ☐  
 Minimum construction value \_\_\_\_\_ Minimum square footage \_\_\_\_\_  
 Completion of construction required within \_\_\_\_\_ Days ☐ Months ☐ Years ☐  
 Resubdivision permitted? Yes ☐ No ☐  
 Other \_\_\_\_\_
17. LAND PROGRAM:  
 Open Areas and/or Common Areas Yes ☐ No ☒  
 Acreage in subdivision 721.84 Number of lots in subdivision 5  
 Typical width and depth of lots \_\_\_\_\_  
 Typical lot area 80 acres Minimum lot area 10.34 Acres Maximum lot area 510.28 Acres  
 Lineal footage of streets NA Average street length per lot NA  
 Percentage of area in streets NA %  
 Dedicating road right-of-way to Valley County? Yes ☒ No ☐  
 Percentage of area of development to be public (including easements) NA %  
 Maximum street gradient NA  
 Is subdivision to be completely developed at one time? Yes ☒ No ☐ - Attach phasing plan and timeline.
18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable. NA
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

# Irrigation Plan

(Idaho Code 31-3805) **No change to current irrigation practices.**

This land: ☒ Has water rights available to it  
☐ Is dry and has no water rights available to it.

**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 landowners 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.
  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 (e.g., irrigation district).

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

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

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

Irrigation: District 65-D

Drainage: Boulder Creek

3. How many acres is the property being subdivided? 721.84 - There will be no change to water rights or current irrigation practices.

4. What percentage of this property has water? \_\_\_\_\_

5. How many inches of water are available to the property? \_\_\_\_\_

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

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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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:

- ☐ 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 wastewater 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.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement 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: Susan T. Beitia  
Applicant

Date: 6, 24, 22



# VALLEY COUNTY

## WEED CONTROL AGREEMENT

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

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

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

Valley County Weed Department can be contacted at 208-382-7199.

By: Shaw Family Company, LLC. By: \_\_\_\_\_  
Applicant *Susan J. Beitia* Valley County Weed Control

Date: 6/24/22 Date: \_\_\_\_\_

# IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
  1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic. No change to traffic volume, character and patterns. This CUP has no land development planned.
  2. Provision for the mitigation of impacts on housing affordability. NA - This CUP has no land development planned.
  3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations. No change to noise or vibration levels. This CUP has no land development planned.
  4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities. No change to heat and glare. This CUP has no land development planned.
  5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses. NA - This CUP has no land development planned.
  6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal. NA - This CUP has no land development planned.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use. No Change.
8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.  
NA
9. Include practices that will be used to stabilize soils and restore or replace vegetation.  
Same existing agricultural practices will be used.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.  
NA - This CUP has no land development planned.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.  
NA - This CUP has no land development planned.
12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.  
NA - This CUP has no land development planned.
13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.  
NA - This CUP has no land development planned.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.  
No Change.
15. Approximation of costs for additional public services, facilities, and other economic impacts.  
NA - This CUP has no land development planned.
16. State how the proposed development will impact existing developments providing the same or similar products or services. NA - This CUP has no land development planned.
17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part. NA - This CUP has no land development planned.
18. What will be the impacts of a project abandoned at partial completion? NA - This CUP has no land development planned.
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available. NA - This CUP has no land development planned.
20. Stages of development in geographic terms and proposed construction time schedule. NA - This CUP has no land development planned.
21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development. NA - This CUP has no land development planned.

### **Property Tax Exemption**

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

#### **Protocols for qualifying property exemption in Valley County, Idaho:**

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
  - Multi-family housing must have 5 units or more per structure.
  - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
  - For local housing only (workforce)
  - Short term rentals not allowed
  - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
  - Only the area of remodel/addition may qualify for exemption
  - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.



July 26, 2022

## Shaw Family Ranch Narrative:

The Shaw Family Ranch Subdivision consists of five (5) Lots. The proposed overall objective of the project is to subdivide the existing family ranch (Shaw Family Company, LLC. – (721.84 ac.) and original Valley County Homestead into lots to be exchanged between three living descendants. Block 2, Lot 2, (80 acres) (1 decedent). Block 2, lot 3 (9.46 ac.), Lot 5 (10.34 ac.) existing residence (1 decedent). Block 1, Lot 1 (77.0 ac.) (1 descendant). The lots are to be exchanged between the living siblings into personal fee simple ownership. Block 2, Lot 1 (28.67 ac.) and Block 2, Lot 4 (510.28 ac.) are to remain in the Shaw Family Company, LLC. as the same existing land use – “Cattle Grazing.” There is a possibility that the Shaw Family Company, LLC. remaining parcels could be sold at a future date.

The Shaw family descendants currently do not have any plans to land develop their acquired fee simple lots.

## Wildfire Mitigation Plan:

John Lillehaug of All About Forestry is currently preparing the Wildfire Mitigation Plan.

## Adjacent Property Owners (300 feet):

Paul Gullickson  
302 Boulder Creek Road  
McCall, ID 83638

Katheryn Steiner  
3819 E. Alta Ridge Ct.  
Boise, ID 83716

Michael Gurney  
1607 Davis Ave. 158  
McCall, ID 83638

Brian Hoffmann  
3609 Trail Circle  
Boise, ID 83704

Trace Mc Kellips  
14146 Jefferson Road  
McCall, ID 83638

Eric Rothwell  
14154 Franklin Road

McCall, ID 83638

KMS Properties, LLC.  
14164 Franklin Road  
McCall, ID 83638

Lance Curtis  
4952 N. Blue Ash Way  
Boise, ID 83713

David Hall  
14178 Franklin Road  
McCall, ID 83638

Arnold Voigt  
15694 Moonstruck Dr.  
Caldwell ID 83607

Jerry Tlucek  
15188 S. Can-Ada Road  
Melba, ID 83641

Brian Nelson  
P.O. Box 790  
McCall, ID 83638

Nokes Family Limited Partnership  
34 Ilka Lane  
McCall, ID 83638

Charles Bluth J. Family Trust  
P.O. Box 2543  
McCall, ID 83638

Lewis Mc Lin  
14100 Morell Road  
McCall, ID 83638

Barbara Anne Meader  
14118 Morell Road  
McCall, ID 83638

Jon & Cindy Winthrop Living Trust  
439 14<sup>th</sup> Street  
Santa Monica, CA 90402

Ken L. Shaw  
355 Boulder Creek Road  
McCall, ID 83638

Scott Douglas Durham  
5744 W. Hidden Springs Dr.  
Boise, ID 83714

Lee Hammond  
1809 Suemack Terrace  
Vista, CA 92084

Bradley Harr  
7156 Desert Ave.  
Boise, ID 83709

Benita Giltzow  
199 Hazel Place  
Donnelly, ID 83615

Kenneth Moudy  
P.O. Box 2977  
McCall, ID 83638

PRELIMINARY PLAT  
SHAW FAMILY RANCH

Located in Government Lot 1, Section 30 and Government Lots 3 & 4, Section 19, T.18N., R.4E., B.M., and a portion of Sections 24 & 25, T.18N., R.3E., B.M.,  
Valley County, Idaho  
2022

**BASIS OF BEARINGS**  
(COORDINATED STATE PLANE COORDINATE SYSTEM, DISTANCES  
SHOWN ARE TRUE GROUND DISTANCES.)

**LEGEND**

- BOUNDARY
- PROPOSED LOT LINE
- EXISTING PARCEL LINE
- CEMENTLINE
- CEMENTLINE
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- BLOCK NUMBER

**LOT SUMMARY**

LOT SUMMARY	SECTION	AREA	OWNER/DEVELOPER	ENGINEER/SURVEYOR
1	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
2	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
3	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
4	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
5	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
6	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
7	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
8	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
9	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
10	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
11	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
12	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
13	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
14	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
15	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
16	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
17	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
18	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
19	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
20	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
21	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
22	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
23	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
24	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
25	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
26	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
27	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
28	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
29	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
30	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
31	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
32	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
33	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
34	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
35	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
36	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
37	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
38	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
39	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
40	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
41	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
42	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
43	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
44	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
45	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
46	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
47	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
48	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
49	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
50	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
51	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
52	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
53	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
54	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
55	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
56	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
57	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
58	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
59	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
60	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR
61	24	1.00 AC.	SHAW FARM COMPANY, LLC	JAMES F. ROWE, SURVEYOR