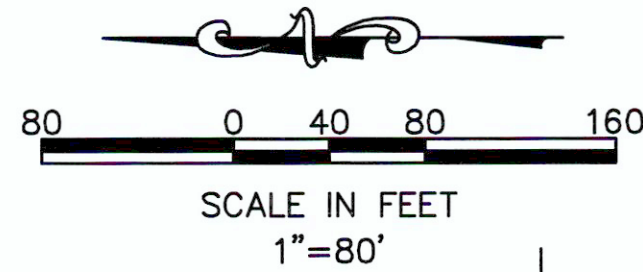


PLAT SHOWING
COPPER ROCK SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16,
TOWNSHIP 16 NORTH, RANGE 3 EAST, BOISE MERIDIAN,
VALLEY COUNTY, IDAHO
2023

REVISED
2-22-2023



UNPLATTED

SE1/16
CP&F NO.

UNPLATTED

UNPLATTED

REAL POINT
OF BEGINNING

UNPLATTED
BASIS OF BEARINGS
N89°28'37"W 5333.79'

LAUGHING BILL SUBDIVISION
BOOK 10 PAGE 343

CP&F NO.
301413

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 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.
- Access to Lots 1 through 12, Block 1 is restricted to the Shared Driveway Easements as delineated and referenced hereon.
- Lots 13, Block 1 shall be subject to a six (6) foot wide Public Pedestrian Access Easement as delineated and referenced hereon.
- Surrounding land uses are subject to change.

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'	S06°47'05"W	7°50'25"
C4	835.00'	32.35'	32.35'	N11°48'54"E	2°13'12"
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"

Line Table		
Line #	Direction	Length
L1	N00°17'22"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	42.49'
L9	N12°55'30"E	22.29'
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'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- NO DISTURBANCE LINE (SEE NOTE 1)
- EASEMENT LINE (SEE NOTE 2)
- EASEMENT LINE, AS NOTED
- 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
- SHARED DRIVEWAY EASEMENT (NOTE 9)
- FIRE WATER TANK

SURVEYORS NARRATIVE:

The purpose of this survey is to subdivide the property shown hereon. The property is a portion of the property as conveyed by a Warranty Deed recorded as Instrument No. , records of Valley County, Idaho. The property is adjacent to Laughing Bill Subdivision as filed in Book 10 of Plats at Page 343, records of Valley County, Idaho and the unrecorded retracement survey of Cascade Reservoir Boundary by Chronic and Associates. The south subdivision boundary coincident with south boundary of the Southeast 1/4 of the Southeast 1/4 of Section 16, T.16N., R.3E., B.M. was established by found monuments for the section corners shown hereon except when adjacent to said Laughing Bill Subdivision. The north boundary as established by the 1959 plat of Laughing Bill Subdivision and the monument found were held as the controlling boundary line. The north and west subdivision boundaries coincident with the north and west boundaries of the Southeast 1/4 of the Southeast 1/4 of said Section 16 were established by proportionate measurement.

The basis of bearings is taken to be, N89°28'37"W between found monuments at the Section corners common to Sections 16, 17, 20 & 21 and Sections 15, 16, 21 & 22, T.16N., R.3E., B.M., Valley County, Idaho.

REFERENCE DOCUMENTS

ROS: 229785, 304221, 325822
DEED:
LAUGHING BILL SUB., BK. 10, PG. 343
UNRECORDED RETRACEMENT SURVEY 1976- BILL CHRONIC



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

SHEET 1 OF 3

COPPER ROCK SUBDIVISION

REVISED
2-22-2023

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°29'02" 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 31-3805, 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)
) s.s.
County of Ada)

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.

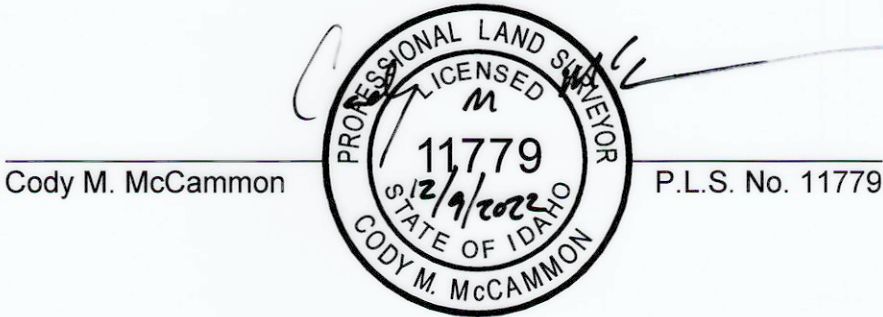
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

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.



Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

1119 E. STATE STREET, SUITE 210
EAGLE, ID 83616

www.baileyengineers.com

COPPER ROCK SUBDIVISION

REVISED
2-22-2023

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

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

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.

Valley County Surveyor

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Valley, State of Idaho, per the requirements of I.C.50-1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

Date

County Treasurer



Bailey Engineering, Inc.
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