Valley County Planning & Zoning Department

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

C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☒ Check # 5566 or ☐ Cash

FILE # 21-20

FEE $ 600

ACCEPTED BY _____

DEPOSIT 1000

CROSS REFERENCE FILE(S): _____

DATE 7-1-2021

☐ ADMINISTRATIVE PLAT

COMMENTS: _____

☐ SHORT PLAT

☒ 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.

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 addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. 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 or at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

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

CRESTLINE
ENGINEERS

June 30, 2021

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
219 North Main Street
Cascade, Idaho 83611

Subject: Gold Fork River Estates – C.U.P. & Preliminary Plat Application

Dear Cynda,

Please find attached to this letter, a submittal for the Gold Fork River Estates project located along Davis Creek Lane and Gold Fork Road, Valley County, Idaho. The proposed development consists of a 7-lot preliminary plat encompassing 43.92 acres total. Included in the submittal are (10) ten copies of the following items in the order listed:

- Valley County C.U.P. & Preliminary Plat Application – *4 pages*
- Floodplain Map, FEMA Nation Flood Hazard Layer FIRMette – *1 page*
- Valley County Application for Irrigation Plan Approval – *3 pages*
- Valley County Weed Control Agreement – *1 page*
- Impact Report (from Valley County Code 9-5-3-D) – 3 *pages*
- Preliminary Plat – *1 sheet*
- Phasing Plan and Construction Timeline – *1 page*
- Proposed Street Names and Lots 1" = 300' Scale – *1 page*
- Existing Physical Conditions with Preliminary Site Plan – *1 sheet*
- Landscaping Plan – *1 page*
- Preliminary Road, Grading, and Stormwater Management Pan – *1 sheet*
- Civil Typical Details – 1 sheet
- Lighting Plan – *1 page*
- Wildfire Mitigation Plan – *1 page*
- Adjoining Property Owners – *1 page*
- Legal Description/Quitclaim Deed – *8 pages*

Thank you for your attention to this submittal and please feel free to contact me by phone or email at your earliest convenience should you have any questions or comments.

Sincerely,

Kyle Hickman
Construction Manager and Senior Environmental Specialist
Crestline Engineers, Inc.

PROPOSED SUBDIVISION NAME Gold Fork River Estates

APPLICANT Gold Fork, LLC PHONE [redacted]

Owner ☒ Option Holder ☐ Contract Holder ☐

APPLICANT'S SIGNATURE [signature] DATE 6-30-21

APPLICANT'S MAILING ADDRESS 161 Ranch Drive, Boerne, TX 78015

OWNER Gold Fork, LLC PHONE [redacted]

OWNER'S MAILING ADDRESS 161 Ranch Drive, Boerne, TX 78015

Nature of Owner's Interest in this Development? Residential Development

AGENT/REPRESENTATIVE Allan P. Bloxsom III FAX _____ PHONE [redacted]

AGENT/REPRESENTATIVE ADDRESS 161 Ranch Drive, Boerne, TX 78015

ENGINEER Gregg Tankersley, P.E. PHONE [redacted]

ENGINEER ADDRESS 323 Deinhard Lane, Suite C, PO Box 2330, McCall, ID 83638

1. SIZE OF PROPERTY 67.712 Acres (3 Parcels)
2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 213.899 Acres
3. ANY RESTRICTIONS ON THIS PROPERTY?

   Easements to Determination in progress (Idaho Power, Gold Fork Irrigating Company)

   Deed Restrictions _____

   Liens or encumbrances _____
4. LEGAL DESCRIPTION See attached Quitclaim Deed
5. TAX PARCEL NUMBER RP16N04E296006, RP16N04E295625, RP16N04E296770

   Quarter S 1/2 SW Section 29 Township 16N Range 4E
6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
   Productivity Forest Land, no structures
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: Gold Fork River and Davis Creek both run through the property.
8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

   North Residential Rural Subdivision, vacant; Productivity Forest Land, no structures

   South Productivity Forest Land, no structures; Exempt Property State Statute

   East Bare Forest Land, no structures

   West Single family home; Dry Grazing Land; Residential Common Area

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

8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes

8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Rock outcroppings, wetlands, wooded areas, Davis Creek, and Gold Fork River

9a. WATER COURSE: Gold Fork River and Davis Creek

9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? Information can be obtained from the P&Z Office. Include a map if yes. Yes, map included

9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes

9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No

10a. NUMBER OF EXISTING ROADS: 1 Width 28' Private or Public? Private
Are the existing road surfaces paved or graveled? Graveled

10b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 24' paved
Will the proposed roads be publicly or privately maintained? Privately
Proposed road construction: Gravel ☐ Paved ☒

11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Power and communication

11b. PROPOSED UTILITIES: Septic, individual well, power, and communications.

Proposed utility easement width 12' Location Adjacent to ROW

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

12b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? No Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well ID# 370474 Depth 87 Flow 17

13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Davis Creek runs through property
Are you proposing any alterations, improvements, extensions or new construction? No
If yes, explain: _____

14. DRAINAGE (Proposed method of on-site retention): Roadside swales & on-site detention basins
Any special drains? No (Please attach map) Kangas fine gravelly
Soil type (Information can be obtained from the Soil Conservation District): loamy coarse sand

15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes, and/or financial assurances

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:

Setbacks: Front County Minimum Sides County Minimum Rear County Minimum

Mobile homes allowed? No

Minimum construction value N/A Minimum square footage N/A

Completion of construction required within 2 years of start Days ☐ Months ☐ Years ☒

Resubdivision permitted? Not allowed

Other _____

17. LAND PROGRAM:

Acreage in subdivision 43.92 Number of lots in subdivision 7

Typical width and depth of lots Varies

Typical lot area 3.85 Acres Minimum lot area 2.24 Acres Maximum lot area 5.66 Acres

Lineal footage of streets 700 L.F. Average street length/lot Varies

Percentage of area in streets 1.18 %

Percentage of area of development to be public (including easements) 0.00 %

Maximum street gradient 3.00%

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

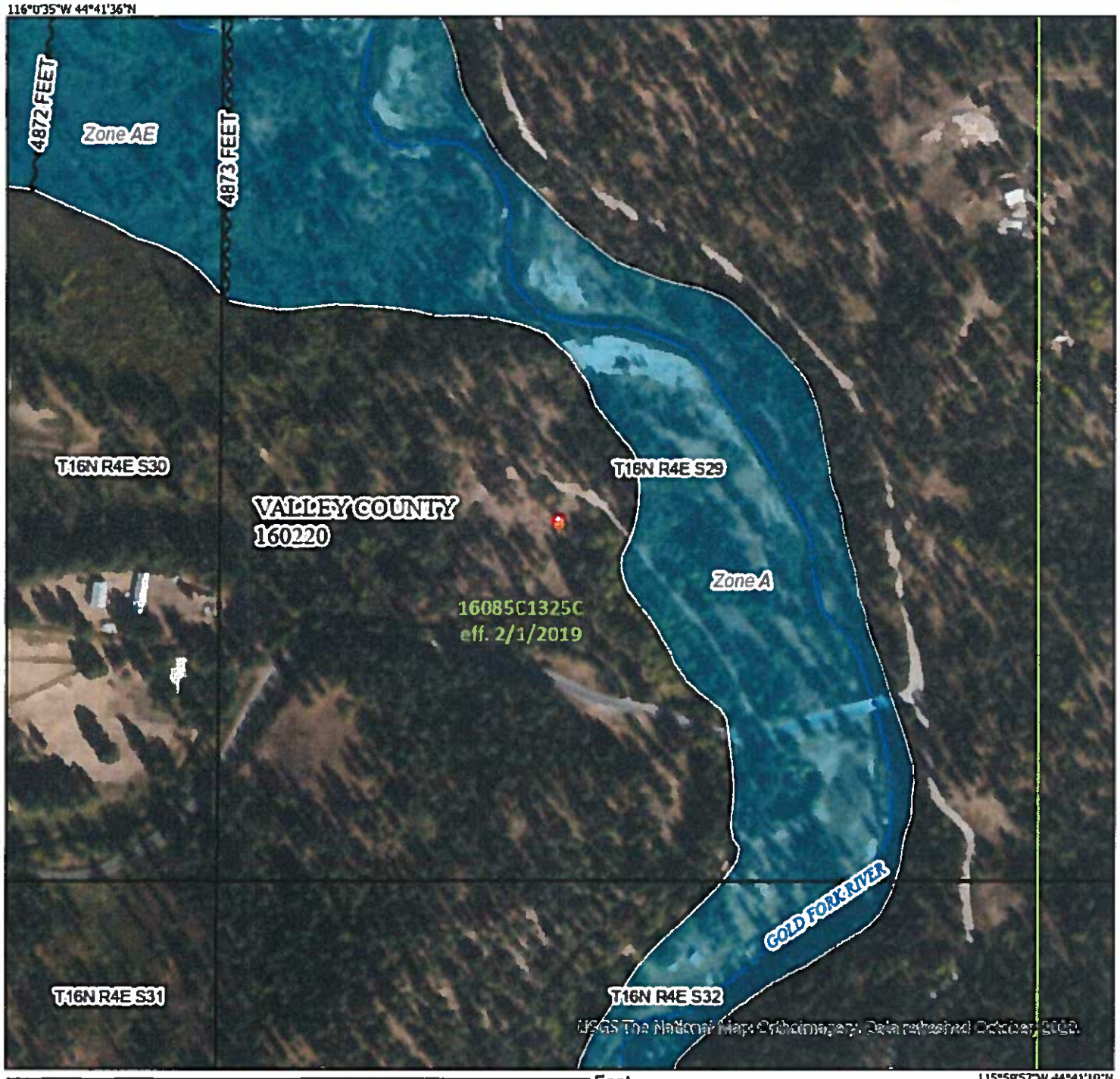
Refer to Phasing Plan and Construction Timeline.

18. COMPLETE ATTACHED PLAN FOR IRRIGATION.

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.

National Flood Hazard Layer FIRMette



FEMA

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/10/2020 at 7:55 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

VALLEY COUNTY
PLANNING & ZONING DEPARTMENT

219 North Main Street
PO Box 1350
Cascade, ID 83611

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

APPLICATION FOR IRRIGATION PLAN APPROVAL

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

Applicant(s): Gold Fork, LLC

161 Ranch Drive — Boerne, TX — 78015
Mailing Address — City, State — Zip

Telephone Numbers: [redacted]

Location of Subject Property: Davis Creek Ln. & Gold Fork Rd.
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 16N04E296006 16N04E296770 16N04E295625 Section 29 Township 16N Range 4E

C.U.P Number: _____

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

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"**

A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or

B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:

1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

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

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

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

   Irrigation: _____

   Drainage: _____

3. How many acres is the property being subdivided? _____

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 <u>after</u> it is subdivided?
   ☐ surface ☐ sprinkler ☐ irrigation well
   ☐ above ground pipe ☐ underground pipe

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

_____

_____

_____

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 waste water direction ⟶).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

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

==========**Applicant Acknowledgement**==========

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

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

Signed: _____ Date: 06 / 30 / 2021
Applicant / Property Owner (Application Submitted)

VALLEY COUNTY

WEED CONTROL AGREEMENT

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

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

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

COOPERATOR

Gold Fork, LLC

161 Ranch Drive

Boerne, TX 78015

By: _____

Date: 6-30-2021

By: _____

Valley County Weed Control

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.

- ❖ 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.*

   There is an existing +/-28' wide gravel roadway onsite which will be graded with the addition of subtle gravel and then paved to a 24' wide surface that will accommodate seven (7) residential housing lots. The roadway gradient is minimal and aligned within ROW. The owner(s) will be responsible for maintaining the roadway for the shared access. A moderate increase in traffic flow will occur during construction activities.

2. *Provision for the mitigation of impacts on housing affordability.*

   The primary purpose for subdividing the property is to create residential lot development opportunities in an area that historically has had very few. It is anticipated that the affordability of the lots will be comparable to other similar developments within Valley County.

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.*

   Short term increase in daytime noise and vibration levels will occur during the construction process. There will be minimal noise increase due to traffic flows post-construction. Noise generated by the daily ongoings of residential dwellings will persist after residential development.

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.*

   Short term increase in glare during the construction process due to equipment present. No permanent changes to heat or glare will be observed as a result of the roadway construction and proposed improvements once completed. Post residential home construction changes in heat and glare will occur due to buildings, homes, and vehicles and will conform to Valley County standards at that time.

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.*

   Little to no net change in particulate emissions are expected outside of typical construction improvements.

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.*

   Private well water supply will furnish water to properties for domestic, irrigation, and fire protection purposes. If wetland impacts are determined necessary, they will be permitted as required. Stormwater management associated with the roadway will be addressed per Valley County standards.

7. *Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.*

   Roadway development will serve as a firebreak and provide fire department access to the properties.

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.*

   Existing vegetation removal will include trees, brush, and native grasses, and roadway will be developed with swales designed to capture stormwater. Vegetated areas removed for roadway construction will be re-seeded as needed to prevent erosion. Any impacts to wetland areas will be permitted accordingly with United States Army Corps of Engineers.

9. *Include practices that will be used to stabilize soils and restore or replace vegetation.*

   Areas disturbed during construction activities on the site will be re-stabilized with hard surface and re-vegetation/landscaping efforts.

10. *Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.*

    There are no anticipated problems with existing soil suitability. Roadway construction will be supported by appropriate imported backfill material to stabilize sections as needed. Topsoil may be added to surface restoration areas to supplement existing soil conditions as needed for growth.

11. *Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.*

    The site plan calls for creating cuts and fills for the roadway and vegetated stormwater swales and or detention basins if determined necessary. Fencing and other sight buffers will be addressed as part of the CC&Rs.

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 effect of shadows from new features on neighboring property.*

    Future residential structures may be visible from adjacent roadways and adjoining properties depending on construction and will conform to Valley County standards at that time.

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.*

    Site selection was based upon the availability of land with convenient access to Valley County. Access to recreational activities is desirable within the area including close proximity to the river. The site is adjacent to other residential properties with similar land use.

14. *Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.*

    Upon completion of the improvements, including the residential homes, the taxable value will increase over the value of existing undeveloped land.

15. *Approximation of costs for additional public services, facilities, and other economic impacts.*

    Demand on public services such as public-school systems, Fire, and EMS for the development is anticipated to be minimal.

16. *State how the proposed development will impact existing developments providing the same or similar products or services.*

    The proposed development will provide additional residential development lots in an area which historically has had very few opportunities.

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.*

    N/A

18. *What will be the impacts of a project abandoned at partial completion?*

    The development will increase the value, access, and utility of the property. If the project is abandoned, the remaining improvements will benefit another residential project.

19. *Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.*

    Seven (7) individual lots will be available for future planned development.

20. *Stages of development in geographic terms and proposed construction time schedule.*

    The stages of construction depend on the availability of building materials, contractors, surveyors, and utility companies' scheduling. The project timing is subject to market changes and financing, but it is expected that the project will be completed by no later than the end of 2025. See attached Phasing Plan and Construction Timeline.

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.*

    Lot prices are expected to be competitive with other similar improvements in the County.

Phasing Plan and Construction Timeline

Gold Fork River Estates

This phasing timeline is dependent upon the availability of funds, contractors, surveyors, and scheduling of utility companies. We currently believe that the following schedule can be achieved within reasonable expectations.

Phase 1 – 2021 through 2023, Lots 1 - 6

Roadway grading and construction of paved surface.

Roadway drainage and stormwater management improvements.

Phase 2 – 2023 (or sooner) through 2025, Lot 7

No construction required.

By: Allan P. Bloxsom III Date: 6-30-2021

Allan P. Bloxsom III

Landscaping Plan

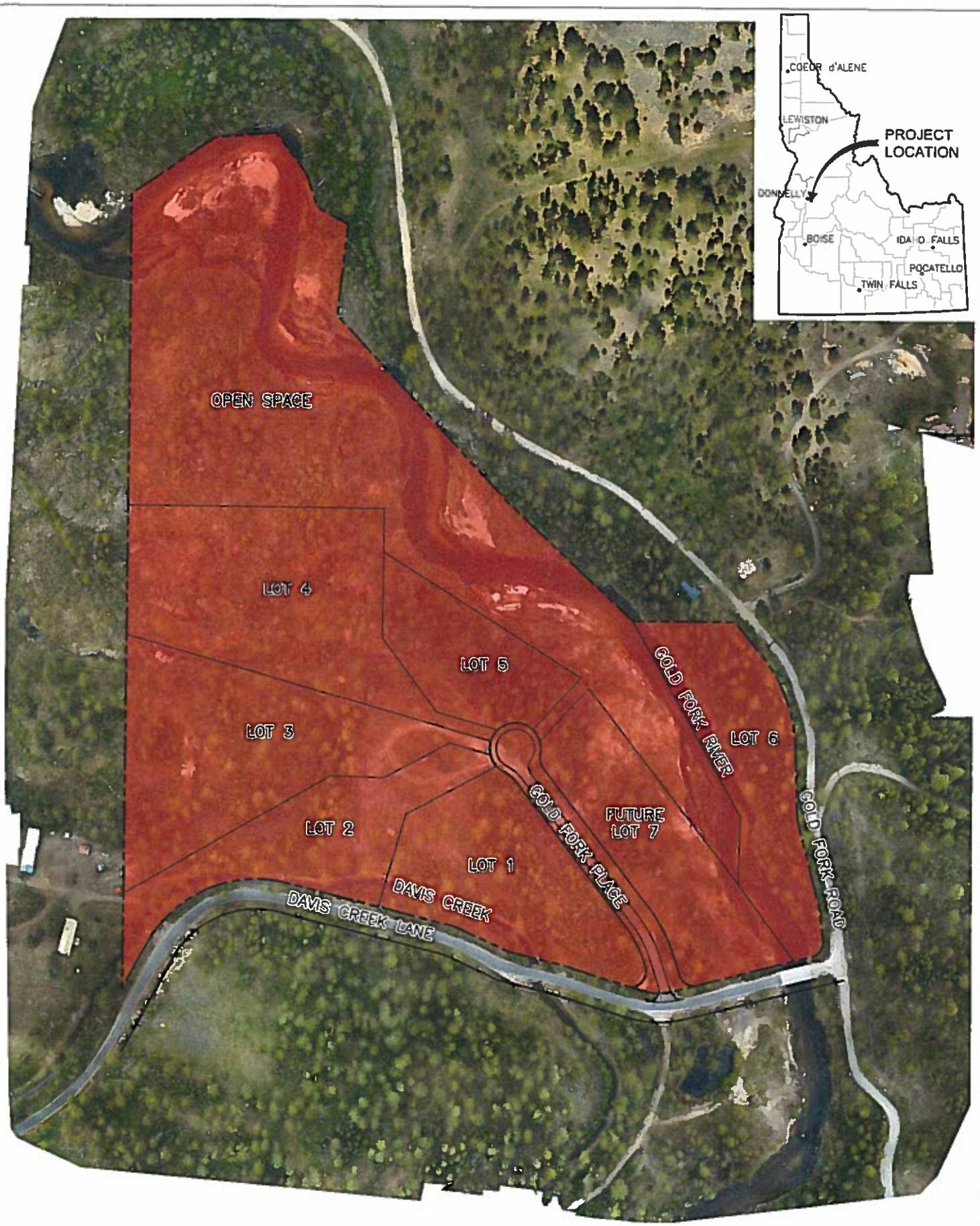
Gold Fork River Estates

Currently there are no specific plans for landscaping within the development. All areas disturbed during the construction process will be re-vegetated utilizing native grasses, sod, landscaping, or any combination of the above.

A subdivision sign will be placed on a large rock near the roadway entry that will include solar accent lighting.

By: _____ **Date:** 6-30-21

Allan P. Bloxsom III



NORTH
SCALE: 1" = 300'

CRESTLINE ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

GOLD FORK RIVER ESTATES SUBDIVISION
VALLEY COUNTY, IDAHO
PROPOSED SUBDIVISION STREET NAMES AND LOTS

PROJECT	20043	DRAWN	FIGURE NO.
DATE	6/30/2021	AMD	1 OF 1

Lighting Plan

Gold Fork River Estates

The roadway will have no lighting. Residential dwellings will be fitted with external lighting secured to buildings. The subdivision entry sign/rock will have solar accent lighting and driveways/address markers near the roadway may have subtle lighting. All lighting will conform to Valley County standards.

By: _____ Date: 6-30-21

Allan P. Bloxsom III

Wildfire Mitigation Plan

Gold Fork River Estates

The roadway itself is a form of wildfire mitigation providing a firebreak. The roadway will also provide emergency vehicle access to the property for fire suppression efforts. Development of roadways will conform to standards for required turn arounds and access points.

Site re-vegetation efforts will consist of native grasses, sod, landscaping, and grading to improve upon existing timbered land conditions to further mitigate wildfire.

Additionally, the Gold Fork River and Davis Creek provide some form of wildfire mitigation.

By: _____ Date: 6-30-21

Allan P. Bloxsom III

Instrument # 307145
VALLEY COUNTY, CASCADE, IDAHO
2-27-2012 04:25:00 No. of Pages: 8
Recorded for : CAIN & SKARNULIS LLP
ARCHIE N. BANBURY Fee: 24.00
Ex-Officio Recorder Deputy J. Bicardi
Index to: QUITCLAIM DEED

QUITCLAIM DEED

FOR VALUE RECEIVED, ALLAN P. BLOXSOM III, GRANTOR does hereby convey, release, remise and forever quitclaim unto GOLD FORK, LLC, GRANTEE, the following described premises, situated in Valley County, Idaho, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A, AND BY THIS REFERENCE INCORPORATED HEREIN.

Together with its appurtenances (the Property).

Grantor's Mailing Address:
161 Ranch Drive, Boerne, Kendall County, Texas 78015

Grantee's Mailing Address:
161 Ranch Drive, Boerne, Kendall County, Texas 78015

Consideration:
TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

This deed is intended to convey to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever.

When the context requires, singular nouns and pronouns include the plural.

Allan P. Bloxsom, III, Grantor

THE STATE OF TEXAS

COUNTY OF KENDALL

This instrument was acknowledged before me on the 13th day of February, 2012, by Allan P. Bloxsom, III.

ROBERT BLAKE DRYDEN NOTARY PUBLIC STATE OF TEXAS EXPIRES 09-01-2015

Notary Public in and for
the state of Texas

My commission expires: 9-1-2015

EXHIBIT A

A parcel of land lying in a portion of S1/2 S1/2 Section 29 lying west of Gold Fork Road, the N1/3 of S1/2 Section 32, N1/2 Section 32 lying south and west of the centerline of Gold Fork Road, except the Center Irrigation District parcel lying in the NW NW Section 32 and east of the centerline of the irrigation ditchline in Section 32, Section 33 lying south of Gold Fork Road, except the S1/4 SE1/4 of Section 33, Section 34 lying south of Gold Fork Road and west of Sloan Creek Road, except the N1/2 NW1/4, all in Township 16 North, Range 4 East, Boise Meridian, Valley County, Idaho being more particularly described as follows:

Commencing at the section corner common to Sections 29, 30, 31 and 32, T. 16 N., R. 4 E., B.M., being a brass cap, CP&F #94166 and the TRUE POINT OF BEGINNING;
Thence N. 1° 39' 23" E. on the section between Sections 29 and 30, T. 16 N., R. 4 E., a distance of 1318.69 feet to a 5/8 rebar being the S1/16 corner between Sections 29 and 30 CP&F#;
Thence S. 88° 34' 51" E. on the subdivisional line of Section 29 a distance of 1471.62 feet to a 5/8-inch rebar being on the centerline of Gold Fork Road;
Thence S. 38° 58' 15" E. on the centerline of said Gold Fork Road a distance of 65.95 feet to a point being the PC;
Thence continuing on said centerline on a curve to the right, which curve has a delta angle of 42° 00' 40", a radius of 400.00 feet, a length of 293.29 feet, a long chord bears S. 17° 57' 55" E. a distance of 286.77 feet to a point being the PT;
Thence continuing on said centerline S. 3° 02' 25" W. a distance of 47.08 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 15° 51' 37", a radius of 427.00 feet, a length of 118.20 feet, a long chord bears S. 4° 53' 24" E. a distance of 117.82 feet to a point being the PT;
Thence continuing S. 12° 49' 12" E. a distance of 132.70 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 6° 52' 30", a radius of 665.00 feet, a length of 79.79 feet, a long chord bears S. 9° 22' 57" E. a distance of 79.75 feet to a point being a PT;
Thence continuing S. 5° 56' 42" E. a distance of 99.71 feet to 3-inch brass cap in concrete, being the intersection with Davis Creek Lane;
Thence continuing S. 5° 56' 42" E. a distance of 210.17 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 50° 54' 21", a radius of 135.00 feet, a length of 119.94 feet, a long chord bears S. 31° 23' 53" E. a distance of 116.04 feet to a point being the PRC;
Thence continuing on a curve to the right, which curve has a delta angle of 79° 24' 13", a radius of 83.00 feet, a length of 115.03 feet, a long chord bears S. 17° 08' 57" E. a distance of 106.04 feet to a point being the PRC;
Thence continuing on a curve to the left, which curve has a delta angle of 33° 20' 45", a radius of 205.00 feet, a length of 119.31 feet, a long chord bears S. 5° 52' 47" W. a distance of 117.63 feet to a point being the PT;
Thence continuing S. 10° 47'36" E. a distance of 48.00 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 60° 52'53", a radius of 141.00 feet, a length of 149.82 feet, a long chord bears S. 19°38'51" W. a distance of 142.87 feet to a point being the PT;

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Thence continuing S. 50° 05' 17" W. a distance of 99.63 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 54° 41' 46", a radius 190.00 feet, a length of 181.38 feet; a long chord bears S. 22° 44' 23" W. a distance of 174.57 feet to a point being the PT;
Thence continuing S. 4° 36' 28" E. a distance of 105.93 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 60° 15' 29", a radius of 225.00 feet, a length of 236.63 feet, a long chord bears S. 34° 44' 15" E. a distance of 225.88 feet to a point being the PT;
Thence continuing S. 64° 52' 11" E. a distance of 64.84 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 17° 14' 07", a radius of 307.00 feet, a length of 92.35 feet, a long chord bears S. 56° 15' 07" E. a distance of 92.00 feet to a point being the PT;
Thence continuing S. 47° 38' 04" E. a distance of 149.75 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 37° 32' 23", a radius of 156.00 feet, a length of 102.21 feet, a long chord bears S. 28° 51' 52" E. a distance of 100.39 feet to a point being the PT)
Thence continuing S. 10° 05' 42" E. a distance of 59.00 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 11° 22' 28", a radius of 165.00 feet, a length of 32.76 feet, a long chord bears S. 15° 46' 54" E. a distance of 32.70 feet to a point being the PT;
Thence continuing S. 21° 28' 08" E. a distance of 165.57 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 24° 22'12", a radius of 345.00 feet, a length of 146.24 feet, a long chord bears S. 33° 39' 14" E, a distance of 145.64 feet to a point being the PRC;
Thence continuing on a curve to the right, which curve has a delta angle of 49° 01' 41", a radius of 147.00 feet, a length of 125.79 feet a long chord bears S 21° 19'30" E. a distance of 121.99 feet to a point being on a PRC;
Thence continuing on a curve to the left, which curve has a delta angle of 20° 39'13", a radius of 898.00 feet, a length of 323.70 feet, a long chord bears S. 7° 08' 15" E. a distance of 321.95 feet to a point being the PCC;
Thence continuing on a curve to the left, which curve has a delta angle of 70° 52' 15", a radius of 295.00 feet, a length of 364.89 feet, a long chord bears S. 52° 53' 59" E. a distance of 342.07 feet to a point being the PRC;
Thence continuing on a curve to the right, which curve has a delta angle of 65° 01' 58", a radius of 88.00 feet, a length of 99.88 feet, a long chord bears S. 55° 49' 08" E. a distance of 94.61 feet to a point being the PRC;
Thence continuing on a curve to the left, which curve has a delta angle of 63° 54' 18", a radius of 224.00 feet, a length of 249.84 feet, a long chord bears S. 55° 15' 18" E. a distance of 237.09 feet to a point being the PRC;
Thence continuing on a curve to the right, which curve has a delta angle of 16° 00' 10", a radius of 338.00 feet, a length of 94.40 feet, a long chord bears S. 79° 12' 22" E. a distance of 94.10 feet to a point being the PT;
Thence continuing S. 71° 12' 21" E. a distance of 111.99 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 35° 36' 36", a radius of 225.00 feet, a length of 139.84 feet, a long chord bears S. 89° 00' 39" E. a distance of 137.60 feet to a point being the PT;
Thence continuing N. 73° 11' 02" E. a distance of 174.74 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 12° 34' 21", a radius of 500.00 feet, a length of 109.71 feet, a long chord bears N. 66° 53' 52" E. a distance

of 109.49 feet to a point being a PRC;
Thence continuing on a curve to the right, which curve has a delta angle of 48° 11' 15", a radius of 150.00 feet, a length of 126.15 feet, a long chord bears N. 84° 42' 19" E. a distance of 122.47 feet to a point being the PT;
Thence continuing S. 71° 12' 03" E. a distance of 65.55 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 25° 34' 58", a radius of 250.00 feet, a length of 111.63 feet, a long chord bears S 83° 59' 32" E. a distance of 110.70 feet to a point being the PT;
Thence continuing N. 83° 12' 59" E. a distance of 60.90 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 10° 53' 10", a radius of 290.00 feet, a length of 55.10 feet, a long chord beards N. 88° 39'34" E. a distance of 55.02 feet to a point being the PT;
Thence continuing S. 85° 53'52" E. a distance of 62.16 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 38° 23'59", a radius of 350.00 feet, a length of 234.57 feet, a long chord bears N. 74° 54' 09" E. a distance of 230.21 feet to a point being the PT;
Thence continuing N. 55° 42' 09" E. a distance of 65.36 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 32° 03' 43", a radius of 160.00 feet, a length of 89.53 feet, a long chord bears N. 71° 44' 01" E. a distance of 88.37 feet to a point being the PT;
Thence continuing N. 87° 51' 15" E. a distance of 226.67 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 33° 27' 53", a radius of 120.00 feet, a length of 70.09 feet, a long chord bears N. 71° 07' 18" E. a distance of 69.10 feet to a point being the PT;
Thence continuing N. 54° 23' 22" E. a distance of 74.80 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 86° 16'02", a radius of 80.00 feet, a length of 120.45 feet, a long chord bears S. 82° 28' 38" E. a distance of 109.39 feet to a point being the PT;
Thence continuing S. 39° 20' 37" E. a distance of 31.10 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 47° 56' 31:, a radius of 73.00 feet, a length of 61.08 feet, a long chord bears S. 63° 18' 52" E. a distance of 59.32 feet to a point being the PT;
Thence continuing S. 87° 17' 08" E. a distance of 235.21 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 49° 45' 24", a radius of 100.00 feet, a length of 86.84 feet, a long chord bears N. 67° 50' 10" E. a distance of 84.14 feet to a point being the PT;
Thence continuing N. 42° 57' 28" E. a distance of 130.08 feet to a point the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 47° 27' 36", a radius of 213.00 feet, a length of 176.43 feet, a long chord bears N. 66° 41' 15" E. a distance of 171.43 feet to a point being the PT;
Thence continuing S. 89° 34' 57" E. a distance of 67.64 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 37° 02'25", a radius of 190.00 feet, a length of 122.83 feet, a long chord bears N. 71° 53' 51" E. a distance of 120.70 feet to a point being the PT;
Thence continuing N. 53° 22' 38" E. a distance of 41.00 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 45° 25' 59", a radius of 97.00 feet, a length of 76.92 feet, a long chord bears N. 76° 05' 38" E. a distance of 74.92 feet to a point being the PRC;
Thence continuing on a curve to the left, which curve has a delta angle of 57° 26' 54", a

radius of 85.00 feet, a length of 85.23 feet, a long chord bears N. 70° 05' 10" E. a distance of 81.70 feet to a point being the PT;
Thence continuing N. 41° 21' 43" E. a distance of 258.03 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 45° 12' 48", a radius of 117.00 feet, a length of 92.33 feet, a long chord bears N. 63° 58' 07" E. a distance of 89.95 feet to a point being the PCC;
Thence continuing on a curve to the right, which curve has a delta angle of 74° 13' 40", a radius of 148.00 feet, a length of 191.74 feet, a long chord bears S. 56° 18' 39" E. a distance of 178.61 feet to a point being the PT;
Thence continuing S. 19° 11' 49" E. a distance of 51.45 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 39° 27' 57", a radius of 204.00 feet, a length of 140.52 feet, a long chord bears S. 38° 55' 48" E. a distance of 137.76 feet to a point being the PRC;
Thence continuing on a curve to the right, which curve has a delta angle of 16° 06' 16", a radius of 403.00 feet, a length of 113.27 feet, a long chord bears S. 50° 36' 38" E. a distance of 112.90 feet to a point being the PT;
Thence continuing S. 42° 33' 31" E. a distance of 81.51 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 55° 58' 38", a radius of 169.00 feet, a length of 165.11 feet, a long chord bears S. 70° 32' 50" E. a distance of 158.62 feet to a point being the PT;
Thence continuing N. 81° 27' 51" E. a distance of 117.19 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 38° 15' 30", a radius of 237.00 feet, a length of 158.25 feet, a long chord bears N. 62° 20' 06" E. a distance of 155.33 feet to a point being the PT;
Thence continuing N. 43° 12' 21" E. a distance of 159.23 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 4° 34' 09", radius of 950.00 feet, a length of 75.76 feet, a long chord bears N. 45° 29' 25" E. a distance of 75.74 feet to a point being the PT;
Thence continuing N. 47° 46' 30" E. a distance of 91.49 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 41° 24' 45", a radius of 165.00 feet, a length of 119.26 feet, a long chord bears N. 27° 04' 07" E. a distance of 116.68 feet to a point being the PT;
Thence continuing N. 6° 21' 45" E. a distance of 86.18 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 11° 47' 40", a radius of 300.00 feet, a length of 61.76 feet, a long chord bears N. 12° 15' 35" E. a distance of 61.65 feet to a point being the PT;
Thence continuing N. 18° 09' 25" E. a distance of 193.86 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 66° 46' 19", a radius of 166.00 feet, a length of 193.46 feet, a long chord bears N. 51° 32' 35" E. a distance of 182.69 feet to a point being the PT:
Thence continuing N. 84° 55' 44" E. a distance of 118.72 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 36° 26' 51:, a radius of 147.00 feet, a length of 93.51 feet, a long chord bears N. 66° 42' 19" E. a distance of 91.94 feet to a point being the PT;
Thence continuing N. 48° 28' 53" E. a distance of 187.24 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 9° 46' 21", a radius of 1145.00 feet, a length of 195.30 feet, a long chord bears N. 53° 22' 04" E. a distance of 195.06 feet to a point being the PT;
Thence continuing N. 58° 15' 15" E. a distance of 121.20 feet to a point being the PC;

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Thence continuing on a curve to the left, which curve has a delta angle of 26° 41' 07", a radius of 287.00 feet, a length of 133.67 feet, a long chord bears N. 44° 54' 41" E. a distance of 132.46 feet to a point being the PT;
Thence continuing N. 31° 34' 08" E. a distance of 215.52 feet to a point being the PC
Thence continuing on a curve to the right, which curve has a delta angle of 5° 40' 14", a radius of 807.65, a length of 79.93 feet, a long chord bears N. 34° 34' 15" E. a distance of 79.90 feet to a point being the PT;
Thence continuing N. 37° 14' 23" E. a distance of 155.02 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 54° 11' 16", a radius of 250.00 feet, a length of 236.44 feet, a long chord bears N. 64° 20' 01" E. a distance of 227.73 feet to a point being the PT;
Thence continuing on said centerline of Gold Fork Road S. 88° 34' 21" E. a distance of 2093.66 feet to a point being the PT;
Thence S. 88° 34' 21" E. a distance of 68.65 feet to the section corner common to Sections 27, 28, 33 and 34, being a monument CP&F#;
Thence S. 1° 30' 52" W. on the section line between Sections 33 and 34 and distance of 1324.06 feet to a 5/8-inch rebar being the N1/16 Corner between Sections 33 and 34;
Thence S. 88° 29' 21" E. on the subdivisional line of Section 34 a distance of 2649.43 feet to a 5/8-inch rebar being the C-N1/16 Corner of Section 34;
Thence N. 1° 32' 04" E. on the subdivisional line of Section 34 a distance of 1310.61 feet to the ¼ Corner common to Sections 27 and 34 being a 2-inch aluminum cap on a 5/8-inch rebar CP&F#;
Thence S. 88° 31' 59" E. on the section line between Sections 27 and 34 a distance of 1377.80 feet to a 5/8-inch rebar being on the centerline of Sloan Road;
Thence S. 7° 15' 40" W. on the centerline of Sloan road a distance of 111.87 feet to a point being the PC;
Thence continuing on said centerline of Sloan road on a curve to the right, which curve has a delta angle of 52° 16' 29", a radius of 170.01, a length of 155.11 feet, a long chord bears S. 33° 23' 54" W. a distance of 149.79 feet to a point being the PT;
Thence continuing S. 59° 32' 09" W. a distance of 29.00 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 26° 08' 17", a radius of 210.01 feet, a length of 95.81 feet, a long chord bears S. 46° 28' 00" W. a distance of 94.98 feet to a point being the PT;
Thence continuing S. 33° 23' 51" W. a distance of 168.24 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 36° 25' 32", a radius of 220.01 feet, a length of 139.87 feet, a long chord bears S. 15° 11' 05" W. a distance of 137.53 feet to a point being the PT;
Thence continuing S. 3° 01' 41" E. a distance of 130.93 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 3° 37' 00", a radius of 635.03 feet, a length of 40.09 feet, a long chord bears S. 4° 50' 11" E. a distance of 40.08 feet to a point being the PT;
Thence continuing S. 6° 38' 41" E. a distance of 302.30 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 5° 01' 15:, a radius of 460.02 feet, a length of 40.31 feet, a long chord bears S. 9° 09' 18" E. a distance of 40.30 feet to a point being the PT;
Thence continuing S. 11° 39' 55" E. a distance of 137.26 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 25° 01' 58", a radius of 252.18 feet, a length of 110.18 feet, a long chord bears S. 0° 51' 03" W. a distance of 109.30 feet to a point being the PCC;

Thence continuing on a curve to the right, which curve has a delta angle of 55° 00' 21", a radius of 320.02 feet, a length of 307.23 feet, a long chord bears S. 40° 52' 14" W. a distance of 295.56 feet to a point being the PT;
Thence continuing S. 68° 22' 24" W. a distance of 192.47 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 19° 24' 19", a radius of 405.02 feet, a length of 137.17 feet, a long chord bears S. 58° 40' 15" W. a distance of 136.52 feet to a point being the PT;
Thence continuing S. 48° 58' 06" W. a distance of 139.63 feet to a point being a 5/8-inch rebar and the intersection of the centerline of Sloan Road and centerline of Gold Fork Road;
Thence S. 62° 46' 02" E. on the centerline of Gold Fork Road a distance of 689.76 feet to a point being the PC;
Thence continuing on said centerline of Gold Fork Road on a curve to the right, which curve has a delta angle of 7° 03' 47", a radius of 1300.00 feet, a length of 160.26 feet, a long chord bears S. 59° 14' 49" E. a distance of 160.15 feet to a point being the PT;
Thence continuing S. 55° 42' 55" E. a distance of 208.26 feet to a point being the PC;
Thence continuing on a curve to the right, which curve has a delta angle of 20° 15' 37", a radius of 950.00 feet, a length of 335.93 feet, a long chord bears S. 45° 35' 06" E. a distance of 334.18 feet to a point being the PT;
Thence continuing S. 35° 27' 18" E. a distance of 119.39 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 12° 11' 24", a radius of 1125.00 feet, a length of 239.35 feet, a long chord bears S. 41° 33' 00" E. a distance of 238.90 feet to a point being the PT;
Thence continuing S. 47° 38' 42" E. a distance of 348.20 feet to a point being the PC;
Thence continuing on a a curve to the right, which curve has delta angle of 25° 54' 53", a radius of 493.00 feet, a length of 222.98 feet, a long chord bears S. 34° 41' 15" E. a distance of 221.09 feet to a point being the PCC;
Thence continuing on a curve to the right, which curve has a delta angle of 11° 18' 41", a radius of 1866.00 feet, a length of 368.39 feet, a long chord bears S. 16° 04' 28" E. a distance of 367.79 feet to a point being the PT;
Thence continuing S. 10° 25' 08" E. a distance of 277.73 feet to a point being the PC;
Thence continuing on a curve to the left, which curve has a delta angle of 26° 30' 16", a radius of 450.00 feet, a length of 208.17 feet, a long chord bears S. 23° 40' 16"E. a distance of 206.31 feet to a 5/8-inch rebar being on the section line between Sections 34 and 35;
Thence S. 2° 00' 44" W. on the section line between said Sections 34 and 35 a distance of 1247.43 feet to a 2-inch aluminum cap being on a 5/8-inch rebar being the section corner between Sections 34 and 35, T.16 N., R. 4 E., and Section 2 T. 15 N., R. 4 E., CP&F#;
Thence N. 88° 36' 28" W. on the section line between Section 34, T. 16 N., R. 4 E., and Sections 2 and 3, T. 15 N., R. 4 E., a distance of 2647.62 feet to a 2-inch aluminum cap on a 5/8-inch rebar being the S1/4 Corner of Section 34, T. 16 N., R. 4 E., CP&F#;
Thence N. 88° 37' 00" W. on the section line of Section 34, T. 16 N., R. 4 E., and Section 3, T. 15 N., R. 3 E., a distance 2648.93 feet to a 2-inch aluminum cap on a 5/8-inch rebar being the Section Corner common to Sections 33 and 34, T. 16 N., R. 4 E., and Section 3, T. 15 N., R. 4 E., CP&F;
Thence N. 1° 32' 00" E. on the section line between Sections 33 and 34, T. 16 N., R. 4 E., a distance of 662.03 feet to a 5/8-inch rebar being the S1/64 Corner between Sections 33 and 34;
Thence N. 88° 50' 40" W. on the subdivisional line of Section 33 a distance of 2646.03 feet to a 5/8-inch rebar being the C-S-S1/64 Corner of Section 33;

Thence S. 1° 33' 00" W. on the subdivisional line of Section 33 a distance of 661.50 feet to the S1/4 Corner of Section 33 being a 2-inch aluminum cap on 5/8-inch rebar CP&F#;
Thence N. 88° 53' 56" W. on the section line between Sections 33, T. 16 N., R. 4 E., and Section 4, T. 15 N., R. 4 E., a distance of 2655.49 feet to the corner common to Sections 32 and 33, T. 16 N., R. 4 E., and Section 4, T. 15 N., R. 4 E., being a 2-inch aluminum cap on 5/8-inch rebar, CP&F#;
Thence N. 1° 33' 06" E. on the section line between Sections 32 and 33 T. 16 N., R. 4 E., a distance of 2205.77 feet to a point;
Thence N. 88° 38' 08" W. on the subdivisional line of Section 32 a distance of 2650.30 feet to a 5/8-inch rebar;
Thence N. 88° 38' 51" W. on the subdivisional line of Section 32 a distance of 2656.87 feet to a 5/8-inch rebar being on the section line between Sections 31 and 32, T. 16 N., R. 4 E.;
Thence N. 1° 29' 26" E. on the section line between Sections 31 and 32 a distance of 440.30 feet to the ¼ Corner common to Sections 31 and 32 being a 2-inch aluminum cap on 5/8-inch rebar CP&F#;
Thence N. 1° 29' 13" E. on the section line between Sections 31 and 32 a distance of 2648.63 feet to the POINT OF BEGINNING.

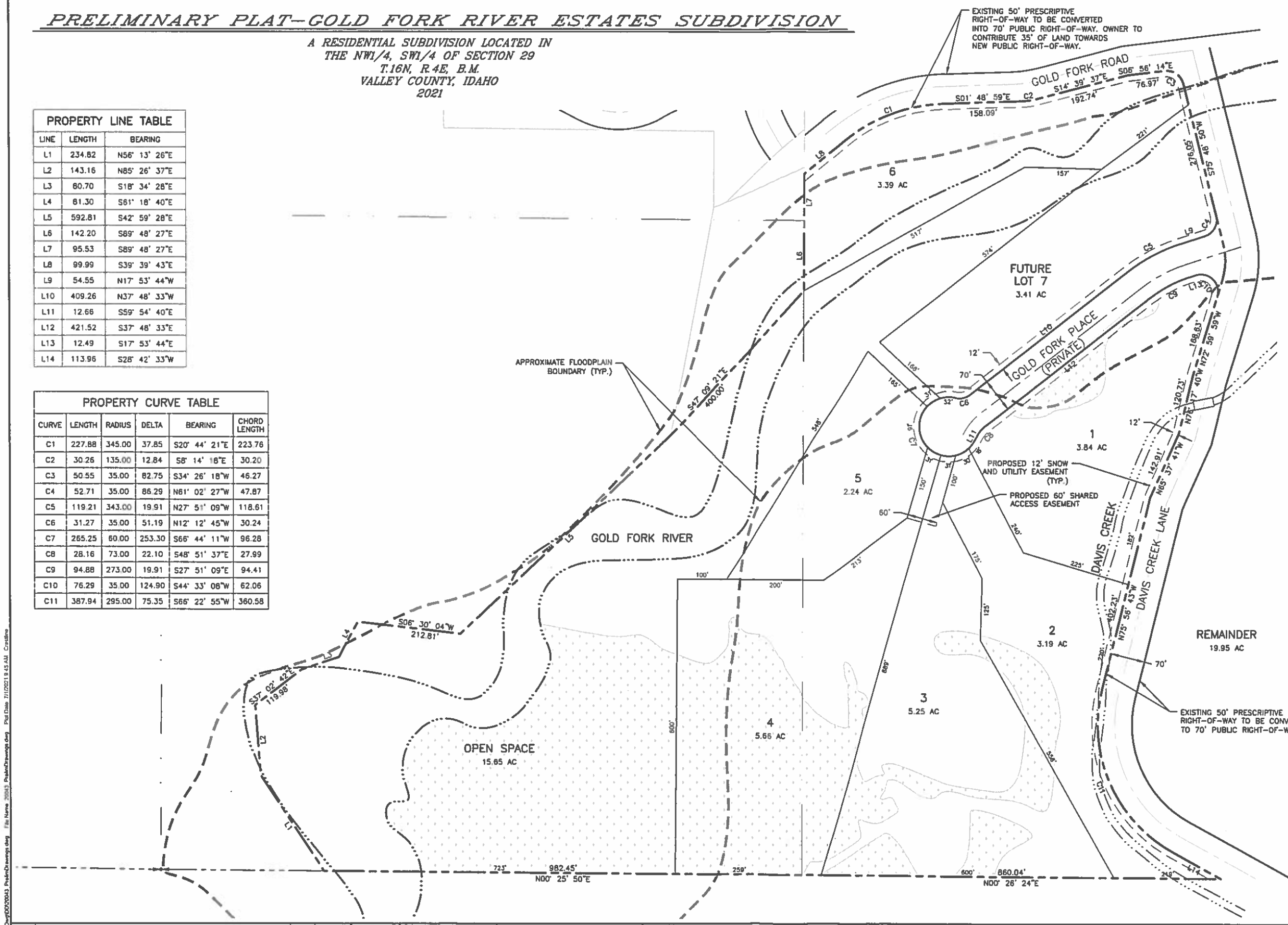
EXCEPTING THEREFROM: A PARCEL OF LAND IN THE NW1/4 NW1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 4 EAST, B.M., DEEDED TO CENTER IRRIGATION DISTRICT IN A DEED RECORDED SEPTEMBER 30, 1946 AS INSTRUMENT NO. 35331, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND IN THE NW1/4 NW1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 4 EAST, B.M., BEING ALL OF THE NW1/4 NW1/4OF SAID SECTION 32 NORTH AND EAST OF THE MAIN DITCH OF THE CENTER IRRIGATION DISTRICT, EXCEPTING THE RIGHT OF WAY OF AN OLD RAILROAD GRADE 40 FEET IN WIDTH, 20 FEET ON EACH SIDE OF A CENTER LINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF THE NW1/4 NW1/4 OF SAID SECTION 32 A DISTANCE OF 1119.0 FEET EAST OF THE SECTION COMMON TO SECTION 29, 30, 31 AND 32 WHICH POINT IS STATION 259 PLUS 25.0; THENCE FOLLOWING A 12 DEGREE CURVE TO THE RIGHT 34.0 FEET TO STATION 259 PLUS 59.0, A POINT OF TANGENT; THENCE S. 53° 14' W., 76.4 FEET TO A STATION 260 PLUS 35.4, THE POINT OF A CURVE OF AN 8 DEGREE CURVE TO LEFT; THENCE FOLLOWING SAID 8° CURVE A DISTANCE OF 213.3 FEET TO STATION 262 PLUS 48.7, THE POINT OF TANGENT; THENCE S. 37° 10" W., 7.7 FEET TO STATION 262 PLUS 56.4, THE POINT OF CURVE OF A 15 DEGREE CURVE TO THE LEFT; THENCE FOLLOWING THE ARC OF A 15° CURVE TO LEFT A DISTANCE OF 313.3 FEET TO STATION 265 PLUS 69.7, THE POINT OF TANGENT; THENCE S. 9° 50' E., 3.1 FEET TO STATION 265 PLUS 72.8, THE POINT OF CURVE OF A 13° 40' CURVE TO THE LEFT; THENCE FOLLOWING THE ARC OF SAID 13° 40" CURVE TO THE LEFT A DISTANCE OF 237.9 FEET TO STATION 268 PLUS 10.7, THE POINT OF TANGENT; THENCE S. 42° 20' E., 233.1 FEET TO STATION 270 PLUS 43.8, THE POINT OF CURVE OF 10° CURVE TO THE RIGHT; THENCE FOLLOWING THE ARC OF SAID 10 DEGREE CURVE TO THE RIGHT A DISTANCE OF 193.0 FEET TO STATION 272 PLUS 36.8, THE POINT OF TANGENT; THENCE S. 23° 02' E., A DISTANCE OF 30 FEET, MORE OR LESS, TO THE DITCH OF THE CENTER IRRIGATION DISTRICT.

PRELIMINARY PLAT–GOLD FORK RIVER ESTATES SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED IN
THE NW1/4, SW1/4 OF SECTION 29
T.16N, R.4E, B.M.
VALLEY COUNTY, IDAHO
2021

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	234.82	N56° 13' 26"E
L2	143.16	N85° 26' 37"E
L3	60.70	S18° 34' 28"E
L4	81.30	S61° 18' 40"E
L5	592.81	S42° 59' 28"E
L6	142.20	S89° 48' 27"E
L7	95.53	S89° 48' 27"E
L8	99.99	S39° 39' 43"E
L9	54.55	N17° 53' 44"W
L10	409.26	N37° 48' 33"W
L11	12.66	S59° 54' 40"E
L12	421.52	S37° 48' 33"E
L13	12.49	S17° 53' 44"E
L14	113.96	S28° 42' 33"W

PROPERTY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	227.88	345.00	37.85	S20° 44' 21"E	223.76
C2	30.26	135.00	12.84	S8° 14' 18"E	30.20
C3	50.55	35.00	82.75	S34° 26' 18"W	46.27
C4	52.71	35.00	86.29	N61° 02' 27"W	47.87
C5	119.21	343.00	19.91	N27° 51' 09"W	118.61
C6	31.27	35.00	51.19	N12° 12' 45"W	30.24
C7	265.25	60.00	253.30	S66° 44' 11"W	96.28
C8	28.16	73.00	22.10	S48° 51' 37"E	27.99
C9	94.88	273.00	19.91	S27° 51' 09"E	94.41
C10	76.29	35.00	124.90	S44° 33' 08"W	62.06
C11	387.94	295.00	75.35	S66° 22' 55"W	360.58



NOTES:

1. THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:

   GOLD FORK LLC
   161 RANCH DRIVE
   BOERNE, TX 78015

2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:

   DUNN LAND SURVEYS, INC.
   25 COYOTE TRAIL
   CASCADE, ID 83611

3. THE EXISTING ZONING IS FOREST LAND.
4. THE TOTAL AREA FOR THE SITE IS APPROXIMATELY ±43.92 ACRES.
5. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
6. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS
7. THE WETLAND BOUNDARIES SHOWN ON THE DRAWING ARE APPROXIMATE AND MAY CHANGE UPON FURTHER REVIEW.

DEVELOPMENT DATA:

PROPERTY AREA	43.92 ACRES
PRIVATE ROAD RIGHT-OF-WAY AREA	1.28 ACRES
LOT(S) AREA	26.98 ACRES
OPEN SPACE	15.66 ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1325C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE A
BASE FLOOD ELEVATION(S): 4873.00
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND:

- SUBDIVISION BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- ROAD CENTER LINE
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- APPROXIMATE FLOODPLAIN BOUNDARY
- APPROXIMATE EDGE OF WATER WAY
- APPROXIMATE EDGE OF CREEK
- FOUND BRASS CAP
- APPROXIMATE WETLAND AREA

NO.	REVISION	BY	DATE

DESIGN: GTT
DRAWN: AMD
CHECKED: GTT
APPROVED: GTT

CRESTLINE ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

GOLD FORK RIVER ESTATES SUBDIVISON
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

VERIFY SCALE
BAR IS ONE INCH ON FULL SIZE DRAWING
0 1"

PROJECT	20043
DATE	6/30/2021
DRAWING NO.	SHEET NO.
EX-1	1 OF 4

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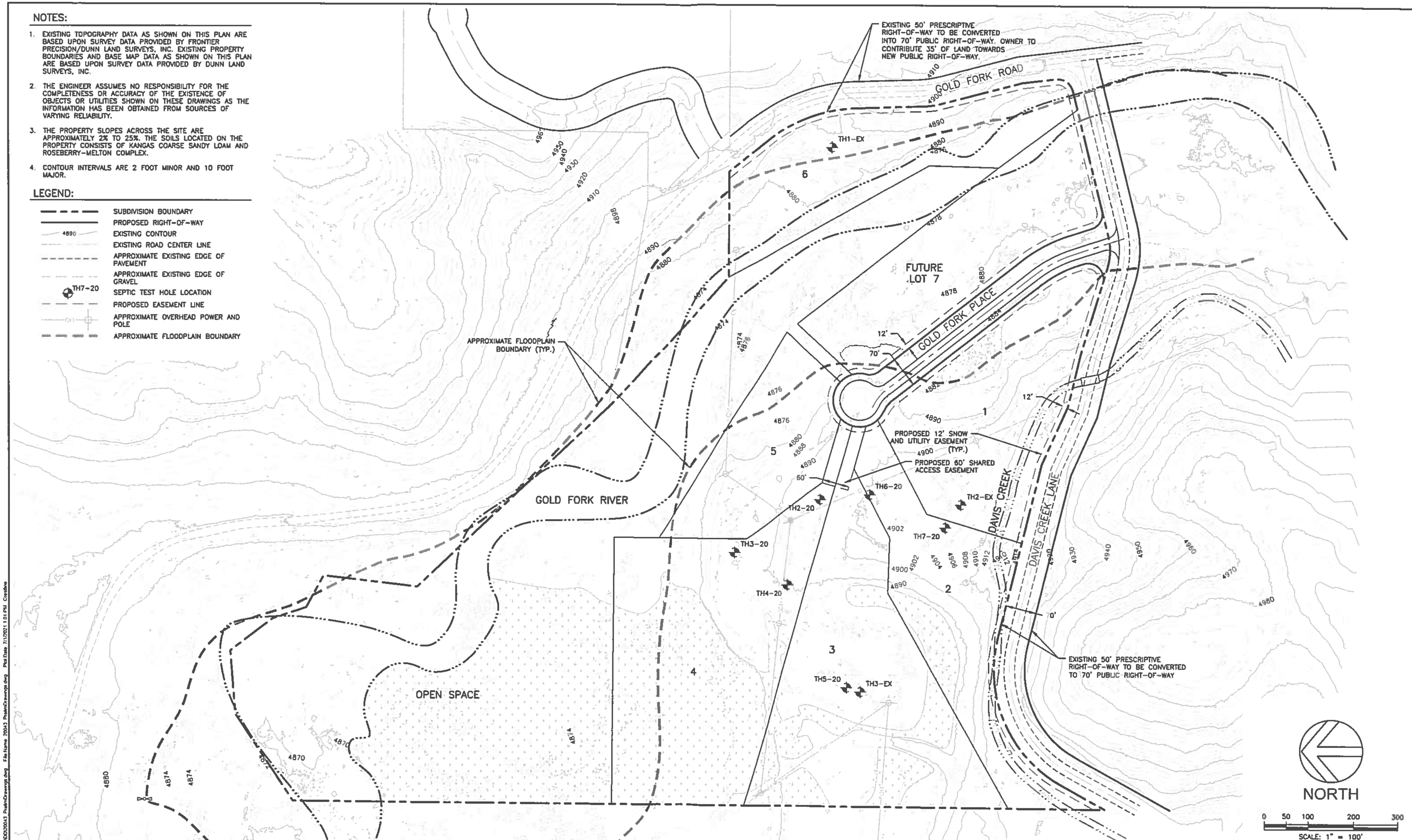
NOTES:

1. EXISTING TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY FRONTIER PRECISION/DUNN LAND SURVEYS, INC. EXISTING PROPERTY BOUNDARIES AND BASE MAP DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEYS, INC.
2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF OBJECTS OR UTILITIES SHOWN ON THESE DRAWINGS AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
3. THE PROPERTY SLOPES ACROSS THE SITE ARE APPROXIMATELY 2% TO 25%. THE SOILS LOCATED ON THE PROPERTY CONSISTS OF KANGAS COARSE SANDY LOAM AND ROSEBERRY-MELTON COMPLEX.
4. CONTOUR INTERVALS ARE 2 FOOT MINOR AND 10 FOOT MAJOR.

LEGEND:

SUBDIVISION BOUNDARY
PROPOSED RIGHT-OF-WAY
4890 EXISTING CONTOUR
EXISTING ROAD CENTER LINE
APPROXIMATE EXISTING EDGE OF PAVEMENT
APPROXIMATE EXISTING EDGE OF GRAVEL
TH7-20 SEPTIC TEST HOLE LOCATION
PROPOSED EASEMENT LINE
APPROXIMATE OVERHEAD POWER AND POLE
APPROXIMATE FLOODPLAIN BOUNDARY



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NO.	REVISION	BY	DATE	
				DESIGN GTT
				DRAWN AMD
				CHECKED GTT
				APPROVED GTT

CRESTLINE ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
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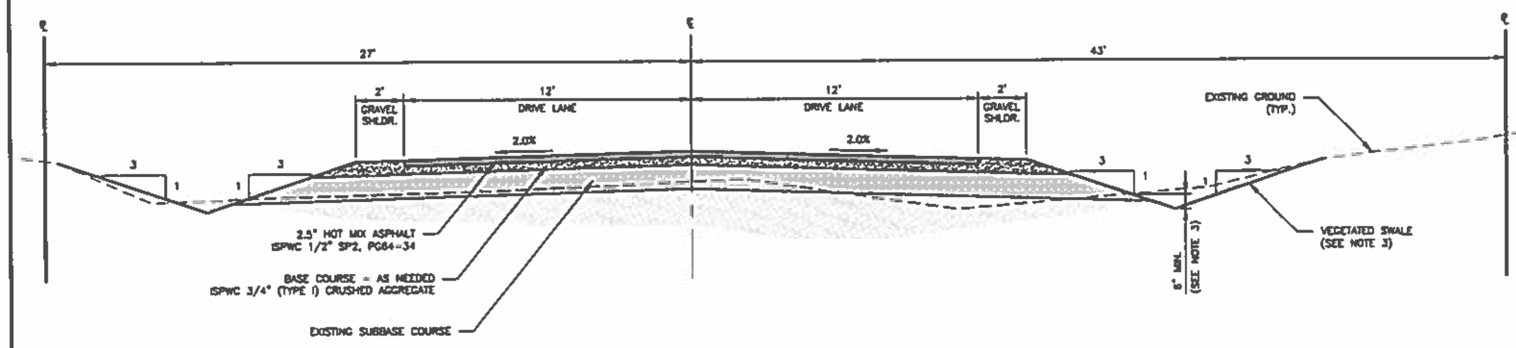
GOLD FORK RIVER ESTATES SUBDIVISON
VALLEY COUNTY, IDAHO

EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

VERIFY SCALE
BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"

PROJECT	20043
DATE	6/30/2021
DRAWING NO.	SHEET NO.
EX-2	2 OF 4



NOTES:

1. ROADWAY SECTION TO CONFORM TO VALLEY COUNTY MINIMUM STANDARDS FOR PRIVATE ROAD DESIGN AND CONSTRUCTION REQUIREMENTS.
2. COMPACTION AND TESTING FOR ALL AGGREGATE BASE/SUBBASE MATERIAL SHALL BE IN ACCORDANCE WITH ISPWC SECTION 802.
3. VEGETATED SWALE TO BE A MINIMUM OF 6" BELOW THE BOTTOM SUBBASE. REVEGETATE USING NATIVE GRASS MIXTURE.

C800 TYP — ROADWAY TYPICAL SECTION – ASPHALT ROADWAY

SCALE: 1" = 4'

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NO.	REVISION	BY	DATE

DESIGN AMD
DRAWN AMD
CHECKED GTT
APPROVED GTT

PRELIMINARY DRAFT NOT FOR CONSTRUCTION

CRESTLINE ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

GOLD FORK RIVER ESTATES SUBDIVISON
VALLEY COUNTY, IDAHO

CIVIL TYPICAL DETAILS

VERIFY SCALE
BAR IS ONE INCH ON FULL SIZE DRAWING
0 1"

PROJECT	20043
DATE	6/30/2021
DRAWING NO.	SHEET NO.
EX-4	4 OF 4