

200 100 0 200 400

HORIZONTAL SCALE IN FEET

Notes

Lots shall not be reduced in size without prior approval from the Health Authority and re-platting.

Lighting shall comply with Valley County Ordinances.

Only one burning device allowed per Lot.

No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.

Reference is made to public health letter on file regarding additional restrictions.

A 20 foot-wide Utility and Drainage Easement is hereby designated along roadways as shown.

Minimum Building Setback Lines shall be in accordance with the Zoning Ordinance at the time of issuance of any building permit.

This plat is subject to Idaho Code Section 31-3805. No irrigation water shall be supplied to any lot herein.

Saddle Rock Subdivision Phase 1 and Phase 2 shall be subject to Declaration of Covenants, Conditions, and Restrictions for Saddle Rock Subdivision recorded in the Office of the Recorder of Valley County, Idaho as Instrument Number 454116 and supplemented by instrument Number:

2024-463659

The roads within Saddle Rock Subdivision Phase 1 and Phase 2 are private and are to be maintained by the Homeowner's Association as described in the Private Road Declaration as recorded with Saddle Rock Subdivision in the Office of the Recorder of Valley County, Idaho as Instrument Numbers 454117 & 454118, and amended by instrument Number:

2024-463660 + 2024-463663

The roads within Saddle Rock Subdivision Phase 1 and Phase 2 shall also serve as utility and drainage easements.

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.

Refer to the Wildland Urban Interface Fire Protection Plan this plat, as recorded with Saddle Rock Subdivision in the Office of the Recorder of Valley County, Idaho as Instrument Number 454119 and amended by instrument Number:

2024-463664

Refer to Declaration of Utilities as recorded with Saddle Rock Subdivision in the Office of the Recorder of Valley County, as Instrument Number 454120 and amended by instrument Number:

2024-463662

Refer to Shared Driveway Agreement for Lot 27, 28 and Lot 29 as recorded concurrently with this plat in the Office of the Recorder of Valley County, as Instrument Number:

2024-463664

FEMA Flood Panel: 16085C2050C

FIRM Effective Dates: 2/1/2019

Flood Zones: X

Base Flood Elevation: n/a

Flood Zones are subject to change by FEMA & all land within a floodway regulated by Title 9 and Title 11 of the Valley County Code

Surrounding land uses are subject to change.

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied according to the letter to be read on file with County Recorder or this agent listing the Conditions of Approval. Sanitary restrictions may be re-imposed in accordance with Section 50-1326 Idaho Code by the issuance of a Certificate of Disapproval.

2024-
Inst. No.

SADDLE ROCK SUBDIVISION - PHASE 2

SITUATE IN THE SE 1/4 OF SECTION 18 TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M., VALLEY COUNTY, IDAHO 2024

Instrument # 2024-463657

Valley County, Cascade, Idaho

06-25-2024 11:04:01 AM Titles: 1 Pages: 4

Douglas Miller Fees: \$11.00

Ex-Officio Recorder Deputy



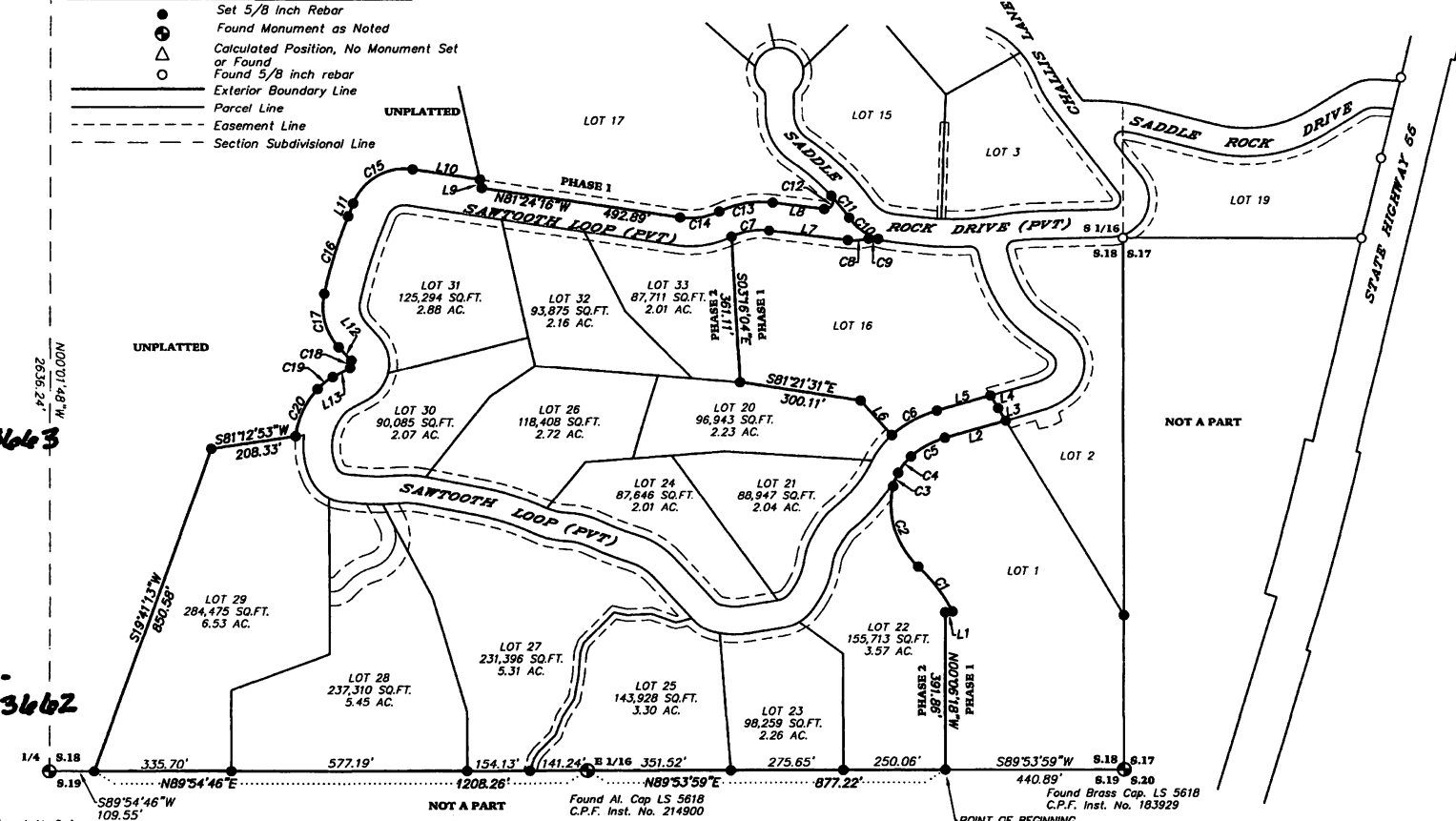
Handwritten signature/initials

C 1/4 8.18

FD 5/8" REBAR W/AC LS 6021

Legend

- Set 5/8 inch Rebar
Found Monument as Noted
Calculated Position, No Monument Set or Found
Found 5/8 inch rebar
Exterior Boundary Line
Parcel Line
Easement Line
Section Subdivisional Line



Found Al. Cap C.P.F. Inst. No. 131252

Found Al. Cap LS 5618 C.P.F. Inst. No. 214900

Found Brass Cap. LS 5618 C.P.F. Inst. No. 183929

Table with 3 columns: LINE, LENGTH, BEARING. Lists line segments L1 through L13.

Table with 4 columns: CURVE, LENGTH, RADIUS, BEARING, CHORD. Lists curves C1 through C13.

Table with 4 columns: CURVE, LENGTH, RADIUS, BEARING, CHORD. Lists curves C14 through C20.

Basis of Bearing

Bearings are Grid Idaho West State Plane Zone, coordinates were derived from GPS observations and projected to ground by applying a scale factor of 1.0002934945 to grid values, distances shown are true ground distances.

Survey Narrative

This plat is being recorded to show the Lots as platted hereon. All monuments were accepted and held.

Refer to ROS Bk. 8, pg. 22, Inst. No. 278955
Refer to ROS Bk. 8, pg. 61, Inst. No. 285175
Refer to ROS Bk. 14, pg. 181, Inst. No. 445790
Refer to ROS Bk. 14, pg. 180, Inst. No. 445789
Refer to F&P 3271 (1), 1926 for Highway Right-of-way
Refer to Plat of Saddle Rock Subdivision, Bk. 13, pg. 92, Inst. No. 454115



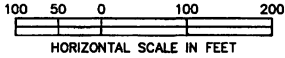
Bowers Land Surveys, Inc.

P.O. BOX 976 - CASCADE, IDAHO 83611 - PHONE: 208.469.0457

JOB NO: 21009 DRAWN BY: CB DATE: 04/29/24 SHEET: 1 OF 4

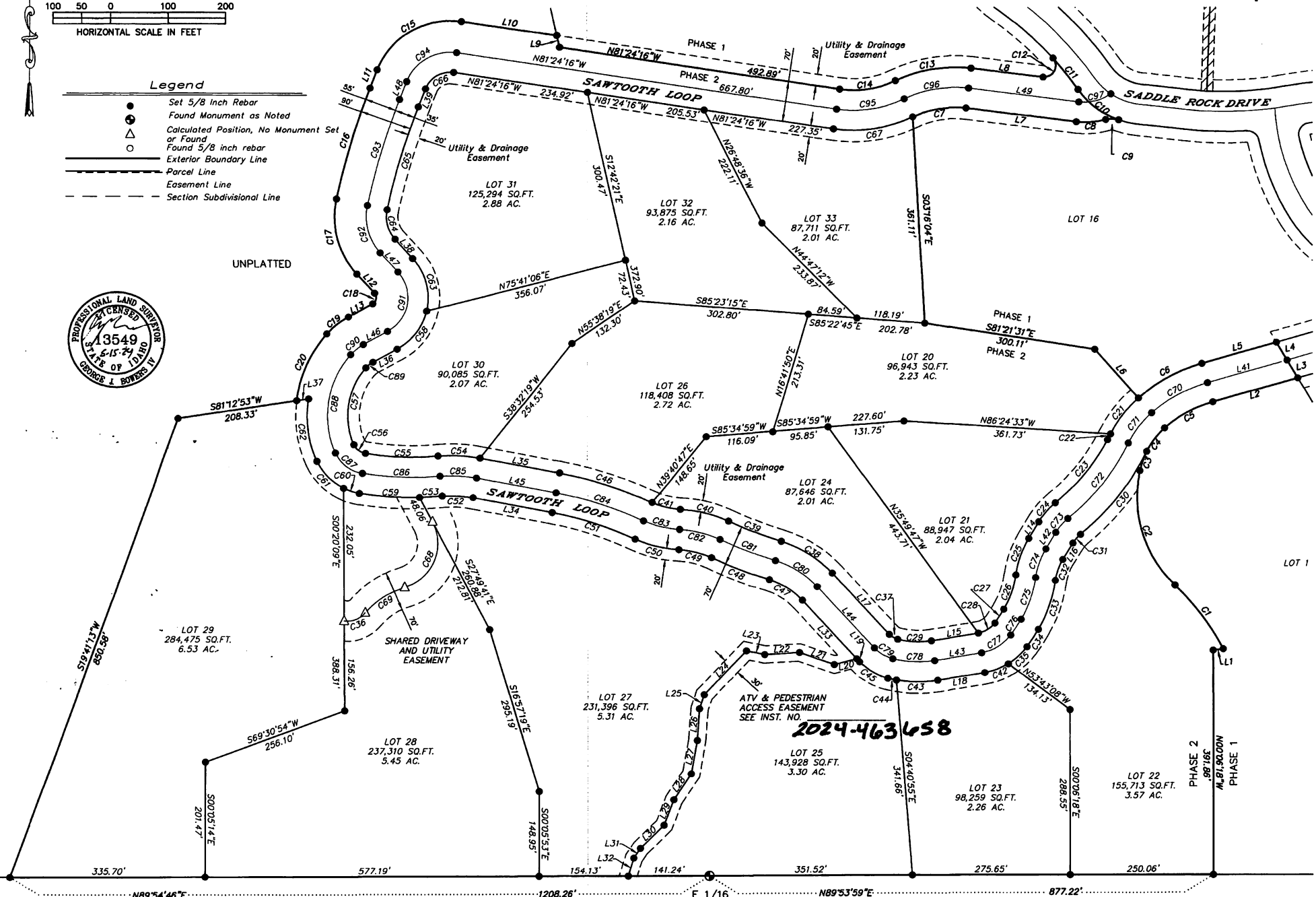
elliott

SADDLE ROCK SUBDIVISION - PHASE 2



Legend

- Set 5/8 Inch Rebar
- △ Found Monument as Noted
- Calculated Position, No Monument Set or Found
- Found 5/8 inch rebar
- Exterior Boundary Line
- Parcel Line
- - - Easement Line
- - - Section Subdivisional Line



2024-463658

SADDLE ROCK SUBDIVISION - PHASE 2

Instrument # 2024-463657
 Valley County, Cascade, Idaho
 Tue Jun 25 11:04:01 MDT 2024 No. of Pages: 1
 Douglas Millere: \$11.00
 Deputy: Jelliott

me

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.82	N82°56'14"E
L2	155.33	N74°07'57"E
L3	36.30	N31°13'24"W
L4	36.30	N31°13'24"W
L5	136.10	S74°07'57"W
L6	114.46	N41°46'22"W
L7	194.88	S82°52'55"E
L8	127.38	N82°52'55"W
L9	21.46	N12°39'13"W
L10	167.13	N81°24'16"W
L11	33.88	S21°21'43"W
L12	45.31	S42°14'42"E
L13	47.63	S61°46'22"W

LINE TABLE		
LINE	LENGTH	BEARING
L14	33.32	S31°33'56"W
L15	82.33	S80°49'23"W
L16	33.32	S31°33'56"W
L17	146.09	N42°42'50"W
L18	82.33	S80°49'23"W
L19	7.20	N42°42'50"W
L20	40.18	N75°14'50"E
L21	64.25	N70°34'51"W
L22	60.28	S86°40'44"W
L23	32.19	N77°21'55"W
L24	106.66	S43°36'14"W
L25	25.63	N18°53'30"E
L26	55.22	S04°05'14"W
L27	59.05	S09°58'59"W
L28	54.16	S33°22'20"W
L29	47.64	S21°00'23"W
L30	57.63	S45°36'37"W
L31	20.54	S33°52'13"W
L32	33.25	S16°39'10"W
L33	138.89	N42°42'50"W
L34	139.70	N79°12'00"W
L35	139.70	N79°12'00"W
L36	47.63	N61°46'22"E
L37	20.86	S81°12'53"W
L38	45.31	N42°14'42"W
L39	33.88	N21°21'43"E
L41	136.10	S74°07'57"W
L42	33.32	S31°33'56"W
L43	82.33	S80°49'23"W
L44	146.09	N42°42'50"W
L45	139.70	N79°12'00"W
L46	47.63	N61°46'22"E
L47	45.31	N42°14'42"W
L48	33.88	N21°21'43"E
L49	194.88	S82°52'55"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	139.92	415.00	N37°05'29"W	139.26
C2	218.59	210.00	N16°55'51"W	208.85
C3	35.46	140.00	N20°08'43"E	35.37
C4	51.75	140.00	N37°59'30"E	51.46
C5	95.88	215.00	N61°21'25"E	95.09
C6	127.10	285.00	S81°21'25"W	126.05
C7	94.77	165.00	N80°39'52"E	93.47
C8	51.61	130.00	N85°44'43"E	51.27
C9	23.26	40.00	S88°13'02"E	22.93
C10	90.41	146.00	N53°07'10"W	88.97
C11	69.70	566.00	N38°54'27"W	69.66
C12	47.80	20.00	S27°57'10"W	37.21
C13	134.97	235.00	S80°39'52"W	133.12
C14	99.02	165.00	S81°24'12"W	97.54
C15	181.98	135.00	S59°58'44"W	188.51
C16	201.66	1255.00	S16°45'31"W	201.44
C17	141.47	149.00	S15°02'41"E	136.22
C18	21.79	12.00	S09°45'50"W	18.91
C19	47.71	134.00	S51°34'19"W	47.46
C20	129.41	215.00	S24°07'39"W	127.47

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C21	79.73	210.00	S37°42'19"W	79.25
C22	11.38	365.00	N27°43'19"E	11.38
C23	144.46	365.00	N39°57'12"E	143.52
C24	44.41	129.00	S41°25'43"W	44.19
C25	68.07	165.00	S19°44'48"W	67.59
C26	64.18	165.00	N19°04'13"E	63.77
C27	28.78	265.00	N33°19'25"E	28.76
C28	34.86	45.00	N58°37'43"E	34.00
C29	59.15	145.00	N87°29'27"W	58.74
C30	187.12	435.20	N38°58'16"E	185.69
C31	20.31	59.00	S41°25'43"W	20.21
C32	39.19	95.00	S19°44'48"W	38.92
C33	91.40	235.00	N19°04'13"E	90.83
C34	36.38	335.00	N33°19'25"E	36.36
C35	44.55	115.00	N47°31'54"E	44.27
C36	40.92	40.00	N68°58'26"E	39.15
C37	17.33	30.00	S59°15'33"E	17.09
C38	105.62	200.00	N52°50'33"W	104.40
C39	97.59	665.00	S68°46'01"E	97.51
C40	87.03	215.00	N76°09'34"W	86.44
C41	50.79	127.00	S76°18'00"E	50.45
C42	44.55	115.00	N69°43'33"E	44.27
C43	72.42	215.00	S89°31'39"E	72.08
C44	15.28	215.00	S77°50'29"E	15.28
C45	57.75	100.00	S59°15'33"E	56.96
C46	169.13	675.00	N72°01'19"W	168.69
C47	68.65	130.00	N57°50'33"W	67.86
C48	107.87	735.00	S68°46'01"E	107.77
C49	58.70	145.00	N76°09'34"W	58.30
C50	78.78	197.00	S76°18'00"E	78.26
C51	151.59	605.00	N72°01'19"W	151.20
C52	53.44	190.00	N87°15'25"W	53.26
C53	39.44	557.00	N86°42'53"E	39.43
C54	73.12	260.00	N87°15'25"W	72.88
C55	125.99	487.00	S87°54'10"E	125.64
C56	26.48	27.00	S52°23'32"E	25.43
C57	143.26	125.00	S08°32'21"W	135.54
C58	86.41	102.00	N37°30'13"E	83.85
C59	104.66	557.00	S85°52'27"E	104.50

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C60	29.05	97.00	S71°54'46"E	28.94
C61	66.10	97.00	S43°48'48"E	64.82
C62	111.74	195.00	S07°52'36"E	110.22
C63	98.77	102.00	N14°30'19"W	94.95
C64	56.02	59.00	S15°02'41"E	53.94
C65	187.20	1165.00	S16°45'31"W	187.00
C66	60.66	45.00	S59°58'44"W	56.17
C67	141.03	235.00	N81°24'12"E	138.92
C68	141.57	80.00	N22°52'08"E	123.81
C69	82.82	140.00	S56°37'08"W	81.62
C70	111.49	250.00	S61°21'25"W	110.57
C71	66.44	175.00	S37°42'19"W	66.04
C72	170.78	400.00	N39°03'37"E	169.49
C73	32.36	94.00	S41°25'43"W	32.20
C74	53.63	130.00	S19°44'48"W	53.25
C75	77.79	200.00	N19°04'13"E	77.30
C76	32.58	300.00	N33°19'25"E	32.56
C77	61.98	80.00	N58°37'43"E	60.44
C78	73.43	180.00	S87°29'27"E	72.92
C79	37.54	65.00	S59°15'33"E	37.02
C80	87.13	165.00	N57°50'33"W	86.13
C81	102.73	700.00	S68°46'01"E	102.64
C82	72.87	180.00	N76°09'34"W	72.37
C83	64.78	162.00	S76°18'00"E	64.35
C84	160.36	640.00	N72°01'19"W	159.94
C85	63.28	225.00	N87°15'25"W	63.07
C86	135.04	522.00	S87°54'10"E	134.66
C87	60.81	62.00	S52°23'32"E	58.40
C88	183.37	160.00	S08°32'21"W	173.50
C89	15.67	44.00	S51°34'19"W	15.58
C90	28.13	79.00	S51°34'19"W	27.98
C91	121.64	67.00	N09°45'50"E	105.61
C92	89.25	94.00	S15°02'41"E	85.93
C93	192.82	1200.00	S16°45'31"W	192.61
C94	107.84	80.00	S59°58'44"W	99.86
C95	120.03	200.00	N81°24'12"E	118.23
C96	114.87	200.00	S80°39'52"W	113.30
C97	59.01	80.00	N75°59'16"E	57.68



SADDLE ROCK SUBDIVISION - PHASE 2

SITUATE IN THE SE 1/4 OF SECTION 18 TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M., VALLEY COUNTY, IDAHO 2024

Instrument # 2024-463657 Valley County, Cascade, Idaho Tue Jun 25 11:04:01 MDT 2024 No. of Pages: 1 Douglas Millere: \$11.00 Deputy:elliott

Handwritten signature/initials

KNOW ALL MEN BY THESE PRESENTS: the undersigned is the owner of the following described parcel of land in a portion of The SE 1/4 of Section 18, T. 12 N. R. 4 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the Southeast corner of said Section 18, a found brass cap monument, C.P.F. Inst. No. 183929, corner records of said Valley County, Thence a bearing of S 89°53'59" W, a distance of 440.89 feet, on the south boundary line of said Section 18, to a set 5/8 inch rebar being the TRUE POINT OF BEGINNING. Thence a bearing of N 10°06'18" W, a distance of 391.86 feet to a set 5/8 inch rebar; Thence a bearing of N 82°56'14" E, a distance of 17.82 feet to a set 5/8 inch rebar; Thence on a non-tangent curve to the left having a length of 139.92 feet, a radius of 415.00 feet and a chord which bears N 37°05'29" W, a distance of 139.26 feet to a set 5/8 inch rebar; Thence on a curve to the right having a length of 218.59 feet, a radius of 210.00 feet and a chord which bears N 16°55'51" W, a distance of 208.85 feet to a set 5/8 inch rebar; Thence on a curve to the right having a length of 35.46 feet, a radius of 140.00 feet and a chord which bears N 20°08'43" E, a distance of 35.37 feet to a set 5/8 inch rebar; Thence on a curve to the right having a length of 51.75 feet, a radius of 140.00 feet and a chord which bears N 37°59'30" E, a distance of 51.46 feet to a set 5/8 inch rebar; Thence on a curve to the right having a length of 95.88 feet, a radius of 215.00 feet and a chord which bears N 61°21'25" E, a distance of 95.09 feet to a set 5/8 inch rebar; Thence a bearing of N 74°07'57" E, a distance of 155.33 feet to a set 5/8 inch rebar; Thence a bearing of N 31°13'24" W, a distance of 36.30 feet to a set 5/8 inch rebar; Thence a bearing of N 31°13'24" W, a distance of 36.30 feet to a set 5/8 inch rebar; Thence a bearing of S 74°07'57" W, a distance of 136.10 feet to a set 5/8 inch rebar; Thence on a curve to the left having a length of 127.10 feet, a radius of 285.00 feet and a chord which bears S 61°21'25" W, a distance of 126.05 feet to a set 5/8 inch rebar; Thence a bearing of N 41°48'22" W, a distance of 114.46 feet to a set 5/8 inch rebar; Thence a bearing of N 81°21'31" W, a distance of 300.11 feet to a set 5/8 inch rebar; Thence a bearing of N 03°16'04" W, a distance of 361.11 feet to a set 5/8 inch rebar; Thence on a non-tangent curve to the right having a length of 94.77 feet, a radius of 165.00 feet and a chord which bears N 80°39'52" E, a distance of 93.47 feet to a set 5/8 inch rebar; Thence a bearing of S 82°52'55" E, a distance of 194.88 feet to a set 5/8 inch rebar; Thence on a curve to the left having a length of 51.61 feet, a radius of 130.00 feet and a chord which bears N 85°44'43" E, a distance of 51.27 feet to a set 5/8 inch rebar; Thence on a curve to the right having a length of 23.26 feet, a radius of 40.00 feet and a chord which bears S 88°13'02" E, a distance of 22.93 feet to a set 5/8 inch rebar; Thence on a non-tangent curve to the right having a length of 90.41 feet, a radius of 146.00 feet and a chord which bears N 53°07'10" W, a distance of 88.97 feet to a set 5/8 inch rebar; Thence on a curve to the left having a length of 69.70 feet, a radius of 566.00 feet and a chord which bears N 38°54'27" W, a distance of 69.66 feet to a set 5/8 inch rebar; Thence on a non-tangent curve to the right having a length of 47.80 feet, a radius of 20.00 feet and a chord which bears S 27°57'10" W, a distance of 37.21 feet to a set 5/8 inch rebar; Thence a bearing of N 82°52'55" W, a distance of 127.38 feet to a set 5/8 inch rebar; Thence on a curve to the left having a length of 134.97 feet, a radius of 235.00 feet and a chord which bears S 80°39'52" W, a distance of 133.12 feet to a set 5/8 inch rebar; Thence on a curve to the right having a length of 99.02 feet, a radius of 165.00 feet and a chord which bears S 81°24'12" W, a distance of 97.54 feet to a set 5/8 inch rebar; Thence a bearing of N 81°24'16" W, a distance of 492.89 feet to a set 5/8 inch rebar; Thence a bearing of N 12°39'13" W, a distance of 21.46 feet to a set 5/8 inch rebar; Thence a bearing of N 81°24'16" W, a distance of 167.13 feet to a set 5/8 inch rebar; Thence on a curve to the left having a length of 181.98 feet, a radius of 135.00 feet and a chord which bears S 59°58'44" W, a distance of 168.51 feet to a set 5/8 inch rebar; Thence a bearing of S 21°21'43" W, a distance of 33.88 feet to a set 5/8 inch rebar; Thence on a curve to the left having a length of 201.66 feet, a radius of 1255.00 feet and a chord which bears S 16°45'31" W, a distance of 201.44 feet to a set 5/8 inch rebar; Thence on a curve to the left having a length of 141.47 feet, a radius of 149.00 feet and a chord which bears S 15°02'41" E, a distance of 136.22 feet to a set 5/8 inch rebar; Thence a bearing of S 42°14'42" E, a distance of 45.31 feet to a set 5/8 inch rebar; Thence on a curve to the right having a length of 21.79 feet, a radius of 12.00 feet and a chord which bears S 09°45'50" W, a distance of 18.91 feet to a set 5/8 inch rebar; Thence a bearing of S 61°46'22" W, a distance of 47.63 feet to a set 5/8 inch rebar; Thence on a curve to the left having a length of 47.91 feet, a radius of 134.00 feet and a chord which bears S 51°34'19" W, a distance of 47.46 feet to a set 5/8 inch rebar; Thence on a curve to the left having a length of 129.41 feet, a radius of 215.00 feet and a chord which bears S 24°07'39" W, a distance of 127.47 feet to a set 5/8 inch rebar; Thence a bearing of S 81°12'53" W, a distance of 208.33 feet to a set 5/8 inch rebar; Thence a bearing of S 19°41'13" W, a distance of 850.58 feet to a set 5/8 inch rebar on the south boundary line of said Section 18; Thence a bearing of N 89°54'46" E, a distance of 1208.26 feet, on said south boundary line of Section 18, to the E 1/16 corner of said Section 18, a found aluminum cap, C.P.F. Inst. No. 214900, corner records of said Valley County; Thence a bearing of N 89°53'59" E, a distance of 877.22 feet, on said south boundary line of Section 18, to the POINT OF BEGINNING. Containing 51.40 acres, more-or-less

This is the owner's intent to include the above described parcel of land in this plat of Saddle Rock Subdivision Phase 2. The private roadways together with utility and drainage easements are not dedicated to the public, but the right of access to and use of these easements as required to service said utilities is perpetually reserved. 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 hereunto set my hand this 25th day of June, 2024.

Ryan S. Schneider Heidi Scheider Declarant

By: Ryan S. Schneider Heidi Schneider

ACKNOWLEDGEMENT

STATE OF IDAHO VALLEY COUNTY

On this 25th day of June, 2024, before me the undersigned Notary Public in and for said State of Idaho personally appeared Heidi and Ryan S. Schneider, known or identified to me to be the managing members that executed this instrument.

IN WITNESS WHEREOF: I have hereunto set my hand this 25th day of June, 2024.

Certificate of Surveyor

I, George J. Bowers IV, Professional Land Surveyor No. 13549 licensed by the State of Idaho, do hereby certify that the plat of Saddle Rock Subdivision Phase 2 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 Idaho Code Title 50, Chapter 13.

George J. Bowers IV, P.L.S. 13549



Certificate of Valley County Surveyor

I, the undersigned County Surveyor for Valley County, do hereby certify that the plat of Saddle Rock Subdivision Phase 2 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



Approval of Valley County Planning and Zoning Commission

The plat of Saddle Rock Subdivision Phase 2 is hereby accepted and approved the 25th day of June, 2024, by the Valley County Planning and Zoning Commission.

Chairman

Approval of Valley County Commissioners

The plat of Saddle Rock Subdivision Phase 2 is hereby accepted and approved the 25th day of June, 2024, 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 Saddle Rock Subdivision has been paid in full. This certification is valid for the next thirty days only.

Valley County Treasurer Date

Valley County Recorder's Certificate

STATE OF IDAHO VALLEY COUNTY

This is to certify that the plat of Saddle Rock Subdivision Phase 2 was filed in the office of the Recorder of Valley County, Idaho, this 25th day of June, 2024, at 11:04 o'clock A.M. at the request of [Name] and was duly recorded in Book [Number] of Plats on page [Number].

Deputy

Ex-Officio Recorder