



Cynda Herrick, AICP, CFM
VALLEY COUNTY
IDAHO

Planning & Zoning Administrator
Floodplain Coordinator

PO Box 1350
219 North Main Street
Cascade, Idaho 83611

Phone: 208.382.7115
Fax: 208.382.7119
Email: cherrick@co.valley.id.us
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STAFF REPORT
Conditional Use Permit Application 20-02
Blackhawk Lake Estates Subdivision Phase V
Final Plat Approval

MEETING DATE: November 12, 2020
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: Tommy Ahlquist
AB West Mountain Holdings LLC
2775 W Navigator DR STE 220
Meridian ID 83642
AGENT: James Fronk Consulting LLC
P.O. Box 576
McCall, ID 83638
SURVEYOR: Dan Dunn
Dunn Land Surveys
25 Coyote Trail
Cascade, ID 83611
LOCATION/SIZE: Approximately 78 acres within parcels RP17N02E022130 and RP17N02E110005, located in Sections 2 and 11, T.17N, R.2E, Boise Meridian, Valley County, Idaho.
REQUEST: 16-lot Single-family Residential Subdivision
EXISTING LAND USE: Bare Land

A final plat has been submitted for Blackhawk Estates Phase 5 Subdivision.

A conditional use permit and preliminary plat were approved on March 12, 2020. The preliminary plat approval was for a 16-lot single-family residential subdivision on approximately 78 acres. Lot sizes range from 2.2 to 7.8 acres. The preliminary plat showed designated building envelopes on some lots; the final plat does not.

Access to the lots would be from private roads with a single access onto West Mountain Road, a public road. An emergency access would also connect with Blackhawk Lake Drive. Two shared driveways would be used by five lots. Access through the subdivision to an adjacent parcel is planned. Internal roads are private.

A Wildland Urban Interface Fire Protection Plan was submitted.

There is only one shared driveway instead of the two shown on the preliminary plat. Will need to submit letter from appropriate fire department approving the construction of this shared driveway. A shared driveway agreement will be required.

A condition of approval stated that CCR's should address wildfire prevention, lighting and limit each lot to one wood burning device. No CCR's have been submitted. The plat contains a note stating: "Only two wood burning devices allowed per lot."

The final plat submittal states that the existing on-site infrastructure completed includes constructed road to subbase, installation of power, phone, and other utilities conduit infrastructure. The remaining infrastructure to be completed in the spring is the installation of 4-inches of base course and road paving. The applicant is requesting the approval to bond for the remaining infrastructure items until project completion in the spring of 2021. This will need approval of the Board of County Commissioners.

There are access roads to the parcels west of the subdivision; however, the recorded access and utility easement(s) are not shown on the plat.

FINDINGS:

1. The final plat was submitted on October 8, 2020.
2. Legal notice was posted in the *Star News* on October 22 and October 29, 2020. The proposed final plat was posted on the Valley County website "Public Hearing Information" on October 13, 2020. **This is not a public hearing.**
3. Agency comment received:

Paul Ashton, Parametrix, responded as the Valley County Engineer. Parametrix recommends approval of the revised Grading and Drainage and Erosion Control plans (July 23, 2020)

Staff Questions/Comments/Recommendation:

The following are the conditions of approval and comments as to whether the applicant has complied with each condition:

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. **Standing Condition**
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit. **Standing Condition**
3. The final plat shall be recorded within two years or this permit will be null and void. **Standing Condition**
4. 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. **Standing Condition**
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
 - **Parametrix approved the stormwater management plan and site grading plan.**
 - **A letter from the applicant's engineer shall confirm that improvements were made according to the approved plans (see COA #7).**
6. Roads shall be constructed in accordance with the Valley County Private Road standards, as determined by the Valley County Engineer.
 - **A letter from the applicant's engineer shall confirm that improvements were made according to the approved plans (see COA #7).**
7. Prior to recordation of the plat, the Developer's engineer shall certify that the roads are constructed in accordance with the plans approved by the Valley County Engineer.
 - **The applicant is requesting that they be allowed to financially guarantee the roads so that the plan can be recorded. The applicant states the financial guarantees will be in the form of an escrow agreement.**
8. A Private Road Declaration and shared driveway agreements are required prior to recordation. The Private Road Declaration can include the shared driveway agreement.
 - **I have not seen either the Private Road Declaration or Shared Driveway Agreement.**

9. A letter of compliance is required from McCall Fire & EMS along with Donnelly Rural Fire (applicable fire department) stating all infrastructure, including shared driveways and dry hydrant, are in place prior to recording the final plat.

- **I have not seen a letter from the appropriate fire department guaranteeing construction of the driveway is to fire code or that dry hydrants have been placed.**

10. CCR's should address wildfire prevention, lighting and limit each lot to one wood burning device.

- **I have not seen any CCR's. The face of the plat states "two" wood burning devices.**

11. All lighting must comply with the Valley County Lighting Ordinance. **Standing Condition**

12. The gate shall be setback from West Mountain Road far enough to allow a vehicle to completely pull off West Mountain Road.

- **Is the gate constructed?**

13. The subdivision will be connected to West Mountain Road by a 70' wide right-of-way. **Standing Condition**

14. Recommend the applicant provide adequate right-of-way along West Mountain Road from the location at the end of the right of way from the north to the new entrance road. **Standing Condition**

End Conditions of Approval

- The Planning and Zoning Approval is valid for one year. The final plat shall be recorded within that time.
- Final Plat fee of \$200 needs paid.
- Are all easements shown on the plat? See attachment easements Instrument #'s 328059 and 300082. I ask this question with the consideration that if there is an easement through this property to the western adjoining property, should the easement be shown on the plat. I also believe there should be a provision for future access for a development through this plat to the western adjoining property.
- Will need a Declaration of Utilities on the Plat confirming installation of utilities or financial guarantees, including conduit for fiber optics.
- Why did you decrease the number of shared driveways from two to one?

- Red Ridge and East View are **not** approved road name.

ATTACHMENTS:

- Conditional Use Permit
- Vicinity Map
- Aerial Map
- Responses
- Approved Preliminary Plat
- Proposed Final Plat

END OF STAFF REPORT



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

Instrument # 427547

3-25-2020

VALLEY COUNTY, CASCADE, IDAHO
J-25-2020 12:29:34 PM No. of Pages: 3
Recorded for : PLANNING AND ZONING
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

A handwritten signature in black ink, likely of Douglas A. Miller, the Ex-Officio Recorder Deputy.

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115
FAX: 208.382.7119

CONDITIONAL USE PERMIT
NO. 20-02
Blackhawk Phase V

Issued to: Tommy Ahlquist
AB West Mountain Holdings LLC
2775 W Navigator DR STE 220
Meridian ID 83642

Property Location: Approximately 78 acres within parcels RP17N02E022130 and RP17N02E110005, located in Sections 2 and 11, T.17N, R.2E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of March 12, 2020. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 20-02 with Conditions for establishing a 16-lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is March 24, 2020.

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

Conditional Use Permit

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.

5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
6. Roads shall be constructed in accordance with the Valley County Private Road standards, as determined by the Valley County Engineer.
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10. CCR's should address wildfire prevention, lighting and limit each lot to one wood burning device.
11. All lighting must comply with the Valley County Lighting Ordinance.
12. The gate shall be setback from West Mountain Road far enough to allow a vehicle to completely pull off West Mountain Road.
13. The subdivision will be connected to West Mountain Road by a 70' wide right-of-way.
14. Recommend the applicant provide adequate right-of-way along West Mountain Road from the location at the end of the right of way from the north to the new entrance road.

END CONDITIONAL USE PERMIT

Date March 24, 2020

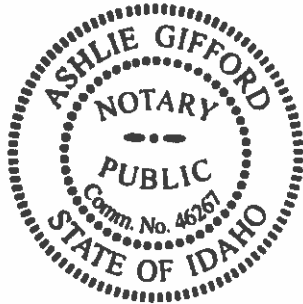
Approved by Cynda Herrick

On this 24th day of March, 2020, 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.

Conditional Use Permit

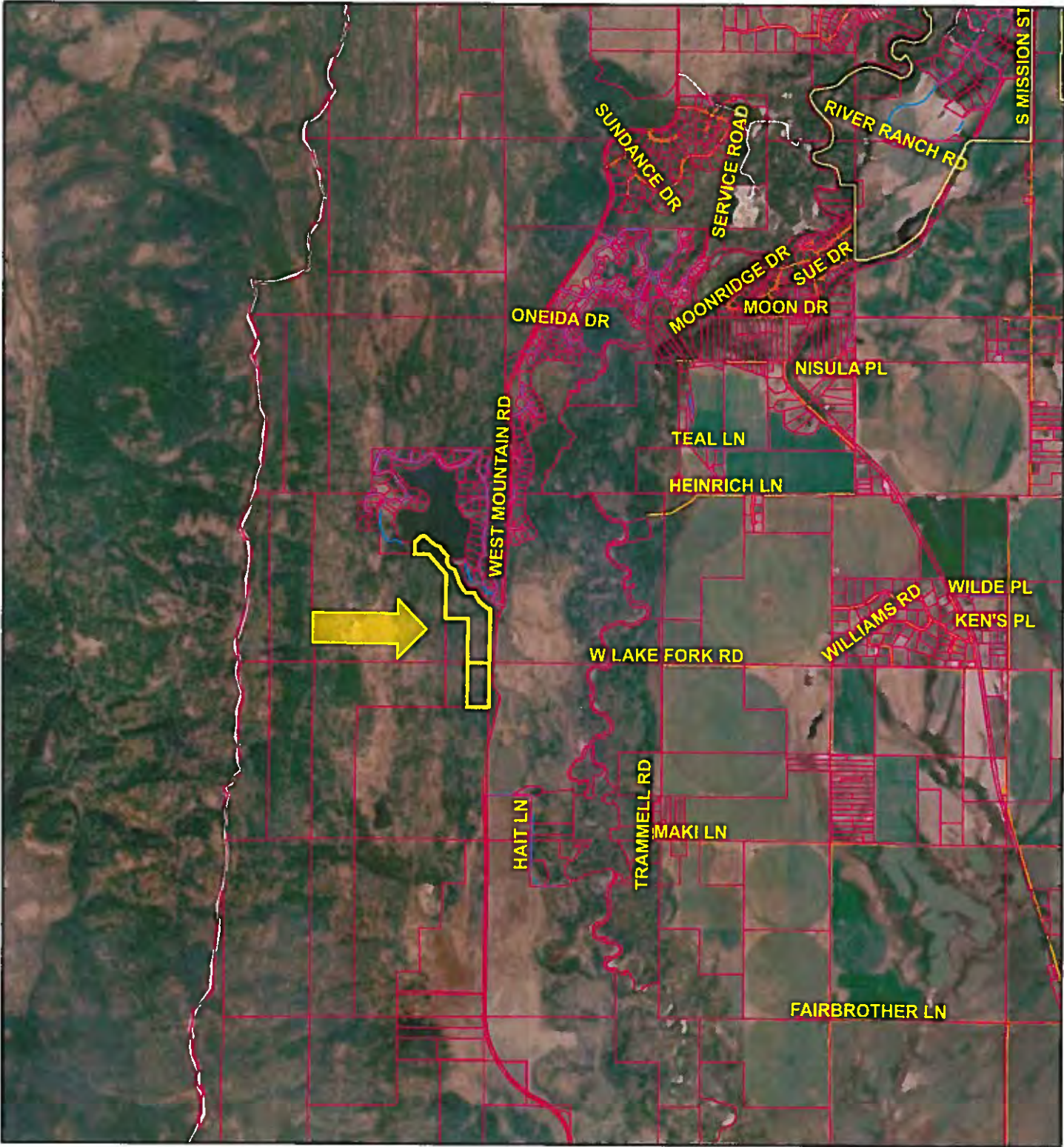
Page 2

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



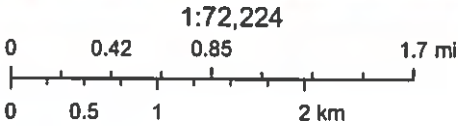
Ashlie Gifford
Notary Public
Residing at: Cascade, ID
Commission Expires: 01-23-2024

C.U.P. 20-02 Blackhawk V



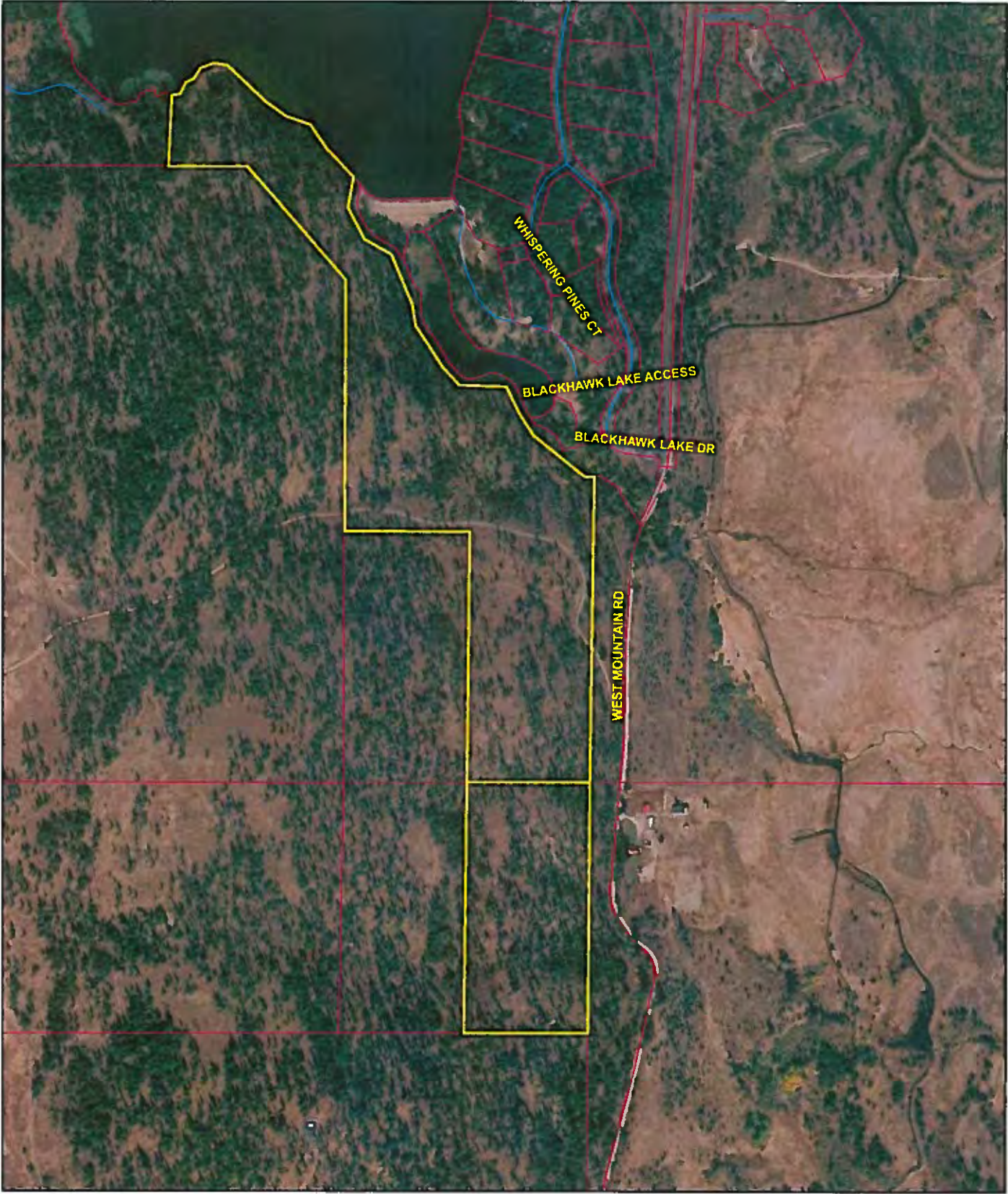
2/6/2020 9:03:52 AM

- Municipalities
- Parcel Boundaries
- All Road Labels
- Roads
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- OTHER



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

C.U.P. 20-02 Blackhawk V



2/6/2020 9:15:10 AM

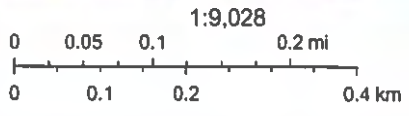
Parcel Boundaries

All Road Labels

Roads

COLLECTOR

PRIVATE



July 23, 2020

Parametrix No. 314-4875-001

Ms. Cynda Herrick, AICP
Valley County Planning and Zoning Administrator
PO Box 1350
Cascade, ID 83611

Re: Blackhawk Phase 5 Subdivision - Grading and Drainage and Erosion Control Plans (signed July 20, 2020) and
Drainage Calculations (signed July 20, 2020)

Dear Cynda:

We have reviewed the revised Grading and Drainage and Erosion Control Plans and the associated drainage calculations for the Blackhawk Phase 5 Subdivision. Per our review, the applicant has addressed our comments and the plans and calculations meet the county standards and requirements; therefore, we are recommending approval of the documents.

For the applicant's information, the profile data for some of the culverts should be updated to reflect the correct culvert numbers and sizes shown on the plan sheets and corresponding with the calculations.

Please contact us with any questions or comments.

Sincerely,

PARAMETRIX
Valley County Engineer

By:



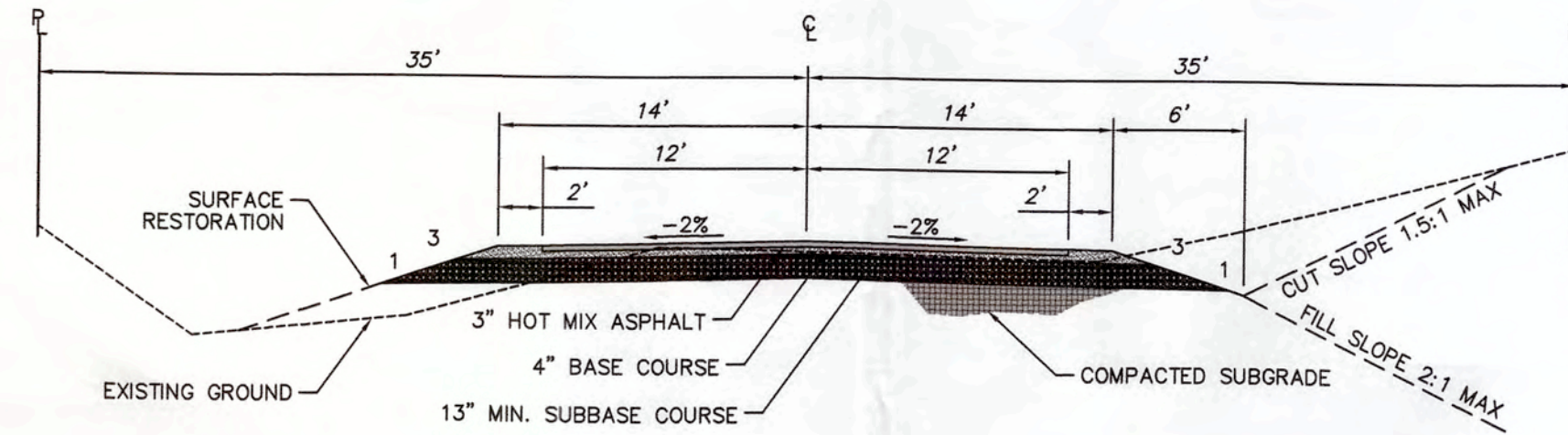
Paul Ashton, PE, Senior Engineer

cc: Jeff McFadden / Valley County Road Department

Adam Lyman / ABCO Engineering

David Briggs / ABCO Engineering

24' ASPHALT ROADWAY



ROADWAY NOTES

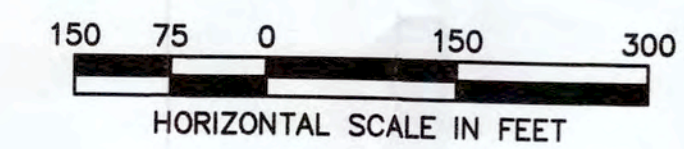
- UTILITY AND DRAINAGE EASEMENTS SHALL BE 20 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS. THE RIGHT-OF-WAY OF ALL ROADS SHALL FURTHER SERVE AS UTILITY AND DRAINAGE EASEMENTS.
- CULDESACS AND DRIVEWAYS SHALL CONFORM TO VALLEY COUNTY STANDARDS.

LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED GRAVEL DRIVEWAY
- PROPOSED ASPHALT ROADWAY
- PROPOSED SHARED GRAVEL ROADWAY
- DRAIN FIELD PIT
- PROPOSED CULVERT
- PROPOSED DRY HYDRANT

PRELIMINARY PLAT BLACKHAWK PHASE V

A SUBDIVISION LOCATED IN A PORTION OF
SECTION 2 & E1/2 NE1/4 NE1/4 SECTION 11
T.74N., R.2E., B.M.
VALLEY COUNTY, IDAHO,
2020



BASIS OF BEARING

BEARINGS SHOWN HEREON ARE "GRID", IDAHO
STATE PLANE (WEST ZONE) ESTABLISHED FROM A
GPS NETWORK REFERENCED TO NAD 83 (2011)
EPOCH: 2010.

FLOOD PLAIN NOTE

FEMA FIRM PANEL(S): 16085C085C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
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.

NOTES

- CONTOUR INTERVALS ARE 2 FOOT MINOR AND 10 FOOT MAJOR.
- CONTOURS SHOWN HEREON ARE DERIVED FROM AERIAL
MAPPING GENERATED IN 2019.

LINE	LENGTH	BEARING
L1	44.43'	N80°21'31"E
L2	65.23'	N26°21'03"E
L3	49.54'	N62°46'46"E
L4	64.12'	N33°14'05"E
L5	77.24'	N70°48'51"E
L6	70.25'	S81°29'47"E
L7	112.00'	S47°26'00"E

RP17N02E022485
BLACKHAWK DEVELOPMENT, LLC
C/O DAVID ALLEN
9839 WEST CABLE CAR ST.
STE. 121
BOISE ID, 83709

UNPLATTED

FUTURE EMERGENCY
ACCESS ROADWAY



UNPLATTED

RP17N02E110155
SOULEN LIVESTOCK, CO.
PO BOX 827
WEISER ID, 83672

RP17N02E110005
MCCALL ASSOCIATES, LLC
C/O BLACKHAWK ON THE RIVER-DIANA VELDER
PO BOX 10117
BOISE ID, 83707

VALLEY COUNTY ASSESSOR PARCEL
BOUNDARY LINE

UNPLATTED

RP17N02E029255
SOULEN LIVESTOCK, CO.
PO BOX 827
WEISER ID, 83672

RP17N02E022130
MCCALL ASSOCIATES, LLC
C/O BLACKHAWK ON THE RIVER-DIANA VELDER
PO BOX 10117
BOISE ID, 83707

RP006360000000
BLACKHAWK LAKE PROPERTY
OWNERS ASSOCIATION, INC.
C/O LAMM & COMPANY
PO BOX 2069
MCCALL ID, 83638

RP006360000000
BLACKHAWK LAKE PROPERTY
OWNERS ASSOCIATION, INC.
C/O LAMM & COMPANY
PO BOX 2069
MCCALL ID, 83638

RP006360000000
BLACKHAWK LAKE PROPERTY
OWNERS ASSOCIATION, INC.
C/O LAMM & COMPANY
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MCCALL ID, 83638

RP006360000000
BLACKHAWK LAKE PROPERTY
OWNERS ASSOCIATION, INC.
C/O LAMM & COMPANY
PO BOX 2069
MCCALL ID, 83638

RP006360000000
BLACKHAWK LAKE PROPERTY
OWNERS ASSOCIATION, INC.
C/O LAMM & COMPANY
PO BOX 2069
MCCALL ID, 83638

JAMES FRONK CONSULTING, LLC
PHONE: (208) 634-8093
JAMESFRONKCONSULTING@GMAIL.COM

SHEET 1 OF 1

25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM



EXHIBIT 3
CUP 20-02
PZ 3-12-2020

BLACKHAWK LAKE ESTATES SUBDIVISION--PHASE 5

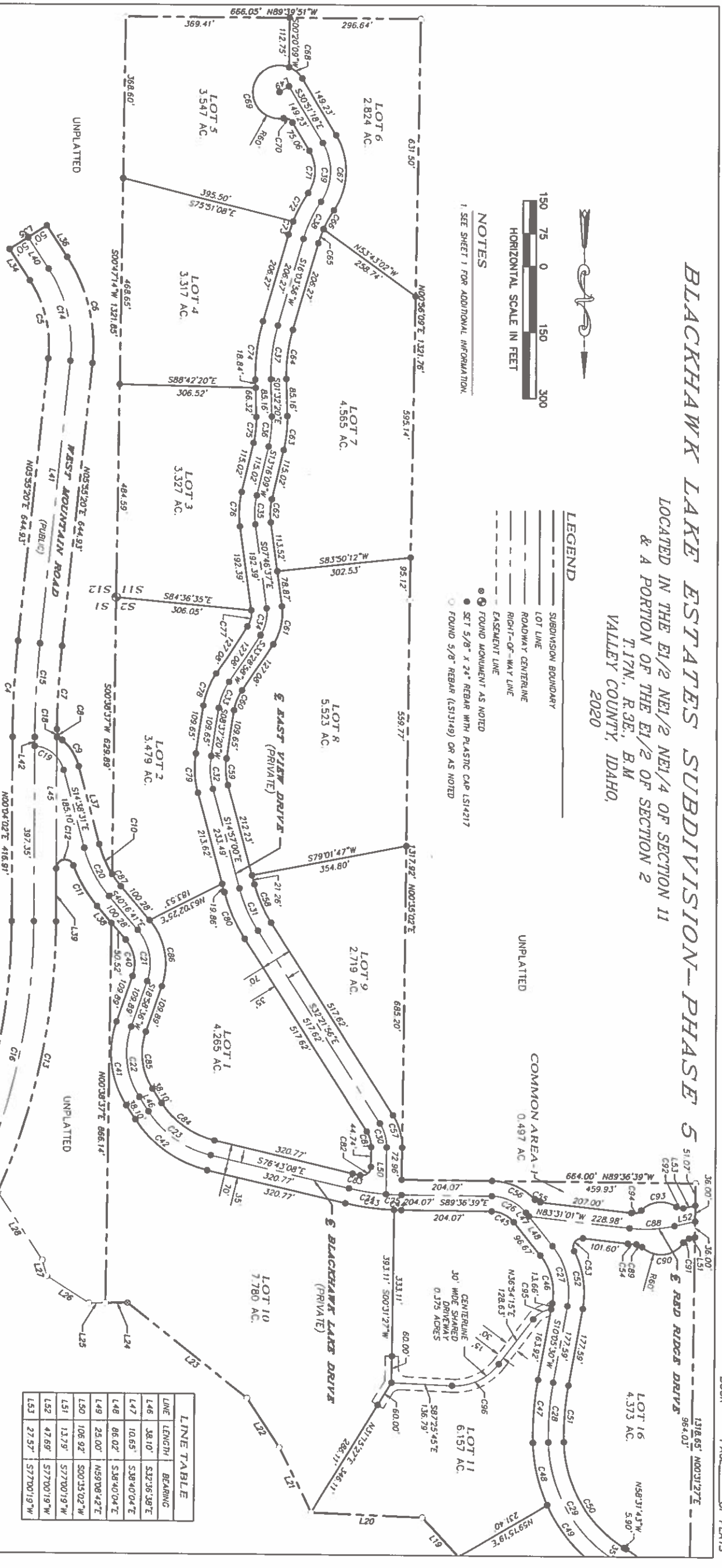
LOCATED IN THE E1/2 NE1/2 NE1/4 OF SECTION 11
& A PORTION OF THE E1/2 OF SECTION 2
T.17N, R.3E, B.M
VALLEY COUNTY, IDAHO.
2020



NOTES
1. SEE SHEET 1 FOR ADDITIONAL INFORMATION.

- LEGEND
- SUBDIVISION BOUNDARY
 - LOT LINE
 - ROADWAY CENTERLINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE

- FOUND MONUMENT AS NOTED
● SET 5/8" x 24" REBAR WITH PLASTIC CAP (S14217)
○ FOUND 5/8" REBAR (S13149) OR AS NOTED



LINE TABLE

LINE	LENGTH	BEARING
L46	36.10'	S32°36'38"E
L47	10.65'	S38°40'04"E
L48	86.02'	S38°40'04"E
L49	28.00'	N59°08'42"E
L50	106.92'	S00°35'02"W
L51	13.79'	S77°00'19"W
L52	47.69'	S77°00'19"W
L53	27.57'	S77°00'19"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C19	90.12'	70.00'	73°46'01"	S51°31'32"E	84.03'
C20	123.04'	275.00'	25°38'16"	N27°27'36"W	122.02'
C21	124.10'	120.00'	59°15'18"	S10°39'03"E	118.65'
C22	166.57'	185.00'	51°35'14"	N06°49'01"W	161.00'
C23	177.14'	230.10'	44°06'30"	N54°39'53"W	172.80'
C24	84.87'	533.36'	9°07'01"	N81°36'38"W	84.78'
C25	35.14'	533.36'	3°46'30"	N87°43'24"W	35.13'
C26	86.90'	99.98'	50°56'34"	S64°08'21"E	86.00'
C27	144.67'	170.00'	48°45'35"	S14°17'17"E	140.35'
C28	136.36'	674.11'	11°35'22"	N04°17'49"E	136.12'
C29	321.01'	322.50'	57°01'31"	N30°00'48"W	307.92'
C30	57.51'	100.00'	32°56'59"	S15°53'27"E	56.72'
C31	105.17'	346.00'	17°24'57"	N23°39'28"W	104.77'
C32	76.52'	186.00'	23°34'20"	N03°09'50"W	75.98'
C33	65.08'	150.00'	24°51'37"	N21°03'09"E	64.53'
C34	63.37'	88.00'	41°55'35"	S12°31'10"W	62.01'
C35	66.48'	181.00'	21°02'46"	S05°31'54"E	66.11'
C36	68.23'	264.00'	14°48'28"	S05°31'54"E	68.04'
C37	122.90'	400.00'	17°36'16"	N07°15'48"E	122.42'
C38	93.80'	301.00'	17°51'16"	N24°59'35"E	93.42'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C39	141.32'	125.00'	64°46'31"	S01°31'57"W	133.91'
C40	87.91'	85.00'	59°15'18"	S10°39'03"E	84.04'
C41	198.08'	220.00'	51°35'14"	N06°49'01"W	191.46'
C42	204.09'	265.10'	44°06'30"	N54°39'53"W	199.08'
C43	111.43'	568.36'	11°35'59"	N82°20'07"W	111.25'
C44	16.46'	568.36'	1°39'33"	N88°46'52"W	16.46'
C45	57.78'	64.98'	50°56'34"	S64°08'21"E	55.89'
C46	114.89'	135.00'	48°45'35"	S14°17'17"E	111.45'
C47	143.43'	709.11'	11°35'22"	N04°17'49"E	143.19'
C48	146.26'	357.50'	23°26'26"	N1°31'05"W	145.24'
C49	209.59'	357.50'	33°35'25"	N41°44'01"W	206.60'
C50	286.17'	287.50'	57°01'31"	N30°00'48"W	274.50'
C51	129.28'	639.11'	11°35'22"	N04°17'49"E	129.06'
C52	134.97'	205.00'	37°43'18"	S08°46'09"E	132.54'
C53	43.32'	20.00'	124°06'47"	N44°25'36"E	35.34'
C54	19.44'	335.00'	3°19'31"	N85°10'47"W	19.44'
C55	14.03'	20.00'	40°12'10"	N63°45'56"W	13.75'
C56	108.07'	134.98'	46°17'41"	S66°27'45"E	108.12'
C57	77.64'	135.00'	32°56'59"	S15°53'27"E	76.51'
C58	94.53'	311.00'	17°24'57"	N23°39'28"W	94.17'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C59	62.12'	151.00'	23°34'20"	N03°09'50"W	61.65'
C60	49.90'	115.00'	24°51'37"	N21°03'09"E	49.51'
C61	88.57'	123.00'	41°55'35"	S12°31'10"W	86.67'
C62	53.63'	146.00'	21°02'46"	N02°44'46"E	53.33'
C63	77.28'	299.00'	14°48'28"	S05°31'54"W	77.06'
C64	112.15'	365.00'	17°36'16"	N07°15'48"E	111.71'
C65	34.19'	266.00'	7°21'49"	N19°44'51"E	34.16'
C66	48.70'	266.00'	10°29'27"	N28°40'29"E	48.64'
C67	180.89'	160.00'	64°46'31"	S01°31'57"W	171.41'
C68	39.72'	60.00'	37°55'39"	S49°49'08"E	39.00'
C69	219.96'	60.00'	21°02'54"	N06°11'36"E	115.90'
C70	23.73'	20.00'	67°36'32"	S64°50'35"E	22.36'
C71	101.75'	90.00'	64°46'31"	S01°31'57"W	96.42'
C72	73.28'	336.00'	12°29'44"	N27°44'21"E	73.13'
C73	31.43'	336.00'	5°21'32"	N18°44'43"E	31.42'
C74	133.66'	435.00'	17°36'16"	N07°15'48"E	133.13'
C75	59.18'	239.00'	14°48'28"	S05°31'54"W	59.02'
C76	79.34'	216.00'	21°02'46"	N02°44'46"E	78.90'
C77	38.17'	53.00'	41°55'35"	S12°31'10"W	37.35'
C78	80.27'	185.00'	24°51'37"	N21°03'09"E	79.64'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C79	90.92'	221.00'	23°34'20"	N03°09'50"W	90.26'
C80	115.81'	381.00'	17°24'57"	N23°39'28"W	115.36'
C81	37.38'	65.00'	32°56'59"	S15°53'27"E	36.87'
C82	35.13'	20.00'	100°38'17"	S50°54'10"W	30.78'
C83	17.91'	498.36'	2°03'34"	N77°44'54"W	17.91'
C84	150.20'	195.10'	44°06'30"	N54°39'53"W	146.52'
C85	135.06'	150.00'	51°35'14"	N06°49'01"W	130.54'
C86	160.30'	155.00'	59°15'18"	S10°39'03"E	153.25'
C87	33.84'	240.00'	8°04'44"	N56°14'20"W	33.81'
C88	101.98'	300.00'	19°28'40"	S66°44'39"W	101.49'
C89	14.55'	20.00'	41°40'33"	S66°00'16"E	14.23'
C90	107.64'	60.00'	102°47'09"	S83°26'26"W	93.77'
C91	15.69'	20.00'	44°57'28"	N54°31'36"E	15.29'
C92	16.80'	20.00'	48°08'08"	N78°55'37"W	16.31'
C93	86.84'	60.00'	82°35'29"	N83°40'43"E	79.46'
C94	18.51'	20.00'	53°01'46"	S68°43'52"W	17.86'
C95	48.07'	60.00'	45°54'30"	N59°51'30"E	46.80'
C96	121.45'	125.00'	55°40'00"	S64°44'15"W	116.73'

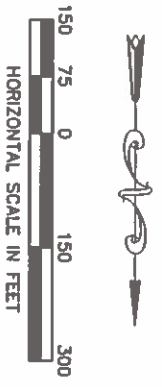


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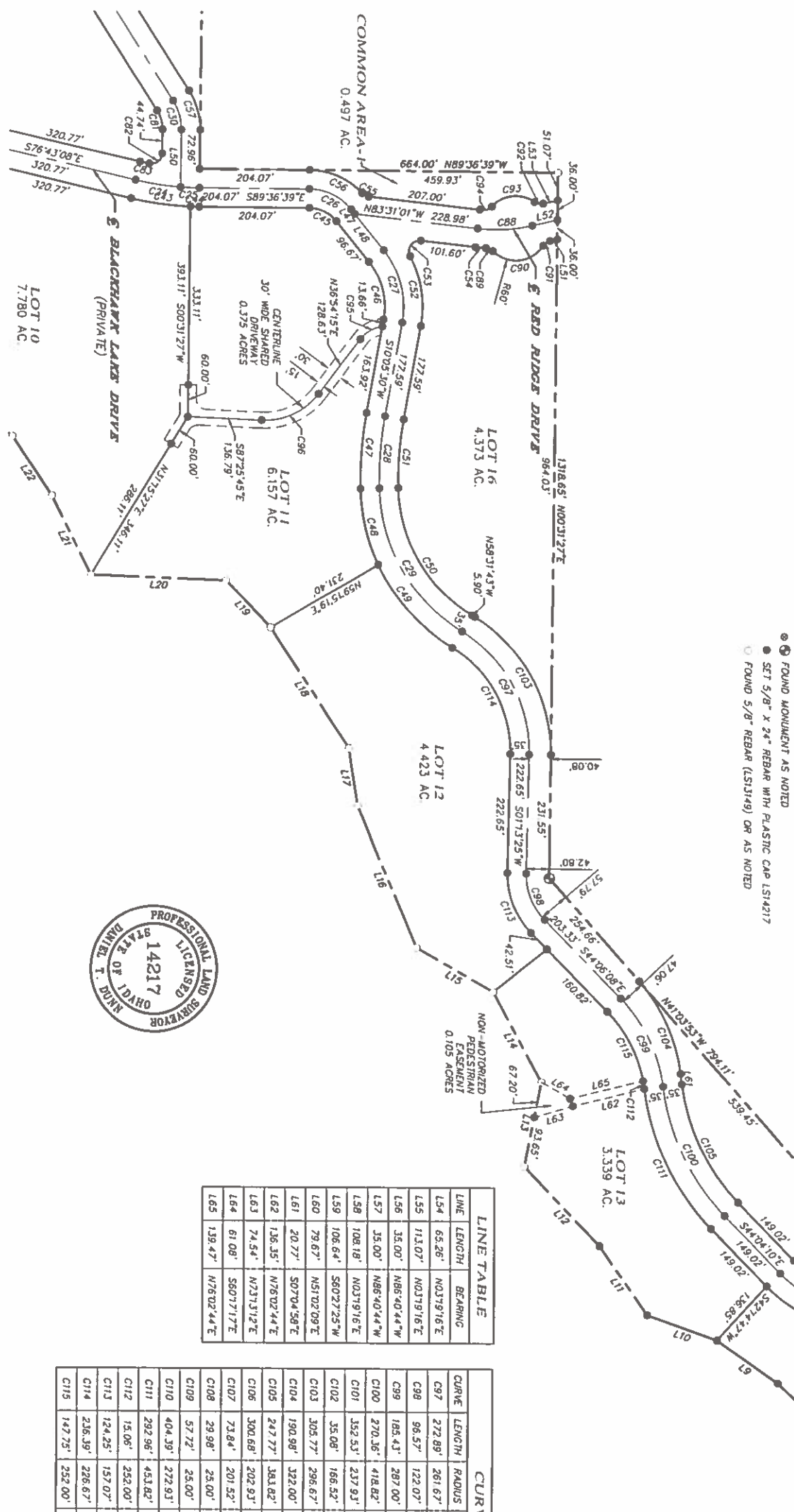
BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5

LOCATED IN THE E1/2 NE1/2 NE1/4 OF SECTION 11
& A PORTION OF THE E1/2 OF SECTION 2
T.17N., R.3E., B.M
VALLEY COUNTY, IDAHO.
2020



NOTES
1 SEE SHEET 1 FOR ADDITIONAL INFORMATION.

- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - ROADWAY CENTERLINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - FOUND MONUMENT AS NOTED
 - SET 5/8" X 24" REBAR WITH PLASTIC CAP L514217
 - FOUND 5/8" REBAR (L513149) OR AS NOTED



LINE TABLE		
LINE	LENGTH	BEARING
L54	65.26'	N03°19'16"E
L55	113.07'	N03°19'16"E
L56	35.00'	N86°40'44"W
L57	35.00'	N86°40'44"W
L58	108.18'	N03°19'16"E
L59	106.64'	S80°27'25"W
L60	79.67'	N51°02'09"E
L61	20.77'	S07°04'58"E
L62	136.35'	N76°02'44"E
L63	74.54'	N73°13'12"E
L64	61.08'	S60°17'17"E
L65	139.47'	N76°02'44"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C97	272.89'	261.67'	59°45'08"	S28°39'09"E
C98	96.57'	122.07'	45°19'33"	N21°26'21"W
C99	165.43'	287.00'	37°01'10"	S25°35'33"E
C100	270.36'	418.82'	36°59'12"	N25°34'34"W
C101	352.53'	237.93'	84°53'41"	N86°31'01"W
C102	35.08'	166.52'	12°04'11"	S80°19'32"E
C103	305.77'	296.67'	59°03'11"	S29°00'08"E
C104	190.98'	322.00'	33°58'55"	S24°04'25"E
C105	247.77'	363.82'	36°59'12"	N25°34'34"W
C106	300.68'	202.93'	84°53'41"	N86°31'01"W
C107	73.84'	201.52'	20°59'33"	N61°31'55"E
C108	29.98'	25.00'	68°42'26"	S37°40'39"W
C109	57.72'	25.00'	132°17'07"	S62°49'18"E
C110	404.39'	272.93'	84°53'41"	N86°31'01"W
C111	292.96'	453.82'	36°59'12"	N25°34'34"W
C112	15.06'	252.00'	5°25'50"	S08°47'43"E
C113	124.25'	157.07'	45°19'33"	N21°26'21"W
C114	236.39'	226.67'	59°45'08"	S28°39'09"E
C115	147.75'	252.00'	33°35'40"	S27°18'18"E



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SHEET 3 OF 5

BLACKHAWK LAKE ESTATES SUBDIVISION--PHASE 5

LOCATED IN THE E1/2 NE1/2 NE1/4 OF SECTION 11
& A PORTION OF THE E1/2 OF SECTION 2

T.17N., R.3E., B.M
VALLEY COUNTY, IDAHO.
2020

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT AB WEST MOUNTAIN HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE OWNER OF THE REAL PROPERTY HEREFTER DESCRIBED:

A PARCEL OF LAND LOCATED IN THE E1/2 NE1/4 NE1/4 OF SECTION 11 AND A PORTION OF THE E1/2 OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 3 E, BOWSE MERIDIAN, VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE A BEARING OF S00° 47' 14"W A DISTANCE OF 1321.85 FEET, ON THE EAST BOUNDARY OF SAID E1/2 NE1/4 NE1/4 SECTION 11 TO A FOUND 5/8 INCH REBAR MARKING THE N1/16 CORNER COMMON TO SECTION 12 AND SAID SECTION 11; THENCE A BEARING OF N89° 39' 51"W A DISTANCE OF 666.05 FEET, ON THE SOUTH BOUNDARY OF SAID E1/2 NE1/4 NE1/4 SECTION 11 TO A FOUND 5/8 INCH REBAR MARKING THE C-N-E1/64 CORNER SAID SECTION 11; THENCE A BEARING OF N00° 56' 09"E A DISTANCE OF 1321.76 FEET, ON THE WEST BOUNDARY OF SAID E1/2 NE1/4 NE1/4 SECTION 11 TO A FOUND 5/8 INCH REBAR MARKING THE E-E1/64 CORNER COMMON TO SAID SECTIONS 2 AND 11; THENCE A BEARING OF N00° 35' 02"E A DISTANCE OF 1317.92 FEET, ON THE WEST BOUNDARY OF THE E1/2 SE1/4 SE1/4 SAID SECTION 2 TO A SET 5/8 INCH REBAR MARKING THE C-E-SE 1/64 CORNER SAID SECTION 2; THENCE A BEARING OF N89° 36' 39"W A DISTANCE OF 664.00 FEET, ON THE NORTH BOUNDARY OF SAID E1/2 SE1/4 SE1/4 SAID SECTION 2 TO A FOUND 5/8 INCH REBAR MARKING THE SE 1/16 CORNER SAID SECTION 2; THENCE A BEARING OF N00° 31' 27"E A DISTANCE OF 1318.65 FEET, ON THE WEST BOUNDARY OF NE1/4 SE1/4 SAID SECTION 2 TO A FOUND BRASS CAP MONUMENT MARKING THE CE1/16 CORNER SAID SECTION 2; THENCE A BEARING OF N41° 03' 53"W A DISTANCE OF 794.11 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF N89° 29' 24"W A DISTANCE OF 422.04 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF N03° 19' 16"E A DISTANCE OF 372.71 FEET, TO A FOUND 5/8 INCH REBAR ON THE SOUTH BOUNDARY OF BLACKHAWK LAKE PARCEL A, BLACKHAWK LAKE ESTATES COMMON AREA ADDITION, AS SHOWN ON THE OFFICIAL PLAT THEREOF RECORDED IN BOOK 12, PAGE 40 OF PLATS, IN THE OFFICE OF RECORDER, SAID VALLEY COUNTY; THENCE THE FOLLOWING BEARINGS AND DISTANCES ON SAID SOUTH BOUNDARY OF PARCEL A; THENCE A BEARING OF N80° 21' 51"E A DISTANCE OF 44.43 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N26° 21' 03"E A DISTANCE OF 65.23 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N62° 46' 46"E A DISTANCE OF 49.50 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N33° 14' 05"E A DISTANCE OF 64.12 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N70° 48' 51"E A DISTANCE OF 77.24 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S81° 29' 47"E A DISTANCE OF 70.25 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S47° 28' 00"E A DISTANCE OF 112.00 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S45° 57' 18"E A DISTANCE OF 165.43 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S54° 48' 35"E A DISTANCE OF 138.56 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S70° 24' 07"E A DISTANCE OF 137.39 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S34° 32' 34"E A DISTANCE OF 156.30 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S43° 39' 54"E A DISTANCE OF 202.75 FEET, TO A FOUND 5/8 INCH REBAR MARKING THE CORNER OF SAID PARCEL A AND SOUTH COMMON AREA PARCEL E, SAID BLACKHAWK LAKE ESTATES COMMON AREA ADDITION; THENCE THE FOLLOWING BEARINGS AND DISTANCES ON SAID BOUNDARY OF SOUTH COMMON AREA PARCEL E; THENCE A BEARING OF S11° 09' 05"W A DISTANCE OF 160.89 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S28° 03' 10"E A DISTANCE OF 180.77 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S60° 07' 10"E A DISTANCE OF 164.07 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S22° 36' 30"E A DISTANCE OF 265.96 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S08° 39' 56"E A DISTANCE OF 110.86 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S32° 56' 56"E A DISTANCE OF 267.44 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S43° 17' 57"E A DISTANCE OF 121.42 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S87° 49' 04"E A DISTANCE OF 251.33 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S26° 29' 38"E A DISTANCE OF 163.99 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S33° 27' 15"E A DISTANCE OF 133.12 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF S51° 20' 28"E A DISTANCE OF 346.91 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N89° 02' 52"E A DISTANCE OF 49.86 FEET, TO A FOUND 5/8 INCH REBAR ON THE EAST BOUNDARY OF SAID SECTION 2;

THENCE LEAVING SAID BOUNDARY OF SOUTH COMMON AREA E, A BEARING OF S00° 38' 31"W A DISTANCE OF 866.14 FEET, ON SAID EAST BOUNDARY OF SECTION 2, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S40° 16' 41"E A DISTANCE OF 49.77 FEET, TO A SET 5/8 INCH REBAR; THENCE 106.65 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A DELTA ANGLE OF 19°42'44" AND A LONG CHORD WHICH BEARS S10°25'19"E, A DISTANCE OF 106.13 FEET, TO A SET 5/8 INCH REBAR; THENCE 55.63 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 159°22'01" AND A LONG CHORD WHICH BEARS N79° 45' 03"E A DISTANCE OF 39.35 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N00° 04' 02"E A DISTANCE OF 119.65 FEET, TO SET 5/8 INCH REBAR; THENCE 635.23 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1550.00 FEET, A DELTA ANGLE OF 21°28'53" AND A LONG CHORD WHICH BEARS N1°48'29"E, A DISTANCE OF 630.80 FEET, TO A FOUND 5/8 INCH REBAR ON THE BOUNDARY OF SAID SOUTH COMMON AREA PARCEL E; THENCE THE FOLLOWING BEARINGS AND DISTANCES ON SAID SOUTH COMMON AREA PARCEL E; THENCE A BEARING OF N23°32'55"E, A DISTANCE OF 189.79 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF N19° 58' 46"E A DISTANCE OF 4.75 FEET, TO A FOUND 5/8 INCH REBAR; THENCE 86.49 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A DELTA ANGLE OF 18°25'44" AND A LONG CHORD WHICH BEARS N11°23'28"E, A DISTANCE OF 96.08 FEET, TO A FOUND 5/8 INCH REBAR; THENCE A BEARING OF N02° 14' 31"E A DISTANCE OF 33.43 FEET, TO A FOUND 5/8 INCH REBAR ON THE WEST RIGHT-OF-WAY BOUNDARY OF WEST MOUNTAIN ROAD; THENCE LEAVING SAID BOUNDARY OF COMMON AREA PARCEL E, A BEARING S87° 47' 59"E A DISTANCE OF 100.00 FEET ON SAID RIGHT-OF-WAY BOUNDARY TO A FOUND 5/8 INCH REBAR ON THE EAST BOUNDARY OF SAID WEST MOUNTAIN ROAD; THENCE A BEARING OF S02° 14' 31"W A DISTANCE OF 33.58 FEET, TO A SET 5/8 INCH REBAR; THENCE 148.75 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A DELTA ANGLE OF 21°18'24" AND A LONG CHORD WHICH BEARS S12°53'43"W, A DISTANCE OF 147.89 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S23° 32' 55"W A DISTANCE OF 179.37 FEET, TO A SET 5/8 INCH REBAR; THENCE 594.25 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1450.00 FEET, A DELTA ANGLE OF 23°28'53" AND A LONG CHORD WHICH BEARS S11°48'29"W, A DISTANCE OF 590.10 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S00° 04' 02"W A DISTANCE OF 416.91 FEET, TO A SET 5/8 INCH REBAR; THENCE 221.75 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2170.00 FEET, A DELTA ANGLE OF 5°11'18" AND A LONG CHORD WHICH BEARS S02°59'41"W, A DISTANCE OF 221.65 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S05° 55' 20"W A DISTANCE OF 644.93 FEET, TO A SET 5/8 INCH REBAR; THENCE 185.68 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 38°41'10" AND A LONG CHORD WHICH BEARS S13°25'15"E, A DISTANCE OF 182.17 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S32° 45' 50"E A DISTANCE OF 85.16 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF S37° 14' 10"W A DISTANCE OF 100.00 FEET, TO A SET 5/8 INCH REBAR; THENCE 253.20 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 38°41'10" AND A LONG CHORD WHICH BEARS N13°25'15"W, A DISTANCE OF 248.42 FEET, TO A SET 5/8 INCH REBAR; THENCE 193.52 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2070.00 FEET, A DELTA ANGLE OF 5°21'23" AND A LONG CHORD WHICH BEARS N01°44'39"E, A DISTANCE OF 193.45 FEET, TO A SET 5/8 INCH REBAR; THENCE 278.2 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 53°07'45" AND A LONG CHORD WHICH BEARS N25°58'55"W, A DISTANCE OF 26.83 FEET, TO A SET 5/8 INCH REBAR; THENCE 69.49 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 105.00 FEET, A DELTA ANGLE OF 37°55'16" AND A LONG CHORD WHICH BEARS N13°38'09"W, A DISTANCE OF 68.23 FEET, TO A SET 5/8 INCH REBAR; THENCE A BEARING OF N14° 38' 31"W A DISTANCE OF 185.10 FEET, TO A SET 5/8 INCH REBAR; THENCE 73.54 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 17°33'32" AND A LONG CHORD WHICH BEARS N23°51'14"W, A DISTANCE OF 73.26 FEET, TO A SET 5/8 INCH REBAR ON THE EAST BOUNDARY OF SAID SECTION 2; THENCE A BEARING OF S00° 38' 31"W A DISTANCE OF 629.89 FEET, ON SAID EAST BOUNDARY OF SECTION 2, TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 84.359 ACRES, MORE OR LESS.

CERTIFICATE OF OWNER

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THE PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION--PHASE 5, THE EASEMENTS AND PRIVATE ROADS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES OR OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF THE EASEMENTS. THE ROAD RIGHTS-OF-WAY WITHIN THE BOUNDARY OF BLACKHAWK LAKE ESTATES SUBDIVISION--PHASE 5 ARE HEREBY DEDICATED TO THE BLACKHAWK LAKE ESTATES SUBDIVISION--PHASE 5 OWNERS ASSOCIATION, INC., VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF THE PRIVATE ROADS. THE OWNERS HEREBY CERTIFY THAT THE INDIVIDUAL LOTS WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE LOTS BUT WILL BE SERVED BY INDIVIDUAL WELLS. THE OWNERS FURTHER CERTIFY THAT THEY WILL COMPLY WITH IDAHO CODE 31-3805 CONCERNING IRRIGATION RIGHTS AND DISCLOSURE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS ____ DAY OF ____ 2020.

AB WEST MOUNTAIN HOLDINGS, LLC
J. THOMAS ANDRUST, MANAGER

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF } SS

ON THIS ____ DAY OF ____, 2020, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO, PERSONALLY APPEARED J. THOMAS ANDRUST KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF AB WEST MOUNTAIN HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT ON BEHALF OF SAID COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

NOTARY PUBLIC OF IDAHO

RESIDING AT _____

COMMISSION EXPIRES: _____



SHEET 4 OF 5

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BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5

LOCATED IN THE E1/2 NE1/2 NE1/4 OF SECTION 11
& A PORTION OF THE E1/2 OF SECTION 2
T.17N., R.3E., B.M.
VALLEY COUNTY, IDAHO,
2020

APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5 IS HEREBY ACCEPTED AND APPROVED THE _____ DAY
OF _____ 2020, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5 IS HEREBY ACCEPTED AND APPROVED THE _____ DAY
OF _____ 2020, BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN _____

CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5 HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER _____

DATE _____

CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS", WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5 IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR _____

DATE _____

CERTIFICATE OF VALLEY COUNTY RECORDER

STATE OF IDAHO)

)

VALLEY COUNTY)

) SS

THIS IS TO CERTIFY THAT THE PLAT OF BLACKHAWK LAKE ESTATES SUBDIVISION-PHASE 5 WAS FILED IN THE

OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO, THIS _____ DAY OF _____

2020, AT _____ O'CLOCK _____ M. AT THE REQUEST OF _____ AND WAS DULY

RECORDED AS INSTRUMENT _____ IN BOOK _____ OF PLATS ON PAGE _____

DEPUTY
EX-OFFICIO RECORDER _____

SHEET 5 OF 5

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