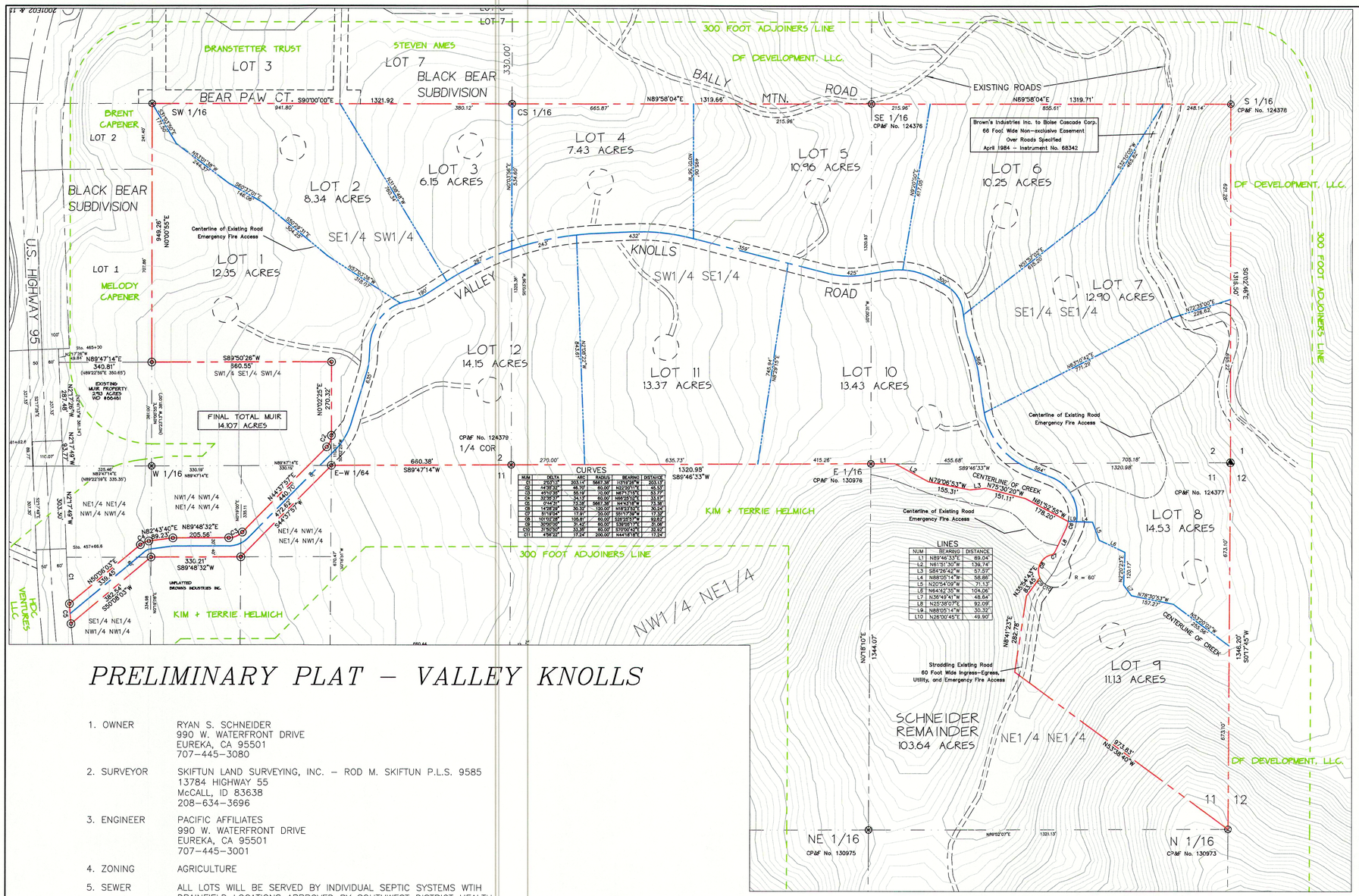


VALLEY KNOLLS

A 12 Lot Subdivision

S1/2 SE1/4 & SE 1/4 SW1/4, Section 2
N1/2 NW1/4, Section 11
T. 20 N., R. 1 E., B.M.
Adams County, Idaho

0 200 400

22" x 34" Scale 1" = 200'
11" x 17" Scale 1" = 400'
Contour Interval = 5 Feet

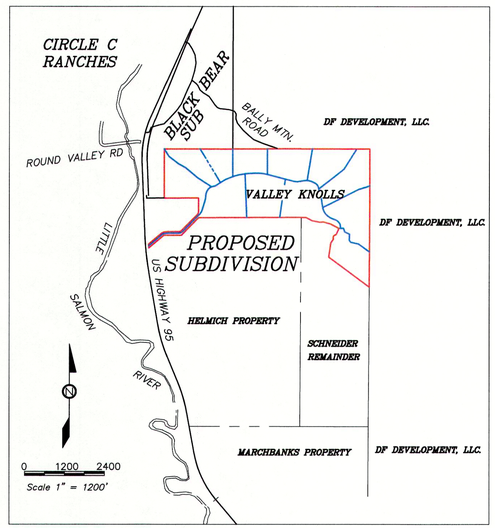
CERTIFICATE OF SURVEYOR

I, Rod M. Skiftun, a Professional Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made under my direct supervision in October of 2016, and that it correctly represents the points, courses and distances as recorded in said field notes.

ROD M. SKIFTUN
IDAHO NO. 9585

PROFESSIONAL LAND SURVEYOR REGISTERED 9585 STATE OF IDAHO ROD M. SKIFTUN

AREA MAP



SKIFTUN LAND SURVEYING, INC.
13784 HIGHWAY 55
McCALL, IDAHO 83638
208-634-3696

OWNER: RYAN SCHNEIDER SKIFTUN LAND SURVEYING, INC.

VALLEY KNOLLS PUD, PRELIMINARY PLAT., OWNER

PRELIMINARY PLAT – VALLEY KNOLLS

1.	OWNER	RYAN S. SCHNEIDER 990 W. WATERFRONT DRIVE EUREKA, CA 95501 707-445-3080
2.	SURVEYOR	SKIFTUN LAND SURVEYING, INC. – ROD M. SKIFTUN P.L.S. 9585 13784 HIGHWAY 55 McCALL, ID 83638 208-634-3696
3.	ENGINEER	PACIFIC AFFILIATES 990 W. WATERFRONT DRIVE EUREKA, CA 95501 707-445-3001
4.	ZONING	AGRICULTURE
5.	SEWER	ALL LOTS WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS WTIH DRAINFIELD LOCATIONS APPROVED BY SOUTHWEST DISTRICT HEALTH.
6.	WATER	ALL LOTS WILL BE SERVED BY INDIVIDUAL WELLS.
7.	ROADS	A 60 FOOT WIDE EASEMENT WITH A RECORDED PRIVATE ROAD AGREEMENT WILL PROVIDE ACCESS TO ALL LOTS.
8.	APPROACH	ACCESS WILL BE PROVIDED VIA AN APPROACH OFF U.S. HIGHWAY 95.
9.	UTILITIES	PUBLIC UTILITY EASEMENTS WILL BE PLATTED ALONG THE ROADS AND PROVIDED AT ALL LOCATIONS NECESSARY FOR SERVICES TO THE IMPROVEMENTS.
10.	FIRE ACCESS	EMERGENCY FIRE ACCESS WILL BE PROVIDED FROM THE PRIVATE ROAD TO THE BOUNDARY ACROSS THE COMMON LINE BETWEEN LOTS 1 AND 2, EXITING ONTO BEAR PAW COURT, TRAVERSING ACROSS LOTS 7 AND 8, EXITING THE BOUNDARY ONTO BALLY MTN. ROAD, AND OFF THE CUL DE SAC ON LOT 9 EXITING TO THE SOUTH REMAINDER PARCEL.
11.	EASEMENTS	ALL EXISTING EASEMENTS AND NECESSARY NEW EASEMENTS WILL BE SHOWN AND PLATTED WHERE NEEDED ON THE FINAL PLAT.

TOTAL AREA OF SUBDIVISION = 152.829 ACRES

DESCRIPTION

SUBDIVISION WILL CONSIST OF TWELVE LOTS, WHICH LIE IN SLIGHTLY SLOPING GRASSY MEADOW AND WOODED TERRAIN WITH LOTS OF LARGE FIR AND PINE.
A PRIVATE ROAD EASEMENT WITH A BOUNDARY CUL DE SAC WILL PROVIDE ACCESS TO ALL LOTS.

TOTAL AREA = 135.037 ACRES

AREA OF LOT 1 = 12.35 ACRES AREA OF LOT 2 = 8.34 ACRES
AREA OF LOT 3 = 6.15 ACRES AREA OF LOT 4 = 7.43 ACRES
AREA OF LOT 5 = 10.96 ACRES AREA OF LOT 6 = 10.25 ACRES
AREA OF LOT 7 = 12.90 ACRES AREA OF LOT 8 = 14.53 ACRES
AREA OF LOT 9 = 11.13 ACRES AREA OF LOT 10 = 13.43 ACRES
AREA OF LOT 11 = 13.37 ACRES AREA OF LOT 12 = 14.15 ACRES

AVERAGE LOT SIZE = 11.25 ACRES
AREA OF PRIVATE ROAD EASEMENT = 7.91 ACRES Roads 5.9% of Gross Area

LEGEND

- set 5/8" rebar w/ plastic cap
- calc. point, no monument set
- found aluminum cap
- found 5/8" rebar
- found 1/2" rebar
- found R.O.W. monument

VALLEY KNOLLS PRELIM PLAT.DWG
December 16, 2019
2001E02 & 11