

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT:	VAC 22-03 Wardwell Vacation of Utility and Drainage Easement and V-3-22 Wardwell Setback Variance
HEARING DATE:	July 14, 2022
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / OWNER:	Wayne K Wardwell 12473 W Murchison ST Boise ID 83709
LOCATION:	9 Nugget Drive Gold Dust Ranch No. 2 Lots 142 and 143 NESE Section 9, T.13N, R.4E, Boise Meridian, Valley County, Idaho
SIZE:	0.88 Acres
REQUEST:	Vacate platted utility and drainage easement as well as approve a variance to relax the rear yard setback
EXISTING LAND USE:	Residential Subdivision Lots

The applicant is combining Gold Dust Ranch No. 2, Lot 142 with a portion of the adjacent Lot 143. He is requesting a vacation of a 10-foot-wide utility and drainage easement centered on the lot line between Gold Dust Ranch No. 2 Lots 142 and 143. This would allow building to occur over the lot line.

He is also requesting a variance to relax the rear setback from the required 20 feet to 7.5 feet due to topographic reasons. The drainfield has to be located on the east side of the property, which pushes his house further west, due to the slightly marshy area on the west side of the property.

A 24-ft x 32-ft (768-sqft) footprint is planned for a home with a daylight basement and loft.

Gold Dust Ranch No. 2 was recorded on September 22, 1975. Per the plat, there is a 10-foot utility and drainage easement centered on all interior lot lines.

FINDINGS:

1. The application was submitted on May 31, 2022.
2. Legal notice was posted in the *Star News* on June 23, 2022, and June 30, 2022. Potentially affected agencies were notified on June 14, 2022. Property owners within 300 feet of the

property line were notified by fact sheet sent June 17, 2022. The site was posted on July 1, 2022. The notice and application were posted online at www.co.valley.id.us on June 14, 2022.

3. Agency comment received:

Laura Lacy, Associate Real Estate Specialist, states that Idaho Power's review indicates that they do not have facilities located within the request area. Idaho Power agrees to relinquish interest in the public utility easement located between Lots 142 and 143, gold Dust Ranch No. 2. (July 6, 2022)

Central District Health has no objections. (June 17, 2022)

4. Public comment received:

Timothy and Pamela Holden, 90 W Prospectors Drive, are opposed to the variance request. They sold Lot 142 (9 Nugget Drive) and part of Lot 143 to the applicants. The verbal agreement included a stipulation that the Wardwell's must agree to the existing setback and no permanent or temporary structures would be place on the ground within the setback. They do not oppose the request to vacate the utility and drainage easement on Lots 142 and 143. (July 5, 2022)

5. Valley County Code:

10-6-2: VACATIONS OF PLATS, PUBLIC RIGHTS OF WAY OR EASEMENTS:

- A. Filing Of Application Required: An applicant wishing to vacate an existing subdivision, portion thereof, public right of way, or easement shall complete and file with the administrator an "application for total or partial vacation of an existing subdivision or other public right of way". This action shall be supplemental to, and in no way in conflict with, the applicant's obligation to comply with the provisions contained in Idaho Code sections 50-1317 through 50-1325.
- B. Placement On Commission Agenda: Upon receipt of the completed application, the administrator shall place said application on the agenda of the commission to be considered at its next regular meeting, subject to the same time limits prescribed for preliminary plat applications.
- C. Commission Review: The commission shall review the proposed vacation with regard to future development of the neighborhood. The commission shall also take into consideration the interests of adjacent property owners, of utilities, and of various public agencies where pertinent to the application.
- D. Commission Recommendation: Within ten (10) days, the commission shall make its recommendation concerning the application to the board who shall hold a public hearing and give such public notice as required by law.
- E. Board Action: The board may approve, deny or modify the application and shall record its action in the official minute book of the meetings of the board. Whenever public rights of way or lands are vacated, the board shall provide adjacent property owners with a quitclaim deed, as prepared by the applicant, for said vacated rights of way in such proportions as are prescribed by law. (Ord. 10-07, 8-26-2010)

9-5H-10: VARIANCES:

- A. Conditions: Pursuant to Idaho Code section 67-6516, the commission shall be empowered to grant variances relaxing or modifying the requirements of this title with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this title affecting the size or shape of a structure upon lots, and other land use requirements of this title. In the case of a PUD involving variations from the requirements of this title, it shall not be necessary for the applicant to file a separate application for such variances. Variances may also be heard simultaneously with conditional use permit applications.
- B. Application:
1. A variance may be granted to an applicant only upon a showing of undue hardship as a result of characteristics of the site.
 2. A written application for a variance shall be submitted to the administrator or staff containing:
 - a. Description of the nature of the variance requested. (Ord. 10-06, 8-23-2010)
 - b. A narrative statement and graphic material demonstrating:
 - (1) 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.
 - (2) That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
 - c. A site plan showing the location of the variance and the special characteristics of the site.
 - d. A list of adjoining property owners within three hundred feet (300') of the site.
 - e. The fee set by resolution of the board shall accompany the application for a variance. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)
- C. Procedure: An application for a variance shall be reviewed by the administrator or staff and the commission in accordance with section 9-5H-11 of this article. The administrator shall post notice of the public hearing to the applicant, adjoining property owners, on site, and the public in accordance with subsection 9-5H-6B of this article.
- D. Granting Of Variance:
1. A variance may be granted if the commission makes specific findings of fact based directly on the particular evidence in the application which supports the conclusion that the above conditions have been met by the applicant.
 2. Within ten (10) days after a decision has been rendered, the administrator or staff shall provide the applicant with written notice of the action by regular mail if so requested by the applicant.
 3. The commission's decision shall be a recommendation to the board.
 4. The clerk, upon receipt of a recommendation from the commission, shall set the item on the agenda of the board at the earliest possible regular meeting of the board.
 5. The board shall consider and act upon the commission's recommendations by following the procedures outlined in section 9-5H-11 of this article. However, if the commission's recommendation is unanimous and there is no opposition to approval of the variance, then the board need not hold a public hearing, but may make a decision as a regular agenda item. Only the applicant must be notified as to the time on the agenda of the public meeting.

6. A permit for the variance may be issued by the administrator or staff only after approval by the board.
 7. The variance approval is valid for five (5) years, unless a more specific date is specified.
(Ord. 10-06, 8-23-2010)
-

STAFF QUESTIONS AND COMMENTS:

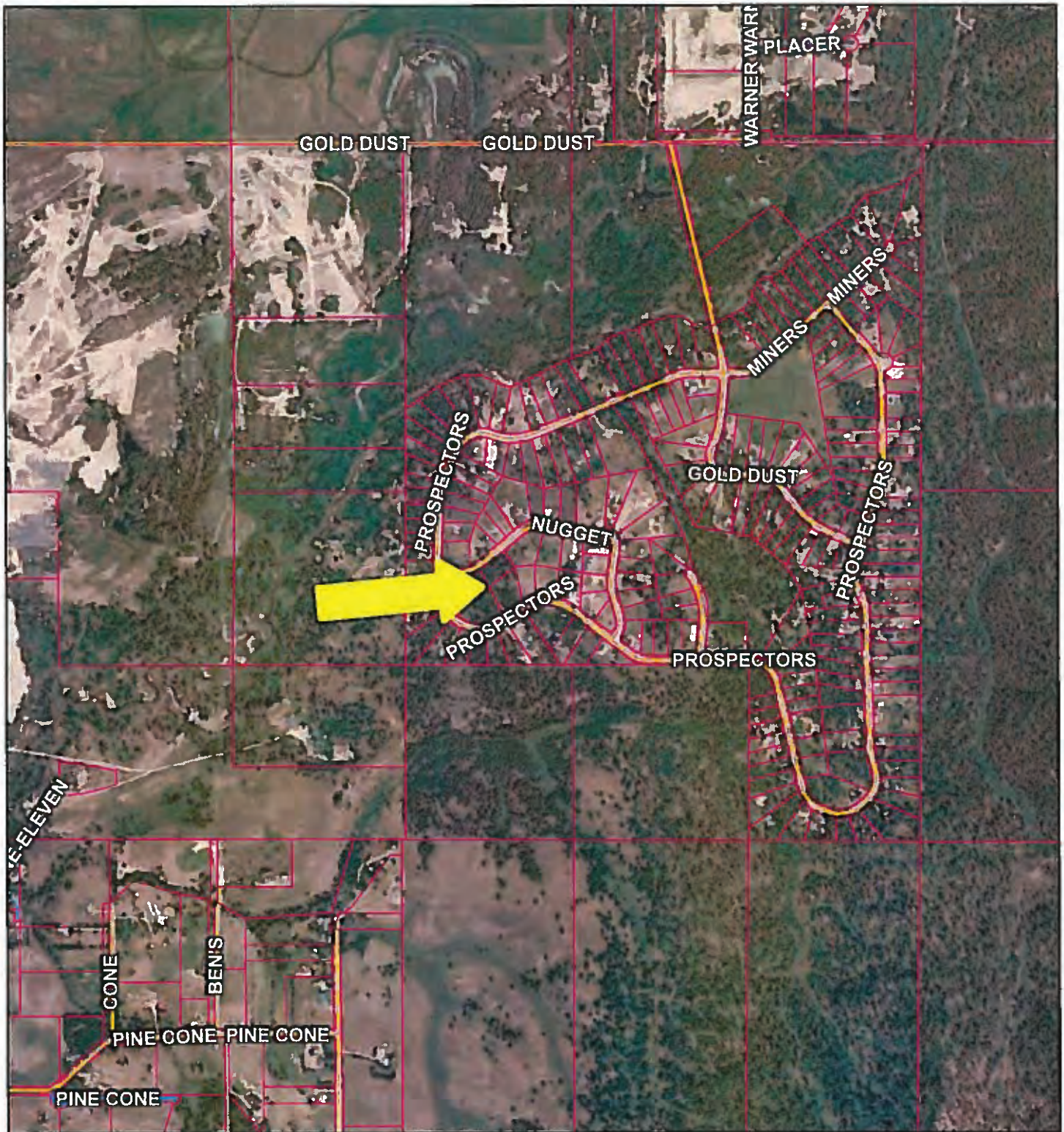
- The Planning and Zoning Commission needs to determine if the future development of the neighborhood would be inhibited by the vacation.
- The Planning and Zoning Commission decision would be a recommendation to the Board of County Commissioners.
- A condition of approval would be that Idaho Power releases the easement.
- The lots are within the Cascade Fire District.
- The lots are not within a sewer district, irrigation district, nor a herd district.

ATTACHMENTS:

- Vicinity Map
- Aerial Map
- Site Plan
- Gold Dust Ranch No. 2 page 4 as recorded
- Pictures Taken July 1, 2022
- Responses

END OF STAFF REPORT

VAC 22-03 and V-3-22 Vicinity Map



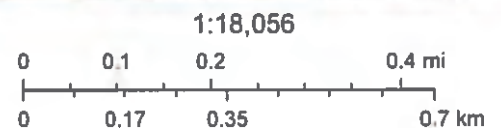
6/1/2022, 10:32:28 AM

 Parcel Boundaries

Roads

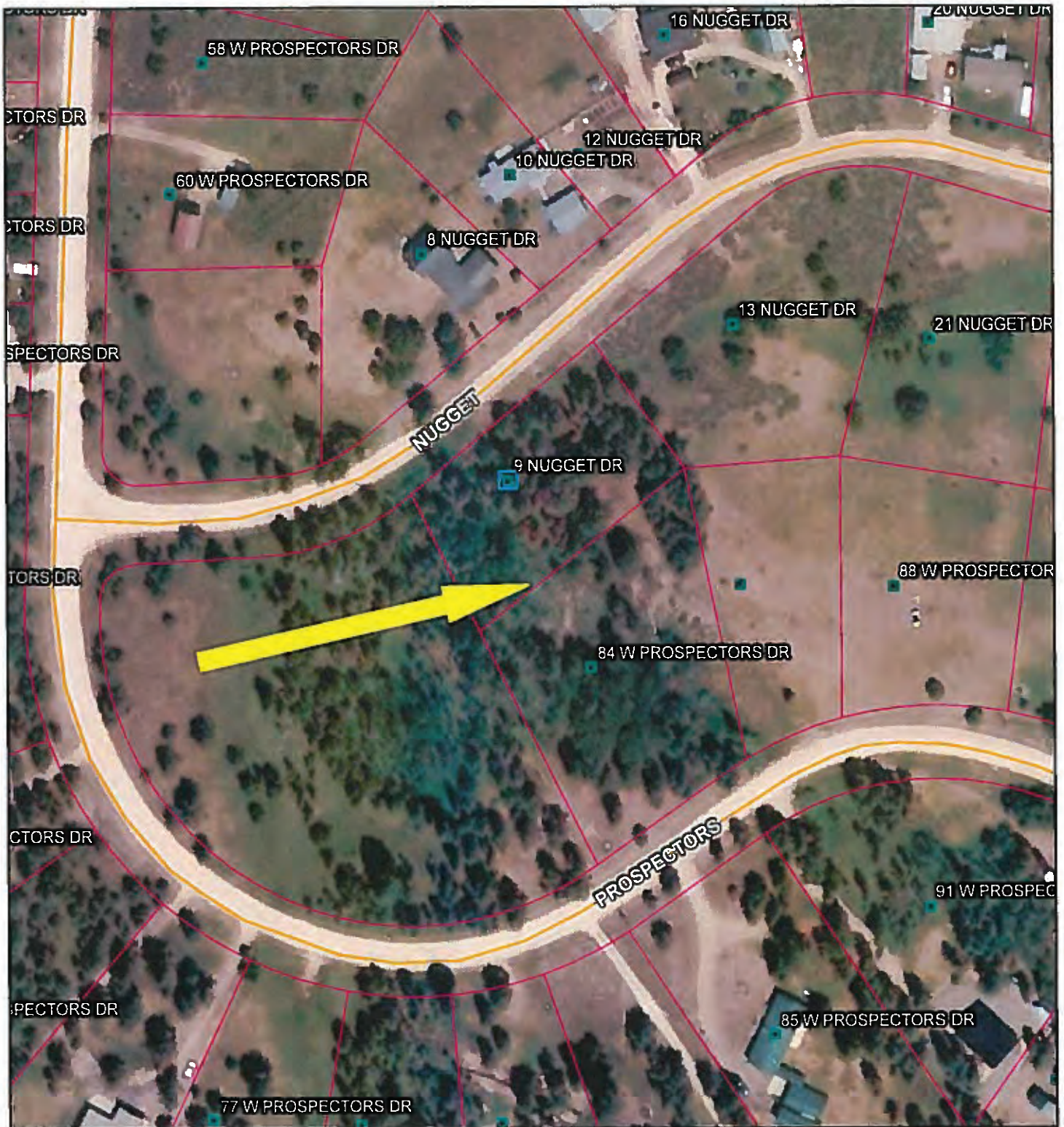
 URBAN/RURAL

 PRIVATE



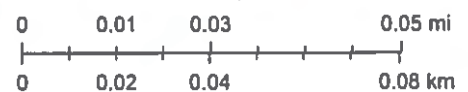
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

VAC 22-03 and V-3-22 Aerial Map



6/1/2022, 10:26:39 AM

1:2,257



- Addresses
- Parcel Boundaries
- Roads
- URBAN/RURAL

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

RECORD OF SURVEY

for
Wardwell
A Parcel Line Adjustment
in Lots 142 & 143
Gold Dust Ranch No. 2
in the SE1/4 of Section 9
T. 13 N., R. 4 E., B.M.,
Valley County, Idaho
2022



Legend
Set 5/8 inch Rebar
Found Monument as Nailed
Calculated Position, No Monument Set
or Found
Found 1/2" Rebar
Portals Line

Survey Narrative

The purpose of this survey was to show the lot line adjustment between lots 142 & 143 as shown.

Notes

Horizontal datum based on Idaho State Plane, Idaho West Zone 1103. Coordinates were derived from GPS observations and projected to ground coordinates using NAD 83 datum. All distances are ground distances and are in U.S. survey feet.

Order to Plu of Gold Dust Ranch NO. 2, B.M. No. 86212

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	25.10	333.00	S58°58'11"W
			22.97'

CERTIFICATE OF SURVEYOR

I, George J. Bowers IV, do hereby certify that I am a registered Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground by me or under my supervision and that the same is a true and correct representation of the survey and is in conformity with the current laws of the State of Idaho pertaining to plats and surveys, including Title 50, Chapter 16, Corner Repealation and Filing.



Bowers Land Surveys, Inc.
P.O. BOX 976 CAULOE, IDAHO 83411, PHONE 208.480.0457

JOHN 2015
DATE 5/27/22
SHEET 1 OF 1

GOLD DUST RANCH NO.2

A SUBDIVISION IN

A PORTION OF SECTIONS 9 & 10, T.13N., R.4 E., B.M.
 VALLEY COUNTY, IDAHO

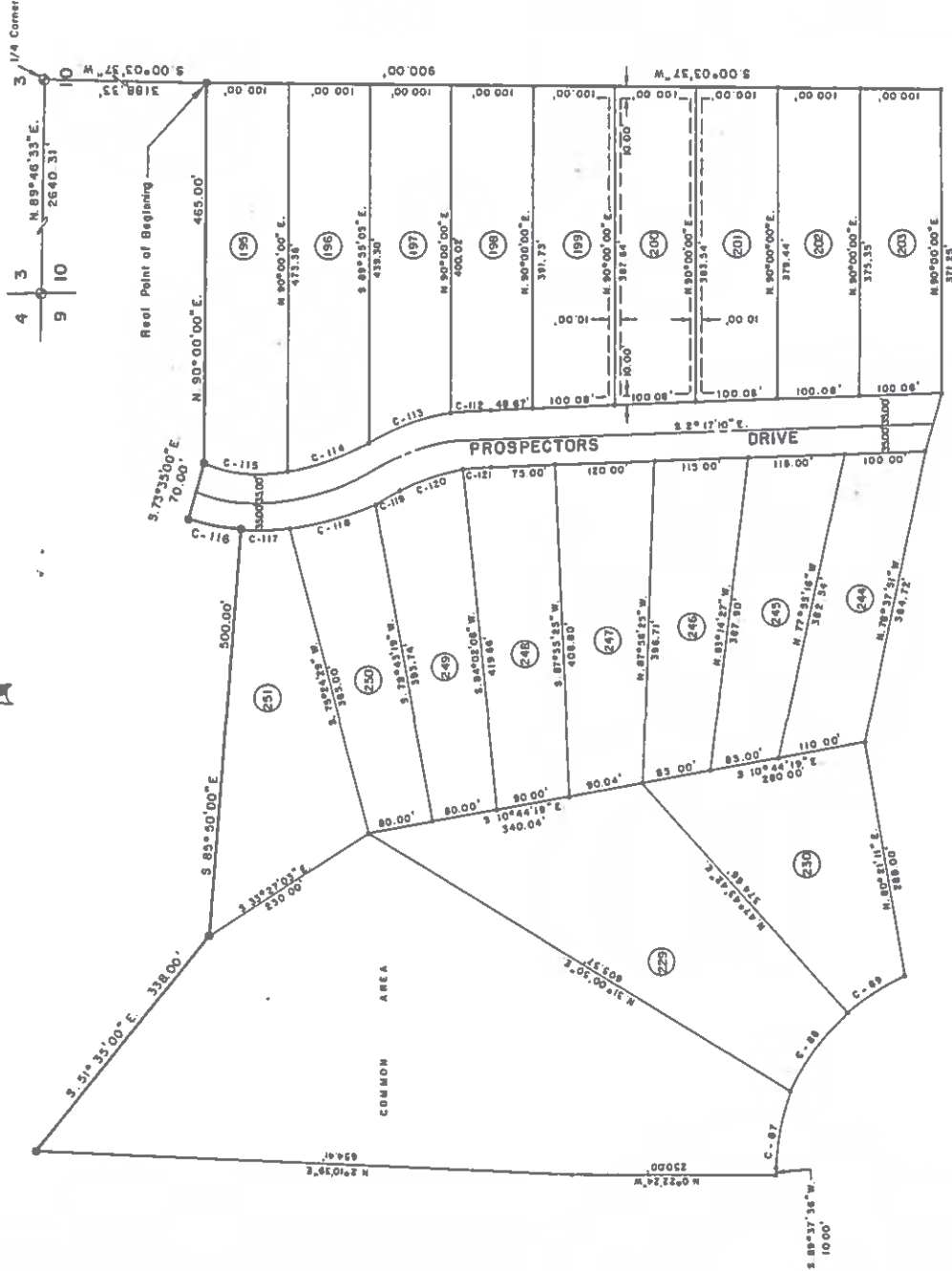
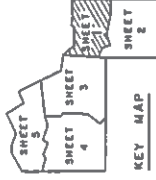
SMITH & MONROE ENGINEERS, INC.

Let references to area
 under Title 56
 Chapter 13, Idaho Code.



LEGEND

- 5/8" x 30" Steel Pin at Angle Points on Boundary.
- 1/2" x 24" Steel Pin at Lot Corners.
- Let Numbers.
- 10' Utility & Drainage Easements.
- 10' Inside All Lot Lines Along Roads, Subdivisions
- 10' Outside All Lot Lines Along Roads, Subdivisions
- 10' Center of All Interior Lot Lines
- Boss Cap



CURVE	R	A	L	CH. L.	CH. B.C.
C-137	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-138	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-139	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-140	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-141	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-142	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-143	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-144	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-145	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-146	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-147	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-148	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-149	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-150	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-151	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-152	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-153	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-154	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-155	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-156	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-157	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-158	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-159	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-160	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-161	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-162	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-163	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-164	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-165	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-166	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-167	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-168	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-169	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-170	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-171	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-172	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-173	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-174	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-175	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-176	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-177	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-178	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-179	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-180	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-181	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-182	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-183	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-184	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-185	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-186	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-187	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-188	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-189	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-190	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-191	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-192	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-193	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-194	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-195	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-196	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-197	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-198	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-199	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-200	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-201	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-202	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-203	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-204	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-205	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-206	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-207	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-208	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-209	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-210	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-211	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-212	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-213	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-214	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-215	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-216	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-217	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-218	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-219	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-220	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-221	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-222	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-223	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-224	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-225	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-226	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-227	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-228	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-229	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-230	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-231	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-232	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-233	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-234	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-235	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-236	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-237	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-238	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-239	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-240	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-241	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-242	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-243	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-244	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-245	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-246	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-247	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-248	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-249	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-250	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W
C-251	125.00'	11°20'45"	39.00'	34.45'	18°22'02"W

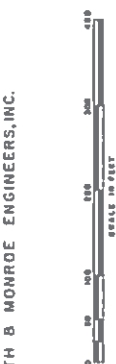
Sanitary Restriction Under Title So
Removed By Instrument No. 262,279

GOLD DUST RANCH NO.2

A SUBDIVISION IN
A PORTION OF SECTIONS 9 & 10, T.13N., R.4E., B.M.
VALLEY COUNTY, IDAHO

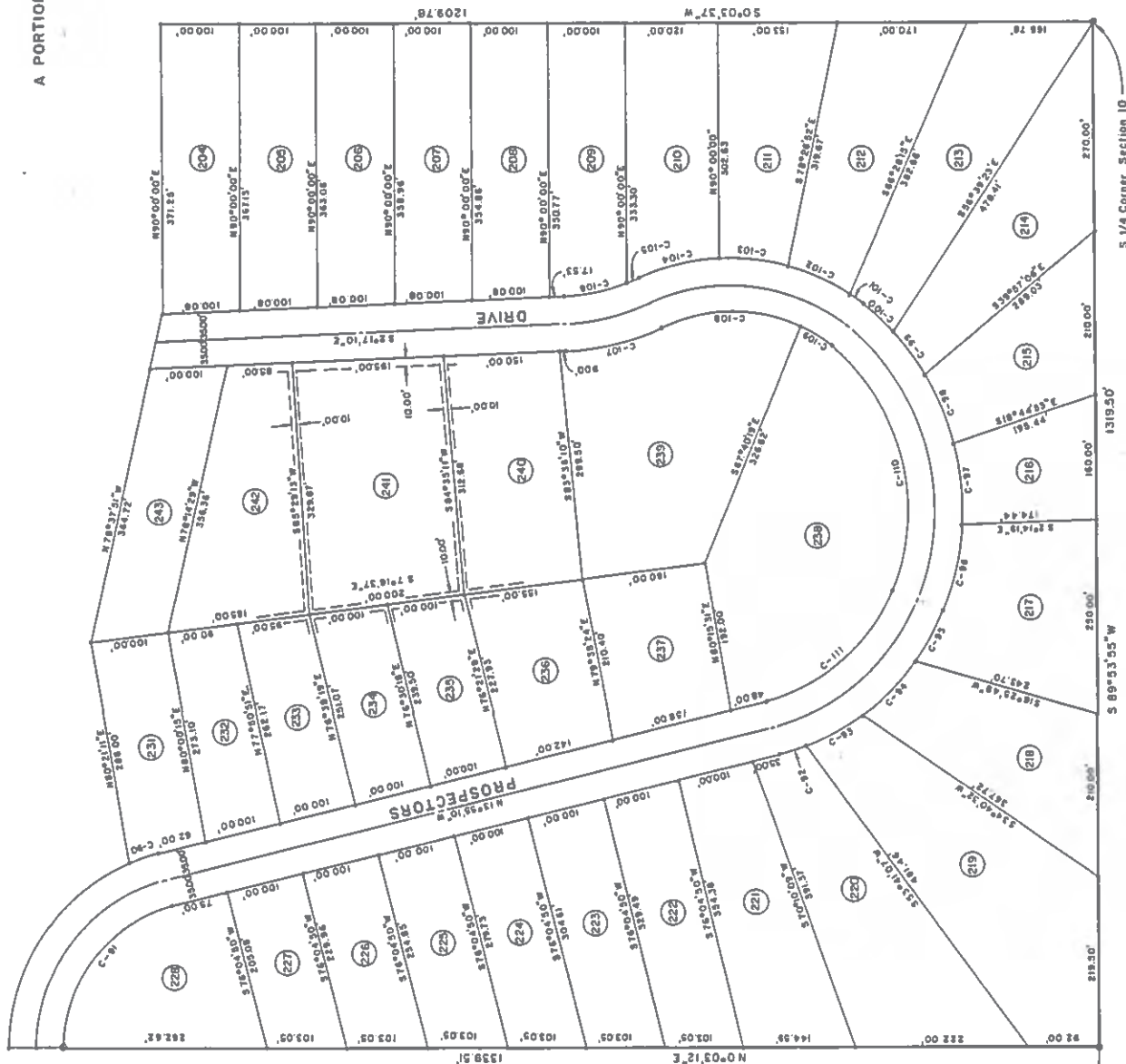
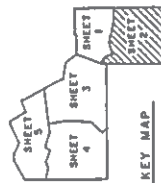
SMITH & MONROE ENGINEERS, INC.

Sanitary Restriction Under Title So
Removed By Instrument No. 262,279



LEGEND

- 3/8" x 30" Steel Pin or Angle Points on Boundary.
- 1/2" x 24" Steel Pin or Lot Centers
- ② Lot Numbers
- 10' Utility & Easement.
- 10' Utility, All Intersecting Subdivision Boundaries and Common Area Boundary.
- 10' Centered on All Interior Lot Lines.



CURVE	R	Δ	L	CH. L.	CH. BRG.
C-90	235.00'	90°02'49"	40.27'	40.27'	M18°26'35"W
C-91	185.00'	78°27'14"	26.86'	26.86'	S22°08'47"E
C-92	310.00'	6°54'43"	37.40'	37.37'	S17°22'31"E
C-93	300.00'	15°42'38"	83.00'	84.73'	S28°41'11"E
C-94	300.00'	18°08'48"	98.00'	97.35'	S49°53'32"E
C-95	300.00'	12°56'18"	70.00'	69.83'	S68°07'24"E
C-96	340.00'	19°37'24"	116.43'	113.68'	S77°23'14"E
C-97	340.00'	17°41'35"	103.00'	104.33'	N63°56'14"E
C-98	340.00'	16°00'35"	83.00'	84.63'	N61°05'01"E
C-99	340.00'	17°47'48"	70.00'	69.88'	N53°10'51"E
C-100	340.00'	8°21'18"	35.51'	35.43'	N42°38'26"E
C-101	285.00'	3°55'03"	19.48'	19.45'	N35°38'16"E
C-102	285.00'	18°05'36"	90.00'	89.63'	N25°37'56"E
C-103	285.00'	16°05'36"	90.00'	89.63'	N18°42'20"E
C-104	285.00'	27°50'35"	108.84'	108.00'	N13°05'41"E
C-105	285.00'	3°27'40"	16.01'	16.01'	N22°11'17"W
C-106	285.00'	18°16'17"	84.51'	84.15'	N11°25'06"W
C-107	335.00'	27°43'57"	127.07'	126.34'	S15°05'09"E
C-108	215.00'	19°44'18"	80.35'	80.425'	S1°21'01"W
C-109	215.00'	17°12'38"	42.07'	42.00'	S32°49'28"W
C-110	270.00'	7°28'40"	30.37'	30.70'	S73°46'01"W
C-111	240.00'	39°40'22"	224.82'	216.83'	N40°42'21"W

Sanitary Partition Under Title 50
Removed By Instrument No. 562273

GOLD DUST RANCH NO.2

A SUBDIVISION IN
A PORTION OF SECTIONS 9 & 10, T.13N., R.4E., B.M.
VALLEY COUNTY, IDAHO

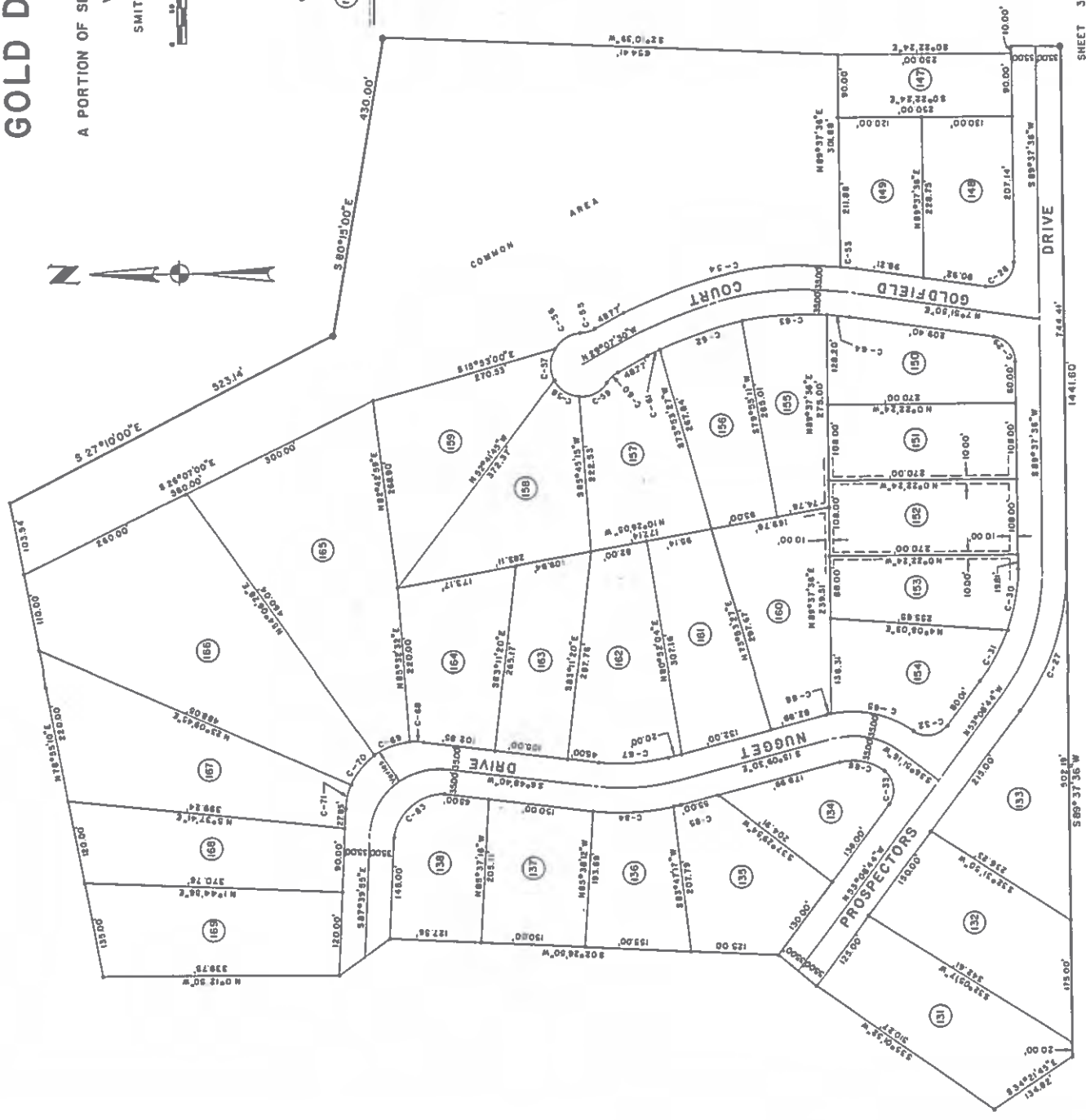
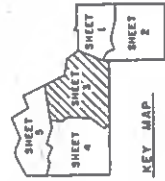
SMITH & MONROE ENGINEERS, INC.

Survey conducted in Area
of Section 9 & 10, T.13N., R.4E., B.M.
County of Valley, Idaho



LEGEND

- 5/8" x 10" Steel Pin of Angle Points on Boundary.
- 1/2" x 24" Steel Pin at Lot Corners
- (136) Lot Numbers
- 10' Utility & Drainage Easements.
- 10' Inside All Lot Lines Along Roads, Subdivision Boundary and Common Area Boundary
- 10' Centered on All Interior Lot Lines



CURVE	R.	A	L	CH. L.	CH. BRG.
C-27	335.00'	37°15'40"	216.57'	813.85'	S 71°48'34"E
C-28	33.00'	89°14'14"	40.00'	93.85'	S 41°15'17"W
C-29	33.00'	81°46'48"	49.85'	45.48'	S 48°44'43"W
C-30	335.00'	19°27'33"	80.00'	80.57'	S 80°33'36"W
C-31	33.00'	17°44'00"	32.16'	81.45'	S 82°00'48"W
C-32	33.00'	80°00'00"	34.88'	49.50'	S 8°00'44"W
C-33	33.00'	90°00'00"	34.88'	49.50'	S 81°51'18"W
C-34	335.00'	82°13'31"	82.97'	82.97'	S 8°36'00"E
C-35	33.00'	34°21'43"	32.44'	317.35'	S 11°51'33"W
C-36	45.00'	37°18'33"	21.44'	21.31'	S 11°51'33"W
C-37	45.00'	37°18'33"	45.48'	43.51'	S 11°51'33"W
C-38	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-39	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-40	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-41	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-42	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-43	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-44	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-45	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-46	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-47	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-48	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-49	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-50	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-51	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-52	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-53	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-54	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-55	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-56	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-57	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-58	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-59	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-60	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-61	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-62	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-63	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-64	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-65	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-66	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-67	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-68	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-69	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-70	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-71	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-72	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-73	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-74	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-75	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-76	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-77	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-78	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-79	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-80	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-81	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-82	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-83	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-84	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-85	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-86	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-87	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-88	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-89	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-90	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-91	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-92	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-93	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-94	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-95	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-96	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-97	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-98	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-99	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-100	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-101	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-102	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-103	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-104	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-105	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-106	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-107	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-108	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-109	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-110	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-111	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-112	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-113	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-114	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-115	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-116	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-117	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-118	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-119	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-120	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-121	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-122	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-123	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-124	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-125	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-126	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-127	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-128	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-129	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-130	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-131	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-132	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-133	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-134	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-135	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-136	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-137	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-138	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-139	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-140	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-141	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-142	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-143	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-144	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-145	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-146	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-147	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-148	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-149	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-150	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-151	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-152	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-153	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-154	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-155	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-156	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-157	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-158	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-159	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-160	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-161	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-162	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-163	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-164	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-165	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-166	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W
C-167	45.00'	37°18'33"	45.48'	44.58'	S 11°51'33"W

GOLD DUST RANCH NO.2

A SUBDIVISION IN

A PORTION OF SECTIONS 9 & 10, T.13 N., R.4 E., B.M.

VALLEY COUNTY, IDAHO

SMITH & MONROE ENGINEERS, INC.

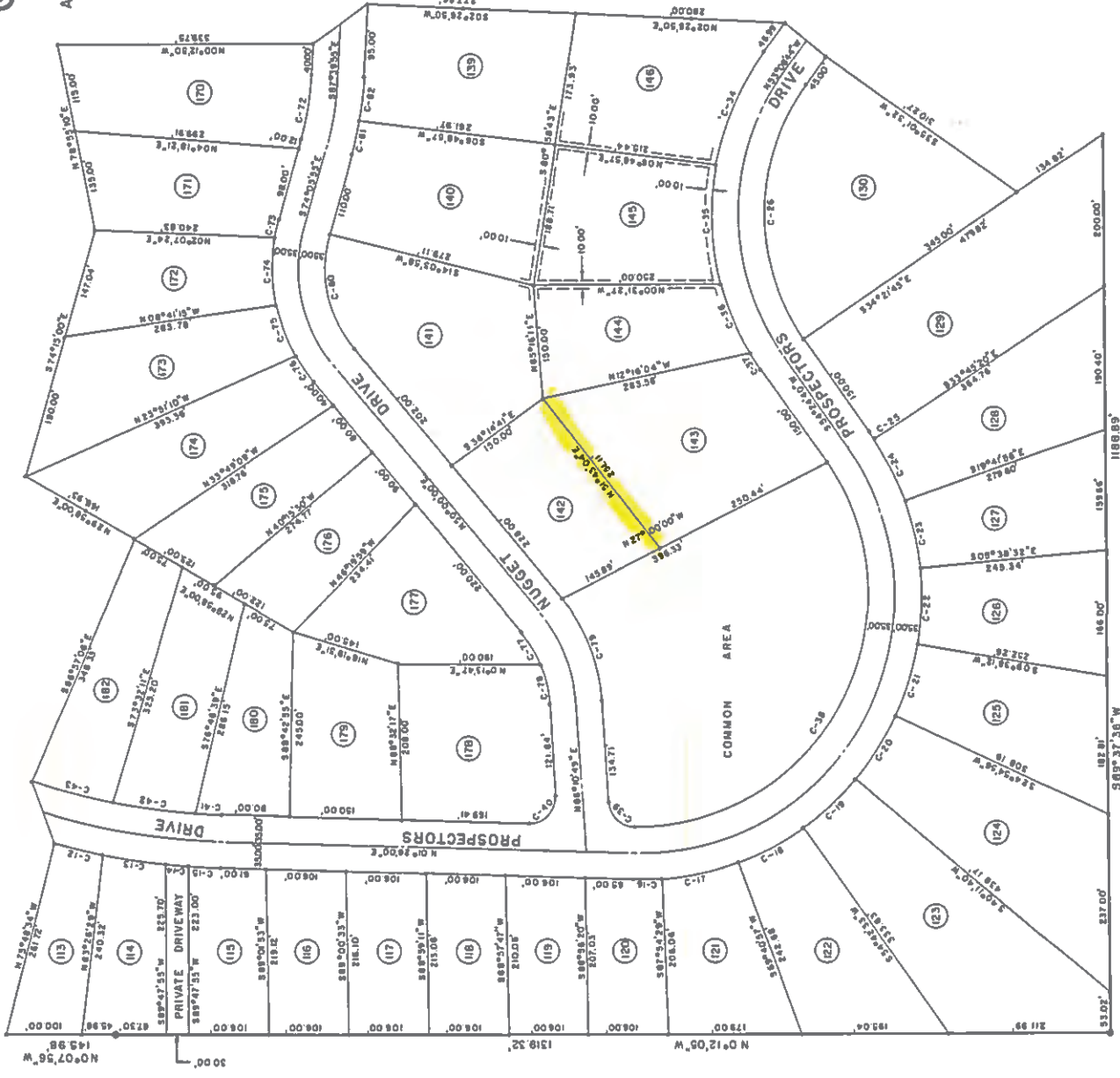
Survey conducted in 1960
under Title 50
Chapter 12, Idaho Code



LEGEND

- 5/8" x 10" Steel Pin or Angle Plates on Borehole
- 1/2" x 24" Steel Pin at Lot Corners
- Lot Numbers.

Utility & Drainage Easements,
Other than those shown on this map,
are shown on the plat of the
Borehole and Center Line Borehole
ID Centered on All Interior Lot 1, 2, 3, 4.



CURVE	R	Δ	L	CH. BRG.
C-12	935.00'	3°38'59"	65.00'	44.93'
C-13	935.00'	9°16'18"	81.00'	83.99'
C-14	935.00'	1°50'45"	30.12'	30.12'
C-15	935.00'	9°34'04"	42.15'	42.15'
C-16	935.00'	9°42'29"	37.38'	37.38'
C-17	935.00'	18°02'34"	103.00'	103.00'
C-18	935.00'	1°42'24"	88.00'	88.00'
C-19	935.00'	1°42'34"	88.00'	88.00'
C-20	935.00'	1°42'34"	88.00'	88.00'
C-21	935.00'	1°42'34"	88.00'	88.00'
C-22	935.00'	1°42'34"	88.00'	88.00'
C-23	935.00'	1°42'34"	88.00'	88.00'
C-24	935.00'	1°42'34"	88.00'	88.00'
C-25	935.00'	1°42'34"	88.00'	88.00'
C-26	935.00'	1°42'34"	88.00'	88.00'
C-27	935.00'	1°42'34"	88.00'	88.00'
C-28	935.00'	1°42'34"	88.00'	88.00'
C-29	935.00'	1°42'34"	88.00'	88.00'
C-30	935.00'	1°42'34"	88.00'	88.00'
C-31	935.00'	1°42'34"	88.00'	88.00'
C-32	935.00'	1°42'34"	88.00'	88.00'
C-33	935.00'	1°42'34"	88.00'	88.00'
C-34	935.00'	1°42'34"	88.00'	88.00'
C-35	935.00'	1°42'34"	88.00'	88.00'
C-36	935.00'	1°42'34"	88.00'	88.00'
C-37	935.00'	1°42'34"	88.00'	88.00'
C-38	935.00'	1°42'34"	88.00'	88.00'
C-39	935.00'	1°42'34"	88.00'	88.00'
C-40	935.00'	1°42'34"	88.00'	88.00'
C-41	935.00'	1°42'34"	88.00'	88.00'
C-42	935.00'	1°42'34"	88.00'	88.00'
C-43	935.00'	1°42'34"	88.00'	88.00'
C-44	935.00'	1°42'34"	88.00'	88.00'
C-45	935.00'	1°42'34"	88.00'	88.00'
C-46	935.00'	1°42'34"	88.00'	88.00'
C-47	935.00'	1°42'34"	88.00'	88.00'
C-48	935.00'	1°42'34"	88.00'	88.00'
C-49	935.00'	1°42'34"	88.00'	88.00'
C-50	935.00'	1°42'34"	88.00'	88.00'
C-51	935.00'	1°42'34"	88.00'	88.00'
C-52	935.00'	1°42'34"	88.00'	88.00'
C-53	935.00'	1°42'34"	88.00'	88.00'
C-54	935.00'	1°42'34"	88.00'	88.00'
C-55	935.00'	1°42'34"	88.00'	88.00'
C-56	935.00'	1°42'34"	88.00'	88.00'
C-57	935.00'	1°42'34"	88.00'	88.00'
C-58	935.00'	1°42'34"	88.00'	88.00'
C-59	935.00'	1°42'34"	88.00'	88.00'
C-60	935.00'	1°42'34"	88.00'	88.00'
C-61	935.00'	1°42'34"	88.00'	88.00'
C-62	935.00'	1°42'34"	88.00'	88.00'
C-63	935.00'	1°42'34"	88.00'	88.00'
C-64	935.00'	1°42'34"	88.00'	88.00'
C-65	935.00'	1°42'34"	88.00'	88.00'
C-66	935.00'	1°42'34"	88.00'	88.00'
C-67	935.00'	1°42'34"	88.00'	88.00'
C-68	935.00'	1°42'34"	88.00'	88.00'
C-69	935.00'	1°42'34"	88.00'	88.00'
C-70	935.00'	1°42'34"	88.00'	88.00'
C-71	935.00'	1°42'34"	88.00'	88.00'
C-72	935.00'	1°42'34"	88.00'	88.00'
C-73	935.00'	1°42'34"	88.00'	88.00'
C-74	935.00'	1°42'34"	88.00'	88.00'
C-75	935.00'	1°42'34"	88.00'	88.00'
C-76	935.00'	1°42'34"	88.00'	88.00'
C-77	935.00'	1°42'34"	88.00'	88.00'
C-78	935.00'	1°42'34"	88.00'	88.00'
C-79	935.00'	1°42'34"	88.00'	88.00'
C-80	935.00'	1°42'34"	88.00'	88.00'
C-81	935.00'	1°42'34"	88.00'	88.00'
C-82	935.00'	1°42'34"	88.00'	88.00'
C-83	935.00'	1°42'34"	88.00'	88.00'
C-84	935.00'	1°42'34"	88.00'	88.00'
C-85	935.00'	1°42'34"	88.00'	88.00'
C-86	935.00'	1°42'34"	88.00'	88.00'
C-87	935.00'	1°42'34"	88.00'	88.00'
C-88	935.00'	1°42'34"	88.00'	88.00'
C-89	935.00'	1°42'34"	88.00'	88.00'
C-90	935.00'	1°42'34"	88.00'	88.00'
C-91	935.00'	1°42'34"	88.00'	88.00'
C-92	935.00'	1°42'34"	88.00'	88.00'
C-93	935.00'	1°42'34"	88.00'	88.00'
C-94	935.00'	1°42'34"	88.00'	88.00'
C-95	935.00'	1°42'34"	88.00'	88.00'
C-96	935.00'	1°42'34"	88.00'	88.00'
C-97	935.00'	1°42'34"	88.00'	88.00'
C-98	935.00'	1°42'34"	88.00'	88.00'
C-99	935.00'	1°42'34"	88.00'	88.00'
C-100	935.00'	1°42'34"	88.00'	88.00'

Survey Registration Under Title So

GOLD DUST RANCH NO.2

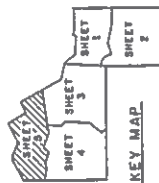
A SUBDIVISION IN
A PORTION OF SECTIONS 9 & 10, T.13N., R.4E., B.M.
VALLEY COUNTY, IDAHO
SMITH & MONROE ENGINEERS, INC.

Survey registered in Idaho
under Title So
Chapter 12, Idaho Code.

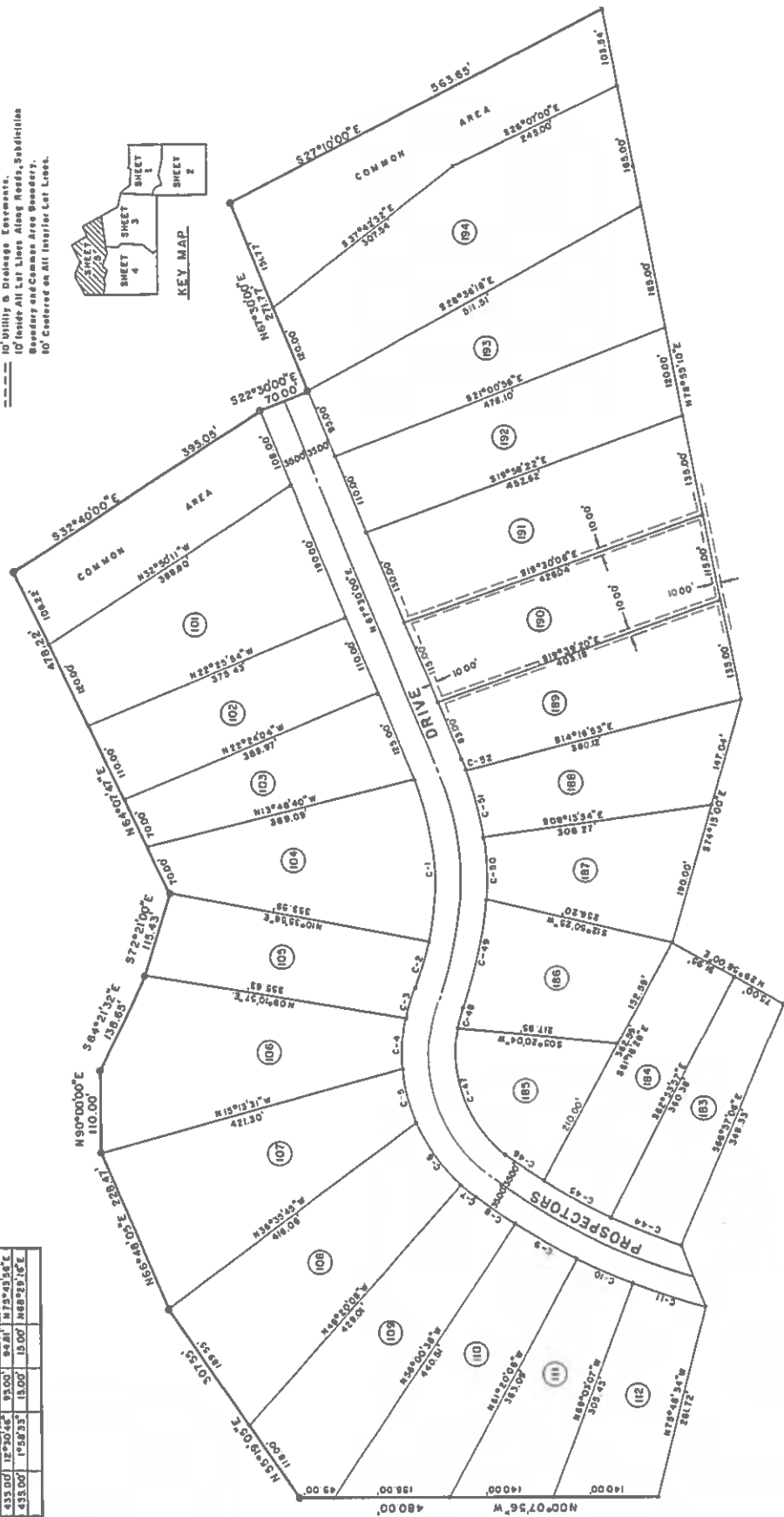


LEGEND

- 5/8" x 30" Steel Pin at Angle Points on Boundary.
- 1/2" x 24" Steel Pin at Lot Corners
- (DI) Lot Numbers
- 10' Utility & Easement Easements.
- 10' Inside All Lot Lines Along Roads, Subdivision Boundary and Common Area Boundary.
- 10' Centered on All Interior Lot Lines.



CURVE	R	A	L	CH. L.	CH. BRG.
D-1	348.00'	34°33'25"	260.38'	317.03'	88°47'43"W
C-2	388.00'	10°12'12"	83.00'	54.91'	82°27'40"E
C-3	235.00'	10°08'48"	41.82'	41.82'	87°24'47"W
C-4	235.00'	16°54'45"	48.00'	67.76'	86°08'08"E
C-5	235.00'	16°17'09"	75.00'	74.84'	87°08'55"W
C-6	235.00'	28°08'48"	103.00'	102.18'	85°43'31"W
C-7	235.00'	6°09'43"	22.00'	22.00'	83°04'07"E
C-8	935.00'	3°48'06"	93.00'	94.94'	83°44'04"E
C-9	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-10	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-11	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-12	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-13	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-14	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-15	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-16	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-17	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-18	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-19	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-20	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-21	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-22	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-23	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-24	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-25	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-26	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-27	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-28	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-29	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-30	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-31	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-32	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-33	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-34	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-35	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-36	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-37	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-38	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-39	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-40	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-41	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-42	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-43	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-44	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-45	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-46	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-47	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-48	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-49	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-50	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-51	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-52	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-53	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-54	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-55	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-56	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-57	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-58	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-59	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-60	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-61	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-62	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-63	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-64	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-65	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-66	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-67	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-68	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-69	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-70	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-71	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-72	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-73	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-74	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-75	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-76	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-77	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-78	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-79	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-80	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-81	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-82	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-83	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-84	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-85	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-86	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-87	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-88	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-89	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-90	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-91	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-92	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-93	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-94	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-95	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-96	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-97	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-98	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-99	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E
C-100	935.00'	8°40'50"	82.00'	94.36'	82°41'04"E



CERTIFICATE OF ENGINEER

This is to certify that I, Gordon B. Smith, a registered professional Engineer in the state of Idaho, personally supervised the survey of the land shown on this plot and described in the Certificate of Owners, being in Sections 9-6-1, T. 13 N., R. 4 E., B. 3 M., Valley County, Idaho and designated as Gold Dust Ranch No. 2 subdivision and that this is a true and correct representation of said survey of said land.

CERTIFICATE OF COUNTY ENGINEER

This is to certify that I have examined this plot of Gold Dust Ranch No. 2 and determined that it conforms with the laws of the State of Idaho relating thereto.

COUNTY COMMISSIONERS ACCEPTANCE

Accepted and approved this 2 day of Sept 1975, by the Board of County Commissioners of Valley County, Idaho.

By: Frank W. Hall
Chairman

ACKNOWLEDGEMENT

State of Idaho ss.
County of Ada

On this 23 day of September, 1975, before me, the undersigned a notary public in and for the State of Idaho, personally appeared Barton H. Ballaniyne, Clara M. Ballaniyne, Duane S. Perkins, Anna C. Perkins, C.W. Parks, and Wilma I. Parks known to me to be the partners in the partnership of Gold Dust Ranch, and the partners who subscribed said partnership name to the foregoing instrument, and acknowledged to me that they executed the same in said partnership name.

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

My Commission Expires: 1-29-19

Quader Kuehn
Notary Public for the State of Idaho
Residing at Boise, Idaho

86212
COUNTY RECORDER'S CERTIFICATE

State of Idaho ss
County of Valley

This is to certify that the foregoing plat was filed for record in the office of the recorder of Valley County, Idaho, this 13 day of June, 1975 at 10:00 o'clock P.M. at the request of Robert E. Smith, and was duly recorded in plat book no 6 on page 1-18, 19-20.

P. J. Remondino
DEPUTY

Jan 2012







July 6, 2022

Sent via email to cherrick@co.valley.id.us

Valley County Planning & Zoning Commission
% Cynda Herrick
Post Office Box 1350
Cascade, Idaho 83611

Re: VAC 22-03 Wardwell Vacation of Utility Easement -- Relinquishment of the 10-foot Public Utility Easement between the lot line of Lots 142 & 143 of the Gold Dust Ranch No. 2 in Valley County, Idaho

Dear Cynda,

This is in response to the completed PUE relinquishment request submitted to Idaho Power Company and received in our office June 2022, regarding the relinquishment of a 10-foot public utility easement (PUE) located between the lot line of Lots 142 & 143 of the Gold Dust Ranch No. 2 in Valley County, Idaho. The front and rear 10-foot PUE will be maintained as noted in the plat. The attached Exhibit A more specifically identifies the requested area for relinquishment.

Idaho Power's review of your request indicated that we do not have facilities located within the requested area. As such, Idaho Power agrees to relinquish our interest in the PUE that is located between the lot line of Lots 142 & 143 of the Gold Dust Ranch No. 2 in Valley County, Idaho.

Thank you for providing Idaho Power Company the opportunity to review and comment upon the subject petition for relinquishment.

Sincerely,

Laura Lacy
Associate Real Estate Specialist
Idaho Power Company/ Corporate Real Estate
Land Management and Permitting Department
208.288.5870

A SUBDIVISION IN
A PORTION OF SECTIONS 9 & 10, T.13N., R.4E., B.M.
Sanitary easements to flow
under 1 in. 50
Chapter 11, Idaho Code

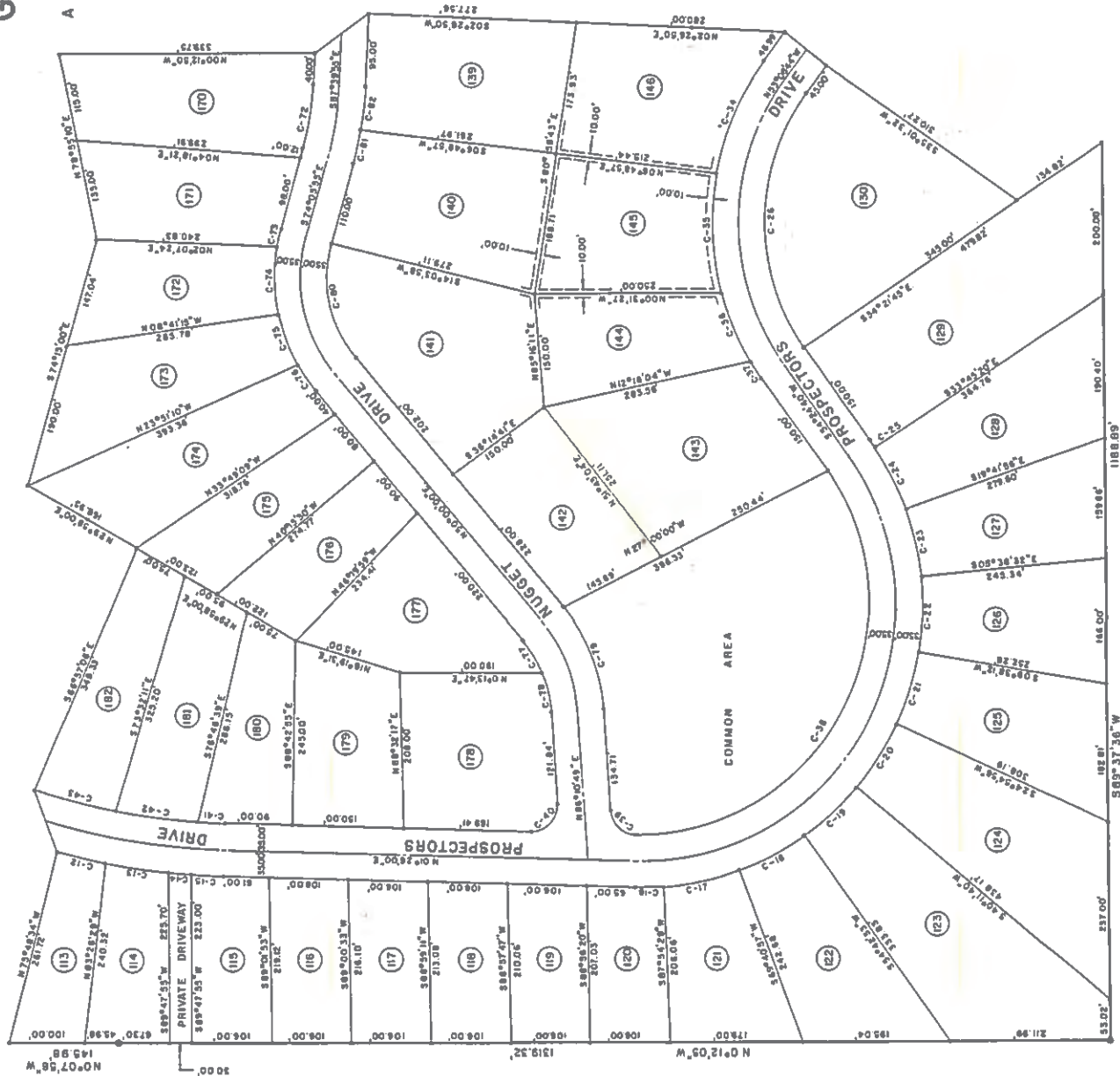
SMITH & MONROE ENGINEERS, INC.



LEGEND

- 3/8" x 20" Steel Plate at Angle Points on Boundary.
- 1/2" x 24" Steel Plate at Lot Corners.
- Lot Numbers.

==10' utility & Driveway Easements.
Includes All Lot Lines Along Needs, Subdivision
Boundary and Common Area Boundary
10' Centered on All Interior Lot Lines.



CURVE	R	A	L	CHL	CH. BRG.
C-12	935.00	3798.92	85.00	84.99	915.00° 25.74
C-13	935.00	3518.16	86.00	85.00	918.00° 25.74
C-14	935.00	3250.45	87.00	86.00	921.00° 25.74
C-15	935.00	2994.59	88.00	87.00	924.00° 25.74
C-16	935.00	2750.34	89.00	88.00	927.00° 25.74
C-17	935.00	2517.51	90.00	89.00	930.00° 25.74
C-18	935.00	2295.99	91.00	90.00	933.00° 25.74
C-19	935.00	2085.68	92.00	91.00	936.00° 25.74
C-20	935.00	1886.49	93.00	92.00	939.00° 25.74
C-21	935.00	1698.43	94.00	93.00	942.00° 25.74
C-22	935.00	1521.50	95.00	94.00	945.00° 25.74
C-23	935.00	1355.70	96.00	95.00	948.00° 25.74
C-24	935.00	1200.04	97.00	96.00	951.00° 25.74
C-25	935.00	1054.53	98.00	97.00	954.00° 25.74
C-26	935.00	919.17	99.00	98.00	957.00° 25.74
C-27	935.00	792.96	100.00	99.00	960.00° 25.74
C-28	935.00	674.90	101.00	100.00	963.00° 25.74
C-29	935.00	564.99	102.00	101.00	966.00° 25.74
C-30	935.00	463.33	103.00	102.00	969.00° 25.74
C-31	935.00	369.93	104.00	103.00	972.00° 25.74
C-32	935.00	284.78	105.00	104.00	975.00° 25.74
C-33	935.00	207.88	106.00	105.00	978.00° 25.74
C-34	935.00	139.23	107.00	106.00	981.00° 25.74
C-35	935.00	78.84	108.00	107.00	984.00° 25.74
C-36	935.00	36.61	109.00	108.00	987.00° 25.74
C-37	935.00	13.55	110.00	109.00	990.00° 25.74
C-38	935.00	0.00	111.00	110.00	993.00° 25.74
C-39	935.00	0.00	112.00	111.00	996.00° 25.74
C-40	935.00	0.00	113.00	112.00	999.00° 25.74
C-41	935.00	0.00	114.00	113.00	1002.00° 25.74
C-42	935.00	0.00	115.00	114.00	1005.00° 25.74
C-43	935.00	0.00	116.00	115.00	1008.00° 25.74
C-44	935.00	0.00	117.00	116.00	1011.00° 25.74
C-45	935.00	0.00	118.00	117.00	1014.00° 25.74
C-46	935.00	0.00	119.00	118.00	1017.00° 25.74
C-47	935.00	0.00	120.00	119.00	1020.00° 25.74
C-48	935.00	0.00	121.00	120.00	1023.00° 25.74
C-49	935.00	0.00	122.00	121.00	1026.00° 25.74
C-50	935.00	0.00	123.00	122.00	1029.00° 25.74
C-51	935.00	0.00	124.00	123.00	1032.00° 25.74
C-52	935.00	0.00	125.00	124.00	1035.00° 25.74
C-53	935.00	0.00	126.00	125.00	1038.00° 25.74
C-54	935.00	0.00	127.00	126.00	1041.00° 25.74
C-55	935.00	0.00	128.00	127.00	1044.00° 25.74
C-56	935.00	0.00	129.00	128.00	1047.00° 25.74
C-57	935.00	0.00	130.00	129.00	1050.00° 25.74
C-58	935.00	0.00	131.00	130.00	1053.00° 25.74
C-59	935.00	0.00	132.00	131.00	1056.00° 25.74
C-60	935.00	0.00	133.00	132.00	1059.00° 25.74
C-61	935.00	0.00	134.00	133.00	1062.00° 25.74
C-62	935.00	0.00	135.00	134.00	1065.00° 25.74
C-63	935.00	0.00	136.00	135.00	1068.00° 25.74
C-64	935.00	0.00	137.00	136.00	1071.00° 25.74
C-65	935.00	0.00	138.00	137.00	1074.00° 25.74
C-66	935.00	0.00	139.00	138.00	1077.00° 25.74
C-67	935.00	0.00	140.00	139.00	1080.00° 25.74
C-68	935.00	0.00	141.00	140.00	1083.00° 25.74
C-69	935.00	0.00	142.00	141.00	1086.00° 25.74
C-70	935.00	0.00	143.00	142.00	1089.00° 25.74
C-71	935.00	0.00	144.00	143.00	1092.00° 25.74
C-72	935.00	0.00	145.00	144.00	1095.00° 25.74
C-73	935.00	0.00	146.00	145.00	1098.00° 25.74
C-74	935.00	0.00	147.00	146.00	1101.00° 25.74
C-75	935.00	0.00	148.00	147.00	1104.00° 25.74
C-76	935.00	0.00	149.00	148.00	1107.00° 25.74
C-77	935.00	0.00	150.00	149.00	1110.00° 25.74
C-78	935.00	0.00	151.00	150.00	1113.00° 25.74
C-79	935.00	0.00	152.00	151.00	1116.00° 25.74
C-80	935.00	0.00	153.00	152.00	1119.00° 25.74
C-81	935.00	0.00	154.00	153.00	1122.00° 25.74
C-82	935.00	0.00	155.00	154.00	1125.00° 25.74
C-83	935.00	0.00	156.00	155.00	1128.00° 25.74
C-84	935.00	0.00	157.00	156.00	1131.00° 25.74
C-85	935.00	0.00	158.00	157.00	1134.00° 25.74
C-86	935.00	0.00	159.00	158.00	1137.00° 25.74
C-87	935.00	0.00	160.00	159.00	1140.00° 25.74
C-88	935.00	0.00	161.00	160.00	1143.00° 25.74
C-89	935.00	0.00	162.00	161.00	1146.00° 25.74
C-90	935.00	0.00	163.00	162.00	1149.00° 25.74
C-91	935.00	0.00	164.00	163.00	1152.00° 25.74
C-92	935.00	0.00	165.00	164.00	1155.00° 25.74
C-93	935.00	0.00	166.00	165.00	1158.00° 25.74
C-94	935.00	0.00	167.00	166.00	1161.00° 25.74
C-95	935.00	0.00	168.00	167.00	1164.00° 25.74
C-96	935.00	0.00	169.00	168.00	1167.00° 25.74
C-97	935.00	0.00	170.00	169.00	1170.00° 25.74
C-98	935.00	0.00	171.00	170.00	1173.00° 25.74
C-99	935.00	0.00	172.00	171.00	1176.00° 25.74
C-100	935.00	0.00	173.00	172.00	1179.00° 25.74
C-101	935.00	0.00	174.00	173.00	1182.00° 25.74
C-102	935.00	0.00	175.00	174.00	1185.00° 25.74
C-103	935.00	0.00	176.00	175.00	1188.00° 25.74
C-104	935.00	0.00	177.00	176.00	1191.00° 25.74
C-105	935.00	0.00	178.00	177.00	1194.00° 25.74
C-106	935.00	0.00	179.00	178.00	1197.00° 25.74
C-107	935.00	0.00	180.00	179.00	1200.00° 25.74
C-108	935.00	0.00	181.00	180.00	1203.00° 25.74
C-109	935.00	0.00	182.00	181.00	1206.00° 25.74
C-110	935.00	0.00	183.00	182.00	1209.00° 25.74
C-111	935.00	0.00	184.00	183.00	1212.00° 25.74
C-112	935.00	0.00	185.00	184.00	1215.00° 25.74
C-113	935.00	0.00	186.00	185.00	1218.00° 25.74
C-114	935.00	0.00	187.00	186.00	1221.00° 25.74
C-115	935.00	0.00	188.00	187.00	1224.00° 25.74
C-116	935.00	0.00	189.00	188.00	1227.00° 25.74
C-117	935.00	0.00	190.00	189.00	1230.00° 25.74
C-118	935.00	0.00	191.00	190.00	1233.00° 25.74
C-119	935.00	0.00	192.00	191.00	1236.00° 25.74
C-120	935.00	0.00	193.00	192.00	1239.00° 25.74
C-121	935.00	0.00	194.00	193.00	1242.00° 25.74
C-122	935.00	0.00	195.00	194.00	1245.00° 25.74
C-123	935.00	0.00	196.00	195.00	1248.00° 25.74
C-124	935.00	0.00	197.00	196.00	1251.00° 25.74
C-125	935.00	0.00	198.00	197.00	1254.00° 25.74
C-126	935.00	0.00	199.00	198.00	1257.00° 25.74
C-127	935.00	0.00	200.00	199.00	1260.00° 25.74
C-128	935.00	0.00	201.00	200.00	1263.00° 25.74
C-129	935.00	0.00	202.00	201.00	1266.00° 25.74
C-130	935.00	0.00	203.00	202.00	1269.00° 25.74
C-131	935.00	0.00	204.00	203.00	1272.00° 25.74
C-132	935.00	0.00	205.00	204.00	1275.00° 25.74
C-133	935.00	0.00	206.00	205.00	1278.00° 25.74
C-134	935.00	0.00	207.00	206.00	1281.00° 25.74
C-135	935.00	0.00	208.00	207.00	1284.00° 25.74
C-136	935.00	0.00	209.00	208.00	1287.00° 25.74
C-137	935.00	0.00	210.00	209.00	1290.00° 25.74
C-138	935.00	0.00	211.00	210.00	1293.00° 25.74
C-139	935.00	0.00	212.00	211.00	1296.00° 25.74
C-140	935.00	0.00	213.00	212.00	1299.00° 25.74
C-141	935.00	0.00	214.00	213.00	1302.00° 25.74
C-142	935.00	0.00	215.00	214.00	1305.00° 25.74
C-143	935.00	0.00	216.00	215.00	1308.00° 25.74
C-144	935.00	0.00	217.00	216.00	1311.00° 25.74
C-145	935.00	0.00	218.00	217.00	1314.00° 25.74
C-146	935.00	0.00	219.00	218.00	1317.00° 25.74
C-147	935.00	0.00	220.00	219.00	1320.00° 25.74
C-148	935.00	0.00	221.00	220.00	1323.00° 25.74
C-149	935.00	0.00	222.00	221.00	1326.00° 25.74
C-150	935.00	0.00	223.00	222.00	1329.00° 25.74
C-151	935.00	0.00	224.00	223.00	1332.00° 25.74
C-152	935.00	0.00	225.00	224.00	1335.00° 25.74
C-153	935.00	0.00	226.00	225.00	1338.00° 25.74
C-154	935.00	0.00	227.00	226.00	1341.00° 25.74
C-155	935.00	0.00	228.00	227.00	1344.00° 25.74
C-156	935.00	0.00	229.00	228.00	1347.00° 25.74
C-157	935.00	0.00	230.00	229.00	1350.00° 25.74
C-158	935.00	0.00	231.00	230.00	1353.00° 25.74
C-159	935.00	0.00	232.00	231.00	1356.00° 25.74
C-160	935.00	0.00	233.00	232.00	1359.00° 25.74
C-161	935.00	0.00	234.00	233.00	1362.00° 25.74
C-162	935.00	0.00	235.00	234.00	1365.00° 25.74
C-163	935.00	0.00	236.00	235.00	1368.00° 25.74
C-164	935.00	0.00	237.00	236.00	1371.00° 25.74
C-165	935.00	0.00	238.00	237.00	1374.00° 25.74
C-166	935.00	0.00	239.00	238.00	1377.00° 25.74
C-167	935.00	0.00	240.00	239.00	1380.00° 25.74
C-168	935.00	0.00	241.00	240.00	1383.00° 25.74
C-169	935.00	0.00	242.00	241.00	1386.00° 25.74
C-170	935.00	0.00	243.00	242.00	1389.00° 25.74
C-171	935.00	0.00	244.00	243.00	1392.00° 25.74
C-172	935.00	0.00	245.00	244.00	1395.00° 25.74
C-173	935.00	0.00	246.00	245.00	1398.00° 25.74
C-174	935.00	0.00	247.00	246.00	1401.00° 25.74
C-175	935.00	0.00	248.00	247.00	1404.00° 25.74
C-176	935.00	0.00	249.00	248.00	1407.00° 25.74
C-177	935.00	0.00	250.00	249.00	1410.00° 25.74
C-178	935.00	0.00	251.00	250.00	1413.00° 25.74
C-179	935.00	0.00	252.00	251.00	1416.00° 25.



CENTRAL
DISTRICT
HEALTH

Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # VAC 22-03

Conditional Use # _____

Preliminary / Final / Short Plat _____

Lot 6 142 & 143 Gold Dust Ranch #2
9 Nugget Drive

- ☒ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☐ 14. _____

Reviewed By: [Signature]

Date: 6/17/22

Timothy & Pamela Holden

90 W Prospectors Drive
Cascade, ID 83611

Valley County Planning and Zoning Commission
PO Box 1350, 219 N Main Street
Cascade, ID 83611

July 1, 2022





Dear Valley County Planning and Zoning Commission Members,

We are writing today in regards to business items VAC 220-03 Wardwell Vacation of Utility and Drainage Easement and V-3-22 Wardwell Setback Variance. We were the prior owners of Gold Dust Ranch Lot 142 (9 Nugget Drive) and are still the current owners of Lot 143, 144, 145, and 146 (84, 86, 88, and 90 W Prospectors Drive respectively). We have and had no intension of selling any of these lots including the partial piece of Lot 143 that we did sell to the Wardwell's. The only reason we sold the Wardwell's a portion of lot 143 is because they had installed their septic system and well without fully planning out their home plans and realized too late, they didn't have room for the home they wanted to build. When they realized this, they approached us about selling a portion of Lot 143 to them. We didn't want to be bad neighbors and agreed to meet them and talk about their proposal on the ground. When I (Timothy) met with Kim Wardwell on the ground to discuss their request I informed Kim of the Utility and Drainage Easement and Setback requirements. The only stipulation we (Tim and Pam) had was that they (Wardwell's) agree to the Setback and no permanent or temporary structures would be placed on the ground within the Setback. This was clearly discussed and agreed to verballing and hand shaken to prior to us agreeing to sell any portion of Lot 143.

We (Timothy and Pamela) have no issue with Valley County Planning and Zoning Commission approving the vacation of the Utility and Drainage Easement on lots 142 and 143 to allow the sale of the surveyed portion of Lot 143 to the Wardwell's. However, we adamantly oppose any Variance on the Setback from the newly created lot-line. That was the one and only stipulation that we had with the Wardwell's. We feel like we have been lied to and taken advantage of by the Wardwell's asking for this Variance. It seems they were willing to agree to any terms to get us to sell them the portion of Lot 143 we did at their request and their offered price. We would never have agreed to selling them the surveyed portion of lot 143 if they were unwilling to live with building Variance. If the Wardwell's would rather sell us back that portion of lot 143 at no additional expense to us than what we received from them, minus ten percent, and forego VAC 220-03 Wardwell Vacation of Utility and Drainage Easement and V-3-22 Wardwell Setback Variance, we would be happy to. Thank you for your understanding and agreement on this topic in advance.

Sincerely,

 
Timothy & Pamela Holden