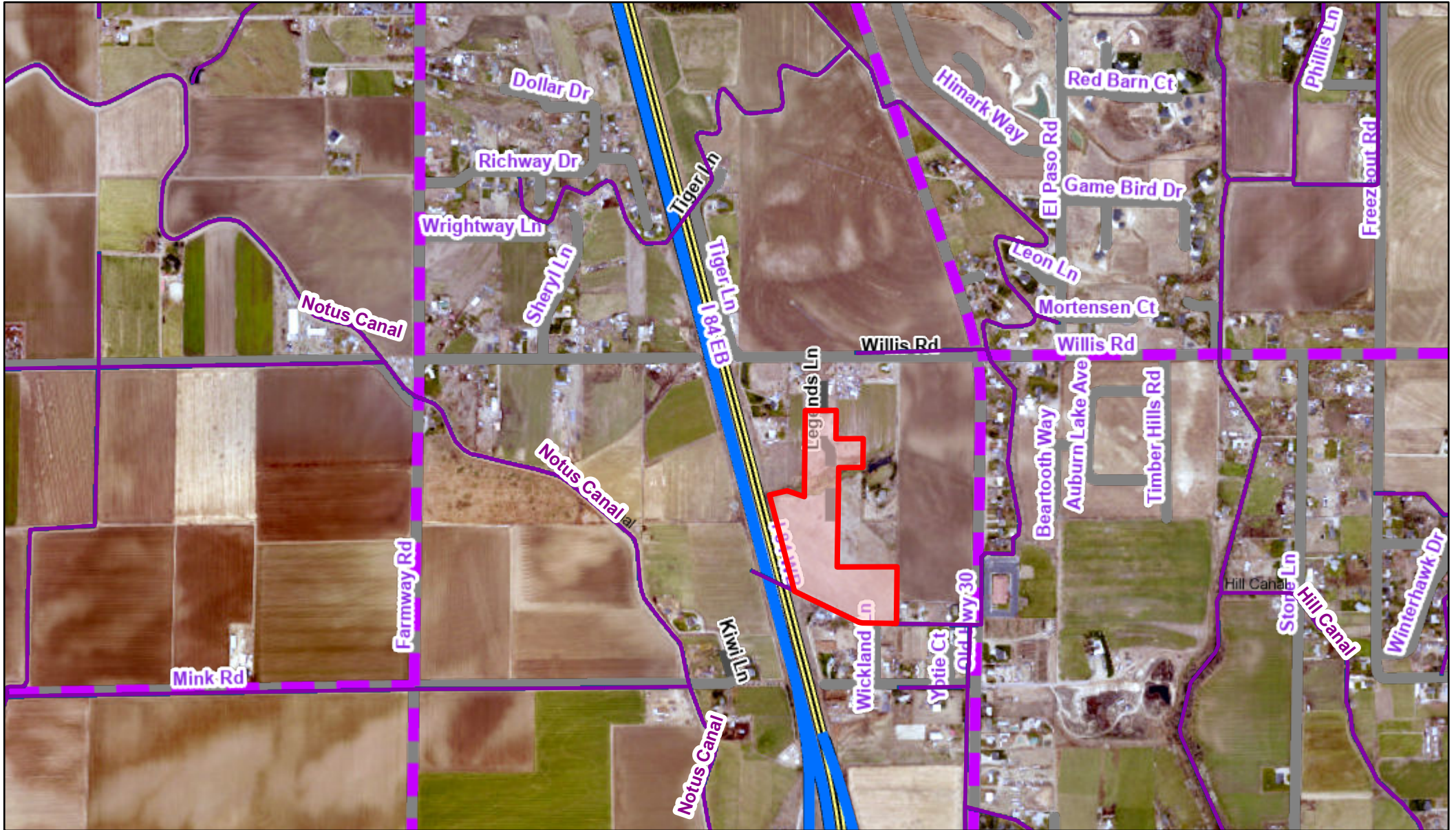
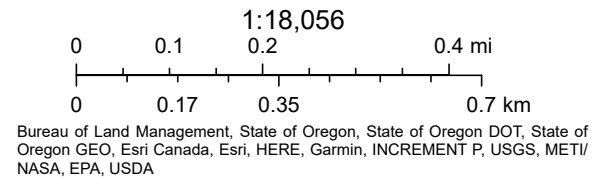


Canyon County, ID Web Map



7/5/2023, 1:58:47 PM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- CC_PrivateRoads
- CanyonCountyRoads
- Interstate
- Roads
- ITDFunctionalClassification
- Interstate
- Major Collector
- Canyon County Imagery_2019
- Red: Band_1
- Green: Band_2



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>Kent Bradshaw</u>
	MAILING ADDRESS: <u>15361 Willis Rd Caldwell, ID 83607</u>
	PHONE: <u>208 371 4836</u> EMAIL: <u>kbradshaw7@gmail.com</u>

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [Signature] Date: 1/11/22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Kent Bradshaw</u>
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: _____ EMAIL: _____

SITE INFO	STREET ADDRESS: <u>Legends Ln Caldwell</u>			
	PARCEL #: <u>34502013 0</u>	LOT SIZE/AREA: <u>19.59</u>		
	LOT: <u>N/A</u>	BLOCK: <u>N/A</u>	SUBDIVISION: <u>Hidden Legends Estate</u>	
	QUARTER:	SECTION:	TOWNSHIP:	RANGE:
	ZONING DISTRICT:	FLOODZONE (YES/NO): <u>No</u>		

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input checked="" type="checkbox"/> MINOR REPLAT	<input checked="" type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input checked="" type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: <u>SD2022-0003</u>	DATE RECEIVED: <u>1.11.22</u>
RECEIVED BY: <u>CL</u>	APPLICATION FEE: 1860.00 <u>1860.00</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

Letter of Intent

01/11/2022

My request is to submit a short plat application to build out 19.59 acres with a total of 7 buildable lots and one lot encompassing the private lane. This land is not farmable and has been this way for 20 years. The lot sizes vary and will be an average of 2 acres. The subdivision will use the water rights available through a pressurized underground system. The subdivision will be accessed using Legends Lane, which has been paved.

Sincerely

Kent Bradshaw

A handwritten signature in black ink, appearing to read 'Kent Bradshaw', with a stylized flourish at the end.

208-371-4836
15361 Willis Rd,
Caldwell, ID 83607



2020-065464

RECORDED

11/05/2020 10:50 AM



00561194202000654640020020

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 MKEYES

\$13.00

AGR

KENT AND ALISON BRADSHAW

Canyon County
Recorder's Office
Document
Cover Sheet



*Road Maintenance
Agreement*

Road Maintenance Agreement

The undersigned parties, being those who own property benefited by the right-a-way easement(s) or private street described here under:

Parcel # R345020000, R3450600000
Address: 15361 Willis Rd, Caldwell, ID 83607

- a. The expenses of maintenance, repair, and/or restoration of the easement or private street covered by this Agreement shall be apportioned equally.
 - b. The easement or private street shall be maintained in good, passable condition under all traffic and weather conditions. Maintenance and/or repair shall include snow plowing and drainage facilities.
 - c. This agreement shall run with the land shall be appurtenant thereto and is not a personal right afforded each party, and shall bind all benefited properties and the parties, their heirs, successors, distributees and assigns.
 - d. This agreement is made by and between parties who own property benefited by the easement or private street. All such parties shall have the right of access over said easement or private street. All property to which access is obtained over the easement or private street is deemed benefited thereby.
1. The easement or private street covered by this agreement are described as follows:

All that certain strip of land being and situated in the County of Canyon, State of Idaho:

Name: <u>Kent Bradshaw</u>	Name: <u>Alison Bradshaw</u>
Date: <u>11/5/2020</u>	Date: <u>11/5/2020</u>
Name:	Name:
Date:	Date:
Name:	Name:
Date:	Date:

State of Idaho, County of Canyon:

On this 5 day of November. In the year 2020, before me, a notary public in/and identified to me to be the person whose name is/are subscribed to the within Instrument, and acknowledged to me that he/she/ they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Rochelle Nickel
Notary Public for the State of:
Commission Expires 6-22-26



AFTER RECORDING MAIL TO:

Kent C. Bradshaw and Alison Bradshaw
15361 Willis Rd
Caldwell, ID 83607

I hereby certify this to be a true
and exact copy of the original.
FIRST AMERICAN TITLE CO.

By: _____

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

File No.: 4120-3493980 (KD)

Date: July 30, 2020

For Value Received, **Dannie P. Barrett, a single man**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Kent C. Bradshaw and Alison Bradshaw, husband and wife**, hereinafter referred to as Grantee, whose current address is **15361 Willis Rd, Caldwell, ID 83607**, the following described premises, situated in **Canyon County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

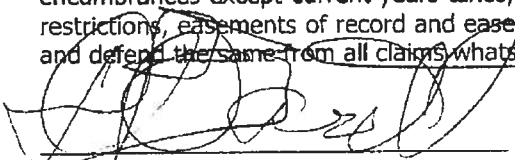
A part of the Southwest Quarter of the Northeast Quarter and part of Government Lot 2 of Section 4, Township 4 North, Range 3 West of the Boise Meridian in Canyon County, Idaho, more particularly described, to-wit:

Commencing at the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 4, Township 4 North, Range 3 West of the Boise Meridian; thence North 0°46'30" East 489 feet along the East line of said Southwest Quarter of the Northeast Quarter to the Initial Point of this description; thence continuing North 0°46'30" East 844.65 feet to the Northeast corner of the said Southwest Quarter of the Northeast Quarter; thence South 89°36'30" West 290.40 feet along the North line of the said Southwest Quarter of the Northeast Quarter; thence North 0°46'30" East 675.69 feet along a line parallel to the East line of said Government Lot 2; thence South 89°35'45" West 225.36 feet along the South line of the North Half of the said Government Lot 2; thence North 0°46'30" East 675.64 feet along a line parallel to said East line of Government Lot 2; thence South 89°35' West 257.88 feet along the North line of said Government Lot 2; thence South 0°46'30" West 1149.91 feet along a line parallel to the East line of said Government Lot 2 to a point in the centerline of a 56 foot road right of way; thence North 71°06'45" West 149.07 feet; thence South 76°52' West 151.07 feet to a point in the Easterly right of way of Interstate Highway 80N; thence South 14°53' East (Highway Bearing South 14°12'43.9" East) 224.21 feet along said Easterly right of way line to the intersection with said North line of Southwest Quarter of the Northeast Quarter; thence continuing

South 14°53' East 593.50 feet along the said Easterly right of way line to a point on the centerline of an irrigation ditch; thence meandering along said centerline South 64°17' East 585.87 feet; thence South 79°12' East 30.32 feet; thence South 89°08' East 280 feet to the Initial Point of this description.

APN: **34502000 0**

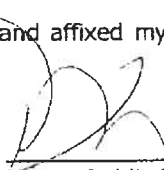
TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.


Dannie P. Barrett

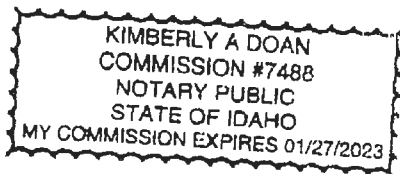
STATE OF Idaho)
)
) 55.
)
COUNTY OF Canyon)

On this 21 day of **July, 2020**, before me, a Notary Public in and for said State, personally appeared **Dannie P. Barrett**, 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.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Idaho
Residing at: Wilder, ID
My Commission Expires: 1/27/2023



Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 72443

Date: 1/11/2022

Date Created: 1/11/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Bradshaw West

Comments: SD2022-0003 location R34502013 0 TBD Legends Ln Caldwell

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Combining Preliminary and Final Plats	SD2022-0003	\$1,680.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional City Impact Area Fee	SD2022-0003	\$100.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats Additional Per Lot Fee (Per Application)	SD2022-0003	\$80.00	\$0.00	\$0.00

Sub Total: \$1,860.00

Sales Tax: \$0.00

Total Charges: \$1,860.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	417	\$1,860.00

Total Payments: \$1,860.00

ADJUSTMENTS

Receipt Balance: \$0.00

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



Applicant(s) Kent Bradshaw 208 371 4836
Name Daytime Telephone Number
15361 Willis Rd Caldwell, ID 83607
Street Address City, State Zip

Representative Name Kent Bradshaw 208 371 4836
Daytime Telephone Number / E-mail Address
15361 Willis Rd Caldwell, ID 83607
Street Address City, State Zip

Location of Subject Property: Willis Rd & Legends Ln Caldwell
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 34502013 0 Section 4 Township 4 Range 3
Gov lot 2

This land:

- Has water rights available to it.
 Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? Yes No
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Black Canyon Irrigation District

Drainage: Black Canyon Irrigation District

3. How many acres is the property being subdivided? 19.59

4. What percentage of this property has water? 100%

5. How many inches of water are available to the property? Unknown 100% 24 waterable acres

6. How is the land currently irrigated? Surface Irrigation Well
 Sprinkler Above Ground Pipe Underground Pipe

7. How is the land to be irrigated after it is subdivided? Surface Irrigation Well
 Sprinkler Above Ground Pipe Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

8" gravity pipe from gate to pond, from pressurized pump to each lot

9. Are there irrigation easement(s) on the property? Yes No

10. How do you plan to retain storm and excess water on each lot?

Slope, landscape measures, swales, ditches, and similar retention methods

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

swales, landscape measures, and similar retention methods

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: [Signature] Date: 6 / 11 / 22
Property Owner (Application Submitted)

Signed: _____ Date: ____ / ____ / ____
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____ / ____ / ____
Director / Staff

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

- 1 All canals, ditches, and laterals with their respective names.
- 2 Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 Rise locations and types, if any.
- 4 Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- 5 Slope of the property in various locations.
- 6 Direction of water flow (use short arrows → on your map to indicate water flow direction).
- 7 Direction of wastewater flow (use long arrows -----→ on you map to indicate wastewater direction).
- 8 Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
- 9 Other information: _____

Also, provide the following documentation:

- Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities.

Kent Bradshaw

Subdivision

Legend

- 3" 260'
- 36" Concrete Structure
- 4" 760'
- 6" 800'
- Approximate Border
- 3" Riser with 4" Valvetop
- Pond



Irrigation Plan

Hidden Legends Estates Preliminary Plat Application

Aug 5th 2022

1. Hidden Legends Estates will have a pressurized irrigation system that will supply each lot with a tap. The pump system will be located on the south end of the cul de sac. The pond will be supplied by Black Canyon Irrigation from the south end watergate and piped into the pond using gravity.
- 2.
3. The historical lateral drainage and ditch flow pattern will be used and maintained.
4. The black canyon irrigation has granted the subdivision authorization to allow the runoff to be joined with the irrigation drainage runoff.

Sincerely,

Kent
2083714836

Canyon County DSD

6/02/2022

File # SD2022-003

I, Kent Bradshaw, would like to amend my initial application from a Short Plat Application to a Preliminary Plat Application due to the Canyon County Development Services request to do so.

I would like to be credited by check for the \$230.00.

Sincerely,

Kent Bradshaw

HIDDEN LEGENDS ESTATES SUBDIVISION

A PORTION OF GOVERNMENT LOT 2 AND THE SW 1/4 NE 1/4 OF SECTION 4,
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2022

E1/16N Corner
Section 4
CP&FR Inst. No.
1991005284

N 1/4 Corner
Section 4
CP&FR Inst. No.
2008019840

E1/16N Corner
Section 4
CP&FR Inst. No.
1991005284

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	70.00'	169°54'14"	207.58'	N21°46'06"E	139.46'
C2	70.00'	139°20'32"	170.24'	S3°36'31"E	131.28'
C3	70.00'	309°14'46"	377.82'	N88°33'38"W	60.00'

LINE TABLE

NO	BEARING	LENGTH
L1	N78°31'22"W	30.33'
L2	N1°27'39"E	30.01'
L3	S1°27'39"W	30.01'
L4	N89°39'16"W	15.00'
L5	S89°39'16"E	15.00'
L6	N1°26'22"E	7.04'

NOTES:

- This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.
- Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.
- This development recognizes and is in compliance with Idaho Code 31-3805(1)(b). Lots will be provided with pressurized irrigation and are subject to assessments from the Black Canyon Irrigation District.
- The subject property is zoned RR RESIDENTIAL.
- The development is 19.599 acres.
- This development consists of 8 residential lots and 1 private road lot.
- Post development storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner. Lot 8, Block 1 is a private road lot that has a blanket Ingress/Egress, Utility, Irrigation and Drainage easement. All stormwater runoff from the private road will be contained within this lot.
- Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on subdivision property unless otherwise approved.
- UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE:
10 FEET ALONG SUBDIVISION BOUNDARY
5 FEET ON EACH SIDE OF INTERIOR LOT LINES
IF A LOT LINE IS MOVED, THE EASEMENT(S) SHALL MOVE WITH THE LOT LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S)

Reference Surveys:
Inst. No. 2021042002
Inst. No. 2020060681
Inst. No. 1988009460
Inst. No. 1996023332
Inst. No. 1986021139
Inst. No. 1997016049
Inst. No. 1986032336
Inst. No. 1994036403
Inst. No. 1990020890
Inst. No. 1993030066
Unrecorded Davenport Engineers Bessie
Bradley Survey Job 487
Dated 4/6/76 with numerous revisions

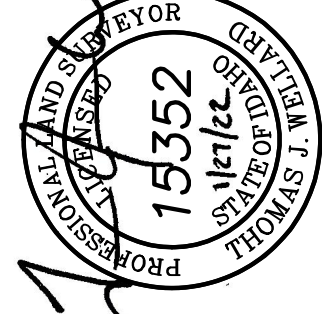
Reference Deed:
Inst. No. 2021039698

- ### LEGEND
- BRASS CAP MONUMENT - FOUND
 - 5/8" REBAR - FOUND
 - 5/8" x 24" REBAR - SET
 - 1/2" x 24" REBAR - SET
 - 1/2" REBAR - FOUND
 - PROPERTY BOUNDARY LINE
 - SECTION/ALLOT PART LINE
 - LOT LINE
 - INGRESS/EGRESS, UTILITY, IRRIGATION & DRAINAGE EASEMENT LINE

UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE:
10 FEET ALONG SUBDIVISION BOUNDARY
5 FEET ON EACH SIDE OF INTERIOR LOT LINES
A PATHWAY EASEMENT IS HEREBY RESERVED ADJACENT TO PUBLIC STREETS UNLESS OTHERWISE SHOWN.
IF A LOT LINE IS MOVED, THE EASEMENT(S) SHALL MOVE WITH THE LOT LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S)

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



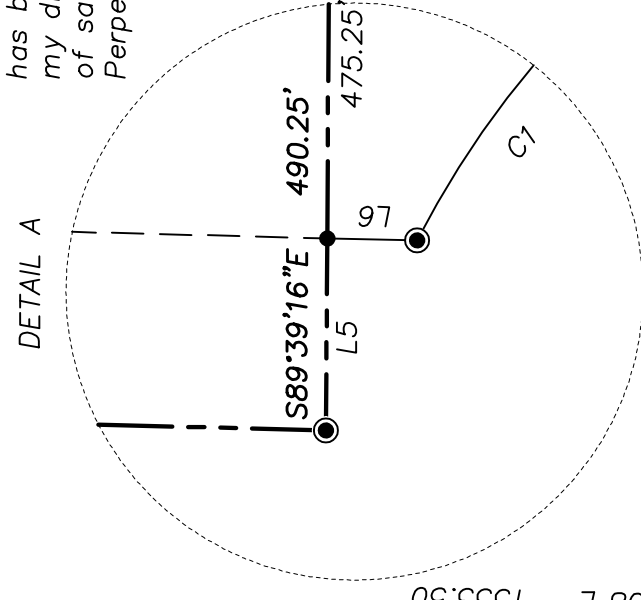
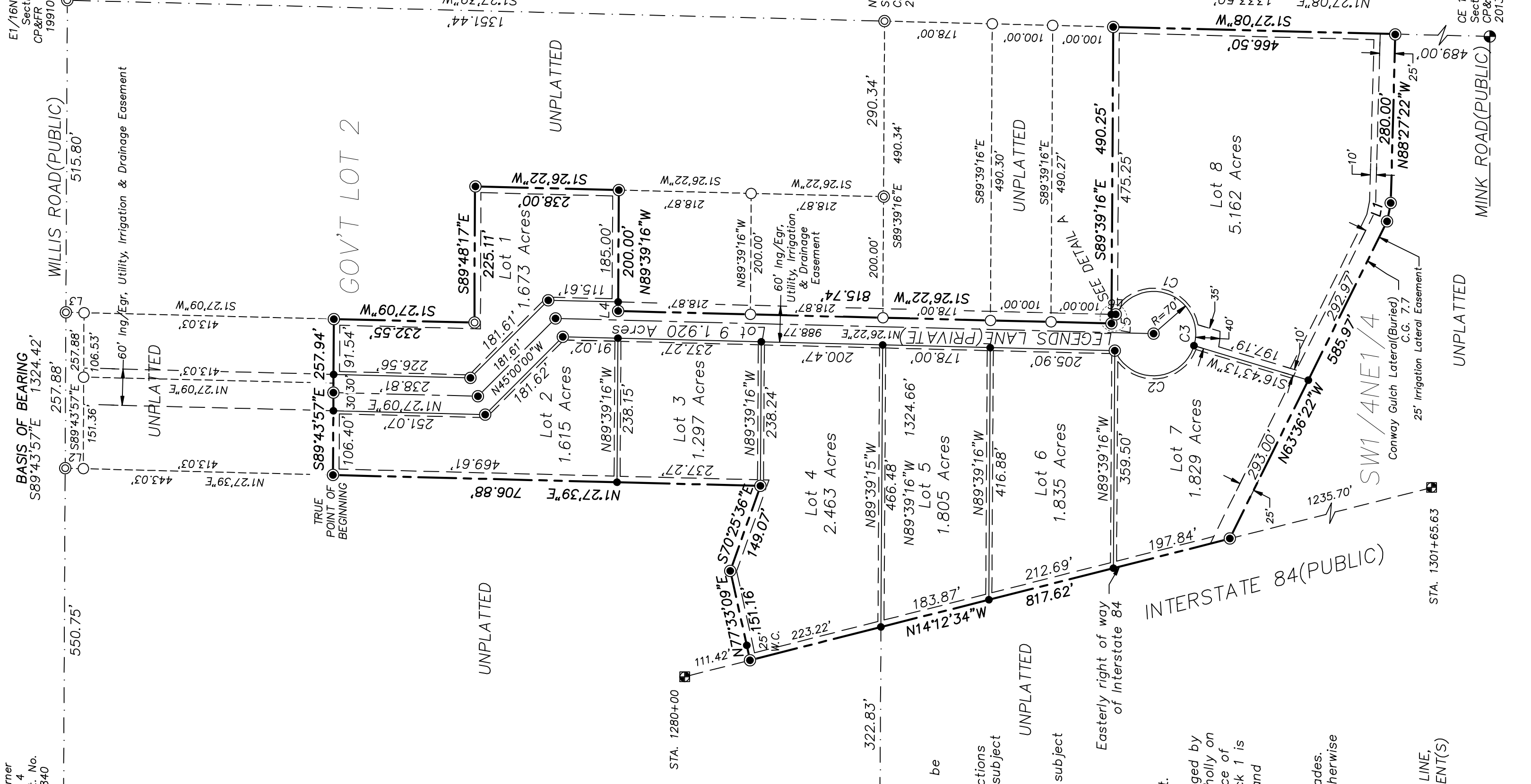
REVISIONS

NO	DESCRIPTION
2	
1	

Sheet 1 of 2

Drawn By: SLW/ZCL
Date: Nov, 18, 2020
Surveyed By: KPL
Job No. AP3221

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208) - 454-0933
WWW.SKINNERLANDSURVEY.COM



OWNERS' CERTIFICATE

We, Kent & Alison Bradshaw, husband and wife, say we are the owners of this property, being more particularly described in the legal description below, state that it is my intention to include said property in the subdivision plat, and that we do for ourselves, heirs, transferees, successors and assigns. The easements shown on the plat are not dedicated to the public but intended only for the right and purpose set forth on the plat and no structures other than those for Utility, Irrigation and Drainage purposes are to be erected within limits of the easements.

This parcel is a portion of Government Lot 2 and the SW 1/4 NE 1/4 of Section 4 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said Government Lot 2 (N 1/4 Corner, Section 4), a found 5/8 inch diameter rebar;

thence South 89°43'57" East along the North boundary of Government Lot 2 a distance of 550.75 feet to a found 5/8 inch diameter rebar;

thence South 1°27'39" West parallel with the East boundary of Government Lot 2 a distance of 443.03 feet to the TRUE POINT OF BEGINNING, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89°43'57" East parallel with the North boundary of Government Lot 2 a distance of 257.94 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 1°27'09" West a distance of 232.55 feet to a found 5/8 inch diameter rebar;

thence South 89°48'17" East a distance of 225.11 feet to a found 1/2 inch rebar re-monumented with a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 1°26'22" West a distance of 238.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°39'16" West parallel with the South boundary of Government Lot 2 a distance of 200.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 1°26'22" West a distance of 815.74 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89°39'16" East parallel with the North boundary of the SW 1/4 NE 1/4 a distance of 490.25 feet to a point on the East boundary of the SW 1/4 NE 1/4, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 1°27'08" West along the East boundary of the SW 1/4 NE 1/4 a distance of 466.50 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 88°27'22" West a distance of 280.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 78°31'22" West a distance of 30.32 feet a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 63°36'22" West a distance of 585.97 feet to a point on the East right of way of Interstate 84, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 14°12'34" West along said right of way a distance of 817.62 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 77°33'09" East a distance of 151.16 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 70°25'36" East a distance of 149.07 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 1°27'39" East parallel with the East boundary of Government Lot 2 a distance of 706.88 feet to the TRUE POINT OF BEGINNING, said parcel being 19.599 Acres more or less.

HIDDEN LEGENDS ESTATES SUBDIVISION

A PORTION OF GOVERNMENT LOT 2 AND THE SW 1/4 NE 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN CANYON COUNTY, IDAHO 2021

SURVEYOR'S CERTIFICATE

I, Thomas J. Wellard, P.L.S., do hereby certify that I am a professional land surveyor licensed by the State of Idaho, and that this plat, as described in the certificate of owners' and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon in conformity with the State of Idaho codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.



Thomas J. Wellard P.L.S. 15352

CERTIFICATION AND APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Southwest District Health Department Date

APPROVAL OF CANYON HIGHWAY DISTRICT

Canyon Highway District No. 4 does hereby accept this plat in accordance with the provisions of I.C. § 50-1312. Private streets depicted on this plat are not maintained by or under the jurisdiction of the Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman Date

ACKNOWLEDGEMENT

STATE OF IDAHO)) S.S.
COUNTY OF CANYON))

On this ___ day of ___, in the year of 20___, before me, the undersigned, a notary public, personally appeared Kent & Alison Bradshaw, husband and wife, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Kent Bradshaw Alison Bradshaw

CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, for Canyon County, Idaho do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

County Surveyor Date

CERTIFICATE OF COUNTY TREASURER

I, Tracie Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C.50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

County Treasurer Date

APPROVAL OF BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY

Accepted and approved this ___ day of ___, 20___ by the Canyon County Commissioners, Canyon County, Idaho.

Chairman Clerk

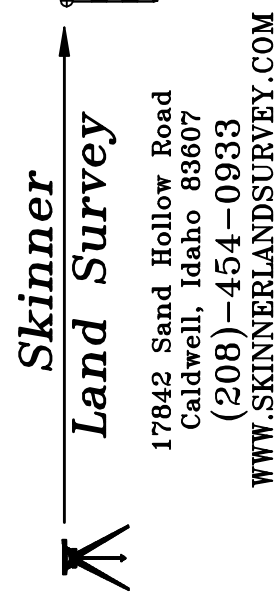
COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER: ___ FEE ___

STATE OF IDAHO } S.S.
COUNTY OF CANYON }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SKINNER LAND SURVEY Co. AT ___ MINUTES PAST ___ O'CLOCK ___ M. THIS ___ DAY OF ___ 20___, IN BOOK ___ OF SURVEYS, AT PAGE ___.

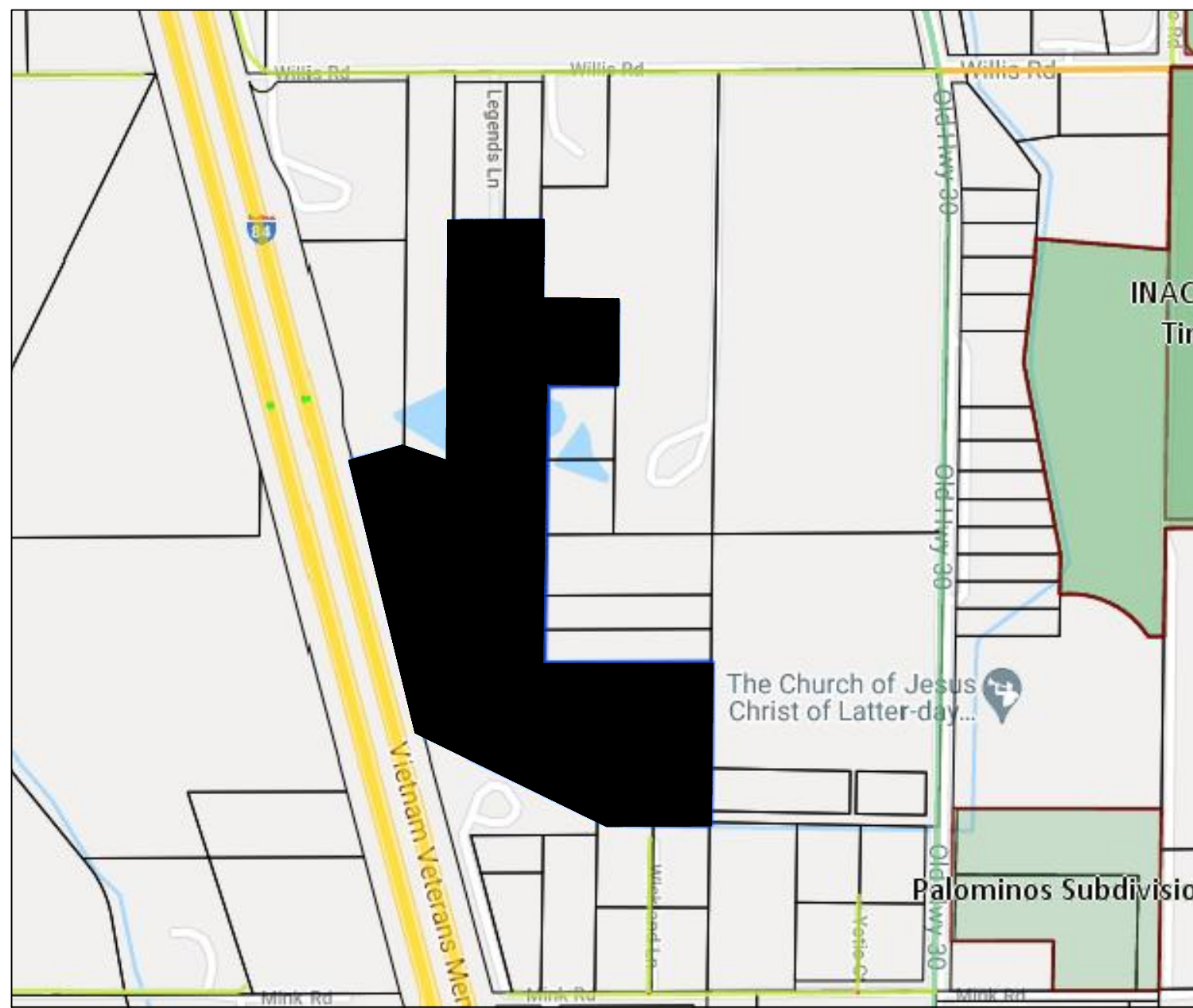
EX-OFFICIO RECORDER DEPUTY



Sheet 2 of 2

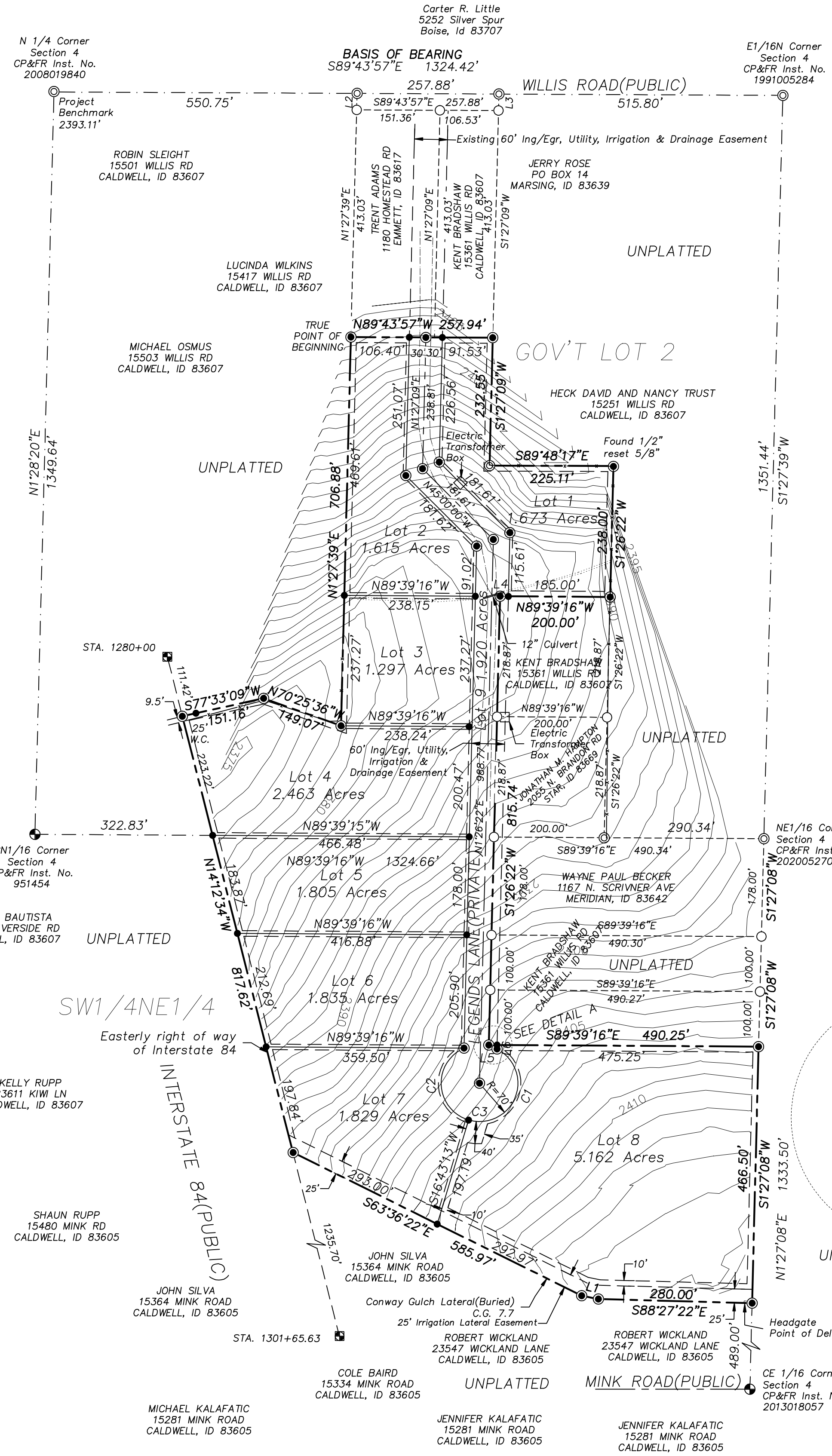
BOOK ___ PAGE ___

VICINITY MAP
1"=450'



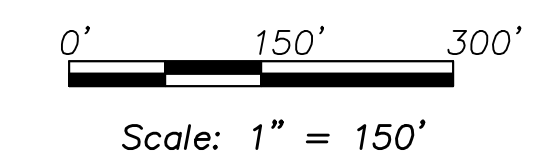
HIDDEN LEGENDS ESTATES SUBDIVISION

A PORTION OF GOVERNMENT LOT 2 AND THE SW 1/4 NE 1/4 OF SECTION 4,
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO



Reference Surveys:
Inst. No. 2021042002
Inst. No. 2020060681
Inst. No. 1988009460
Inst. No. 1996023332
Inst. No. 1986021139
Inst. No. 1997016049
Inst. No. 1986032336
Inst. No. 1994036403
Inst. No. 1990020890
Inst. No. 1993030066
Unrecorded Davenport Engineers Bessie
Bradley Survey Job 487
Dated 4/6/76 with numerous revisions

Reference Deed:
Inst. No. 2021039698

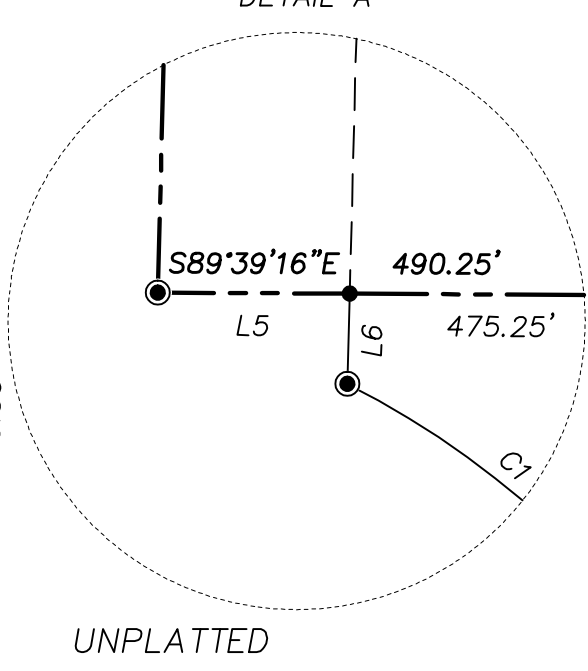


LEGEND

- BRASS CAP MONUMENT - FOUND
- RIGHT OF WAY BRASS CAP MONUMENT - FOUND
- ◎ 5/8" REBAR - FOUND
- ⊙ 5/8" x 24" REBAR - SET
- 1/2" REBAR - FOUND
- 1/2" x 24" REBAR - SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- FENCE LINE
- W.C. WITNESS CORNER
- LOT LINE
- EDGE OF ROAD
- TOP OF BANK
- CENTERLINE DITCH
- INGRESS/EGRESS, UTILITY, IRRIGATION & DRAINAGE EASEMENT LINE

UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE:
10 FEET ALONG SUBDIVISION BOUNDARY
5 FEET ON EACH SIDE OF INTERIOR LOT LINES
IF A LOT LINE IS MOVED, THE EASEMENT(S) SHALL MOVE WITH THE LOT LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S)

Surveyor's Narrative:
This survey was performed at the request of Kent Bradshaw to subdivide the parcel described in the reference deed. The boundary was previously established as shown on Record of Survey Inst. No. 2020060681. The parcel was subdivided at the clients direction. This map was prepared in part as a submittal as a short plat with Canyon County. Elevations are project specific and not post processed to a specific datum.



NOTES:

1. This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
2. Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.
3. Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.
4. This development recognizes and is in compliance with Idaho Code 31-3805(1)(b). Lots will be provided with surface irrigation water and are subject to assessments from the Black Canyon Irrigation District.
5. The subject property is zoned RR RESIDENTIAL.
6. The development is 19.599 acres.
7. This development consists of 8 residential lots and 1 private road lot.
8. Post development storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner. Lot 8, Block 1 is a private road lot that has a blanket Ingress/Egress, Utility, Irrigation and Drainage easement. All stormwater runoff from the private road will be contained within this lot.
9. Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on subdivision property unless otherwise approved.
10. UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE:
10 FEET ALONG SUBDIVISION BOUNDARY
5 FEET ON EACH SIDE OF INTERIOR LOT LINES
IF A LOT LINE IS MOVED, THE EASEMENT(S) SHALL MOVE WITH THE LOT LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S)

DEVELOPMENT DATA:

TOTAL ACRES.....	19.599 ACRES
TOTAL LOTS.....	9
SINGLE FAMILY LOTS.....	8
SINGLE FAMILY AVERAGE LOT SIZE....	2.21 ACRES
EXISTING ZONING.....	RR
PROPOSED ZONING.....	RR(RURAL RESIDENTIAL)

SETBACKS RURAL RESIDENTIAL

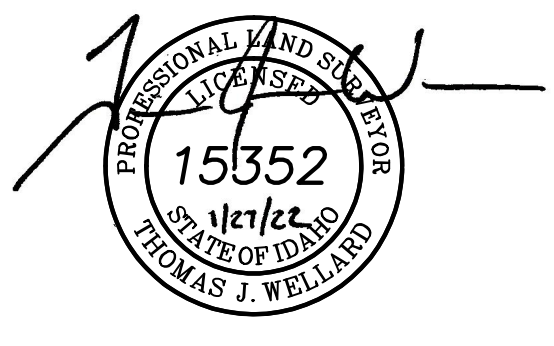
- FRONT 20'
- REAR 20'
- SIDE 10'
- CORNER 20'

LINE TABLE

NO	BEARING	LENGTH
L1	S78°31'22"E	30.32'
L2	N1°27'39"E	30.01'
L3	S1°27'39"W	30.01'
L4	N89°39'16"W	15.00'
L5	S89°39'16"E	15.00'
L6	N1°26'22"E	7.04'

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	70.00'	169°54'14"	207.58'	N21°46'06"E	139.46'
C2	70.00'	139°20'32"	170.24'	S3°36'31"E	131.28'
C3	70.00'	309°14'46"	377.82'	N88°33'38"W	60.00'



REVISIONS	NO	DESCRIPTION
	2	
	1	

SURVEY FOR: **KENT BRADSHAW**

Drawn By: TJW

Date: June 1, 2021

Surveyed By: ZCL/KPL

Job No. AP3221

Skinner Land Survey

17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM

DEVELOPER:
Kent Bradshaw
15361 Willis Road
Caldwell, Idaho 83607
208-371-4836