



October 11, 2022

Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning Administrator  
219 North Main Street  
PO Box 1350  
Cascade, Idaho 83611

Subject: Hidden Valley Subdivision – Final Plat Submittal Letter

Dear Cynda,

This purpose of this letter is to request the Hidden Valley Subdivision Final Plat be placed on the November 10, 2022 Valley County Planning and Zoning Meeting Agenda. The Hidden Valley Subdivision Final Plat substantially complies with the Preliminary Plat from recorded C.U.P. 21-44. Financial Guarantees are in place for Idaho Power and shared trench construction and have been paid in full (See Declaration of Installation of Utilities No. 3 and 4). No other financial guarantees exist as construction of the other required improvements are anticipated to be completed by Fall 2022. A formal Wildland Urban Interface Fire Protection Plan was not warranted however, from C.U.P. 21-44, the private road will be constructed, a water storage tank will be installed, and disturbed areas will be revegetated following the Wildfire Mitigation Plan. Below you will find the list of Conditions of Approval from C.U.P. 21-44 and a response stating how each condition has been substantially met.

#### Conditions of Approval

1. *The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.*

Response: None, understood.

2. *Any change in the nature or scope of land use activities shall require an additional Condition Use Permit.*

Response: There have been no changes in the nature or scope of land use.

3. *The Final Plat shall be recorded within two years or this permit will be null and void. The Final Plat must be recorded by January 25, 2024.*

Response: It is anticipated that the Final Plat will be recorded prior to the date above.

4. *The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations to be construed as permission to operate in violation of any statute or regulations. Violations of these laws, regulations, or rules may be grounds for revocation of the Conditional Use Permit or Grounds for suspension of the Conditional Use Permit.*

Response: None, understood.

5. *Must have an approved stormwater management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.*

Response: Site Grading and Stormwater management was designed by Crestline Engineers, Inc. and approved by the Valley County Engineer on May 20, 2022. Approval letter is attached.

6. *Must bury conduit for fiber optics in the roadway.*

Response: Fiber optics conduit is anticipated to be installed in conjunction with Idaho Power as part of a shared trench project. See Declaration of Installation of Utilities No. 3 and 4.

7. *A declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at time of recordation.*

Response: See note 4 on Final Plat. See attached Declaration of Installation of Utilities

8. *A letter of approval is required from McCall Fire District prior to recording the Final Plat.*

Response: A letter from McCall Fire District will be submitted prior to recording the Final Plat.

9. *Must have approval letter from Lake Fork Irrigation District.*

Response: Owner/Developer will work with Lake Irrigation District to obtain an approval letter prior to recording Final Plat.

10. *All lighting shall comply with the Valley County Lighting Ordinance.*

Response: See article 2.5 in the draft CCR's.

11. *CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device*

Response: See articles 2.5, 2.6, 2.6.1, 2.6.2, and 2.7 in the draft CCR's.

12. *Shall place addressing numbers at each driveway and each residence.*

Response: See article 2.10 in the Draft CCR's.

13. *Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.*

Response: The Owner/Developer has met with Staff and the Valley County Road Director and/or Board of County Commissioners. A draft agreement is being finalized and will be executed prior to recordation of the Final Plat.

14. *The following note shall be placed in the notes on the face of the Final Plat: "The Valley County Board of County Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."*

Response: See note 9 on the Final Plat.

15. *CCR's shall require additional soundproofing in new construction and require written notice to homeowners about the airport's existing flight paths as well as possibility of noise impacts.*

Response: See article 3.3 in the draft CCR's.

16. *CCR's shall require a Form 7460-1 Notice of Proposed Construction or Alteration be submitted by the developer of the subdivision for excavation and by each lot owner at the time of any building construction to be included in the building permit application to Idaho Transportation Department.*

Response: See article 3.2 in the draft CCR's.

17. *Shall record and reference in the notes on the face of the Final Plat an Airport Overlay Agreement that includes the following: Avigation Easement negotiated by the developer of the subdivision with the City of McCall that will apply to all future landowners with restrictions that do not go beyond the example from ITD Aeronautics, included in the record. This easement should detail height limitations on specific lots, along with the building envelopes, and be included in the CCR's. Lot owners should be directed to submit the easement with building permits.*

Response: A draft of a McCall Municipal Airport Surface and Overhead Avigation Easement and Right-of-Way has been included in the submittal.

18. *Lots 1, 2, and 3 must access Norwood Road from the private road right-of-way.*

Response: Lots 1, 2, and 3 access Norwood Road from the private road right-of-way as shown within note 2 of the Final Plat.

19. *The Hamblin easement must be changed in order to allow access for Lot 4. If not changed, an alternative access for Lot 4 must be provided.*

Response: An alternative access for Lot 4 is shown on the Final Plat along the lot lines of Lot 2 and Lot 3 as a Driveway and Utility Easement.

20. *Note on plat: "If requested by neighbors, must transport irrigation water through site into perpetuity, per Idaho Code.*

Response: See note 10 on Final Plat.

21. *Must show ditch easement(s) on the plat or alternative lines.*

Response: A fifteen (15') foot irrigation easement is shown on the Final Plat across Lot 4, along with the Clara Foltz ditch Easement.

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

Sincerely,



Robert Pair, E.I.T.  
Associate Engineer

Cc: Clay Szeliga, Owner/Applicant  
Ralph Miller, Surveyor, Secesh Engineering  
Devon Spikard, Client Attorney

Enclosures:

1. 3 – Full size copies of Final Plat (2 Sheets)
2. 10 copies 11"x17" copies of Final Plat (2 Sheets)
3. Lot and Subdivision Closure Sheets
4. Declaration of Installation Utilities – Draft
5. CCR's – Draft
6. Avigation Easement – Draft
7. Approval Letter for Site Grading/Storm Water Management from Valley County Engineer

**DECLARATION OF INSTALLATION OF UTILITIES  
FOR HIDDEN VALLEY SUBDIVISION  
VALLEY COUNTY, IDAHO**

This **DECLARATION** is made this \_\_\_\_ day of \_\_\_\_\_, 2022, by **EDWARD CLAY SZELIGA**, who is the owner of certain lands located in Valley County, Idaho, which are platted as Hidden Valley Subdivision.

**WHEREAS**, on \_\_\_\_ day of \_\_\_\_\_, 2022, Edward Clay Szeliga filed of record with the Office of the Recorder of Valley County, Idaho, as Instrument No. \_\_\_\_\_ in Plat Book \_\_\_\_, on Page \_\_\_\_, the Final Plat for Hidden Valley Subdivision (hereinafter "Final Plat");

**WHEREAS**, Edward Clay Szeliga is the Owner of the real property contained in said Final Plat ("Hidden Valley Subdivision");

**WHEREAS**, the purpose of this Declaration is to describe the utilities which will be placed in Hidden Valley Subdivision, the schedule for completion of such utilities, and the entity with responsibility for construction of such utilities;

**NOW, THEREFORE**, Edward Clay Szeliga hereby states and declares as follows:

1. **Sewage Disposal:** Sewage disposal for each lot in Hidden Valley Subdivision will be supplied by means of individual septic/drainfield systems, installation and maintenance of which shall be the sole and exclusive responsibility of lot owners. Permits therefore shall be required from Central District Health Department.
2. **Potable Water:** Water for each lot will be supplied by means of individual wells, installation and maintenance of which shall be the sole and exclusive responsibility of lot owners.
3. **Power:** Installation of electrical power to all lots in Hidden Valley Subdivision has been contracted and paid for by Declarant and will be installed by Idaho Power in the Spring of 2023.

**5. Responsibility for Construction:** Responsibility for the costs of construction of the aforesaid utilities is specified above. VALLEY COUNTY HAS NO RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, MAINTENANCE REPAIR, REPLACEMENT, OR OPERATION OF ANY OF THE AFORESAID UTILITIES.

Edward Clay Szeliga

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me, \_\_\_\_\_,  
a Notary Public in and for the State of \_\_\_\_\_, personally appeared CLAY  
SZELIGA, known or identified to me to be the person whose name is subscribed to the foregoing  
instrument and acknowledge to me that he executed the same.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**After Recording Return to:**

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

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS**

**FOR**

**HIDDEN VALLEY SUBDIVISION**

(Lots 1 Through 4)

**THIS DECLARATION** made on the date hereinafter set forth by Edward Clay Szeliga, hereinafter referred to as "Declarant".

**WITNESSETH**

**I.**

Declarant is the owner of certain property in Valley County Idaho more particularly described as:

Lots 1-4 of the Hidden Valley Subdivision, according to the official plat thereof recorded in the real property records of Valley County, Idaho, as Instrument No. \_\_\_\_\_.

**II.**

Declarant is in the process of dividing the above described property into for parcels, and has received preliminary approval for said subdivision – Valley County C.U.P. 21-44, Hidden Valley Subdivision.

**III.**

Declarant deems it desirable in furtherance of the purposes set out herein to establish these covenants and restrictions which shall apply to all real property contained in the development.

**NOW THEREFORE**, Declarant hereby declares that all of the properties described



above shall be held, sold and conveyed subject to all easements, reservations, covenants, conditions, and restrictions as shown on the recorded plat of Hidden Valley Subdivision which are declared for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

## **ARTICLE I**

### **Definitions**

**"Owner":** Shall mean and refer to the record owner, including contract purchasers, whether one or more persons or entities, of the fee simple title to any lot which is part of the properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

**"Properties":** Shall mean and refer to that certain real property hereinbefore described.

**"Lot":** Shall mean and refer to any plot or parcel of land shown on any recorded subdivision map of the properties.

## **ARTICLE II**

### **General and Specific Obligations and Restrictions**

The Lots in the Hidden Valley Subdivision may be used for all lawful purposes subject to the following restrictions:

**2.1 Compliance with Laws:** All activity within the Hidden Valley Subdivision shall comply with the laws and ordinances of the United States of America, the State of Idaho, and Valley County.

**2.2 Nuisances:** No noxious, illegal, or seriously offensive activities shall be carried on or upon any Lot, or any part of Hidden Valley Subdivision, nor shall anything be done thereon which may be or may become a serious annoyance or a nuisance to any Owner, or which may in any way interfere with the quiet enjoyment of each of the Owners of his or her respective Lot(s).

**2.3 No Single-wide Manufactured Homes:** Single-wide manufactured homes shall not be allowed as a permanent residence on the property.

**2.4 No Storage/Junk Yard:** No owner shall store inoperable motor vehicles or equipment on their Lot. All vehicles and equipment on a Lot shall be limited in number and stored in a manner that is not objectionable to a reasonable owner of any Lot in the



Hidden Valley Subdivision.

**2.5 Lighting:** All exterior lights shall comply with the Valley County Lighting Ordinance (Title 6, Chapter 2), any requirements established by the FAA, the City of McCall, or other jurisdiction having authority, and must comply with the Avigation Agreement described in Article III, below.

**2.6 Wildfire Prevention:** Each owner shall take reasonable measures to mitigate wildfire on their Lot. Such measures may include re-vegetation of native grasses, installation of sod and other appropriate landscaping, and grading to improve upon existing pastureland conditions. Other wildfire prevention measures for the subdivision include:

**2.6.1 Fire Suppression Water Storage Tank:** Hidden Valley Subdivision is equipped with a water storage tank for fire suppression needs, which is available for use by the McCall Fire Department. Each owner is equally responsible for maintaining the fire suppression storage tank in a good and workmanlike manner and shall be responsible for maintaining adequate water levels within the same.

**2.6.2 Wood Burning Device Limits:** Each Lot in the Hidden Valley Subdivision is limited to one wood burning device.

**2.7 Noxious Weeds:** Each owner shall prevent and eradicate any noxious weeds on their Lot. Owners are hereby notified that neglect or failure to control noxious weeds may lead to enforcement by Valley County pursuant to County Code of Valley County Idaho, Title 3, Chapter 3.

**2.8 Sewage Disposal Systems:** Sewage disposal for each Lot shall be supplied by means of individual septic/drainfield systems. Permits therefore shall be required from Central District Health Department. Installation and maintenance of said systems shall be the responsibility of each individual Lot owner.

**2.9 Piper Place:** All Lots shall access any residence in the subdivision from Piper Place, a private right of way. Lot owners shall be equally responsible for the maintenance and upkeep of Piper Place. No owner shall impact the use of Piper Place by another owner, and shall ensure that snow plowing of their driveways shall not result in the obstruction of Piper Place.

**2.10 Address Numbers:** Each owner must place addressing numbers in a clearly visible location at the entrance of the driveway to their Lot and on or near their residential dwelling.

## ARTICLE III

### FAA Regulations and Compliance

**3.1 Notice and Compliance with Airport Conditions.** Each Owner is hereby notified that each Lot exists within designated FAA flight paths and controlled air space. Accordingly, each Lot may be limited as to building height and location, and no improvements can be constructed on a Lot without prior approval from jurisdictions having authority thereover. The current maximum building height within each Lot's FAA Analyzed Building Site is set forth in **Exhibit A**, attached hereto. Each owner must abide by all FAA and City of McCall requirements relating to the operation of the McCall Municipal Airport.

**3.2 Form 7460-1 Required.** At least forty-five (45) days prior to any new construction activity an Owner must submit FAA Form 7460-1 to the FAA's Obstruction Evaluation Group. Further information and the form can be found at:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

**3.3 Soundproofing Required.** Each Owner must install soundproofing within their respective dwellings to mitigate against noise exposure from the McCall Municipal Airport and its associated flight paths. The FAA provides guidance for such soundproofing through its Airport Noise Compatibility Planning under 14 CFR Part 150.

**3.4 Lighting Requirements and Limitations.** The City of McCall and the FAA may require certain obstruction lighting for improvements constructed on each Lot. Further, certain lighting, such as directional or upward facing lights, may be prohibited on each Lot.

**3.5 Avigation Easement.** All Lots in the Hidden Valley Subdivision are subject to that certain McCall Municipal Airport Surface and Overhead Avigation Easement and Right of Way, a copy of which is attached hereto as **Exhibit B**.

## **ARTICLE IV**

### **General Provisions**

**4.1 Enforcement:** Any affected Owner of a Lot in the subdivision shall have full rights to enforce the covenants and restrictions contained herein. No failure to prosecute any person for any violation or attempted violation shall be deemed a waiver of a right to enforce any such violations by the same person or other persons. The prevailing party shall be entitled to recover costs and a reasonable attorney's fees, both trial and appellate, in any such proceeding.

**4.2 Conflict:** In the case of conflict between these restrictions and any zoning ordinance of any governmental body, the more restrictive shall prevail.

**4.3 Severability:** Invalidation of any part of the restrictions shall in no way affect the remaining restrictions.

**4.4 Binding Effect:** The provisions herein shall be binding upon and inure to the benefit of the successors, heirs, and assigns of the owners and all Lot purchasers, users and owners.

**4.5 Term:** This Declaration shall run for the benefit of each of the Lots affected and shall control the use of the Lots for a period of twenty (20) years from the date the declaration is recorded, after which time they shall automatically be extended for successive periods of ten (10) years.

**4.6 Amendment:** Except as specifically set forth herein, this Declaration may be amended by an instrument signed by each Declarant to the extent that Declarant is the owner of any Lots, and by the owners of not less than 75% of the Lots of the subdivision not owned by either Declarant. Upon execution, the instrument shall be recorded in the Official Records of Valley County, Idaho.

IN WITNESS WHEREOF, Declarants have executed this instrument on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
CLAY SZELIGA, Declarant

STATE OF \_\_\_\_\_)  
: ss  
County of \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared EDWARD CLAY SZELIGA known to me or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

Recording Requested By and  
When Recorded Return to:

City Clerk  
City of McCall  
216 East Park Street  
McCall, Idaho 83638

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For Recording Purposes Do  
Not Write Above This Line

**MCCALL MUNICIPAL AIRPORT  
SURFACE AND OVERHEAD AVIGATION EASEMENT  
AND RIGHT-OF-WAY**

This Easement and right-of-way is granted to the City of McCall (hereinafter "City") and all future users of the McCall Municipal Airport (hereinafter "Airport") for the purposes of flight by EDWARD CLAY SZELIGA (hereinafter "Grantor") without any duress or coercion. It is supported by good and valuable consideration, the sufficiency of which is acknowledged by Grantor. This Easement shall be effective upon the recording of the Final Plat for the Hiden Valley Subdivision, Valley County CUP No. 21-44. It is permanent and non-exclusive.

Grantor acknowledges that its property is located near a busy Airport which is important both to the City of McCall and users of the Airport. Grantor further acknowledges that the terms and conditions of this Easement are reasonable and are aimed at the continued safe use of the McCall Airport and its users. Accordingly, Grantor, for itself, its assigns and successors in interest grants the following appurtenant rights, conditions and benefits to the City of McCall and to all persons using the Airport without limitation to the time or frequency of use of the Airport:

1. The unobstructed use and passage of all types of aircraft in and through the Airport's airspace at any height or altitude above the

surface of Grantor's land described in Exhibit A which is attached hereto and is incorporated herein by reference. As used in this Easement, the term "aircraft" means devices designed to transport persons or property through the air including, but not limited to, those which are propelled by jet(s) or propeller, whether civil or military, commercial, public or privately owned. The term "aircraft" also includes sailplanes, gliders, lighter-than-air balloons and helicopters.

2. The right of said aircraft to cause noise, vibrations, fumes, deposits of dust, fuel particles (incidental to the normal operation of aircraft); fear, interference with sleep or communication, and any other effects associated with the normal operation of aircraft taking off, landing or operating in the vicinity of the Airport.
3. The right of said aircraft to utilize the Airport or the airspace surrounding it without respect to the frequency of use, the time of day or night, the height above the ground used by said aircraft, the type of aircraft and the proximity of flight near or over Grantor's property burdened by this Easement.

Grantor, on behalf of itself and its assigns and successors in interest, will, as a material part of this Easement provide a copy of this Easement to all of its assigns and successors in interest before the passing of title.

Grantor further expressly agrees for itself, its successors and assigns to restrict the height of structures, objects of natural growth and other obstructions on Grantor's Property to a height in compliance with Title 14 CFR Part 77, *Safe, Efficient Use and Preservation of the Navigable Airspace*, as amended from time-to-time, and to file with the FAA a Form 7460-1 when required by the United States Code of Federal Regulations.

This Easement and right-of-way additionally grants to Grantee the continuing right to prevent the erection or growth upon Grantor's Property of any building, structure, tree, machine or other object that extends into the airspace above said Property in excess of the heights allowed by the United States Code of Federal Regulations or objects or

structures which create glare, lights or reflectors which might interfere with a pilot's vision.

Grantor expressly agrees for itself, its successors and assigns to prevent any use of Grantor's Property which would interfere with landing or taking off of aircraft at the Airport, or otherwise constitute an Airport hazard. Such hazards include uses that create electrical interference with navigational signals or radio communication between the Airport and aircraft, make it difficult for pilots to distinguish between Airport lights and other lights, result in glare in the eyes of pilots using the Airport, impair visibility in the vicinity of the Airport, create or build water features or ponds that are bird attractants which may cause bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the Airport.

Grantor and its successors and assigns does hereby fully waive damages, claims for damages and causes of action, including injunctive relief, which they may now have or which they may have in the future against Grantee and the Airport users due or alleged to be due to noise, vibrations, fumes, dust and fuel particles or any other condition or effect that may be caused or may have been caused by the lawful operation of aircraft landing at, taking off from or operating at, near or from the Airport.

TO HAVE AND TO HOLD said Easement and right-of-way, and all rights appertaining thereto unto Grantee, its successors and assigns, until McCall Municipal Airport shall be abandoned and shall cease to be used for public airport purposes. It is understood and agreed that all provisions herein shall run with the land and shall be binding upon Grantors, their heirs, administrators, executors, successors and assigns until such time that the Easement is extinguished.



NOTICES between the parties may be made by personal delivery or by United States mail, postage pre-paid, registered or certified, with return receipt requested, or by telegram, facsimile transmission or mail-o-gram or by recognized courier delivery (*e.g.* Federal Express, UPS, DHL, etc.) addressed to the parties, as the case may be, at the address set forth below or at such other addresses as the parties may subsequently designate by written notice given in the manner provided in this section. The parties are required to provide any change of address to each other.

Grantee: McCall Municipal Airport  
Attn: Airport Manager  
216 East Park Street  
McCall, Idaho 83638

Copy To: City of McCall  
Attn: City Clerk  
216 East Park Street  
McCall, Idaho 83638

Grantor: EDWARD CLAY SZELIGA  
200 Swiftwater Blvd  
Cle Elum, WA 98922



**GRANTEE: CITY OF MCCALL, IDAHO**

By: \_\_\_\_\_  
Robert S. Giles, Mayor

Attest: \_\_\_\_\_  
BessieJo Wagner, City Clerk

STATE OF IDAHO                    )  
  : ss  
County of Valley                 )

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said State, respectively of the CITY OF MCCALL, IDAHO, known to me or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same and were so authorized to do so on behalf of the City of McCall, Idaho.

\_\_\_\_\_  
Notary Public for Idaho  
Commission Expires: \_\_\_\_\_

**GRANTOR:**

\_\_\_\_\_  
EDWARD CLAY SZELIGA

STATE OF \_\_\_\_\_)  
  : ss  
County of \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared EDWARD CLAY SZELIGA known to me or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

SENT VIA EMAIL

May 20, 2022

Parametrix No. 314-4875-001 Task 02.91

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

Re: Hidden Valley Subdivision – Final Grading and Drainage Plans and Stormwater Drainage Report

Dear Cynda:

We have reviewed the above referenced documents against the current Valley County (VC) standards. Per our review, the grading and drainage plans and stormwater report meet the standards and requirements; therefore, we are recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX  
Valley County Engineer



Paul Ashton, P.E.

cc: Project File

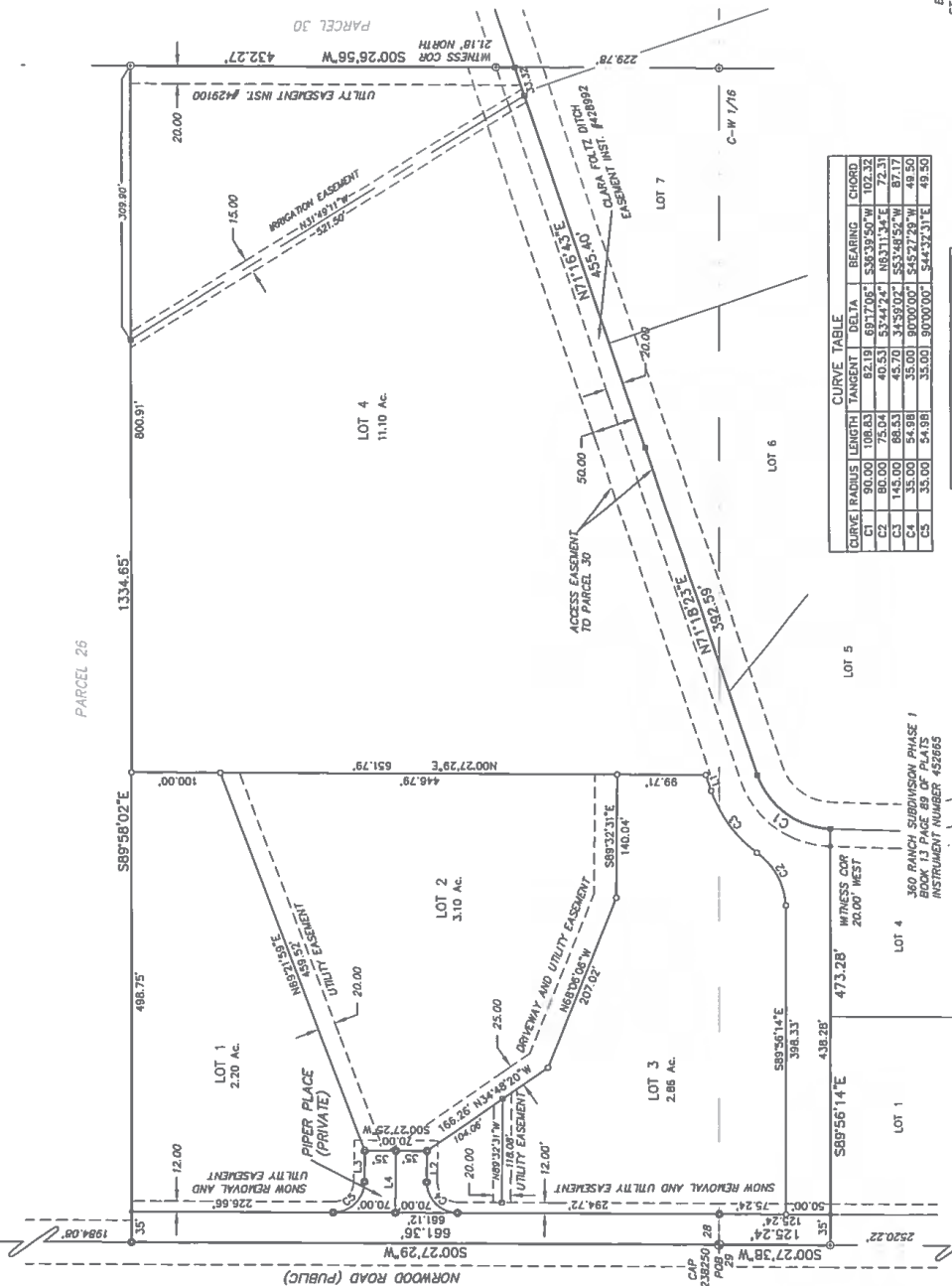
Anthony Dini, EIT, Crestline Engineers

*inspire people inspire solutions making a difference.*

# HIDDEN VALLEY SUBDIVISION

Located in  
W 1/2 Section 28, T.18N., R.3E., B.M.  
Valley County, Idaho

20 21  
Found Brass Cap  
C&P Inst. #130226 29 28



CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	90.00	108.83	82.19	69°17'05"
C2	80.00	75.81	40.50	53°44'24"
C3	100.00	125.66	100.00	90°00'00"
C4	35.00	54.98	35.00	90°00'00"
C5	35.00	54.98	35.00	90°00'00"

LINE TABLE	
LINE	BEARING
L1	N11°16'43"E
L2	S89°56'14"E
L3	S89°56'31"E
L4	S89°56'31"E

## HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50 CHAPTER 13 HAVE BEEN SUSTAINED. SANITARY RESTRICTIONS MAY BE REMOVED IN ACCORDANCE WITH IDAHO CODE TITLE 50 CHAPTER 13 SECTION 50-122A BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

## SURVEY NARRATIVE

- This plot is filed to create 4 lots from Parcel 27 of McCall Ranch, an unplatted development shown on Record of Survey in Book 14 of Page 25. The boundary of the development was derived from record documents along with found monuments as shown on this plot.
- Record Documents:  
Record of Survey Book 14 Page 130, Instrument Number 441746  
Record of Survey Book 14 Page 25, Instrument Number 429001  
360 Ranch Subdivision Phase 1 Book 13 Page 89, Instrument Number 452665

## NOTES:

- All Lots shall be subject to the Declaration of Covenants, Conditions, Restrictions and Easements for the Hidden Valley Subdivision, as recorded with the Office of Recorder of Valley County, Idaho, Instrument Number \_\_\_\_\_.
- All Lots shall be accessed from Piper Place.
- Piper Place and its right of way as depicted on this Plot is private, and, after completion, it shall be owned and controlled by the Hidden Valley Property Owners Association, Inc. as further provided in the Private Road Declaration which is being recorded concurrently with this Plot with the Office of Recorder of Valley County, as Instrument Number \_\_\_\_\_.
- Utilities will be completed as provided in the Declaration of Installation of Utilities, which is being recorded concurrently with this Plot with the Office of Recorder of Valley County, Idaho, as Instrument No. \_\_\_\_\_.
- No additional domestic water supply shall be installed beyond the water system approved in the Sanitary Release.
- There shall be no further subdivision of any Lot shown on this Plot without the approval of the Health Authority.
- All Utility Easements shown on this plot are dedicated to Public Utilities.
- Flood zones shown on this plot are per FEMA FIRM panel #10085C 1001 Effective February 1, 2019  
Flood Zones: Zone X  
Base Flood Elevation: N/A  
Flood Zones are subject to changes by FEMA and all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.
- The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
- Hidden Valley Subdivision is subject to a Declaration of Water Delivery Easement, on file at the Office of Recorder of Valley County, Instrument Number 429034.  
Per Idaho Code, if requested by neighbors, Owners shall provide access through site to irrigation water into perpetuity.
- All lots are subject to the Surface and Overhead Access Easement with the City of McCall, recorded with the Office of Recorder of Valley County, Idaho, as Instrument Number \_\_\_\_\_.

## LEGEND

- SUBDIVISION BOUNDARY
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" X 30" REBAR MKD LS 8577
- SET 1/2" X 24" REBAR MKD LS 8577
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- ANGLE POINT - NOTHING SET
- EASEMENT LINE

SCALE: 1"=100'  
BEARINGS BASED ON GPS DERIVED  
STATE PLANE GRID, IDAHO WEST ZONE



SECESE ENGINEERING, INC.  
McCall, Idaho

NOT. 1 DISTRICT HEALTH DEPARTMENT, DHS

# HIDDEN VALLEY SUBDIVISION

Located in  
W 1/2 Section 28, T.18N., R.3E., B.M.  
Valley County, Idaho

## CERTIFICATE OF OWNER

A parcel of land, located in Section 28 T.18N., R.3E., B.M., more particularly described as follows:

BEGINNING at the west 1/4 corner of said Section 28 as shown on a Record of Survey filed in Book 14 at Page 25 of Surveys, Records of Valley County, Idaho; thence, along the west line of said Section 28,

- 1.) N.0°27'29"E., 661.36 feet to; thence, departing said section line,
- 2.) S.89°58'02"E., 1334.65 feet; thence,
- 3.) S.0°26'56"W., 432.27 feet to a point in Clara Foltz Ditch, thence, along said ditch,
- 4.) S.71°16'43"W., 455.40 feet; thence,
- 5.) S.71°18'23"W., 392.59 feet to a point on a tangent curve; thence,
- 6.) along said curve to the left having a radius of 90.00 feet, an arc length of 108.63 feet, through a central angle of 69°17'06", and a chord bearing and distance of S.36°39'50"W., 102.32 feet; thence, departing said Clara Foltz Ditch,
- 7.) N.89°56'14"W., 473.28 feet to a point on the west line of said Section 28; thence,
- 8.) N.0°27'38"E., 125.24 feet to the POINT OF BEGINNING.

CONTAINING 20.01 Acres, more or less.

That it is the intention of the undersigned to and they do hereby include said land in this Plat.  
Irrigation water has been provided from Lake Irrigation District in compliance with Idaho Code 31-3805(b). Lots within the subdivision will be entitled to irrigation water rights as stated in the Declaration of Covenants, Conditions, Restrictions and Easements for Hidden Valley Subdivision., as recorded with the Office of Recorder of Valley County, Idaho. Owners will be obligated for assessments from Lake Irrigation District.

By: \_\_\_\_\_  
EDWARD CLAY SZEJICA, OWNER

## ACKNOWLEDGMENT

STATE OF IDAHO, )  
COUNTY OF VALLEY, )  
(ss.  
)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, \_\_\_\_\_, a Notary Public in and for said State, personally appeared EDWARD CLAY SZEJICA, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

NOTARY PUBLIC FOR IDAHO  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

## CERTIFICATE OF COUNTY SURVEYOR

I, GEORGE BOWERS, REGISTERED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

VALLEY COUNTY SURVEYOR

## CERTIFICATE OF SURVEYOR

I, RALPH MILLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

RALPH MILLER  
IDAHO NO. 8577



## CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE \_\_\_\_\_  
COUNTY TREASURER

RP18NO3E284055

SECESH ENGINEERING, INC.  
McCall, Idaho