

## Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

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**STAFF REPORT:** C.U.P. 24-08 White Meadow Subdivision – Final Plat Approval – Extension Request

**MEETING DATE:** June 11, 2026

**TO:** Planning and Zoning Commission

**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director

**APPLICANT:** Happy Mountain Group LLC, c/o Jerrod Wallgren  
2920 E Loon Creek ST, Meridian, ID 83642

**PROPERTY OWNER:** Happy Mountain Group LLC, 2450 N Keystone PL, Boise, ID 83704

**ENGINEER / SURVEYOR:** Cameron Shippy, Mason and Associates INC  
924 3<sup>rd</sup> Street South, Nampa, ID 83651

**LOCATION:** To Be Determined White Road,  
Parcel RP17N03E330720 located in the NWNE Section 33, T.17N, R.3E, Boise Meridian, Valley County, Idaho

**SIZE:** 2.86 acres

**REQUEST:** Single-Family Residential Subdivision

**EXISTING LAND USE:** Extension of Final Plat Approval

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Happy Mountain Group LLC is requesting a two-year extension of the conditional use permit and final plat approval that expires on June 25, 2026.

The applicant requests additional time to finalize Central District Health approval.

In 2007, a 4-acre parcel (RP17N03E33067) was illegally split from a 69-acre parcel. This one-lot subdivision will correct the illegal split and allow a building permit on the new 2.86 lot. The remaining portion of parcel has been combined with the adjoining 1.0-acre parcel to the south.

An individual septic system and individual well are proposed.

The new lot would be accessed from White Road (private). White Road is a 70-ft nonexclusive easement that has been validated by the Board of County Commissioners as a private road that goes south from Scheline RD (public). This easement is shown on the Assessor Plat and Record of Survey 12-196 (attached). Ryan Earl is the servient property owner.

### FINDINGS:

1. The extension request was submitted on April 28, 2026.

2. This is not a public hearing. However, legal notice was posted in the *Star News* on May 21, 2026, and May 28, 2026.
  3. A revised final plat was received January 26, 2026. Lot closures were received on April 16, 2026.
  4. Agency comment received since final plat was approved:  
Laurie Frederick found no discrepancies with the final plat. (January 29, 2026; May 4, 2026)
- 

## **STAFF COMMENTS:**

### **Reminders from previous staff report:**

1. Note 9 needs revised. The floodplain note should use the following template:  
FEMA FIRM panel(s): #160xxxxxC, & 160xxxxxE, etc.  
FIRM effective date(s): mm/dd/year  
Flood Zone(s): Zone X, Zone A, Zone AE, Aone AO, Zone, AH, Zone D, etc.  
Base Flood Elevation(s): AE \_\_\_\_\_.0 ft., etc.  
Flood Zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.
2. Change Note 10 to state, "Lots shall not be reduced in size without prior approval from the Health Authority and Valley County Planning and Zoning".
3. Sheet 2 and Sheet 3 could be combined.
4. A Wildfire Mitigation Plan is required; the short form is acceptable.
5. A Declaration of Utilities shall be added to the final plat referencing electrical power, phone, and fiber. Note 16 should be edited to state if these items have been stubbed to the lot boundary.

## **ATTACHMENTS:**

- Extension Request
- Recorded Conditional Use Permit
- Vicinity Map
- Aerial Map
- Google Maps – Aerial View
- Assessor Plat – T.17N R.3E Section 33
- Easement – Instrument # 132630
- Proposed Final Plat
- Responses

## **END OF STAFF REPORT**



April 28, 2026

Valley County Planning and Zoning  
Attention Cynda Herrick  
PO Box 1350  
700 South Main Street  
Cascade, ID 83611

Subject: Final Plat Extension Request C.U.P. 24-08 White Meadow Subdivision

Dear Cynda,

I am writing on behalf of Happy Mountain Group, LLC to request an extension of the Final Plat for the above noted subdivision. Most of the plat work is nearly complete, but there are a few items left that require the extension request. As required in the County's document for Final Plat Extensions, we are providing the following:

- CUP Number and Name: 24-08 White Meadows Subdivision
- Time Requested: Just in case, we are requesting a 2 year extension, but the work will likely be complete well in advance of that time frame.
- Reason extension is needed: Shortly after the public hearing in 2024, one of the members of our family partnership on the property passed away causing some uncertainty about the future of the plat request so we decided to pause all work for a time. We have worked out the details and have decided to proceed with the Final Plat.
- All the plat work with Mason and Associates has been completed, and comments from Lori Hunter in an email dated 1/26/26 have been addressed. We just need to finalize the process with the health department and we will be ready to resubmit all documentation.
- There are no changes to the contact information for the proposed subdivision.

We will seek to complete the work soon, but we greatly appreciate your consideration of this request. If you have any questions please feel free to contact me via email ([jwallgren@jgt-architecture.com](mailto:jwallgren@jgt-architecture.com)) or phone 208.794.9537. Thank you.

Sincerely,

A handwritten signature in black ink that reads 'Jerrod P. Wallgren'. The signature is written in a cursive style with a large initial 'J' and 'W'.

Jerrod P. Wallgren

3137 S. MERIDIAN ROAD, SUITE 110  
MERIDIAN, IDAHO 83642  
208.463.9295  
[jwallgren@jgt-architecture.com](mailto:jwallgren@jgt-architecture.com)

# Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350  
Phone: 208-382-7115  
Email: cherrick@co.valley.id.us



Instrument # 2024-463697  
Valley County, Cascade, Idaho  
06-26-2024 10:11:48 AM Titles: 1 Pages: 2  
Douglas Miller Fees: \$0.00  
Ex-Officio Recorder Deputy

*me*

## CONDITIONAL USE PERMIT N.O. 24-08 White Meadow Subdivision

**Issued to:** **Happy Mountain Group LLC**  
c/o Jerrod Wallgren  
2920 E Loon Creek ST  
Meridian, ID 83642

**Property Location:** The property is approximately 2.85 acres and is a portion of parcel RP17N03E330670 located in the NWNE Section 33, T.17N, R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of June 13, 2024. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 24-08 with Conditions for establishing a one-lot single family residential subdivision as described in the application, staff report, and minutes.

The effective date of this permit is June 25, 2024.

### Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The final plat shall be recorded within two years, or this permit will be null and void.
5. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat.

6. A letter of approval is required from Donnelly Fire District.
7. All easements shall be shown on the final plat.
8. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, and fiber
9. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.
10. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
11. The following notes shall be placed in the notes on the face of the final plat:
  - "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."
  - "All lighting must comply with the Valley County Lighting Ordinance."
  - "Only one wood burning device per lot."
  - "Surrounding land uses are subject to change."
  - "Lots shall not be reduced in size without prior approval from the Health Authority and Valley County Planning and Zoning."
  - The flood plain note should be added.
  - The Central District Health note and signature line is required.

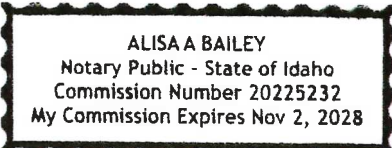
END CONDITIONAL USE PERMIT

Date June 26, 2024

Approved by Cynda Herrick

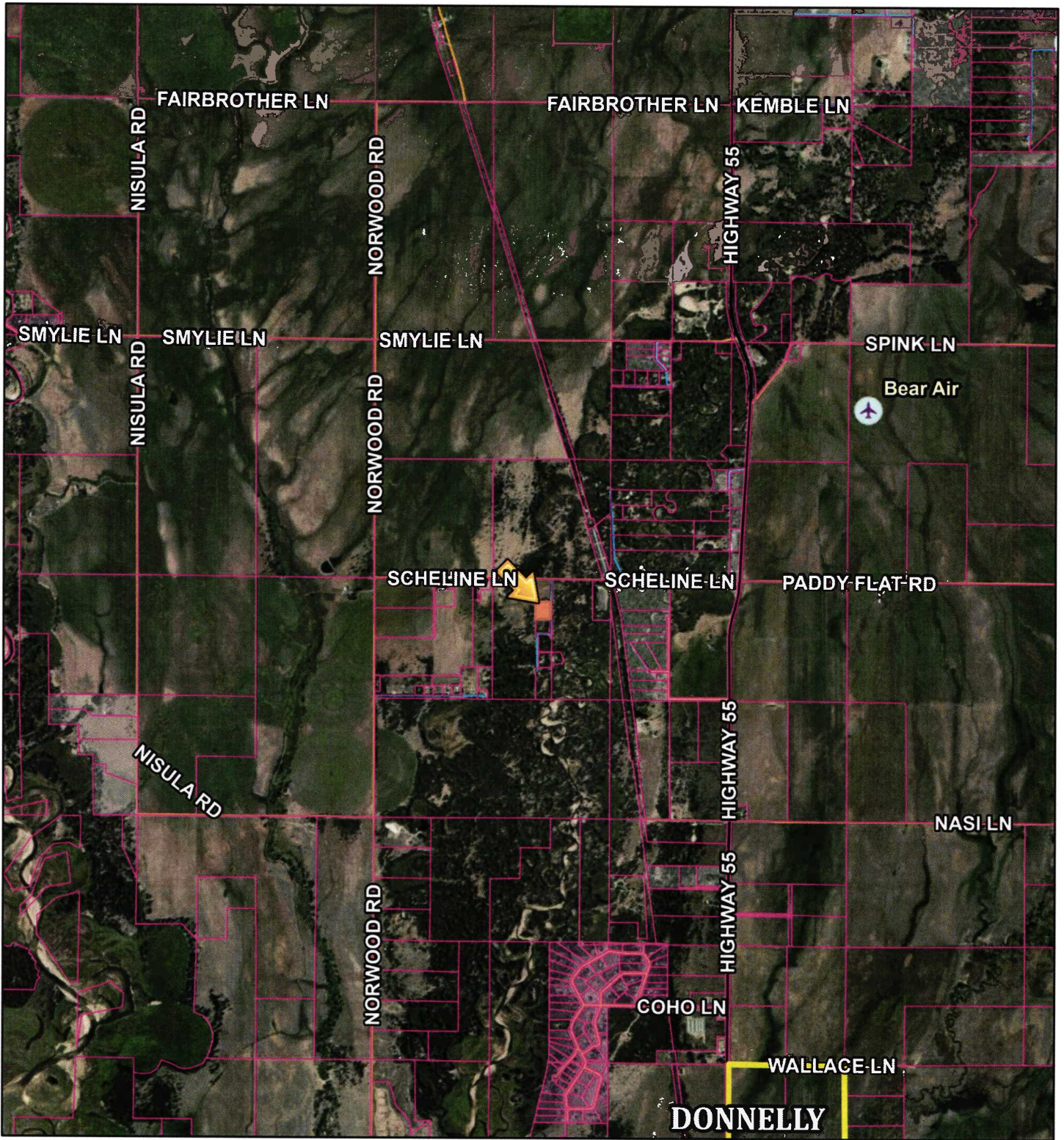
On this 26 day of June, 2024, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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














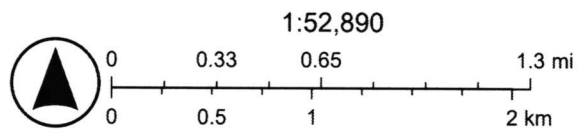
Alisa Bailey  
 Notary Public  
 Residing at: Valley County  
 Commission Expires: 11/2/28

# CUP 24-08 Location Map



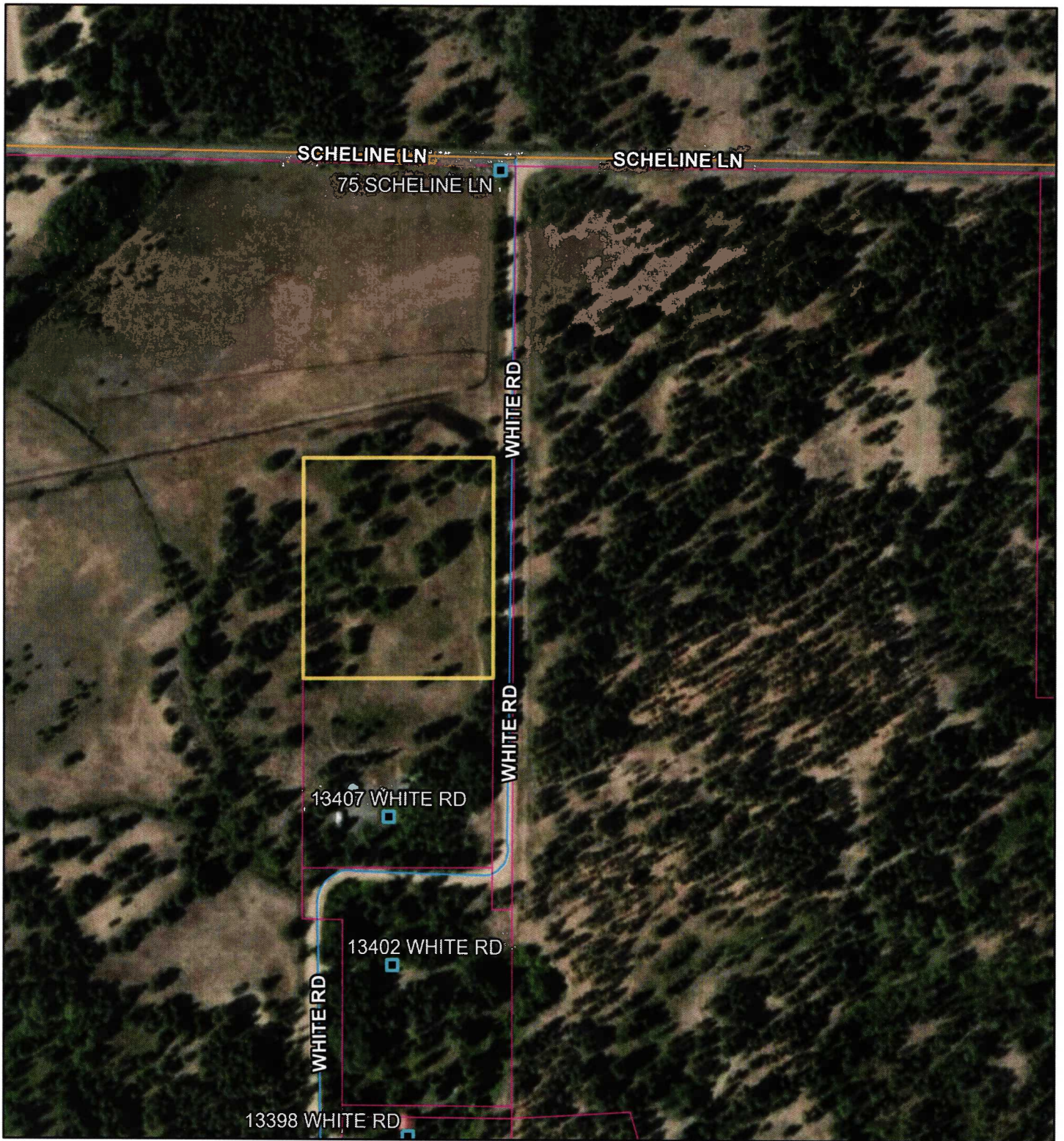
5/4/2026, 9:47:53 AM

-  Airstrips
-  Municipal Boundaries
-  Parcel Boundaries
- Roads
  -  MAJOR
  -  MINOR COLLECTOR
  -  COLLECTOR
  -  URBAN/RURAL
  -  USFS
  -  PRIVATE
  -  OTHER
  -  Other











Earthstar Geographics





# CUP 24-08 Aerial Map

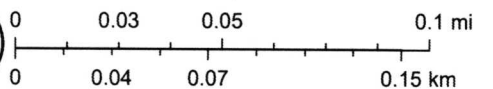


5/4/2026, 9:54:13 AM

-  Airstrips
-  Address Points
-  Municipal Boundaries
-  Parcel Boundaries

- Roads**
-  MAJOR
  -  MINOR COLLECTOR
  -  COLLECTOR
  -  URBAN/RURAL

-  USFS
-  PRIVATE
-  OTHER
-  Other



1:4,113

Vantor

# Google Maps – Aerial View





**From:** Laurie Frederick <lfr frederick@valleycountyid.gov>

**Sent:** Monday, May 4, 2026 9:48 AM

**To:** Lori Hunter <lhunter@valleycountyid.gov>; Chip Bowers <chip@dunnlandsurveys.com>; Dan Dunn <dan@dunnlandsurveys.com>; Kathy Riffie <kriffie@valleycountyid.gov>

**Subject:** Re: White Meadow Subdivision C.U.P. 24-08

Hello all,  
Everything looks good for this second review.  
Thank you,

Please be aware that our county email format has changed to  
@valleycountyid.gov  
see below

**Laurie Frederick**

Cadastral Specialist III

Valley County Cartography Dept.

lfr frederick@valleycountyid.gov

208-382-7127

Service

Transparent

Accountable

Responsive

## Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street  
Cascade, Idaho 83611-1350  
Phone (208) 382-7126 • Fax (208) 382-7187

**SUE LEEPER**

Assessor  
[sleeper@valleycountyid.gov](mailto:sleeper@valleycountyid.gov)



**Department of Motor Vehicles**  
Phone (208) 382-7141 • Fax (208) 382-7187

**DEEDEE GOSSI**

Chief Deputy Assessor  
[kgossi@valleycountyid.gov](mailto:kgossi@valleycountyid.gov)

January 29, 2026

Cynda Herrick  
Valley Co. P&Z Administrator  
Valley County Courthouse  
Cascade, Idaho 83611

RE: Final Plat Review " WHITE MEADOW SUBDIVISION"

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above-mentioned subdivision.

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This proposed **2027** plat will encompass 1 parcel; referenced on the Assessment Roll as **TAX NO. 2 in E/2NWNE** of Section 33 , Township 17 North, Range 3 East: the parcel number(s) and ownership are as follows:

RP 17N03E330720 – Happy Mountain Group LLC

I have enclosed a copy of the GIS plat, **T17N, R3E, Section 33**, with this proposed plat highlighted. We have found no discrepancies within our review.

Thank you for allowing us the opportunity to review this plat. Please feel free to contact our office with any questions.

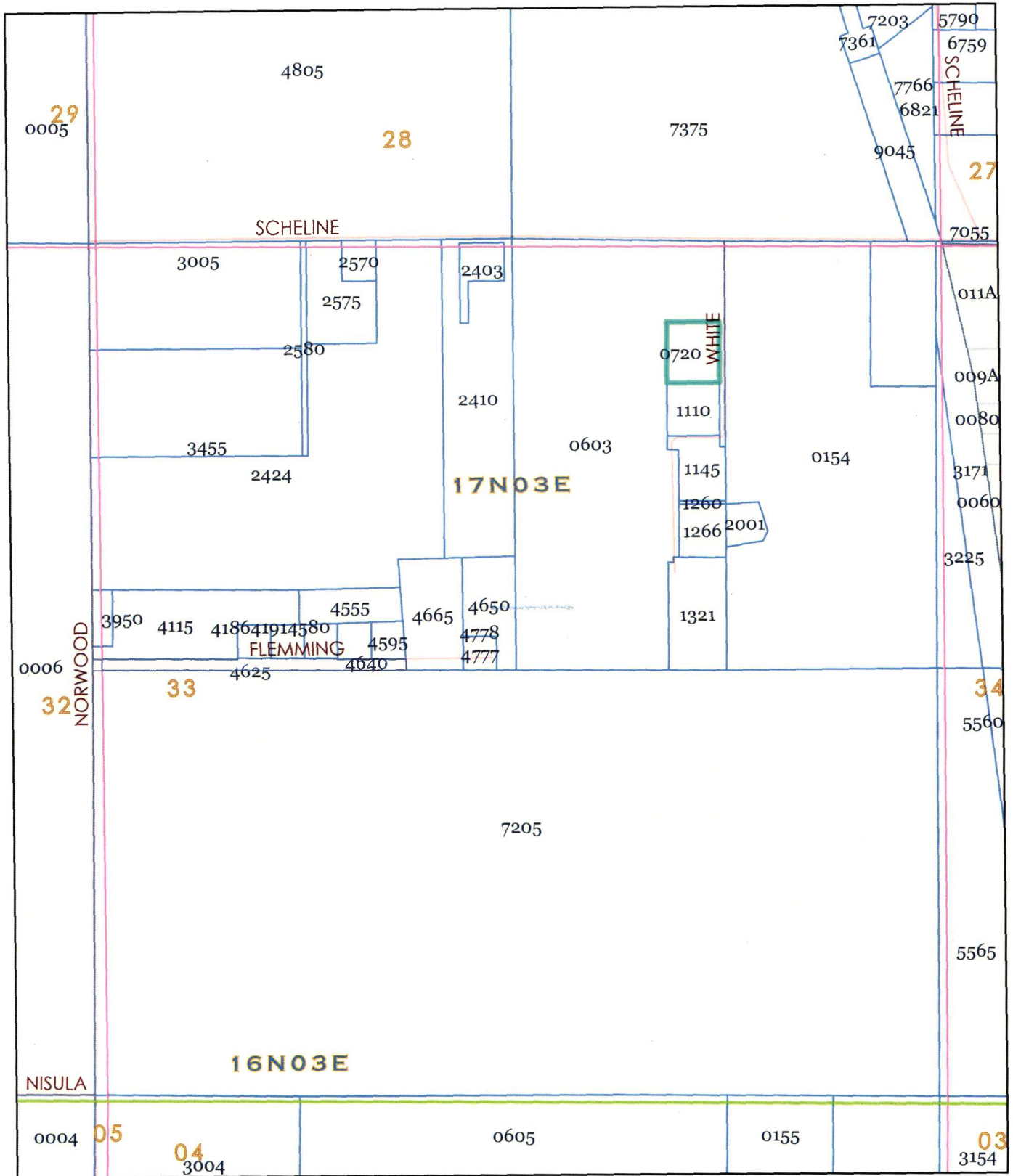
Sincerely,

Laurie Frederick  
Cadastral Specialist III  
Valley County Cartography Department  
[lfrederick@valleycountyid.gov](mailto:lfrederick@valleycountyid.gov)

Cc: Dan Dunn, Dunn Land Surveys, Inc.  
/ljf



Proposed WHITE MEADOW SUBDIVISION  
 RP17N03E330720  
 Happy Mountain Group LLC



Legend

- Township
- PLSS Section
- Parcels

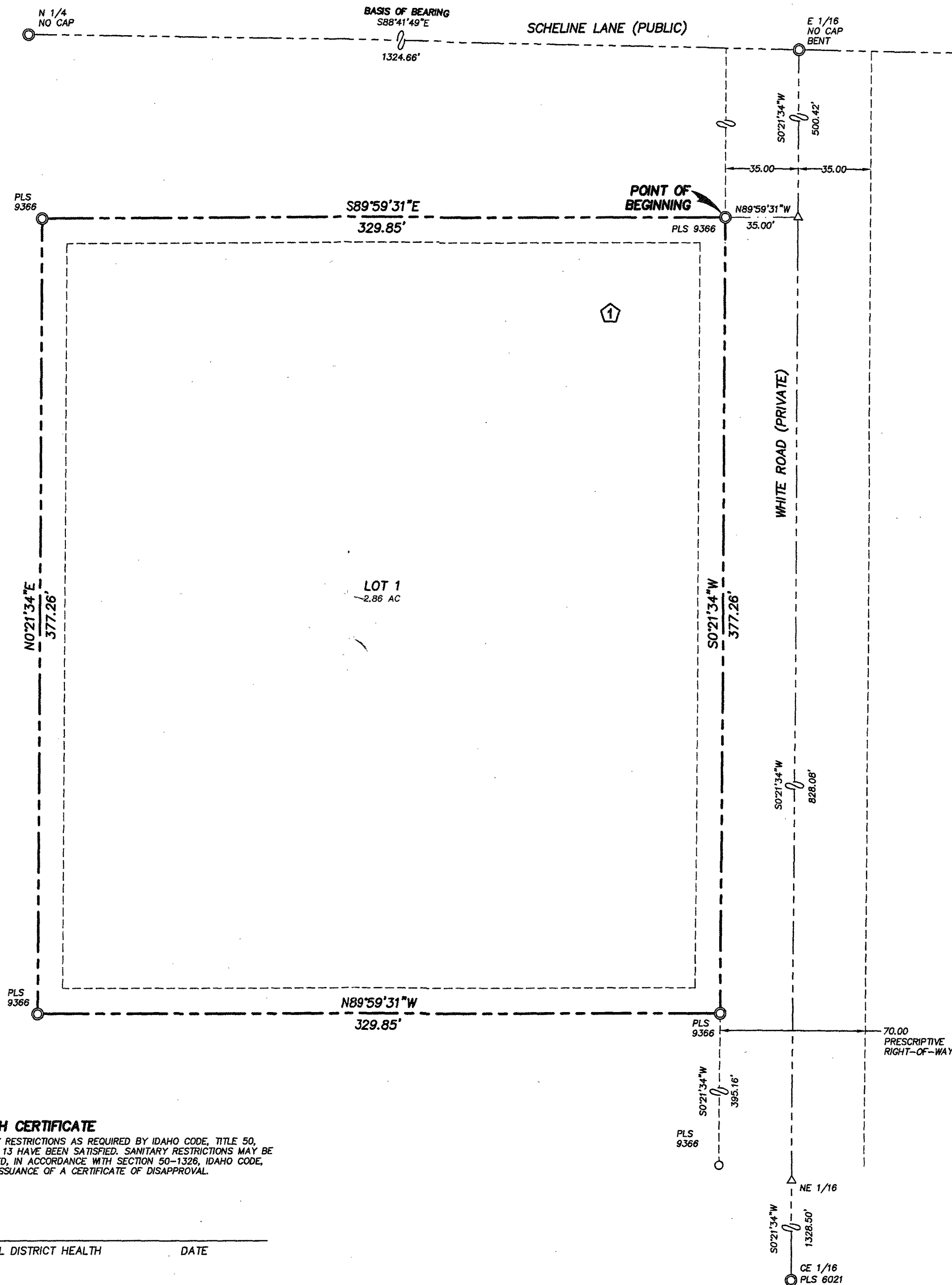
This map or drawing is to be used for reference purposes only.  
 The County is not responsible for any inaccuracies contained herein.

Date: 1/29/2026  
 By: Ifrederick

# WHITE MEADOW SUBDIVISION

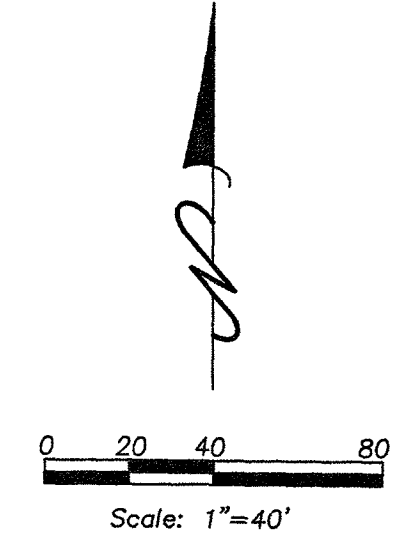
A PART OF THE NW 1/4, NE 1/4, SECTION 33, T. 17N, R. 3E, B.M. VALLEY COUNTY, IDAHO 2026

**RECEIVED**  
JAN 26 2026  
BY: \_\_\_\_\_



### LEGEND

- CALCULATED POINT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- TIE LINE



### NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE VALLEY COUNTY STANDARDS FOR THE APPLICABLE ZONE.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
3. SEWAGE DISPOSAL SHALL BE BY INDIVIDUAL SEPTIC SYSTEMS IN COMPLIANCE WITH CENTRAL DISTRICT HEALTH STANDARDS.
4. STORM DRAINAGE FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITIES OF THE PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE, INCLUDING ROUTINE AND NON-ROUTINE.
5. PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS, UNLESS OTHERWISE SHOWN
6. ACCESS TO LOT 1 BLOCK 1 WILL CONTINUE TO BE FROM WHITE ROAD VIA EXISTING ALL WEATHER ACCESS ROAD LOCATED ON ADJACENT PARCEL THROUGH EXISTING INGRESS-EGRESS EASEMENTS.
7. THIS PROPERTY HAS NO KNOWN IRRIGATION WATER RIGHTS.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE. EXCEPTION: 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.
9. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD ZONE.
10. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND VALLEY COUNTY.
11. 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.
12. ALL LIGHTING MUST COMPLY WITH THE VALLEY COUNTY LIGHTING ORDINANCE.
13. THERE SHALL BE ONLY ONE (1) WOOD BURNING DEVICE PER LOT.
14. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
15. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL OF BOTH THE HEALTH AUTHORITY AND VALLEY COUNTY PLANNING AND ZONING.
16. ALL UTILITIES SUCH AS ELECTRICAL POWER, PHONE, AND FIBER SHALL BE INSTALLED IN ACCORDANCE WITH VALLEY COUNTY.

### NARRATIVE

THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.

### HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. 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 \_\_\_\_\_



**Mason & Associates**  
Professional Engineers,  
Land Surveyors  
& Planners  
924 3rd St. South, Nampa, ID 83851  
(208) 454-0266

JN0423 2/19/2024  
SHEET 1 of 3  
BK. \_\_\_\_\_, PG \_\_\_\_\_

**WHITE MEADOW SUBDIVISION**

**OWNERS CERTIFICATE**

WE, Happy Mountain Group, L.L.C., a Limited Liability Company, an Idaho limited liability company, being first duly sworn, depose and say we are the owners of WHITE MEADOW SUBDIVISION more particularly described in the legal description below, state that it is our intention to include said property in this subdivision plat, we do for ourselves, our heirs, transferees, successors and assigns, do hereby dedicate, donate and convey to the public forever the public streets 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 other than those for utility, irrigation, or drainage purposes is to be erected within the limits of said easements. All lots in this subdivision will receive domestic water from private wells.

A parcel of land being a portion of the NW1/4 NE1/4 of Section 33, Township 17 North, Range 3 East, Boise Meridian, Valley County Idaho, more particularly described as follows:

COMMENCING at the northwest corner of the NW1/4 NE1/4, said corner being N 88 41' 49" W., 2649.32 feet from the northeast corner of Section 33;

Thence S 88 41' 49" E., 1324.66 feet along the north boundary of the NW1/4 NE1/4 to the northeast corner of the W1/2 NE1/4;

Thence S 00 21' 34" W., 500.42 feet along the east boundary of the W1/2 NE1/4;

Thence N 89 59' 31" W., 35.00 feet to the POINT OF BEGINNING;

Thence S 00 21' 34" W., 377.26 feet parallel with the east boundary of the W1/2 NE1/4;

Thence N 89 59' 31" W., 329.85 feet;

Thence N 00 21' 34" E., 377.26 feet parallel with the east boundary of the W1/2 NE1/4;

Thence S 89 59' 31" E., 329.85 feet to the POINT OF BEGINNING.

WHITE MEADOW SUBDIVISION contains 2.856 acres more or less.

\_\_\_\_\_  
Jerrod P. Wallgren - Manager

**ACKNOWLEDGMENT**

STATE OF IDAHO }  
COUNTY OF CANYON } SS

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a notary public in and for said state, personally appeared JERROD P. WALLGREN who is known or identified to me to be the MANAGER of HAPPY MOUNTAIN GROUP L.L.C., a Limited Liability Company, an Idaho L.L.C., that executed the instrument or the person who executed the instrument on behalf of said L.L.C., and acknowledged to me that such L.L.C. executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

\_\_\_\_\_  
Notary Public for \_\_\_\_\_  
Residing at \_\_\_\_\_  
Commission expires \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon in conformity with the state of Idaho codes relating to plats, surveys, and the corner perpetuation and filing act, Idaho code 55-1601 through 55-1612.

\_\_\_\_\_  
Darin Holzhey



\_\_\_\_\_  
P.L.S. License No. 9366

**Mason & Associates**  
Professional Engineers,  
Land Surveyors  
& Planners  
924 3rd St. South, Nampa, ID 83851  
(208) 454-2258

**WHITE MEADOW SUBDIVISION**

**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.50-130B, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

\_\_\_\_\_  
County Treasurer

\_\_\_\_\_  
Date

**CERTIFICATE OF COUNTY SURVEYOR**

I, the undersigned, Registered Professional Land Surveyor for Valley County, Idaho, do hereby certify that I have examined this plat and find that it complies with the State of Idaho code relating to plats and surveys.

\_\_\_\_\_  
Valley County Surveyor

\_\_\_\_\_  
Date

**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

**APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS**

Accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Board of County Commissioners of Valley County, Idaho.

\_\_\_\_\_  
Chairman

**HEALTH CERTIFICATE**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. 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



**Mason & Associates**  
Professional Engineers,  
Land Surveyors  
& Planners  
924 3rd St. South, Nampa, ID 83851  
(208) 454-0266

JN0423 2/19/2024  
SHEET 3 of 3  
BK. \_\_\_\_\_, PG. \_\_\_\_\_

# WARRANTY DEED

For Value Received **DIANA L. WHITE,**

Hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **ROLPHE E. WHITE,** as his sole and separate property,

Hereinafter called the Grantee, the following described premises situated in Valley County, Idaho, to-wit:

The one-half (1/2) undivided community property interest of the grantor in and to the following:

Township 17 North, Range 3 East, Boise Meridian,

**SECTION 33:** That portion of the SE $\frac{1}{4}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$  described as follows:  
Beginning at the SE Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 33;  
Thence North 660 feet to a point;  
Thence West 363 feet to a point;  
Thence South 660 feet to a point;  
Thence East 363 feet to the Point of Beginning;

Valley County, Idaho:

TOGETHER WITH rights of ingress and egress to said premises on the existing roadway over and across other lands of the seller, which roadway is 70 feet in width having a center line described as follows:

Commencing at the NW Corner of the NE $\frac{1}{4}$  NE $\frac{1}{4}$  of said Section 33;  
Thence South one-quarter mile, more or less, to a point;  
Thence West one-sixteenth mile, more or less, to a point;  
Thence South one-eighth mile, more or less, to the above described premises.

TO HAVE AND TO HOLD, the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs and assigns forever. And the Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all incumbrances except as above described and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: November 30, 1983.

*Diana L. White*  
Diana L. White

STATE OF IDAHO, COUNTY OF VALLEY

On this \_\_\_\_\_ day of November, 1983, before me, a notary public in and for said State, personally appeared **DIANA L. WHITE,**

known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

*Bonnie Kirk*

Notary Public

STATE OF IDAHO, COUNTY OF VALLEY, ss

I hereby certify that this instrument was filed for record at the request of *Rolphe E. White* at 39 minutes past 2 o'clock p. m. this 30 day of Nov. 1983, in my office, and duly recorded in Book Out 1 of Deeds at page \_\_\_\_\_

*Joe Crotcher*  
Ex-Officio Recorder

By *L. Irwin*

Deputy.

Fees \$9.00

Instrument No.

132630