

EXHIBIT A

FINAL PLAT
APPLICATION



Elmore County Land Use & Building Department
520 East 2nd South Street, Mountain Home, Idaho 83647
FINAL PLAT APPLICATION

SUBDIVISION NAME

Camp Reeves Subdivision

We are unable to accept facsimile copies.

FINAL PLAT CHECK LIST

OFFICE USE ONLY:

Date received: 4/3/26

Accepted by: SN

Final Plat Fee: \$800.00 + \$30 per lot

+ Consultant Fees

Receipt No: 20-16019

970

1. Plat complies with Conditional Use Permit issued by Elmore County including any additional conditions placed on subdivision.
2. Final Plat submitted has no substantial changes from approved Preliminary Plat and complies with Title 50, Chapter 13 Idaho Code.
3. Point of beginning of subdivision description tied to at least two (2) government survey corners, or in lieu of government survey corners, to monuments; recognized by the County Surveyor.
4. Location and description of monuments.
5. Tract boundary lines, property lines, property dimensions, property acreage, lot lines, lot dimensions, acreage of each lot, street rights-of-way and center lines, other rights-of-way and easements; all with accurate dimensions in feet and decimals thereof, bearings in degrees, minutes, and radii, arcs, central angles, tangents, and chord lengths of all curves to the above accuracy.
6. Where subdivision does not abut an approved road, 60' road easement inside subdivision.
7. Names and locations of adjoining subdivisions.
8. Location, dimension, and purpose of all easements.
9. Blocks numbered consecutively throughout the entire subdivision, and lots numbered consecutively throughout each block, with areas to be excluded from platting marked "Reserved" or "Not a Part" or "Exclusion"
10. The outline of any property, other than streets or alleys, which is offered for dedication to public use fully dimensioned by lengths, bearings, and acreage with the area marked "Public" and showing the proposed use.
11. A title which shall include the name of the subdivision, name of city, if applicable, county, and state, and the location and description of the subdivision referenced to section, township, and range.
12. Scale, north arrow, and date.
13. Location, width, and approved names of all existing, dedicated, and/or private streets or other public ways within or adjacent to the proposed subdivision.
14. Sanitary restriction.
15. A provision in the owner certificate, or other location, referencing the County Recorder's instrument number where the protective covenants governing the subdivision are recorded.

The owner and applicant verify that this application is complete, and that all information contained herein is true and correct to the best of their knowledge.

V. Reeves
Signature of Property Owner

4-3-2026
Date

V. Reeves
Signature of Applicant

4-3-2026
Date

FINAL PLAT PROCEDURES

1. When all conditions of a Conditional Use Permit, if applicable, and preliminary plat approval have been met, the developer brings a full-size paper copy of the final plat to the Administrator for review, files a Final Plat Application and pays the fee.
2. After the Director accepts the paper copy of the final plat, the County will take one paper copy of the plat to the County Surveyor. When the Surveyor has given his/her approval the developer gives another paper copy of the plat and signature sheet to the Elmore County Assessor's Office for review. When approval has been obtained by the County Surveyor and County Assessor's Office, the developer has two (2) mylars and two (2) paper inclusive of all pages made of the Final Plat. These mylars shall include all conditions of approval listed on the Conditional Use Permit, preliminary plat, and anything additional required by the County Engineer.
3. The developer submits 5 full size paper copies and one reduced 8 ½ x 11 paper copies of the plat and signature sheet to the Land Use & Building Department. Submit these after the Surveyor and Assessor have reviewed and approved the plat.
4. To complete the process, the developer obtains all signatures on the mylar copies of the signature sheet, excluding The Planning and Zoning Commission, County Commissioners, County Treasurer, and County Recorder. If the subdivision is within an Area of City Impact the signatures of the City Clerk and City Engineer will also be required. The developer then brings the signed mylars to the Land Use & Building Department for the signatures of the Chairman of the Planning and Zoning Commission and Board of County Commissioners.
5. The Administrator will notify the developer when the mylars of the plat has been signed by the Chairman of the Board of County Commissioners. The developer will then obtain the County Treasurer and County Recorders signature in the Records Office located in the County Court House.
6. At the time of recording the mylars and paper copies, deeds for each lot of the subdivision will need to be recorded also.
7. Idaho State Code Title 50-1316 reads: PENALTY FOR SELLING UNPLATTED LOTS. Any person who shall dispose of or offer for sale any lots in any city or county until the plat thereof has been duly acknowledged and recorded, as provided in sections 50-1301 through 50-1325, shall forfeit and pay one hundred dollars (\$100) for each lot and part of a lot sold or disposed of or offered for sale.

EXHIBIT B

PRELIMINARY
PLATT SIGNED FC



Land Use and Building Department

Findings of Fact, Conclusions of Law, and Order

Application: Request for Preliminary Plat 2025-09

Hearing Date: January 22, 2026

BEFORE THE ELMORE COUNTY PLANNING AND ZONING COMMISSION

In the matter of a Preliminary Plat to allow	)	PP-2025-09
a 2-lot Subdivision in an Agriculture (AG)	)	
Zone per Elmore County Zoning Ordinance	)	FINDINGS OF FACT,
§7-2-26(B) Located at W1/2 NW1/4 SE1/4,	)	CONCLUSIONS OF LAW,
Section 14, Township Four South, Range	)	AND ORDER
Six East, Boise Meridian (5650 SW	)	
Wombat Way) in Elmore County.	)	
	)	

In Re: Preliminary Plat 2025-09: This matter having come before the Planning and Zoning Commission of Elmore County, Idaho (the “**Commission**”), on January 22, 2026, for a public hearing held pursuant to public notice as required by law, on a request for a Preliminary Plat PP-2025-09 (the “**PP**”) in a AG or General Agriculture zoned property (the “**Application**”) on Parcel RP04S06E147900. The Application is for a subdivision of a parcel. Elmore County Zoning Ordinance §10-1-2(A)(3) requires an approved conditional use permit prior to the subdivision of a parcel in the Agriculture (AG) base zone. The property consists of 20 acres located at W1/2 NW1/4 SE1/4, Section 14, Township Four South, Range Six East, Boise Meridian (5650 SW Wombat Way) and is zoned General Agriculture (AG) (the “**Site**”). The Commission heard from staff and the applicant in support of the Application. No one signed up to testify in any capacity. Upon conclusion of the public hearing, the Commission closed the record to additional evidence and commenced deliberations on the Application, and after making conclusions in accordance with the applicable law, approved the Application with conditions, as hereafter defined.

FINDINGS OF FACT

If any of these findings of fact are deemed to be conclusions of law, they are incorporated into the Conclusions of Law section. The following findings shall be based upon the Application, the analysis and recommendations of the Elmore County Land Use and Building Department (the “**Department**”), and the record.

I. The Commission finds that Application is comprised of:

1. Application form prepared and submitted by Applicant for PP-2025-09; and
2. Those supplemental letters, documentation and memoranda submitted by the

Applicant or on his behalf, whether submitted in response to questions from employees (the “Staff”) from the Department or the Commission in connection with Application to the Commission.

II. The Commission finds that the Applicant is:

Virginia Reeves
5650 SW Wombat Way
Mountain Home, ID 83647

III. The Commission finds the following facts as to the procedural matters pertaining to the Application:

- I. In accordance with sections §10-1-3(A) and § 7-3-2 (A) of the Elmore County Zoning and Development Ordinance (“**Zoning Ordinance**”), on June 6, 2025, the Applicant completed a pre-application conference with the Department, prior to the submission of the Application.
- II. In accordance with sections § 10-1-3(B) and § 7-3-3 of the Zoning Ordinance, the Applicant mailed out Neighborhood Meeting Letters on June 13, 2025, to neighboring property owners within one-thousand-foot (1000’), giving notice of the time, date, and location of the meeting.
- III. In accordance with sections § 10-1-3(B) and § 7-3-3 of the Zoning Ordinance, the Applicant conducted the required neighborhood meeting on June 28, 2025.
- IV. On June 30, 2025, the Department accepted a Preliminary Plat application per § 10-1-3(C) and § 7-3-2 of the Zoning Ordinance along with the application fee.
- V. On July 25, 2025, the Department deemed the Preliminary Plat application complete and sent out an initial letter with a letter sent on December 30, 2025, setting the matter for a Public Hearing on January 22, 2026.
- VI. In accordance with sections § 7-3-5 (C) of the Zoning Ordinance, the Department mailed Notice of the Public Hearing to surrounding landowners on January 13, 2026.
- VII. In accordance with section § 7-3-4 (A) of the Zoning Ordinance, the Department emailed Public Hearing Notices to agencies on January 13, 2026.
- VIII. In accordance with section § 7-3-5 (A) of the Zoning Ordinance, the Public Hearing Notice was published in the Mountain Home News (newspaper) on January 7, 2026.
- IX. In accordance with section § 7-3-5 (B) of the Zoning Ordinance, the Public Hearing Notice was posted on the property on January 13, 2026.
- X. The Commission opened the public hearing on January 22, 2026, and received verbal and written information regarding the Application.

- XI. After the Applicant reviewed the Conditions of Approval and gave testimony, the Chairperson closed the public hearing.
 - XII. The Commission commenced deliberations on the application.
 - XIII. Thereafter, the Commission moved to approve the Preliminary Plat with twelve (12) conditions of approval and the Commission's decision on the Application is as set forth below.
- IV. The Commission finds the proposed request as follows:**
- The Preliminary Plat is requested by the Applicant to subdivide a 20-acre parcel into two 5-acre parcels and one 10-acre parcel subdivision.
- V. The Commission finds the following facts and circumstances pertaining to the Site:**
- A. Assessors' Parcel Number:** RP04S06E147900.
 - B. The "Owner" of the Site is:**

Virginia Reeves
 - C. Applicant's Right to the Site is:**

The Applicant is the owner of the property.
 - D. Site Characteristics:**

Property Size: 20-acre parcel
Existing Structures: Residential/House
Existing Vegetation: The vegetation consists of grass and sagebrush.
Slope: The proposed site is not on slopes greater than 15%
Flood Zone: The parcel is not located in a designated flood zone.
Irrigation: N/A
- VI. The Commission finds the current zoning of the Site is as follows:**
- Based on the officially adopted Elmore County Zoning Map (as amended by subsequent Zoning Map Amendments adopted by the Board of County Commissioners), and the Comprehensive Plan, the current zoning for the Site is Agriculture (AG) Zone.
- VII. The Commission finds the existing services and access to the proposed site are as follows:**

Based on the officially adopted Elmore County Zoning Map (as amended by subsequent Zoning Map Amendments adopted by the Board of County Commissioners) and materials found in the Department's file for PP-2025-09, the following facts concerning services and infrastructure, are not in dispute, and are adopted as findings of fact in the Commission's Findings of Fact, Conclusions of Law, and Order (FCO):

1. Access Street and Designation: Private access road, SW Wombat Way, that is a private road with a road maintenance agreement.
2. Fire Protection: The property is within the Mountain Home Rural Fire District.
3. Water Service: Private Well
4. Area of Impact: N/A

VIII. The Commission finds the following are among the relevant and applicable statutes, ordinances, and land use regulations for consideration of the Application:

- A. Elmore County 2014 Comprehensive Plan, adopted as Resolution 562-15 on January 20, 2014 (the "Comprehensive Plan"); and
- B. Zoning Ordinance § 10-1-12, adopted as Ordinance 2018-03 on May 18, 2018, and all amendments thereof; and
- C. The Local Land Use Planning Act, § 67-6501; § 67-6516 et seq.; and
- D. Other applicable local, state, and federal laws and regulations.

IX. The Commission finds the following regarding the Comprehensive Plan.

- A. That the Comprehensive Plan Future Land Use Map (Map 4) has the property classified as Agriculture.
- B. The Application is in conformance with the Private Property Rights section of the Comprehensive Plan.

X. The Commission finds the following regarding the Zoning Ordinance.

- A. The Elmore County Planning and Zoning Ordinance is the document governing the Site.
- B. In order to approve PP-2025-08, the required nine findings pursuant to § 10-1-12 shall be made.

XI. The Commission finds the nine (9) required findings pertaining to a Preliminary Plat, § 10-1-20(A) are met.

1. The design conforms to the standards established in this Ordinance; and

Findings: The Commission finds the Application is being reviewed after an approval of CUP-2025-26 per Title 7, Chapter 2, and being reviewed under Zoning Ordinance Title 10, Chapter 1 to ensure that the design conforms to the standards established in this subdivision development ordinance. PP-2025-09 Site is owned by the Applicant in its entirety. The Commission further finds the Application proposes development in one phase. The Application is reviewed by Elmore County Engineer in addition to Department staff review to ensure that the design conforms to the standards established in the Zoning Ordinance. In conclusion, the necessary application and review will be triggered by the Department as and when improvements are proposed within the Site, and those will be subject to all standards and requirements of this Zoning Ordinance. Therefore, the proposed preliminary plat and all future development within it will conform to standards established in this ordinance

2. The design complies with the required improvements established in the County ordinance; and

The Commission finds that the proposed grading and internal road designs have been reviewed by the Mountain Home Rural Fire Department, Elmore County Ambulance Director, and Elmore County Engineer to ensure required road improvements and perpetual emergency access are designed to meet international fire code requirements. The design complies with the requirements of this ordinance, to ensure further compliance, the project is required to submit as-built drawings for required improvements to receive final approval by the County Engineer.

3. If applicable, the proposed subdivision complies with the standards of an applicable overlay district as set forth in the city zoning ordinance for the area of impact ; and

The Commission finds that the proposed subdivision is not located within any applicable overlay district.

4. The design conforms to the topography and natural landscape features analysis as required by this Chapter and the master site plan, where the design demonstrates consideration for the location and function of land uses and structures to achieve this purpose; and

The Commission finds that the proposed subdivision does not contain slopes greater than 15%, the topography onsite is relatively flat. There is no vegetation onsite considering the parcel has historically been farmland. The County Engineer has reviewed the preliminary plat and the building permit will be reviewed by the Department.

- 5. The development would not cause undue damage, hazard, or nuisance to persons or property in the vicinity; and**

The Commission finds that the proposed subdivision does not propose a use that would cause undue damage, hazard, or nuisance to persons in the vicinity. Property owners within the vicinity of the proposed use have single family residences on parcels ranging from 5 to 40 acres within the general vicinity.

- 6. The internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive influence upon the activities and functions contained within the proposed subdivision, nor placing an undue burden upon existing transportation and other public services in the surrounding area; and**

The Commission finds that the Applicant provided the Department with a preliminary record of survey showing all lots will be accessed by a common driveway and will meet the requirements and use standards for Ordinance section §10-8-4. The County Engineer has reviewed the preliminary plat and has made recommendations for conditions of approval.

- 7. The Community facilities such as parks, recreational, and dedicated open space areas are functionally related to all dwelling units and are easily accessible via pedestrian and/or bicycle pathways; and**

The Commission finds that the lots will be accessed by a common driveway and is easily accessible via pedestrian and/or bicycle. There are no known pedestrian and bicycle pathways.

- 8. The proposal complies with the dimension standards set forth in this Ordinance for the applicable zoning district; and**

The Commission finds that the proposed 15-acre and 5-acre parcels meet the Elmore County Ordinance guidelines for a preliminary- plat. The plat does not propose double facing lots and provides access to all lots by way of a private common driveway. The private driveway is designed to provide enough width to meet emergency service requirements as well as the adequate number of dwelling units, both principle and accessory. The proposed subdivision meets the base zone dimensional standards set forth in §§10-1-5, 10-1-6, 10-1-7, 10-1-9 and the conditions of approval of CUP-2025-26.

- 9 The overall plan is in conformance with:**

- i. The applicable Comprehensive Plan(s); and**

The Commission finds that the proposal meets the community goals established in the 2014 Elmore County Comprehensive Plan. The proposed subdivision will

provide housing that is harmonious with the existing rural lifestyle by proposing two 5-acre and one 10-acre lots.

- a. **Land Use Goal 1 - Provide for the orderly growth and accompanying development of the resources within the County that is compatible with a rural lifestyle.**

The proposed application protects future use of agriculture land while allowing potential additional housing on the 15-acre parcel.

- b. **Land Use Goal 2 - Achieve a land use balance, which recognizes that existing agricultural and new residential development may occur in the same community.**

The proposed subdivision achieves adequate land use balance by preserving existing agriculture land for future use.

ii. The future acquisition maps; and

The proposed parcels are not located in an Area of City Impact and would not be annexed in the near future.

iii. Any applicable Area of City Impact Ordinances including applicable subdivision regulations; and

The proposed parcels are not located in an Area of City Impact and would not have any Impact Ordinances apply to them.

iv. Other pertinent Ordinances as applicable.

The proposed application has no other applicable Ordinances.

CONCLUSIONS OF LAW

Based on the aforementioned findings of fact, the Commission concludes that PP-2025-09 has complied with the following legislative documents governing the proposal:

- A. Elmore County 2014 Comprehensive Plan, adopted as Resolution 562-15 on January 20, 2014; and
- B. Zoning Ordinance, adopted as Ordinance 2018-03 on May 18, 2018, and all amendments thereof; and
- C. The Local Land Use Planning Act, Idaho Code § 67-6501; 67-516 et seq.

ORDER – CONDITIONS OF APPROVAL:

Based on the aforementioned findings of fact and conclusions of law, the Commission **APPROVES** PP-2025-09 with the following conditions of approval.

1. The Applicant will receive a valid CUP with conditions prior to the approval of the Preliminary Plat
2. Preliminary Plat approval shall be limited to one (1) year, in which the applicant shall apply for a Final Plat. If the final plat is not recorded at that time, then the Applicant will be required to reapply for the Conditional Use Permit and Preliminary-Plat application.
3. Prior to applying for a Preliminary Plat, the Applicant shall receive approval from the Mountain Home Rural Fire District for acceptable fire access to the proposed lots and other improvements necessary for fire protection and suppression.
4. The Applicant shall develop a Private Road/Driveway for ingress and egress from the Site and the Private Road/Driveway shall comply with Title 10 Chapter 5 ("Public and Private Roads").
 - a. Applications for Private Roads and Driveways must be submitted to the Land Use Building Department prior to the Preliminary Plat approval.
 - b. All private roads and driveways shall be in a 30' roadway easement.
5. The driveway width to the proposed lot will be 20' wide.
 - a. If the Applicant intends to share the currently existing driveway on the neighboring parcel, as indicated in the submitted Preliminary Plat, the Applicant will notify the Department as a legally recorded road maintenance agreement has been provided.
6. The Applicant shall provide an engineering report and test holes data to Central District Health and determine well and septic location, limited to one (1) year.
7. Each lot will construct a turnaround for emergency service vehicles prior to the issuance of any building permits.
 - a. The Applicant will indicate to the Department the general location of the proposed dwelling in relation to an existing fire turnout, as indicated in the Preliminary Plat, and will work with the Department on adjusting said turnout if necessary.
8. No building permits for residential lots shall be issued until a final plat is recorded and parcel numbers have been issued by the County Assessor's Office.
9. The Applicant shall obtain any applicable permits for any structures and/or other permittable projects on the property to include any required state permits and a sign building permit.
10. The Applicant shall ensure all property taxes are kept current.

11. The Applicant shall construct, maintain, and operate the project site in compliance with all federal, state, and local regulations at all times.
12. Failure to comply with any of the above conditions of approval may result in the revocation of the Preliminary Plat.

Dated this _____ day of _____ 2026

COMMISSION VOTE:

CHAIRPERSON PATTI OSBORN	VOTED	AYE
VICE CHAIRMAN JEFF BLANKSMA	VOTED	ABSENT
SUSAN FISH	VOTED	AYE
ED OPPEDYK	VOTED	AYE
K.C. DUERIG	VOTED	AYE
MITCH SMITH	VOTED	AYE



Patti Osborn, Chairperson

ATTEST:



James Roddin, Interim Director

NOTICE PURSUANT TO IDAHO CODE § 67-6519(5)(c)

The Applicant shall have the right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003. An applicant denied an application or aggrieved by a final decision concerning matters identified in Idaho Code § 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinance seek judicial review under the procedures provided by Title 67, Chapter 52, Idaho Code.

NOTICE PURSUANT ZONING ORDINANCE SECTION 7-3-10 E-F

A decision made by the Elmore County Planning and Zoning Commission may be appealed to the Board of Elmore County Commissioners provided the appeal application is complete and appeal fee is submitted to the Land Use and Building Department within fourteen (14) calendar days of Commission action. Questions concerning appeals or deadlines should be asked of the Elmore County Land Use and Building Department.

EXHIBIT C

PRIVATE
ROAD/DRIVE
APPLICATION



ELMORE COUNTY LAND USE & BUILDING DEPARTMENT

520 E 2nd South St, Mountain Home, ID 83647
Phone: (208) 587-2142 Ext. 502 Fax: 208-587-2120
www.elmorecounty.org

Application for Private Road/Driveway

Shelby Reeves 208-800-1172
Applicant Name Phone/Fax/Email
5650 SW Wombat Way Mountain Home, ID 83647
Street Address City, State, Zip
Virginia Reeves 202-845-7916
Property Owner Name Phone/Fax/Email
5650 SW Wombat Way Mountain Home, ID 83647
Street Address City, State, Zip
Parcel Number of proposed Driveway RP Lot 2 Block 2 ^{Camp} Reeves Subdivision
RP64506E147900
How many parcels will the driveway be servicing? 1

Has the proposed driveway name been approved by the Elmore County Street Naming Committee? Y ☐ N ☐
If no, please provide three names for the proposed driveway to present to the Committee: NA

1. _____
2. _____
3. _____

Will the proposed private driveway access a public road? Y ☐ N ☒

Under which Highway District is the parcel in? Mountain Home Highway District

Is the proposed driveway located within a Fire District? Y ☒ N ☐ If so, which one? Rural District

Has a Road Maintenance Agreement been written? Y ☒ N ☐

Road Maintenance Agreements shall be recorded and a copy given to the Land Use and Building Department prior to final approval.

Has the Road Maintenance Agreement been recorded? Y ☒ N ☐

The owner and/or applicant affirms:

1. This application is completed in its entirety to include all required information and the information contained herein is true and correct as of the date it is received in the Land Use & Building Department
2. If there is a hillside involved in development (10% or greater grade to building envelope) plans must be submitted by a licensed engineer. Grading plans must be approved by the County Engineer prior to any driveway construction.
3. Elmore County will not approve development applications, land splits, or any type of zoning related application unless improved driveways or roads are provided to all properties.
4. The Applicant/Property owner is responsible for creating and recording a Road Maintenance Agreement prior to approval of any permits.
5. All driveways require a final approval from the Land Use and Building Department.

Virginia Rouse
Property Owner Signature

7/14/26
Date

[Signature]
Applicant Signature

7/14/26
Date

For Administrative Use Only

File Number: _____ Fee: \$300.00 + Consultant Fees _____

Date Paid: _____ Receipt Number: _____

Date Accepted: _____ By: _____ Referral Needed: Y / N.

If yes, what? _____

County Engineer Approval Date (if applicable): _____

Tentative Approval Date: _____

Final Approval Signature and Date: _____

EXHIBIT D

PLAT
of
CAMP REEVES SUBDIVISION

A PARCEL OF LAND BEING THE W 1/2 OF THE NW
1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 4
SOUTH, RANGE 6 EAST, BOISE MERIDIAN, ELMORE
COUNTY, IDAHO. 2026

NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 22, CHAPTER 45 RIGHT TO FARM ACT, SECTION 22-4503, WHICH STATES "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."
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALONG ALL REAR LOT LINES. A FIVE (5) FOOT WIDE PUBLIC UTILITIES AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES UNLESS OTHERWISE SHOWN.
- THIS DEVELOPMENT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN ELMORE COUNTY RECORDERS OFFICE AND MAY BE AMENDED FROM TIME TO TIME.
- LOTS SHALL NOT BE REDUCED WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- IN ACCORDANCE WITH SECTION 31-3085(A) OF IDAHO CODE, NO PRESSURIZED IRRIGATION WILL BE PROVIDED TO BUILDING LOTS WITHIN THIS SUBDIVISION AS THE LAND IS NOT LOCATED WITHIN AN IRRIGATION DISTRICT AND DOES NOT HAVE ACCESS TO WATER RIGHTS.

LEGEND

---	BOUNDARY LINE
---	SECTION LINE
---	PROPOSED PROPERTY LINE
---	INGRESS/EGRESS/PUBLIC UTILITY EASEMENT
■	FOUND ALUMINUM CAP UNLESS OTHERWISE NOTED
⊙	FOUND 5/8" IRON PIN
●	SET 1/2" X 24" IRON PIN W/ CAP MARKED LS 15758
△	CALCULATED POINT - NOT SET

REFERENCE DOCUMENTS

- (R1) ROS INSTRUMENT NO. 398959
J.J. HOWARD LLC
-(R2) ROS INSTRUMENT NO. 486545
MARKS LAND SURVEYING LLC
WARRANTY DEED INSTRUMENT NO. 0000480993

NARRATIVE

AT THE REQUEST OF SHELBY REEVES WORK WAS COMMENCED TO PLAT THE PARCEL SHOWN. ALL MONUMENTS SURROUNDING THE SUBJECT PARCEL WERE FOUND AS IDENTIFIED ON RECORD OF SURVEY INSTRUMENT NO. 398959. SAID MONUMENTS WERE ACCEPTED AS THE PROPERTY CORNERS OF THE PARCEL.

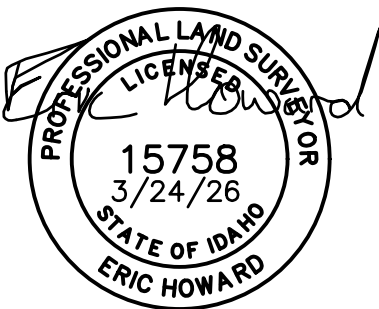
Curve Table

Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	43.98'	28.00'	90° 00' 00"	N45° 15' 14"E	39.60'
C2	43.98'	28.00'	89° 59' 59"	N44° 44' 46"W	39.60'

EASEMENT DETAIL

Line Table

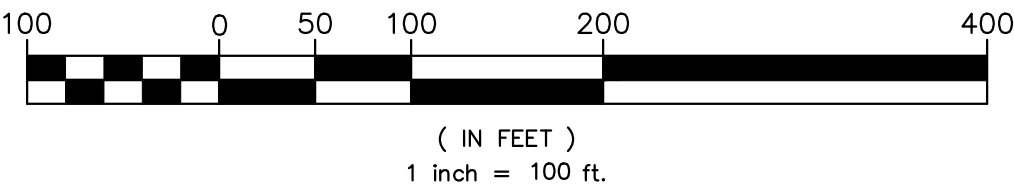
Line	Length	Direction
L1	30.01'	S88° 25' 44"E
L2	27.00'	S89° 44' 46"E
L3	30.00'	S0° 15' 14"W
L4	27.00'	S89° 44' 46"E
L5	32.00'	S0° 15' 14"W
L6	30.00'	S89° 44' 46"E
L8	30.01'	N88° 25' 44"W
L9	45.01'	S0° 15' 14"W
L10	30.01'	S88° 25' 44"E



SURVEYOR / ENGINEER
JJ HOWARD, LLC.
5983 W. STATE ST., STE. D
BOISE, ID 83703
PHONE: 208.846.8937

OWNER/DEVELOPER
VIRGINIA REEVES
5650 SW WOMBAT WAY
MOUNTAIN HOME, ID
PHONE: 208.800.1172

GRAPHIC SCALE



CAMP REEVES SUBDIVISION

Book _____ Page_____

CERTIFICATE OF OWNERS

KNOW ALL INDIVIDUALS BY THESE PRESENTS:

THAT WILLIAM BRIAN REEVES AND VIRGINIA WINIFRED REEVES DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW AND THAT IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT. THE OWNERS ALSO HEREBY STATE THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334(1)

A PARCEL OF LAND BEING THE W 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 6 EAST, BOISE MERIDIAN, ELMORE COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE S 1/4 CORNER OF SECTION 11; THENCE ALONG THE MERIDIONAL CENTER LINE, S.0°15'14"W. A DISTANCE OF 2611.80 FEET TO A 5/8" IRON PIN WITH AN ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SECTION 14, SAID ALUMINUM CAP BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE MERIDIONAL CENTER LINE, S.0°15'14"W. A DISTANCE OF 1306.20 FEET TO A 5/8" IRON PIN WITH AN ALUMINUM CAP MARKING THE S 1/16 CORNER OF SAID SECTION 14;

THENCE ALONG THE SOUTH 1/16 LINE, S.88°04'58"E. A DISTANCE OF 653.54 FEET TO A 5/8" IRON PIN;

THENCE ALONG THE EAST LINE OF THE W 1/2 OF THE NW 1/4 OF THE SE 1/4, N.0°23'34"E. A DISTANCE OF 1310.09 FEET TO A 5/8" IRON PIN LYING ON THE LATITUDINAL CENTER LINE;

THENCE ALONG THE LATITUDINAL CENTER LINE, N.88°25'44"W. A DISTANCE OF 656.61 FEET TO AN ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SAID SECTION 14, SAID ALUMINUM CAP BEING THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 19.66 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT.

THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR THOSE PURPOSES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

THE OWNER HEREBY CERTIFIES THAT SURFACE WATER FOR IRRIGATION IS NOT REASONABLY AVAILABLE, PER I.C. 67-6537, AND THE REQUIREMENTS OF I.C. 31-3805 ARE NOT APPLICABLE.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THE ____ DAY OF _____, 20__

WILLIAM BRIAN REEVES

VIRGINIA W. REEVES

ACKNOWLEDGMENT

STATE OF IDAHO)

_____, SS
COUNTY OF _____)

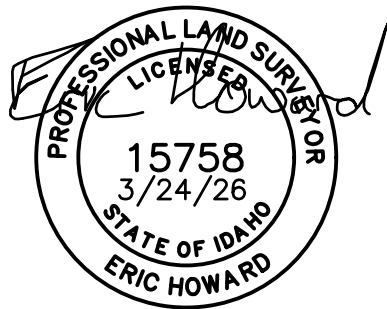
ON THIS ____ DAY OF _____, IN THE YEAR OF 20__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, WILLIAM BRIAN REEVES AND VIRGINIA WINIFRED REEVES, PERSONALLY APPEARED, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON THAT EXECUTED THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SAID PERSON EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL ON THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO
RESIDING AT:
MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEYOR

I, ERIC J. HOWARD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON; AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT.



CAMP REEVES SUBDIVISION

Book _____ Page _____

APPROVAL OF PLANNING AND ZONING COMMISSION

THE FOLLOWING PLAT WAS ACCEPTED AND APPROVED BY THE ELMORE COUNTY PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRMAN, ELMORE COUNTY PLANNING AND ZONING COMMISSION
DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, LICENSED PROFESSIONAL LAND SURVEYOR FOR ELMORE COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR, P.L.S. No. _____ DATE

APPROVAL OF CENTRAL DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS 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.

CENTRAL DISTRICT HEALTH _____ DATE

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ELMORE, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, 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 CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

ELMORE COUNTY TREASURER
DATE

APPROVAL OF THE ELMORE COUNTY ENGINEER

I, THE UNDERSIGNED ENGINEER FOR THE COUNTY OF ELMORE IN THE STATE OF IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

ELMORE COUNTY ENGINEER _____ DATE

CERTIFICATE OF THE ELMORE COUNTY RECORDER

I, THE UNDERSIGNED COUNTY RECORDER, IN AND FOR THE COUNTY OF ELMORE, STATE OF IDAHO, DO HEREBY STATE THAT THIS PLAT IS ACCEPTABLE FOR RECORDING PURPOSES.

ELMORE COUNTY RECORDER _____ DATE

APPROVAL OF ELMORE COUNTY COMMISSIONERS

I, THE UNDERSIGNED, CHAIRMAN OF THE COUNTY COMMISSIONERS FOR ELMORE COUNTY DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE COUNTY COMMISSIONERS HELD ON THE _____ DAY OF _____, 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CHAIRMAN, ELMORE COUNTY COMMISSIONERS
DATE

APPROVAL OF COUNTY ASSESSOR

I, THE UNDERSIGNED HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT FOLLOWING REVIEW AND APPROVAL BY THE ELMORE COUNTY ENGINEER/SURVEYOR. I FIND THAT IT COMPLIES WITH THE REQUIRED TOLERANCES FOR INDIVIDUAL LOT CLOSURES AS SPECIFIED BY CHAPTER 50-13 OF THE IDAHO STATE CODE.

ELMORE COUNTY ASSESSOR _____ DATE

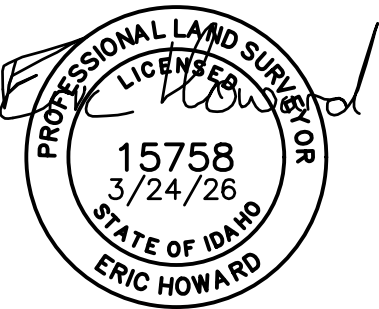
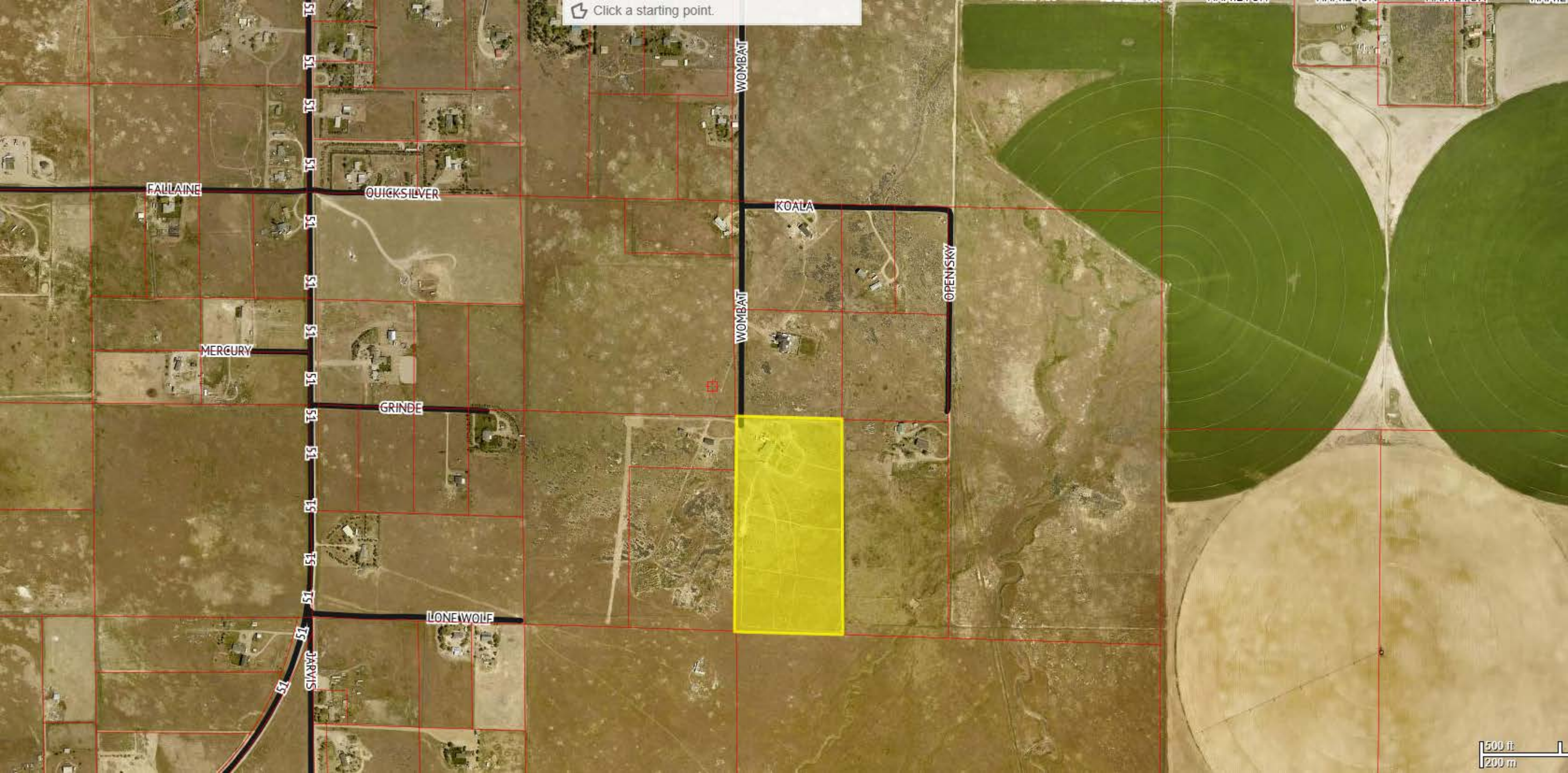


EXHIBIT E



Click a starting point.

500 ft
200 m