



Exhibit "B"

Horizontal Scale: 1" = 200'

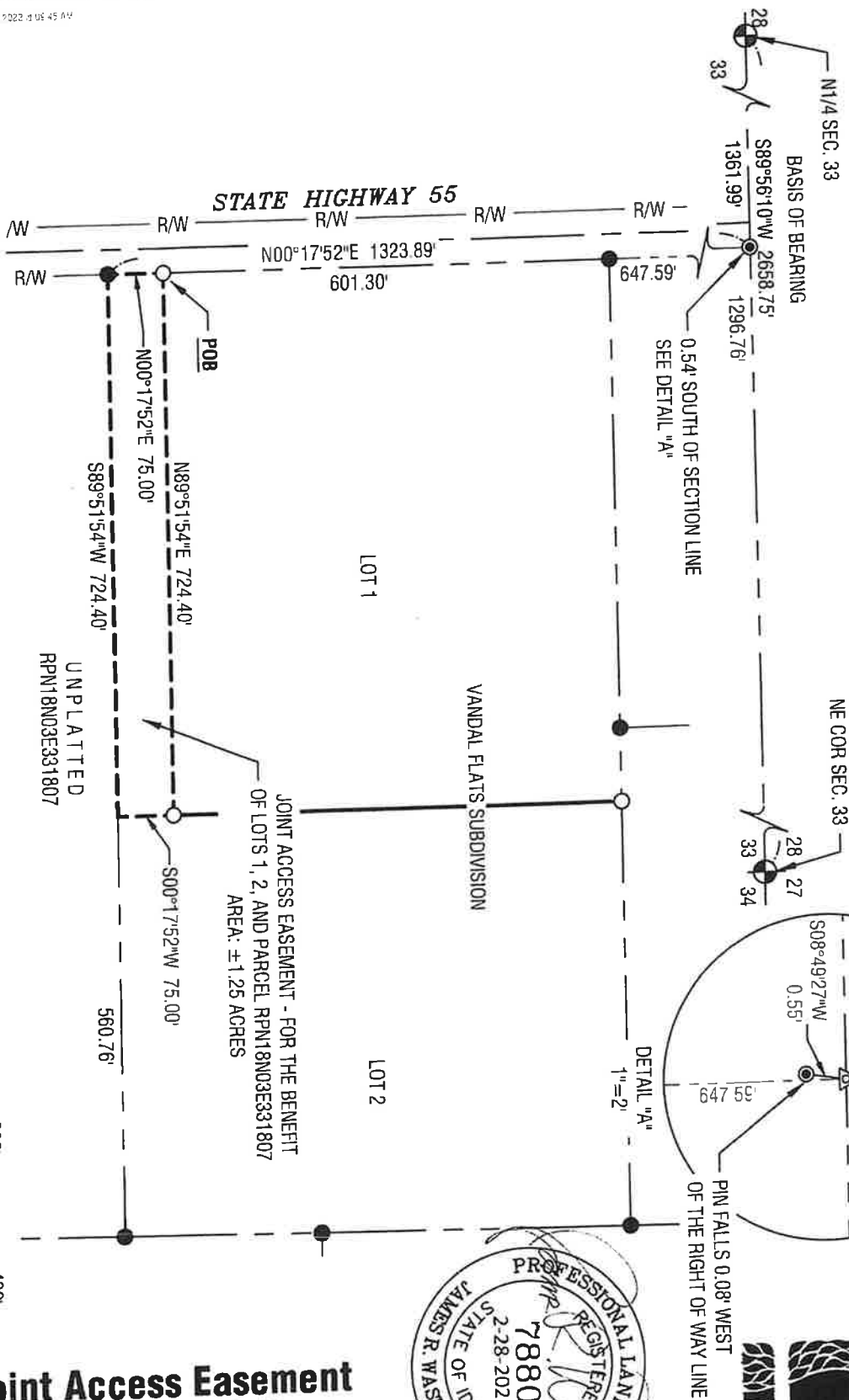


Date of Issuance: February 28, 2023

Project No. 122081

Joint Access Easement Vandal Flats Subdivision Valley County

1 of 1



Easement shall constitute and remain a private way and drive. No dedication shall, however, be made of the Easement unless:

- A. Such Easement is accepted by the public entity for maintenance as a public street or drive; and
- B. The dedication does not preclude or prevent the continued use by Grantee of the entrance to and exit from the Easement then being used incident to the Grantee's Property or as otherwise authorizes in this agreement.

IN WITNESS WHEREOF, the undersigned have caused this Easement to be executed the day and year first written above.

GRANTOR:

By: Eric Pingrey
Its: Superintendent

GRANTEE:

By: Eric Pingrey
Its: Superintendent

GRANTEE:

By: Dusty Bitton
Its: Manager

STATE OF IDAHO)
) ss.
County of Valley)

On this 4th day of April, in the year 2023²⁰²², before me, a Notary Public in and for the State of Idaho, personally appeared Dusty Bitton known or identified to me to be the official who signed the foregoing document, and acknowledged to me that she/he executed the same on behalf of the Grantor, McCall-Donnelly Joint School District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

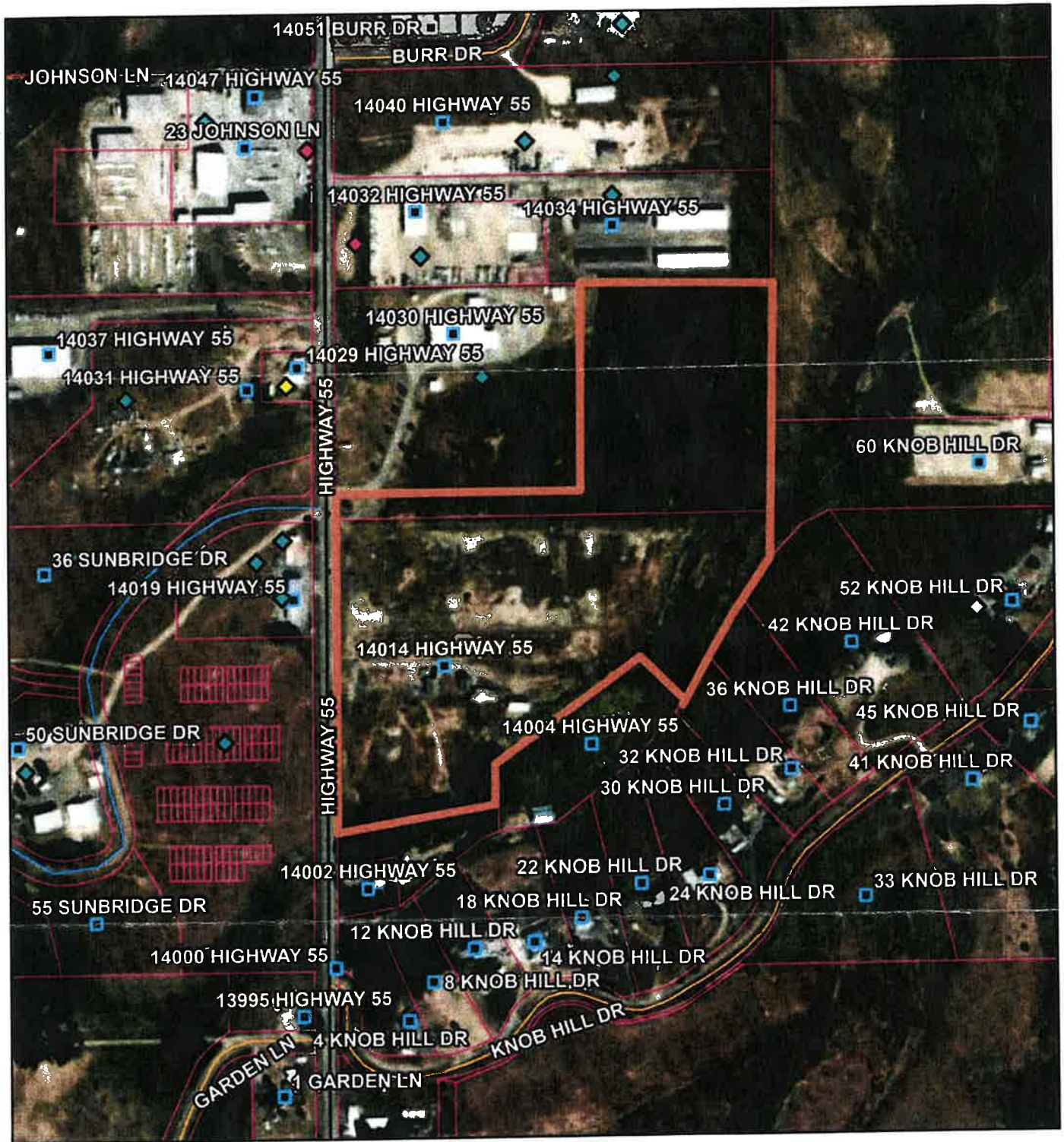
Notary Public for: Lisa Chivers
Residing at: 904 Ann Street
My commission expires: 11/09/2024

STATE OF IDAHO)
) ss.

ACCESS EASEMENT - 3

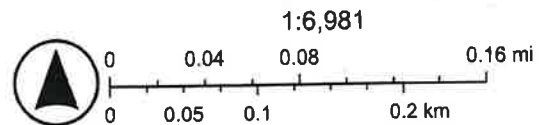


SUB 25-019 Aerial Map



8/4/2025, 3:44:57 PM

- Permits
- ◆ CUP
 - ◆ GF
 - ◆ STR
 - ◆ VAR
 - Address Points
 - Parcel Boundaries



Maxar

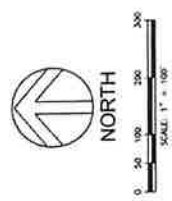
EXISTING PROPERTY BOUNDARIES BASED UPON SURVEY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY THE ADJACENT PROPERTY OWNERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF THE PROPERTY BOUNDARIES. THE ENGINEER'S BEST AVAILABLE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.

ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) SHOWN ON THIS PLAN ARE TO BE LOCATED WITHIN EASEMENTS THAT WILL BE PROVIDED PRIOR TO RECORDING A FINAL PLAT.

REFER TO EXHIBITS EX-A, EX-5, AND EX-6 FOR PRELIMINARY GRADING AND STORMWATER MANAGEMENT PLANNING.

WETLAND BOUNDARIES AS SHOWN ON THIS PLAN HAVE BEEN DETERMINED BY THE ENGINEER BASED ON VISUAL INSPECTION AND A PRELIMINARY ADDITIONAL DETERMINATION.

PROPERTY BOUNDARY
 ADJACENT PROPERTY LINE
 ROAD/DRIVE CENTER LINE
 EXISTING EASEMENT LINE
 PROPOSED LOT LINE
 PROPOSED EASEMENT LINE
 DELINEATED WETLAND AREA
 EXISTING CONTOUR
 PROPOSED EDGE OF ASPHALT
 DISTING. EDGE OF GRAVEL ROAD



VEHICLE SCALE	
NEW TO THIS DISTRICT OR ALL DATE (MM/DD/YYYY)	
PROJECT	2014
DATE	7/16/2015
OWNER'S NO.	SHEET NO.
EX-3	3 OF 7



NORTH

0 25 50 100 150
SCALE: 1" = 50'

VERIFY SCALE

DATE	2/28/22
PROJECT	22072
DRAWN BY	WJZ/2022
CHECKED BY	
APPROVED BY	
SHEET NO	EX-1
1 OF 1	

RMC/MCCALL-DONNELLY
MCCALL, IDAHO
PROPOSED ACCESS EASEMENT EXHIBIT



CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C - PO BOX 2330
BOZEMAN, MT 59717-0230
208.534.4140 • 208.534.4146 FAX

BY	DATE	DESIGN
		DRAWN
		CHECKED
		APPROVED



Valley County Planning & Zoning Invites You to Participate in a Public Hearing

*Tabled to
Nov. 13, 2025
for more info.*

SUB 25-019 HWY 55 Storage Preliminary Plat

Applicant: Pearson Storage Partners LLC

Property Owners: Pearson Storage Partners LLC and
High Rock Residential LLC

Location: 14014 Highway 55 - Includes parcel
RP18N03E331807 and Vandal Flats Subdivision
Lot 2 Block 1, located in the NE ¼ Section 33,
T.18N, R.3E, Boise Meridian, Valley County, ID

Project Description: Pearson Storage Partners LLC is
requesting a conditional use permit for a subdivision on 28.5
acres. Block 1 would include 108 condominium storage
units and two offices/bathroom units. Proposed lot coverage
is approximately 26%. Individual septic systems and
individual wells are proposed. The use for Block 2 is
undefined.

Wetland areas are delineated on the plat and would be
marked as "no build" areas. An undulating landscape berm
is proposed along Highway 55.

A wildland urban interface fire protection plan has been
submitted. It is anticipated that a pond and 2 dry hydrants
would be used for fire protection.

The applicant proposes to vacate an existing 140-ft
irrigation use maintenance and repair easement located
along the eastern boundary.

Access would be from a new shared driveway onto State
Highway 55; this access would align with the access
driveway on the west side of the highway. The existing
access point would be abandoned.

This is an action item. The agenda, information such as
maps and proposed site plans, and a flyer that details the
public hearing process are attached.

Applications and the contents of the files can be reviewed at
the Planning and Zoning office located in the Valley County
Courthouse at 219 North Main Street in Cascade, Idaho.

**More information, including the staff report,
will be posted online at:
www.co.valley.id.us**

PUBLIC HEARING
September 11, 2025
6:00 p.m.

Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho

You are invited to participate in the
public hearing and/or comment
on the proposal.

You may view the hearing by going
to our website, www.co.valley.id.us,
and click on "Watch Meetings Live".

The meeting is in-person. We no longer
provide call-in service. This service was
discontinued by our provider.

You may comment in person, by U.S.
Postal Service mail, or by email. Written
comments greater than one page must
be received at least seven days prior
to the public hearing. To be included
in the staff report, comments must
be received by
5:00 p.m., Wednesday, Sept. 3, 2025.

If you do not submit a comment, we will
assume you have no objections.

**Direct questions and
written comments to:**

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115

cherrick@valleycountyid.gov