

January 30, 2023

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

Dear Cynda Herrick,

Enclosed you will find documents for a subdivision of Takkinen Estates currently owned and managed by C2J Trust. As you are aware, this lot split is simply for an administrative division of property for family members within a Trust. The intent of this application is to satisfy the Trust with division of property into two lots for the beneficiaries while allowing each lot to stay in the agricultural exemption of dry grazing with residential improvement of the south Lot 1.

Enclosures include:

1. C.U.P. Application
2. Preliminary/Final plat that substantially complies with county requirements.
3. Legal descriptions of existing parcels
4. Name, RP, and mailing addresses of adjoining property owners
5. Records of survey for the lot lines and easements.
6. Copy of current Deed.
7. Septic approval and permit for Lot 1 with a speculative test site under surveillance awaiting approval and design from Central District Health. No building permit is requested on North lot until improvements requested by new owner.
8. Modified Valley County Wildland Urban Interface Fire Protection by John Lillehaug.
9. Variance application for shared driveway with prescribed easement in deed. Additional shared driveway maintenance agreement.

Regards,

 Jenna Alessi, Trustee C2J Trust

Trustee C2J Trust

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



CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: Takkinen Estates

APPLICANT C2J Trust PHONE [REDACTED]
☒ Owner ☐ Option Holder ☐ Contract Holder

MAILING ADDRESS 3603 S Carle Ave Boise ID ZIP 83709

EMAIL [REDACTED]

PROPERTY OWNER _____
(if not the applicant)

MAILING ADDRESS _____ ZIP _____

EMAIL _____

Nature of Owner's Interest in this Development? Division of property for family trust beneficiaries. Property that has been in our family over 130 years with right-of-first-refusal to multi-generations.

AGENT / REPRESENTATIVE Jenna Alessi (Formerly Sielaff), Trustee PHONE [REDACTED]

MAILING ADDRESS 3603 S Carle Ave ZIP 83709

EMAIL [REDACTED]

ENGINEER none

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

SURVEYOR Timberline Surveying - Ken Cook

MAILING ADDRESS 847 ParkCenter Way Ste 3 Nampa Idaho ZIP 83651

EMAIL [REDACTED] PHONE [REDACTED]

PROPERTY INFORMATION

1. SIZE OF PROPERTY 80.78 Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER none Acres

3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.

Easements electrical, pending

Deed Restrictions none

Liens or encumbrances none

4. LEGAL DESCRIPTION see attached ROS from Timberline surveying

5. TAX PARCEL NUMBER(S) RP16N04E191805

Quarter N 1/4 E 1/2 Section 19 Township 16N Range 4E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

dry livestock grazing

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location:

none

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

North residential/AG dry grazing

South residential/AG

East residential/AG

West AG

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

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

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: two aspen groves and a small zone of timber

10a. WATER COURSE: None

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

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

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? no

11a. NUMBER OF EXISTING ROADS: 1 driveway Width 14' Public ☐ Private ☒
Are the existing road surfaces paved or graveled? Gravel ☒ Paved ☐

11b. NUMBER OF PROPOSED ROADS: no new Proposed width:
Will the proposed roads be Public ☐ Private ☐
Proposed road construction: Gravel ☐ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
South Piece parcel 1 - power planned with septic and building permit

12b. PROPOSED UTILITIES: Parcel 1 well bid accepted - pending install in spring

Proposed utility easement width as required by Idaho Power Locations Idaho Power as required

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? NA Depth Flow Purity Verified?
Nearest adjacent well Jones Depth 250' Flow 8 gal/min
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: _____

16. DRAINAGE (Proposed method of on-site retention): existing drainage will not change or be affected
Any special drains? none (Please attach map)
Soil type(s): archibald loam, swede silt loam
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? none
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: No CCRs, existing building setbacks used
Setbacks: Front 20 feet Sides 7.5 feet Rear 20 feet
Mobile homes allowed? Yes ☒ No ☐ mobile homes allowed with a foundation
Minimum construction value none Minimum square footage none
Completion of construction required within none Days ☐ Months ☐ Years ☐
Resubdivision permitted? Yes ☒ No ☐
Other _____
17. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☐ No ☒
Acreage in subdivision All Number of lots in subdivision 2
Typical width and depth of lots atypical
Typical lot area NA Minimum lot area NA Maximum lot area NA
Lineal footage of streets NA Average street length per lot NA
Percentage of area in streets 0 %
Dedicating road right-of-way to Valley County? Yes ☐ No ☒
Percentage of area of development to be public (including easements) none %
Maximum street gradient 0
Is subdivision to be completely developed at one time? Yes ☒ No ☐ - Attach phasing plan and timeline.
18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

Irrigation Plan

(Idaho Code 31-3805)

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

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

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

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

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

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

Irrigation: N/A

Drainage: _____

3. How many acres is the property being subdivided? 80.18

4. What percentage of this property has water? _____ no irrigation available but has water rights

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

6. How is the land currently irrigated? N/A ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☒ irrigation well
☐ above ground pipe ☐ underground pipe

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

9. Is there an irrigation easement(s) on the property? ☐ Yes ☒ No

10. How do you plan to retain storm and excess water on each lot? _____
absorption and run-off per existing natural paths

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)

NA

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction —→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

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

=====Applicant Acknowledgement=====

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

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

Signed: *Senna Rossi Trustee*
Applicant

Date: 1 / 30 / 2023



VALLEY COUNTY

WEED CONTROL AGREEMENT

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

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

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

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

By: Jenna Alessi
Applicant

By: _____
Valley County Weed Control

Date: 1/30/2023

Date: _____

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

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

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

Similar to current use increased to year round with exception of occasional local contractors to site to complete improvements.

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

Provides availability for year-round single living unit for existing family-land beneficiaries.

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.

Parcels are surrounded by agricultural and residential lots under varying degrees of construction and use. We expect no change or added noise outside of current standards.

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.

Possible increased window glare, outdoor lighting glare from residential building site and autos associated. Property has trees to provide for screening.

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.

Possible addition of 2 wood burning units, dust from increased private traffic.

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.

No BFE or flood plains/zone. No changes to existing ground or surface water proposed or expected overall. Domestic water use at build site.

Improved fire protection with residential improvements, fire breaks and on-site maintenance.

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

none existing. On-site propane storage for heating source possible

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/grass as dry grazing with improvements and seeding as required for production. Future home drawing to include landscaping for soil stabilization, erosion control where needed.

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

continue to graze property with livestock and reseed or rest as necessary to maintain vegetation.

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

none expected with successful building practices in the surrounding areas

Continue as agricultural with grazing plans. Existing driveway location has proven stable over last 100 years. When/if developed architect to include addressing slope as needed in building plans

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

Idaho Power overhead lines along center of the property with underground installed to south piece.

Existing Fence maintenance with possible addition of residential division.

Landscape will remain as natural as possible.

Site grading will be at the direction of the architect/building construction team in the future.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

Proposed family split provides for two large acreage lots within existing agricultural and residential area. Both lots have aspen and timber available to reduce visibility to neighbors and public roads. No predicted impact with separation from neighbors.

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.

Property has been in our family for over 130 years. This will remain in the family with right-of-first refusals in place. Both lots will utilize the existing, historical shared driveway access to Withers lane. Utilities available.

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

One large grazed lot will become two. One with existing building permit for residential improvement and both will remain used as dry grazing. Possible construction opportunities for local companies. Increase government revenue for all approvals and permits required.

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

Majority of economic impact is to that of the Trust- CDH 2800.00, surveyor 28K, Engineer for septic release 12K, P&Z 1500, power, well and septic aprox - 80K each lot

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

no impact- this is a family trust division only

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.

grass for cattle feed- to remain as a resource

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

Only financial to the land owner and restricting ability to improve property for year round use.

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

Our plan is to divide for one residence and keep the remaining land as dry grazing for the foreseeable future. We are being forced by P&Z to call this a subdivision and plan out 2 residential dwelling sites.

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

One building lot on south lot with permit and building to begin in spring 2023. All to remain dry grazing.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

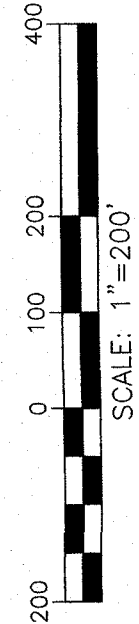
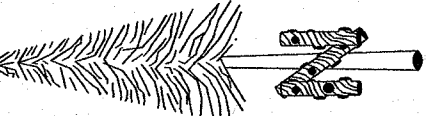
NA

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	70.17'	N00°17'44"E
L2	254.80'	N37°29'50"E
L3	305.16'	N40°29'59"E
L4	107.85'	N13°07'31"E
L5	353.68'	N09°40'13"W
L6	194.09'	N03°21'24"W
L7	30.00'	N00°17'44"E
L8	141.68'	N47°51'28"E
L9	101.05'	N51°18'08"E
L10	132.96'	N66°30'25"E
L11	16.42'	N28°57'13"E
L12	39.54'	N26°37'04"W
L13	35.25'	N49°04'05"W
L14	192.15'	N12°20'34"W
L15	175.28'	N14°53'27"W
L16	98.45'	N18°51'05"E
L17	108.41'	S18°51'05"W
L18	175.28'	S14°53'27"E
L19	192.15'	S12°20'34"E
L20	35.25'	S49°04'05"E
L21	39.54'	S28°37'04"E
L22	16.42'	S28°57'13"W
L23	132.96'	S66°30'25"W
L24	101.18'	S51°18'09"W
L25	141.58'	S47°51'28"W

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	140.00'	42°28'15"	103.78'	54.40'
C2	1,623.36'	2°58'06"	84.10'	42.06'
C3	765.00'	15°12'16"	203.01'	102.10'
C4	115.00'	37°33'12"	75.37'	38.10'
C5	70.00'	55°34'17"	67.89'	36.88'
C6	155.00'	22°27'01"	60.73'	30.76'
C7	180.00'	36°43'31"	115.38'	59.75'
C8	555.00'	2°32'52"	24.68'	12.34'
C9	155.00'	33°44'32"	91.28'	47.01'
C10	125.00'	33°44'32"	73.61'	37.91'
C11	585.00'	2°32'52"	26.01'	13.01'
C12	150.00'	36°43'31"	96.15'	49.79'
C13	185.00'	22°27'01"	72.49'	36.72'
C14	100.00'	55°34'17"	96.99'	52.69'
C15	145.00'	37°33'12"	95.04'	49.30'
C16	735.06'	15°12'12"	195.04'	98.10'
C17	1,595.20'	2°57'17"	82.26'	41.14'
C18	170.00'	42°28'15"	126.01'	66.06'

TAKKINEN ESTATES

A PORTION OF THE SOUTH 1/2, OF THE NORTHEAST 1/4
AND THE NORTH 1/2 OF THE SOUTHEAST 1/4,
OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 4 EAST, B.M.,
VALLEY COUNTY, IDAHO
-2023-



NOTES

- LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES.
- ONLY ONE BURNING DEVICE ALLOWED PER LOT.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- THIS PLAT IS SUBJECT TO IDAHO CODE SECTION 31-3805, NO IRRIGATION WATER SHALL BE SUPPLIED TO ANY LOT HEREIN.

PARCEL 2
1,383,075 sq. ft.
31.75 ac.

THIS PLAT IS SUBJECT TO IDAHO CODE SECTION 31-3805, NO IRRIGATION WATER SHALL BE SUPPLIED TO ANY LOT HEREIN.

E 1/4
5/8" REBAR W/
ALUMINUM CAP
PLS 5357
CP&F #454669

LEGEND

- 1/4 COR. MONUMENT AS NOTED
- 1/16 COR. MONUMENT AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND 5/8" REBAR AS NOTED
- SET 1/2" REBAR W/ CAP "KHC PLS 9895"
- SET 5/8" REBAR W/ CAP "KHC PLS 9895"
- POINT OF BEGINNING
- BOUNDARY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- TIE LINE
- FENCE LINE

PARCEL 1
2,135,981 sq. ft.
49.03 ac.

NARRATIVE:

THIS SURVEY WAS MADE AT THE REQUEST OF C2J TRUST TO ESTABLISH THE BOUNDARY AS SHOWN. BOUNDARY WAS DEFINED FROM FOUND MONUMENTS OF RECORD.

BAISIS OF BEARING:

THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 4 EAST, BOISE MERIDIAN, DERIVED FROM FOUND MONUMENTS AND TAKEN AS SOUTH 00°15'10" WEST WITH THE DISTANCE BETWEEN MONUMENTS FOUND TO BE 1332.30 FEET.

CN 1/16
5/8" REBAR W/
ALUMINUM CAP
PLS 9895
CP&F #454671

W 1/4
5/8" REBAR W/
ALUMINUM CAP
PLS 14217
CP&F #454674

CS 1/16
5/8" REBAR W/
ALUMINUM CAP
PLS 9895
CP&F #454673

P.O.B.
INGRESS/EGRESS
ACCESS EASEMENT

DISCLAIMER
Timberline Surveying assumes no responsibility for present or future compliance or noncompliance of any ordinance to include building permits or the issuance thereof.

RECORD DATA

ROS INST. No. 378077
WARRANTY DEED INST. No. 379941

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 OF HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 20-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL

DISTRICT HEALTH DEPARTMENT, EHS
INSTRUMENT No. _____
DATE _____

BUILDING SETBACKS

SETBACKS WILL COMPLY WITH VALLEY COUNTY REGULATIONS.

RELEASE OF SANITARY RESTRICTIONS

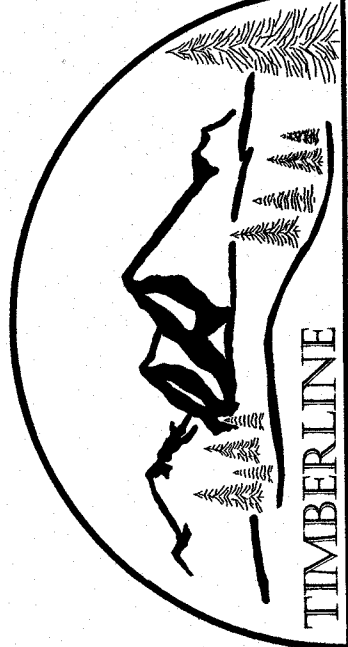
SEE SANITARY RELEASE RECORDED TOGETHER WITH PLAT FOR APPROVED DRAIN FIELD SYSTEMS.

UTILITY & DRAINAGE EASEMENTS

UTILITY AND DRAINAGE EASEMENTS SHALL BE 10 FT WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS. THE RIGHT-OF-WAY OF ROADS SHALL FURTHER SERVE AS UTILITY AND DRAINAGE EASEMENTS EXCEPT AS RESTRICTED.

UTILITY NOTE

- SEWAGE DISPOSAL: SEWAGE DISPOSAL SHALL BE SUPPLIED BY MEANS OF INDIVIDUAL SEPTIC & DRAIN FIELD. SYSTEM INSTALLATION AND MAINTENANCE OF WHICH SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CENTRAL DISTRICT HEALTH AND BE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE LOT OWNER. PERMITS THEREFOR SHALL BE REQUIRED FROM CENTRAL DISTRICT HEALTH
- POTABLE WATER: WATER SHALL BE SUPPLIED BY MEANS OF INDIVIDUAL WELLS. INSTALLATION AND MAINTENANCE OF WHICH SHALL BE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE LOT OWNER
- TELEPHONE & ELECTRICAL: ELECTRICAL POWER AND TELEPHONE SERVICE INSTALLATION AND MAINTENANCE SHALL BE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE LOT OWNER
- RESPONSIBILITY FOR CONSTRUCTION: RESPONSIBILITY FOR THE CONSTRUCTION AND INSTALLATION OF THE AFOREMENTIONED UTILITIES TOGETHER WITH ALL COSTS RELATED THERETO, SHALL BE THE SOLE AND EXCLUSIVE IRRESPONSIBILITY OF THE LOT OWNER. VALLEY COUNTY HAS NO RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, OR OPERATION OF ANY OF THE AFOREMENTIONED UTILITIES



847 PARK CENTRE WAY, SUITE 3, NAMPA, IDAHO 83651
FILE: 22162 - EAST C2J SUB 10-20-2021.dwg
JOB NO: 22162
SHEET: 1 OF 2
COUNTY: VALLEY
INDEX NO. 1641-19-1-0-00-00
INDEX NO. 1641-19-2-0-00-00

TAKKINEN ESTATES

BOOK _____
PAGE _____
COPS _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNERS OF A REAL PARCEL OF LAND HEREIN AFTER DESCRIBED AND THAT IT IS HIS INTENTION TO INCLUDE SAID PROPERTY IN THIS SUEDEBOK PLAT THE FOLLOWING DESCRIBED:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 4 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 19, TOWNSHIP 18 NORTH, RANGE 4 EAST, BOISE MERIDIAN, THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 4 EAST, BOISE MERIDIAN, MEASURING SOUTHWESTWARD 1/4 MILE TO THE CORNER OF SAID SECTION 19, TOWNSHIP 18 NORTH, RANGE 4 EAST, BOISE MERIDIAN, BEING FOUND TO BE 1320.30 FEET.

BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 19, TOWNSHIP 18 NORTH, RANGE 4 EAST, BOISE MERIDIAN, THE LINE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, SOUTH 07°19'10" WEST, TO THE SOUTH 1/4 CORNER OF SAID SECTION 19, A DISTANCE OF 1,320.30 FEET.

THENCE LEAVING SAID SOUTH 1/4 CORNER AND ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 19, NORTH 69°40'17" WEST, A DISTANCE OF 3,268.62 FEET.

THENCE LEAVING SAID SOUTH 1/4 CORNER, NORTH 07°17'24" EAST, A DISTANCE OF 70.17 FEET.

THENCE SOUTH 69°40'05" EAST, A DISTANCE OF 807.24 FEET.

THENCE SOUTH 37°29'50" EAST, A DISTANCE OF 254.80 FEET.

THENCE NORTH 47°29'50" EAST, A DISTANCE OF 208.16 FEET.

THENCE NORTH 17°07'31" EAST, A DISTANCE OF 107.84 FEET.

THENCE NORTH 69°40'17" WEST, A DISTANCE OF 3,268.62 FEET.

THENCE NORTH 69°40'17" WEST, A DISTANCE OF 194.03 FEET.

THENCE NORTH 14°29'50" WEST, A DISTANCE OF 431.22 FEET.

THENCE NORTH 69°40'05" EAST, A DISTANCE OF 254.80 FEET.

THENCE NORTH 47°29'50" EAST, A DISTANCE OF 208.16 FEET.

THENCE NORTH 17°07'31" EAST, A DISTANCE OF 107.84 FEET.

THENCE NORTH 69°40'17" WEST, A DISTANCE OF 3,268.62 FEET.

THENCE LEAVING SAID NORTH 1/4 CORNER AND ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, SOUTH 07°19'10" WEST, TO THE SOUTH 1/4 CORNER OF SAID SECTION 19, A DISTANCE OF 1,320.30 FEET.

THENCE LEAVING SAID NORTH 1/4 CORNER AND ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, SOUTH 07°19'10" WEST, TO THE SOUTH 1/4 CORNER OF SAID SECTION 19, A DISTANCE OF 1,320.30 FEET.

THENCE LEAVING SAID NORTH 1/4 CORNER AND ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, SOUTH 07°19'10" WEST, TO THE SOUTH 1/4 CORNER OF SAID SECTION 19, A DISTANCE OF 1,320.30 FEET.

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THENCE LEAVING SAID NORTH 1/4 CORNER AND ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, SOUTH 07°19'10" WEST, TO THE SOUTH 1/4 CORNER OF SAID SECTION 19, A DISTANCE OF 1,320.30 FEET.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 2023.

OWNER

ACKNOWLEDGMENT

STATE OF IDAHO

COUNTY OF _____

ON THIS _____ DAY OF _____, 2023, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE OWNER OF THE ABOVE DESCRIBED PARCEL OF LAND, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC FOR IDAHO

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, KENNETH COOK, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, THAT THIS PLAT, AS DESCRIBED IN THE "CERTIFICATE OF OWNERS," WAS DRAWN FROM A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF THE STATE OF IDAHO AND THE COMPTON PROFESSIONAL AND PRACTICE ACT, IDAHO CODES §§ 801 THROUGH 804, 811.

PRELIMINARY

KENNETH COOK _____ DATE _____

APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF EAST CULSUENSON IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____, 2023, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF EAST CULSUENSON IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, RELATING TO PLATS PER THE REQUIREMENTS OF I.C. § 50-100. DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/or DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUEDEBOK HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

VALLEY COUNTY SURVEYOR _____ DATE _____

APPROVAL VALLEY COUNTY COMMISSION

THE PLAT OF EAST CULSUENSON IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____, 2023, BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/or DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUEDEBOK HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER _____ DATE _____



TIMBERLINE SURVEYING
1111 EAST 12TH AVE., SUITE 100, BOISE, IDAHO 83721-1111
TEL: 208-333-8888 FAX: 208-333-8889
WWW.TIMBERLINESURVEYING.COM
IDaho No. 1202 COUNTY: VALLEY
SHEET: 1 OF 2
INSTR. NO. 2440-1-8-87

A PORTION OF THE SOUTH 1/2, OF THE NORTHEAST 1/4
AND THE NORTH 1/2 OF THE SOUTHEAST 1/4,
OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 4 EAST, 8 M.
VALLEY COUNTY, IOWA
-2022-



Abstract

[illegible]

RECORD DATA
KOS INST. No 376077
WABUQUITY DCEU INST. No 376941

A PORTION OF THE SOUTH 1/2, OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4,
OF SECTION 19, TOWNSHIP 16 NORTH, RANGE 4 EAST, B.M.,
VALLEY COUNTY, IDAHO
-2021-

1. I, KENNETH H. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF ILLINOIS, CERTIFY THAT:

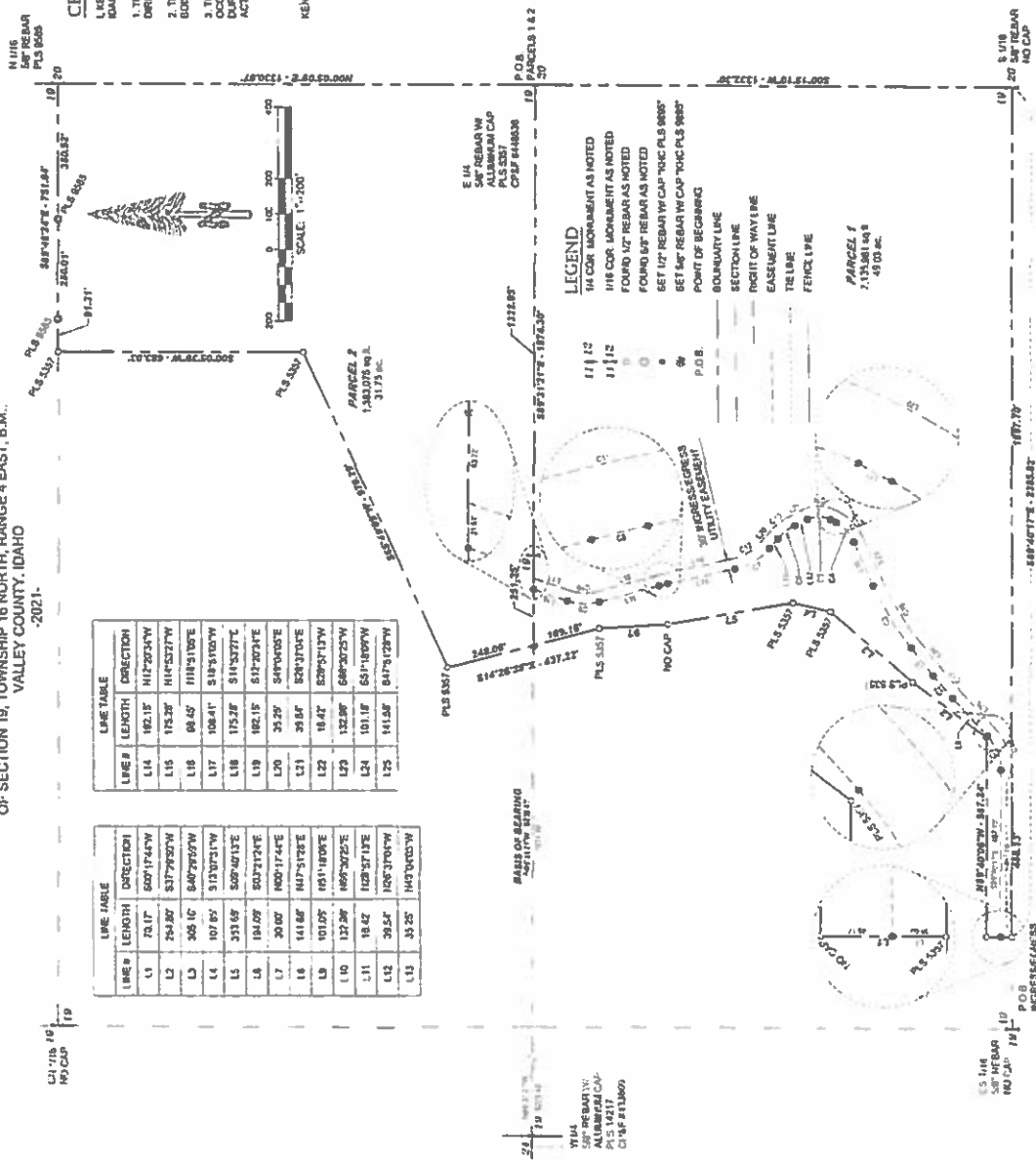
2. THE LANDS SURVEYED LIE WITHIN SECTION 19, TOWNSHIP 48 NORTH, RANGE 1 EAST, BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON 12-8-2021.

— 2000 —

Symptoms

LINE TABLE		
LINE #	LENGTH	DIRECTION
1	724.87	520.174547W
2	724.87	W6555.47E
3	305.16	W6556.78E
4	107.85	W6556.15E
5	333.69	331.074505S
6	194.09	331.074505S
7	70.00	331.074505S
8	191.91	331.074505S
9	101.05	331.074505S
10	132.36	331.074505S
11	18.42	331.074505S
12	39.54	W6556.15E
13	33.35	W6556.15E

LINE TABLE		
LINE #	LENGTH	DIRECTION
114	182.15	H12<2034°W
115	173.26	H12<5327°W
116	60.45	H11<5110°E
117	108.41	S10<5110°W
118	115.28	S11<5377°E
119	182.15	S12<2034°E
120	35.25	S12<0000°E
121	29.84	S21<1704°E
122	16.47	S20<0717°W
123	132.98	S20<3752°W
124	101.88	S31<1809°W
125	141.58	S47<9128°W



CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	BEARING	CHORD
C1	149.00	42°28'15"	103.76	41.62	N89°05'23"E	101.42
C2	1,822.38	2°50'00"	84.10	41.06	N50°01'12"E	84.02
C3	785.00	15°12'18"	203.01	102.10	N58°54'17"E	202.41
C4	115.00	37°33'12"	76.37	38.10	N47°14'46"E	74.03
C5	75.00	55°34'11"	41.80	38.88	N31°10'02"E	65.26
C6	156.00	27°27'31"	60.72	30.70	N17°16'23"W	60.25
C7	180.00	26°42'31"	115.35	61.75	N09°42'20"W	113.41
C8	555.00	2°32'52"	24.66	12.54	N10°54'46"E	24.66
C9	156.00	37°44'22"	91.30	47.01	N10°54'46"E	89.91
C10	515.00	2°43'22"	78.01	37.91	N07°16'48"W	72.55
C11	148.00	2°43'52"	78.01	37.91	N10°54'46"E	76.01
C12	150.00	36°47'31"	98.15	48.79	S30°42'26"E	94.51
C13	185.00	22°27'11"	72.48	38.72	S27°52'30"E	72.02
C14	100.00	55°34'11"	68.99	43.69	N01°10'00"W	61.25
C15	145.00	37°33'12"	65.04	48.30	S47°42'46"W	63.35
C16	735.00	15°12'12"	185.04	96.10	S58°54'17"E	184.47
C17	1,689.70	2°37'11"	82.26	41.11	S69°04'36"W	82.25
C18	170.00	42°28'15"	126.01	48.06	S68°05'35"W	121.15



TIMBERLINE
SURVEYING
10000 PARKWAY, SUITE 100, WESTLAKE, CALIF. 91361

NARRATIVE
THIS SURVEY WAS MADE AT THE REQUEST OF C2J TO ESTABLISH THE BOUNDARY AS SHOWN. BOUNDARY WAS DEFINED FROM FOUND MONUMENTS OF RECORD.

BASE OF BEARING
 THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP
 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, TAKEN AS NORTH 67°12'1" WEST AND
 DISTANCE BETWEEN MONUMENTS FOUND TO BE 5.205 43 FEET.

CONFESS EASELINE HT

1. The following are the names of the persons who have been appointed to the various committees of the Board of Directors:

LEGAL DESCRIPTION FOR
C2J TRUST
PARCEL 1

A parcel of land located in the North 1/2 of the Southeast 1/4 of Section 19, Township 16 North, Range 4 East, Boise Meridian, Valley County, Idaho. Being further described as follows

BASIS OF BEARING

The South line of the South 1/2 of the Northeast 1/4 of Section 19, Township 16 North, Range 4 East, Boise Meridian, derived from found monuments and taken as North 89°31'21" West with the distance between monuments found to be 5,205.43 feet

BEGINNING at the East line of the North 1/2 of the Southeast 1/4 at the East 1/4 corner of said Section 19, Township 16 North, Range 4 East, Boise Meridian, Valley County, Idaho

Thence leaving said East 1/4 corner and along said East line, South 00° 15'10" West to a point on the South line of the North 1/2 of the Southeast 1/4 of said Section 19, a distance of 1,332.30 feet,

Thence leaving said East line and along the South line of the North 1/2 of the Southeast 1/4 of said Section 19 North 89°40'17" West, a distance of 2,385.82 feet.

Thence leaving said South line, North 00° 17'44" East, a distance of 70.17 feet.

Thence South 89° 40'06" East, a distance of 557.24 feet.

Thence North 37° 29'50" East, a distance of 254.80 feet.

Thence North 40°29'59" East, a distance of 305.16 feet.

Thence North 13°07'31" East, a distance of 107.85 feet.

Thence North 09°40'13" West, a distance of 353.68 feet.

Thence North 03° 21'24" West, a distance of 194.09 feet.

Thence North 14° 26'35" West to a point on the North line of the South 1/2 of the Southeast 1/4 of said Section 19, a distance of 189.16 feet,

Thence along said North line South 89° 31'21" East to the East 1/4 corner of Section 19, Township 16 North, Range 4 East, a distance of 1,574.30 feet to the **POINT OF BEGINNING**

Said Parcel containing 2,135,981 square feet or 49.03 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
[REDACTED]



LEGAL DESCRIPTION FOR
C2J TRUST
PARCEL 2

A parcel of land located in the South 1/2 of the Northeast 1/4 of Section 19, Township 16 North, Range 4 East, Boise Meridian, Valley County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the South 1/2 of the Northeast 1/4 of Section 19, Township 16 North, Range 4 East, Boise Meridian, derived from found monuments and taken as North 89°31'21" West with the distance between monuments found to be 5,205.43 feet.

BEGINNING at the East 1/4 corner of said Section 19, Township 16 North, Range 4 East, Boise Meridian, Valley County, Idaho;

Thence leaving said East 1/4 corner, and along the South line of the South 1/2 of the Northeast 1/4 of Section 19, Township 16 North, Range 4 East, Boise Meridian, North 89°31'21" West to a point on the North line of the South 1/2 of the Northeast 1/4 of said Section 19, a distance of 1,574.30 feet;

Thence leaving said South line, North 14°26'35" West to a point on the South line of the South 1/2 of the Northeast 1/4 of said Section 19, a distance of 248.06 feet;

Thence South 65°49'09" West, a distance of 970.29 feet;

Thence South 00°05'39" West to a point on the North line of the South 1/2 of the Northeast 1/4 of said Section 19, Township 16 North, Range 4 East, a distance of 683.03 feet;

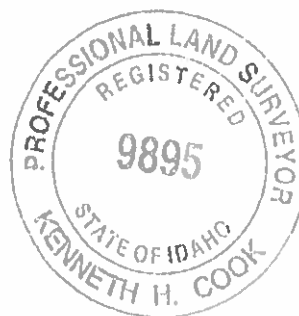
Thence along said North line and along said North line, South 89°46'24" East to a point on the East line of the North 1/2 of the Southeast 1/4 of said Section 19, a distance of 751.84 feet;

Thence leaving said North line, and along said East line North 00°05'09" East a distance of 1,330.87 feet to the **POINT OF BEGINNING**.

Said Parcel containing 1,383.075 square feet or 31.75 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
[REDACTED]



**LEGAL DESCRIPTION FOR
C2J TRUST
INGRESS/EGRESS ACCESS EASEMENT**

The following describes an Ingress/Egress Access Easement situated in the North 1/2 of the Southeast 1/4 of Section 19, Township 16 North, Range 4 East, Boise Meridian, Valley County, Idaho. Being further described as follows:

BASIS OF BEARING:

The North line of the North 1/2 of the Southeast 1/4 of Section 19, Township 16 North, Range 4 East, Boise Meridian, derived from found monuments and taken as North 89°31'21" West with the distance between monuments found to be 5,205.43 feet.

BEGINNING at a point on the East line of the North 1/2 of the Southeast 1/4 of said Section 19, Township 16 North, Range 4 East, Boise Meridian from which the East 1/4 corner of said Section 19 bears South 00°15'10" West a distance of 1,332.30 feet, thence leaving said East line and along the South line of the North 1/2 of the Southeast 1/4 of said Section 19, North 89°40'17" West, a distance of 2,385.82 feet;

Thence leaving said South line, North 00°17'44" East, a distance of 30.00 feet;

Thence South 89°40'17" East, a distance of 467.10 feet;

Thence along a curve to the left, with a radius of 140.00 feet and a central angle of 42°28'15" an arc length of 103.78 feet with a chord bearing of North 69°05'35" East and a chord distance of 101.42 feet;

Thence North 47°51'28" East, a distance of 141.68 feet;

Thence from a tangent which bears North 48°35'12" East, along curve to the right with a radius of 1,623.36 feet, and having a central angle of 02°58'06" an arc length of 84.10 feet with a chord bearing of North 50°04'15" East, and a chord distance of 84.09 feet;

Thence North 51°18'08" East, a distance of 101.05 feet;

Thence from a tangent which bears North 51°18'09" East, along curve to the right with a radius of 765.00 feet, and having a central angle of 15°12'16" an arc length of 203.01 feet with a chord bearing of North 58°54'17" East, and a chord distance of 202.41 feet;

Thence North 66°30'25" East, a distance of 132.96 feet;

Thence along a curve to the left, with a radius of 115.00 feet and a central angle of 37°33'12" an arc length of 75.37 feet with a chord bearing of North 47°43'49" East and a chord distance of 74.03 feet;

Thence North 28°57'13" East, a distance of 16.42 feet;

Thence along a curve to the left, with a radius of 70.00 feet and a central angle of 55°34'17" an arc length of 67.89 feet with a chord bearing of North 01°10'04" East and a chord distance of 65.26 feet;

Thence North 26°37'04" West, a distance of 39.54 feet;

Thence along a curve to the left, with a radius of 155.00 feet and a central angle of 22°27'01" an arc length of 60.73 feet with a chord bearing of North 37°50'35" West and a chord distance of 60.35 feet;

Thence North 49°04'05" West, a distance of 35.25 feet;

Thence along a curve to the right, with a radius of 180.00 feet and a central angle of 36°43'31" an arc length of 115.38 feet with a chord bearing of North 30°42'20" West and a chord distance of 113.41 feet;

Thence North 12°20'34" West, a distance of 192.15 feet;

Thence along a curve to the left, with a radius of 555.00 feet and a central angle of 02°32'52" an arc length of 24.68 feet with a chord bearing of North 13°37'01" West and a chord distance of 24.68 feet;

Thence North 14°53'27" West, a distance of 175.28 feet;

Thence along a curve to the right, with a radius of 155.00 feet and a central angle of 33°44'32" an arc length of 91.28 feet with a chord bearing of North 01°58'49" East and a chord distance of 89.97 feet;

Thence North 18°51'05" East to a point on the North line of the North 1/2 of the Southeast 1/4 of said Section 16, a distance of 98.45 feet;

Thence along said North line, South 89°31'21" East, a distance of 31.61 feet;

Thence leaving said North line, South 18°51'05" West, a distance of 108.41 feet;

Thence along a curve to the left, with a radius of 125.00 feet and a central angle of 33°44'32" an arc length of 73.61 feet with a chord bearing of South 01°58'49" West and a chord distance of 72.55 feet;

Thence South 14°53'27" East, a distance of 175.28 feet;

Thence along a curve to the right, with a radius of 585.00 feet and a central angle of 02°32'52" an arc length of 26.01 feet with a chord bearing of South 13°37'01" East and a chord distance of 26.01 feet;

Thence South 12°20'34" East, a distance of 192.15 feet;

Thence along a curve to the left, with a radius of 150.00 feet and a central angle of 36°43'31" an arc length of 96.15 feet with a chord bearing of South 30°42'20" East and a chord distance of 94.51 feet;

Thence South 49°04'05" East, a distance of 35.25 feet;

Thence along a curve to the right, with a radius of 185.00 feet and a central angle of 22°27'01" an arc length of 72.49 feet with a chord bearing of South 37°50'35" East and a chord distance of 72.03 feet;

Thence South 26°37'04" East, a distance of 39.54 feet;

Thence along a curve to the right, with a radius of 100.00 feet and a central angle of 55°34'17" an arc length of 96.99 feet with a chord bearing of South 01°10'04" West and a chord distance of 93.23 feet;

Thence South 28°57'13" West, a distance of 16.42 feet;

Thence along a curve to the right, with a radius of 145.00 feet and a central angle of 37°33'12" an arc length of 95.04 feet with a chord bearing of South 47°43'49" West and a chord distance of 93.35 feet.

Thence South 66°30'25" West, a distance of 132.96 feet;

Thence from a tangent which bears South 66°30'22" West, along a curve to the left with a radius of 735.06 feet, and having a central angle of 15°12'12" an arc length of 195.04 feet with a chord bearing of South 58°54'17" West, and a chord distance of 194.47 feet

Thence South 51°18'09" West, a distance of 101.18 feet,

Thence from a tangent which bears South 51°33'15" West, along curve to the left with a radius of 1,595.20 feet, and having a central angle of 02°57'17" an arc length of 82.26 feet with a chord bearing of South 50°04'36" West, and a chord distance of 82.25 feet;

Thence South 47°51'28" West, a distance of 141.58 feet,

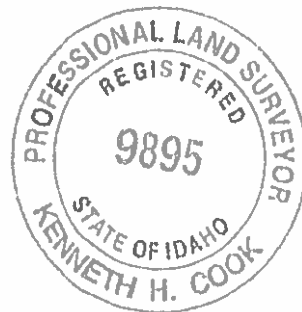
Thence along a curve to the right, with a radius of 170.00 feet and a central angle of 42°28'15" an arc length of 126.01 feet with a chord bearing of South 69°05'35" West, to a point on the South line of the North 1/2 of the Southeast 1/4 of Section 19, Township 16 North, Range 4 East, Boise Meridian, a chord distance of 123.15 feet;

Thence North 89°40'17" West, a distance of 467.08 feet to the POINT OF BEGINNING.

Said Parcel containing 67,494 square feet or 1.55 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied

END OF DESCRIPTION

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
847 Park Centre Way, Suite 3
Nampa, Idaho 83651
[REDACTED]



Property Owners Adjacent to Withers Ln Property Takkinen Estates

RP16N04E190310	dry grazing	Todd & Lisa Allen PO Box 309 McCall Id 83638
RP16N04E190455	res imp cat 10	
RP004150000050	res imp on cat 15	Michael & Robbin Vawter PO Box 168 Donnelly ID 83615
RP004150000060	res rural sub vacant	Michael & Stacia Knight PO Box 1286 Lyatonville CA 95454
RP004150000070	res imp on cat 15	Todd Tinstman PO Box 1220 Donnelley Id 83615
RP16N04E204805 RP16N04E199005	dry grazing dry grazing	Eld Ranch Investments LLC PO Box 427 Donnelly ID 83615
RP16N04E199031	res imp cat 12	Jerry Greenland PO Box 532 Donnelly ID 83615
RP16N04E198570	res imp cat 12	Jill Layton PO Box 395 Donnelly ID 83615
RP16N04E198552 RP16N04E198402	dry grazing dry grazing	Eld Family Revocable Trust 2554 E Roseberry Rd Mccall Id 83638



PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made by Trust and Estate Services Co., as personal representative of the Estates of VERNON E. POINTS and FLORENCE M. POINTS aka Florence Margaret Points, deceased, Grantor, to JENNA SIELAFF, as Trustee of the C2J TRUST u/t/a August 5, 2013, Grantee, whose current address is 3203 S. Carie Avenue, Boise, Idaho 83709-4757.

WHEREAS, Grantor is the duly appointed, qualified and acting personal representative of said estates, which estates are being probated in the Fourth Judicial District for Valley County, Magistrate Division, State of Idaho, filed as Case No: CV 1989-935C, and Letters Testamentary having been recorded July 6, 2011;

THEREFORE, for valuable consideration received, Grantor has bargained and conveyed, and does by these presents bargain and convey unto said Grantee, her heirs and assigns forever, all of the right, title and interest, and estates of Vernon E. Points and Florence M. Points aka Florence Margaret Points at the time of their respective deaths, and also the right, title and interest that the said estates, by operation of law or otherwise, may have acquired other than or in addition to that of said decedents at the time of their respective deaths in and to all of that certain lot, piece or parcel of land situated, lying and being located in Valley County, Idaho, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances unto the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor, as Personal Representative, has hereunto set its hand and seal this 15 day of August, 2013.

Recorded Electronically	
ID	379743
County	VALLEY
Date	8-21-13 Time 14:76
Simplifile.com 800.460.5657	

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TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances unto the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor, as Personal Representative, has hereunto set its hand and seal this 15 day of August, 2013.

TRUST AND ESTATE SERVICES CO.

Personal Representative of the
Estates of Vernon E. Points
and Florence M. Points, Deceased.

STATE OF IDAHO)

)ss.

County of Ada)

On this 15 day of August, 2013, before me a notary public, personally appeared Matt McMurry, known to me to be the President of Trust and Estate Services Co., the corporation that subscribed to the within instrument and the duly appointed PERSONAL REPRESENTATIVE OF THE ESTATES OF VERNON E. POINTS and FLORENCE M. POINTS, and acknowledged to me that such corporation and Personal Representative executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



E. Neddo

Notary Public for Idaho

Residing in Buna, ID

My Commission Expires: 6/5/14

DROULARD LAND SURVEYING, INC.

JOEL W. DROULARD, PRES.
Professional Land Surveyor

POST OFFICE BOX 69
McCALL, IDAHO 83638

TELEPHONE [REDACTED]
E-MAIL [REDACTED]

May 24, 2013

80.181 ACRE EAST PARCEL Section 24, T16N, R3E, Valley County

A parcel of land situate in the north 1/2 of the south 1/2 of Section 24, T. 16 N., R. 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the corner common to Sections 23, 24, 25 and 26, T. 16 N., R. 3 E., B.M., Valley County, Idaho; thence, N. 00° 03' 39" W., a distance of 1,323.55 feet to the South 1/16 Corner common to said Sections 23 and 24; thence, S. 89° 14' 23" E., a distance of 2,622.60 feet to a 5/8 inch rebar marking the Center South 1/16 Corner of said Section 24, the REAL POINT OF BEGINNING:

Thence, N. 00° 38' 41" E., a distance of 1,331.86 feet to a 5/8 inch rebar on the north boundary of said north 1/2 of the south 1/2 of Section 24,

Thence, S. 89° 25' 24" E., a distance of 2,607.57 feet to a 5/8 inch rebar marking the 1/4 Corner on the east boundary of said Section 24,

Thence, S. 00° 05' 37" W., a distance of 1,340.49 feet to the South 1/16 Corner of said Section 24,

Thence, N. 89° 14' 08" W., a distance of 2,620.47 feet the Point of Beginning, containing 80.181 acres, more or less.

Bearings are based on Record of Survey Inst. No. 338139.



Exhibit A (Takkinen - Nelson)

I, Joel W. Dwyer, a Registered Land Surveyor,
do hereby certify that this plat was prepared from
notes taken during an actual survey made by me
in April of 2013, and that it correctly represents
the facts, courses and distances of recorded &
old field notes.



LEGEND

- Found 5/8 inch dia. rebar
 - Found 1/2 inch dia. rebar
 - ⊕ Found aluminum cap
 - Set 1/2" x 24" rebar w/plastic cap
 - () Record data in parentheses
- Beatings based on Record of Survey last No 118139
Fences may indicate legal rights.
- Property Line
Fence Line
Overhead Power Line



RECORD OF SURVEY

situate in the SE NE4 and NE SE6 of
Section 18, T. 16 N., R. 4 E., B.M.,
Valley County, Idaho

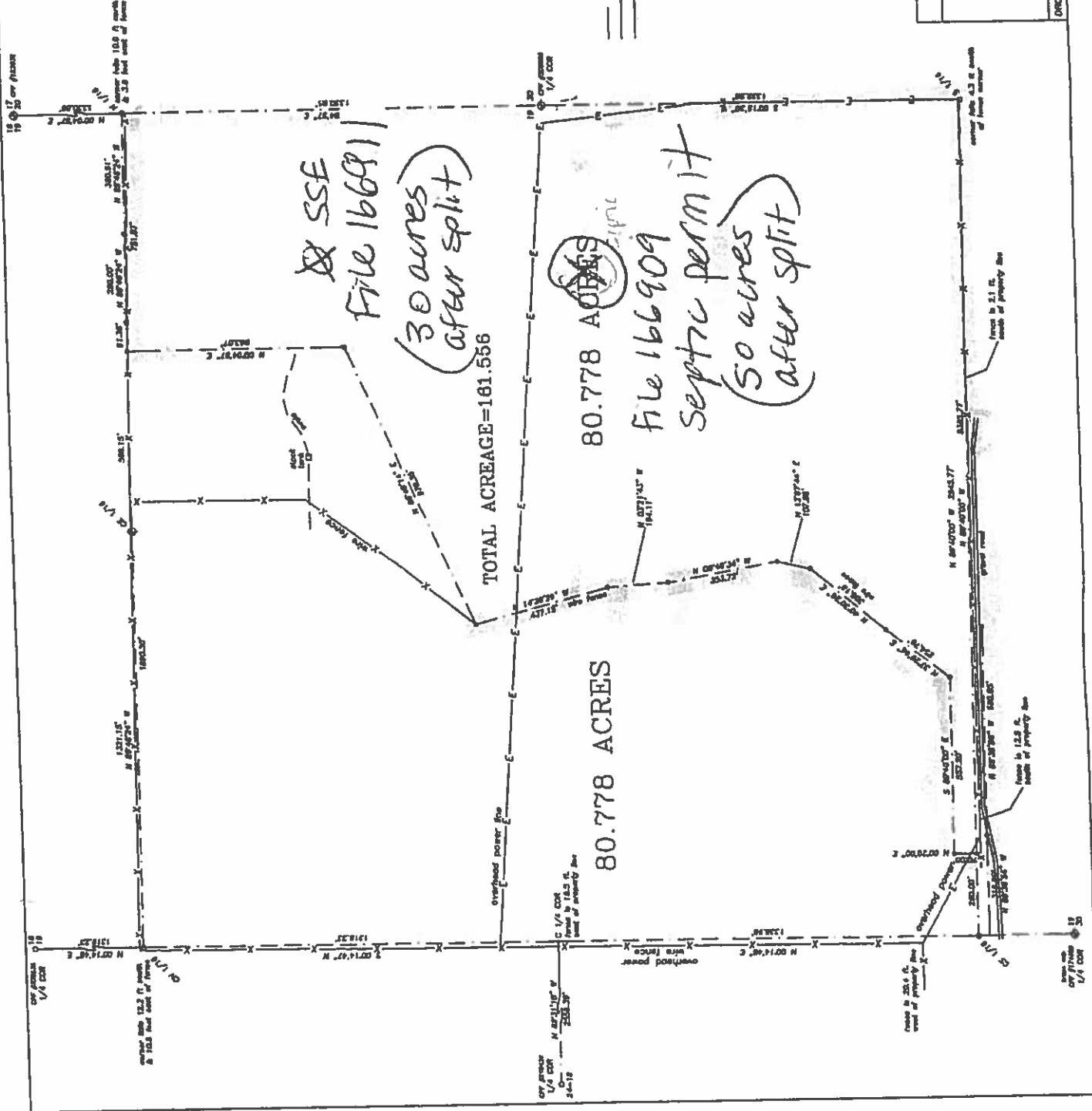
for

POINTS ESTATE

UNDIVIDED LAND SURVEYING

APRIL 2013

1804219



Permit - Subsurface Sewage Disposal



Public Health

Idaho Public Health Districts

Central District Health
707 N. Armstrong Place
Boise, ID 83704
(208) 327-7499

File # 166909



Owner's Name: C2J Trust
Property Address : Withers Lane - south half
Donnelly, ID 83615

Phone # [REDACTED]

Legal Description 1/4 1/4 S2 Section: 19 Township: 16N Range:04E

Subdivision: 0 No Subdivision

Lot:

Block:

Installation Type	Type of System (check all that apply)			Water Supply
<input checked="" type="checkbox"/> New System <input type="checkbox"/> Expansion <input type="checkbox"/> Repair <input type="checkbox"/> Tank Only	<input type="checkbox"/> Absorption Bed <input type="checkbox"/> Capping Fill <input type="checkbox"/> Central System <input type="checkbox"/> Composting Toilet <input type="checkbox"/> Drip Distribution <input type="checkbox"/> ETPS <input type="checkbox"/> Experimental <input type="checkbox"/> Extra Drainrock <input type="checkbox"/> Evapotranspiration <input checked="" type="checkbox"/> Gravel Drainfield	<input checked="" type="checkbox"/> Gravelless Drainfield <input type="checkbox"/> Gray Water Sump <input type="checkbox"/> Gray Water System <input type="checkbox"/> Holding Tank <input type="checkbox"/> Incinerator Toilet <input type="checkbox"/> Individual Lagoon <input type="checkbox"/> Intermittent SF <input type="checkbox"/> Intrench SF <input type="checkbox"/> LSAS <input type="checkbox"/> Pit Privy	<input type="checkbox"/> Pressurized DF <input type="checkbox"/> Recirculating GF <input type="checkbox"/> RV Dump Station <input type="checkbox"/> Sand Mound <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Steep Slope Drainfield <input type="checkbox"/> Two Cell Lagoon <input type="checkbox"/> Vault Privy <input type="checkbox"/> Other (see below)	Private Water <input checked="" type="checkbox"/> Well <input type="checkbox"/> Spring

Condition of Approval :

Orient system parallel to the contour of the slope in area of test hole #1.

Access silt loam soils at 24" inches below original grade and install.

Dimensions: 2 (6' x 84') STD. Maximum depth of system below ground: 24" inches. Excavation depth: 24" inches. If GTS system is used, 250 lineal feet of trench is required.

Minimum 100' separation from drainfield and future replacement area and 50' separation from septic tank to all wells is required.

Five bedroom dwelling with require a 1250 gallon septic tank. Shop with sink, toilet and shower will require a minimum 900 gallon septic tank.

REQUEST FOR INSPECTION must be confirmed
with the Environmental Health Division

ONE INSPECTION by Central

Bedrooms : 5 Bedrooms

Non Residential : 0 Gallons Per Day

Soil Type (USDA) : B-2

The minimum septic tank capacity is : 1900 Gallons

The minimum effective drainfield absorption area is : 1000 Square Feet

The drainfield can be no closer to permanent/intermittent surface water than: 200 Feet

Note : Final approval of this permit requires inspection of the uncovered system.

This permit expires if the system is not constructed as approved within one year from the date issued. Once the system is constructed and approved by the Health District, all requirements of the approved plans and specifications, permit and permit application (including operations, maintenance, monitoring, and reporting) are applicable indefinitely and convey through transfer of property ownership unless the system is abandoned, removed, replaced or the permit is renewed. A permit may be renewed if the permit application is received on or before the expiration date of the previous permit. Prior to a transfer of property, the transferor must inform the transferee of all applicable requirements of the permit and application. Failure to satisfy the permit or application requirements may result in enforcement action.

063

REHS Signature / REHS #

11/15/2022

Approval Date :

11/14/2024

Expiration Date :

40063 Mike Reno

LD003WD Revision Date: 9/25/20 EMC



Public Health

Idaho Public Health Districts

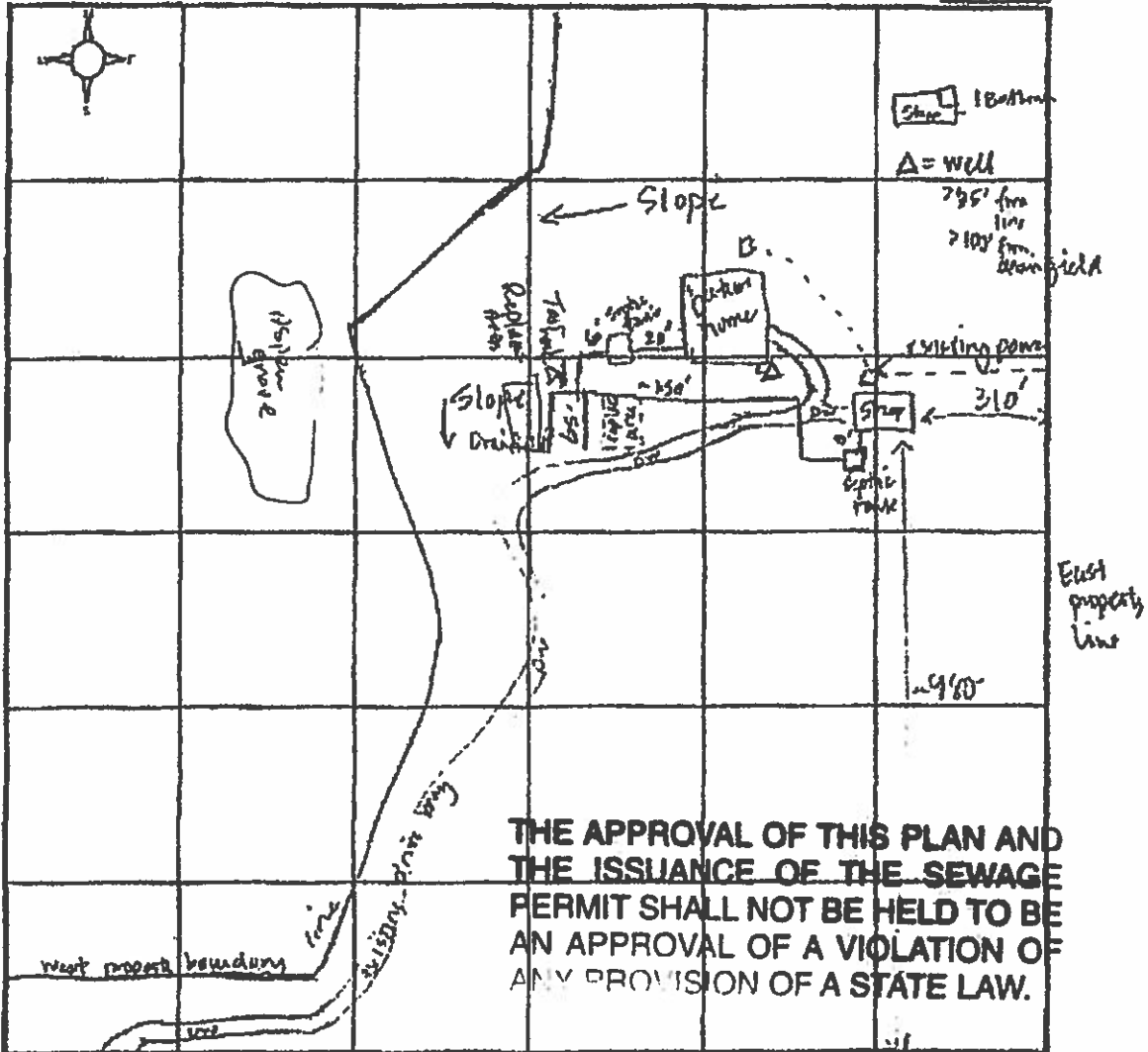
RECEIVED 11/14/2022
Please draw an aerial view of the property showing the outline of buildings, property lines, well location(s), water lines, location of septic tank and drainfield, location of drainfield replacement area, ditches and streams, easements and right of ways, driveway and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield

#166909

#166909

Plot Plan

Scale: 1" = ~300'



THE APPROVAL OF THIS PLAN AND THE ISSUANCE OF THE SEWAGE PERMIT SHALL NOT BE HELD TO BE AN APPROVAL OF A VIOLATION OF ANY PROVISION OF A STATE LAW.

Withhold

Signature:

Shirley L. Trust

Date:

11/14/22

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I understand that any deviation from the plans, conditions and specifications, is prohibited unless it is approved in advance by the Director or his designee. I hereby authorize the Health District to have access to this property for the purpose of conducting a site evaluation.

(Official Use Only)

Plot Plan Approval Date: 11/15/22

EHS Name:

EHS

EHS # 63

[illegible]

File # 166911 Test Hole Soil Description:

	1	2	3	4
1	Subt conc B-2			
2	silty sand B-2			
3				
4				
5				
6				
7				
8	Bottom			
9	No evidence of H ₂ O			
10				

Recommendations

OR next N/S

Along contour

ACLU'S Silty/loam

Soils @ 24" and install

Non-Residential Properties:

Letter of Intended Use Submitted ☐ Yes ☒ N/A

Wastewater Nature Established ☐ Yes ☒ N/A

Wastewater Flow Calculations ☐ Yes ☒ N/A

Rock Out Crops: ☐ Yes ☒ No

Slopes/Scarps: ☒ Yes ☐ No

Nearest Well Distance:

Surface Water: ☐ Yes ☒ No

Permanent: ☐ Temporary: ☐

Distance:

Depth of Rock or Limiting Layer: N/A

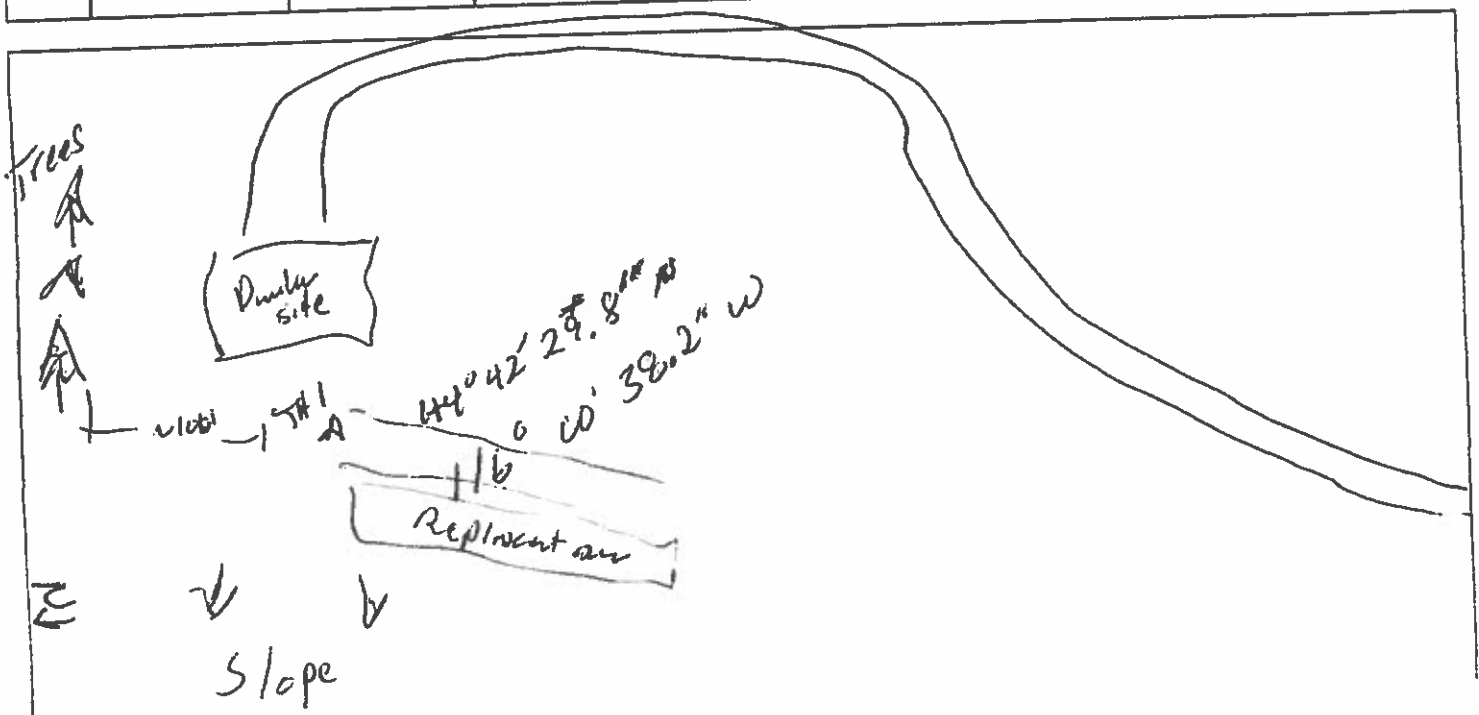
Depth of Ground Water:	Normal	Seasonal
	N/A	N/A

Maximum Depth of Drainfield: 24

Soil Type: B-2 Tank Size: 1000

Date: 6/16/22

Inspected by: M. H. H.



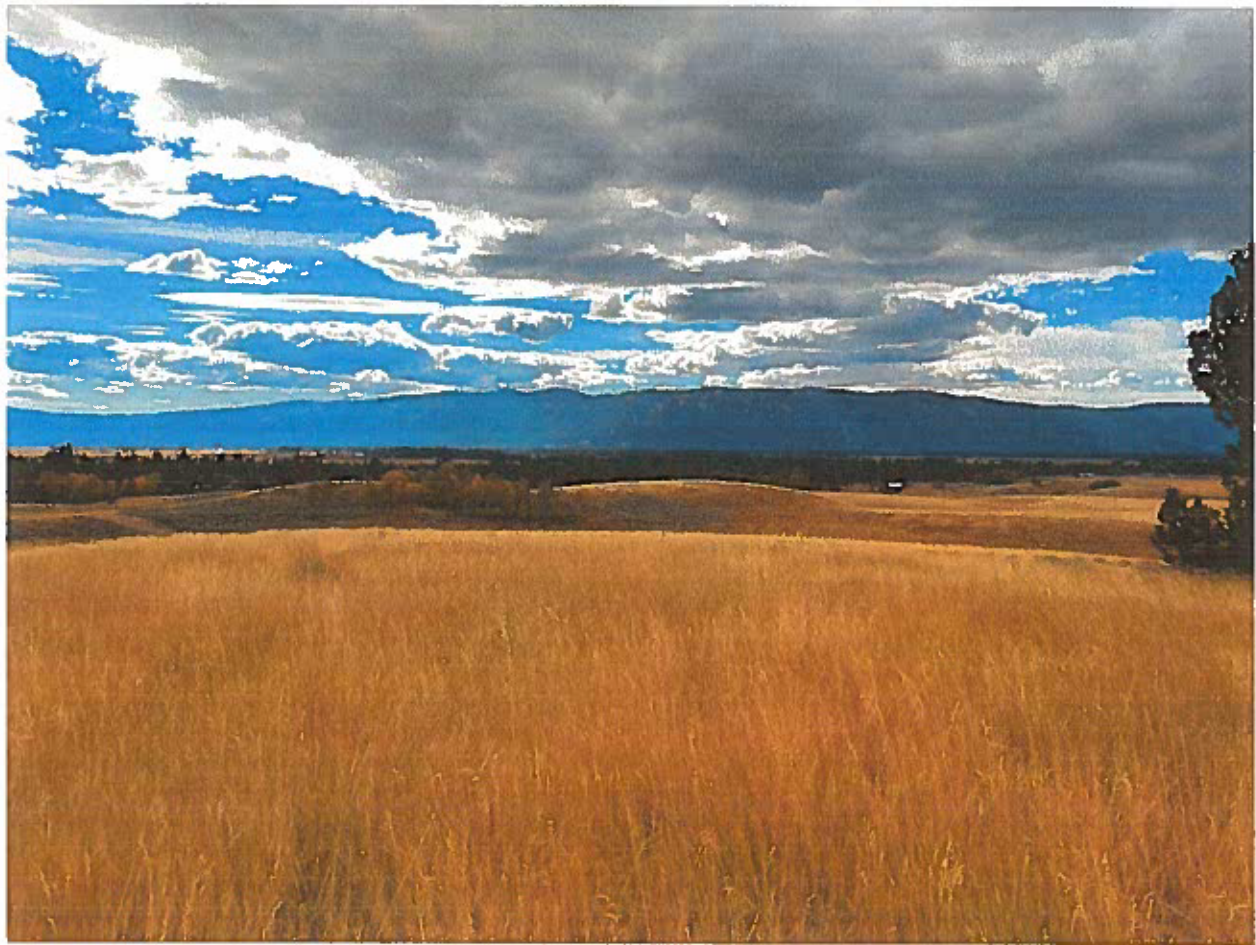
WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

Valley County Idaho

Title 10 Chapter 7

C2J Trust A proposed ownership split located in the parts of N1/2 SE 1/4 Section 19, T16N,
R4E B.M.

January 30, 2022



Jenna M Alessi

Composed with the use of the Existing C2J Property Forest Management Plan and Fire
Protection Plan by John Lillehaug PO Box 1250 McCall, ID. 83638 [REDACTED]

[REDACTED]

Purpose

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

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

Executive Summary

The proposed **C2J Trust** ownership split consists of a parcel of land (approximately 80.18 acres in size) that is planned to be divided into two (2) various sized parcels that will potentially add more structures to the Valley County WUI. This Fire Protection Plan will assist in providing recommendations to minimize the wildfire risk to the property and proposed structures. The property that is planned for this proposed ownership split is grassland with two apron acre sized aspen groves and one central timber stand that will divide the properties. The timber stand of 1 acre is composed of Ponderosa pine in various stages of growth.

Mitigation of wildfire hazard and protection of the future structures are outlined in **Section B Wildfire Risk Mitigation** portion of this document and include the following:

1. water supply requirements for structural and wildland fire response
2. specifications for driveway construction and maintenance
3. evacuation planning
4. completed vegetative treatments and defensible space guidelines for the two parcels.

Section A Wildfire Risk Assessment:

1. Site Description: The proposed C2J Trust ownership split consists of two parcels located in N1/2 SE1/4 Section19, T16N, R4E B.M. The property lies about 2 miles South East of Donnelly and consists of about 80.18 acres. Access will be provided off of Hwy 55 on East Barker Rd then south to Gold Fork Rd and East to Withers Ln with a shared driveway.
2. The property exists within the **Low** WUI Hazard Area Assessment.
3. The property is relatively sloped with elevation ranging from 0-12%, the topographic elevation is about 4800 feet, and average precipitation is around 24 inches.
4. The proposed ownership split consists of two (2) parcels that range from 30.75-49.03 acres in size and is surrounded by grassland on all sides with Forest within 1 mile as well as several residences within the Simpcos subdivision to the east.



Small Aspen Clone, sage and native grasses looking south to property border

Existing Vegetative and Fuel Hazard Conditions:

The property is about 95% grassland with patches of sagebrush with few conifer tree species consisting of Ponderosa pine (10%), and Aspen (90%). The overall existing timber stand is an uneven-aged (multi-storied) stand with three basic age groups:

1. **The seedling/sapling age group:** Trees range from one foot to 25 feet tall, have diameters up to six inches D.B.H., and ages from one to 25 years. This age group is a very small component of the overall timber stand.
2. **The pole size age group:** Trees range in size from six to 8 inches D.B.H. and ages from 30 to 45 years. This age group is also a small component of the overall timber stand with the majority of the trees Ponderosa.
3. **Overstory:** Trees range from 10 to 25 plus inches D.B.H., heights range from 50 to 90 feet tall, and ages range from 50 to over 100 years. Basal Area (a representation of how close the trees are growing to each other) per acre ranges from 40 to 110 square feet. The overstory is well spaced with some minor overcrowding. Due to the poor site productivity, no management activity is recommended because the investment would exceed the benefits.
4. **Fire History** The fire history records from all jurisdictional agencies show a very low occurrence from lightning or human caused ignitions in the past. As more structures are built the probability of human caused ignitions will increase. Thunderstorms that are common in the summer months could result in rapid changes in fire behavior that could increase the risks to homeowners and firefighters. The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns on a site- they are topography, weather, and fuels. The normal weather pattern and air flow comes from a south/southwest direction with average summer temperatures ranging from about 70 to 85 degrees. With Gold Fork Rd on the west side, and open grasslands on a moderate slope, grassland to the North, South, and Simpc Estates located to the East. The property is at **low-moderate risk** from a wildfire being pushed or propagated substantially by a strong wind.
5. **Existing Roads and Bridges-** The property has access from Withers Ln with an existing maintained and improved driveway through Parcel 1 to Parcel 2. An easement has been described on survey. It is well maintained and large enough for emergency vehicle access. Both Parcels should have an area for ingress/egress of emergency vehicles when developed.
6. **Location of existing building structures and estimate of property density-** There are no existing structures on the property. There are several single-family units that border the property on the north East and south property boundary.
7. **Infrastructure that may affect wildfire risk.** The property is surrounded by grasslands as well as a subdivision with Low density single family residential buildings.
Typical Native grasses and Forbes looking northwest to property line.

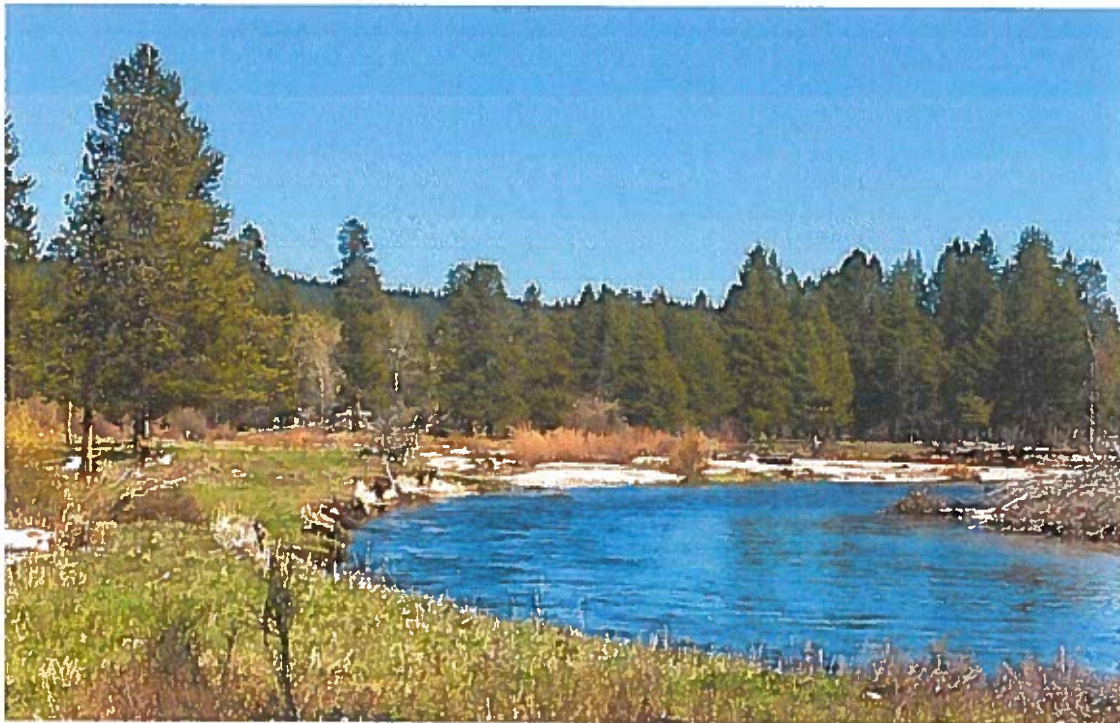


8. **Description of existing features that may assist in wildfire control.** Highway 55 to the west, Farm-to-Market Rd to the west, Gold Fork River and Gold Fork Rd to the south will aid as good fire break from approaching wildfire and provide good access for firefighting equipment. Gold Fork River is a Class I stream that feeds designated wetlands associated deciduous riparian vegetation that provides a wet site that would not carry a fire through the area and would serve as a source for aircraft to dip water. Cascade Reservoir located about 1 air-mile west of the property would be a second source for aircraft to dip water. A private reservoir is located within 0.25 miles of the property directly to the east is a third source.
9. **Current structural and wildfire jurisdictional agencies** The structural fire jurisdiction for this development would be Southern Idaho Timber Protective Association (SITPA) provides wildfire protection for all timber lands in the area. The Donnelly Rural Fire Department also serves this area within a 8-12 minute response time.

Wildfire Risk Assessment Summary

The property lies within Valley County's Geographic Hazard Assessment Wildland Urban Interface (see attached map) **low level** condition for overall wildfire risk due to the following reasons:

- This property is within the Fire Behavior Fuel Model 1 (FM1) Fire spread is governed by the fine, very porous, and continuous herbaceous fuels that have cured or are nearly cured. Fires are surface fires that move rapidly through the cured grass and associated material. Very little shrub or timber is present, generally less than one-third of the area. Grasslands and savanna are represented along with stubble, grass-tundra, and grass-shrub combinations. Fuels throughout the rangeland type communities in Valley County are quite consistent, dominated primarily by agricultural fields with only a few patches of native meadow remaining. These Areas dominated by native grasses and cropland described as FM1. Fires in this fuel type tend to spread rapidly, but burn at relatively low intensities. Where grasses become less consistent, wind is needed to push fires through the bunchgrass. Actual burn time is generally short and burned areas cool quickly after passage of the fire front.
- The property has breaks Located to the South by Gold Fork River and to the west by GoldFork Rd.
- Property is surrounded by three good dependable water sources for drafting by firefighting equipment or dipping by aircraft either from the pond to the east, GoldFork River a Class I stream one air-mile south or Cascade Reservoir which is two air-miles to the west. Property also has the possibility of two private wells on site for direct personal mitigation.



Goldfork River South of the property one air-mile also owned by property owner



Residential area to the West at Simpco Subdivision with native grasses and sage in foreground

Section B Wildfire Risk Mitigation:

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

Access-Planned ingress and egress routes

A shared driveway to Withers lane west to GoldFork Rd will be the primary ingress and egress route to provide the primary escape route to travel north or south. This primary road is suitable for emergency vehicles and an adequate evacuation route.

Water supply for structural and wildland fire responses

The current wildland fire protection water supply needs for this proposed parcel split are available by drafting from the pond to the East, Gold Fork River or Cascade Reservoir (one air-mile distance) if needed. Two Parcels may have individual wells to supply the residences however, that will not be sufficient for firefighting equipment.

Estimated response time and distance for jurisdictional fire agencies

Estimated response time for The Donnelly Rural Fire Department is 7-12 minutes as it is located 2.5 miles away from the property in Donnelly. Estimated response time for SITPA is at least 15-20 minutes as the station is located in Cascade which is about 12 miles away from the property. Additional wildfire resources from federal agencies are available on request.

Proposed internal fire protection systems

No internal sprinkler systems are planned at this time

The Defensible Space zone treatments are as follows:

1. Immediate Zone- 0 to 5 feet around the building structures.
 - a. Trim branches that will overhang the home, porch, or deck.
 - b. Prune the lower branches of large trees at least 6 to 10 feet from the ground level.
 - c. Recommend using rock or gravel instead of flammable vegetation or mulches next to the house.
2. Intermediate Zone- the next 5 to 30 feet from the building structures.
 - a. Space trees to have a minimum of 10 to eighteen feet between the crowns with the distance increasing with the percentage of slope. Trees and shrubs can be limited to small clusters or groups of a few each to break up the continuity of vegetation across the landscape.
 - b. Remove the ladder fuel by pruning the lower branches at least six to ten feet from the ground. For shorter trees do not exceed 1/3 of the overall height when pruning. Pruning will minimize the risk of surface fire reaching the crowns.
 - c. Keeping this zone green as possible into the hot dry summer months will also minimize a surface fire from reaching the buildings.
3. Extended Zone- the next 30 to 100 feet from the building structures.
 - a. Space trees to have a minimum of 6 to 10 feet between the crowns with the distance increasing with the percentage of slope.
 - b. Remove the ladder fuel by pruning the lower branches at least 4 to 6 feet from the ground not to exceed 1/3 of the overall tree height.
 - c. Remove dead trees and shrubs. Also remove large accumulations of ground litter/debris.

Long-term maintenance schedule to sustain fuel treat effectiveness.

- Promote the opportunity to maintain or return to native plant species and trees resistant to fire (such as Ponderosa pine, Western Larch, and Douglas-fir).
- Vegetation encroachment within the 100' zone of each structure will be reduced annually.
- Woody debris can be disposed on site by piling and burning at the appropriate time or collected each spring and removed to an approved facility such as the Valley County transfer site.
- No open fires during the closed burn season (May 10- October 20). Fire pits if installed should be maintained to prevent a fire from escaping the structure. Recommend using metal containers for the fire pit.
- Keep the shrubs and tree branches cut back along the individual driveways to provide good access for firefighting equipment.

ATTACHMENTS and REFERENCES

Vicinity map of Flood Plain
Valley County Hazard Map Information

References:

Living with Fire in Valley County
Reducing Wildfire Risks in the Home
VCFWG Wildfire Evacuation Checklist
Valley County, Idaho Wildland-Urban Interface Wildfire Mitigation Plan
C2J Property Forest Management Plan and Fire Protection Plan by John Lillehaug

Websites:

<https://idahofirewise.org/firewise-communities/>

<http://www.sitpa.org/>

WUI references www.idahofireswise.org www.facebook.com/VCFWG

https://scholarsbank.uoregon.edu/xmlui/bitstream/handle/1794/17711/ID_085_Valley_2004.pdf?sequence=1

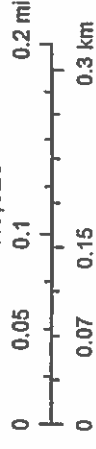
<https://idahofirewise.org/firewise-communities/>

Valley County Planning and Zoning



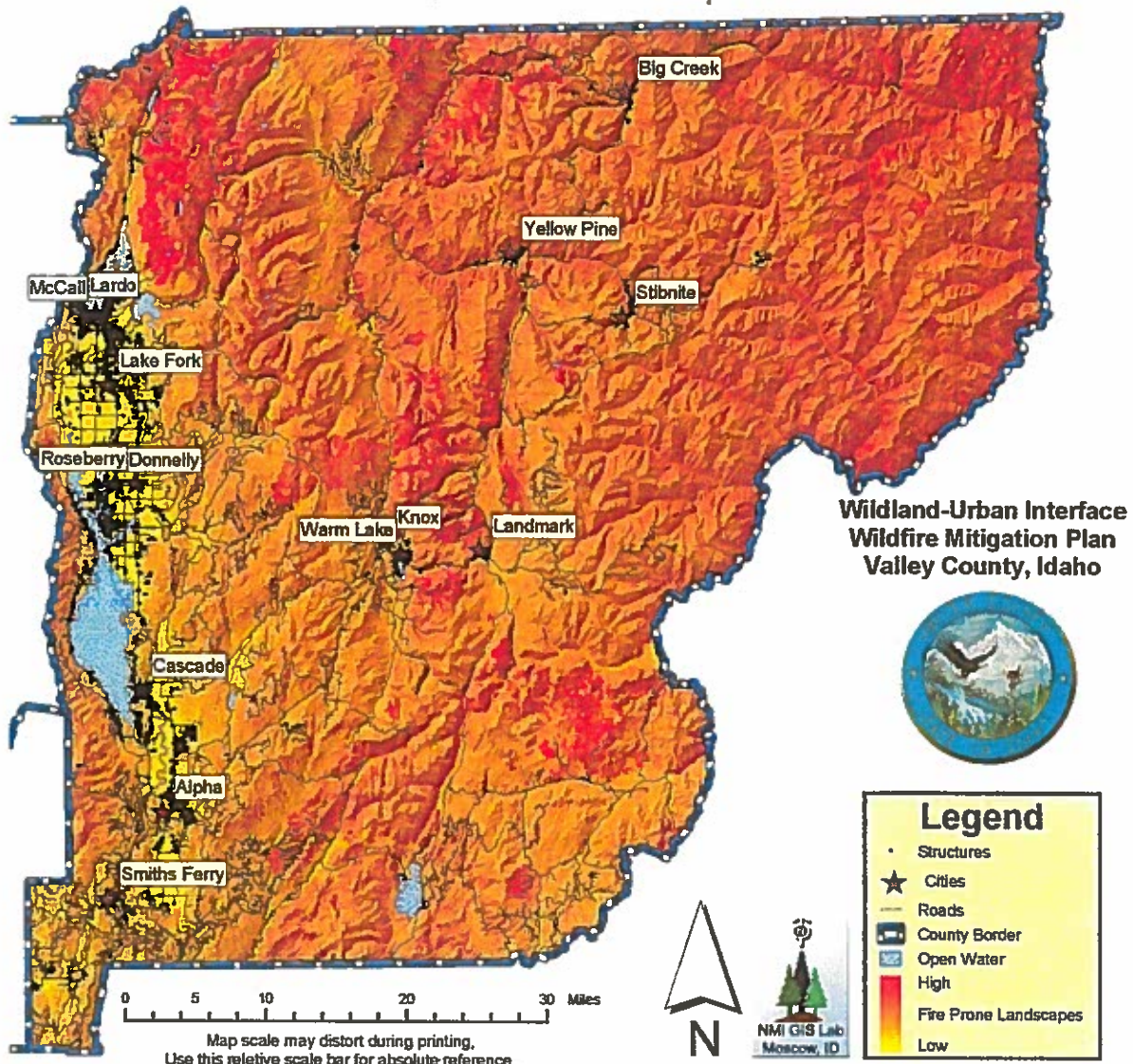
1/31/2023, 11:04:01 AM

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Maxar

Fire Prone Landscapes



This map is presented for reference in this section of the plan. This map, and additional maps are detailed in Appendix I.

The maps depicting these risk categories display yellow as the lowest risk and red as the highest with values between a constant gradient from yellow to orange to red (Table 3.20). While large maps (16 square feet) have been provided as part of this analysis, smaller size maps are presented in Appendix I.

Valley County Planning and Zoning Department

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



Variance Application

See Section 9-5H-10 Valley County Code

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☐ Check # _____ or ☐ Cash

FILE # _____

FEE \$ _____

ACCEPTED BY _____

DATE _____

CROSS REFERENCE FILE(S): _____

PROPOSED USE: _____

☐ Shared Driveway

☐ Setback Variance

☐ Other

Applicant Name C2J Trust Jenna Alessi Trustee

Applicant Signature Jenna Alessi, Trustee Date January 30, 2023

Mailing Address 3603 S Carie Ave

Boise ID 83709

Phone [REDACTED] Email [REDACTED]

Property Parcel Number RP16N04E191805

Subdivision (if applicable) Takkinen Estates

Parcel Physical Address 480 Wither LN

Required Attachments

1. Proposed Site Plan
2. Narrative statement demonstrating:
 - That special conditions and circumstances exist which are not a result from any action of the Applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.
 - That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
3. Shared Driveway Variances require a shared driveway maintenance agreement. The shared driveway must be built to the satisfaction of the relevant fire department.

Variance Application

Narrative statement to Planning and Zoning for Variance Application for The Takkinen Estates Subdivision at Withers Lane Culdesac

Parcel 1 and Parcel 2 described on Record of survey for C2J Trust Inst. No. 378077 located in Section 19, T19N R4E B.M., Valley County, Idaho

- The special conditions and circumstances exist which are not a result of any action of the Applicant are due to the 'L shaped' nature of the property with already limited frontage access to a public roadway prior to any proposed property division.
- This property division is a family trust division and the properties are to remain in the family. This is a Multi-generational ownership over 130 years with right-of-first refusals in place to keep the property in the family or extended family.
- If both properties were to have separate driveways it would create a financial burden to the individual family that owns both properties instead of sharing the land and financial burden of utilizing an existing driveway that has been in place for over 130 years.
- Having two driveways would mean having two driveways running in parallel for over 1200 feet and would still require Lot 1 to provide an easement to Lot 2.
- Granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.

**SHARED DRIVEWAY AGREEMENT
FOR**

Parcel 1 and Parcel 2 described on Record of survey for C2J Trust Inst. No. 378077 located in
Section 19, T19N R4E B.M., Valley County, Idaho

This Shared Driveway Agreement (hereafter known as "The Agreement") shall apply to the two parcels by Record of survey Inst. No. 378077.

Whereas the purpose of this Agreement is to describe the responsibility of each lot owner with the shared driveway.

- I) With regard to the previously improved structure, the costs to improve will be equally shared and the party having paid the expense will be made whole prior to property deeding to Lot 2 successor or the party completing/performed said repairs/maintenance shall be entitled to a lien upon the property of the dissenting party equal to one-half of the actual cost of said repairs/maintenance plus 15%.
- II) The parties of the lots shall share equally in the general maintenance of the driveway even if no permanent structure is built on either lot unless both parties agree to leave the driveway unmaintained. The successor in title to either lot may perform such repairs and maintenance as may be necessary without the consent of the other upon giving written notice of intent to perform such repairs and the estimated cost thereof. Written notice will be given (30) days prior to beginning said repairs/maintenance. The same right to lien as described above shall apply to any maintenance/improvements not shared or reimbursed by either property owner or their successor.
- III) At the time of construction of a structure on either lot, that owner shall be responsible for building and maintenance of their own driveway where the shared portion ends.
- IV) Snow removal costs shall be shared equally in any snow removal season that the parties use the driveway. If either party does not use the driveway during the snow removal season, they shall not be responsible for sharing the snow removal costs.
- V) The owners are responsible for damage caused to the driveway by excessive weight or actions, ie, large trucks, trailers, construction equipment. Any damages will be repaired immediately by the owner responsible to include damage caused by visitors.
- VI) This agreement shall be binding on heirs, successors and assigns of the parties.

Witness the due execution hereof on this the _____ day of _____, 2023.

By _____
Jenna M Alessi Grantor/Trustee