



Cassia County Planning & Zoning Commission EXHIBIT LIST

Application Number: **2025-17-MSUB**
Applicant: **Brody Simkins**
Property Owners: **Jared Simkins**
Comment Period Ends: **11-26-2025 @ 5:00 p.m.**

1. Minor Subdivision Application
2. Preliminary Plat Map
3. Legal
4. Deed of Ownership / ALD Survey
5. Natural Features and Groundwater Quantity/Brockway Engineering Dated 10-15-25
6. LOMA Flood Plain FEMA
7. Weed Plan
8. ☒ Cassia Creek 43-C Water Impact Statement - Approved
9. Districts and Utilities Comment Letters
 - a. ☒ Cassia Joint School District 151 Letter – No Comment
 - b. ☒ Raft River Electric Approval
 - c. ☒ State Highway District Statement
 - d. ☒ South Central District Health Concern
 - e. ☒ Raft River Fire District Approval
10. 300 Ft Property Owners
11. Legal Notice Comment Period
12. Affidavits: Certificate of Mailing, Affidavit of publication, Proof of Payment by Applicant
13. Letter of Authorization from Property Owner
14. Aerial
15. Comment Letters (if any)

Cassia County Planning and Zoning
Simkins Meadow
09/19/2025 - 09/18/2026
Subdivision
General

EXHIBIT

1

Printed: 10/07/2025

2025-17-MSUB

37031050-9380-11f0-a884-c93b372e9396

Under Review

Active

Application Review Status

Pre-Review Approved
*Deficit Letter sent to applicants to provide
further information for the application --
Letter of approval for representation
received from property owner.*

09/16/2025

South Central Public Not Reviewed
Health District

Cassia Creek 43C Approved
*David Andreason via phone 10/07/2025.
I have been on site and see no problems.*

Cassia County Approved
School District #151
*See Letter from Cassia School District
Chris James - No Comment*

Raft River Electric Approved

Flood Zone Review Not Reviewed

Idaho Transportation Approved
Department
*Permit of approved access point for parcel
RP13S25E22S300. If any modification,
relocation or change in use is proposed in
the future, a Right of Way Encroachment
Permit will be required along with a full
review of any changes.*

Raft River Fire Approved
District

Final-Review Not Reviewed

Fees

Minor Subdivision Fee	\$500.00
Subtotal	\$500.00
Amount Paid	\$500.00
Total Due	\$0.00

Payments

09/19/2025	Check #135	\$500.00
Total Paid		\$500.00

Application Form Data

(Empty fields are not included)

First Name

Brody

Last Name

Simkins

Phone

(208) 670-9708

Email

Brody.gemstatedairy@gmail.com

Address

800 E 300 S

City

Declo

State

ID

Zip Code

83323

Owner Name

Jared Simkins for Brody Simkins

Phone

(208) 670-9708

Email

Brody.gemstatedairy@gmail.com

Address

653 E 200 S

City

Burley

State

ID

Zip Code

83318

Subdivision Type

Minor Subdivision - Up to 4 Lots

Property Location

1790 South Elba Almo Road

Parcel Number(s)

RP13S25E225300

Legal Description of Property (Type UPLOAD and Upload in Attachments if Necessary)

A portion of Section 22, Township 13 South, Range 25 East, as shown on the plat recorded as instrument no. 2025000209, in the office of the county clerk, Cassia County, Idaho. The portion of property is more particularly described by the following metes and bounds: approximate latitude and longitude of property: 42.271747, - 113.524802 Source of lat and long: LOMA Logic

Select Current Property Zone

Multiple Use (MU)

Existing Use of Property

Agriculture

Select Fire District

Raft River Fire District

Select Transportation District / Highway District

Idaho Transportation Department

Select Irrigation or Canal District

Cassia Creek 43C

Select School District

Cassia County School District #151

Select Utility Provider

Raft River Electric

Upload Utility Provider Review/Comment Letters

☐ **Minor subdivision Signature page.pdf**

Upload Preliminary Plat

☐ **16782-4.pdf**

☐ **16782-1.pdf**

☐ **16782-2.pdf**

☐ **16782-3.pdf**

Upload Natural Feature Analysis

☐ **Simkins Meadow Subdivision Report.pdf**

Upload Ground Water Quantity Information

☐ **Simkins Meadow Subdivision Report.pdf**

Upload Proof of District and Utility Company Review and Comments

☐ **Minor subdivision Signature page.pdf**

☐ **CassiaSchoolDist151.pdf**

☐ **04-26-016-A Jared Simkins_ITDletter.pdf**

Upload Weed Plan

☐ **Brody Simkins Weed Plan.pdf**

Upload List of Property Owners Within Designated Radius

☐ **300' Radius .pdf**

☐ **300ftProperty_applicant.pdf**

Upload any additional documents or files

☐ **Public Healch District.pdf**

☐ **DeficitLetter9-26-25.pdf**

☐ **Representation of Property Owner Approval letter.pdf**

☐ **SimkinsMeadow_MSubexhibitlist.pdf**

Name of Proposed Subdivision

Simkins Meadow

Description of Proposed Subdivision

A portion of Section 22, Township 13 South, Range 25 East, as shown on the plat recorded as instrument no. 2025000209, in the office of the county clerk, Cassia County, Idaho. The portion of property is more particularly described by the following metes and bounds: approximate latitude and longitude of property: 42.271747, - 113.524802
Source of lat and long: LOMA Logic

Total Area (Acres)

4.99

Number of Lots

1

Signature

I HEREBY CERTIFY that all information submitted for this application is true and accurate, is prepared to the best of my ability and knowledge, and request that this application be processed for consideration as a minor subdivision. Additionally, I hereby authorize agents of the county to enter upon this subject property for purposes of review concerning the pending application and for determining compliance with applicable county regulations.

Brody Simkins - 09/16/2025 10:38 pm

PRELIMINARY PLAT
OF THE
SIMKINS MEADOW SUBDIVISION

LOCATED IN THE SE¼SW¼ OF
SECTION 22
T. 13 S., R. 25 E., B.M.
CASSIA COUNTY, IDAHO

CENTER ¼ CORNER
SECTION 22
fnd U.S. BLM aluminum
pipe w/ cap on top
c.p. rec. 4 Nov. 2024
inst. no. 2024-004081

NORTHEAST CORNER
SE¼ SW¼
SECTION 22
fnd U.S. BLM aluminum
pipe w/ cap on top
c.p. rec. 4 Nov. 2024
inst. no. 2024-004083



LEGEND

- - FOUND ½" DIAMETER REBAR. REMOVED & SET ¾" x 24" REBAR W/ L.S. NO. ATTACHED.
- ⊙ - SET ¾" x 24" REBAR W/ L.S. NO. ATTACHED.
- ⊗ - FOUND ¾" DIAMETER REBAR.
- - FOUND CONCRETE HIGHWAY RIGHT OF WAY MARKER.
- ⊕ - SECTION, ¼ SECTION OR PLSS SUBDIVISIONAL CORNER. CALCULATED POINT UNLESS OTHERWISE NOTED.
- - SURVEYED BOUNDARY / PARCEL LINES
- · - · - · - ROAD RIGHT OF WAY
- - - - - APPROXIMATE BOUNDARY OF ORIGINAL FEMA ZONES A/C AS PER FLOOD INSURANCE RATE MAP.
- - - - - LETTER OF MAP AMENDMENT (REMOVAL) BOUNDARY CASE NO.: 25-10-0289A
- - - - - CENTERLINE OF CASSIA CREEK
- ① - LOT NUMBER

PREVIOUS RECORD OF SURVEYS

- S-1 INST. NO. 308580
S-2 INST. NO. 172199
S-3 INST. NO. 167010
S-4 INST. NO. 2011-002785
S-5 INST. NO. 2013-000831
S-6 APRIL 21, 1988 BLM PLAT
S-7 UNRECORDED SURVEY FOR LYLE DURFEE
LS 743 DATED 7 OCT. 1971 JOB #871-71-2
S-8 UNRECORDED SURVEY FOR LYLE DURFEE
LS 743 DATED 2 JULY 1976 JOB #2001-76
S-9 INST. NO. 2025-000209

CERTIFICATE OF SURVEY

I, TREVOR RENO, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IDAHO LICENSE NO. 15351, AND THAT THIS PRELIMINARY PLAT HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO SURVEYS.

SHEET 1 OF 4

SURVEYOR'S NARRATIVE

(A) THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE A PARCEL OF GROUND FROM THE SE¼SW¼ OF SECTION 22 INTO A SINGLE LOT SUBDIVISION AS SHOWN HEREON.

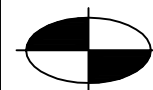
(B) THIS SECTION IS A REGULAR SECTION AND WAS BROKEN DOWN ACCORDING TO THE GOVERNMENT MANUAL OF SURVEYING INSTRUCTIONS. ¼ SECTION & ⅙ SECTION CORNERS HAVE BEEN PREVIOUSLY ESTABLISHED AS SHOWN HEREON. MONUMENTS HAVE BEEN PERPETUATED AS INDIVIDUALLY NOTED. PLSS MONUMENTS WERE FOUND TO BE IN HARMONY WITH THE GOVERNMENT SURVEY OF THIS SECTION. MONUMENTS ALONG THE NORTHERLY RIGHT OF WAY OF THE ELBA-ALMO ROAD WERE FOUND TO BE IN HARMONY WITH RIGHT OF WAY PLANS OF RECORD. SURVEYS USED IN THE PROCESS OF THIS SURVEY ARE LISTED IN THE PREVIOUS RECORD OF SURVEYS NOTE. DEEDS USED IN THE PROCESS OF THIS SURVEY ARE LISTED ON THE FACE OF THIS MAP IN THEIR RESPECTIVE LOCATIONS.

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	4946.07'	212.94'	425.62'	4°55'50"	1°09'30"	425.49'	S 64°50'54" W

PRELIMINARY SUBDIVISION PLAT
for

JARED SIMKINS

653 EAST 200 SOUTH
BURLEY, IDAHO 83318
208-431-2660
GEMSTATEDAIRY@GMAIL.COM

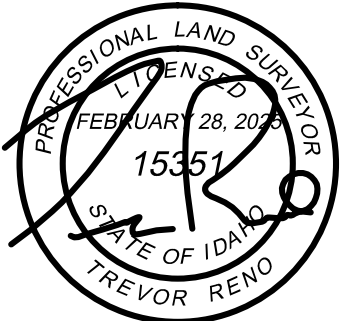


DESERT WEST LAND SURVEYS, P.C.

2020 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112

JOB NO: 16782-25C4 DRAWN BY: T. RENO

DATE: FEBRUARY 28, 2025 ©Desert West Land Surveys, P.C.



PRELIMINARY PLAT
OF THE
SIMKINS MEADOW SUBDIVISION

LOCATED IN THE SE¼SW¼ OF
SECTION 22

T. 13 S., R. 25 E., B.M.
CASSIA COUNTY, IDAHO

VICINITY & TOPOGRAPHIC MAP
NOT TO SCALE



INTENDED USE

THE INTENDED USE OF THIS SUBDIVISION IS
RESIDENTIAL SINGLE-FAMILY.

PROPERTY ZONING

THE PROPERTY IS CURRENTLY ZONED MULTIPLE USE.

FEMA FLOOD ZONES

THE PROPERTY BEING SUBDIVIDED IS LOCATED WITHIN
ZONES A & C OF FEMA FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 160041 0425B.

LEGAL DESCRIPTION

Part of the SE¼SW¼ of Section 22 in Township 13 South, Range 25
East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Center ¼ Corner of Section 22 in T.13 S.,
R.25 E., B.M., said corner marked by a U.S. BLM aluminum pipe
with cap; Thence South 00 degrees 01 minutes 00 seconds East
along the east line of the NE¼SW¼ for a distance of 1319.52 feet
to a U.S. BLM aluminum pipe with cap at the Northeast Corner of
the SE¼SW¼; Thence South 00 degrees 00 minutes 07 seconds West
along the east line of the SE¼SW¼ for a distance of 339.49 feet
to a ¾" rebar on the northerly right of way of Elba - Almo Road;
Thence South 67 degrees 18 minutes 32 seconds West along said
road right of way for a distance of 837.34 feet to a ¾" rebar
which shall be the Point of Beginning;

THENCE South 67 degrees 18 minutes 32 seconds West along
said road right of way for a distance of 178.90 feet to a
concrete right of way marker;

THENCE along a tangent curve to the left along said road
right of way for a distance of 425.62 feet to a ¾" rebar on the
west line of the SE¼SW¼, said curve having a radius of 4946.07
feet, a delta angle of 04 degrees 55 minutes 50 seconds, and a
long chord bearing of South 64 degrees 50 minutes 54 seconds
West for a distance of 425.49 feet;

THENCE North 00 degrees 07 minutes 12 seconds West along
said 1/16 section line for a distance of 524.37 feet to a
¾" rebar;

THENCE North 89 degrees 52 minutes 48 seconds East for a
distance of 550.72 feet to a ¾" rebar;

THENCE South 00 degrees 07 minutes 12 seconds East for a
distance of 275.67 feet to the Point of Beginning.

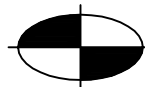
Said property contains 4.99 acres more or less and is subject to
any easements or right of ways, existing or of record.

SHEET 2 OF 4

PRELIMINARY SUBDIVISION PLAT
for

JARED SIMKINS

653 EAST 200 SOUTH
BURLEY, IDAHO 83318
208-431-2660
GEMSTATEDAIRY@GMAIL.COM

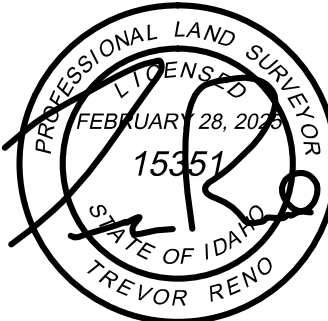


DESERT WEST LAND SURVEYS, P.C.

2020 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112

JOB NO: 16782-25C4 DRAWN BY: T. RENO

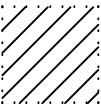
DATE: FEBRUARY 28, 2025 ©Desert West Land Surveys, P.C.



PRELIMINARY PLAT
OF THE
SIMKINS MEADOW SUBDIVISION

LOCATED IN THE SE¼SW¼ OF
SECTION 22
T. 13 S., R. 25 E., B.M.
CASSIA COUNTY, IDAHO

LEGEND



- PROPOSED WELL LOCATION



- PROPOSED SEPTIC SYSTEM LOCATION

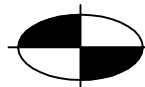


SHEET 3 OF 4

PRELIMINARY SUBDIVISION PLAT
for

JARED SIMKINS

653 EAST 200 SOUTH
BURLEY, IDAHO 83318
208-431-2660
GEMSTATEDAIRY@GMAIL.COM



DESERT WEST LAND SURVEYS, P.C.

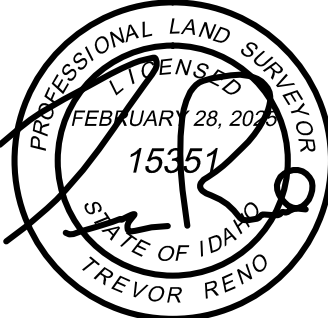
2020 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112

JOB NO: 16782-25C4

DRAWN BY: T. RENO

DATE: FEBRUARY 28, 2025

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LOCATED IN THE SE¼SW¼ OF
SECTION 22

CASSIA COUNTY, IDAHO



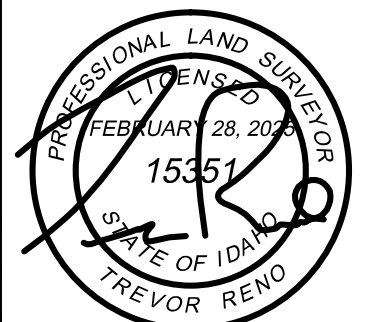
- - SUBDIVISION BOUNDARY LINES
- - ROAD RIGHT OF WAY
- - OVERHEAD ELECTRIC LINE
- - EDGE OF ROAD
- - CENTERLINE OF CASSIA CREEK
- - BANK OF CASSIA CREEK
- - TELE-COMMUNICATIONS PEDESTAL
- - BURIED FIBER-OPTIC SIGN

PRELIMINARY SUBDIVISION PLAT
for

653 EAST 200 SOUTH
BURLEY, IDAHO 83318
208-431-2660
GEMSTATEDAIRY@GMAIL.COM



DATE: FEBRUARY 28, 2025	© Desert West Land Surveys, P.C.
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L E G A L D E S C R I P T I O N

Part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22 in Township 13 South, Range 25 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Center $\frac{1}{4}$ Corner of Section 22 in T.13 S., R.25 E., B.M., said corner marked by a U.S. BLM aluminum pipe with cap; Thence South 00 degrees 01 minutes 00 seconds East along the east line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 1319.52 feet to a U.S. BLM aluminum pipe with cap at the Northeast Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$; Thence South 00 degrees 00 minutes 07 seconds West along the east line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 339.49 feet to a $\frac{5}{8}$ " rebar on the northerly right of way of Elba - Almo Road; Thence South 67 degrees 18 minutes 32 seconds West along said road right of way for a distance of 837.34 feet to a $\frac{5}{8}$ " rebar which shall be the Point of Beginning;

THENCE South 67 degrees 18 minutes 32 seconds West along said road right of way for a distance of 178.90 feet to a concrete right of way marker;

THENCE along a tangent curve to the left along said road right of way for a distance of 425.62 feet to a $\frac{5}{8}$ " rebar on the west line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said curve having a radius of 4946.06 feet, a delta angle of 04 degrees 55 minutes 50 seconds, and a long chord bearing of South 64 degrees 50 minutes 54 seconds West for a distance of 425.49 feet;

THENCE North 00 degrees 07 minutes 12 seconds West along said 1/16 section line for a distance of 524.37 feet to a $\frac{5}{8}$ " rebar;

THENCE North 89 degrees 52 minutes 48 seconds East for a distance of 550.72 feet to a $\frac{5}{8}$ " rebar;

THENCE South 00 degrees 07 minutes 12 seconds East for a distance of 275.67 feet to the Point of Beginning.

Said property contains 4.99 acres more or less and is subject to any easements or right of ways, existing or of record.

EXHIBIT

4

Instrument # 2025002947

BURLEY, CASSIA, IDAHO

8-14-2025 04:29:00 PM No. of Pages: 4

Recorded for : CARRIE SIMKINS

JOSEPH LARSEN

Fee: 15.00

Ex-Officio Recorder Deputy

Index to: DEED

EV

Quitclaim Deed

For value received,

Jared Simkins and Carrie Simkins, husband and wife, as community property with right of survivorship

does hereby convey, release, remise, and forever quit claim unto

Jared Simkins and Carrie Simkins, husband and wife, as community property with right of survivorship,

whose current address is: 653 E. 200 S., Burley, Idaho, 83318

the following described premises:

See Attached Legal Description(s)

To have and to hold the said premises, unto the said grantees, heirs and assigns forever.

Date:

August 14, 2025

Jared Simkins
Jared Simkins

Carrie Simkins
Carrie Simkins

State of

County of

Idaho)
Cassia)

On this 14th of August, 2025, before me, the undersigned, a notary public personally appeared, Jared Simkins and Carrie Simkins, known to me or proven to me on the basis of satisfactory evidence to be the person (s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same.

Notary

Residing in:

Expires:

Kaylin Garrard
Burley, ID
03/05/2027

KAYLIN GARRARD
COMMISSION #39413
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 03/05/2027

Desert West Land Surveys

2020 Overland Ave.
Burley, Idaho 83318



JOB # 16780-25C1

PARCEL 1

LEGAL DESCRIPTION

Part of the E $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22 in Township 13 South, Range 25 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Center $\frac{1}{4}$ Corner of Section 22 in T.13 S., R.25 E., B.M., said corner marked by a U.S. BLM aluminum pipe with cap; Thence South 00 degrees 01 minutes 00 seconds East along the east line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 588.88 feet to a $\frac{1}{2}$ " rebar which shall be the Point of Beginning;

THENCE South 00 degrees 01 minutes 00 seconds East along said $\frac{1}{4}$ section line for a distance of 730.64 feet to a U.S. BLM aluminum pipe with cap at the Northeast Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$;

THENCE South 00 degrees 00 minutes 07 seconds West along the east line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 202.75 feet to the centerline of Cassia Creek;

THENCE South 85 degrees 21 minutes 31 seconds West along said centerline for a distance of 135.61 feet;

THENCE South 70 degrees 10 minutes 38 seconds West along said centerline for a distance of 75.34 feet;

THENCE South 51 degrees 24 minutes 53 seconds West along said centerline for a distance of 121.46 feet;

THENCE South 75 degrees 13 minutes 40 seconds West along said centerline for a distance of 169.74 feet;

THENCE South 81 degrees 48 minutes 58 seconds West along said centerline for a distance of 139.66 feet;

THENCE South 68 degrees 16 minutes 19 seconds West along said centerline for a distance of 182.61 feet;

THENCE South 00 degrees 07 minutes 12 seconds East for a distance of 24.48 feet to a $\frac{3}{8}$ " rebar;

THENCE South 00 degrees 07 minutes 12 seconds East for a distance of 192.24 feet to a $\frac{3}{8}$ " rebar on the northerly right of way of Elba - Almo Road;

THENCE South 67 degrees 18 minutes 32 seconds West along said road right of way for a distance of 178.90 feet to a concrete right of way marker;

(Con't on Page 2)

Desert West Land Surveys

2020 Overland Ave.
Burley, Idaho 83318

JOB # 16780-25C1

PARCEL 1 (Con't)

Page 2

THENCE along a tangent curve to the left along said road right of way for a distance of 425.62 feet to a $\frac{5}{8}$ " rebar on the west line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said curve having a radius of 4946.06 feet, a delta angle of 04 degrees 55 minutes 50 seconds, and a long chord bearing of South 64 degrees 50 minutes 53 seconds West for a distance of 425.49 feet;

THENCE North 00 degrees 07 minutes 12 seconds West along said 1/16 section line for a distance of 896.42 feet to a $\frac{5}{8}$ " rebar at the Northwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$;

THENCE North 58 degrees 41 minutes 26 seconds East for a distance of 1389.35 feet to a $\frac{1}{2}$ " rebar;

THENCE North 79 degrees 50 minutes 56 seconds East for a distance of 139.56 feet to the Point of Beginning.

Said property contains 27.22 acres more or less and is subject to any easements or right of ways, existing or of record.

Desert West Land Surveys

2020 Overland Ave.
Burley, Idaho 83318



JOB # 16780-25C1

PARCEL 2

L E G A L D E S C R I P T I O N

Part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 22 in Township 13 South, Range 25 East of the Boise Meridian, Cassia County, State of Idaho.

Commencing at the Center $\frac{1}{4}$ Corner of Section 22 in T.13 S., R.25 E., B.M., said corner marked by a U.S. BLM aluminum pipe with cap; Thence South 00 degrees 01 minutes 00 seconds East along the east line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 1319.52 feet to a U.S. BLM aluminum pipe with cap at the Northeast Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$; Thence South 00 degrees 00 minutes 07 seconds West along the east line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 202.75 feet to the centerline of Cassia Creek which shall be the Point of Beginning;

THENCE South 00 degrees 00 minutes 07 seconds West along said $\frac{1}{4}$ section line for a distance of 136.74 feet to a $\frac{3}{8}$ " rebar on the northerly right of way of Elba - Almo Road;

THENCE South 67 degrees 18 minutes 32 seconds West along said road right of way for a distance of 837.34 feet to a $\frac{3}{8}$ " rebar;

THENCE North 00 degrees 07 minutes 12 seconds West for a distance of 192.24 feet to a $\frac{3}{8}$ " rebar;

THENCE North 00 degrees 07 minutes 12 seconds West for a distance of 24.48 feet to the centerline of Cassia Creek;

THENCE North 68 degrees 16 minutes 19 seconds East along said centerline for a distance of 182.61 feet;

THENCE North 81 degrees 48 minutes 58 seconds East along said centerline for a distance of 139.66 feet;

THENCE North 75 degrees 13 minutes 40 seconds East along said centerline for a distance of 169.74 feet;

THENCE North 51 degrees 24 minutes 53 seconds East along said centerline for a distance of 121.46 feet;

THENCE North 70 degrees 10 minutes 38 seconds East along said centerline for a distance of 75.34 feet;

THENCE North 85 degrees 21 minutes 31 seconds East along said centerline for a distance of 135.61 feet to the Point of Beginning.

Said property contains 3.23 acres more or less and is subject to any easements or right of ways, existing or of record.



BROCKWAY
ENGINEERING
P.L.L.C.

Hydraulics

Hydrology

Water Resources

October 15, 2025

Brody Simkins
Simkins Meadow Subdivision
655 E 200 S
Burley, ID 83318

Re: Simkins Meadow Subdivision

Dear Brody:

This report provides information pertaining to Item #3 and #4 on the Cassia County Planning & Zoning required submittals. This letter pertains to the proposed Simkins Meadow Subdivision development located in the SESW of Section 22 Township 13 South Range 25 East. The anticipated water source for the one lot will be an individual ground water well.

3. Natural Features Analysis:

A. Hydrology

Based on a review location of the property and available data associated with the property in which the subdivision is proposed. The stream channel Cassia Creek flows through the northern end of the property and it appears that the proposed house location will be within the Zone A as shown in the attached FIRM map provide by FEMA.

A letter dated April 11, 2025 from FEMA indicates that a letter of map amendment determination has been recommended by FEMA for this location.

The proposed well location exceeds that 50 foot minimum distance from Cassia Creek. The proposed septic system location exceeds the 100 foot minimum required distance from Cassia Creek.

B. Soils

Soil samples have been provided to Cassia County by the applicant. USDA soil reports and maps for soil type 26-Chasyson gravelly silt loam are attached to this letter.

C. Topography

A topographical map has been provided Cassia County by the applicant.

2016 NORTH
WASHINGTON
STREET • SUITE 4

TWIN FALLS,
IDAHO 83301

208•736•8543

BROCKWAYENG.COM

D. Vegetation

The property has historically been used for recreation and agriculture purposes of grazing beef cattle. The existing vegetation is native grasses, cattails and willows next to Cassia Creek, and sagebrush, juniper trees, thistles and wheat grass on the elevated portions of the property.

The proposed single family residence will include a landscape yard and 0.5 acres of turf grass. A conservative effort will be made in the landscaping around the residence to enhance the natural landscape while respecting the current ecological balance on the property.

E. Sensitive Plant and Wildlife Species

A request for comment was submitted to Idaho Fish and Game office in Jerome, Idaho. The response letter from Idaho Fish and Game is attached to this document.

F. Historic Resources

The location of the house, well and septic system will no longer utilized for grazing purposes. The 50 foot set back from the Cassia Creek for the well and the 100 foot set back from Cassia Creek for the septic system will be enforced. Cassia Creek will not be altered or effected by the proposed subdivision. The natural vegetative beyond the residence foot print and lawn will not be disturbed or changed.

G. Hazardous Areas

Areas of flood concern have been addressed with FEMA and the Letter of Map Amendment Determination Document. The soil type at this location allows for precipitation or standing water to naturally drain. There are no steep slopes in the proposed subdivision or rock formations.

H. Impact On Natural Features

The property will no longer be used for recreation or agriculture purposes. No changes are proposed for any section of Cassia Creek. The natural features beyond the residence foot print and lawn are not intended to be altered or changed with this subdivision.

I. Map Features

Provided to Cassia County by the applicant.

J. Other Supplemental Data:

- i. Approximate Location of any areas of fill.**
Not Applicable
- ii. The elevations of all corner points on the boundaries of the proposed plat.**
Provided to Cassia County by the applicant.

4. Ground Water Quality Information:**A. Subdivisions served by a well on each lot:**

Based on the well logs that have been collected and reviewed in the area in which the subdivision is proposed, the well for the subdivision will be able to sufficiently provide water to the dwelling. The lot size is of adequate size to allow for proper location of the well and proposed sewage systems.

Based on the analysis of the local aquifer and available well logs in the vicinity of the proposed subdivision, the aquifer will be able to provide adequate water to the currently developed subdivision lots and the proposed lots of the Simkins Meadows Subdivision.

B. Subdivision Served by a New Water System Composed of One or More Shared Wells

No wells will be shared within this subdivision.

C. Subdivisions Served by a new Public Drinking Water System

A drinking water system is not proposed for this subdivision.

D. Subdivisions Served by Connection to an Existing Public Water System

This subdivision will not be connected to an existing public water system.

E. Well Logs

Well drilling records (see attached aerial map and logs) in the vicinity were examined to identify aquifer characteristics and determine suitability for domestic well production. Well drillers logs for six (6) nearby wells were obtained from the IDWR files. A summary of the well and aquifer characteristics are provided in Table 1.

The following information is the average values from the six well logs that were analyzed. The average first water encountered is at a depth of 55 feet. The

average static water level is 46 feet. The average production rate is 24 gpm. The average total well depth is 167 feet.

There is one production zone in the area. The six wells encountered gravel, cobble and boulders to depths of 30 feet. Hard sandstone, rhyolite, quartz and basalt from a depth of 30 feet to the bottom of the drilled bore hole. The water bearing zone is located in broken rock or cracked rock layers. Target yield for the domestic well in this subdivision is expected to be between 20 to 30 gpm.

It is expected that the well will be constructed with an 8 to 10 inch bore hole, cased with 6 or 8 inch steel casing, with a surface seal of at least 38 feet in depth from the ground surface.

The aquifer will be able to provide sufficient water needed for the lots in this subdivision with typical domestic water use demands.

All wells will need to be drilled in accordance with IDAPA 37.03.09, Minimum Well Construction Standards.

Based on the six well drillers reports that were examined for this project, a hydraulic conductivity of 5.74 ft/day was calculated from the static water levels, pumping rates, pumping duration, pumping water level and well depth. The data was entered into a well interference analysis called the Theis Analysis. The Theis analysis utilizes a constant pumping rate and then calculates the effect of that pumping rate are selected distances entered into the calculation. The entered pumping rate is 9 gallons per minute (0.02 cfs) continuously for 365 days. This pumping rate is equivalent to the Idaho Department of Water Resources allowed daily volume for a domestic home of 13,000 gallons per day. A radius of 1.0 foot was used to represent the drawdown at the pumping well, a distance of 435 feet was used for the distance of the 2nd radius, a distance of 930 feet was used for the distance of the 3rd radius, a distance of 2700 feet was used for the distance of the 4th radius and a distance of 2300 feet was used for the distance of the 5th radius. The radius distance are representative of the domestic wells identified by the well driller reports and on the attached aerial maps.

The calculated drawdown effect at the pumping well after 365 days is 2.9 feet. The calculated drawdown effect at the well with a radius of 435 feet is 0.4 feet. The calculated drawdown effect at the well with a radius of 930 feet is 0.2 feet. The calculated drawdown effect at the wells with a radius's of 2700 and 2300 feet is less than 0.00 feet.

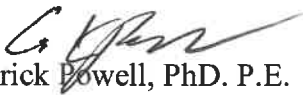
The Theis analysis is a conservative approach to estimate pumping draw down impact because no homeowner will pump continuously for 24 hours a day for 365 days. Typical water use will be a sporadic 9.0 gallons a minute for a few

hours when laundry or bathwater is provided. Irrigation water for a small lawn is expected to be less than 10 hours a day for a few months out of the year. The Theis Equitation calculated drawdown is an over estimate of the actual drawdown that will be experienced by the wells in the vicinity of this subdivision.

Sincerely,



Greg Sullivan, M.S., Engineer



Erick Powell, PhD. P.E.





Simkins Meadow Subdivision

Legend

- 100 Ft Stream Buffer from Septic System
- 50 Ft Stream Buffer from Domestic Well
- Property
- Well Local Area
- Septic System Area

0 137.5 275 Feet



BROCKWAY ENGINEERING, PLLC.
GWS - Date: 8/14/2025

NAIP 2023 AERIAL

KEY TO MAP

500-Year Flood Boundary

100-Year Flood Boundary

Zone Designations*

100-Year Flood Boundary

500-Year Flood Boundary

ZONE B

ZONE A1

ZONE A2

ZONE B

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

**CASSIA COUNTY,
IDAHO
(UNINCORPORATED AREAS)**

PANEL 425 OF 775

(SEE MAP INDEX FOR PANELS NOT PRINTED)

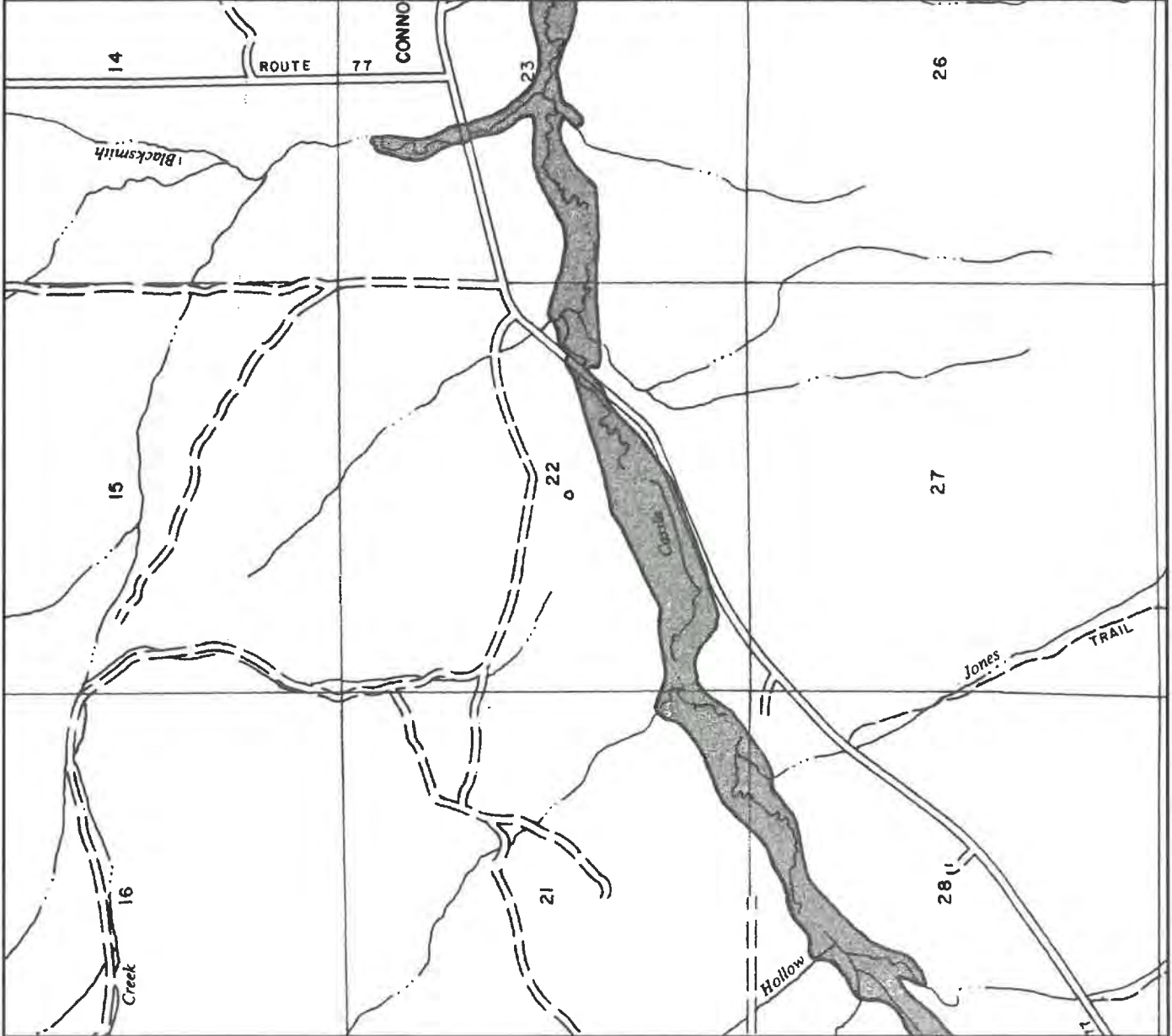
**COMMUNITY-PANEL NUMBER
160041 0425 B**

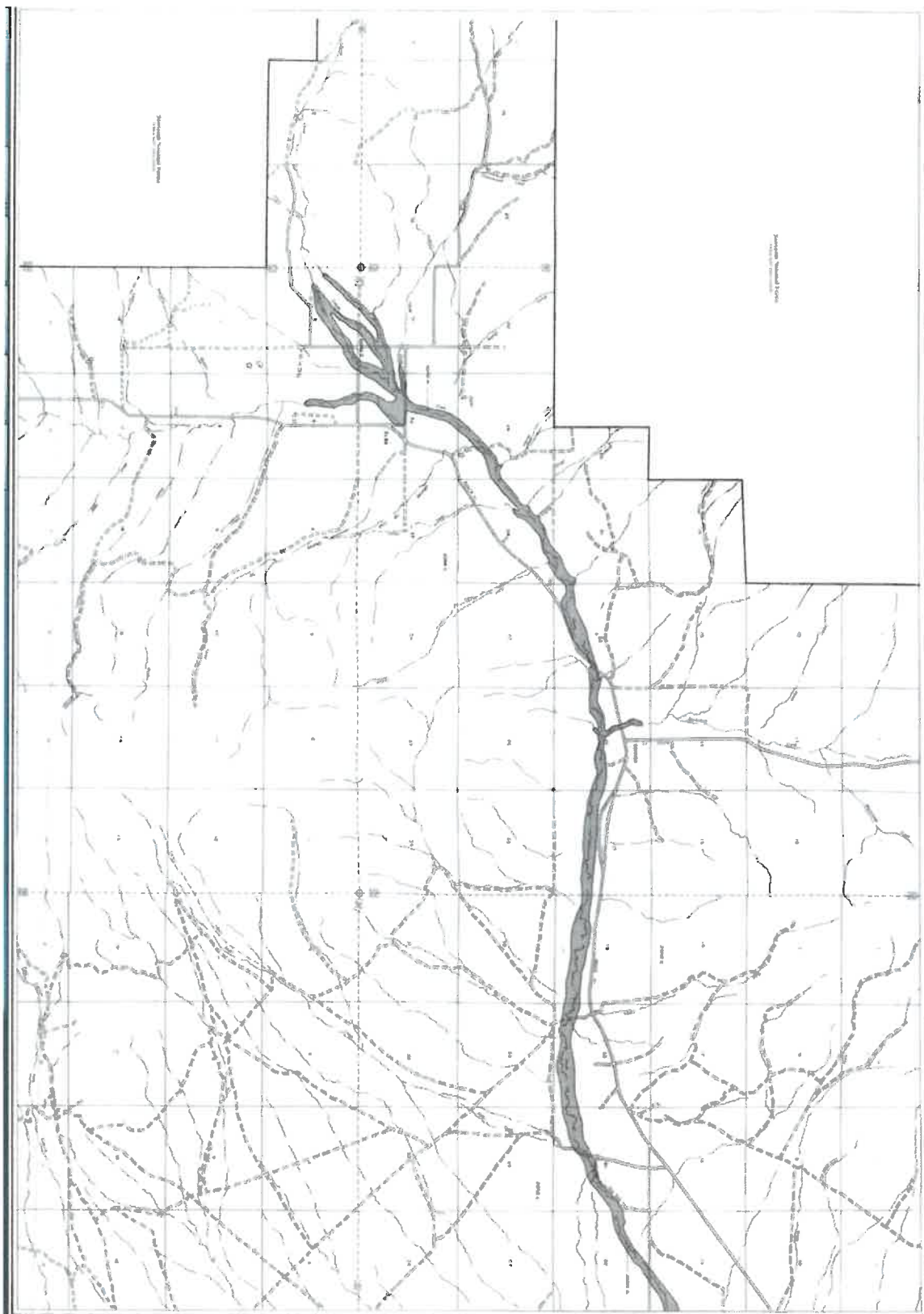
**EFFECTIVE DATE:
AUGUST 15, 1983**



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the data on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.





100' 100' 100'

Legend

1. Main River

2. Tributary River

3. Stream

4. Dry Stream

5. Road

6. Railroad

7. Boundary

8. Contour Line

9. Spot Elevation

10. Water Body

Scale

1 inch = 1 mile

1:63,360

Notes

This map was prepared by the U.S. Geological Survey, Water Resources Division, as part of the National Water Inventory Project. The data were derived from a variety of sources, including aerial photography, ground surveys, and existing maps. The map is intended for general information and is not to be used for legal purposes.

Index

1. Main River

2. Tributary River

3. Stream

4. Dry Stream

5. Road

6. Railroad

7. Boundary

8. Contour Line

9. Spot Elevation

10. Water Body

FROM

FLUORIDE INSURANCE RATE MAP

FLUORIDE COUNTY, MISSISSIPPI

ADDITIONAL DATA

PAID 425 BY 715

COMMUNITY WATER SUPPLY

1960 1965 1970

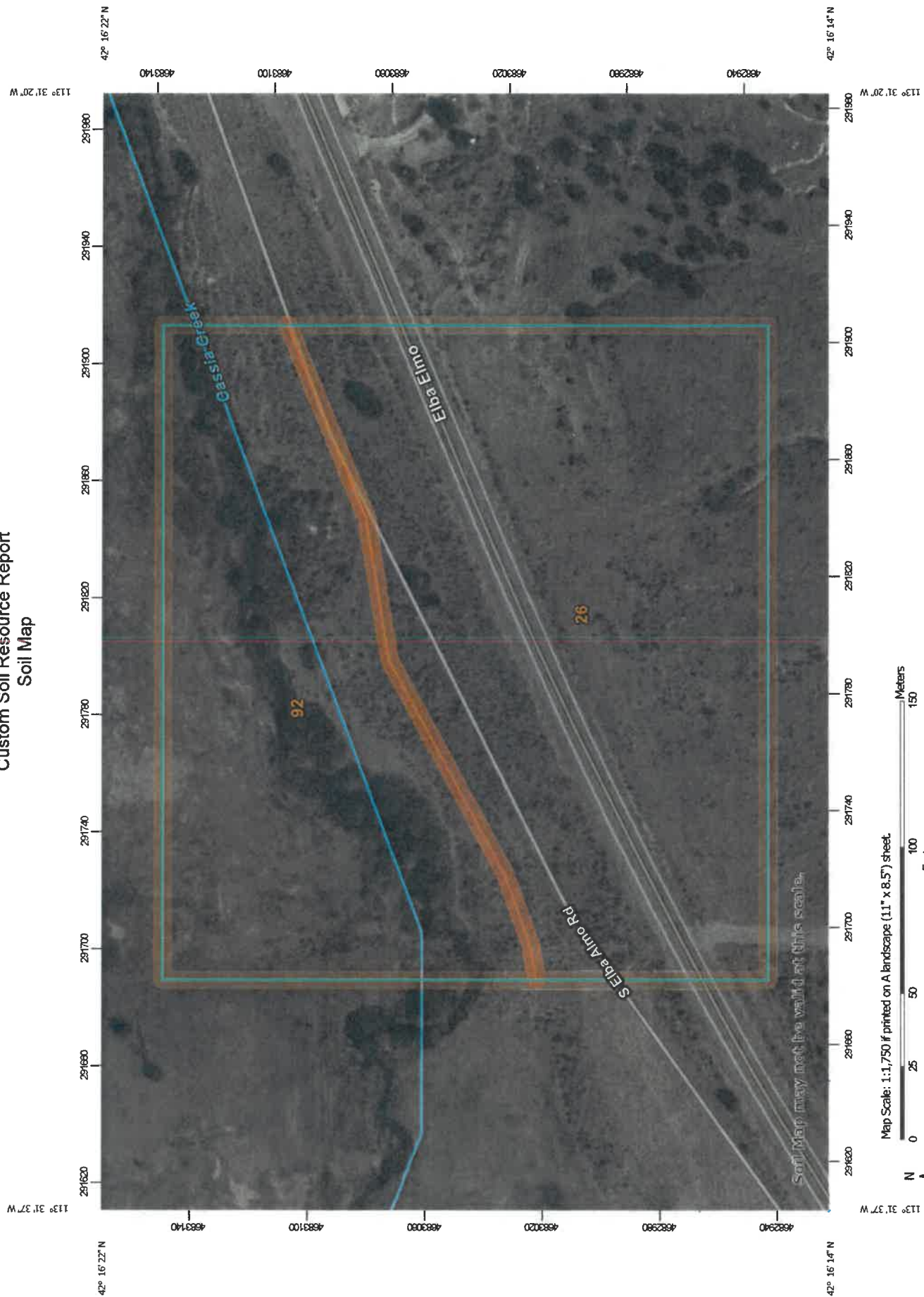
1975 1980 1985

1990 1995 2000

2005 2010 2015

2020 2025 2030

Custom Soil Resource Report Soil Map



MAP LEGEND

- Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points
- Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot
- Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads
- Background

Aerial Photography
- Soil Spot

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cassia County, Idaho, Eastern Part
Survey Area Data: Version 19, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 17, 2021—Oct 21, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Cassia County, Idaho, Eastern Part

26—Chayson gravelly silt loam, 2 to 10 percent slopes

Map Unit Setting

National map unit symbol: 25ycy

Elevation: 5,780 to 6,260 feet

Mean annual precipitation: 14 to 16 inches

Mean annual air temperature: 39 to 45 degrees F

Frost-free period: 65 to 95 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Chayson and similar soils: 90 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Chayson

Setting

Landform: Fan remnants

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Mixed alluvium with some loess influence

Typical profile

A - 0 to 3 inches: gravelly silt loam

Btk - 3 to 18 inches: gravelly clay loam

Bk - 18 to 28 inches: gravelly loam

2Bkqm - 28 to 32 inches: cemented material

Properties and qualities

Slope: 2 to 10 percent

Depth to restrictive feature: 20 to 40 inches to duripan

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 20 percent

Maximum salinity: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)

Sodium adsorption ratio, maximum: 15.0

Available water supply, 0 to 60 inches: Very low (about 2.8 inches)

Interpretive groups

Land capability classification (irrigated): 4e

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: C

Ecological site: R025XY011ID - LOAMY 13-16



Hydric soil rating: No

Data Source Information

Soil Survey Area: Cassia County, Idaho, Eastern Part

Survey Area Data: Version 19, Aug 22, 2024





0 500 1,000 Feet

Simkins Meadow Subdivision

NAIP 2023 AERIAL

BROCKWAY ENGINEERING, PLLC.
GWS - Date: 8/14/2025

Legend

- Wells
- Property
- Half Mile Radius



Table 1

Project: Subdivision Water Supply Analysis
 Simkins Meadow Subdivision
 Brockway Engineering, PLLC

Map Label	Well Name	Well I.D.	Use	Legal	1st Water Encountered (ft)	Bore diam (in)	Pumping rate (gpm)	Pumping WL (ft)	Well Depth (ft)	Saturated Depth (ft)	Drawdown (ft)	Specific Cap (gpm/ft)	Ground Elevation	SWL Elevation	1st Water Elevation
1	Ovid Handy		Domestic	T13SR25E Sec 22 SESW	57	8	30	150	199	141	93	0.3	5264	5207	5207
2	George Loughmiller	74897	Domestic	T13SR25E Sec 22 NWSE	45	6	20	120	162	132	90	0.2	4958	4928	4913
3	Harvey Wickel	56301	Domestic	T13SR25E Sec 22 NESW	30	8	20	22	60	41	3	6.7	4994	4975	4964
4	Heber Loughmiller	66912	Domestic	T13SR25E Sec 22 SWNW	50	6	20	100	160	110	50	0.4	5031	4981	4981
5	Vernon Markham	51053	Domestic	T13SR25E Sec 28 NENE	43	6	30	60	114	84	30	1.0	5008	4978	4965
6	Badige Knight	65039	Domestic	T13SR25E Sec 22 SESW	107	8	25	275	305	215	185	0.1	5025	4935	4918
Average					55	7	24	121	167	121	75	1.5	5047	5001	4991

SE 90-1978 requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well. JUN 29 1978

1. WELL OWNER Southern District Office Name <u>Ovid Hardy</u> Address <u>Malta, Idaho 83342</u> Owner's Permit No. _____	7. WATER LEVEL Department of Water Resources Southern District Office Static water level <u>57</u> feet below land surface. Flowing? ☐ Yes ☒ No G.P.M. flow _____ Artesian closed-in pressure _____ p.s.i. Controlled by: ☐ Valve ☐ Cap ☐ Plug Temperature <u>5</u> °F. Quality <u>Good</u>																																
2. NATURE OF WORK ☒ New well ☐ Deepened ☐ Replacement ☐ Abandoned (describe method of abandoning) _____	8. WELL TEST DATA ☐ Pump ☒ Bailor ☐ Air ☐ Other _____ <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Discharge G.P.M.</th> <th>Pumping Level</th> <th>Hours Pumped</th> </tr> </thead> <tbody> <tr> <td align="center"><u>30</u></td> <td align="center"><u>150</u></td> <td align="center"><u>3</u></td> </tr> </tbody> </table>	Discharge G.P.M.	Pumping Level	Hours Pumped	<u>30</u>	<u>150</u>	<u>3</u>																										
Discharge G.P.M.	Pumping Level	Hours Pumped																															
<u>30</u>	<u>150</u>	<u>3</u>																															
3. PROPOSED USE ☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal ☐ Industrial ☐ Stock ☐ Waste Disposal or Injection ☐ Other _____ (specify type)	9. LITHOLOGIC LOG 105359 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Hole Diam.</th> <th colspan="2">Depth</th> <th rowspan="2">Material</th> <th rowspan="2">Water Yes No</th> </tr> <tr> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td align="center">8"</td> <td align="center">0</td> <td align="center">57</td> <td>Clay + Cobbles</td> <td align="center">L</td> </tr> <tr> <td></td> <td align="center">32</td> <td align="center">69</td> <td>Fine Dark Gravel</td> <td align="center">✓</td> </tr> <tr> <td></td> <td align="center">69</td> <td align="center">178</td> <td>Gray Ash Bed Material</td> <td align="center">✓</td> </tr> <tr> <td></td> <td align="center">178</td> <td align="center">180</td> <td>Hard Sandstone</td> <td align="center">✓</td> </tr> <tr> <td></td> <td align="center">180</td> <td align="center">198</td> <td>Ash (Grey)</td> <td align="center">✓</td> </tr> </tbody> </table>	Hole Diam.	Depth		Material	Water Yes No	From	To	8"	0	57	Clay + Cobbles	L		32	69	Fine Dark Gravel	✓		69	178	Gray Ash Bed Material	✓		178	180	Hard Sandstone	✓		180	198	Ash (Grey)	✓
Hole Diam.	Depth		Material	Water Yes No																													
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	69	178	Gray Ash Bed Material	✓																													
	178	180	Hard Sandstone	✓																													
	180	198	Ash (Grey)	✓																													
4. METHOD DRILLED ☐ Rotary ☐ Air ☐ Hydraulic ☐ Reverse rotary ☒ Cable ☐ Dug ☐ Other _____	10. Work started <u>Dec 5, 77</u> finished <u>May 6, 1978</u>																																
5. WELL CONSTRUCTION Casing schedule: ☒ Steel ☐ Concrete ☐ Other _____ <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Thickness</th> <th>Diameter</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td align="center"><u>0.250</u> inches</td> <td align="center"><u>8</u> inches</td> <td align="center"><u>1</u> foot</td> <td align="center"><u>20</u> feet</td> </tr> <tr> <td align="center"><u>0.250</u> inches</td> <td align="center"><u>6</u> inches</td> <td align="center"><u>60</u> feet</td> <td align="center"><u>198</u> feet</td> </tr> </tbody> </table> Was casing drive shoe used? ☒ Yes ☐ No Was a packer or seal used? ☐ Yes ☐ No Perforated? ☐ Yes ☐ No How perforated? ☐ Factory ☐ Knife ☒ Torch Size of perforation <u>1/4</u> inches by <u>6</u> inches <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Number</th> <th>From</th> <th>To</th> </tr> </thead> <tbody> <tr> <td align="center"><u>60</u> perforations</td> <td align="center"><u>30</u> feet</td> <td align="center"><u>69</u> feet</td> </tr> <tr> <td align="center"><u>10.5</u> perforations</td> <td align="center"><u>62</u> feet</td> <td align="center"><u>195</u> feet</td> </tr> </tbody> </table> Well screen installed? ☐ Yes ☒ No Manufacturer's name _____ Type _____ Model No. _____ Diameter _____ Slot size _____ Set from _____ feet to _____ feet Diameter _____ Slot size _____ Set from _____ feet to _____ feet Gravel packed? ☐ Yes ☒ No ☐ Size of gravel _____ Placed from _____ feet to _____ feet Surface seal depth <u>30</u> Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings Sealing procedure used: ☐ Slurry pit ☐ Temp. surface casing ☒ Overbore to seal depth Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata Describe access port: <u>Top</u> <u>Pipe plug in Top</u>	Thickness	Diameter	From	To	<u>0.250</u> inches	<u>8</u> inches	<u>1</u> foot	<u>20</u> feet	<u>0.250</u> inches	<u>6</u> inches	<u>60</u> feet	<u>198</u> feet	Number	From	To	<u>60</u> perforations	<u>30</u> feet	<u>69</u> feet	<u>10.5</u> perforations	<u>62</u> feet	<u>195</u> feet	11. DRILLERS CERTIFICATION I/We certify that all minimum well construction standards were complied with at the time the rig was removed. Firm Name <u>Stan Lloyd Drilling</u> Firm No. <u>294</u> Address <u>Elba, Idaho</u> Date <u>8, 22, 78</u> Signed by (Firm Official) <u>J. Stanley Lloyd</u> and (Operator) <u>Charles Hardy</u>											
Thickness	Diameter	From	To																														
<u>0.250</u> inches	<u>8</u> inches	<u>1</u> foot	<u>20</u> feet																														
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6. LOCATION OF WELL Sketch map location must agree with written location. (43)  Subdivision Name _____ Lot No. _____ Block No. _____ County _____ <u>SE 1/4 SW 1/4 Sec. 22, T. 13 N., R. 25 E., W.</u>																																	

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

1. DRILLING PERMIT NO. 43-94-S-0023-000
Other IDWR No. _____

2. OWNER:

Name Harvey Wecker
Address _____
City Elba State IL Zip 63342

3. LOCATION OF WELL by legal description:

Sketch map location must agree with written location.

Twp. 13 North ☐ or South ☒
 Rge. 25 East ☒ or West ☐
 Sec. 22 1/4 NE 1/4 SW 1/4
 Gov't Lot _____ 10 acres 40 acres 160 acres
 Address of Well Site _____
 City _____
 (Show at least name of road + Distance to Road or Landmark)

4. PROPOSED USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK

☒ New Well ☐ Modify or Repair ☐ Replacement ☐ Abandonment

6. DRILL METHOD

☐ Mud Rotary ☐ Air Rotary ☒ Cable ☐ Other

7. SEALING PROCEDURES

SEAL/FILTER PACK			AMOUNT	METHOD
Material	From	To	Sacks or Pounds	
Budding Clay	0	20		Brethel

Was drive shoe used? Y ☒ N ☐
Was drive shoe seal tested? Y ☐ N ☒ How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
8	+1	57	250	Steel	☒	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe _____ Length of Tailpipe _____

9. PERFORATIONS/SCREENS

☐ Perforations Method Touch
☐ Screens Screen Type

From	To	Slot Size	Number	Diameter	Material	Casing	Line
20	55	5/16	46			☒	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:

19 ft. below ground Artesian pressure _____ lb.
Depth flow encountered _____ ft. Describe access port or
control devices:

11. WELL TESTS:

☐ Pump ☒ Bailer ☐ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
20	3'	22	1 Hr

Water Temp. 55° Bottom hole temp. _____

Water Quality test or comments:

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

[illegible]

13. DRILLER'S CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Chucky Drilling Firm No. 728
Firm Official Ben Chucky Date 10-25-94
and
Supervisor or Operator Troy Date 10-25-94
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

DA

4

Operator I M. J. Miller Date 5/15/15

DEPT OF WATER RESOURCES
SOUTHERN REGION

Date:	Started	05/12/15	Completed	05/15/15
-------	---------	----------	-----------	----------

14. DRILLER'S CERTIFICATION:

1/We certify that all min.well construction standards were complied with when rig was removed

Company Name **APEX DRILLING LLC** Co. No. **667**

*Principal Driver William D. Baker Date 5/15/15

*Driller _____ Date _____

Operator til 24/07/15 Date 24/5/15

Operator I Maya May Date 5/15/15

IDAHO DEPARTMENT OF WATER RESOURCES

WELL DRILLER'S REPORT

AD

1. WELL TAG NO. D D0051053
 DRILLING PERMIT NO. 858922
 Water Right or Injection Well No. _____

2. OWNER:

Name Vernon Nye & Peggy Markham
 Address 383 East 500 South
 City Burley State Idaho Zip 83318

3. LOCATION OF WELL by legal description:

Twp. 13 ☐ North or ☒ South Rge. 25 ☒ East or ☐ West
 Sec. 28 1/4 NE 1/4 NE 1/4

Gov't Lot _____ County Cassia

Lat. 42 Deg. 16.177 (Deg and Dec min)

Long. 113 Deg. 31.932 (Deg and Dec min)

Address of Well Site 1810 Elba / Almo Road

City Elba

Lt. _____ Bk. _____ Sub. Name _____

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK: (check all that apply)

☒ New Well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES:

Seal Material	From	To	WT/Volume	Seal Placement Method
Bentonite	0	38	1000 lbs.	Over Bore / Dry Pour

8. CASING/LINER:

Dia.	From	To	Gauge	Material	Casing	Liner	Threaded	Welded
6	+2	43	.250	Steel	☒	☐	☐	☒
5	30	114	.250	Steel	☐	☒	☐	☒

Was drive shoe used? ☒ Y ☐ N Shoe Depth 43'

9. PERFORATIONS/SCREENS PACKER TYPE:

Perforations ☒ Y ☐ N Method Torch

Manufactured screen ☐ Y ☒ N Type _____

Method of installation

From	To	Slot size	# ft	Diameter	Material	Gauge or Sch.
72	114	6 x 1/8	40'	5"	Steel	250

Length of headpipe _____ Length of tailpipe _____

Packer ☐ Y ☒ N Type _____

10. FILTER PACK:

Filter Material	From	To	WT/Volume	Placement Method
N/A				

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered(ft) 43' Static water level (ft) 30'

Water temp. < 85° Bottom hole temp. < 85°

Describe access port _____ Well Cap _____

WELL test:

Drawdown (ft)	Discharge (gpm)	Test duration	Pump	Bailer	Air	Flowing
60	30+	30 Minutes	☐	☐	☒	☐

Water Quality test comments: _____

13. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore dia.	From	To	Remarks: Lithology, or description of repairs, or abandonment, or water temp.	Water
				Y N
10	0	1	Top Soil / Sandy Clay	
10	1	26	Sandy Clay w/ Gravel	
10	26	31	Sandy Clay w/ Boulders	
10	31	38	Gravel w/ Course Sand & Clay	
10	38	43	Gravel w/ Course Sand & Clay	
6	43	110	Broken Basalt w/ Cinders	X
6	110	114	Brown Sandstone	

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DEPT. OF WATER RESOURCES
SOUTHERN REGION

Completed Depth 114' (Measurable)

Date: Started 5-14-10 Completed 5-17-10

14. DRILLER'S CERTIFICATION:

I/We certify that all min. well construction standards were complied with when rig was removed

Company Name Apex Drilling LLC Co. No. 867

*Principal Driller Daniel Baker Date 5-17-10

*Driller Henry Baker Date 5-17-10

*Operator II _____ Date _____

Operator I _____ Date _____

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

AP

1. WELL TAG NO. 0065039Drilling Permit No. 870205Water right or irrigation well ☐

2. OWNER:

Name Badger KnightAddress 130 Taylor ST WCity Kimberly State ID Zip 83341

3. WELL LOCATION:

Twp. 13 North ☐ or South ☒ Rge. 25 East ☒ or West ☐Sec. 22 1st SE 1st S 1st WGov't Lot _____ County CassiaLat. 42° 16' 22.0 (Mag. and Geoidal adjusted)Long. 113° 31' 28.8 (Mag. and Geoidal adjusted)Address of Well Site 17965 1400ECity Malta

Lot _____ Blk. _____ Sub. Name _____

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection☐ Other _____

5. TYPE OF WELL:

☒ New well ☐ Replacement well ☐ Modifying existing well☐ Abandoned ☐ Other _____

6. DRILL METHOD:

☒ Air-Rotary ☐ Mud-Rotary ☐ Cable ☐ Other _____

7. SEALING PROCEDURES:

Sealant Bentonite From 0 To 38 Depth (feet) 81/100 Planned sealant thickness Overbore

8. CASING LINE:

Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☒ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐Casing Size (inches) 6 5/8 + 1 1/2 From 0 To 100 Depth (feet) 250 Material SteelCasing Used ☐ Threaded ☐ Welded ☐ Other ☐

12. STATIC WATER LEVEL and WELL TESTS:

Depth that water encountered (ft) 107 Static water level (ft) 9

Water temp. (°F) _____ Bottom hole temp. (°F) _____

Describe access point Well Cap

Well test: _____ Test method: _____

Casing size (inches) 275 Casing or well size (inches) 25 Test depth (inches) 60Pump ☐ Sucker ☐ Jet ☒ Plunger ☐

Water quality test or comments _____

13. LITHOLOGIC LOG (enter remarks or observations):

Remarks, lithology or description of strata or

stratification, water temp.

Water

Y N

10" 0 19 Soil

19 38 Solid Brown Limestone

8 38 49 Solid Brown Limestone

49 55 Firm Limestone

55 58 Solid Limestone

58 64 Limestone & Clay

64 77 Solid Limestone

77 85 Firm Limestone

85 98 Solid Brown Sandstone

98 107 Firm Sandstone

107 111 Fractured sandstone X

111 120 Fine Gray Sandstone

120 126 Soft Sandstone

126 154 Solid Sandstone

154 168 Firm Sandstone

168 184 Solid Sandstone

184 199 Fractured sandstone X

199 259 Solid sandstone

259 271 Solid Brown Sandstone

271 274 Hard sandstone

274 279 Broken Sandstone X

279 305 Hard sandstone

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NOV 0 / 2013

DEPT. OF WATER RESOURCES
SOUTHERN REGIONCased Depth (feet) 305Date Drilled 10-18-13 Date Cased 10-21-13

14. DRILLER'S CERTIFICATION:

We certify that all minimum well construction standards were complied with at

the time the rig was removed.

Company Name Couch Well Drilling Co. No. 161Principal Driller Mark Couch Date 10-23-13Driller Mark Couch Date 10-23-13Operator _____ Date _____Operator _____ Date _____Operator _____ Date _____Operator _____ Date _____Operator _____ Date _____Operator _____ Date _____Operator _____ Date _____Operator _____ Date _____Operator _____ Date _____Operator _____ Date _____Operator _____ Date _____

11. FLOWING ARTIFACT:

Flowing Artifact? ☐ Y ☒ N Artifact Pressure (PSI) _____

Describe control device _____

ESTIMATION OF HYDRAULIC CONDUCTIVITY USING SPECIFIC CAPACITY

Assumed specific yield of the water barring aquifer layers

* Method 1: Theis (1963)
Method 2: Thomasson, et al. (1963)
** $K = T/b$, where b = average saturated depth

Saturated Depth = C6-C1
Drawdown = C5-C1
Specific Capacity = C3/C8
T Method 1 = 0.134*C9*F*(1300-264*LOG(5*C2)+264*LOG(C4/24))
T Method 2 = 267*C9
Average T = AVERAGE(C10,C11)
K Method 1 = C10/C7
K Method 2 = C11/C7
Average K = AVERAGE(C13,C14)

Well Drillers Logs
Owner: Legal

Geological Formation	Specific Yield (%)
Clay	3.0
Sandy Clay/Silt	8.0
Very fine sand	20.0
Fine sand	23.0
Fine medium sand	25.0
Medium sand	28.0
Medium coarse sand	27.5
Coarse sand	27.0
Gravel fine	25.0
Gravel Medium	24.0
Gravel Coarse	23.0

Values of specific yield used for the estimation of groundwater recharge (after Johnson, 1967)

Friction Factor (F)	
In	
6	1
8	0.9
10	0.8
12	0.7
14	0.6
16	0.5
18	0.4
20	0.3

Hydraulic Conductivity (K)	
Over all Average	5.7
Average excluding high and low values	0.9
Average for only Pump Test values	-
Average excluding high and low values	-

Transmissivity (T)	
Over all Average	275
Average excluding high and low values	92.8
Average for only Pump Test values	-
Average excluding high and low values	-

Values of Specific Storage Assuming Porosity Equal to 15 % (after Younger, 1993)

Typical Lithologies	Specific Storage (m ⁻¹)
Clay	9.81 x 10 ⁻³
Silt, fine sand	9.82 x 10 ⁻⁴
Medium sand, fine	9.87 x 10 ⁻³
Coarse sand, medium gravel, highly fissured	1.05 x 10 ⁻³
Coarse gravel, moderately fissured rock	1.63 x 10 ⁻⁴
Unfissured rock	7.46 x 10 ⁻⁷

To estimate Storativity for an aquifer of known lithology and thickness, select appropriate specific storage from the above table and multiply by the aquifer thickness.

	(m ⁻¹)	(ft ⁻¹)
clay	0.00981	0.00299
silt, fine sand	0.000982	0.000299
medium sand, fine	9.87E-05	3.01E-05
coarse sand, medium gravel, highly fissured	1.05E-05	3.2E-06
coarse gravel, moderately fissured rock	1.63E-06	4.97E-07
unfissured rock	7.46E-07	2.27E-07

Unconfined Aquifer

Average Saturate Depth 120.5
Average Lithology Type [coarse gravel, moderately fissured rock](#)
(ft⁻¹) 0.00299
Storativity 0.36031

Table 2
Simkins Meadow Subdivision
Well Interference Analysis

Brockway Engineering PLLC
Greg Sullivan

Pumping Rate (cfs)= 0.02 CFS Proposed Diversion
Pumping Rate (gpm)= 9.9 Proposed Diversion
Pumping Rate (gpd)= 13000 GPD Proposed Diversion

AQUIFER PROPERTIES BASED ON WELL LOGS AND CALCULATED AQUIFER CHARACTERISTICS

USING THEIS FORMULA $S=114.6 \cdot Q \cdot T \cdot W(U)$

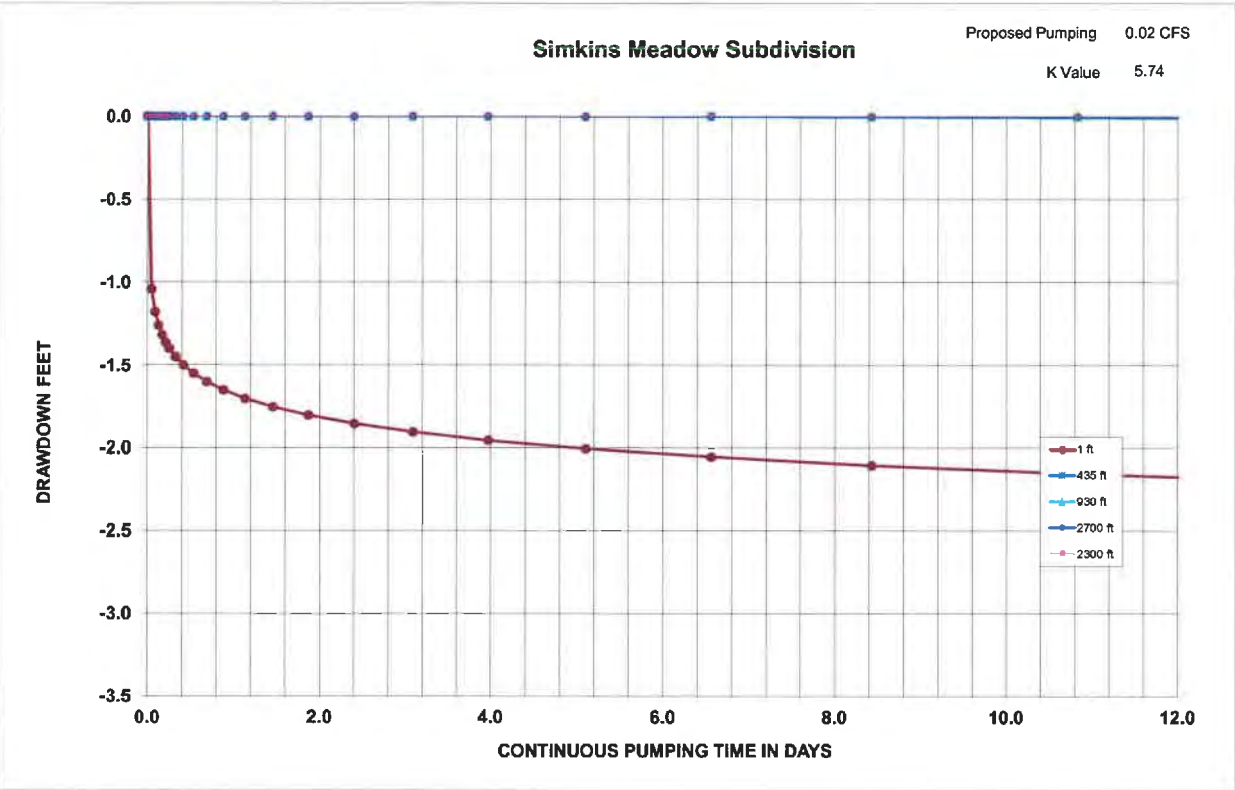
Q= PUMPING RATE GPM
T= COEFFICIENT OF TRANSMISSIBILITY GPD/FT
W(U)= WELL FUNCTION OF 'U'

$W(U)=-.5772-\text{LOGe}U + U \cdot U^{.5}/2 + U^2/(2 \cdot 2!) + U^3/(3 \cdot 3!) - U^4/(4 \cdot 4!) + \dots$
 $U=1.87 \cdot r^2 \cdot S / (T \cdot t)$
r=DISTANCE IN FT. FROM CENTER OF PUMPED WELL TO DRAWDOWN POINT
S=COEFFICIENT OF STORAGE
T=COEFFICIENT OF TRANSMISSIBILITY, GPD/FT
t= TIME SINCE PUMPING STARTED, DAYS
INPUT
r1= 1.0 FT 1 ft K= 5.74 FT/DAY
r2= 435 FT 435 ft K= 6.65E-05 CFS/FT^2
r3= 930 FT 930 ft K= 4.29E+01 GPD/FT^2
r4= 2700 FT 2700 ft SAT. DEPTH EST 120.50 FT
r5= 2300 FT 2300 ft TRANSMISSIVITY 5164 GPD/FT
S= 0.3803 TRANSMISSIVITY 7.99E-03 FT^2/SEC
T= 5164 GPD/FT TRANSMISSIVITY 690.3 FT^2/DAY
Q/WELL 9.0 GPM = 0.020CFS

TIME	TIME	Radius 1					Radius 2				Radius 3				Radius 4				Radius 5			
		U	WELL	DRAW	SPEC.	U	WELL	DRAW	U	WELL	DRAW	U	WELL	DRAW	U	WELL	DRAW	U	WELL	DRAW		
HOURS	DAYS	W/r1	FUNCT.	DOWN	CAP	W/r2	FUNCT.	DOWN @	W/r3	FUNCT.	DOWN @	W/r4	FUNCT.	DOWN @	W/r4	FUNCT.	DOWN @	W/r4	FUNCT.	DOWN @		
		1.000	W(U)1	1		435	W(U)2	435	630	W(U)3	630	2700	W(U)4	2700								
1	0.04	3.132E-03	5.19	1.04	9	592.56	0.00	0.00	2708.45	0.00	0.00	22828.80	0.00	0.00	16565.75	0.00	0.00					
2	0.08	1.566E-03	5.88	1.18	8	296.28	0.00	0.00	1354.23	0.00	0.00	11414.40	0.00	0.00	8282.88	0.00	0.00					
3	0.13	1.044E-03	6.29	1.26	7	197.52	0.00	0.00	902.82	0.00	0.00	7609.60	0.00	0.00	5521.92	0.00	0.00					
4	0.17	7.829E-04	6.58	1.32	7	148.14	0.00	0.00	677.11	0.00	0.00	5707.20	0.00	0.00	4141.44	0.00	0.00					
5	0.21	6.263E-04	6.80	1.36	7	118.51	0.00	0.00	541.89	0.00	0.00	4565.76	0.00	0.00	3313.15	0.00	0.00					
6	0.25	5.219E-04	6.98	1.40	6	98.76	0.00	0.00	451.41	0.00	0.00	3804.80	0.00	0.00	2780.96	0.00	0.00					
8	0.32	4.060E-04	7.23	1.45	6	76.82	0.00	0.00	351.11	0.00	0.00	2959.42	0.00	0.00	2147.51	0.00	0.00					
10	0.41	3.158E-04	7.48	1.50	6	59.75	0.00	0.00	273.10	0.00	0.00	2301.88	0.00	0.00	1670.36	0.00	0.00					
13	0.53	2.456E-04	7.73	1.55	6	46.47	0.00	0.00	212.42	0.00	0.00	1790.43	0.00	0.00	1299.23	0.00	0.00					
16	0.68	1.910E-04	7.99	1.60	6	36.15	0.00	0.00	165.22	0.00	0.00	1392.62	0.00	0.00	1010.56	0.00	0.00					
21	0.88	1.486E-04	8.24	1.65	5	28.12	0.00	0.00	128.51	0.00	0.00	1083.20	0.00	0.00	786.03	0.00	0.00					
27	1.13	1.156E-04	8.49	1.70	5	21.87	0.00	0.00	99.96	0.00	0.00	842.53	0.00	0.00	611.38	0.00	0.00					
35	1.45	8.989E-05	8.74	1.75	5	17.01	0.00	0.00	77.75	0.00	0.00	655.33	0.00	0.00	475.54	0.00	0.00					
45	1.87	6.992E-05	8.99	1.80	5	13.23	0.00	0.00	60.47	0.00	0.00	509.72	0.00	0.00	369.88	0.00	0.00					
58	2.40	5.439E-05	9.24	1.86	5	10.29	0.00	0.00	47.04	0.00	0.00	396.47	0.00	0.00	287.70	0.00	0.00					
74	3.08	4.230E-05	9.49	1.91	5	8.00	0.00	0.00	36.59	0.00	0.00	308.38	0.00	0.00	223.78	0.00	0.00					
95	3.97	3.290E-05	9.74	1.96	5	6.23	0.00	0.00	28.46	0.00	0.00	239.86	0.00	0.00	174.06	0.00	0.00					
122	5.10	2.559E-05	10.00	2.01	5	4.84	0.00	0.00	22.13	0.00	0.00	186.57	0.00	0.00	135.38	0.00	0.00					
157	6.55	1.981E-05	10.25	2.06	4	3.77	0.00	0.00	17.22	0.00	0.00	145.11	0.00	0.00	105.30	0.00	0.00					
202	8.43	1.548E-05	10.50	2.11	4	2.93	0.01	0.00	13.39	0.00	0.00	112.87	0.00	0.00	81.91	0.00	0.00					
260	10.83	1.204E-05	10.75	2.16	4	2.28	0.03	0.01	10.42	0.00	0.00	87.79	0.00	0.00	63.71	0.00	0.00					
334	13.93	9.367E-06	11.00	2.21	4	1.77	0.07	0.01	8.10	0.00	0.00	68.29	0.00	0.00	49.55	0.00	0.00					
430	17.91	7.286E-06	11.25	2.26	4	1.38	0.12	0.02	6.30	0.00	0.00	53.11	0.00	0.00	38.54	0.00	0.00					
553	23.02	5.667E-06	11.50	2.31	4	1.07	0.19	0.04	4.90	0.00	0.00	41.31	0.00	0.00	29.98	0.00	0.00					
710	29.60	4.408E-06	11.75	2.36	4	0.83	0.29	0.06	3.81	0.00	0.00	32.13	0.00	0.00	23.32	0.00	0.00					
913	38.06	3.429E-06	12.01	2.41	4	0.65	0.41	0.08	2.97	0.01	0.00	24.99	0.00	0.00	18.14	0.00	0.00					
1174	48.93	2.687E-06	12.26	2.46	4	0.50	0.55	0.11	2.31	0.03	0.01	19.44	0.00	0.00	14.11	0.00	0.00					
1510	62.90	2.074E-06	12.51	2.51	4	0.39	0.72	0.14	1.79	0.07	0.01	15.12	0.00	0.00	10.97	0.00	0.00					
1941	80.87	1.613E-06	12.76	2.56	4	0.31	0.89	0.18	1.40	0.12	0.02	11.76	0.00	0.00	8.53	0.00	0.00					
2485	103.98	1.255E-06	13.01	2.61	3	0.24	1.08	0.22	1.09	0.19	0.04	9.15	0.00	0.00	6.64	0.00	0.00					
3208	133.69	9.761E-07	13.26	2.66	3	0.18	1.29	0.26	0.84	0.29	0.06	7.12	0.00	0.00	5.16	0.00	0.00					
4125	171.86	7.592E-07	13.51	2.71	3	0.14	1.50	0.30	0.66	0.41	0.08	5.53	0.00	0.00	4.02	0.00	0.00					
5303	220.96	5.905E-07	13.77	2.76	3	0.11	1.72	0.35	0.51	0.55	0.11	4.30	0.00	0.00	3.12	0.01	0.00					
6818	284.07	4.593E-07	14.02	2.81	3	0.09	1.95	0.39	0.40	0.71	0.14	3.35	0.01	0.00	2.43	0.03	0.01					
8765	365.22	3.573E-07	14.27	2.86	3	0.07	2.18	0.44	0.31	0.88	0.18	2.60	0.02	0.00	1.89	0.06	0.01					

Table 2 continued

Simkins Meadow Subdivision						
Aquifer Drawdown Analysis Using Theis Equation						
Hours	Years	Days	R= 435 ft	R= 930 ft	R= 2700 ft	R= 2300 ft
0	0.0	0.00	0	0	0	0
1	0.0	0.04	-1.0	0.0	0.0	0.0
2	0.0	0.08	-1.2	0.0	0.0	0.0
3	0.0	0.13	-1.3	0.0	0.0	0.0
4	0.0	0.17	-1.3	0.0	0.0	0.0
5	0.0	0.21	-1.4	0.0	0.0	0.0
6	0.0	0.25	-1.4	0.0	0.0	0.0
8	0.0	0.32	-1.5	0.0	0.0	0.0
10	0.0	0.41	-1.5	0.0	0.0	0.0
13	0.0	0.53	-1.6	0.0	0.0	0.0
16	0.0	0.68	-1.6	0.0	0.0	0.0
21	0.0	0.88	-1.7	0.0	0.0	0.0
27	0.0	1.13	-1.7	0.0	0.0	0.0
35	0.0	1.45	-1.8	0.0	0.0	0.0
45	0.0	1.87	-1.8	0.0	0.0	0.0
58	0.0	2.40	-1.9	0.0	0.0	0.0
74	0.0	3.08	-1.9	0.0	0.0	0.0
95	0.0	3.97	-2.0	0.0	0.0	0.0
122	0.0	5.10	-2.0	0.0	0.0	0.0
157	0.0	6.55	-2.1	0.0	0.0	0.0
202	0.0	8.43	-2.1	0.0	0.0	0.0
260	0.0	10.83	-2.2	0.0	0.0	0.0
334	0.0	13.83	-2.2	0.0	0.0	0.0
430	0.0	17.91	-2.3	0.0	0.0	0.0
553	0.1	23.02	-2.3	0.0	0.0	0.0
710	0.1	29.60	-2.4	-0.1	0.0	0.0
913	0.1	38.06	-2.4	-0.1	0.0	0.0
1174	0.1	48.93	-2.5	-0.1	0.0	0.0
1510	0.2	62.90	-2.5	-0.1	0.0	0.0
1941	0.2	80.87	-2.6	-0.2	0.0	0.0
2495	0.3	103.98	-2.6	-0.2	0.0	0.0
3208	0.4	133.68	-2.7	-0.3	-0.1	0.0
4125	0.5	171.86	-2.7	-0.3	-0.1	0.0
5303	0.6	220.96	-2.8	-0.3	-0.1	0.0
6818	0.8	284.07	-2.8	-0.4	-0.1	0.0
8765	1.0	365.22	-2.9	-0.4	-0.2	0.0





IDAHO DEPARTMENT OF FISH AND GAME
MAGIC VALLEY REGION
324 South 417 East, Suite 1
Jerome, Idaho 83338

Brad Little / Governor
Jim Fredericks / Director

October 9, 2025

Greg Sullivan
Brockway Engineering
2016 North Washington Street, Suite 4
Twin Falls, ID 83301

RE: Preliminary Plat— Simkins Subdivision

Dear Mr. Sullivan,

Thank you for the opportunity to review the proposed Simkins Subdivision in Cassia County for effects on wildlife. IDFG's mission is to preserve, protect, perpetuate, and manage Idaho's fish and wildlife resources for the public interest (Idaho Code § 36103(a)). IDFG does not regulate private land; however, we are committed to assisting Counties or other entities that request technical assistance.

The proposal appears to involve the development of approximately four acres between the Elba-Almo road and Cassia Creek. Currently, this area is undeveloped shrubland that provides wildlife habitat. We provide the following recommendations for County consideration to minimize effects to wildlife:

1. Cassia Creek contains cutthroat, rainbow and brook trout. Quality water conditions and intact riparian vegetation are important for fish and wildlife habitat. We recommend a minimum of a ten foot buffer of no disturbance or vegetation removal from the high water mark of Cassia Creek.
2. Mule deer are present and are often entangled and killed by certain fence designs. If barbed wire fences are necessary (for livestock etc.), we recommend that they be a wildlife-friendly design (smooth top and bottom wire without barbs; top wire no more than 42" high; bottom wire at least 18" from the ground).
3. The area proposed for development comprises an intact shrub community that is likely to provide nesting habitat for ground-nesting birds (sage thrashers, sagebrush sparrows, etc.). Destruction of nests and juvenile birds can be avoided by conducting the ground disturbance/construction outside of the nesting season (i.e., avoid the Year 1 ground disturbance during March 15-July 31).
4. Pets-at-large (cats, dogs) have dramatic negative effects on wildlife populations; these effects may be minimized by controlling pets at all times (kennel, leash, fenced yard).

Please contact Bradley Dawson with any questions (Technical Assistance Manager;
Bradley.dawson@idfg.idaho.gov).

Sincerely,

A handwritten signature in black ink that reads "Craig A. White".

Craig White
Magic Valley Regional Supervisor

Keeping Idaho's Wildlife Heritage



Federal Emergency Management Agency

Washington, D.C. 20472

EXHIBIT

6

April 11, 2025

MRS. CARRIE SIMKINS
653 EAST 200 SOUTH
BURLEY, ID 83318

CASE NO.: 25-10-0289A
COMMUNITY: CASSIA COUNTY, IDAHO
(UNINCORPORATED AREAS)
COMMUNITY NO.: 160041

DEAR MRS. SIMKINS:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

LOMAENC-1 (LOMA Removal)

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CASSIA COUNTY, IDAHO (Unincorporated Areas)	A portion of Section 22, Township 13 South, Range 25 East, as shown on the Plat recorded as Instrument No. 2025000209, in the Office of the County Clerk, Cassia County, Idaho The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 160041	
AFFECTED MAP PANEL	NUMBER: 1600410425B	
	DATE: 8/15/1983	
FLOODING SOURCE: CASSIA CREEK		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.271747, -113.524802 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	--	1790 South Elba Almo Road	Portion of Property	X (unshaded)	--	--	4958.5 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA
ZONE A

STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMA Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING at the Center $\frac{1}{4}$ Corner of Section 22 in T.13 S., R.25 E., B.M., Thence South 00 degrees 01 minutes 00 seconds East along the east line of the SW $\frac{1}{4}$ for a distance of 1319.52 feet to the Northeast Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$; Thence South 00 degrees 00 minutes 07 seconds West along the east line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 339.49 feet to the northerly right of way of the Elba - Almo Road; Thence South 67 degrees 18 minutes 32 seconds West along said road right of way for a distance of 837.34 feet to the POINT OF BEGINNING; THENCE South 67 degrees 18 minutes 32 seconds West along said road right of way for a distance of 178.90 feet; THENCE along a tangent curve to the left along said road right of way for a distance of 425.62 feet to the west line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said curve having a radius of 4946.07 feet, a delta angle of 04 degrees 55 minutes 50 seconds, and a long chord bearing of South 64 degrees 50 minutes 54 seconds West for a distance of 425.49 feet; THENCE North 00 degrees 07 minutes 12 seconds West along the west line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 142.72 feet; THENCE South 79 degrees 53 minutes 18 seconds East for a distance of 72.78 feet; THENCE North 46 degrees 23 minutes 31 seconds East for a distance of 122.47 feet; THENCE North 61 degrees 23 minutes 10 seconds East for a distance of 195.81 feet; THENCE North 77 degrees 31 minutes 44 seconds East for a distance of 59.86 feet; THENCE South 72 degrees 16 minutes 44 seconds East for a distance of 167.74 feet; THENCE South 00 degrees 07 minutes 12 seconds East for a distance of 20.20 feet to the POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

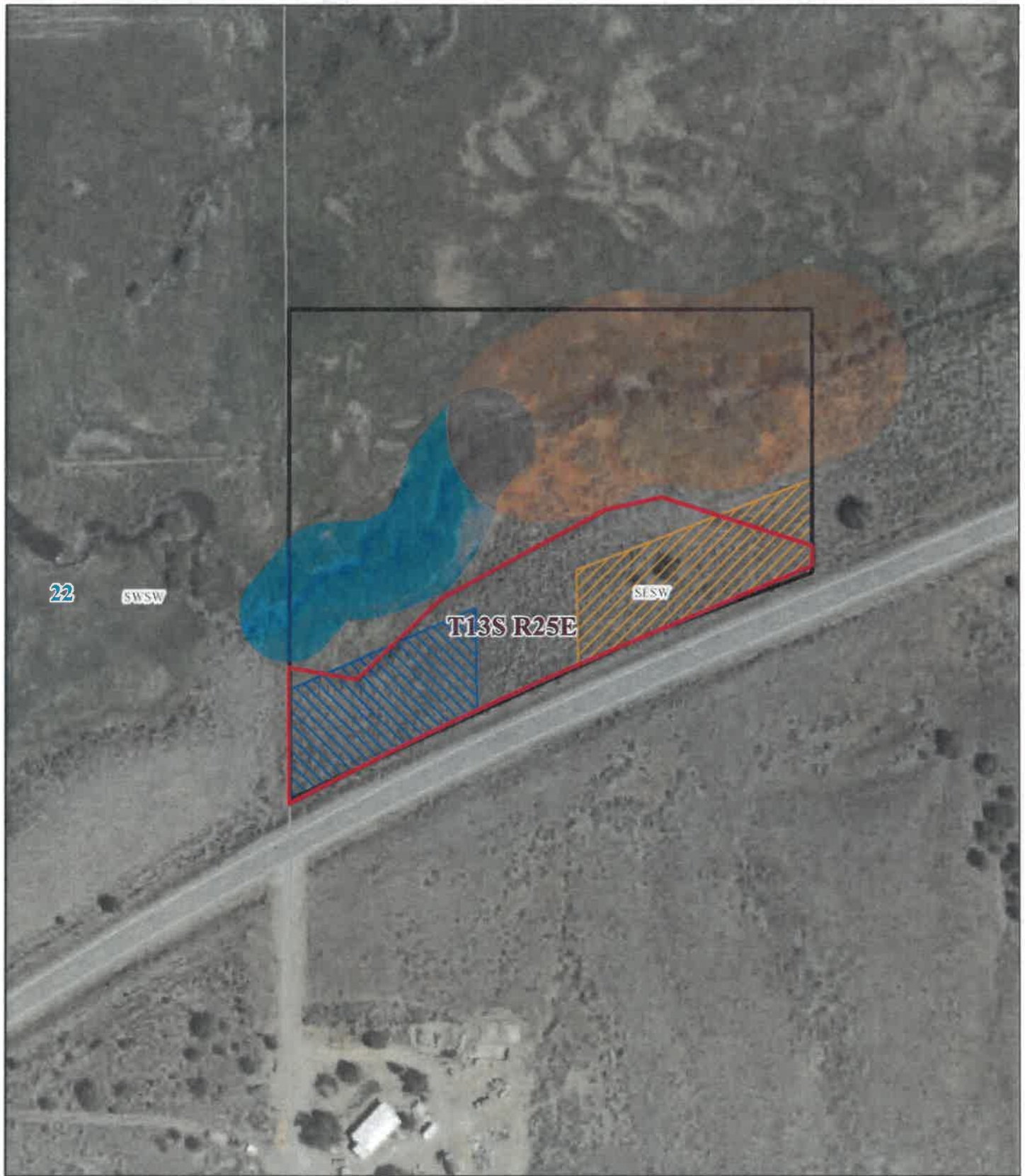
The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.


Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



0 95 190 Feet



BROCKWAY ENGINEERING, PLLC.
GWS - Date: 9/8/2025

Simkins Meadow Subdivision

NAIP 2023 AERIAL

Legend

- Zone A
 - 100 Ft Stream Buffer from Septic System
 - 50 Ft Stream Buffer from Domestic Well
 - Property
 - Well Local Area
 - Septic System Area
- LOMA Area*



0 95 190 Feet



BROCKWAY ENGINEERING, PLLC.
GWS - Date: 9/8/2025

Simkins Meadow Subdivision

NAIP 2023 AERIAL

Legend

- LOMA Area
- 100 Ft Stream Buffer from Septic System
- 50 Ft Stream Buffer from Domestic Well
- Property
- Well Local Area
- Septic System Area

SURVEYOR'S NARRATIVE

(A) THE PURPOSE OF THIS SURVEY WAS TO SEPARATE A PARCEL OF GROUND FROM THE REMAINDER AS SHOWN HEREON.

(B) SECTION 14, SECTION 22 & SECTION 23 CORNERS HAVE BEEN ESTABLISHED AS SHOWN HEREON. MONUMENTS HAVE BEEN PERPETUATED AS INDIVIDUALLY NOTED. PLUS MONUMENTS WERE FOUND TO BE IN HARMONY WITH THE GOVERNMENT SURVEY OF THIS SECTION. MONUMENTS FOUND HEREON WERE FOUND TO BE IN HARMONY WITH RECORD OF SURVEY INSTRUMENT NO. 2005-000206. OTHER SURVEYS USED IN THE PROCESS OF THIS SURVEY ARE LISTED IN THE PREVIOUS RECORD OF SURVEY'S NOTE. DEEDS USED IN THE PROCESS OF THIS SURVEY ARE LISTED ON THE FACE OF THIS MAP IN THEIR RESPECTIVE LOCATIONS.

CENTER 1/4 CORNER
SECTION 22
1st U.S. BLM aluminum
pipe w/ cap on top
c.p. rec. 4 Nov. 2024
inst. no. 2024-004081

DEED INST. NO. 314086

DEED INST. NO. 314086

PARCEL 1
27.22 ACRES +/-

PARCEL 2
3.23 ACRES +/-

ELBA - ALMO ROAD

DEED INST. NO. 3021-003991

Course	Bearing	Distance
L1	S 89°19'13" W	13.00'
L2	S 89°00'01" W	79.51'
L3	N 00°00'12" E	25.40'
L4	N 72°10'32" E	79.73'

Curve	Radius	Tangent	Length	Chords	Degrees	Chord Bear.
C1	1848.00'	319.04'	829.82'	4728.180'	1°29'30"	S 84°03'53" E

SOUTHWEST CORNER
SECTION 22
1st U.S. BLM iron pipe
w/ brass cap on top
c.p. rec. 18 Nov. 1996
inst. no. 248136

SOUTHWEST CORNER
SECTION 22
SEDSWIS

WITNESS CORNER
1st U.S. BLM iron pipe
w/ brass cap on top

SOUTH 1/4 CORNER
SECTION 22
c.p. rec. 3 Oct. 2002
inst. no. 286157



LEGEND

- - FOUND 1" DIAMETER REBAR
- - SET 1/2" x 24" REBAR W L.S. NO. ATTACHED
- - FOUND 1" DIAMETER REBAR
- - FOUND 1" DIAMETER REBAR REMOVED AND SET 1/2" x 24" REBAR W L.S. NO. ATTACHED
- - FOUND CONCRETE HIGHWAY RIGHT OF WAY MARKER
- - CALCULATED POINT; NO MONUMENT SET
- - SECTION 14, SECTION 22 OR PLUS SUBDIVISIONAL CORNER, CALCULATED POINT UNLESS OTHERWISE NOTED
- SURVEYED BOUNDARY / PARCEL LINE

PREVIOUS RECORD OF SURVEYS

- S-1 INST. NO. 306880
- S-2 INST. NO. 172198
- S-3 INST. NO. 167010
- S-4 INST. NO. 2011-002788
- S-5 INST. NO. 2013-003601
- S-6 APRIL 21, 1985 BLM PLAT
- S-7 UNRECORDED SURVEY FOR LYLE DURFEE
LS 743 DATED 7 OCT. 1871 JOB 8871-71-2
- S-8 UNRECORDED SURVEY FOR LYLE DURFEE
LS 743 DATED 2 JULY 1878 JOB 8871-78
- S-9 INST. NO. 2025-000206

SURVEYOR'S NOTE

THIS SURVEY WAS COMPLETED BY THE SURVEYOR WITHOUT THE BENEFIT OF A TITLE POLICY, TITLE COMMITMENT OR ANY OTHER FORM OF A TITLE SEARCH PROVIDED TO THE SURVEYOR. EASEMENTS, ENCUMBRANCES AND ANY OTHER SPECIAL EXCEPTIONS TO THE PROPERTY HAVE NOT BEEN PROVIDED TO OR SPECIFICALLY RESEARCHED BY THE SURVEYOR. THIS SURVEY WAS NOT COMPLETED TO THE ALTAIRPMS STANDARDS. SURVEYED PROPERTY IS SUBJECT TO ALL EASEMENTS, ENCUMBRANCES AND ANY OTHER SPECIAL EXCEPTIONS CURRENTLY EXISTING OR OF PUBLIC RECORD. THIS SURVEY IS SUBJECT TO LOCAL PROVISIONS SET FORTH BY CITY AND/OR COUNTY AGENCIES AND DOES NOT GUARANTEE COMPLIANCE WITH LOCAL ORDINANCES.

CERTIFICATE OF SURVEY

I, TREVOR REND, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IDAHO LICENSE NO. 10351, AND THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO SURVEYS.

SECTION 22
T. 13 S., R. 25 E., B.M.
CASSIA COUNTY, IDAHO

RECORD OF SURVEY
for
JARED SIMKINS

Instrument # 2025001252
BURLY, CASSIA, IDAHO
4-14-2025 12:54:19 PM No. of Pages: 1
Recorded by: DESERT WEST
JOSEPH LAMSON
Ex-Officio Recorder Deputy
made by RECORD OF SURVEY



DESERT WEST LAND SURVEYS, P.C.

2022 OVERLAND AVENUE BURLY, IDAHO 83318 208-878-7112
JOB NO. 16790-2501 DRAWN BY: B. Mathis
DATE: FEBRUARY 26, 2025 Desert West Land Surveys, P.C.





Cassia County Noxious Weed Control
1459 Overland Ave., Room 4
Burley, ID 83318
Phone: 208-878-4043
Fax: 208-878-7862

EXHIBIT

7

Applicant:

Name: Brody Simkins

Address: _____

Phone: 208-670-3770 / 208-670-9708 — Brody

Map of property must be attached or drawn on back; include address of property, all existing buildings and ect. and all proposed changes. If all of the above items are not attached the Noxious Weed Superintendent will not sign off.

County Weed Plan:

This noxious weed control plan is developed IAW with Idaho State Law Title 22 Chapter 24, IDAPA 02.06.22, and the Cassia County Weed Plan requiring all land owners to control noxious weeds on their properties.

Goals: The goal for this facility is to prevent the establishment of noxious weeds on the property. A secondary goal is to eradicate weeds that do establish on the property.

Survey: During the late spring, early summer and/or fall of 2025 (year) a survey will be conducted to identify any noxious weeds listed below:

Black Henbane

Canada Thistle

Curley Pondweed

Dalmation Toadflax

Diffuse Knapweed

Field Bindweed

Houndstongue

Jointed Goatgrass

Leafy Spurge

Musk Thistle

Puncture Vine

Perennial Pepperweed

Poison Hemlock

Rush Skeletonweed

Russian Knapweed

Saltcedar

Scotch Thistle

Spotted Knapweed

White Bryony

Whitetop

If there are any questions in the identification of weeds, the county weed agent will be contacted to assist in identification.

Eradication and Prevention (Applicant/Landowner responsibilities): Any noxious weeds identified during the survey will be physically removed or spot sprayed with herbicides. During the construction of the facilities, invasive weeds will be prevented from establishing by the use of the appropriate herbicides and mechanical tillage. Post construction, any disturbed soil that was not developed and is non-high traffic will be seeded to native grass species. During the operation of the facilities, any areas susceptible to invasive weeds such as barrow pits, drainage ditches, and fences lines will be regularly surveyed and sprayed with appropriate herbicides to prevent noxious weed invasions.

[Signature]
Weed Supervisor

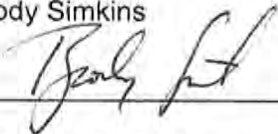
Date: 9-15-25

[Signature]
Applicant

Date: 9-12-25

We, Brody and Ashlin Simkins, are aware of the Noxious weed problem at our location in Elba Idaho. We have had Jed Boden spray 2 times already and will continue to have Jed boden spray as needed until the weeds are under control and no longer a problem.

Brody Simkins

x 

Date

x 9.12.25

Ashlin Simkins

x 

Date

x 9.12.25



Cassia Creek 43C

APPROVED

Reviewed By

🕒 5 hours ago

Karla Adams

Notes for the Applicant

*David Andreason via phone**10/07/2025.**I have been on site and see no problems.*

Make a change to this review

Review History

🕒 5 hours ago

Approved by Karla Adams

Idaho Transportation Department

I, [Signature] have read and viewed the preliminary plat maps for Simkins Meadow Subdivision on this day 1 May of _____ (year) 2025. These were provided to me for review and comment.

Comments can be directed to Kerry McMurray at Planning and Zoning 208-878-7302

Cassia County School District

I, Sandra Miller have read and viewed the preliminary plat maps for Simkins Meadow Subdivision on this day 16 of July (year) 2025. These were provided to me for review and comment.

Comments can be directed to Kerry McMurray at Planning and Zoning 208-878-7302

Fire District

I, Ben Southern Chief have read and viewed the preliminary plat maps for Simkins Meadow Subdivision on this day 15th of May (year) 2025. These were provided to me for review and comment.

Comments can be directed to Kerry McMurray at Planning and Zoning 208-878-7302

Raft River Electric

I, [Signature] have read and viewed the preliminary plat maps for Simkins Meadow Subdivision on this day 15th of April (year) 2025. These were provided to me for review and comment.

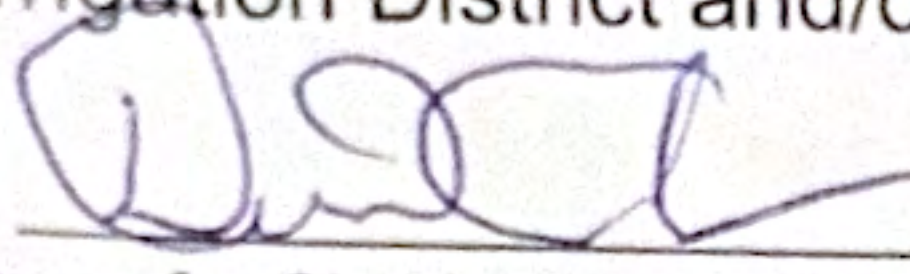
Comments can be directed to Kerry McMurray at Planning and Zoning 208-878-7302

South Central Public Health District

I, _____ have read and viewed the preliminary plat maps for Simkins Meadow Subdivision on this day _____ of _____ (year) _____. These were provided to me for review and comment.

Comments can be directed to Kerry McMurray at Planning and Zoning 208-878-7302

Irrigation District and/or Canal Company

I,  have read and viewed the preliminary plat maps for Simkins Meadow Subdivision on this day 14 of June (year) 2025. These were provided to me for review and comment.

Comments can be directed to Kerry McMurray at Planning and Zoning 208-878-7302

Ashlin Simkins

Ashlin.gemstatedairy@gmail.com

10-1-25

To Whom It May Concern:

I am writing to respectfully request a comment on our proposed minor subdivision for the creation of one residential lot. The intent of this subdivision is to allow for the placement of a single-family home, in accordance with county requirements and land use regulations.

This request pertains to the following described property:

Simkins Meadows.

1860 S Elba Almo road, Elba ID

TOWNSHIP 13 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, STATE OF IDAHO. Section 22: Part of the NE1/4SW1/4 and part of the SE1/4SW1/4.

We have reviewed the applicable standards and believe this request is consistent with the goals and guidelines set forth for development in this area. Our purpose is to ensure that the land is used responsibly while providing a suitable location for a residence.

We kindly ask for your consideration and support in moving this request forward. Please let us know if any additional documentation, maps, or information are required to complete the review process.

Thank you for your time and attention to this matter. If no comment, please sign this document and email to Pzoning@cassia.gov

If there is a comment, please email Pzoning@cassia.gov your response.

Sincerely,

Ashlin Simkins

DISTRICT CASSIA JT SCHOOL DIST. #151

☒ NO COMMENT

x Chris Jones

☐ COMMENT

x _____



Raft River Electric

APPROVED

Reviewed By

🕒 10/06/2025 9:37 am

Chad Black



Make a change to this review

Review History

🕒 10/06/2025 9:37 am

Approved by Chad Black

From: pzoning@cassia.gov on behalf of [Mike Christensen](#)
To: pzoning@cassia.gov
Cc: Ashlin.gemstatedairy@gmail.com
Subject: 1860 S Elba Almo Road, Elba Idaho
Date: Wednesday, October 01, 2025 4:48:35 PM
Attachments: [image002.png](#)
[ASHLIN SIMKINS SUBDIVISION.pdf](#)

To Whom it May Concern,

Please see the attached requested letter in regards to the property at 1860 S Elba Almo Road, Elba, Idaho.

Raft River Electric Cooperative is the electric utility provider at this location and plan to serve the future load at this future residence. We have no issues with plans there. We are in support of this project moving forward as described. Thank you.

Mike Christensen

Operations Superintendent



208-645-2911 Direct

208-645-2211 Office

800-342-7732 Toll Free & After Hours

208-645-2300 Fax

Raft River Rural Electric Co-op, Inc.

P.O. Box 617 - 155 North Main - Malta, ID 83342

mchristensen@rrelectric.com

www.rrelectric.com

Office Hours: 7:00am – 5:30 pm (Monday – Thursday)

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ITD State Highway

Reviewed By

🕒 09/29/2025 11:22 am

Mary Ellen Russell

Notes for the Applicant

Permit of approved access point for parcel RP13S25E225300. If any modification, relocation or change in use is proposed in the future, a Right of Way Encroachment Permit will be required along with a full review of any changes.

 [Make a change to this review](#)

Review History

🕒 09/29/2025 11:22 am

Approved by Mary Ellen Russell



Idaho Transportation Department

District 4

Permit # 04-26-016-A

Idaho Transportation Department / Permit Department 208-886-7839

-MUST BE ON DISPLAY FOR THE DURATION OF WORK BEING PERFORMED UNDER THIS PERMIT-



District 4 Right-of-Way Encroachment Permit Cover & Inspection Form

Jared Simkins
653 E 200 S
Burley, ID 83318

Permit # 04-26-016-A
Route SH-77
Mile Points 15.38
Issue Date 08/11/2025
Expiration 08/11/2026

ITD CONTACT (must contact prior to start date)

Area Foreman - Tony Rigby 208-312-3298, Tony.Rigby@itd.idaho.gov

Electricians (To Locate ITD Utilities) - Nick Wallace 208-316-2824 or Charles Applewhite 208-320-4507

Contact Electricians Monday-Thursday 8am-4pm

Permit Coordinator - Mary Ellen Russell 208-886-7839

WORK DESCRIPTION-NOTES REGARDING PERMITTED WORK

This permit is approved for the construction of a new 20' approach at Mile Marker - 15.38.

The permitted work must be complete within one (1) year of issuance of this permit, or the permit will be void. At the discretion of the District Engineer, a one-time extension may be granted, the extension is not to exceed six (6) months. The request for an extension must be in writing and submitted by the permittee prior to the expiration date.

Email Permit number and route start date request a minimum 5 business days in advance to the above ITD contact. Email correspondence shall reference the permit number in the subject line. Keep email of approved start date onsite with permit. If needed, request to meet on-site to review the project and permit requirements.

- Submit material certification prior to placement.
- Submit Mix designs for asphalt/concrete, if applicable, 14 days in advance to ITD for review and approval.
- It is expected that the traffic control will be set up per the approved traffic control plan to ensure both public and workers safety. In the event an inspection is performed, and the traffic control setup does not meet the approved traffic control plan, the permit holder will be asked to fix the discrepancies.

PRIOR TO COMPLETION

- Prepare all required documentation, including As-Built submittals.
- Send a notification email to the ITD Foreman that work is complete and schedule to meet on-site for inspection, all documentation must be available for inspection, list permit number on each sheet.

ITD USE ONLY

- ☐ Yes ☐ No Was Traffic Control Set-up and Removed per plan
☐ Yes ☐ No Did permittee contact foreman prior to start date and receive final inspection signature?

As ITD's representative, I accept that the work was completed. ITD Authorized Representative Signature	Date



Your Safety • Your Mobility
Your Economic Opportunity

Right-of-Way Encroachment Application And Permit - Approaches or Public Streets

ITD 2109
(Rev. 12-22)
itd.idaho.gov

ITD Permit Application Number: 04-26-016-A

Applicant Information

Applicant Name Jared Simkins	Mailing Address 653 E 200 S, Burley ID 83318		
Email gemstatedairy@gmail.com	Phone 208-431-2660	Alternative Phone	

Permit Information

Property	Property Owner Jared Simkins	Property Address 1792 S Elba Almo Rd, Elba		County Cassia
	Nearest Public Street Elba Almo Rd			Tax ID/Parcel ID ID031-0690000
	Current Property Use Agriculture	Current Zoning Unknown	Proposed Property Use Single-Family Residential	Proposed Zoning Residential
	Current Access The current approach which is not yet permitted	Property Owner Owns Adjacent Properties ☐ Yes ☒ No		
Planned Approach	Existing Approach ☐ Yes ☒ No	Removing Approach ☐ Yes ☒ No	New Approach ☒ Yes ☐ No	Temporary Approach ☐ Yes ☒ No
	Proposed Modification Type ☐ Location ☐ Width ☐ Use ☐ Improve ☐ Consolidate Multiple ☐ No Change			
	Desired Approach Width 20	Type of Approach Requested Single Residential, Farmyard, Field		
	Describe the Work Being Performed Home construction for about 9 month after which the access will be used for personal and farm vehicles to access the 30 acre parcel.			
	Mailbox Needed ☒ Yes ☐ No	Planned Start Date August 1, 2025	Planned End Date May 1, 2026	
	Estimated Number of Vehicles per day 2		Estimated Number of Vehicles per day at peak hour 2	

Contacts

Construction Contractor Company Home Pro Exteriors Inc	Name Randy Briggs
Phone Number 208-731-0456	E-Mail Address 33briggs.randy@gmail.com

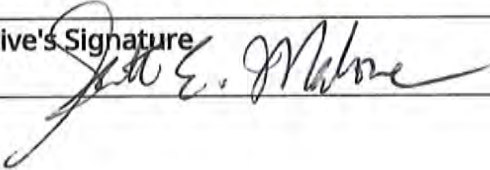
Consultant Company	Name
Phone Number	E-Mail Address

Traffic Control Contractor Company	Name
Phone Number	E-Mail Address

Authorization

Company Name	Phone Number 208-431-2660	Email gemstatedairy@gmail.com
Property Owner/Authorized Representative's Signature 		Date July 21, 2025

Local Government Title	Name	E-Mail Address
Local Government Signature		Date

ITD Authorized Representative's Title	Name
ITD Authorized Representative's Signature 	Date 8/6/25

ITD Permit Application Number: 04-26-016-A

For ITD Use			
Project Number From ITD Highway Plan A010(451)		Date Application Received August 5, 2025	In City Limits No
Route SH-77	Segment 002300	Centerline Milepost 15.38 ☐ Right ☒ Left	Centerline Station 243+00 ☐ Right ☒ Left
Traffic Impact Study Required ☐ Yes ☒ No	Appraisal Required ☐ Yes ☒ No	Number of Lanes 2	Access Purchased ☐ Yes ☒ No
Distance from Nearest Approach			
Same Side, Right	Same Side, Left	Across, Right	Across, Left
Sight Distance Right: Left:	Reason if Restricted Right or Left	Culvert Needed ☒ Yes ☐ No	If Yes, Minimum Size Diameter: Length:

District Staff Review

Review	Reviewer's Signature	Date	Recommended	
			Yes	No
Traffic	<i>Bryan Burke</i>	<i>8/6/25</i>	☐	☐
Maintenance			☐	☐
Design			☐	☐
Property Management	<i>Gary Murphy</i>	<i>08/06/25</i>	☒	☐
Planner			☐	☐
Construction			☐	☐
District Engineer			☐	☐

GENERAL REQUIREMENTS

1. A paper or digital copy of the permit, including the Traffic Control Plan and all attachments must be at the work site while work is in progress (digital copies must be downloaded so that they are accessible even where there is no cell service or internet).
2. Work must begin within one (1) year and once work begins, it must be completed within 30 days. At the discretion of the District Engineer, a one-time extension, not to exceed six (6) months, may be granted if a written request is received from the permittee prior to the expiration date. If the permitted work does not begin within one year of permit issue date, ITD will inform the permittee that the permit is void. If the permittee wishes to continue, a new application must be submitted.
3. Any addendum "change order, alteration or modification" to this permit or any of its terms or conditions, must be authorized and signed by an ITD authorized representative. Addendum shall be on-site and available for inspection (with original permit) during construction activities. Addendum will be filed on record along with permit.
4. All work within the State Highway Right-of-Way must observe and comply all applicable laws, ordinances, regulations, orders and decrees and with government and industry standards, including Americans with Disabilities Act, (OSHA) regulations as enacted by The United States Department of Labor Occupational Safety and Health Administration, and the current ITD Traffic Control requirements and ITD Workzone Safety and Mobility Policy (Copies are available from ITD upon request). The permittee is responsible for obtaining all other necessary permits and approvals prior to starting work. ITD may request documentation of the local jurisdiction's land-use approval.
5. The permittee must provide all material, labor, and equipment involved in the permitted work including furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required. All materials shall be sourced from an ITD Qualified Vendor. Lists of qualified vendors available upon request. Prior to beginning work sufficient labor, materials and equipment must be at the job site to expediently complete the project.
6. All utilities must be installed under culverts. Work done under this permit must be constructed in a way that does not cause water to flow onto the roadway or shoulder and must not interfere with the existing drainage on the State Highway System or any nearby drainage systems.
7. Idaho Statute Title 55, Chapter 22, Section 55-2201 through 55-2210 requires that if any excavation is involved, the applicant must notify the One-Call Service by calling 8-1-1 at least two business days and not more than 10 business days before the start of excavation. Please go to <http://www.digline.com> for more information. Digline will not notify ITD to mark facilities! There may be ITD owned underground facilities present within the permit work area. The contractor is to request locates of buried utility facilities owned by the State by contacting the District Traffic Signal Foreman, all other ITD facilities contact the Area Foreman (contact information will be provided in the permit approval letter. All known facilities must be marked before any excavation takes place.
8. Once the permit is approved, the permittee must notify ITD five (5) working days before starting the permitted work. No work will begin until the permittee is given permission to proceed by an authorized representative of ITD.
9. ITD approved Traffic Control must be in place and maintained during work and meet the most current editions of: ITD Traffic Control Requirements, the Manual on Uniform Traffic Control Devices (MUTCD).

The Traffic Control Plan (TCP) must be on-site and available for inspection during traffic control set up and removal. Violations of the TCP or MUTCD requirements may result in immediate shut-down of the permitted work and revocation of the permit.

ITD Permit Application Number: 04-26-016-A

10. ITD may inspect the materials and workmanship during construction and upon completion to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state Right-of-Way that do not comply with the requirements of the permit, that conflict with concurrent highway construction or maintenance work, or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public. Any encroachment that is found to be in non-compliance with the requirements of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or authorized representative.
11. Upon completion of the permitted work, at the permittee's expense, the Right-of-Way must be restored to original condition or better the satisfaction of ITD including the removal of all trash and debris, repair of any and all damage, correction of any interferences with highway drainage, restoration of survey monuments and traffic control devices, and all required grading and seeding. If the permittee fails to make the necessary repairs, the Department will make the repairs and bill the permittee.
12. All permitted work must be completed and available for final inspection within thirty (30) days after construction begins, unless otherwise written in the special provisions of the permit. After construction is completed the permittee must notify the ITD Maintenance Foreman for final inspection. The contact information for the foreman will be included in the permit approval letter. Permit will be considered temporary until final approval by ITD. The permittee must maintain the encroachment covered by their permit at their own expense.
13. ITD reserves the right to add, remove, modify, repair, or relocate any encroachment(s) or appurtenance(s) within the Highway Right-of-Way which currently exists or has been authorized by this permit, to accomplish the relocation, reconstruction, widening, or maintenance of the highway and/or to improve safety or mobility on or adjacent to the highway system. Said change or removal will be made at the sole expense of the permittee, or its successors and assigns. All such modifications, relocation, or removal by the permittee will be done in such a manner as will cause the least interference with the traveling public or any of the Department's work.
14. The Permittee shall be responsible for damages caused during permit activity and guarantee workmanship for 2 years after completion. Damages must be reported to the area Foreman immediately. Repairs shall be made by the permittee as directed by the ITD authorized representative at no cost to the Department. If the permittee fails to make the necessary repairs, the Department will make the repairs and bill the permittee. No new permits shall be issued to the permittee until such claims have been settled.
15. ITD may revoke, amend, amplify, or terminate this permit or any of its conditions if the permittee fails to comply with any or all of its provisions, requirements, or regulations or through willful or unreasonable neglect, fails to heed or comply with notices given, or if a utility, approach, or other item is not installed or operated and maintained in conformity with the permit.
16. After permitted work receives final approval, any modification, addition, repair, relocation, or removal of the encroachment granted by this permit will require a new permit before beginning work.

SUPPLEMENTAL REQUIREMENTS FOR APPROACH PERMITS

1. Approaches will be for the bona fide purpose of securing access and not for parking, conducting business, or servicing vehicles on the Highway Right-of-Way. I.D.A.P.A. 39.03.42 lists all prohibited uses.
2. Unless the requirement is waived by the District Engineer, a Traffic Impact Study will also be required when a new or expanded development seeks direct access to a state highway, and at full build out will generate one hundred (100) or more new trips during the peak hour, the new volume of trips will equal or exceed one thousand (1000) vehicles per day, or the new vehicle volume will result from development that equals or exceeds the threshold values in Table 2. The Traffic Impact Study is created by a licensed engineer in the State of Idaho at their cost
3. Only Changes in deeded access will be recorded with the County following the final approval by ITD. The permittee will receive a copy of the recorded document which should be retained for future reference.
4. Changes in the use (as defined in I.D.A.P.A. 39.03.42), of the permitted access not consistent with the requirements and conditions listed on the permit may be considered a violation of the permit.
5. Any traffic control features or devices in the State Highway Right-of-Way, such as islands, median openings, traffic signals, illumination, and other traffic control devices required as a condition of a permit, are not an integral part of the approach authorized by the permit and as such will become property of the State upon final inspection and approval by ITD. ITD reserves the right to change these features and devices in the future in order to promote safety and/or mobility within the State Highway Right-of-Way. Expenditure of monies for purchase or installation of said features or devices will not create an ownership interest in the features or devices.
6. Final acceptance for approaches and public streets must be by signed inspection with supporting documentation.

ITD Permit Application Number: 04-26-016-A

Site Map





District 4 Right-of-Way Special Provisions

Before you begin work you must:

1. Accept the terms and contents of this permit including attachments.
2. Send an email to ITD maintenance foreman requesting permission to begin work.
3. Receive an email from ITD maintenance foreman giving approval to begin work.

When work is completed, you must:

1. Submit as-built drawings or a statement that no changes were made in the plans submitted.
2. Send an email to ITD maintenance foreman advising that work has been completed.
3. Meet on site with ITD maintenance foreman and receive final inspection signatures before permit construction expiration date.

****The permit holder and all subcontractors, agents, or assigns working for, or on the behalf of the permit holder are required to have a copy of the approved Encroachment Permit at the work site while work is in progress.**

General Information

The Code of Federal Regulations, Part 634, Title 23 requires all persons working in State Highway Right of Way to wear Class 2 or 3 high-visibility clothing and headwear. Clothing must meet American National Standard Institute/International Safety Equipment Association 107-2004 specifications.

ITD Maintenance Foreman shall have authority to update and change traffic control during construction, to ensure traffic control follows MUTCD standards.

Permittee shall identify, retain, and protect any and all survey monuments as required by State and Federal law. If a monument is disturbed at any level, the permittee is responsible to have the monument properly reset at their own expense prior to the expiration date state on the approved permit.

ITD Maintenance Foreman shall be invited to the Contractors weekly planning and safety meetings. He must also be provided with a daily schedule of work.

In accepting this permit, the Permittee agrees that the State of Idaho will not be liable for damage to the Permittee's facility within 15' of the shoulder due to maintenance of the highway.

Any damage to existing paved surfaces shall be repaired with crushed aggregate and plant mix to match the existing material depths.

All road cuts shall be saw cut.

All asphalt patches shall be made of approved plant hot mix (1/2" Superpave SP-3 Hotmix Asphalt pavement) and installed in two courses with .20 in each course for a total thickness of .40 and tack coat on abutting edges of pavement prior to pavement placement.

Asphalt grade shall be PG 58-28.

Plant mix design shall be submitted to ITD for approval.

All equipment shall be removed from the roadway and out of the clear zone during off hours, including temporary traffic control devices. Businesses affected by the construction shall be notified a week prior to construction in their area. Businesses must have adequate continuous access.

The contractor will be required to comply with all Federal, State, and local laws and regulations controlling pollution and contamination of the environment. The permittee is responsible for sediment and erosion control.

The permittee is responsible for obtaining all other State or Federal permits required by the work (for example a 404 permit from the USACE).

All unearthed rock or other material shall be hauled away, buried, or dispersed to natural state.

All contaminated soil shall be hauled away and disposed of according to State and Federal regulations. Once the site is determined to be free from all contamination the Permittee agrees to backfill with material and restore/re-seed the disturbed area to pre-existing conditions by drill seeding. Alternate methods must be approved prior to work being done. (Refer to approved Seeding Guide)

ITD DISTRICT 4 SEEDING GUIDE

Southern Idaho Type Sites (Standard Mixes)

Mix #1: 8" - 12" M.A.P. (Mean Annual Precipitation)	
	LBS. BULK SEED PER ACRE
GRASSES	
Siberian W.G. (AGSI)	5
"Ephraim" Crested (AGCR)	5
Covar Sheep Fescue	5
LEGUME	
	0
NATIVES	
To Be Determined	1
TOTAL:	16

Northern Idaho Type Sites (Standard Mixes)

Mix #1: 15" - 22" M.A.P. (Mean Annual Precipitation)	
	LBS. BULK SEED PER ACRE
GRASSES	
"Durar" Hard Fescue (FEOVD)	7
"Tegmar" Dwarf Intermediate W.G. (AGINI)	7
"Manchar" Smooth Brome (BRIN)	4
LEGUME	
Ladak Alfalfa (MESAL)	1
NATIVES	
To Be Determined	1
TOTAL:	20

Mix #2: 10" - 17" M.A.P. (Mean Annual Precipitation)

	LBS. BULK SEED PER ACRE
GRASSES	
"Sodar" Streambank W.G. (AGRI)	9
"Tegmar" Dwarf Intermediate W.G. (AGINI)	7
"Ephraim" Crested (AGCR)	3
LEGUME	
Ladak Alfalfa (MESAL)	1
NATIVES	
To Be Determined	1
TOTAL:	21

Mix #2: 20" + M.A.P. (Mean Annual Precipitation)

	LBS. BULK SEED PER ACRE
GRASSES	
"Secar" Blue Bunch Wheat Grass	5
Idaho Fescue	2
Prairie Junegrass	1
"Bromer" Mountain Brome	5
Western Wheat Grass	3
Sulfur Flower Buckwheat	1
TOTAL:	17

* Call Vegetation Foreman, Tom Kline Prior to work being done. If any substitutions to species or seeding methods need to be made call: (208) 484-8744.

Rev. 4/28/12

Utilities

Permittee shall place buried utilities within 2 feet of existing utilities or as close to right of way boundary as feasible.



UNDERGROUND FACILITIES Underground utilities shall be installed to preclude any necessity for disturbing the highway to perform maintenance or expansion operations. Minimum depth of cover below the roadway surface and within 20 feet of edge of roadway shall be at least 4 feet except for Interstate highways the minimum depth shall be 5 feet. Everywhere else depth of cover shall be at least 3 feet, except for pipe siphons that shall be installed in accordance with ITD Standards.

All trenches shall be covered as work progresses each day and trenches or bore pits shall be covered so they are not accessible overnight.

All obsolete underground cable being upgraded or replaced shall be removed.

Bridge crossings: shall be pulled through existing conduit as available and shall follow supplemental bridge specifications.

Approach/Sidewalk

Curb and gutter shall match existing curb and gutter.

Approach shall be constructed in accordance with Idaho Transportation Department standard drawings.

See note #9 on drawing (405-1) concerning approach drainage.

Traffic Control

If permitted work will impact the normal flow of traffic for more than two hours, permittee shall provide a completed ITD-0511 form at least two working days prior to the beginning of traffic impact. Information will be added to the ITD 511-Road Information website. The completed form is to be sent by e-mail to Mary Ellen Russell (maryellen.russell@itd.idaho.gov; 208-886-7839) or Dena Freeman (D4Admin@itd.idaho.gov; 208-886-7800).

Highway signs disturbed during construction shall be temporarily mounted in a location where they will continue to serve their intended purpose. Upon completion of the installation, they shall be replaced in their present location.

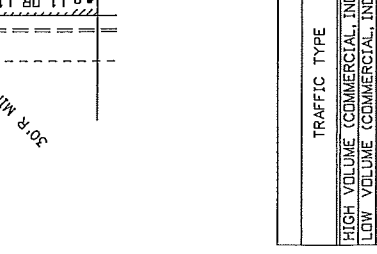
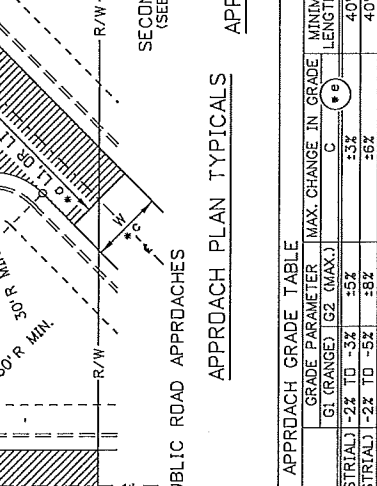
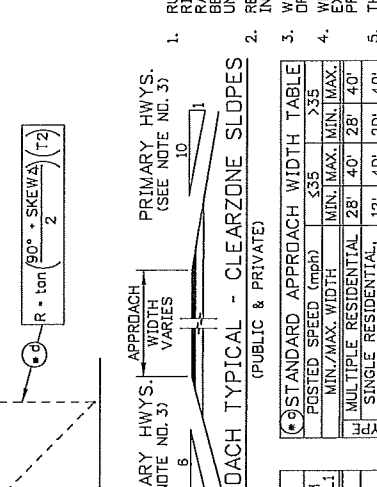
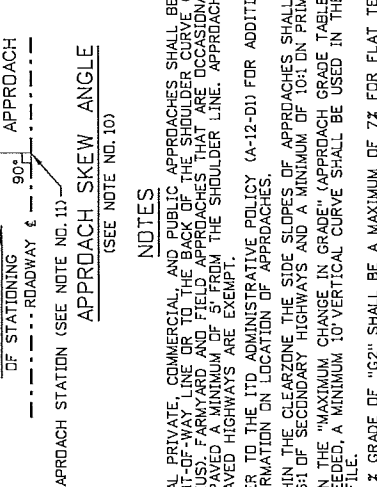
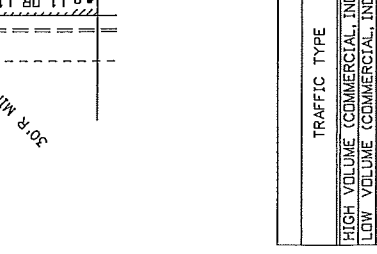
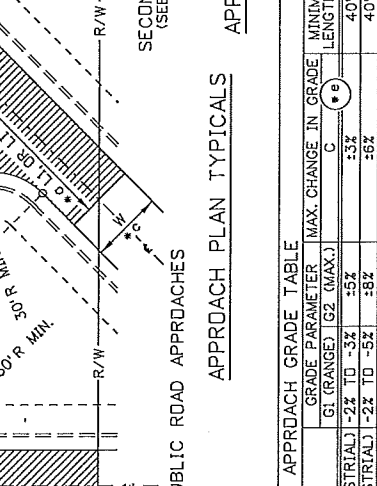
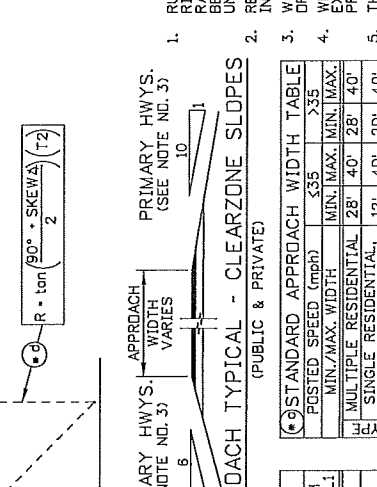
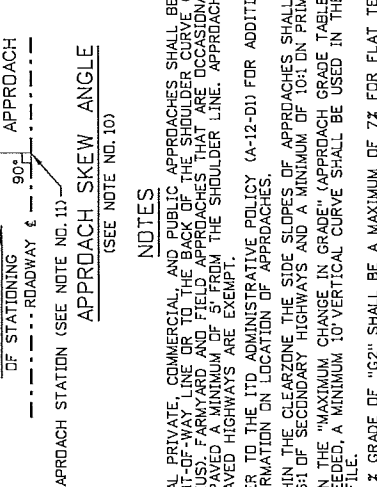
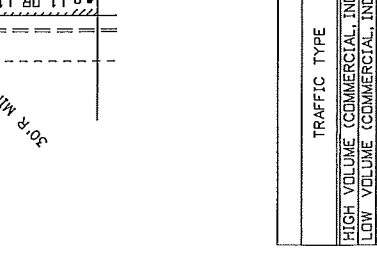
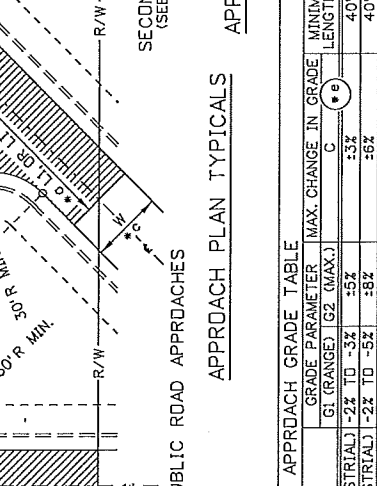
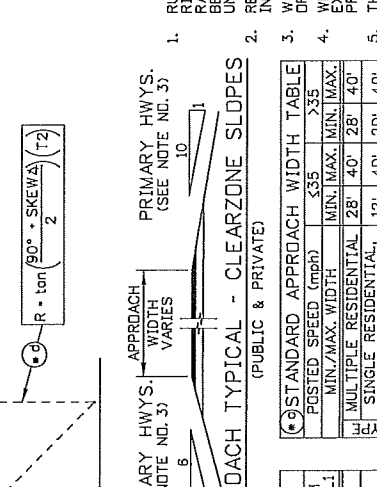
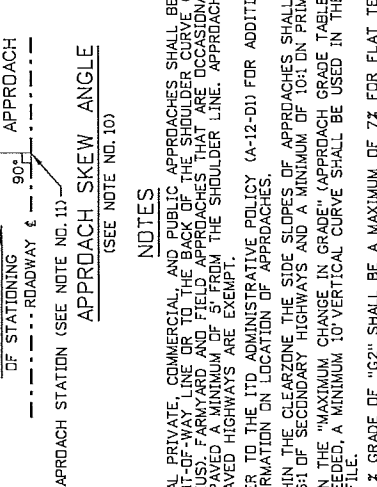
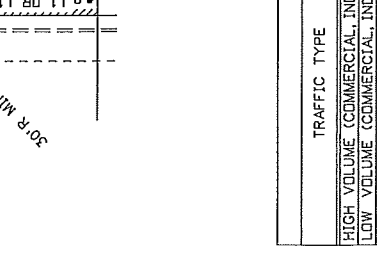
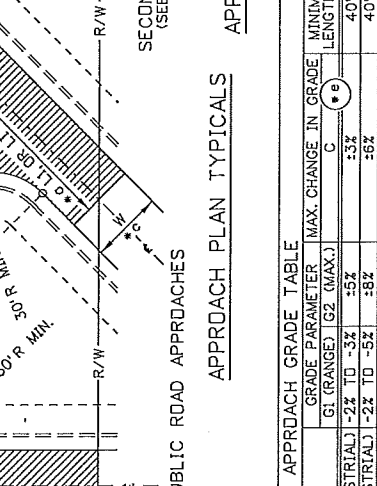
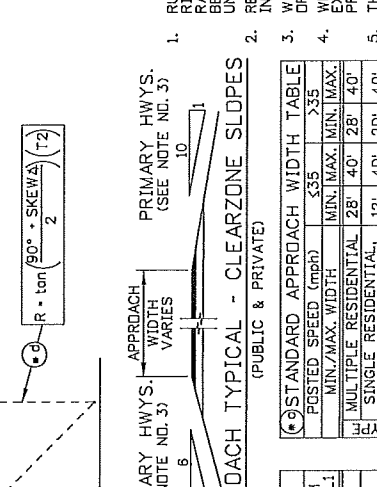
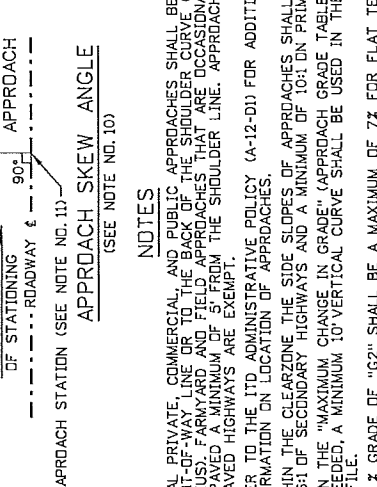
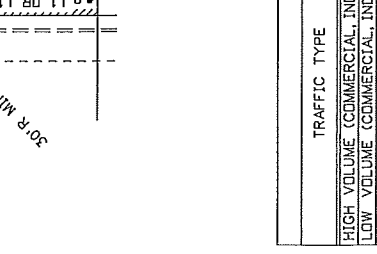
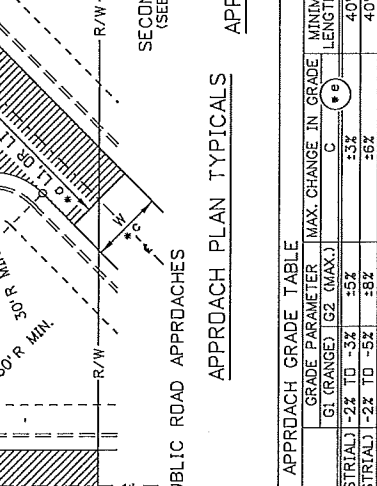
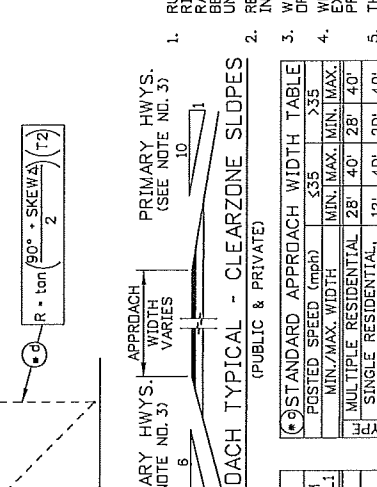
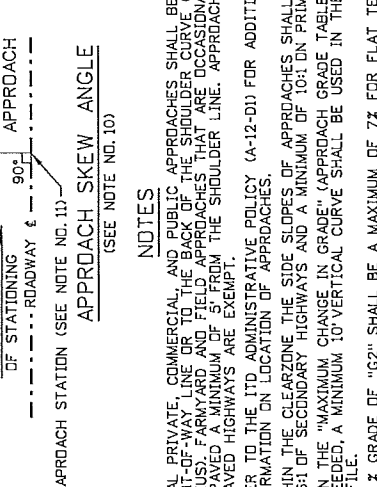
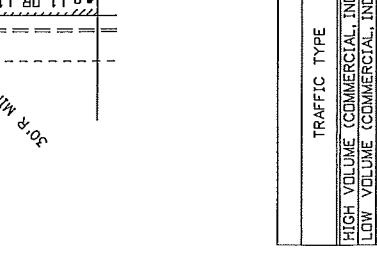
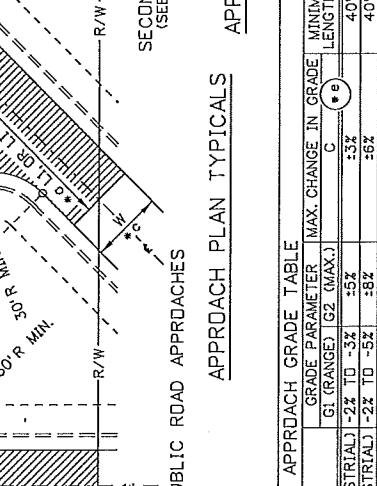
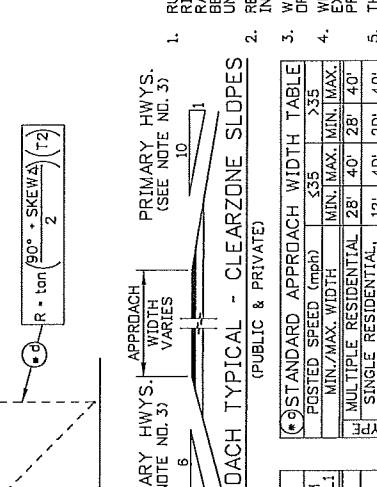
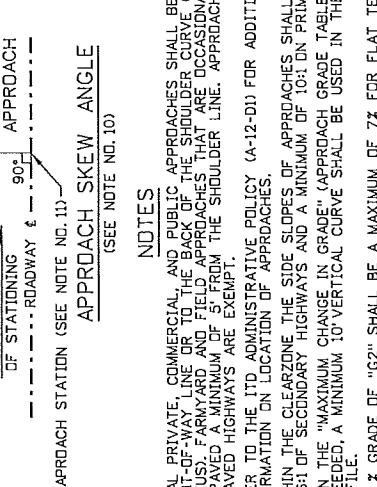
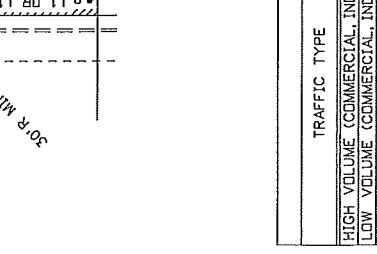
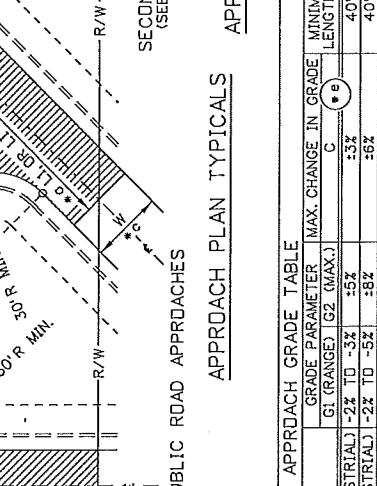
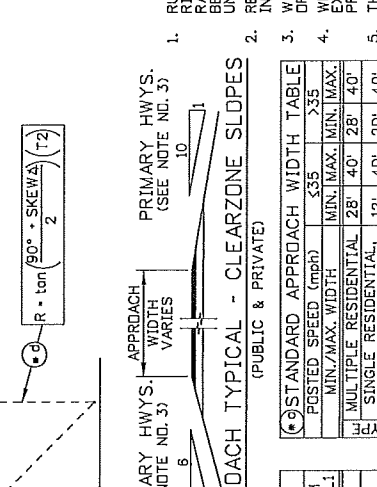
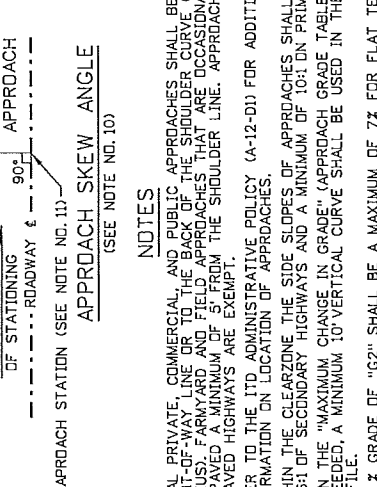
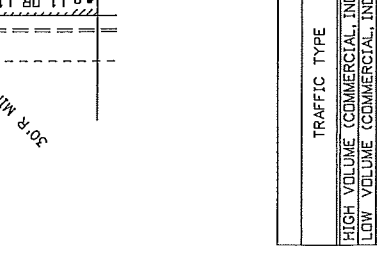
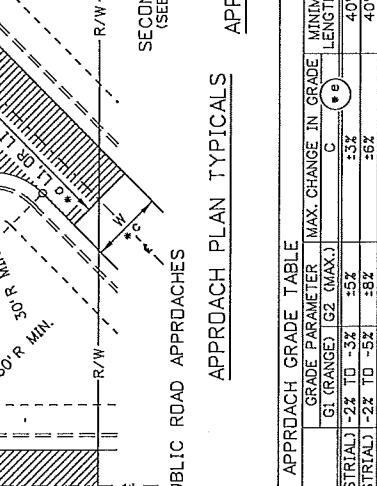
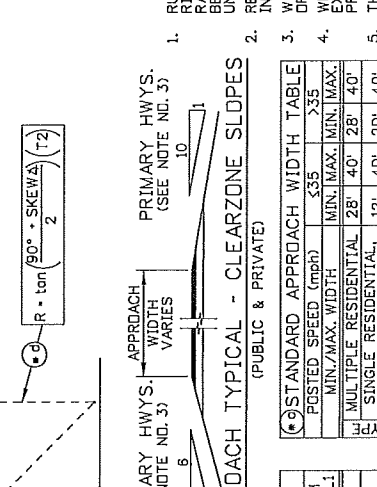
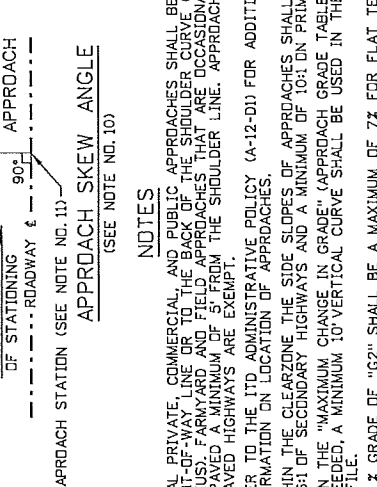
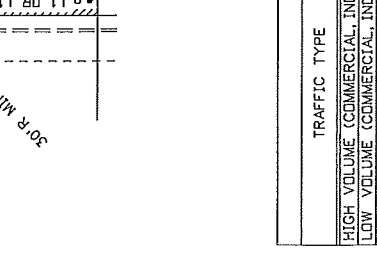
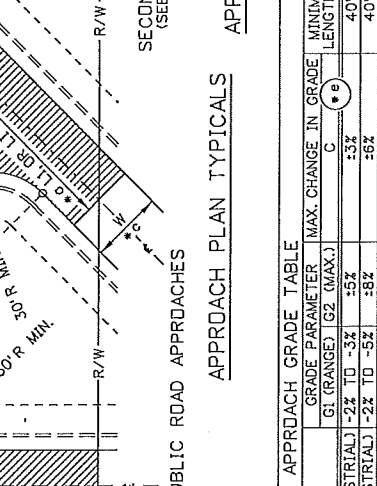
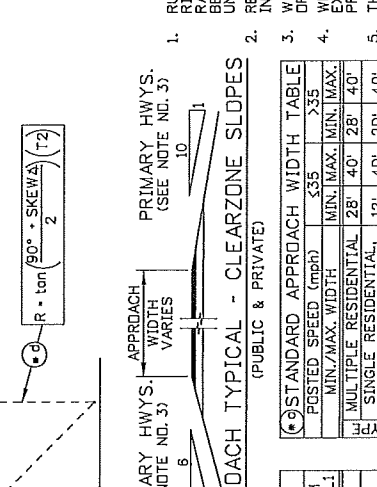
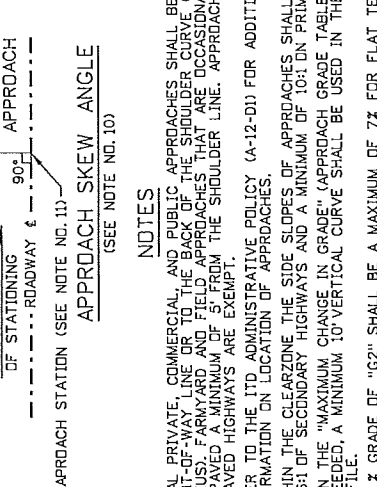
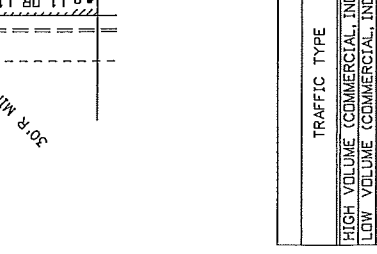
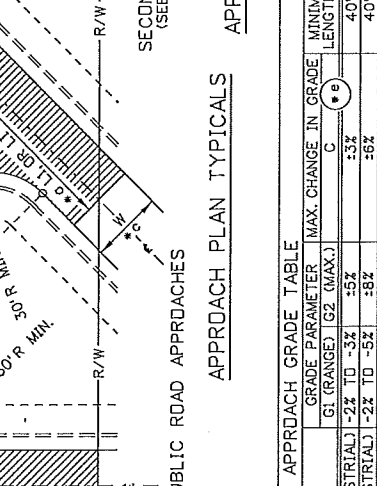
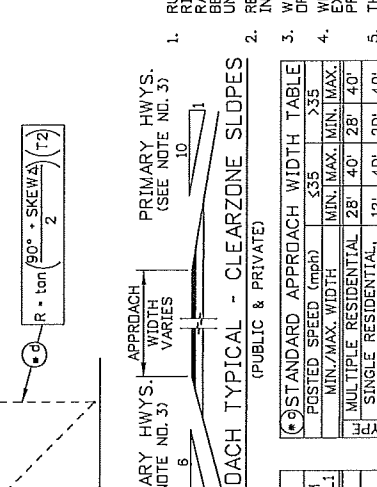
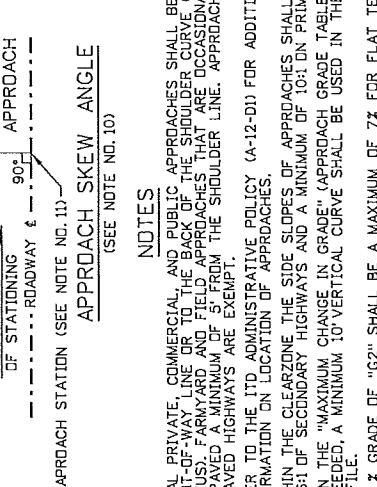
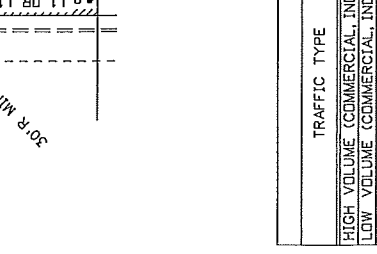
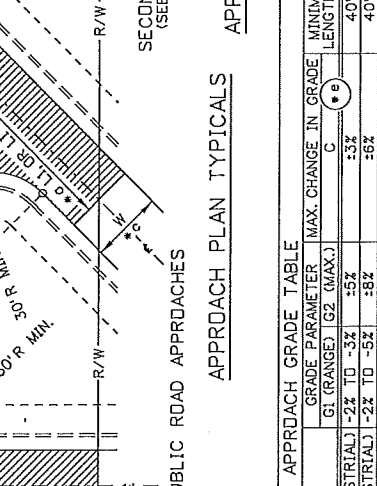
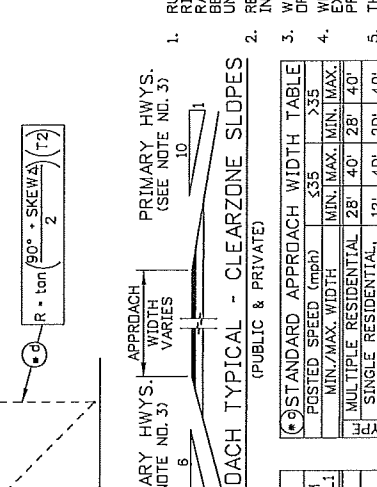
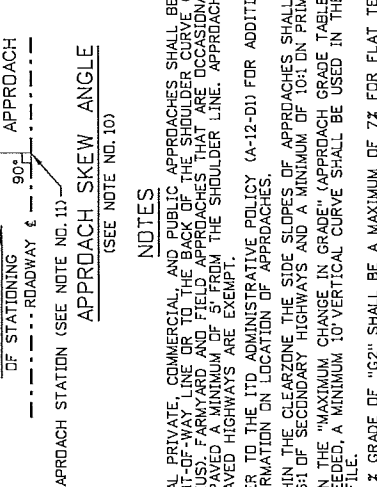
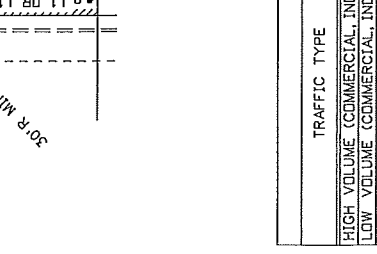
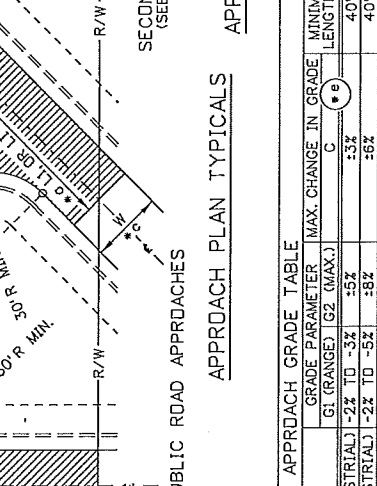
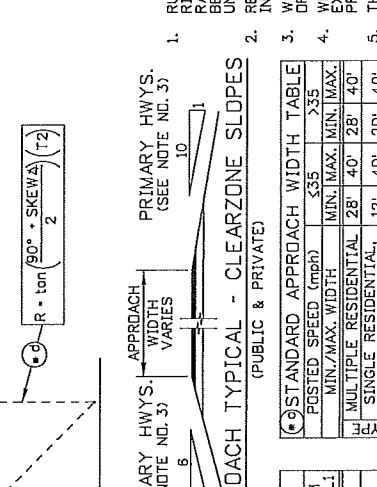
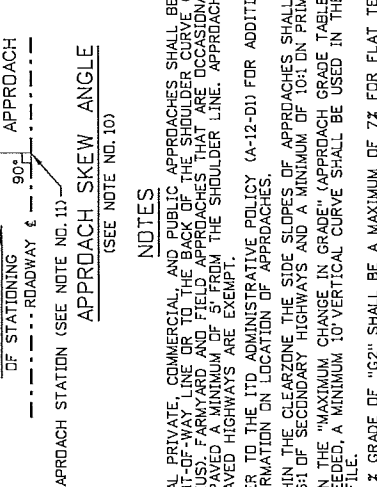
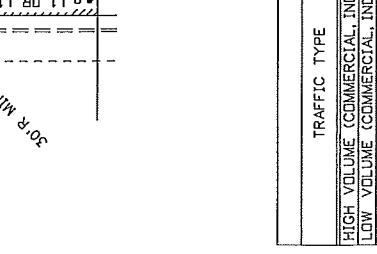
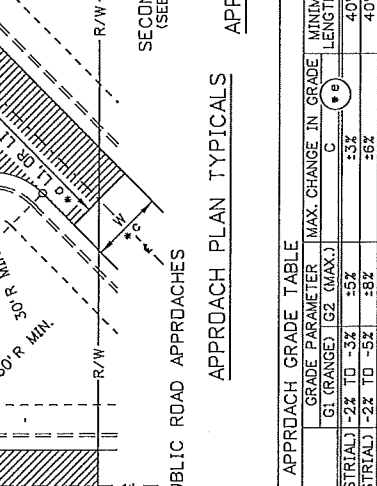
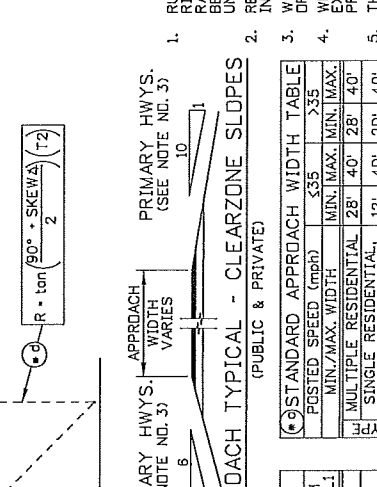
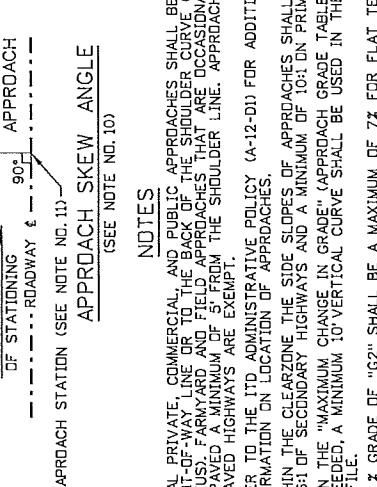
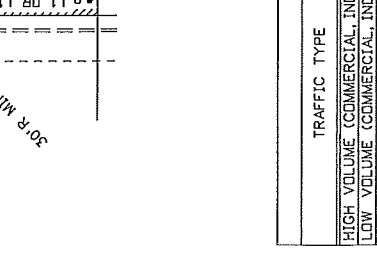
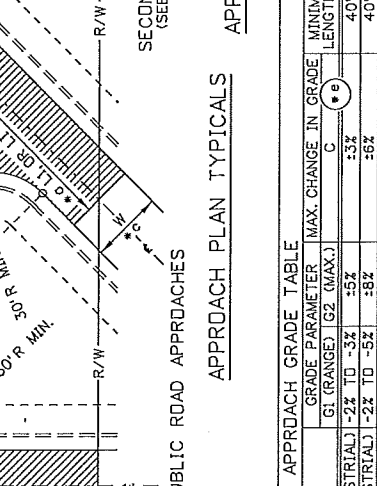
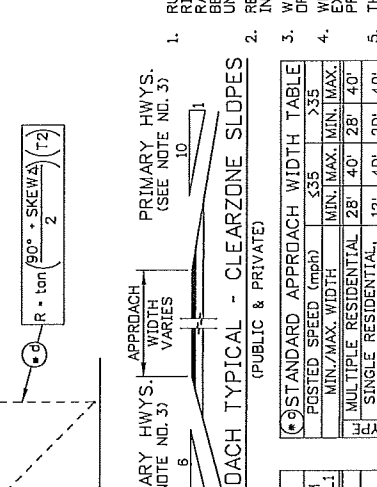
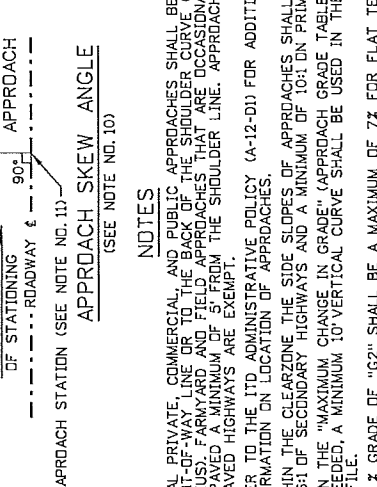
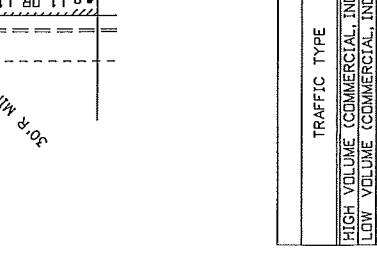
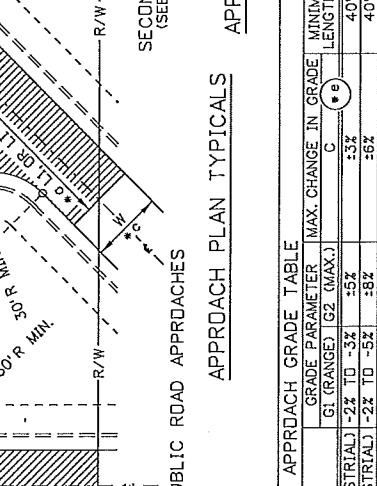
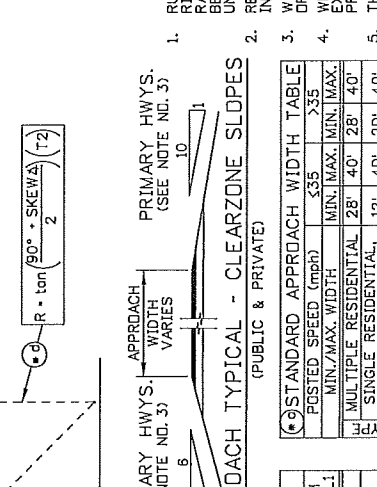
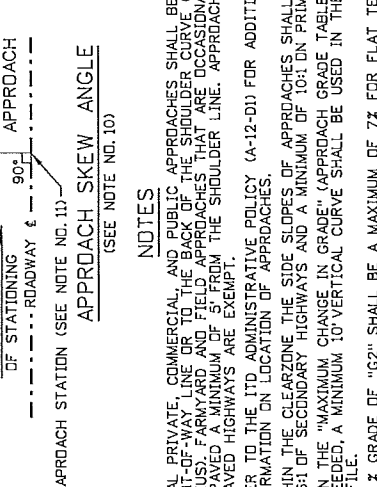
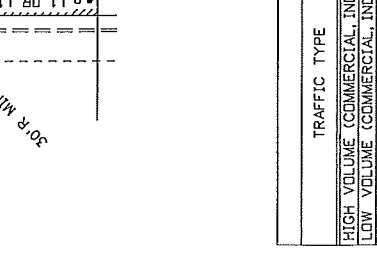
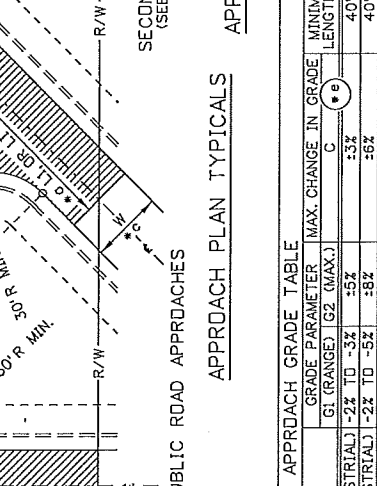
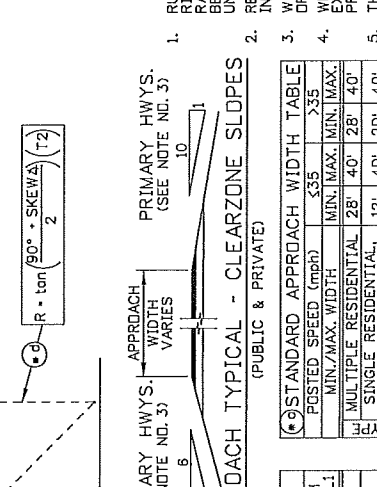
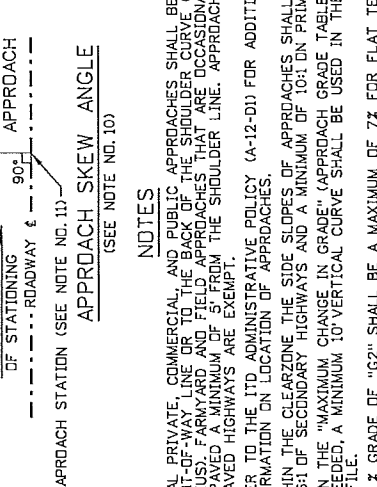
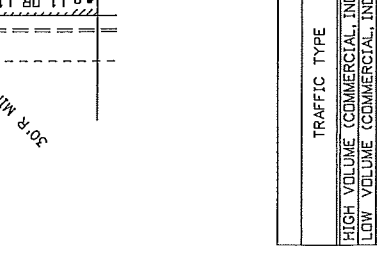
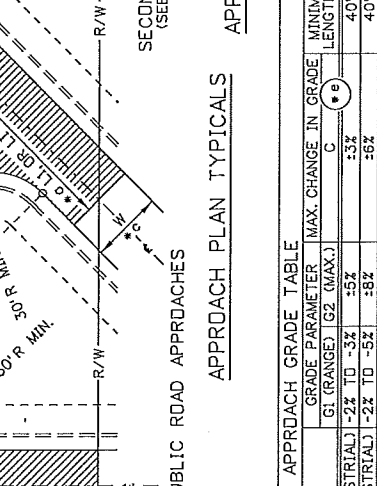
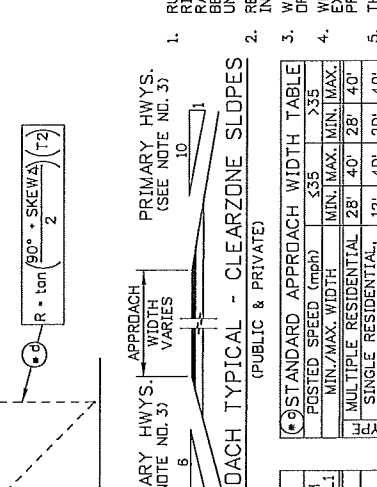
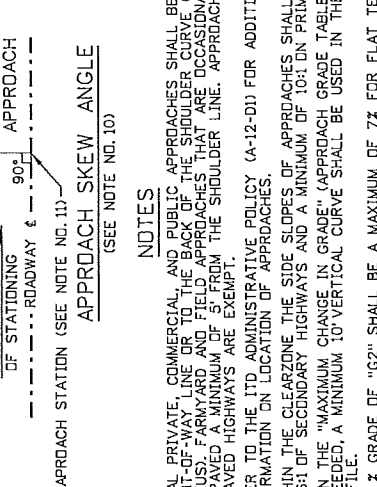
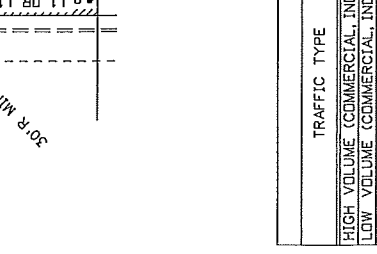
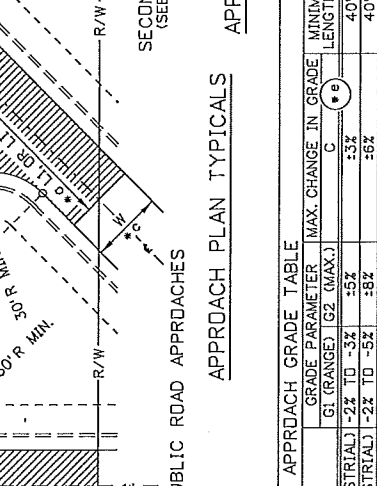
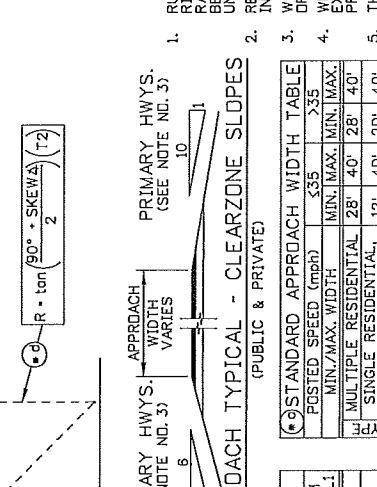
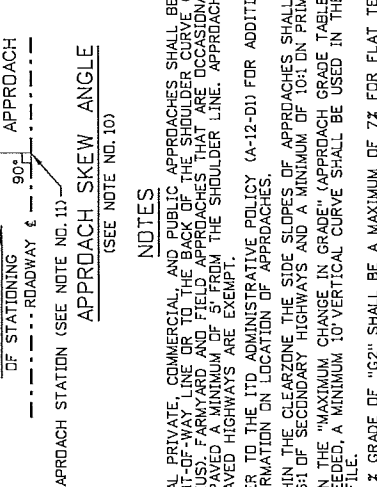
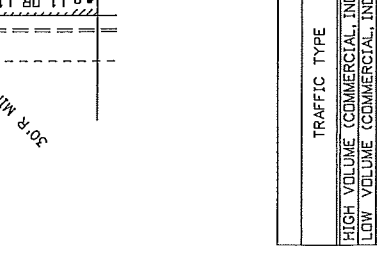
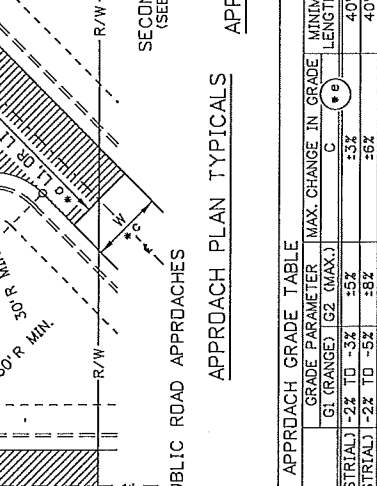
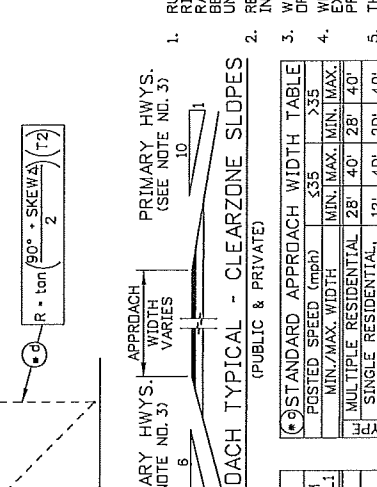
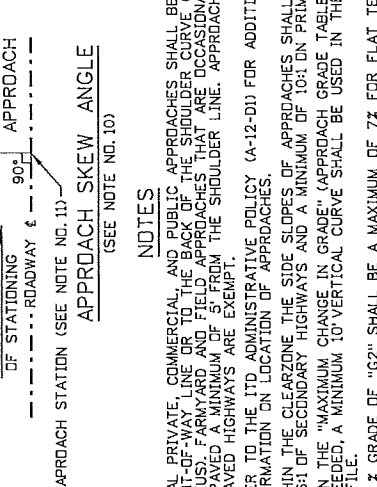
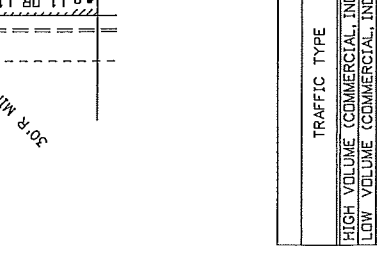
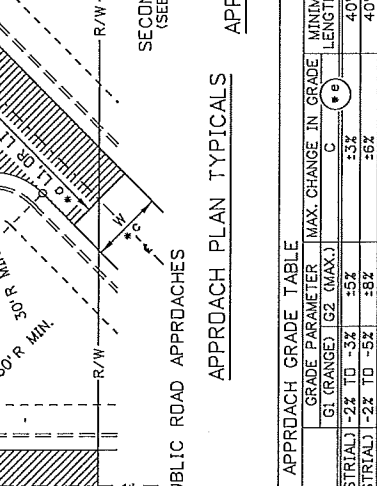
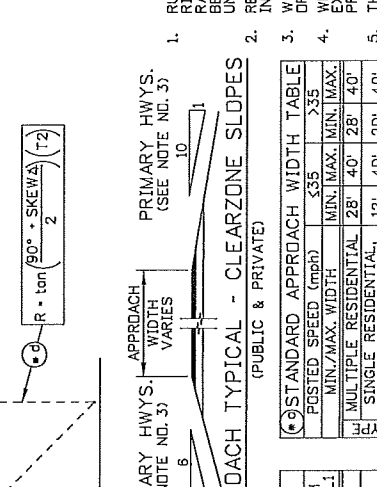
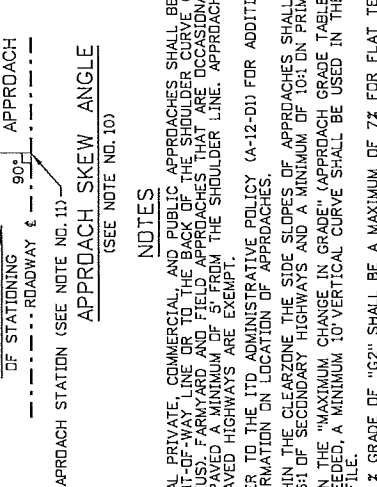
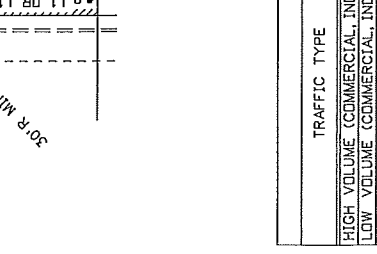
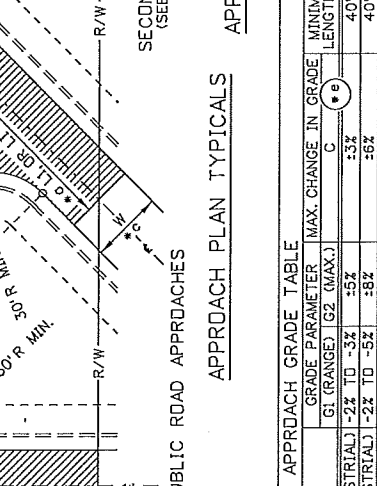
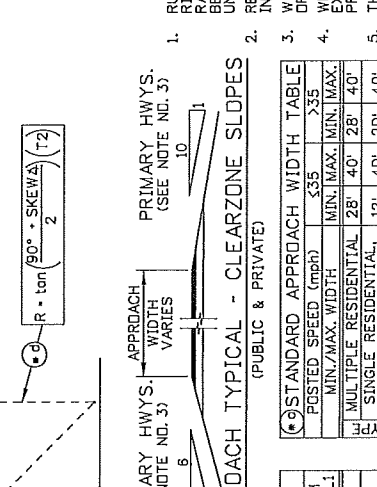
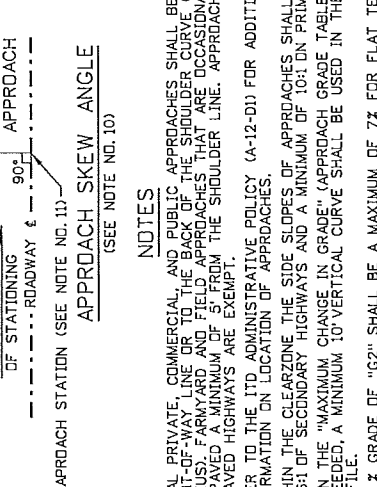
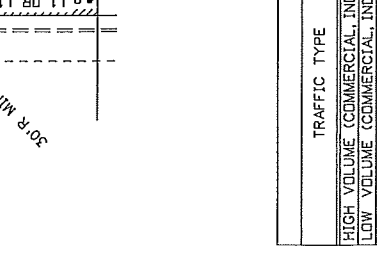
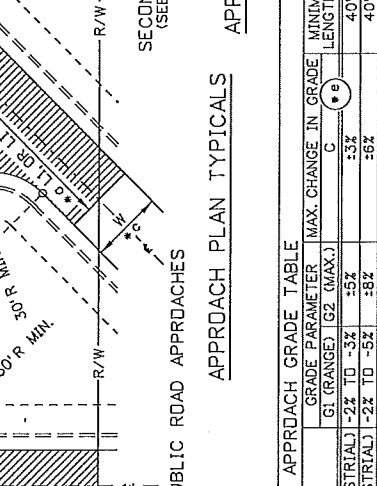
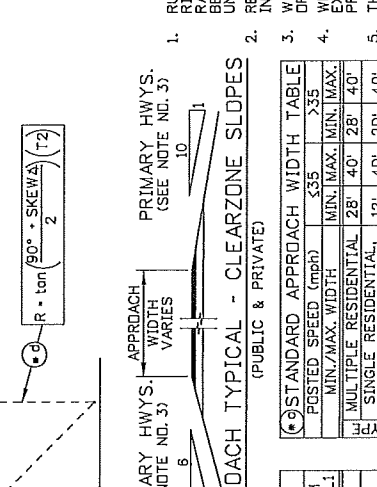
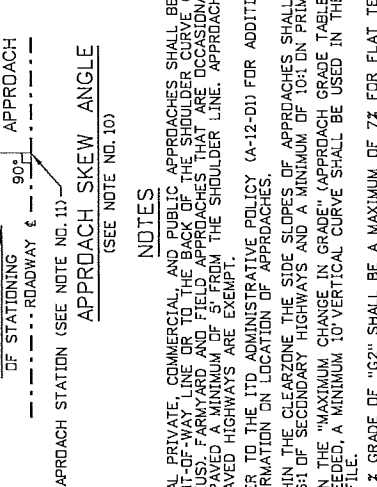
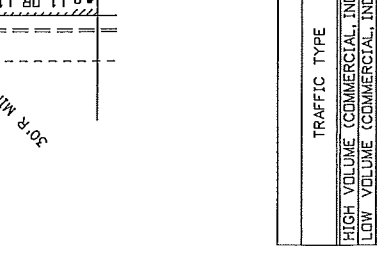
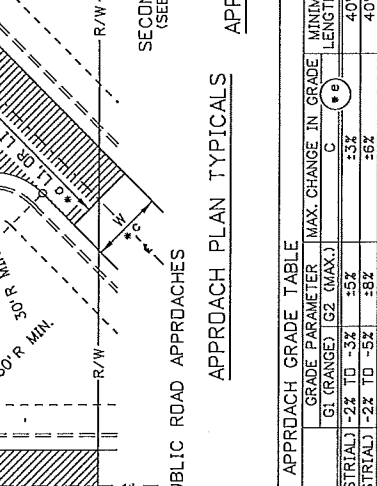
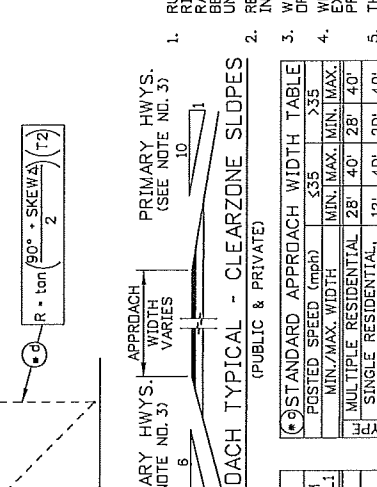
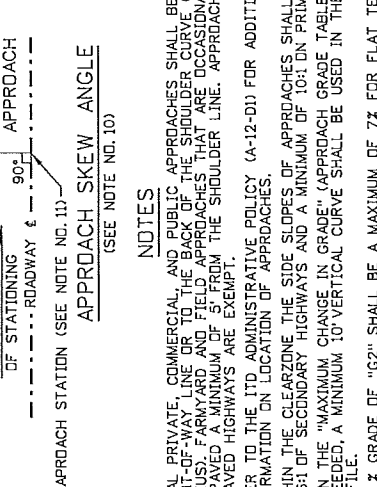
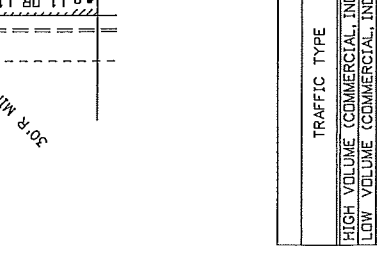
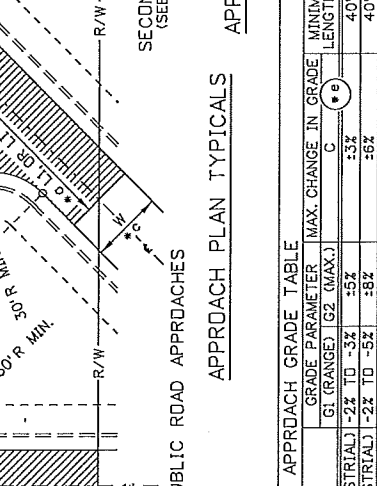
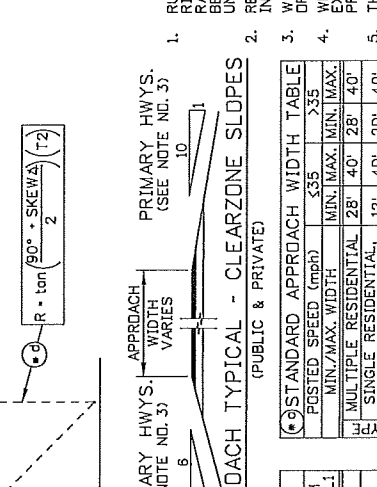
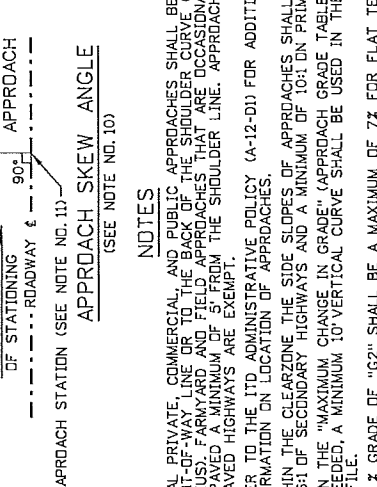
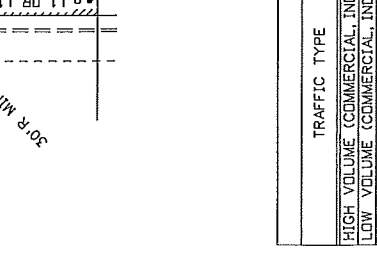
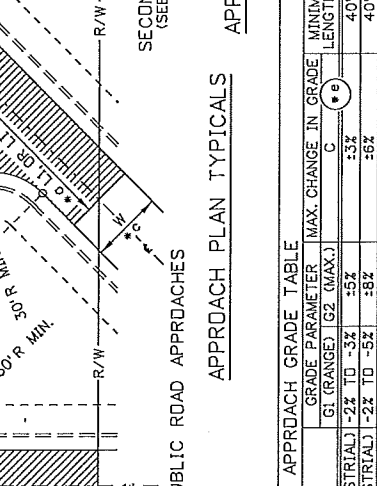
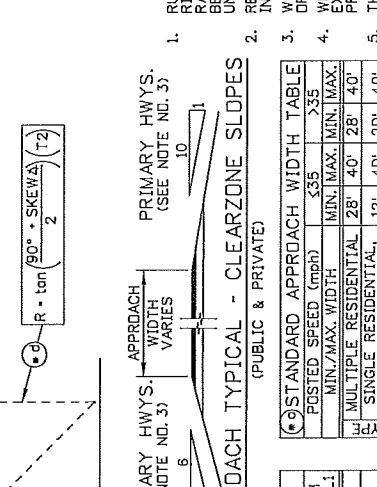
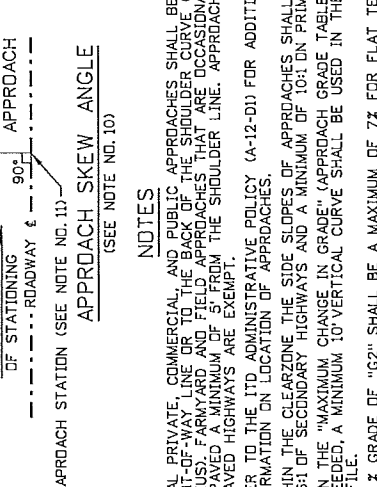
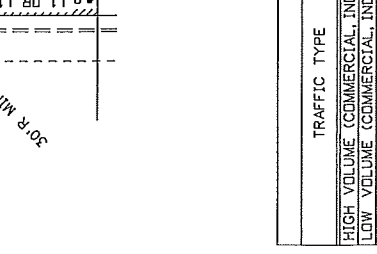
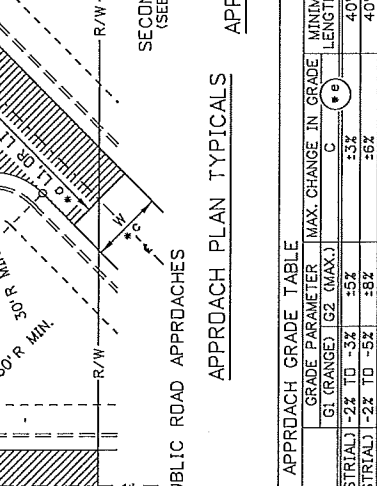
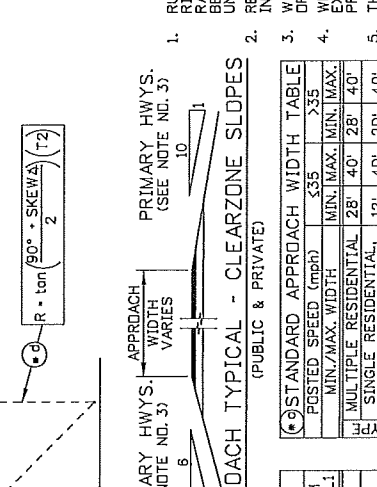
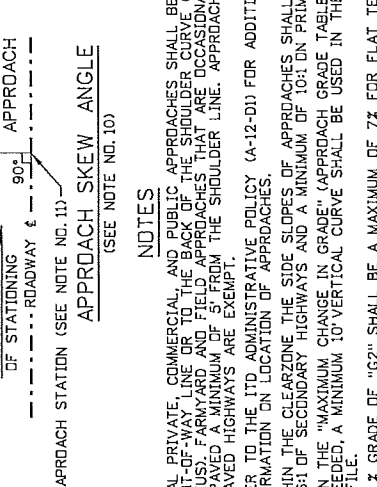
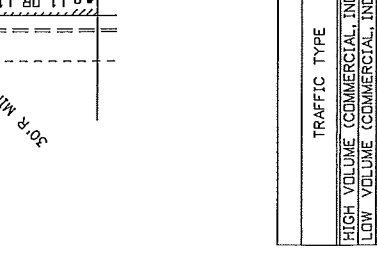
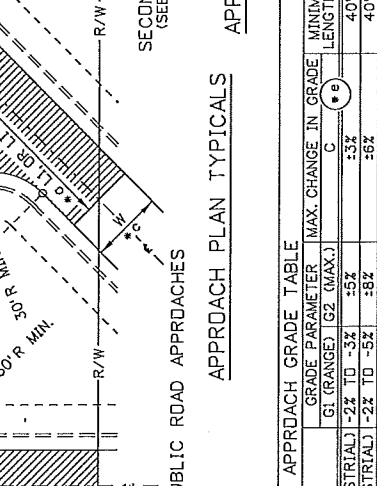
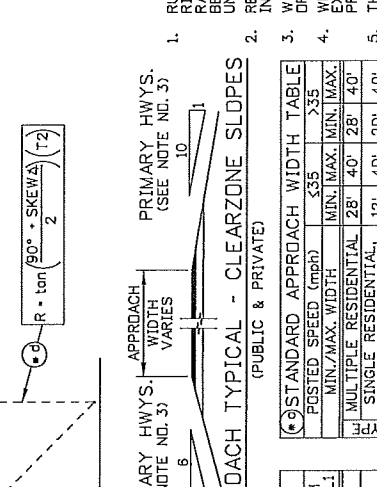
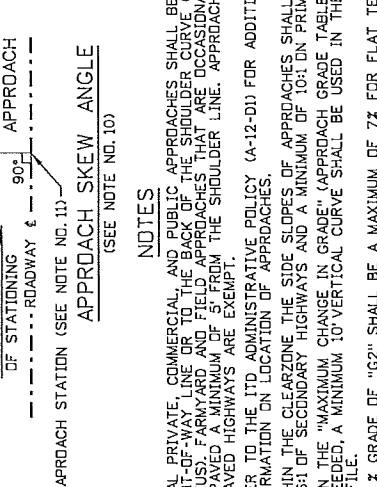
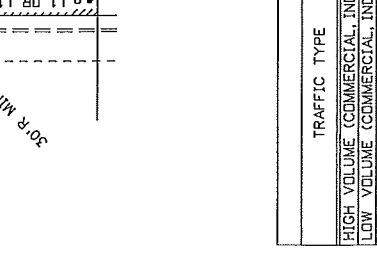
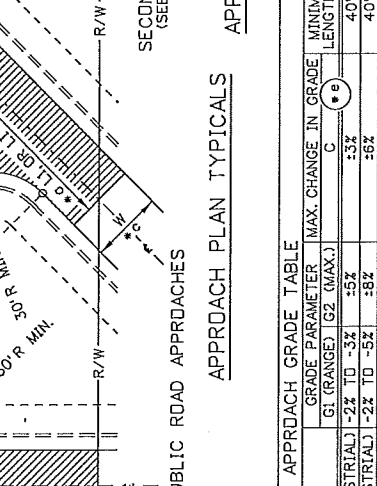
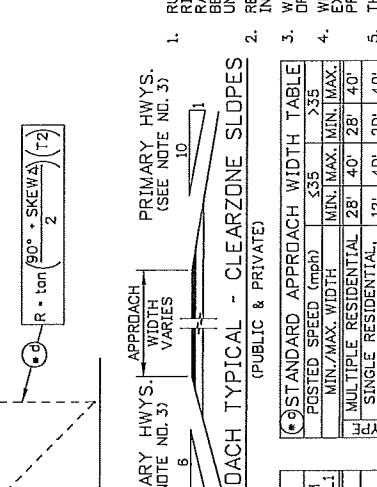
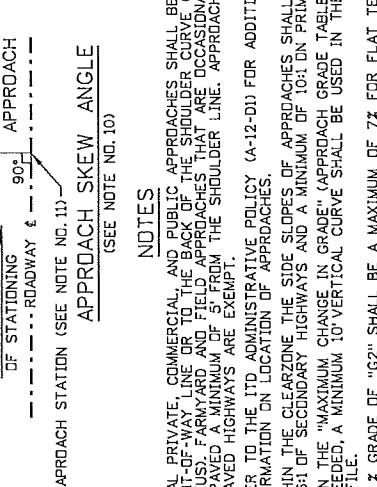
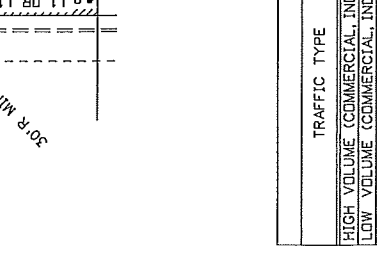
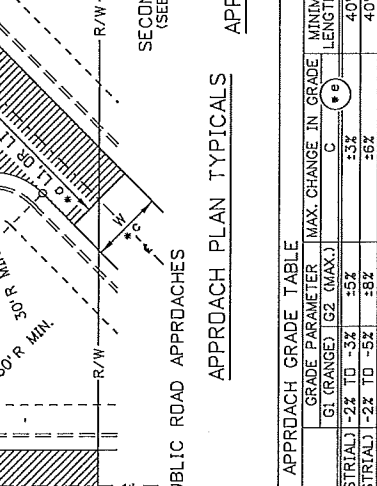
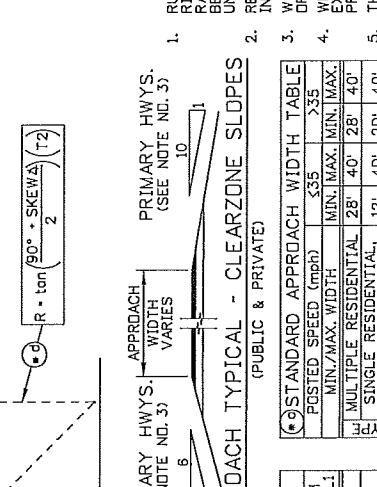
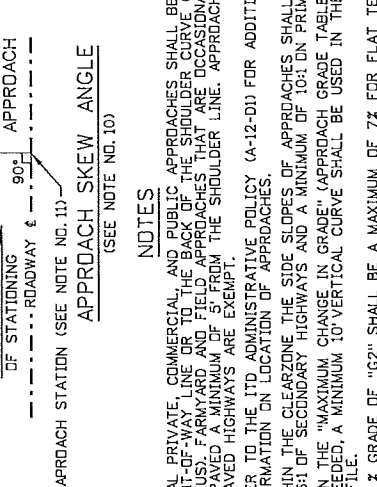
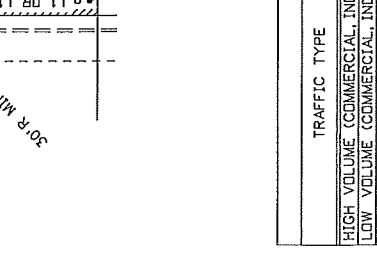
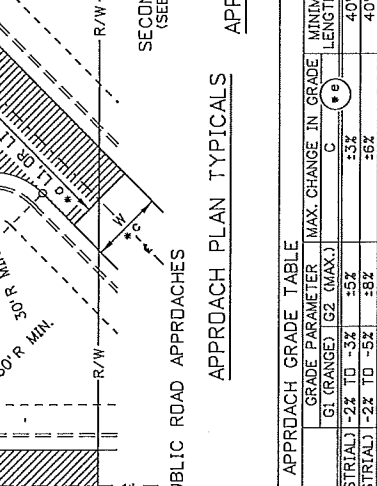
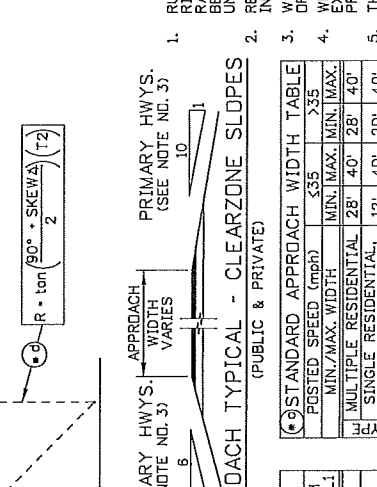
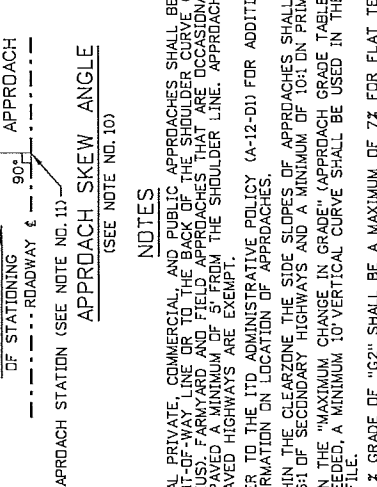
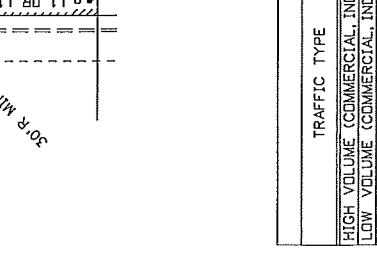
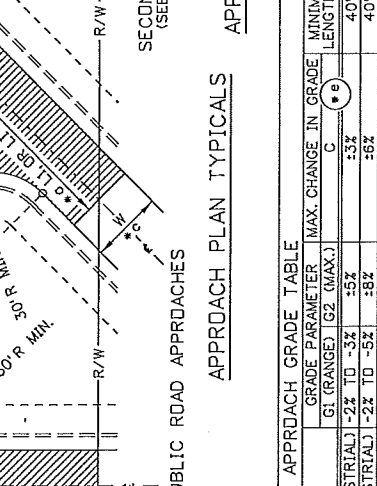
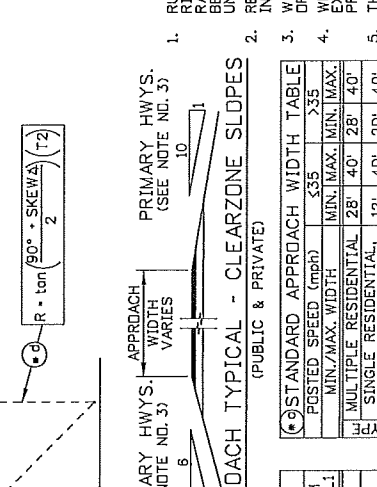
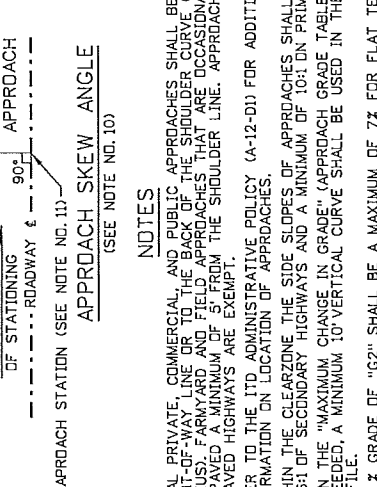
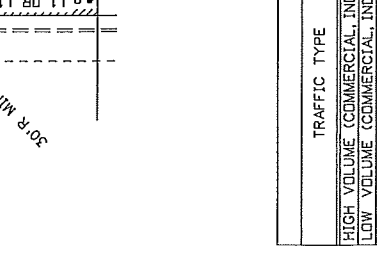
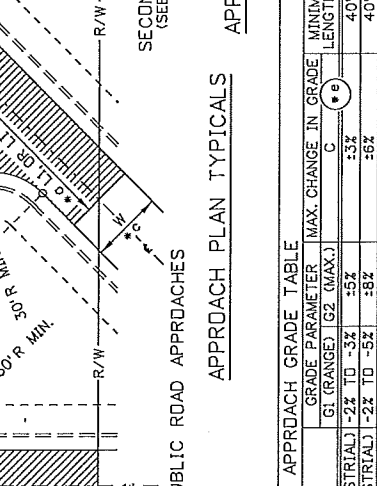
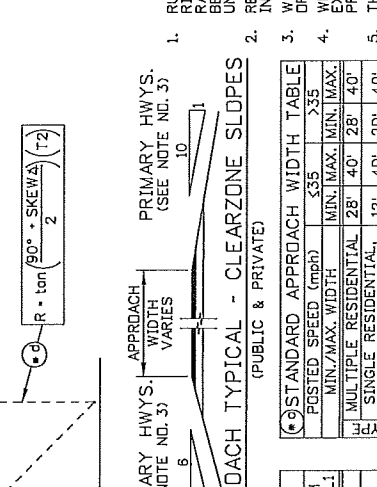
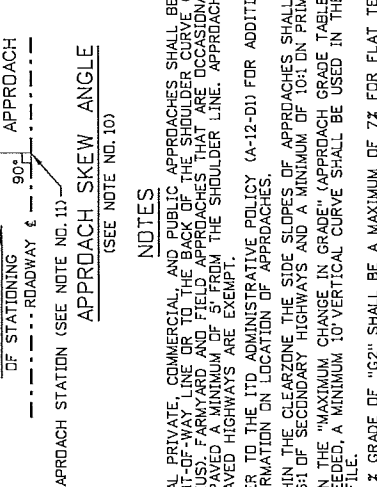
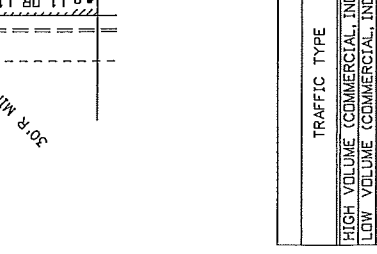
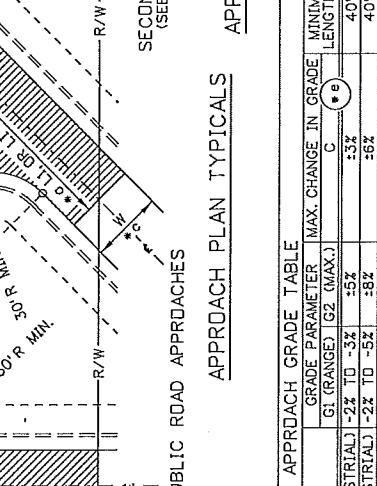
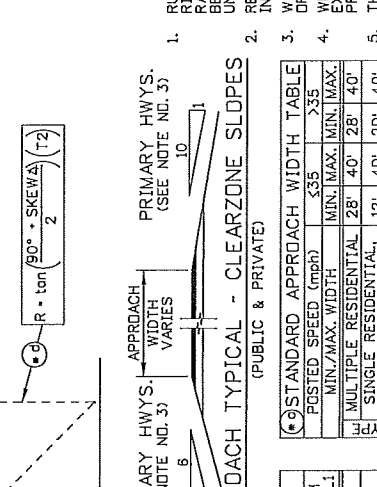
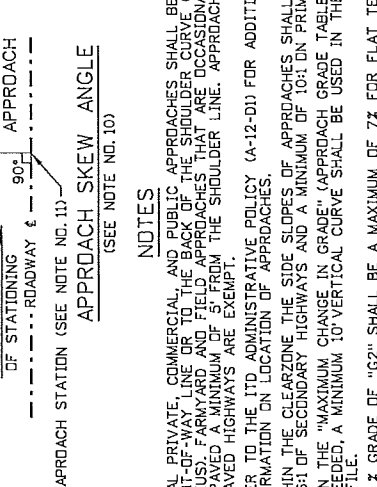
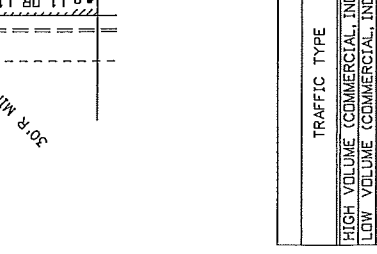
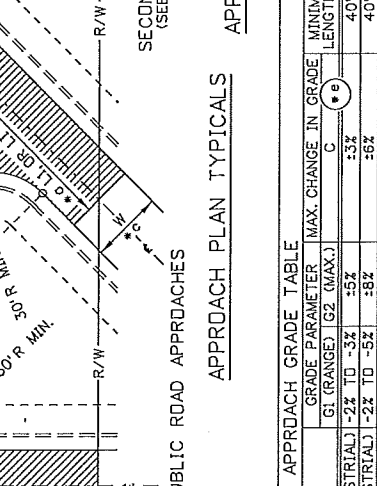
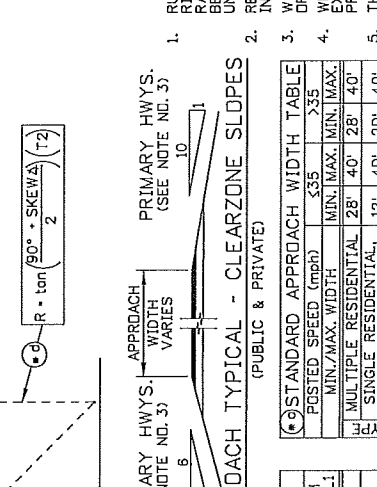
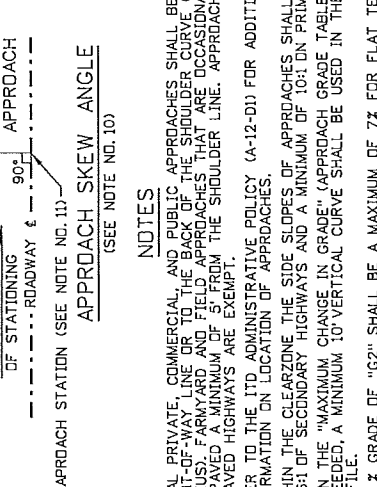
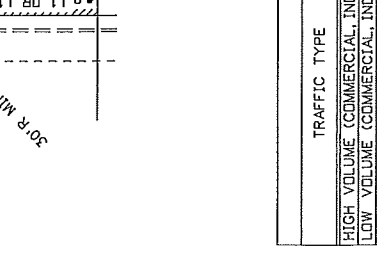
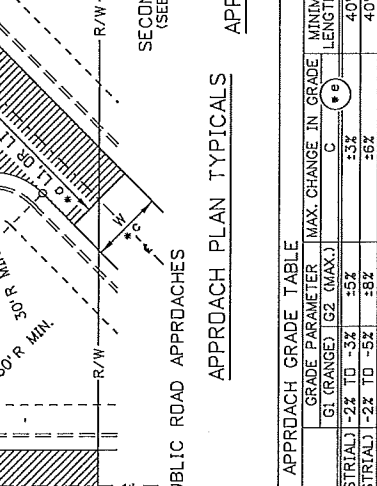
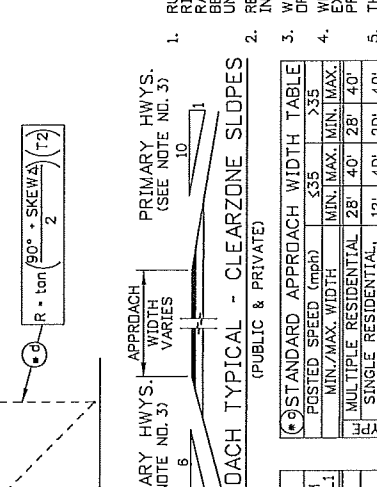
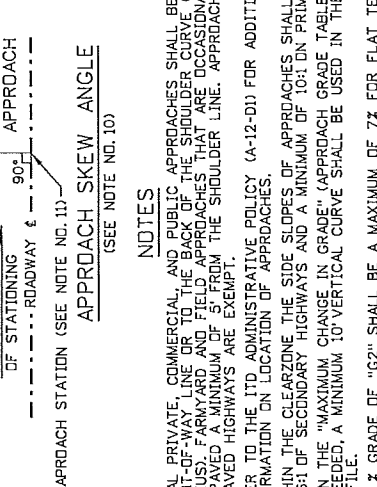
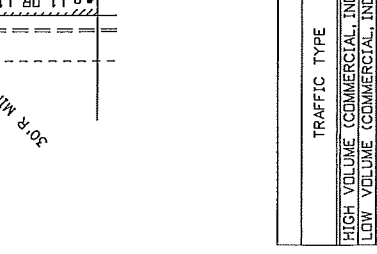
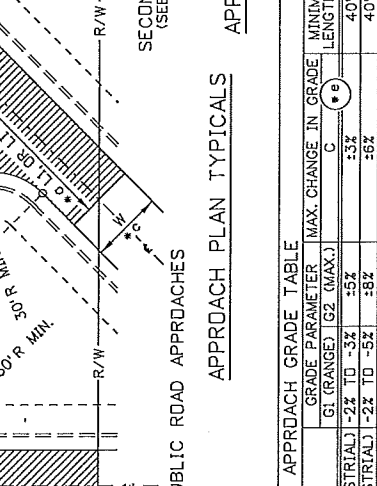
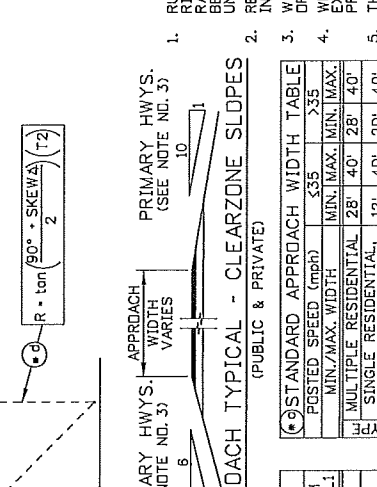
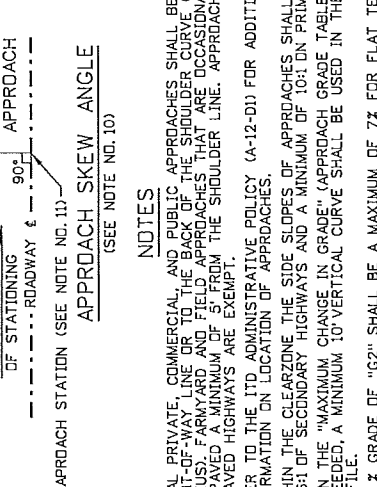
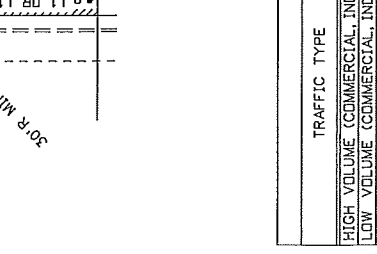
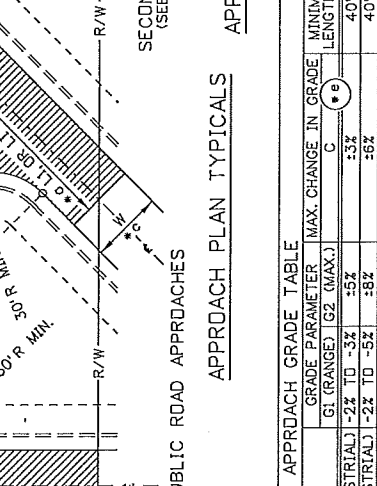
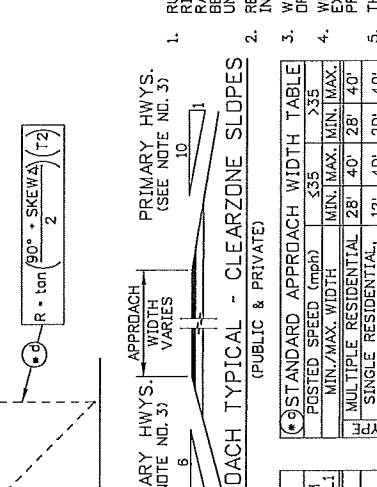
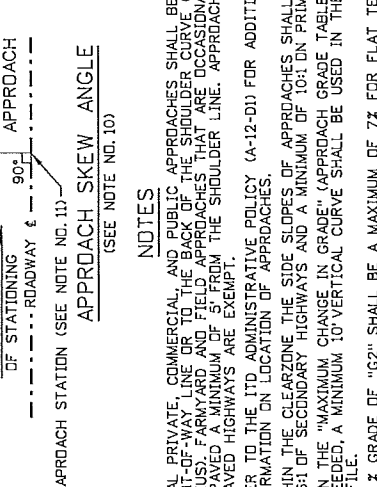
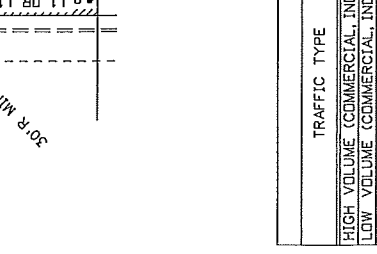
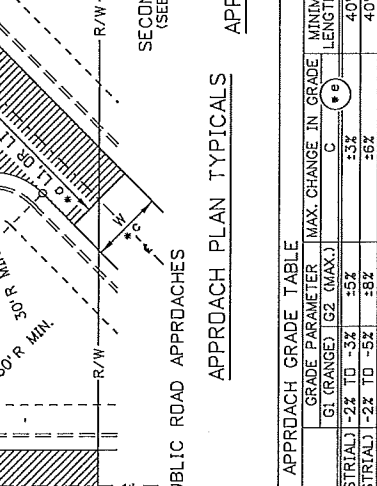
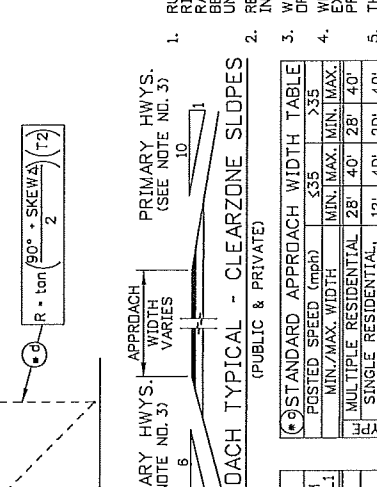
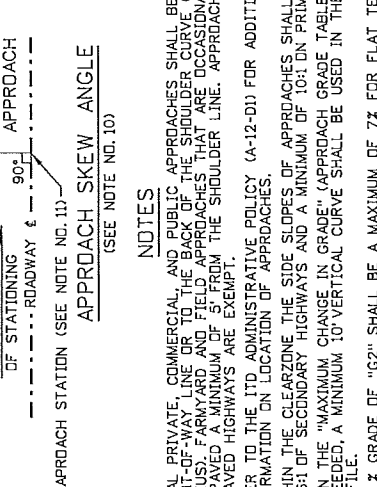
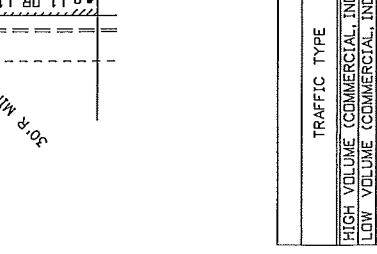
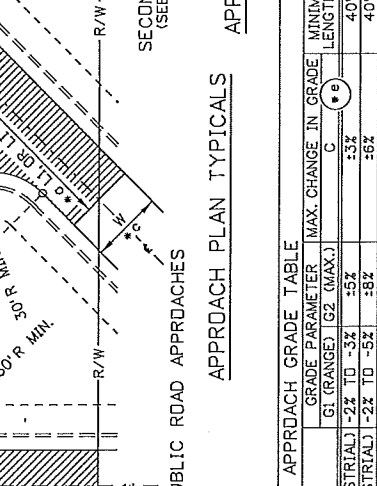
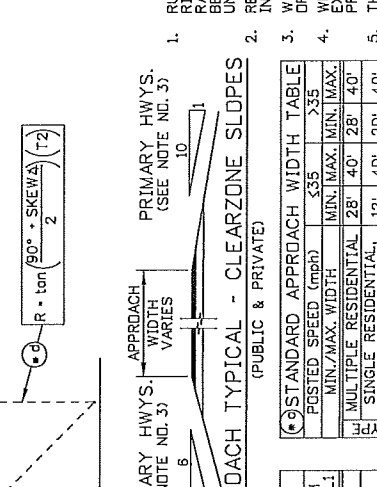
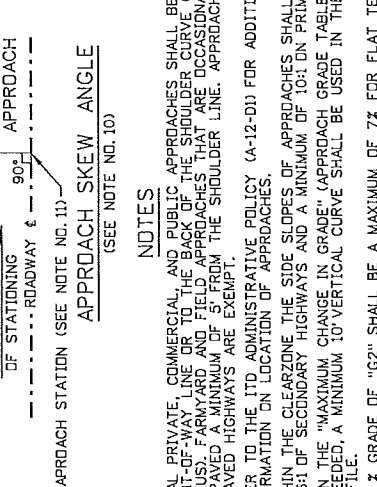
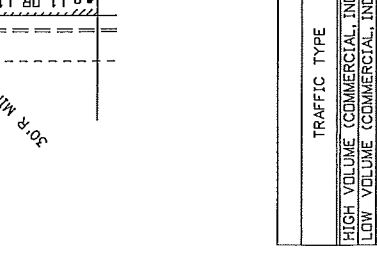
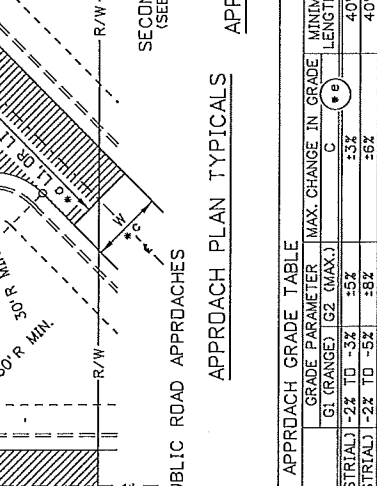
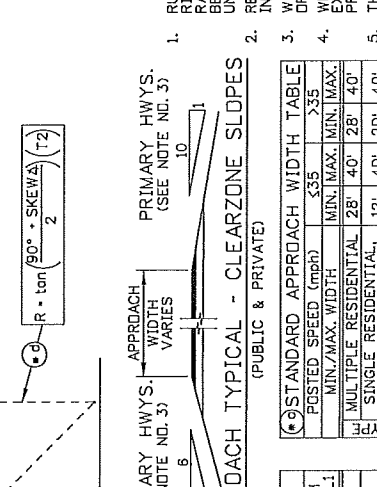
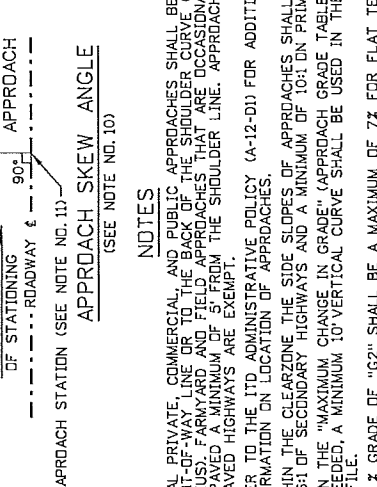
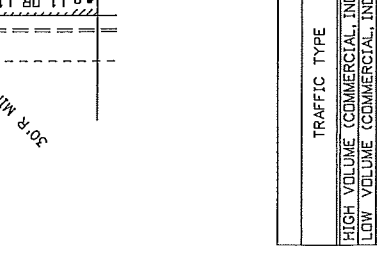
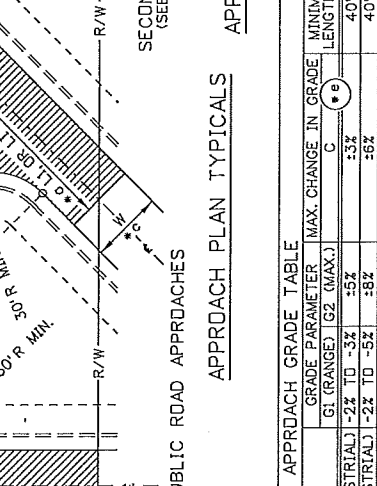
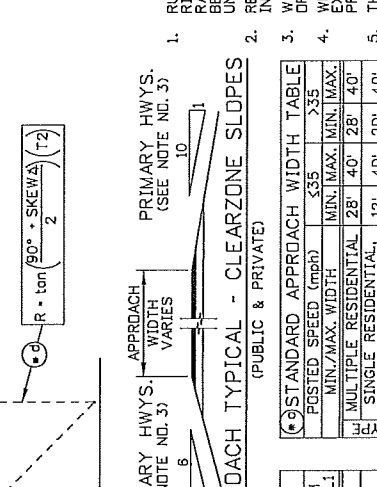
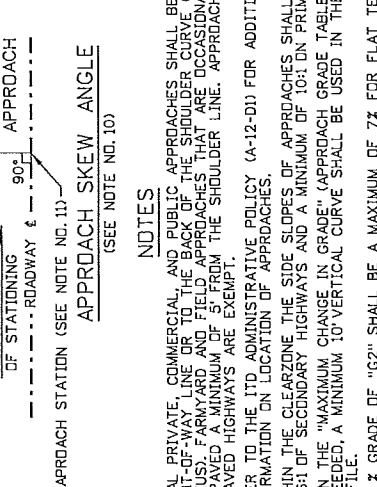
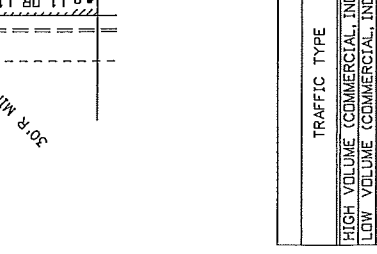
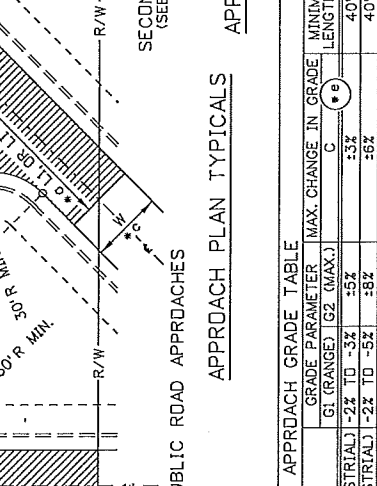
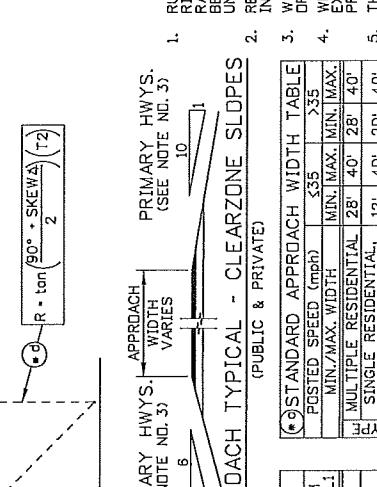
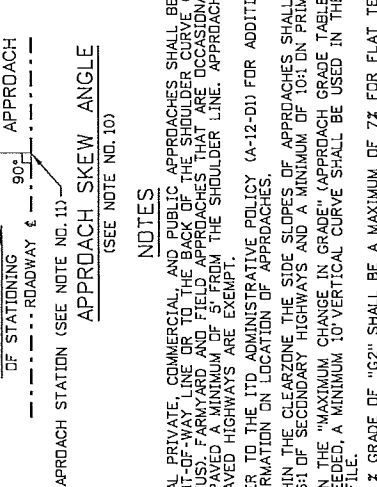
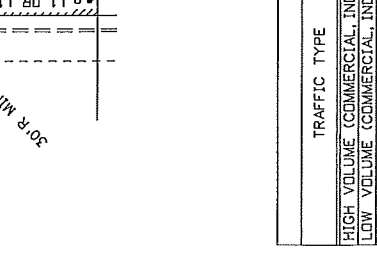
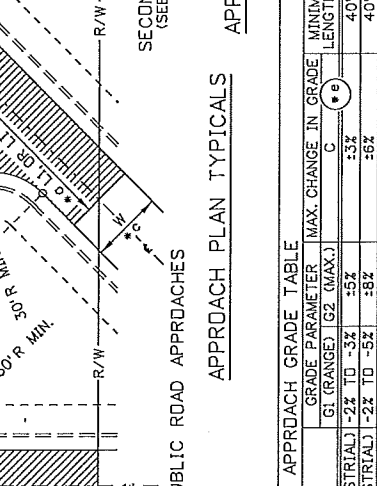
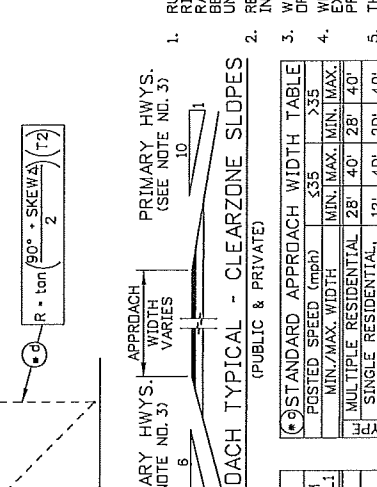
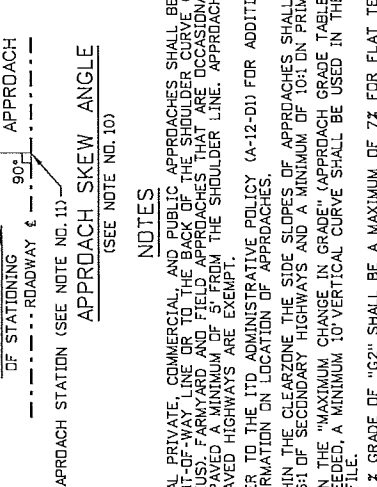
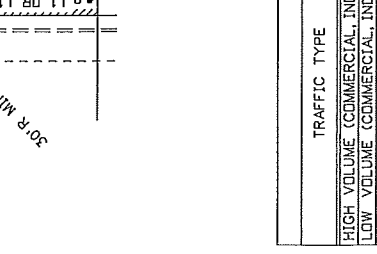
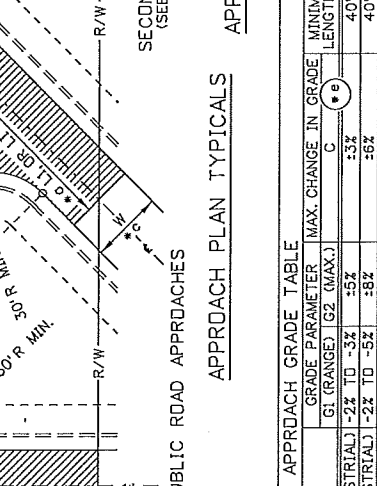
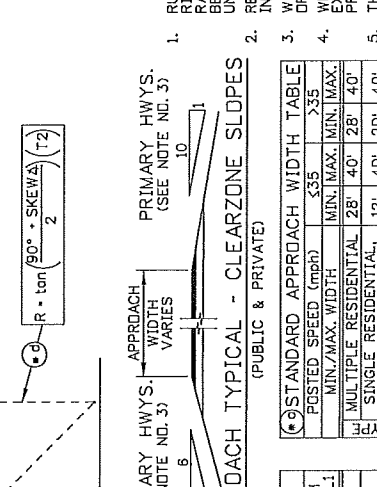
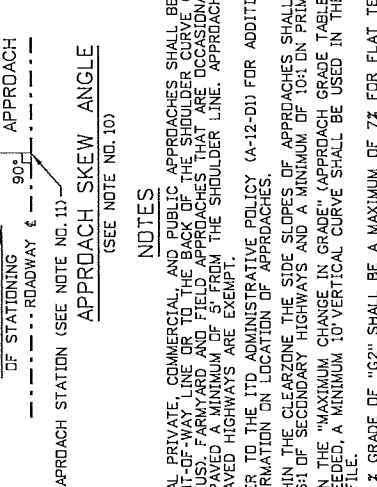
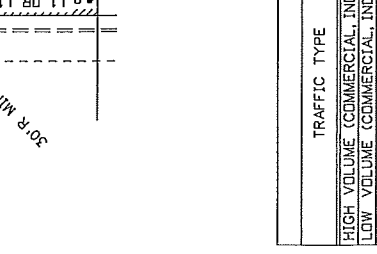
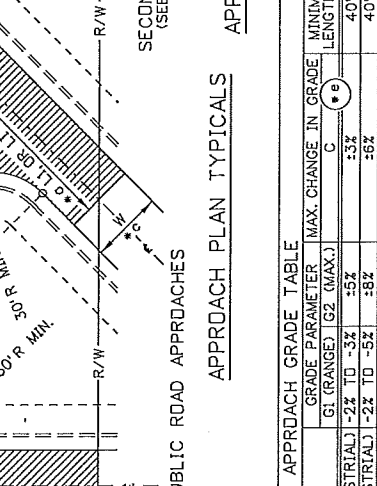
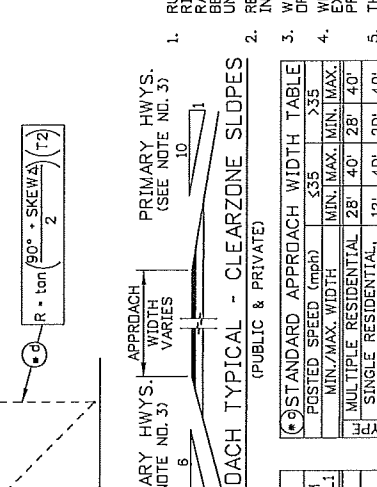
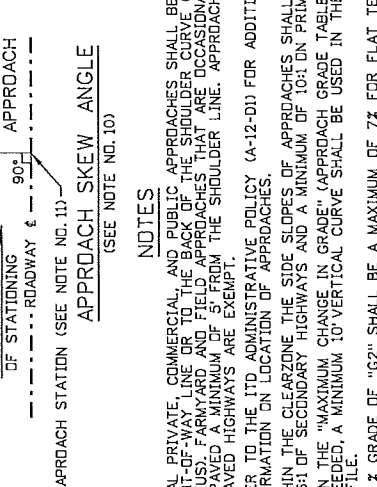
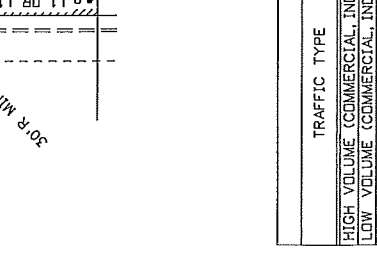
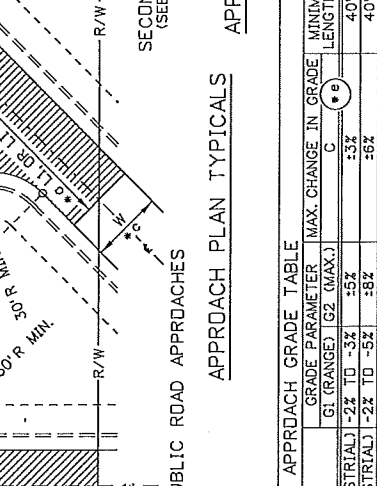
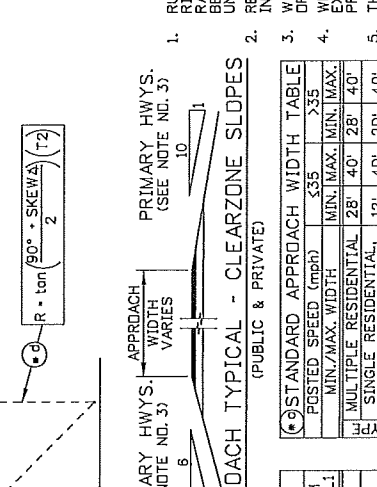
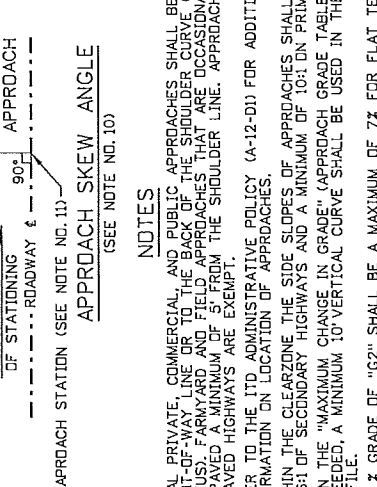
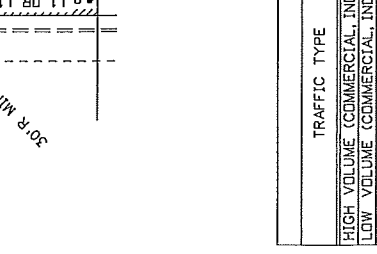
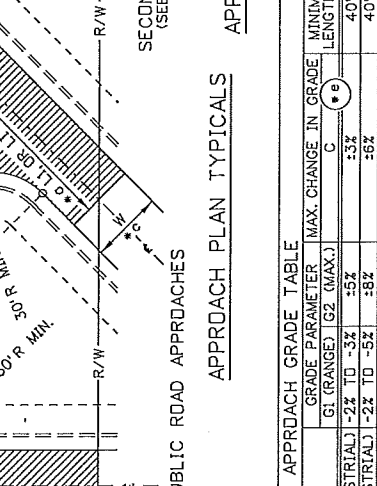
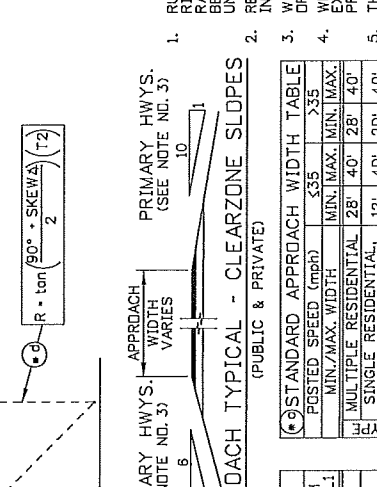
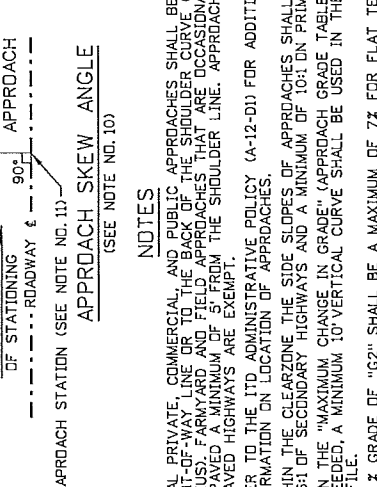
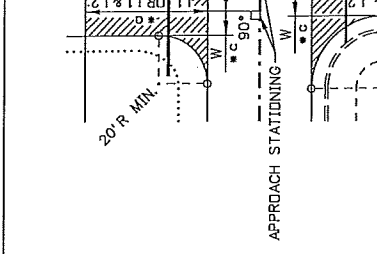
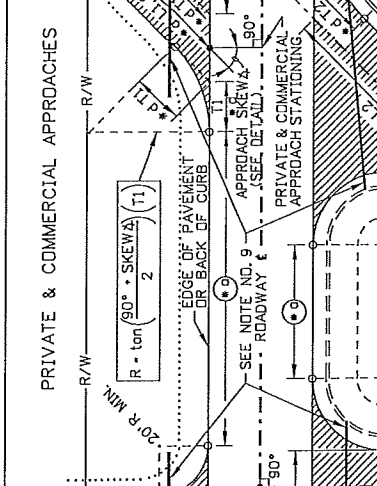
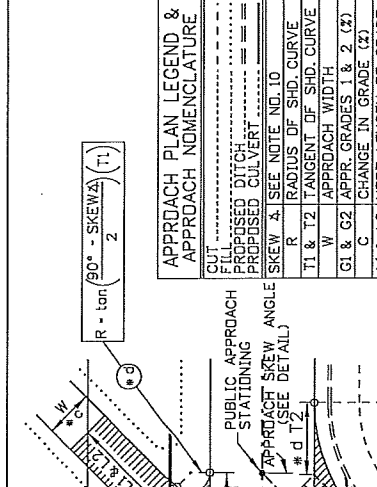
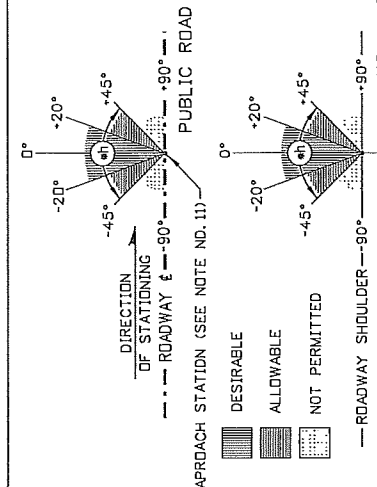
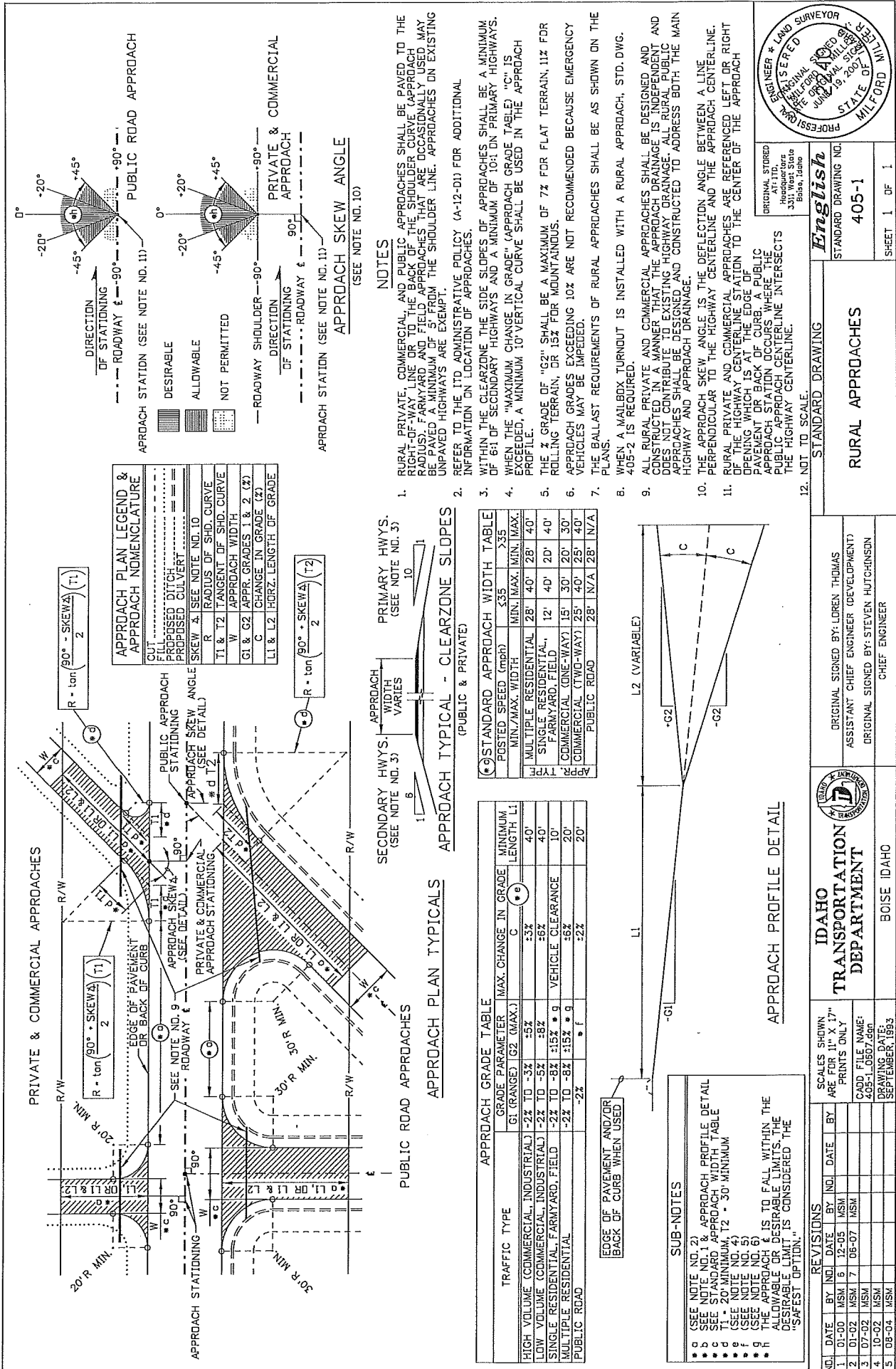
Sidewalks or sidewalk detour will be open and unobstructed to all pedestrian traffic.

Traffic shall not be stopped or delayed for more than fifteen minutes at a time.

All traffic control devices on State or Federal Highways shall meet the requirements of the current edition of the Manual on Uniform Traffic Control Devices (MUTCD).

BLM

Permits on ITD highway easement within BLM jurisdiction require additional approval by BLM.

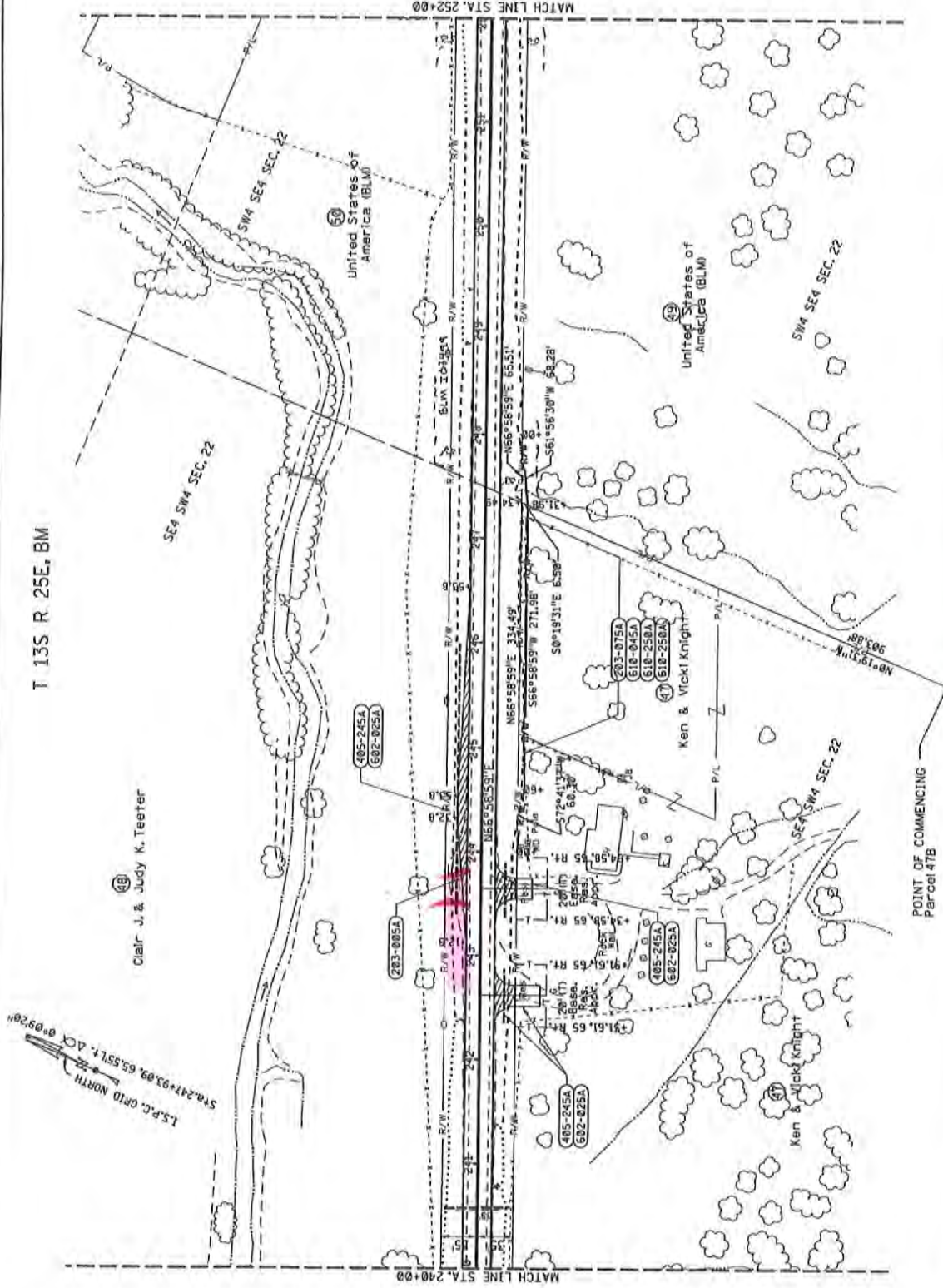


- 203-005A REM OF OBSTRUCTIONS
1 L.S. MAILBOX STA. 243+74.15 21.14' LT.
- 203-075A REM OF FENCE
232 FT. STA. 244+94.59 40' RT.
to Sta. 247+20.40 40' RT.
- 405-245A APPROACH
1 EACH STA. 242+61.61 RT. W=20'
1 EACH STA. 243+64.58 RT. W=20'
1 EACH STA. 244+38.79 LT.
- 602-025A 12" PIPE CULY
60 FT. STA. 242+61.61 24' RT.
260 FT. STA. 243+35.70 24' LT.
to Sta. 246+98.90 24' LT.
60 FT. STA. 243+64.58 24' RT.
- 610-045A FENCE TY 5 B
228 FT. STA. 244+94.59 40' RT.
to Sta. 247+20.40 40' RT.
- 610-250A BRACES
1 EACH STA. 244+94.59 40' RT.
1 EACH STA. 247+20.40 40' RT.

OFFICIAL

JUL 12 2007

R/W PLANS



REVISIONS		DESIGNED		DESIGN CHECKED		SCALES SHOWN		PROJECT NO.		RIGHT OF WAY PLAN	
NO.	DATE	BY	DESCRIPTION	KEH	JUL	ANY FOR 11" X 17" PRINTS ONLY	APRIL 2007	A010(451)	CITY OF ROCKS	BACKCOUNTRY BYWAY STAGE 3	English
						CADD FILE NAME	18451-CPOL-21-SHT			STA. 240+00 to STA. 252+00	COUNTY
						DRAWING DATE:	APRIL 2007				KEY NUMBER
											18451
											SHEET 51 OF 75



IDAHO
TRANSPORTATION
DEPARTMENT

J-U-B ENGINEERS, Inc.



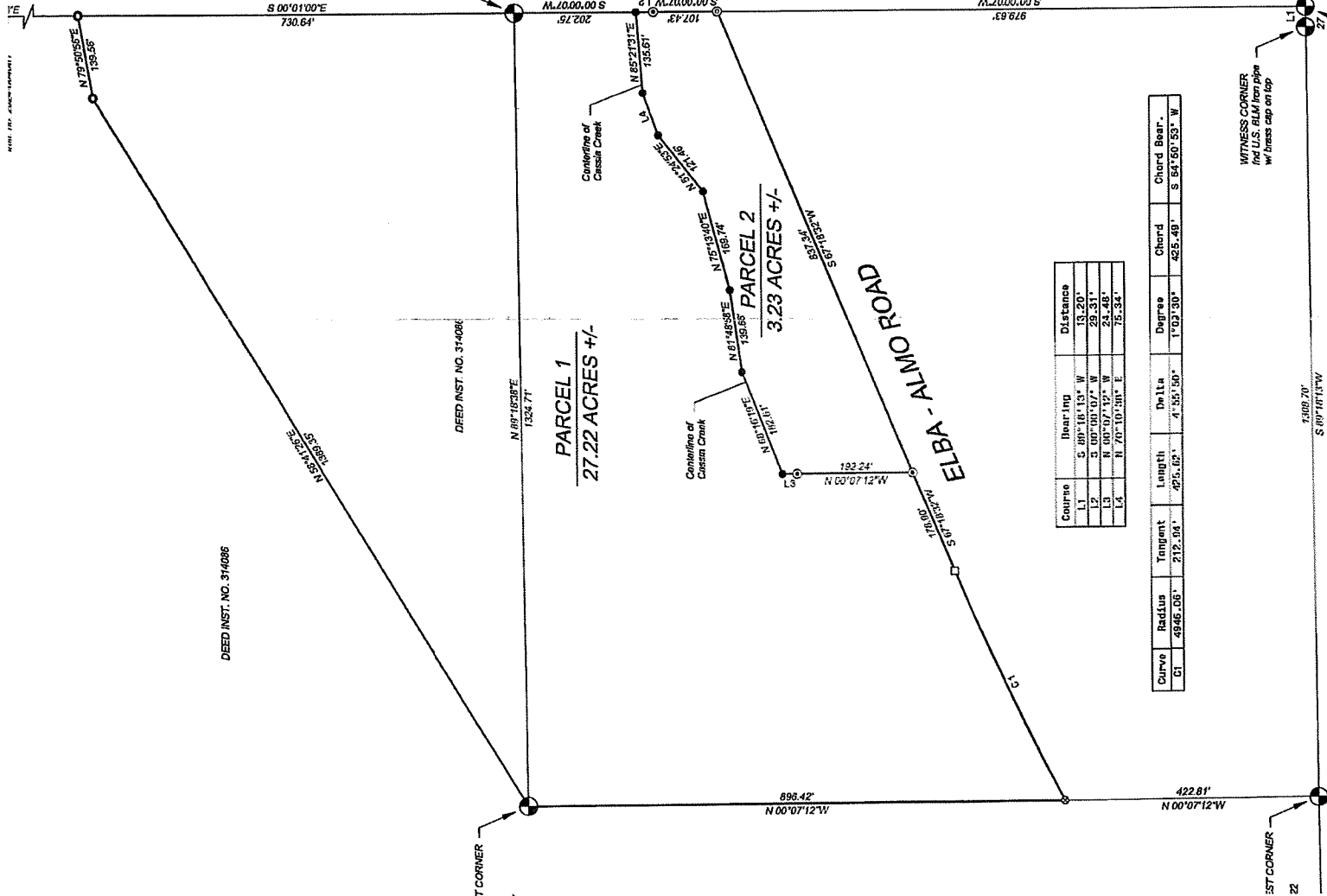
Meets Spacing Req.







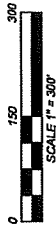
NOT TO SCALE



DEED INST. NO. 314086

DEED INST. NO. 314086

DEED INST. NO. 314086



LEGEND

- FOUND 1/2" DIAMETER REBAR.
- ⊙ SET 1/2" x 24" REBAR W/L.S. NO. ATTACHED.
- ⊙ FOUND 1/2" DIAMETER REBAR.
- ⊙ FOUND 1/2" DIAMETER REBAR, REMOVED AND SET 1/2" x 24" REBAR W/L.S. NO. ATTACHED.
- FOUND CONCRETE HIGHWAY RIGHT OF WAY MARKER.
- CALCULATED POINT; NO MONUMENT SET.
- ⊙ SECTION, 1/4 SECTION OR PLSS SUBDIVISIONAL CORNER, CALCULATED POINT UNLESS OTHERWISE NOTED.
- SURVEYED BOUNDARY / PARCEL LINES

PREVIOUS RECORD OF SURVEYS

- S-1 INST. NO. 306580
- S-2 INST. NO. 126101
- S-3 INST. NO. 167010
- S-4 INST. NO. 2011-002785
- S-5 INST. NO. 2013-000831
- S-6 APRIL 21, 1988 BLM PLAT
- S-7 UNRECORDED SURVEY FOR LYLE DURFEE DATED 7 OCT. 1971 JOB #87H-71-2
- S-8 UNRECORDED SURVEY FOR LYLE DURFEE DATED 2 JULY 1976 JOB #2001-76
- S-9 INST. NO. 2025-000269

SURVEYOR'S NOTE

THIS SURVEY WAS COMPLETED BY THE SURVEYOR WITHOUT THE BENEFIT OF A TITLE. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY MAY BE SUBJECT TO AN EASEMENT OR OTHER INTEREST THAT MAY AFFECT THE SURVEY. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY MAY BE SUBJECT TO AN EASEMENT OR OTHER INTEREST THAT MAY AFFECT THE SURVEY. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY MAY BE SUBJECT TO AN EASEMENT OR OTHER INTEREST THAT MAY AFFECT THE SURVEY.

CERTIFICATE OF SURVEY

I, TREVOR RENO, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, LICENSE NO. 15351, AND THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO SURVEYS.

SECTION 22

T. 13 S., R. 25 E., B.M.
CASSIA COUNTY, IDAHO

RECORD OF SURVEY
for
JARED SIMKINS

Course	Bearing	Distance
L1	S. 89°10'13" W	13.20'
L2	S. 00°00'07" W	29.31'
L3	N. 00°07'12" E	24.48'
L4	N. 70°10'30" E	75.34'

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	4946.06'	212.04'	425.02'	4°35'50"	1°03'30"	425.49'	S 84°50'53" W

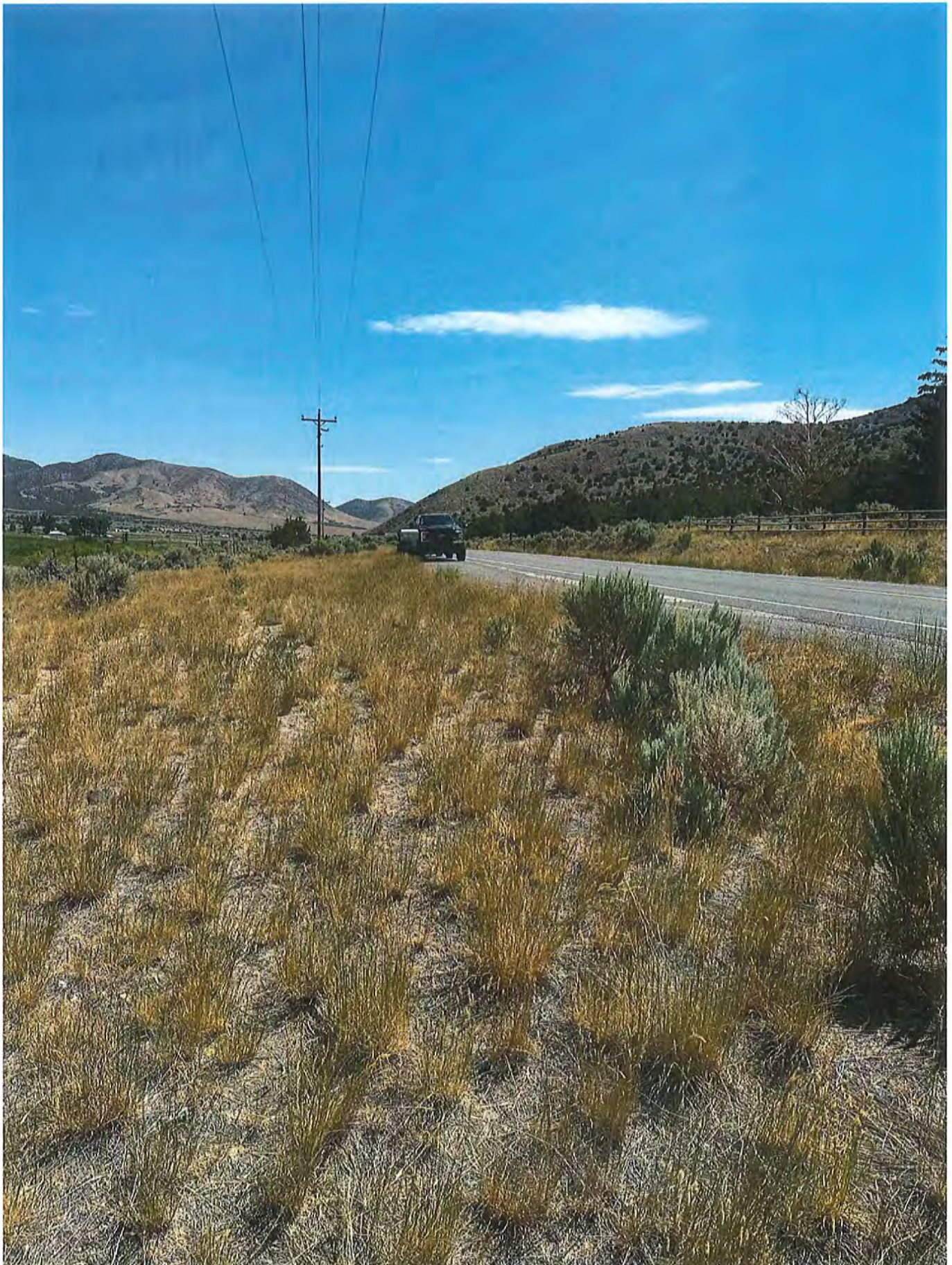
WITNESS CORNER
Ind U.S. BLM from pipe
w/ brass cap on top

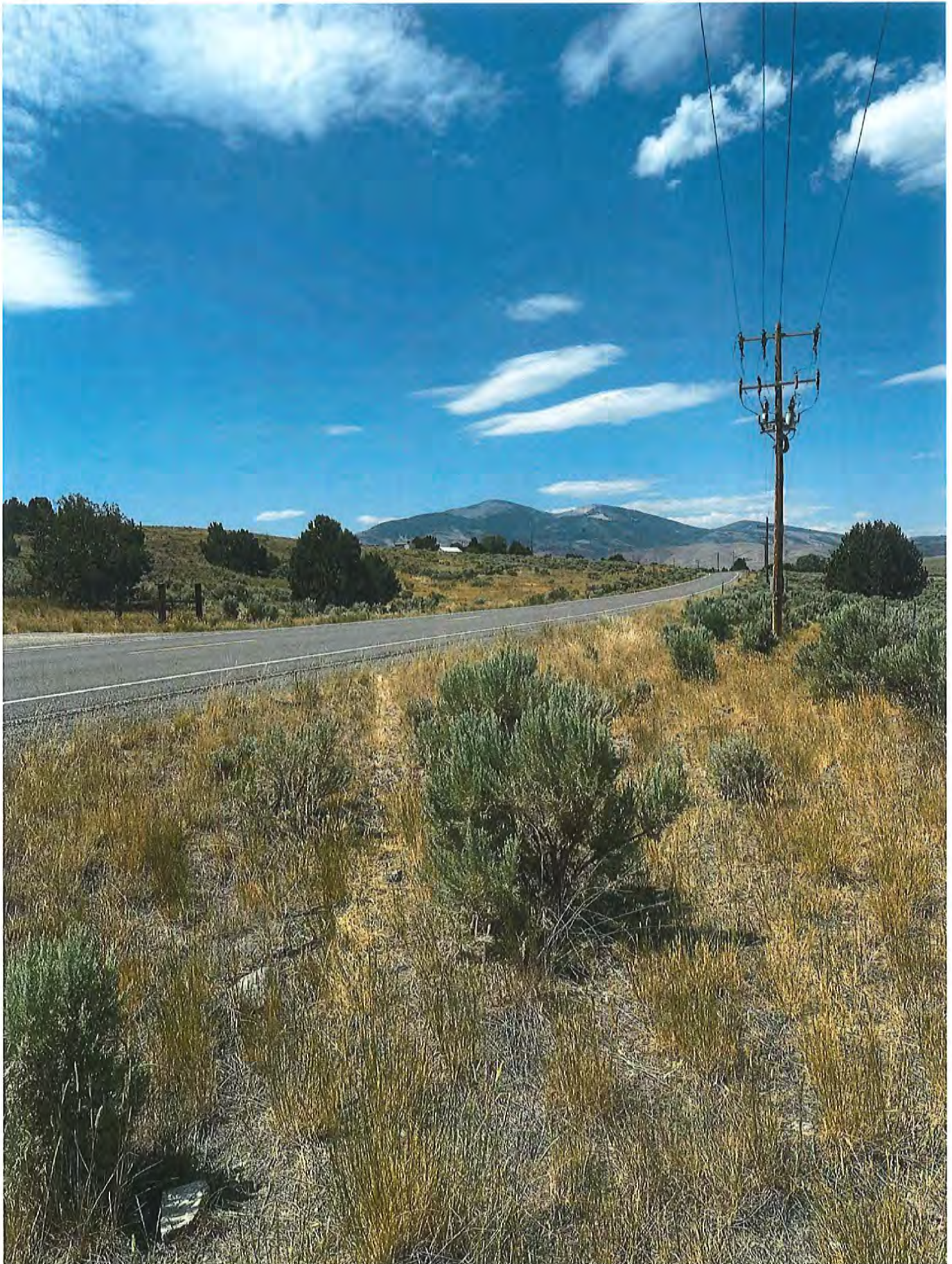
2300.70'

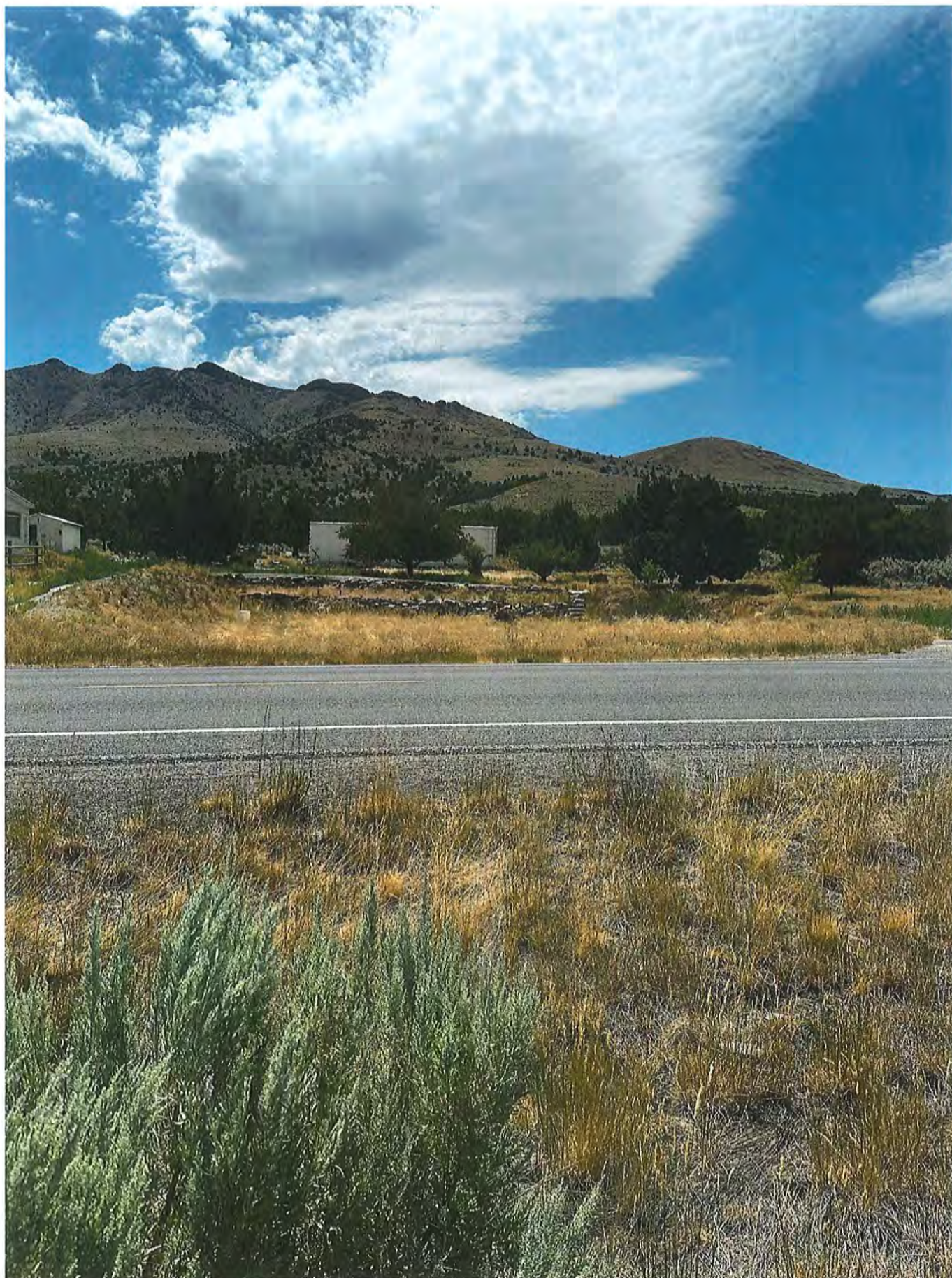
S 89°10'12" W



DESERT WEST LAND SURVEYS, P.C.









General Notes:

1. DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL INTEGRITY. VERIFY ALL STRUCTURAL SPECIFICATIONS W/ MANUFACTURER TRUSS VENDOR OF ENGINEER.
2. ALL WINDOWS INC. ASSESS SHADING REQUIREMENTS (38" x 80" SINGLE HUNG) (30" x 48" CASEMENT).
3. COORDINATE ALL INTERIOR AND EXTERIOR FINISH MATERIALS, COLORS, AND QUALITY W/ OWNER.
4. COORDINATE KITCHEN DESIGN AND LAYOUT W/ OWNER.
5. VENT DRYER EXHAUST TO DUCT IN WALL AND VENT OUTSIDE.
6. BATH AND RANGE HOOD FANS INDICATED SHALL VENT TO OUTSIDE AND VENT ALL REQUIREMENTS OF THE 2016 IRC. AND BE SMOKE PIPING W/ ALL EXHAUSTS.
7. THE UPC REQUIRES A CRAWL SPACE ACCESS WITHIN 20' OF ALL UNDER FLOOR CLEANOUTS.
8. 5/8" TYP "X" SHEET ROCK ON CEILINGS AND WALLS BETWEEN GARAGE AND LIVING SPACES INCLUDING BONUS ROOMS.
9. ALL WINDOW AND EXTERIOR DOOR HEADERS ARE (2) 2x10s OR EQUIVALENT UNLESS OTHERWISE NOTED.
10. ALL EXTERIOR AND BARRING WALL STUDS, HEADERS, RAFTERS, AND JOISTS TO BE DOUGLAS FIR LARCH #2 OR BETTER U.N.O.
11. WALL HEIGHT: 9'-1 1/8'

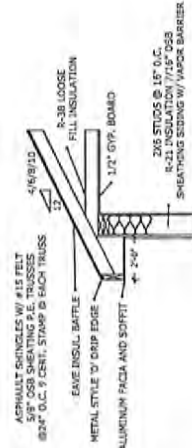
DOOR SCHEDULE

NAME	SIZE	QUANTITY	DESCRIPTION	LOCATION	COMMENTS
D01	3042	2	OVERHEAD	GARAGE	
D02	3042	2	ENTRY	ENTRY	
D03	3042	2	UN-LOT	GARAGE	
D04	6048	1	DOUBLE	LIVING ROOM	CENTER GLASS
D05	6048	1	UN-LOT	GARAGE	20 MIN. ONE BATED
D06	6048	1	DOUBLE	OFFICE	CENTER GLASS
D07	6048	1	DOUBLE	ENTRY	
D08	6048	1	DOUBLE	ENTRY	
D09	3042	1	POCKET DOOR	PANTRY	
D10	2048	1	UN-LOT	STORAGE	
D11	2048	1	UN-LOT	BATHROOM #2	

WINDOW SCHEDULE

NAME	SIZE	QUANTITY	DESCRIPTION	LOCATION	COMMENTS
W01	3042	12	5/16" LAM. 20% OPFL	ENTRY	
W02	2042	1	5/16" LAM. 20% OPFL	BATH	
W03	4030	1	5/16" LAM. 20% OPFL	STUDIOS	
W04	2042	2	5/16" LAM. 20% OPFL	PANTRY	

EAVE DETAIL



HOME SQUET

MAIN FLOOR: 1463 SQFT
SECOND FLOOR: 1595 SQFT
TOTAL LIVING SPACE: 3268 SQFT
GARAGE: 947 SQFT



HOME & DESIGN LLC

1426 19TH ST

Heyburn, ID 83335

Phone:

(208)-431-5639

Email:

bsi@445@gmail.com

Floor Plan:

STINKIN RESIDENCE

Address:

1782 S ELBA ALMO RD

MALTA, ID 83342

SUBDIVISION:

Issue Date:

07/25/2025

Contractor:

HOME PRO EXTENSIONS INC.

Notes:

Scale:

1/4" = 1'-0"

Floor Plan

A.03

General Notes:

- DESIGNER ASSUMES NO RESPONSIBILITY FOR STRUCTURAL INTEGRITY. VERIFY ALL STRUCTURAL SPECIFICATIONS W/ MANUFACTURER TRUSS VENDOR OF ENGINEER.
- WINDOWS MARKED AS EGRESS SHALL MEET REQUIREMENTS OF THE 2018 IRC. MIN. SIZE = 20" CASEMENT.
- COORDINATE ALL INTERIOR AND EXTERIOR FINISH, MATERIALS, COLORS, AND QUALITY W/ OWNER.
- COORDINATE KITCHEN DESIGN AND LAYOUT W/ OWNER.
- VENT DRYER EXHAUST TO DUCT IN WALL AND VENT OUTSIDE.
- BATH AND RANGE HOOD FANS INDICATED SHALL VENT TO OUTSIDE AND MEET ALL REQUIREMENTS OF THE 2018 IRC. AND BE SMOOTHLY FINISHED W/IN 30" C.F.A.
- SMOOTH FINISH REQUIRED FOR ALL UNFINISHED SURFACES UNDER FLOOR CLEANOUTS.
- 5/8" TYP "X" SHEET ROCK ON CEILINGS AND WALLS BETWEEN GARAGE AND LIVING SPACES INCLUDING BONUS ROOMS.
- ALL WINDOW AND EXTERIOR DOOR HEADERS ARE (2) 2x10s OR EQUIVALENT UNLESS OTHERWISE NOTED.
- ALL EXTERIOR AND BARRING WALL STUDS, HEADERS, RAFTERS, AND POSTS TO BE DOUGLAS FIR LARCH #2 OR BETTER U.N.O.
- 11' WALL HEIGHT: 8'-11" HIG

HOME SQFT

MAIN FLOOR: 1483 SQFT
SECOND FLOOR: 1805 SQFT
TOTAL LIVING SPACE: 3288 SQFT
GARAGE: 947 SQFT

DOOR SCHEDULE

NAME	SIZE	QUANTITY	DESCRIPTION	LOCATION	COMMENTS
D11	2858	2	LN-INT	ML BED/LAUNDRY	
D13	2858	1	RH-INT	FAMILY ROOM	
D14	2858	2	LN-INT	ML BED / FAMILY ROOM	
D15	2858	2	RH-INT	ML BED / W.C.	
D16	2458	7	RH-INT	BATH, ML BATH	
D17	2458	1	LN-INT	BATH, ML BATH	
D18	5068	2	FRENCH	BED 3	

WINDOW SCHEDULE

NAME	SIZE	QUANTITY	DESCRIPTION	LOCATION	COMMENTS
W01	3059	3	SH	FAMILY ROOM	
W02	5069	2	US	BED 2, BED 3	
W03	5069	1	PICTURE	MASTER BATH	TRUSTED
W04	3059	1	SH	BATH ROOM	INDUSTRIAL
W05	3059	2	CASING	MASTER BEDROOM	
W06	3059	1	PICTURE	MASTER BEDROOM	
W07	3059	1	SH	MASTER BATH	TRUSTED
W08	3059	1	SH	MASTER BATH	TRUSTED
W09	3059	1	SH	MASTER BATH	TRUSTED
W10	3059	1	SH	MASTER BATH	TRUSTED
W11	3059	1	SH	MASTER BATH	TRUSTED
W12	3059	1	SH	LAUNDRY	TRUSTED



HOME & DESIGN LLC
3426 19TH ST
HEYBURN, ID 83336

Phone:
(208) 431-5539

Email:
bailey445@gmail.com

Floor Plan:
SIMPLY RESIDENCE

Address:
1782 S ELBA ALMO RD
HALT, ID 83342

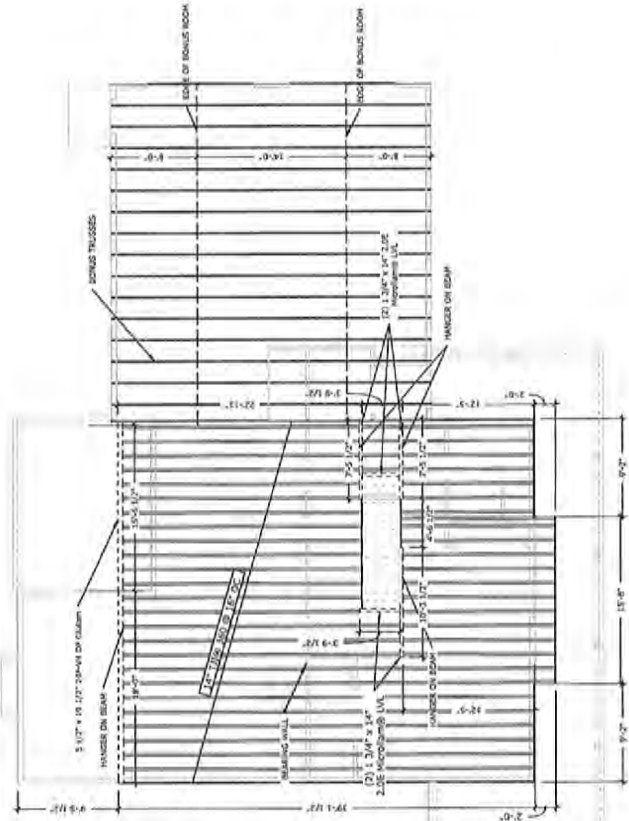
SUBDIVISION:

Issue Date:
07/25/2025

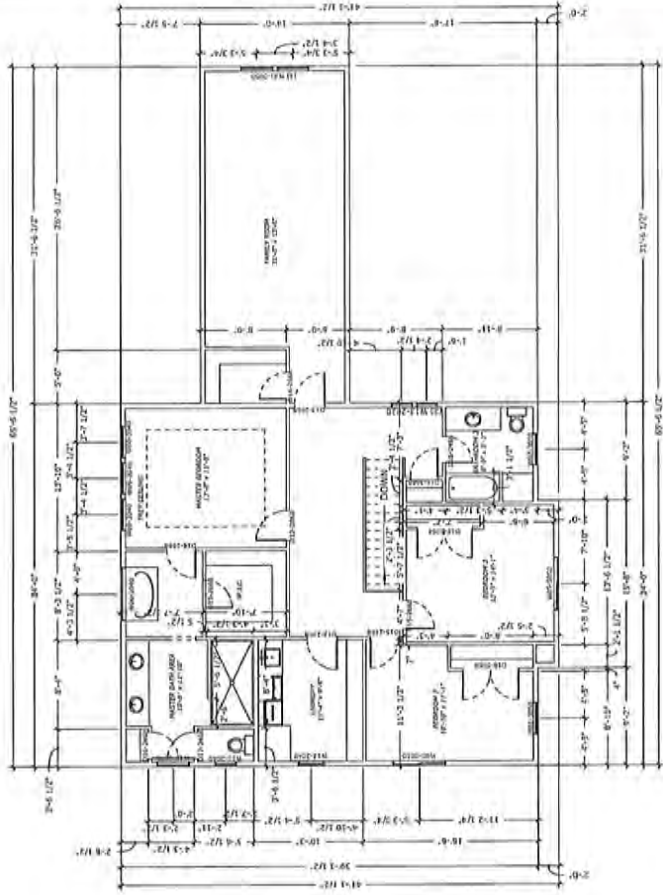
Contractor:
HOME AND EXTERIORS INC.

Notes:

SECOND STORY FLOOR JOIST LAYOUT



SECOND STORY FLOOR PLAN



Second Story Plans

Scale:
3/16" = 1'-0"

A.04

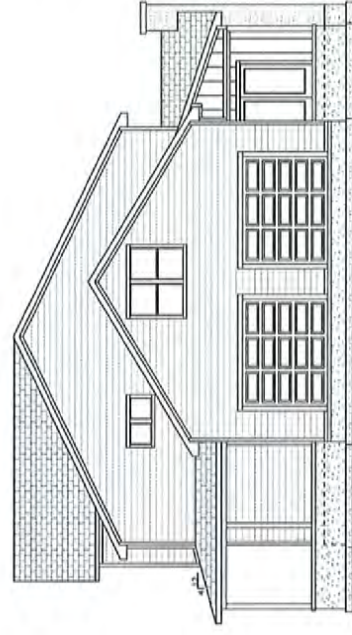


HOME & DESIGN LLC
1426 19TH ST
Heyburn, ID 83336
Phone:
(208)-431-5639
Email:
baile445@gmail.com
Floor Plan:
SINKIN RESIDENCE
Address:
1782 S ELBA ALMO RD
MILTA, ID 83342
SUBDIVISION:
Issue Date:
07/25/2025
Contractor:
HOME PRO EXTENSIONS INC
Notes:

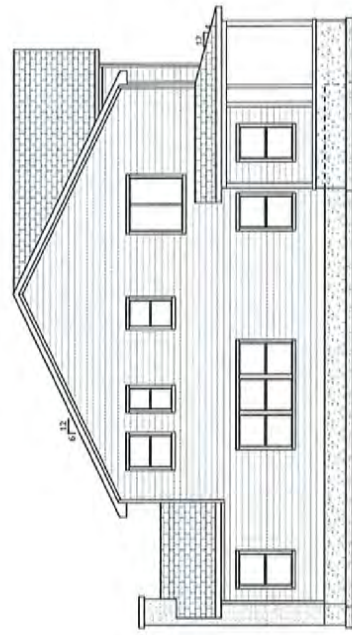
Elevations

Scale:
3/16" = 1'-0"

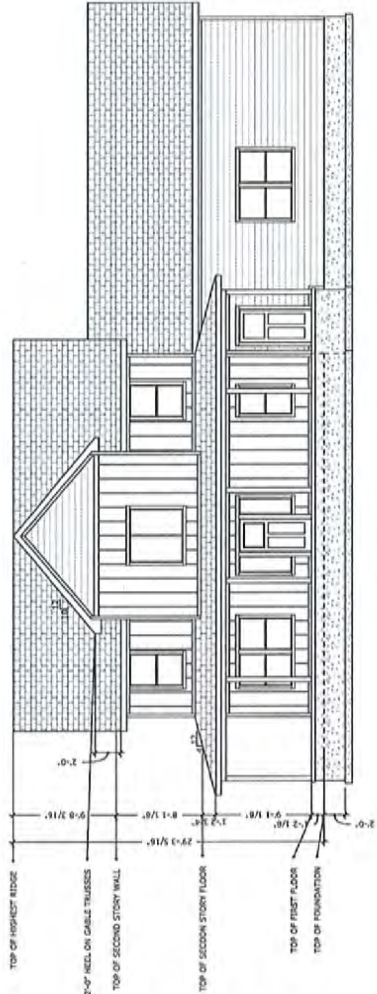
A.05



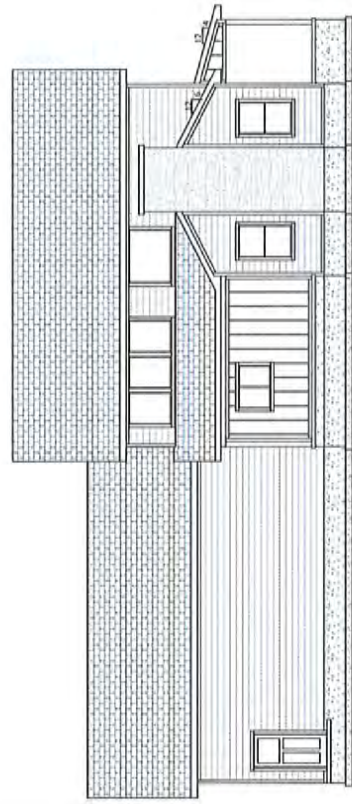
NORTH EAST ELEVATION



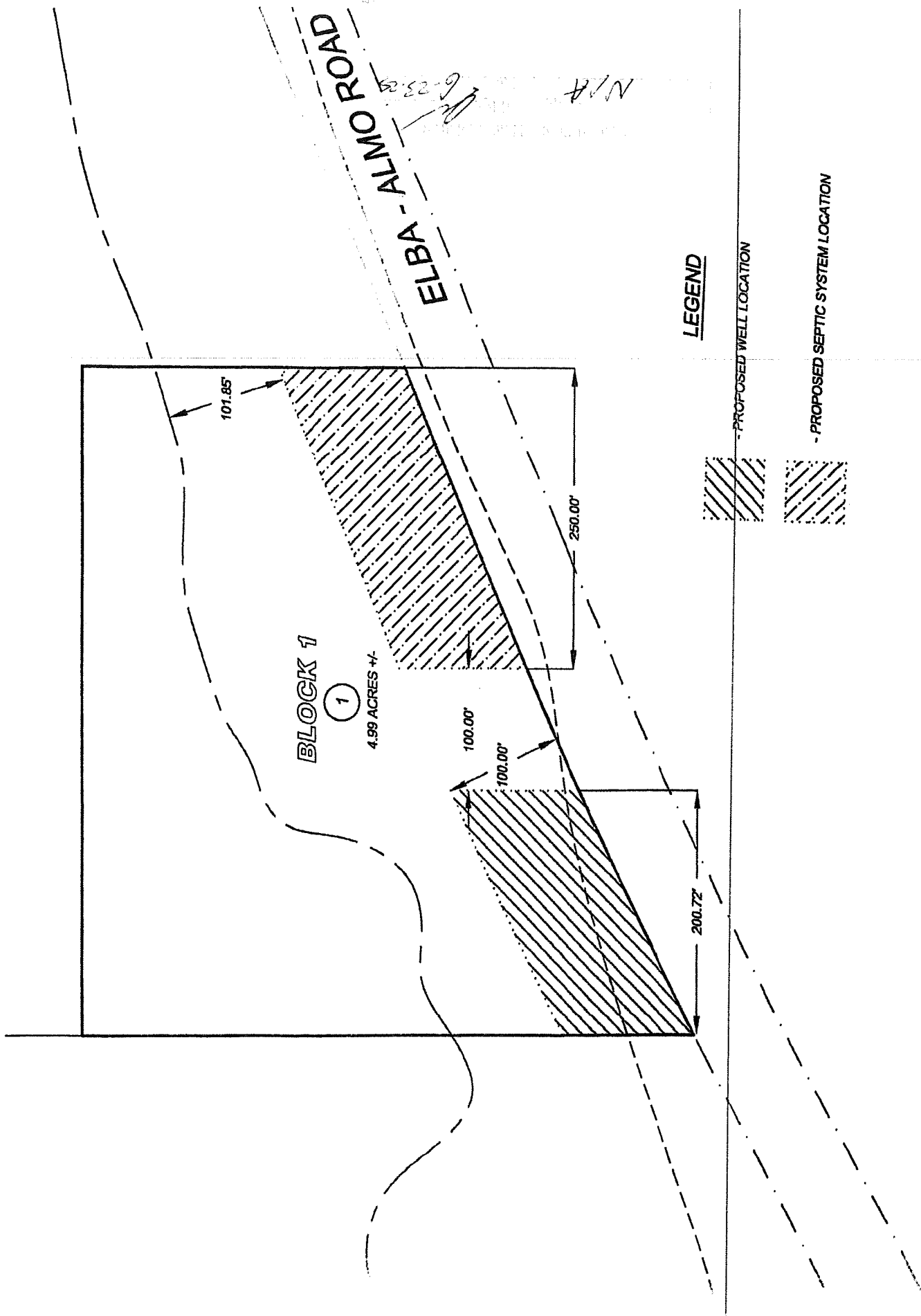
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



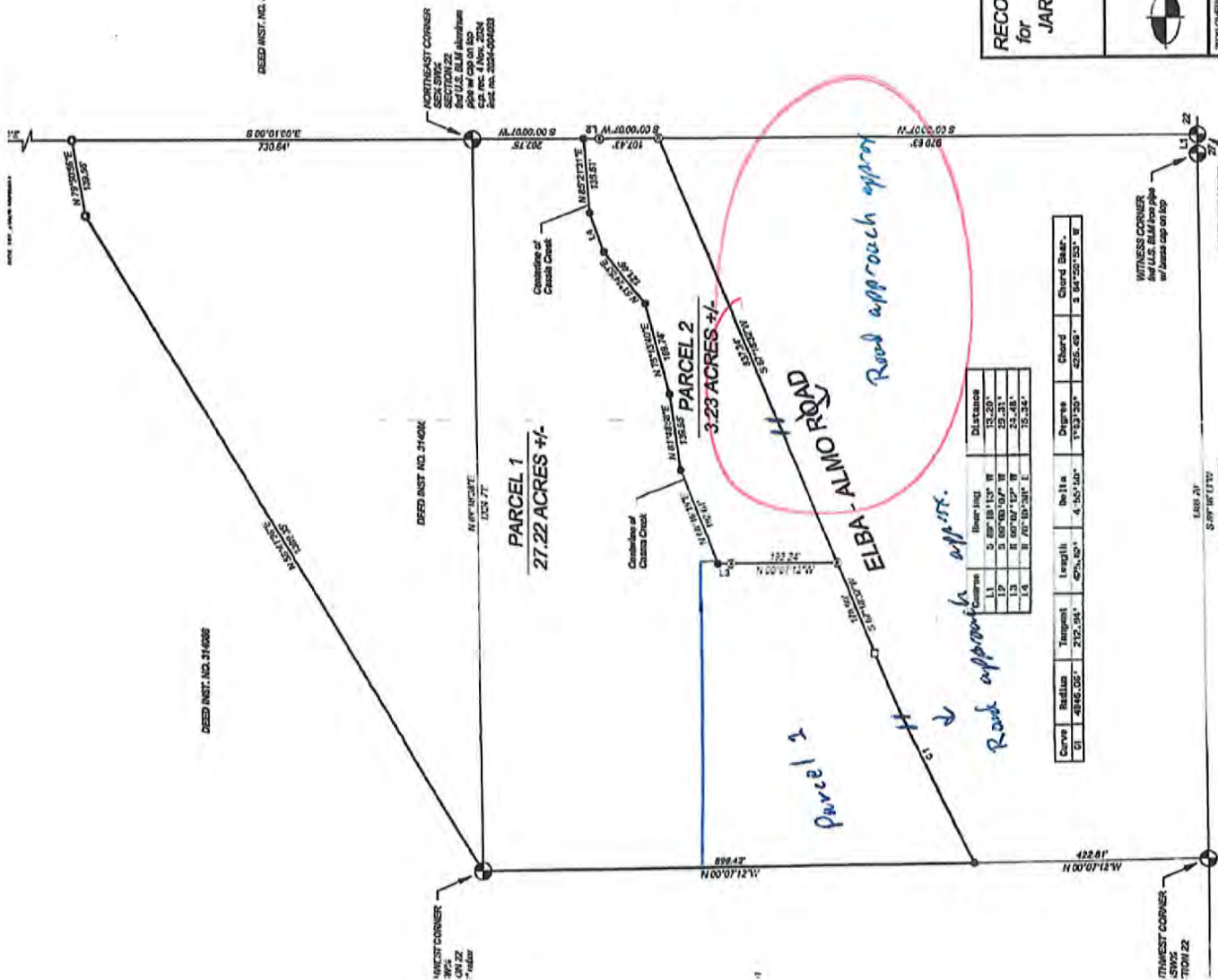
BLOCK 1
4.99 ACRES +/-

ELBA - ALAMO ROAD

LEGEND

- PROPOSED WELL LOCATION

- PROPOSED SEPTIC SYSTEM LOCATION



DEED INSTR. NO. 3140263

- ① - FOUND 10" DIAMETER REBAR.
- ② - SET 3/4" 2" REBAR W/L'S. NO. ATTACHED.
- ③ - FOUND 10" DIAMETER REBAR.
- ④ - FOUND 10" DIAMETER REBAR. REMOVED AND SET 3/4" 2" REBAR W/L'S. NO. ATTACHED.
- ⑤ - FOUND CONCRETE HIGHWAY RIGHT OF WAY MARKER.
- ⑥ - CALCULATED POINT; NO MOVEMENT SET.
- ⑦ - SECTION 1/4" SECTION OR PLESS SUBSECTIONAL CORNER. CALCULATED POINT UNLESS OTHERWISE NOTED.
- ⑧ - SURVEYED BOUNDARY / PARCEL LINES

PREVIOUS RECORD OF SURVEYS

- | | | |
|-----|---------------------------|--|
| S-1 | INST. NO. 3035930 | UNRECORDED SURVEY FOR LYLE DURSEE
APRIL 21, 1938 BLM PAT
15 743 DATED 07 OCT. 1971 JOB 8571-7-2
UNRECORDED SURVEY FOR LYLE DURSEE
15 743 DATED 23 JULY 1976 JOB 42001-75 |
| S-2 | INST. NO. 172189 | |
| S-3 | INST. NO. 167010 | |
| S-4 | INST. NO. 3911-050765 | |
| S-5 | INST. NO. 3911-050831 | |
| S-6 | INST. NO. 1938 BLM PAT | |
| S-7 | APRIL 21, 1938 BLM PAT | |
| S-8 | 15 743 DATED 07 OCT. 1971 | |
| S-9 | INST. NO. 3035930 | |

CONCLUDING NOTE

THIS SURVEY WAS COMPLETED BY THE SURREY WITHOUT THE ASSISTANCE OF A TITLE POLICY. TITLE COMMITMENT OR ANY OTHER FORM OF A TITLE SEARCH PROVIDED TO THE SURVEYOR, ENCUMBRANCES AND ANY OTHER SPECIAL EXCEPTIONS TO THE PROPERTY HAD NOT BEEN PROVIDED TO OR SPECIFICALLY REQUESTED BY THE SURVEYOR. THIS SURVEY WAS NOT COMPLETED TO THE ATTAINERS STANDARDS OF THE SURVEYING PROFESSION. THIS SURVEY IS NOT A GUARANTEE OF PUBLIC RECORD. THIS SURVEY IS SUBJECT TO LOCAL PROVISIONS SET FORTH BY CITY AND/OR COUNTY AGENCIES AND DOES NOT GUARANTEE COMPLIANCE WITH LOCAL ORDINANCES.

CERTIFICATE OF SURVEY

I, TREVOR RENO, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, IDAHO LICENSE NO. 15391, AND THAT THIS RECORD OF SURVEY HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO SURVEYS.

SECTION 22
T. 13 S., R. 25 E., B.M.
CASSIA COUNTY, IDAHO

RECORD OF SURVEY

JARED SIMKINS



DESERT WEST LAND SURVEYS, P.C.

2001 CM-FIN AND AIRLINE REARLY FY. ID:ND 83318 203-578-71 52



Order Number: 25540577

Warranty Deed

For value received,

Loughmiller Inc., an Idaho Corporation

the grantor, does hereby grant, bargain, sell, and convey unto

Jared Simkins and Carrie Simkins, husband and wife, as community property with right of survivorship

whose current address is 653 E. 200 S. Burley Idaho 83318

the grantee, the following described premises, in Cassia County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: March 17, 2025

Loughmiller, Inc.

By: William J. Loughmiller
William J. Loughmiller, President

State of Idaho, County of Cassia, ss.

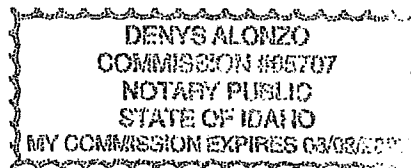
On this 17th day of March in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared William J. Loughmiller known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

[Signature]
Notary Public

Residing in: Rupert ID

My Commission Expires: 06/08/2027

(seal)





Deed of Trust

Order No. 25540577

This deed of trust, dated **3/17/2025** between **Jared Simkins and Carrie Simkins, husband and wife**, as **community property with right of survivorship**, herein called Grantor, whose address is 1053 E. 200 S. Burley ID 83318, and **Secured Land Transfers LLC, dba TitleOne**, herein called Trustee, and **Loughmiller Inc., an Idaho Corporation**, herein called Beneficiary, whose address is **1577 E 1740 S, Malta, ID 83342**.

Witnesseth that Grantor does hereby irrevocably grant, bargain, sell, and convey to Trustee, in trust with power of sale, that property in the county of **Cassia, Idaho**, described as follows, and containing not more than eighty acres:

TOWNSHIP 13 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, STATE OF IDAHO

Section 22: Part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

Commencing at the Center $\frac{1}{4}$ corner of Section 22, said corner marked by a U.S. BLM aluminum pipe with aluminum cap; Thence South 00°01'00" East along the east line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 588.88 feet to a $\frac{1}{2}$ inch rebar which shall be the Point of Beginning;

THENCE South 00°01'00" East along said $\frac{1}{4}$ section line for a distance of 730.64 feet to a U.S. BLM aluminum pipe with aluminum cap at the Southeast Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$;

THENCE South 00°00'07" West along the east line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ for a distance of 339.49 feet to a 5/8 inch rebar on the Northwestern right of way of Elba-Almo Road;

THENCE South 67°18'32" West along said road right of way for a distance of 1016.24 feet to a concrete right of way marker;

THENCE along a tangent curve to the left along said road right of way for a distance of 425.62 feet to a $\frac{1}{2}$ inch rebar on the west line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$, said curve having a radius of 4946.06 feet, a delta angle of 04°55'50", and a long chord bearing of South 64°50'53" West for a distance of 425.49 feet;

THENCE North 00°07'12" West along said 1/16 section line for a distance of 896.42 feet to a 5/8 inch rebar at the Northwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$;

THENCE North 58°41'26" East for a distance of 1389.35 feet to a ½ inch rebar;
THENCE North 79°50'56" East for a distance of 139.56 feet to the Point of Beginning.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing payment of the indebtedness evidenced by a promissory note, of even date herewith, executed by Grantor in the sum of **Two Hundred Seventy Five Thousand Dollars and No Cents (\$275,000.00)**, with final payment due **February 15, 2026** and to secure payment of all such further sums as may hereafter be loaned or advanced by the Beneficiary herein to the Grantor herein, or any or either of them, while record owner of present interest, for any purpose, and of any notes, drafts or other instruments representing such further loans, advances or expenditures together with interest on all such sums at the rate therein provided. Provided, however, that the making of such further loans, advances or expenditures shall be optional with the Beneficiary and provided further, that it is the express intention of the parties to this Deed of Trust that it shall stand as continuing security until paid for all such advances together with interest thereon.

A. To protect the security of this Deed of Trust, Grantor agrees:

1. To keep said property in good condition and repair, not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under a fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.
4. To pay, at least ten days before delinquency all taxes and assessments affecting said property, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses, of this Trust. In Addition to the payments due in accordance with the terms of the note hereby secured the Grantor shall at the option, and on demand of the Beneficiary, pay each month 1/12 of the estimated annual taxes, assessments, insurance premiums, maintenance and other charges upon the property, nevertheless in trust for Grantor's use and benefit and for the payment by Beneficiary of any such items when due. Grantor's failure to pay shall constitute a default under this Trust.
5. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditure at the rate of interest specified in the above-described promissory note.
6. Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Grantor and without releasing Grantor from any obligations hereof, may; make or do the same in such manner and such an extent as either may deem necessary to protect this security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, or in enforcing this Deed of Trust by judicial foreclosure, pay necessary expenses, employ counsel and pay his reasonable fees.

B. It is mutually agreed that:

1. Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
3. At any time or from time to time, without liability, therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: Reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention upon payment of its fees, Trustee shall reconvey without warranty, the property then held hereunder. The Grantee in such reconveyance may be described as 'the person or persons legally entitled thereto.'
5. As additional security, Grantor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect rents, issues and profits of said property, reserving unto Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon and indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
6. IF ALL OR ANY PART OF THE SUBJECT REAL PROPERTY, OR AN INTEREST THEREIN IS SOLD, TRANSFERRED, OR CONTRACTED TO BE SOLD OR TRANSFERRED IN THE FUTURE BY AGREEMENT WITHOUT THE BENEFICIARY'S PRIOR WRITTEN CONSENT, EXCLUDING A TRANSFER BY DEVISE, DESCENT OR OPERATION OF LAW UPON THE DEATH OF THE GRANTOR, BENEFICIARY MAY, AT BENEFICIARY'S OPTION, DECLARE ALL SUMS SECURED BY THIS DEED OF TRUST TO BE IMMEDIATELY DUE AND PAYABLE. IF THE BENEFICIARY SHALL WAIVE THE OPTION TO ACCELERATE AS PROVIDED BY ACCEPTING IN WRITING AN ASSUMPTION AGREEMENT OF THE SUCCESSOR IN INTEREST, BENEFICIARY SHALL THEN RELEASE GRANTOR UNDER THIS DEED OF TRUST AND THE NOTE.
7. Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default, Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligations hereof, and shall cause such notice to be recorded in the office of the recorder of each county wherein said real property or some part thereof is situated. Notice of sale having been given as then required by law, and not less than the time then required by law having elapsed, Trustee, without demand on Grantor, shall sell property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee shall deliver to the purchaser its Deed conveying the property so sold, but without any covenant or warranty expressed or implied. The recitals in such Deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Grantor, Trustee, or Beneficiary, may purchase at such sale.

After deducting such costs, fees and expenses, of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof not then repaid, with accrued interest at the rate specified in the above described promissory note; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

8. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
9. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Beneficiary or Trustee shall be a party unless brought by Trustee.
10. In the event of dissolution or resignation of the Trustee, the Beneficiary may substitute a trustee or trustees to execute the trust hereby created and when any such substitution has been filed for record in the office of the Recorder of the county in which the property herein described is situated, it shall be conclusive evidence of the appointment of such trustee or trustees, and such new trustee or trustees shall succeed to all of the powers and duties of the trustee or trustees named herein.

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the Grantor at his address hereinbefore set forth.

Remainder of this page intentionally left blank.

Jared Simkins

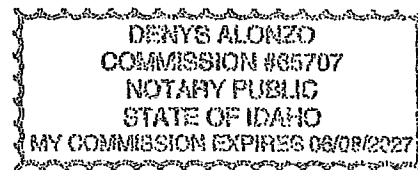
Carrie Simkins

State of Idaho, County of Cassia, ss.

On this 17th day of March, in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Jared Simkins and Carrie Simkins, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

[Signature]
Notary Public
Residing In: Payson, ID

My Commission Expires: 06/08/2027





Thank you!



PURCHASE RECEIPT

ITD Online - District 4

216 South Date Street
Shoshone ID 83352-0820
(208)334-8775
OTC Local Ref ID: 136598826
7/18/2025 11:01 AM

Your credit card or bank statement will show a charge from Idaho.gov.

Status:	APPROVED
Customer Name:	Jared Simkins
Type:	Visa
Credit Card Number:	**** * 8106

Items	Quantity	TPE Order ID	Total Amount
Approach Permit - Residential, Farm, Field, fewer than 100 units	1	72250956	\$50.00

Applicant Name: **Jared Simkins**

Applicant's Phone Number: **208-431-2660**

Applicant's Email Address: **gemstatedairy@gmail.com**

Highway: **Elba Almo rd**

Mile Post Number(s): **15**

Total remitted to the ITD Online - District 4			\$50.00
Tyler Technologies Fee	1	72250956	\$1.25
Total Amount Charged			\$51.25

To offer the convenience of an electronic payment, a service fee has been added to your transaction. This fee goes to our third-party provider, Tyler Technologies. ITD does not keep any portion of this fee.

Ashlin Simkins

Ashlin.gemstatedairy@gmail.com

10-1-25

To Whom It May Concern:

I am writing to respectfully request a comment on our proposed minor subdivision for the creation of one residential lot. The intent of this subdivision is to allow for the placement of a single-family home, in accordance with county requirements and land use regulations.

This request pertains to the following described property:

1860 S Elba Almo road, Elba ID

TOWNSHIP 13 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, STATE OF IDAHO. Section 22: Part of the NE1/4SW1/4 and part of the SE1/4SW1/4.

We have reviewed the applicable standards and believe this request is consistent with the goals and guidelines set forth for development in this area. Our purpose is to ensure that the land is used responsibly while providing a suitable location for a residence.

We kindly ask for your consideration and support in moving this request forward. Please let us know if any additional documentation, maps, or information are required to complete the review process.

Thank you for your time and attention to this matter. If no comment, please sign this document and email to zoning@cassia.gov

If there is a comment, please email zoning@cassia.gov your response.

Sincerely,

Ashlin Simkins

DISTRICT South Central Public Health District

☐ NO COMMENT

X _____

☒ COMMENT

X  see attached



South Central Public Health District

Prevent. Promote. Protect.

EXHIBIT

9d



Public Health

Prevent. Promote. Protect.
Idaho Public Health Districts

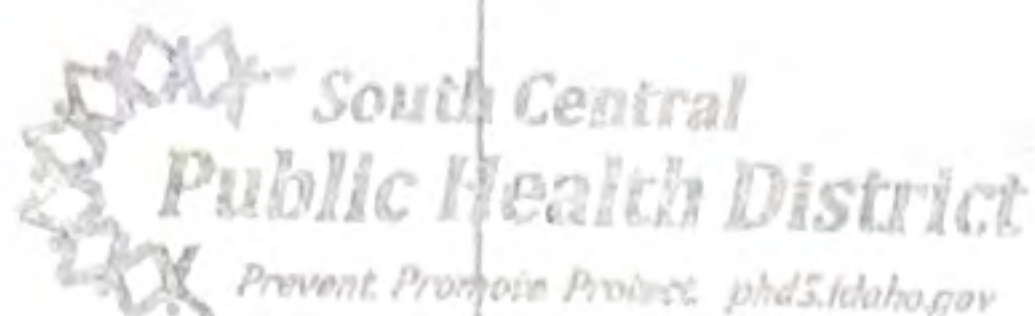
10/8/25

Ashlin Simkins

I have reviewed your application to Cassia County for a one lot subdivision. My role in this particular case is neither to approve or deny your project. An approval from the health district means to release sanitary restrictions. This is not your request. This letter is documenting that I am aware of the proposal and it meets the health district's one acre minimum policy. If you have any questions please contact me at 2087-678-8221.

Scott Arnell

REHS/RS



Proposal Review for Planning & Zoning

Applicant Name <u>Jared Simkins</u>		Parcel # <u>RP 135 25 E 222 402</u>	County <u>Cassia</u>	Lot size (acres) <u>3 acres</u>
Mailing Address <u>653 E 2005</u>		Subject Property - Street/Grid Address <u>1786 S Elder Rd Malta 83342</u>		
City/State/Zip <u>Boyer, ID 83318</u>		City/State/Zip <u>Malta ID 83342</u>		
Primary Phone # <u>(208) 431-2660</u>		Subdivision Name (if applicable) <u>Simkins Meadow - Bare ground</u>		
Email <u>gemstatedary@gmail.com</u>		Existing # of Bedrooms/Est Flow:		
Property is located In ☐ City ☐ City Impact ☒ County				
Water Source: ☐ Public/Shared Well ☒ Private Well ☐ Municipal System ☐ N/A				
Residential Foundation Type: ☐ Basement ☒ Crawl Space ☐ Split Level ☐ Temporary ☐ Slab				
Non-Residential Foundation Type: ☐ Basement ☐ Crawl Space ☐ Temporary ☐ Slab				
Est. #: <u>019427</u>	Date: <u>6-16-25</u>	Rec'd by: <u>Shelly</u>	Receipt #: <u>174127</u>	Fee: \$ <u>55</u>

Applicant's Proposal (check where appropriate and or describe below):

- ☐ Adding an out building; will this building have... Water? ☐ No ☐ Yes Septic? ☐ No ☐ Yes
☐ Adding onto an existing dwelling; will this increase the number of bedrooms? ☐ No ☐ Yes # Increasing to: _____
☐ Adding/replacing a house or mobile home/RV to an existing septic system
☒ Land Division (less than 5 lots)
☐ Other: _____

Description of what you will be doing (Please attach a site plan for review)

We are dividing property as a building lot. There is one more split available. Then we are selling 5 acres to our son who is doing a minor subdivision for the next split. So there will only be 2 houses on the 30 acres property. But we surveyed out 5 acres for my son and 3 acres for us to build on.

Signature: _____

 Date: 6-16-25

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my consent letter rescinded. I accept the responsibility to notify the Health District of any changes to the above information.

Environmental Health Specialist Evaluation

- ☐ Proposal Approved ☐ Proposal Approved with Conditions ☐ Site Visit Performed ☐ Proposal NOT Approved

Comments: Needs SCPHD 1-Acre minimum. Septic permit will need to be obtained, system installed, inspected, and approved before wastewater may be generated.

EHS Signature: _____

 Date: 6-23-25

 Raft River Fire
District

APPROVED

Reviewed By

 10/01/2025 9:12 pm

Ben Southern

 [Make a change to this review](#)

Review History

 10/01/2025 9:12 pm

Approved by Ben Southern

- Kenneth Lyle Knight
 - 1787 South Elba Almo Road, Malta Idaho

- Jared and Carrie Simkins
 - PARCEL NO. RP13S25E225300
 - P.O Box 268 Declo, Idaho

- Brent E. Sainsbury
 - 1860 South Elba Almo Road, Elba Idaho

- Dennis James
 - 1795 South Elba Almo Road, Malta Idaho

- Loughmiller Inc
 - 1577 E 1740 South Malta, Idaho

NOTICE OF COMMENT PERIOD ON
MINOR SUBDIVISION IN CASSIA COUNTY, IDAHO

Pursuant to provisions of Cassia County Code, Section 10-3-7 C.4., a thirty (30) day comment period is being scheduled for the following proposed minor subdivision:

<u>Applicant:</u>	Brody & Ashlyn Simkins
<u>Cassia County Application:</u>	2025-17-MSUB
<u>Proposed Name of Subdivision:</u>	Simkins Meadow Subdivision
<u>Physical Address of proposed site:</u>	1790 South Elba Almo Road, Elba, Idaho
<u>Total Area:</u>	4.99 acres +/- ; one (1) lot
<u>Current Zoning District:</u>	Multiple Use Zone

This matter is on file with the Cassia County Zoning and Building Office, Room #210, 1459 Overland Avenue, Burley, Idaho 83318. Those desiring to comment on this proposal may submit written comment to the Zoning Administrator by U.S. Mail or by hand delivery or by electronic submittal to pzoning@cassia.gov . Information submitted prior to the close of the comment period will become part of the record for this application. All submittals must be physically received in the Zoning and Building Office by the end of the comment period, in order to be considered.

The comment period shall begin on Monday, October 27, 2025 and shall end on Tuesday, November 25, 2025 at 5:00 p.m., prevailing local time.

Dated this 21st day of October, 2025.

Zoning and Building Office
For Cassia County, Idaho

/s/ Kerry D. McMurray
Kerry D. McMurray, Zoning Administrator
Cassia County Courthouse, Room #210
1459 Overland Avenue
Burley, Idaho 83318
Telephone: (208) 878-7302
Email: pzoning@cassia.gov

Dated 24 day of october 2025.

NOTE: This form is general in nature. Users are responsible for any form that is used, and must ensure that it is accurate in content and should also ascertain that it meets the requirements of state statutes and county ordinances applicable thereto.

Parcel_Num	Mail To Name	Mail To Addr	Mail To City	Mail To State	Mail To Post
RP13S25E229999	BLM				
RP13S25E228200	CASSIA COUNTY	1459 OVERLAND AVE	BURLEY	ID	83318
RP13S25E227000	JAMES, DENNIS	1795 S ELBA ALMO RD	MALTA	ID	83342
RP13S25E226749	KNIGHT, KENNETH LYLE "BADGER"	1789 ELBA ALMO RD	MALTA	ID	83342
RP13S25E226901	KNIGHT, KENNETH LYLE "BADGER"	1789 ELBA ALMO RD	MALTA	ID	83342
RP13S25E223601	LOUGHMILLER INC	1577 EAST 1740 SOUTH	MALTA	ID	83342
RP13S25E222403	LOUGHMILLER INC	1577 EAST 1740 SOUTH	MALTA	ID	83342
RP13S25E226001	SAINSBURY, BRENT E	1860 S ELBA ALMO RD	ELBA	ID	83342
RP13S25E225300	SIMKINS, JARED	653 E 200 S	BURLEY	ID	83318
RP13S25E224801	WICKEL, EVA L/E	22753 UPPER PLEASANT RIDGE RD	WILDER	ID	83676
RP13S25E221670	WICKEL-SCOTT REVOCABLE TRUST	22753 UPPER PLEASANT RIDGE RD	WILDER	ID	83676

This information is provided in regards to a public records request.

**THIS INFORMATION IS LISTED BY THE COUNTY TAX ASSESSOR AS OWNING REAL PROPERTY
LOCATED WITHIN ONE MILE (OR AS REQUIRED) OF ANY EXTERNAL BOUNDARY OF SITE LISTED IN APPLICATION.
CASSIA COUNTY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ERRORS OR OMISSIONS WHEN THE
INFORMATION IS USED FOR ANY OTHER PURPOSE.**



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Magic Valley Times-News** on the dates indicated below. If changes are needed, please contact us prior to deadline at help@column.us

Notice ID: y5zb3a7DuUNqiePlxRaq | **Proof Updated: Oct. 21, 2025 at 05:25pm MDT**
Notice Name: 2025-17-MSUB Comment Period | Publisher ID: COL-NV-3102

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Sara Haynes
shaynes@cassia.gov
(208) 878-7302

FILING FOR

Magic Valley Times-News

Columns Wide: 2

Ad Class: Legals

10/25/2025: General Legal Notice	62.08
Affidavit Fee	9.00

Total	\$71.08
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See Proof on Next Page

**NOTICE OF COMMENT PERIOD ON
MINOR SUBDIVISION IN CASSIA COUNTY, IDAHO**

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Applicant:	Brody & Ashlyn Simkins
Cassia County Application:	2025-17-MSUB
Proposed Name of Subdivision:	Simkins Meadow Subdivision
Physical Address of proposed site:	1790 South Elba Almo Road, Elba Idaho
Total Area:	4.99 acres +/- ; one (1) lot
Current Zoning District:	Multiple Use Zone

This matter is on file with the Cassia County Zoning and Building Office, Room #210, 1459 Overland Avenue, Burley, Idaho 83318. Those desiring to comment on this proposal may submit written comment to the Zoning Administrator by U.S. Mail or by hand delivery or by electronic submittal to pzoning@cassia.gov. Information submitted prior to the close of the comment period will become part of the record for this application. All submittals must be physically received in the Zoning and Building Office by the end of the comment period, in order to be considered. **The comment period shall begin on Monday, October 27, 2025 and shall end on Tuesday, November 25, 2025 at 5:00 p.m., prevailing local time.**

Dated this 21st day of October, 2025.

Zoning and Building Office
For Cassia County, Idaho

/s/ Kerry D. McMurray
Kerry D. McMurray, Zoning Administrator
Cassia County Courthouse, Room #210
1459 Overland Avenue
Burley, Idaho 83318
Telephone: (208) 878-7302
Email: pzoning@cassia.gov
Publish: October 25, 2025
COL-NV-3102

**NOTICE OF COMMENT PERIOD ON
MINOR SUBDIVISION IN CASSIA COUNTY, IDAHO**

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Zoning and Building Office
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/s/ Kerry D. McMurray

Kerry D. McMurray, Zoning Administrator
Cassia County Courthouse, Room #210
1459 Overland Avenue
Burley, Idaho 83318
Telephone: (208) 878-7302
Email: pzoning@cassia.gov
Publish: October 25, 2025

#####

Jared Simkins
PO Box 104
Declo, Idaho 83323

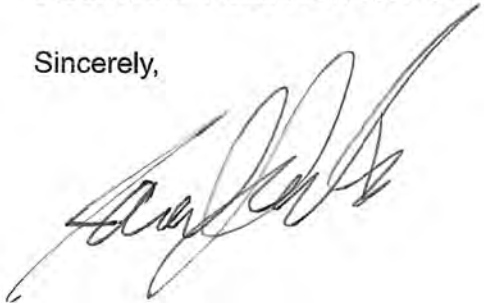
September 26, 2025

Cassia County Planning and Zoning
1419 Overland Ave Ste 210
Burley, Idaho 83318

To Planning and Zoning,

I am writing as the deed owner of the land described as TOWNSHIP 13 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN, CASSIA COUNTY, STATE OF IDAHO. Section 22: Part of the NE1/4SW1/4 and part of the SE1/4SW1/4. Brody Simkins is purchasing 5 acres of this land from me and my wife Carrie Simkins. He has my approval to act as my representative in the matter of applying for a minor subdivision. He also has my approval to apply for a minor subdivision. Please contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jared D Simkins', with a long, sweeping horizontal stroke extending to the left.

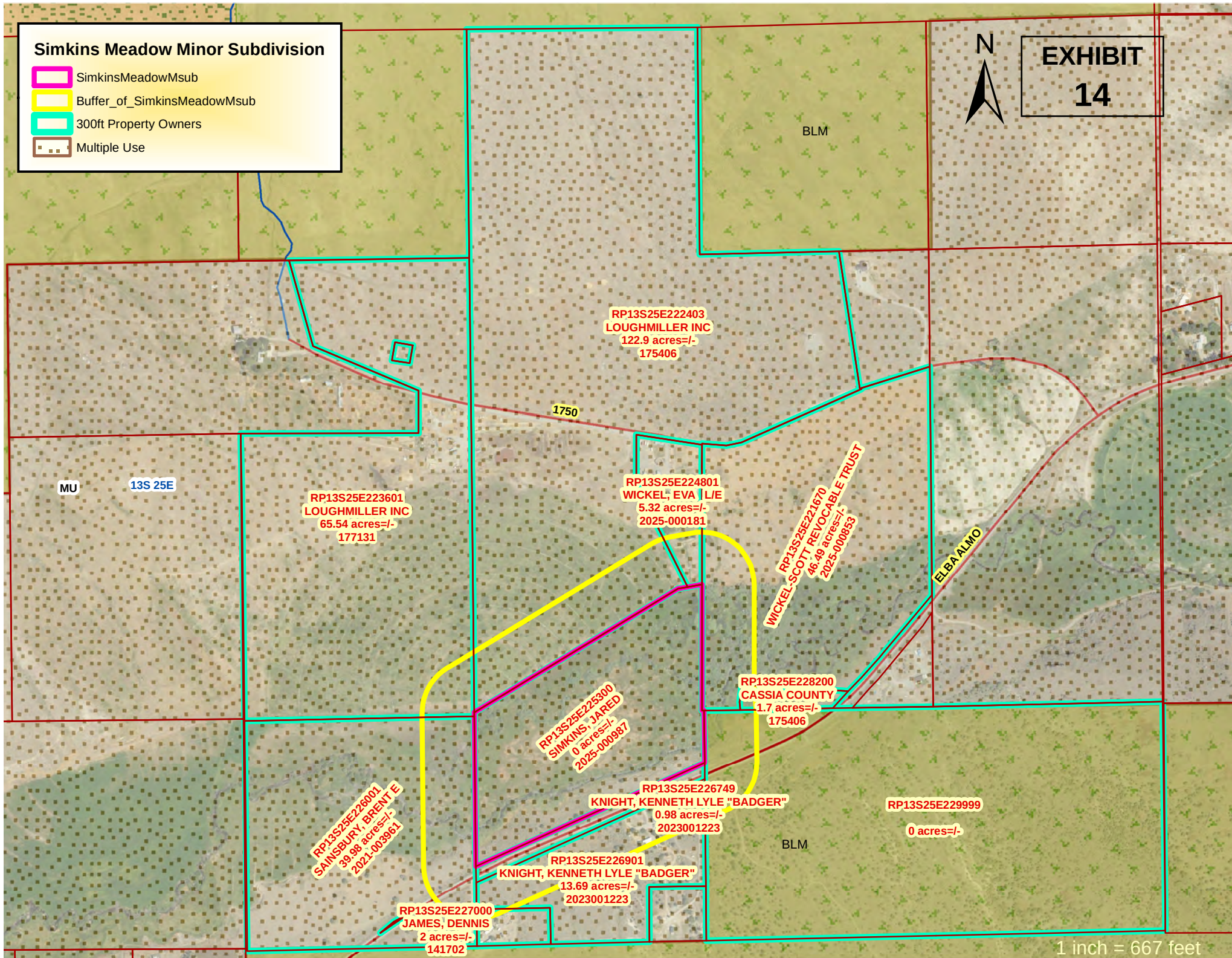
Jared D Simkins

Simkins Meadow Minor Subdivision

- SimkinsMeadowMsub
- Buffer_of_SimkinsMeadowMsub
- 300ft Property Owners
- Multiple Use



EXHIBIT
14



Simkins Meadow Minor Subdivision



SimkinsMeadowMsub



13S 25E

ELBA ALMO

BLM

1 inch = 303 feet