

January 15, 2023

Valley County
Planning & Zoning Department
P.O. Box 1350
219 North Main Street
Cascade, Idaho 83611

Project: Copper Rock Subdivision
Dawn Dr.
Donnelly, ID 83616

Subject: Final Plat Narrative - CUP 21-09

To Whom it may concern:

Biltmore Investments is requesting Plat approval for the Copper Rock Subdivision, a 15-lot single-family subdivision on approximately 4.15 acres and is a portion of parcel RP16N03E161805 in the SWSE Section 16, T.16N, R.3E, Boise Meridian, Valley County, Idaho. For this Plat, Lot 1 Block 2 and Lot 2 Block 2 are common lots with the sewer lift station and fire protection water tank that service the project. Lots are accessed from Dawn Drive with six shared driveways.

Building setbacks and dimensional standards in the subdivision shall be in compliance with the applicable zoning regulations of Valley County. Additionally, there shall be a no disturbance of land within the seven and a half (7.5) foot wide setback from Bureau of Reclamation Land to the West.

Currently, there is 1 remaining item to be completed from the Conditions of Approval list. The item remaining to be completed are;

- Item #7 - A letter of approval is required from Donnelly Rural Fire District
 - Idaho Power is delayed due to winter conditions in providing power lines to service the water tank and Sewer Lift Station. This item is needed to fully implement the Wildland Urban Interface Fire Protection Plan.
 - We are willing to Bond this item to proceed with Final Plat Approval.

Conditions of Approval from recorded CUP:

Biltmore...Built Better!

www.biltmoreco.com

1580 W. Cayuse Creek Dr.
Meridian, ID 83646



BILTMORE CO.

Conditions of Approval:

- Completed 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.
- Completed 2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
- Pending 3. The final plat shall be recorded within two years or this permit will be null and void.
- Completed 4. The issuance of this permit and these conditions will not relieve the applicant from

Conditional Use Permit

Page 1

complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation 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.

- Completed 5. Must have a storm water management plan approved by the Valley County Engineer prior to any excavation work being done.
- Completed 6. Must have approval from the Valley County Road Department prior to any work being done in the Valley County 50' prescriptive easement (roadway).
- Not Complete 7. A letter of approval is required from Donnelly Rural Fire District.
- Completed 8. CCR's should address lighting, wildfire prevention, and limit each lot to one wood burning device.

Biltmore...Built Better!



BILTMORE CO.

- Agreed 9. All lighting must comply with the Valley County Lighting Ordinance.
- Agreed 10. Shall place addressing numbers at each driveway and each building.
- Agreed 11. Must meet density requirements.
- Agreed 12. Shall place floodplain note on the final plat.
- Agreed 13. Shall place fiber optic conduit in road with utility lines if new utility lines are placed.
- Agreed 14. The final plat should be submitted 45 days before the Planning and Zoning Commission meeting.
- Agreed 15. Shall place a note on the face of the plat that states there shall be no disturbance of land within the 7 ½' setback to the BOR property, including hardened surfaces, decks, etc. Landscaping will be allowed, but there cannot be vegetation removal except for landscaping.
- Agreed 16. Stormwater management and pollution plan should be submitted for Lots 1-5 with the final plat showing review and approval by the Valley County Engineer.
- Agreed 17. A 70-foot dedicated public right-of-way along Dawn Drive will be platted in this subdivision.

END CONDITIONAL USE PERMIT

This project has met all but one of the Conditions of Approval from the recorded C.U.P. and we are willing to Bond any items to Commission deems remaining.

If you have any questions concerning this Plat Approval request, please contact me.

Respectfully,

Jason Polson
Biltmore Company



Biltmore...Built Better!

www.biltmoreco.com

1580 W. Cayuse Creek Dr.
Meridian, ID 83646

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
616 North 3rd Street Suite 101
McCall, ID 83638

Space Above This Line for Recorder's Use Only

File No.: 914437-MC (kt)

WARRANTY DEED

Date: October 26, 2020

For Value Received, **Kiser Family Limited Partnership, an Idaho limited partnership,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Biltmore Investment Group LLC, an Idaho limited liability company,** hereinafter called the Grantee, whose current address is **2400 W. Wapoot Dr., Meridian, ID 83646,** the following described premises, situated in **Valley County, Idaho,** to-wit:

ALL THAT CERTAIN PROPERTY LOCATED IN SECTION 16, TOWNSHIP 16 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

SE $\frac{1}{4}$ SE $\frac{1}{4}$;
E $\frac{1}{2}$; NE $\frac{1}{4}$ SE $\frac{1}{4}$;
E $\frac{1}{2}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$;
E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$;
E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT A POINT WHICH IS 150 FEET WEST OF THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 16, TOWNSHIP 16 NORTH, RANGE 3 EAST BOISE MERIDIAN, THENCE WEST 840 FEET, THENCE SOUTH 2190 FEET, THENCE IN A NORTHEASTERLY DIRECTION TO THE POINT OF BEGINNING.

P.1 of 3
JWK

This sale and transfer to Grantee includes 8 sewer hook ups to North Lake Sewer District which are appurtenant to the property described herein.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, the rights of the United States Government regarding Cascade Lake reservoir, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

*

*

*

*

P. 2 of 3
JWK

Kiser Family Limited Partnership, an Idaho limited partnership

By: Kiser Investments Inc, the General Partner of Kiser Family limited partnership

By: [Signature]
Name: James W. Kiser

Title: President

STATE OF Idaho)

ss.

COUNTY OF Valley)

On this 10/24/2020 before me, a Notary Public in and for said State, personally appeared **James W. Kiser, president of Kiser Investments Inc.**, known or identified to me to be the President of Kiser Investments, Inc which is known or identified to me to be the General Partner of Kiser Family Limited Partnership, and James W. Kiser is one of the partners in the partnership of **Kiser Family Limited Partnership, an Idaho limited partnership**, and the partner or one of the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

[Signature]
Notary Public of Idaho
Residing at: Residing: Cascade, ID
Commission Expires: Exp: 05/13/2021



P. 3 of 3
JWK



IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

April 22, 2022

BILTMORE COMPANY
1580 W CAYUSE CREEK DR
MERIDIAN ID 83646-4795

RE: Permit No. 65-24107

Permit Approval Notice

Dear Permit Holder(s):

The Department of Water Resources ("Department") has issued the enclosed permit authorizing you to establish a new water right. Please be sure to thoroughly review all the conditions of approval listed on your permit. The conditions include requirements that you must accomplish, such as timely submittal of proof of beneficial use or installation of a measuring device, as well as information about how your water use may be administered, such as regulation by a watermaster in a water district. Failure to comply with the conditions of approval may result in your permit lapsing or being canceled.

The permit is a PRELIMINARY ORDER issued pursuant to Rule 730 of the Department's Rules of Procedure (IDAPA 37.01.01.730). It can and will become a final order without further action by the Department unless a party petitions for reconsideration, files exceptions, or requests a hearing as described in the enclosed information sheet.

The final step in the water right process is issuance of a water right license. To receive a water right license, you must divert and use water to the full extent intended and submit a *Statement of Completion for Submitting Proof of Beneficial Use* by the date shown in condition no. 1 of your permit. The Department will send you a *Proof Due Notice* approximately 60 days prior to the date listed in condition no. 1 of your permit.

You may also require approvals from other Department programs, such as Ground Water Protection, Safety of Dams, or Stream Channel Protection, to accomplish your proposed development. Please call or visit any Department office or see the Department's website at idwr.idaho.gov for more information about these programs.

Please be advised that Idaho Code § 42-248, requires you or the owner of this water permit to maintain current ownership and address records on file with the

Department. Forms to file an assignment of permit and/or a change in the address of the permit owner are available from any Department office or at the Department's website at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please contact me at (208) 605-4624.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Storms", with a long horizontal flourish extending to the right.

Scott Storms
Water Rights Supervisor

Enclosure(s)

CERTIFICATE OF SERVICE

25/11
I hereby certify that on April ~~22~~²⁵, 2022, I served a true and correct copy of Permit to Appropriate Water No. 65-24107 by U.S. Mail, postage prepaid, to the following:

BILTMORE COMPANY (Current Owner)
1580 W CAYUSE CREEK DR
MERIDIAN ID 83646-4795

JEREMY AMAR (Representative)
2400 W WAPOOT DR
MERIDIAN ID 83646-5994



Scott Storms
Water Rights Supervisor

State of Idaho
Department of Water Resources
Permit to Appropriate Water
No. 65-24107

Priority: February 02, 2022

Maximum Diversion Rate: 1.00 CFS

This is to certify that

BILTMORE COMPANY 1580 W CAYUSE CREEK DR MERIDIAN ID 83646-4795

has applied for a permit to appropriate water from:

Source : GROUND WATER

and a permit is APPROVED for development of water as follows:

<u>Beneficial Use</u>	<u>Period of Use</u>	<u>Rate of Diversion</u>
IRRIGATION	04/15 to 10/31	1.00 CFS

Location of Point(s) of Diversion

GROUND WATER SE¼ SE¼, Sec. 16, Twp 16N, Rge 03E, B.M. VALLEY County

Place of Use: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
16N	03E	16				4.0									27.0			19.0	50.0

Total Acres: 50.0


Conditions of Approval

1. Proof of application of water to beneficial use shall be submitted on or before **May 01, 2027**.
2. Subject to all prior water rights.
3. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 3.0 afa per acre at the field headgate for irrigation of the place of use.
4. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
5. Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
6. The Director retains jurisdiction to require the right holder to provide purchased or leased natural flow or stored water to offset depletion of Lower Snake River flows if needed for salmon migration purposes. The amount of water required to be released into the Snake River or a tributary, if needed for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this permit.

State of Idaho
Department of Water Resources
Permit to Appropriate Water
No. 65-24107

This permit is issued pursuant to the provisions of Idaho Code § 42-204.

Signed this 22nd day of April, 2022



SCOTT STORMS
Water Rights Supervisor

State of Idaho
Department of Water Resources

Attachment to Permit to Appropriate Water

65-24107

This map depicts the IRRIGATION place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.

03E



- Point of Diversion
- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters

0 0.1 0.2 0.4 Miles



EXPLANATORY INFORMATION TO ACCOMPANY A PRELIMINARY ORDER

(To be used in connection with actions when a hearing was not held)

(Required by Rule of Procedure 730.02)

The accompanying order or approved document is a "Preliminary Order" issued by the department pursuant to section 67-5243, Idaho Code. **It can and will become a final order without further action of the Department of Water Resources ("department") unless a party petitions for reconsideration, files an exception and brief, or requests a hearing as further described below:**

PETITION FOR RECONSIDERATION

Any party may file a petition for reconsideration of a preliminary order with the department within fourteen (14) days of the service date of this order. **Note: the petition must be received by the department within this fourteen (14) day period.** The department will act on a petition for reconsideration within twenty-one (21) days of its receipt, or the petition will be considered denied by operation of law. See Section 67-5243(3) Idaho Code.

EXCEPTIONS AND BRIEFS

Within fourteen (14) days after: (a) the service date of a preliminary order, (b) the service date of a denial of a petition for reconsideration from this preliminary order, or (c) the failure within twenty-one (21) days to grant or deny a petition for reconsideration from this preliminary order, any party may in writing support or take exceptions to any part of a preliminary order and may file briefs in support of the party's position on any issue in the proceeding with the Director. Otherwise, this preliminary order will become a final order of the agency.

REQUEST FOR HEARING

Unless a right to a hearing before the Department or the Water Resource Board is otherwise provided by statute, any person aggrieved by any final decision, determination, order or action of the Director of the Department and who has not previously been afforded an opportunity for a hearing on the matter may request a hearing pursuant to section 42-1701A(3), Idaho Code. A written petition contesting the action of the Director and requesting a hearing shall be filed within fifteen (15) days after receipt of the denial or conditional approval.

ORAL ARGUMENT

If the Director grants a petition to review the preliminary order, the Director shall allow all parties an opportunity to file briefs in support of or taking exceptions to the preliminary order and may schedule oral argument in the matter before issuing a final order. If oral arguments are to be heard, the Director will within a reasonable time period notify each party of the place, date and hour for the argument of the case. Unless the Director orders otherwise, all oral arguments will be heard in Boise, Idaho.

CERTIFICATE OF SERVICE

All exceptions, briefs, requests for oral argument and any other matters filed with the Director in connection with the preliminary order shall be served on all other parties to the proceedings in accordance with IDAPA Rules 37.01.01302 and 37.01.01303 (Rules of Procedure 302 and 303).

FINAL ORDER

The Director will issue a final order within fifty-six (56) days of receipt of the written briefs, oral argument or response to briefs, whichever is later, unless waived by the parties or for good cause shown. The Director may remand the matter for further evidentiary hearings if further factual development of the record is necessary before issuing a final order. The department will serve a copy of the final order on all parties of record.

Section 67-5246(5), Idaho Code, provides as follows:

Unless a different date is stated in a final order, the order is effective fourteen (14) days after its service date if a party has not filed a petition for reconsideration. If a party has filed a petition for reconsideration with the agency head, the final order becomes effective when:

- (a) The petition for reconsideration is disposed of; or
- (b) The petition is deemed denied because the agency head did not dispose of the petition within twenty-one (21) days.

APPEAL OF FINAL ORDER TO DISTRICT COURT

Pursuant to sections 67-5270 and 67-5272, Idaho Code, if this preliminary order becomes final, any party aggrieved by the final order or orders previously issued in this case may appeal the final order and all previously issued orders in this case to district court by filing a petition in the district court of the county in which:

- i. A hearing was held,
- ii. The final agency action was taken,
- iii. The party seeking review of the order resides, or
- iv. The real property or personal property that was the subject of the agency action is located.

The appeal must be filed within twenty-eight (28) days of this preliminary order becoming final. See section 67-5273, Idaho Code. The filing of an appeal to district court does not itself stay the effectiveness or enforcement of the order under appeal.



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 N Hilton Street, Boise, ID 83706
(208) 373-0502

Brad Little, Governor
Jess Byrne, Director

November 2, 2022

Kevin Amar
Biltmore Company
1548 W. Cayuse Creek Dr., Suite 100
Meridian, ID 83646
[REDACTED]

Subject: NLRSD – Copper Rock Subdivision Lift Station (*Valley County*)
Plans and Specifications Approval

Dear Mr. Amar:

The referenced project appears to meet state of Idaho standards, and is approved based on the conditions listed below.

I. HEALTH CERTIFICATE

The Department of Environmental Quality (DEQ) recommends sanitary restrictions **remain in force** on Copper Rock (aka Osprey Pointe) and directs the land developer or owner, or their representative, to place the following Sanitary Restriction Health Certificate on the plat(s):

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 are in force. No owner shall construct any building, dwelling or shelter which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied.

The proposed subdivision will rely on this sanitary sewer lift station to convey wastewater to the North Lake Recreational Sewer & Water (NLRSD) wastewater treatment facility. As of the date of this letter, the lift station is not constructed. DEQ will not recommend the lifting of sanitary restrictions on this subdivision until the following conditions have been satisfied:

1. The record drawings for the completed lift station must be submitted to DEQ.
2. An Operation and Maintenance Manual for the lift station must be submitted to DEQ and approved.

At such time as these conditions have been fulfilled, and the lift station is fully operational, you may then submit to DEQ a written request to have sanitary restrictions removed from the subdivision.

II. STANDARD CONDITIONS

- A. All conditions of this letter must be met. The standard conditions on the Department of Environmental Quality (DEQ) review stamp are part of this approval. Supporting reports or documents are considered to be part of the approved documents.
- B. No work may begin until a copy of this approval letter and the plans and specifications bearing the DEQ approval stamp are delivered to and kept on the job site. As the project owner, you must ensure the contractor, the construction inspector, and the certifying engineer are aware of the approval conditions.
- C. This approval will be voided if: 1) construction is not completed by November 2, 2023; 2) the project is improperly constructed, operated, or maintained; or 3) the project fails to function as intended.
- D. No material deviations can be made from the approved plans without DEQ's prior written approval.
- E. Per the project documents, the land developer or owner or his representative shall ensure that an Idaho Licensed Professional Engineer provides supervision of construction and written documentation as follows.
- F. Within thirty (30) days after completion of construction, the land developer or owner or his representative shall provide DEQ with one of the following documents.
 - 1. Record plans and specifications prepared and sealed by the professional engineer responsible for observation on behalf of the owner. These plans and specifications shall depict significant deviations in the actual construction and illustrate alterations or modifications performed, based on as-built drawings provided by the contractor and field observations made by observer(s) under the direction of the professional engineer.
 - 2. If actual construction does not have significant deviations from the originally approved plans and specifications, the system owners may submit a written statement to DEQ to this effect, prepared and sealed by the professional engineer. This statement shall be based on as-built drawings provided by the contractor and field observations made by observer(s) under the direction of the professional engineer.

III. PROJECT SPECIFIC CONDITIONS:

- G. DEQ has not conducted design review for stormwater plans and specifications and has made no determination regarding whether the plans and specifications include appropriate best management practices (BMPs) to protect ground water and surface

water quality. DEQ reviews the locations of stormwater conveyances to determine public health and safety issues associated with construction of public drinking water systems.

If the construction phase of this project is anticipated to disturb one acre or more of land, or is part of a larger project that disturbs one acre or more of land, the project may be subject to regulation under the Idaho Pollutant Discharge Elimination System (IPDES) program administered by Idaho DEQ. Stormwater events that occur during construction should be managed according to the site specific Stormwater Pollution Prevention Plan and the other requirements of the general permit. Submittal of a Notice of Intent for permit coverage under the Construction General Permit can be completed here at the IPDES E-Permitting System: <http://www2.deq.idaho.gov/water/IPDES/>.

It is the project owner's responsibility to use appropriate stormwater BMPs to prevent ground and surface water contamination.

Please call me with any questions at (208) 373-0477 or contact me via e-mail at tom.burnham@deq.idaho.gov.

Sincerely,



Tom Burnham, PE
Staff Engineer

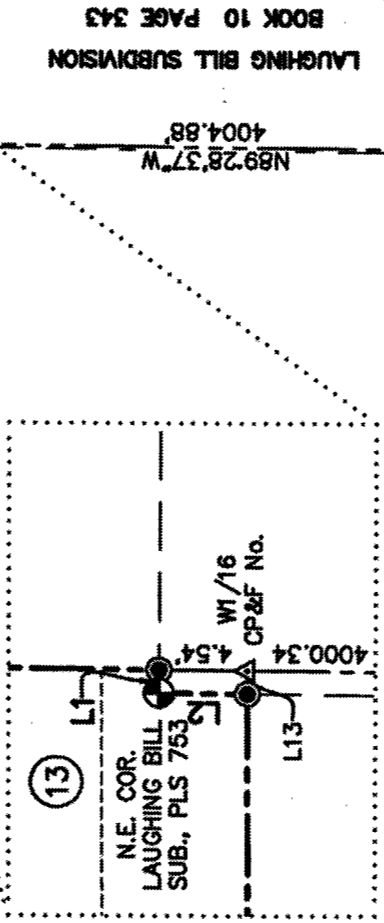
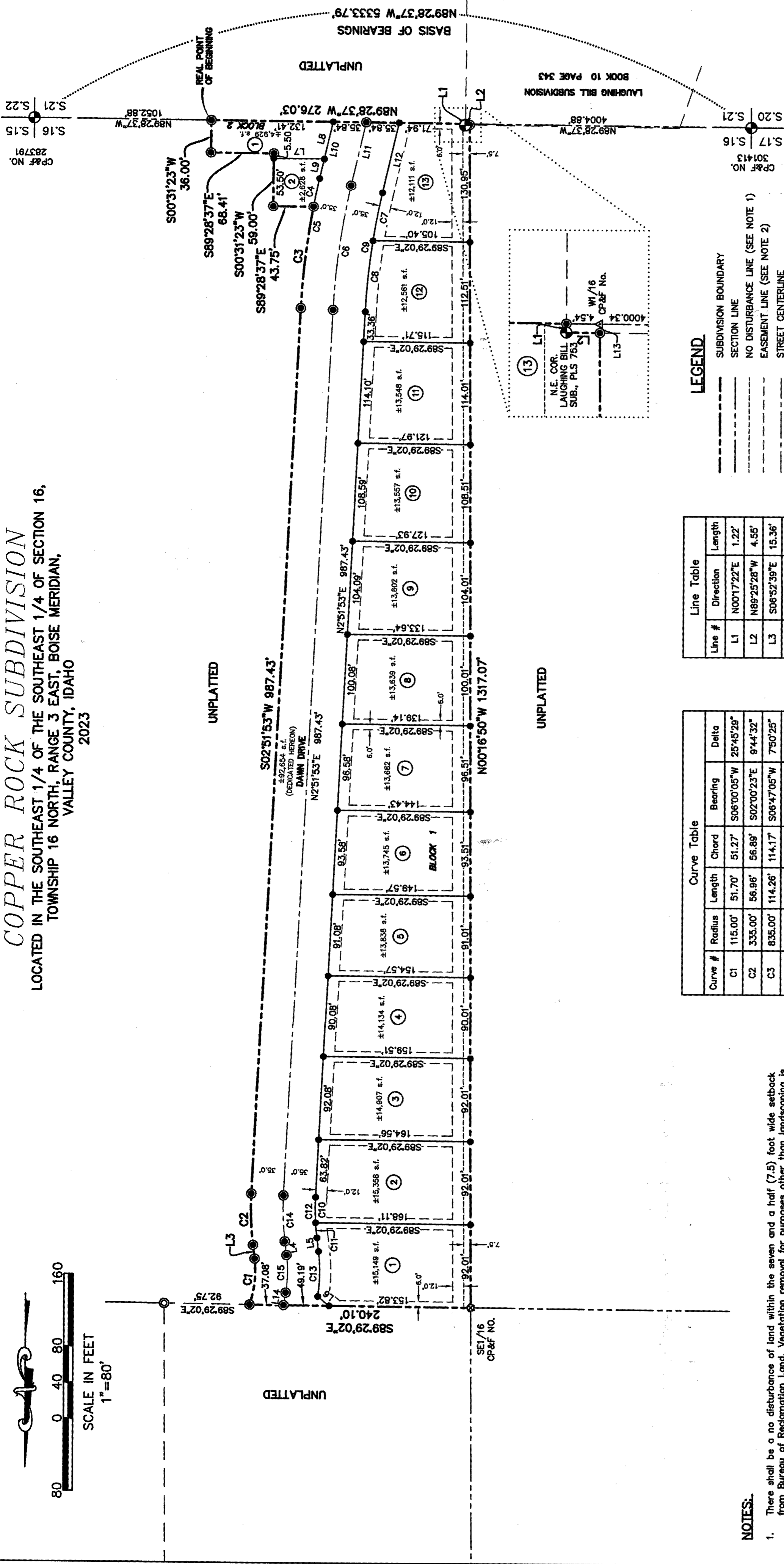
Enclosure: One Stamped Plans Cover Page

EC: Jonah Duncan, PE, Bailey Engineering, [REDACTED] (w/ cover page)
Katie Miller, Bailey Engineering, [REDACTED] (w/ cover page)
Mike Reno, Central District Health, mreno@cdh.idaho.gov
Tom White, Central District Health, twhite@cdh.idaho.gov
Suzanne Mack, Central District Health, smack@cdh.idaho.gov
John Nielsen, Idaho Division of Building Safety, john.nielsen@dbs.idaho.gov
Valerie Greear, PE, DEQ Boise Regional Office
Dan Smith, PE, DEQ Boise Regional Office
Mike Stambulis, PE, DEQ State Office
EDMS 2022AGD9361

PLAT SHOWING
COPPER ROCK SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16,
TOWNSHIP 16 NORTH, RANGE 3 EAST, BOISE MERIDIAN,
VALLEY COUNTY, IDAHO
2023



80 0 40 80 160
SCALE IN FEET
1"=80'



Line Table

Line #	Direction	Length
L1	N0017°22'E	1.22'
L2	N89°25'28"W	4.55'
L3	S06°52'39"E	15.36'
L4	N06°52'39"W	15.36'
L5	S06°52'39"E	15.36'
L6	S50°00'00"E	15.90'
L7	N89°28'37"W	54.87'
L8	N12°55'30"E	42.48'
L9	N12°55'30"E	22.28'
L10	N12°55'30"E	64.79'
L11	N12°55'30"E	72.48'
L12	S12°55'30"W	80.18'
L13	S00°16'50"E	1.23'
L14	N09°07'07"E	13.95'

Curve Table

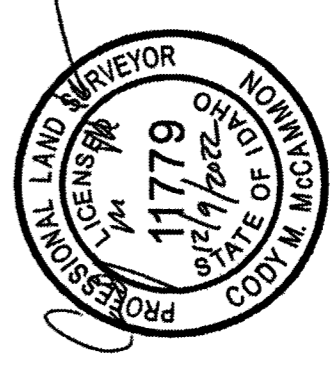
Curve #	Radius	Length	Chord	Bearing	Delta
C1	115.00'	51.70'	51.27'	S06°00'05"W	25°45'29"
C2	335.00'	56.96'	56.89'	S02°00'23"E	9°44'32"
C3	835.00'	114.26'	114.17'	S08°47'05"W	7°50'25"
C4	835.00'	32.35'	32.35'	N11°48'54"E	21°31'12"
C5	835.00'	146.61'	146.42'	S07°53'41"W	10°03'37"
C6	800.00'	140.47'	140.29'	N07°53'41"E	10°03'37"
C7	765.00'	54.77'	54.76'	S10°52'26"W	4°06'08"
C8	765.00'	79.55'	79.51'	S05°50'37"W	5°57'29"
C9	765.00'	134.32'	134.15'	N07°53'41"E	10°03'37"
C10	265.00'	28.25'	28.23'	S00°11'20"E	6°06'26"
C11	265.00'	16.81'	16.81'	S05°03'36"E	3°38'06"
C12	265.00'	45.06'	45.00'	N02°00'23"W	9°44'32"
C13	185.00'	50.08'	49.93'	S00°52'39"W	15°30'37"
C14	300.00'	51.01'	50.95'	N02°00'23"W	9°44'32"
C15	150.00'	41.88'	41.74'	S01°07'14"W	15°59'47"

NOTES:

- There shall be a no disturbance of land within the seven and a half (7.5) foot wide setback from Bureau of Reclamation Land. Vegetation removal for purposes other than landscaping is prohibited.
- A twelve (12') foot wide Permanent Public Utilities and Property Drainage Easement is hereby designated adjacent to a Public Right-of-Way as delineated and referenced hereon. A twelve (12') foot wide Public Utilities and Property Drainage Easement is hereby designated adjacent to the seven and a half (7.5') foot wide setback from Bureau of Reclamation land. A six (6') foot wide Public Utilities and Property Drainage Easement is hereby designated adjacent to each side of interior lot lines unless otherwise shown.
- Any Re-Subdivision of this Plat shall be in compliance with the most recently approved Subdivision Standards of the Valley County.
- This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of Valley County.
- Lot 1, Block 2 is a common lot to be owned and maintained by the Copper Rock Homeowners Association. This lot is subject to a blanket access easement for Lot 2, Block 2 and a blanket public utility easement.
- Lot 2, Block 2 is a common lot which contains a North Lake Recreational Sewer and Water District sewer lift station. This lot shall be owned and maintained by North Lake Recreational Sewer and Water District. This lot is subject to a blanket public utility easement.
- 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.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- NO DISTURBANCE LINE (SEE NOTE 1)
- EASEMENT LINE (SEE NOTE 2)
- STREET CENTERLINE
- LOT LINE
- ADJACENT SUBDIVISION BOUNDARY/PARCEL LINE
- LOT NUMBER
- FOUND BRASS CAP MONUMENT AS NOTED
- FOUND 5/8" IRON PIN, NO CAP, SET PLASTIC CAP, PLS 11779
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779
- SET 5/8" x 24" IRON PIN WITH ALUMINUM CAP, PLS 11779



CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD STREET,
BOISE, ID 83704

COPPER ROCK SUBDIVISION

CERTIFICATE OF OWNERS

Know all men by these presents: That Biltmore Investment Group LLC., an Idaho Limited Liability Company is the owner of the property described as follows:

A parcel of land situated within the Southeast 1/4 of the Southeast 1/4 of Section 16, Township 16 North, Range 3 East, Boise Meridian, Valley County, Idaho being more particularly described as follows:

Commencing at the Section corner common to Sections 15, 16, 21, and 22, T. 16N. R. 3E. B.M., from which the Section corner common to Sections 16, 17, 20, and 21, T. 16N. R. 3E. B.M. bears, North 89°28'37" West, 5333.79 feet; thence on the South boundary line of Section 16, North 89°28'37" West, 1,052.88 feet to the REAL POINT OF BEGINNING;

thence continuing on said south boundary line, North 89°28'37" West, 276.03 feet to the exterior boundary line of Laughing Bill Subdivision as filed in Book 10 of Plats at Page 343, records of Valley County, Idaho;

thence on said exterior boundary line the following two (2) courses and distances:

North 00°17'22" East, 1.22 feet;

North 89°25'28" West, 4.55 feet to the west boundary line of the Southeast 1/4 of the Southeast 1/4 of said Section 16;

thence on said west boundary line, North 00°16'50" West, 1,317.07 feet to the Southeast 1/16 corner of said Section 16;

thence on the north boundary line of the Southeast 1/4 of the Southeast 1/4 of Section 16, South 89°28'02" East, 240.10 feet;

thence leaving said north boundary line, 51.70 feet along the arc of a curve to the left having a radius of 115.00 feet, a central angle of 25°45'29" and a long chord which bears South 06°00'05" West, 51.27 feet;

thence South 06°52'39" East, 15.36 feet;

thence 56.96 feet along the arc of a curve to the right having a radius of 335.00 feet, a central angle of 09°44'32" and a long chord which bears South 02°00'23" East, 56.89 feet;

thence South 02° 51'53" West, 987.43 feet;

thence 114.26 feet along the arc of curve to the right having a radius of 835.00 feet, a central angle of 07°50'25" and a long chord which bears South 06°47'05" West, 114.17 feet;

thence South 89°28'37" East, 43.75 feet;

thence South 00°31'23" West, 59.00 feet;

thence South 89°28'37" East, 68.41 feet;

thence South 00°31'23" West, 36.00 feet to the REAL POINT OF BEGINNING.

Containing 6.429 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will not be served by any water system common to one (1) or more lots but will be served by individual wells (Idaho Code 50-1334). In compliance with the disclosure requirements of Idaho Code 31-3806, the land within this plat is not within an Irrigation District as defined in Idaho Code 31-3805 and the requirements in Idaho Code 31-3805 are not applicable.

Biltmore Investment Group LLC., an Idaho Limited Liability Company

Kevin F. Amar, Member

ACKNOWLEDGMENT

State of Idaho)
County of Ada) s.s.

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin F. Amar, known or identified to me to be a member of Biltmore Investment Group LLC., an Idaho Limited Liability Company, the corporation which executed the within instrument and acknowledged to me that he executed the same of behalf of said corporation.

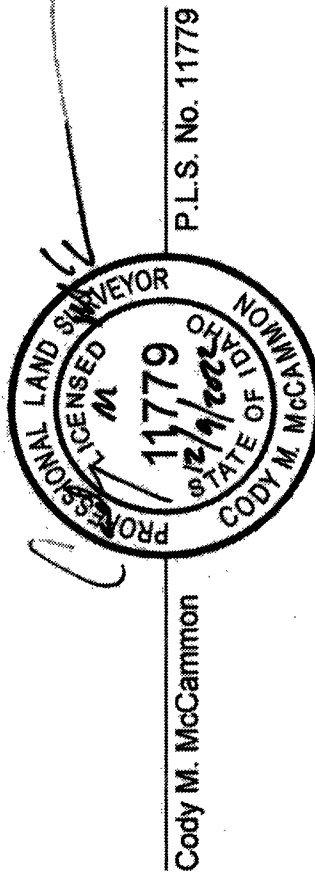
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires _____

Notary Public for Idaho
Residing in _____, Idaho

CERTIFICATE OF SURVEYOR

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.



COPPER ROCK SUBDIVISION

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the county recorder or their agent listing the conditions of approval. Sanitary restrictions may be reimposed. In accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval.

Central District Health _____ Date _____

Valley County Surveyor _____

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Valley County Idaho, hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

Accepted and approved this _____ day of _____, 20____ by the Valley County Commissioners.

Chairman _____

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

Accepted and approved this _____ day of _____, 20____ by the Valley County Planning and Zoning Commission.

Chairman _____

Date _____
County Treasurer

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.

