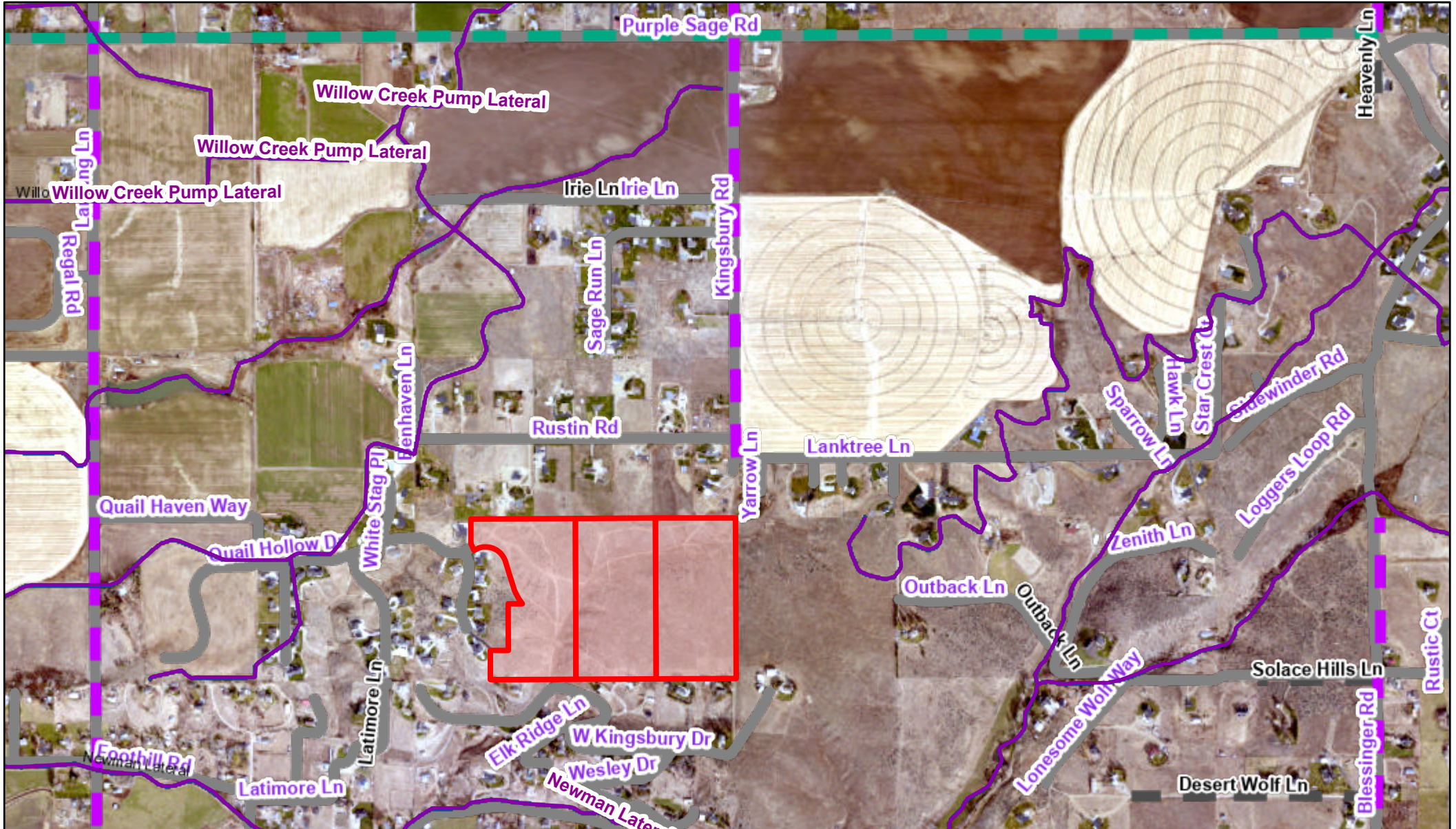
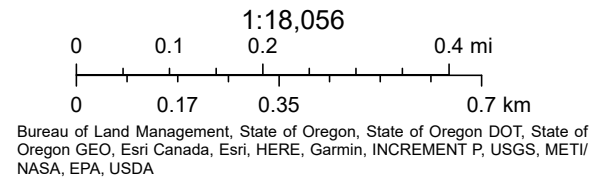


# Canyon County, ID Web Map



6/30/2023, 1:07:07 PM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- Hydro\_NHDFlowline
- CC\_PrivateRoads
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector
- Minor Arterial
- Canyon County Imagery\_2019
- Red: Band\_1
- Green: Band\_2



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: Diamond W Development, LLC. - John Wardhaugh
	MAILING ADDRESS: PO Box 474 Star, ID 83669
	PHONE: _____ EMAIL: diamond.w.dev@gmail.com
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: <u>[Signature]</u> Date: <u>5/17/21</u>	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Matt Derr- P.E., Stephanie Hopkins, Planner
	COMPANY NAME: KM Engineering, LLP
	MAILING ADDRESS: 5725 N. Discovery Way, Boise ID 83713
	PHONE: 208.639.6939 EMAIL: mderr@kmengllp.com/ shopkins@kmengllp.com

<b>SITE INFO</b>	STREET ADDRESS: 0 Kingsbury Road
	PARCEL #: R3761300000, R3761301000, R3761301100 LOT SIZE/AREA: 2.36 ave lot size/ 58.99 total +/-
	LOT: n/a BLOCK: n/a SUBDIVISION: Wyatt's Hollow Subdivision No. 2
	QUARTER: S 1/2 of the SE SECTION: 34 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: RR FLOODZONE (YES/NO): No

<b>HEARING LEVEL APPS</b>	<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 type="checkbox"/> MINOR REPLAT <input type="checkbox"/> VACATION <input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input checked="" type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<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>SD2021-0022</u>	DATE RECEIVED: <u>5-17-21</u>
RECEIVED BY: <u>[Signature]</u>	APPLICATION FEE: <u>1260<sup>00</sup></u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC CASH



# Development Services Department

Canyon County, 111 North 11<sup>th</sup> Avenue, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ [Zoninginfo@canyonco.org](mailto:Zoninginfo@canyonco.org) ▪ [www.canyonco.org/dsd](http://www.canyonco.org/dsd)

Dear Property Owners/Applicants,

On behalf of the Canyon County Development Services Department – Planning Division, we thank you for your interest in developing in our community. Our department's number one priority is providing quality customer service. Unfortunately, due to the lack of planning staff and the current labor market conditions, we are falling short of that mission.

As of September 1, 2022, we have over 200 planning projects currently in queue. We are also working diligently on the adoption and implementation of the 2030 Canyon County Comprehensive Plan. The Planning Division has recently lost experienced planners, which has impacted application processing time. Besides myself, our division has just one (1) Planner III, whose primary focus is the 2030 Canyon County Comprehensive Plan. The rest of the division is mainly new planners and planner technicians training to get up to speed.

As our department works to get back to a normal processing time, we ask that you please be patient with our staff. They are working day in and day out to keep up with the growing needs of our county. Moving forward, we will continue to review applications in the order they are received and prioritize them accordingly. If your application has been recently filed and you want to withdraw, we will be more than happy to refund your application fee. If you wish to remain on file, please know that we will get to it as quickly as possible.

Please don't hesitate to contact us with questions or concerns.

Thanks in advance for your patience and understanding.

Sincerely,

Dan Lister  
Planning Official - Development Services Department



May 17, 2021  
Project No. 21-017

Jennifer Almeida  
Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #140  
Caldwell, Idaho 83605

**RE: Wyatt's Hollow Subdivision No. 2 – Canyon County, Idaho  
Final Plat Application**

Dear Jennifer:

On behalf of Diamond W Development, LLC, we are pleased to submit the final plat application and required supplements for Wyatt's Hollow Subdivision No. 2. Please accept this letter as the required written narrative regarding the project.

As you know, Wyatt's Hollow Subdivision No. 2 is located approximately one-half mile east of the intersection of Lansing Lane and Quail Haven Way at the eastern terminus of Quail Hollow Drive. The property is bounded on the west by Wyatt's Hollow Subdivision No. 1, on the north by Sloviaczek Subdivision, on the east by vacant land, and on the south by Kingsbury Estates Subdivision. On January 29, 2021, the project received updated preliminary plat approval as a part of Case No. SD2019-0039.

In accordance with the previous approvals, the attached final plat includes the second phase of the subdivision, which is comprised of 22 buildable lots and 1 common lot for 23 lots overall. Access for this phase is proposed via extension of Quail Hollow Drive. The short- and long-term plan for protecting and maintaining the roadside swales will be included in the subdivisions CC&Rs. The second phase of Wyatt's Hollow will be incorporated into the Wyatt's Hollow No. 1 Subdivision CC&Rs which are provided herein. To our knowledge, this final plat is in substantial conformance with the approved preliminary plat and the applicable conditions of approval.

In conjunction with this submittal, the construction plans have also been submitted to the following agencies for review:

- Canyon Highway District #4
- Idaho Power

Should you have any questions or require further information in order to process this submittal, please feel free to call.

Sincerely,  
**KM Engineering, LLP**

A handwritten signature in blue ink that reads 'Stephanie Hopkins'.

Stephanie Hopkins  
Land Planner

# FINAL PLAT SUBMITTAL LIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/>	Master Application completed and signed
<input checked="" type="checkbox"/>	Copy of Final Plat
<input checked="" type="checkbox"/>	Final Drainage Plan, if applicable
<input checked="" type="checkbox"/>	Final Irrigation Plan, if applicable
<input checked="" type="checkbox"/>	Final Grading Plan, if applicable
<input checked="" type="checkbox"/>	Construction Drawings for all required improvements § 07-17-29 (3)
<input checked="" type="checkbox"/>	\$930 +\$10/lot +\$100( if in an area of impact) non-refundable fee \$1,260.00

930 + 10 per lot (@ 23 lots) + 100.00 City Impact Fee=  
\$1,260.00

### NOTE:

- x 1. After the plat is reviewed and found to be in compliance, an **additional five (5) copies and one electronic version of the final plat** shall be submitted. -Will provide as requested.
- x 2. Evidence that all improvements have been completed or bonded per CCZO § 07-17-29 (4) should be provided as needed. - Forthcoming.

### PROCESS: PUBLIC HEARING



*dwilsm@kmengllp.com*

TO: Canyon County Development Services  
ATTN: Jennifer Almeida  
ADDRESS: 111 North 11<sup>th</sup> Avenue, #140  
Caldwell, Idaho 83605  
RE: Wyatt's Hollow Subdivision No. 2 Final Plat Application

DATE: 5/17/2021  
JOB #: 21-017  
FROM: Stephanie Hopkins

Please find attached:

COPIES	DATE	PAGES	DESCRIPTION
1	5.13.21	12	Wyatt's Hollow Subdivision No. 2 Construction Plans
1	5.13.21	4	Wyatt's Hollow Subdivision No. 2 Final Plat
1	-	-	Final Plat Application and Required Supplements

Transmitted By

- Hand Delivery                       Mail                                       Fax  
 Submittal Exchange                       Electronic Transfer                       Pick-up

Transmittal Purpose

- For Your Use                                       For Review & Approval                                       For Signature  
 As Requested                                       Other: \_\_\_\_\_

Remarks

*Hi Jennifer,*

*Please find the final plat application and required supplements for Wyatt's Hollow Subdivision No. 2 attached here.*

*Please let us know if you need any additional information or questions as you process this application.*

*Thanks,*

*Stephanie*

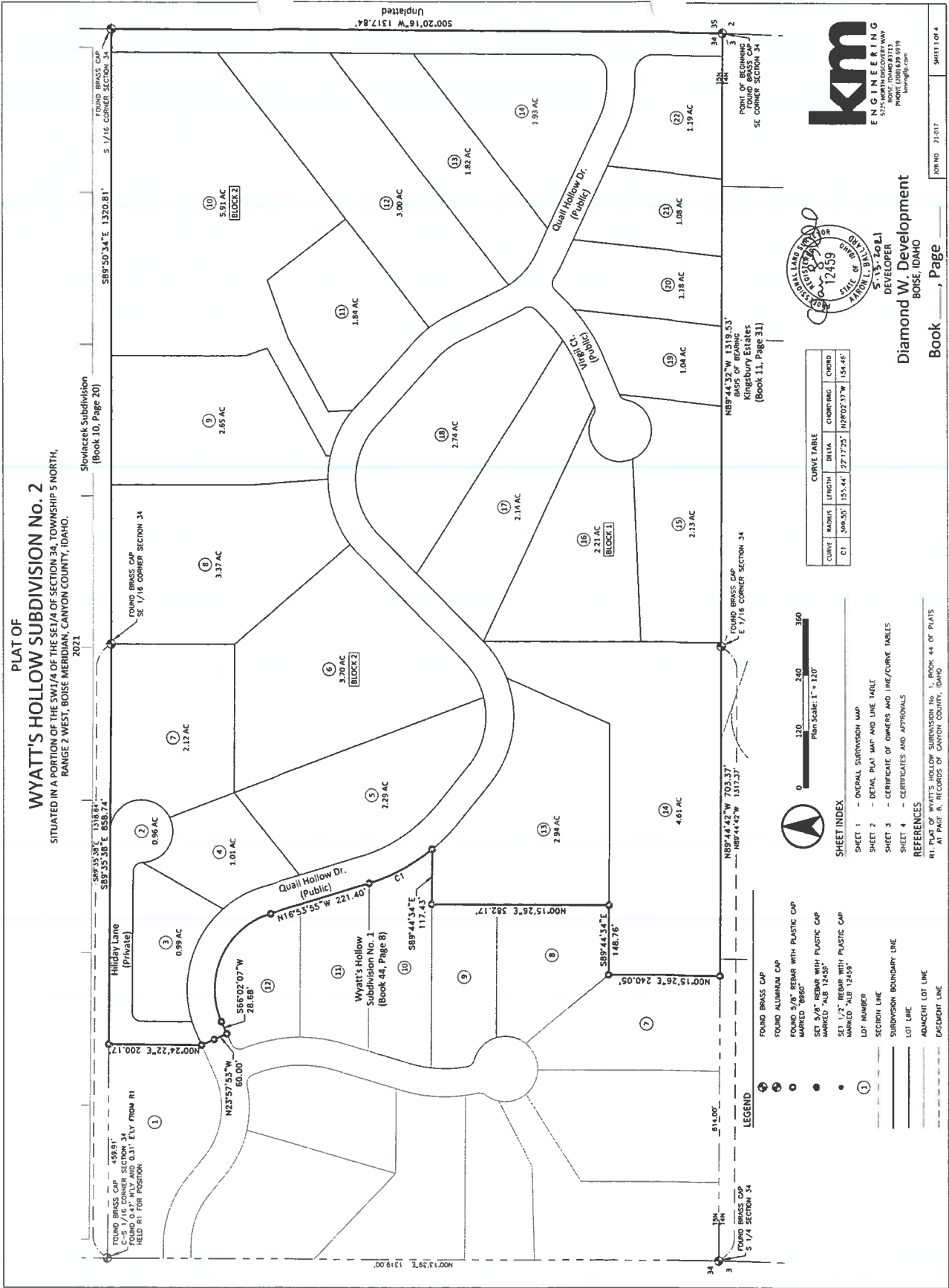
CC: \_\_\_\_\_ Signed: Stephanie Hopkins, Land Planner

If enclosures are not as indicated, please notify us as soon as possible.

**PLAT OF  
WYATT'S HOLLOW SUBDIVISION No. 2**

SITUATED IN A PORTION OF THE SW1/4 OF SECTION 34, TOWNSHIP 5 NORTH,  
RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

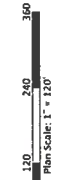
2021



**Diamond W. Development**  
BOISE, IDAHO  
DEVELOPER



CURVE	RADIUS	LENGTH	DELTA	CHORDING	CHORD
C1	309.55'	155.44'	77.1725°	N89°02'37"W	154.44'



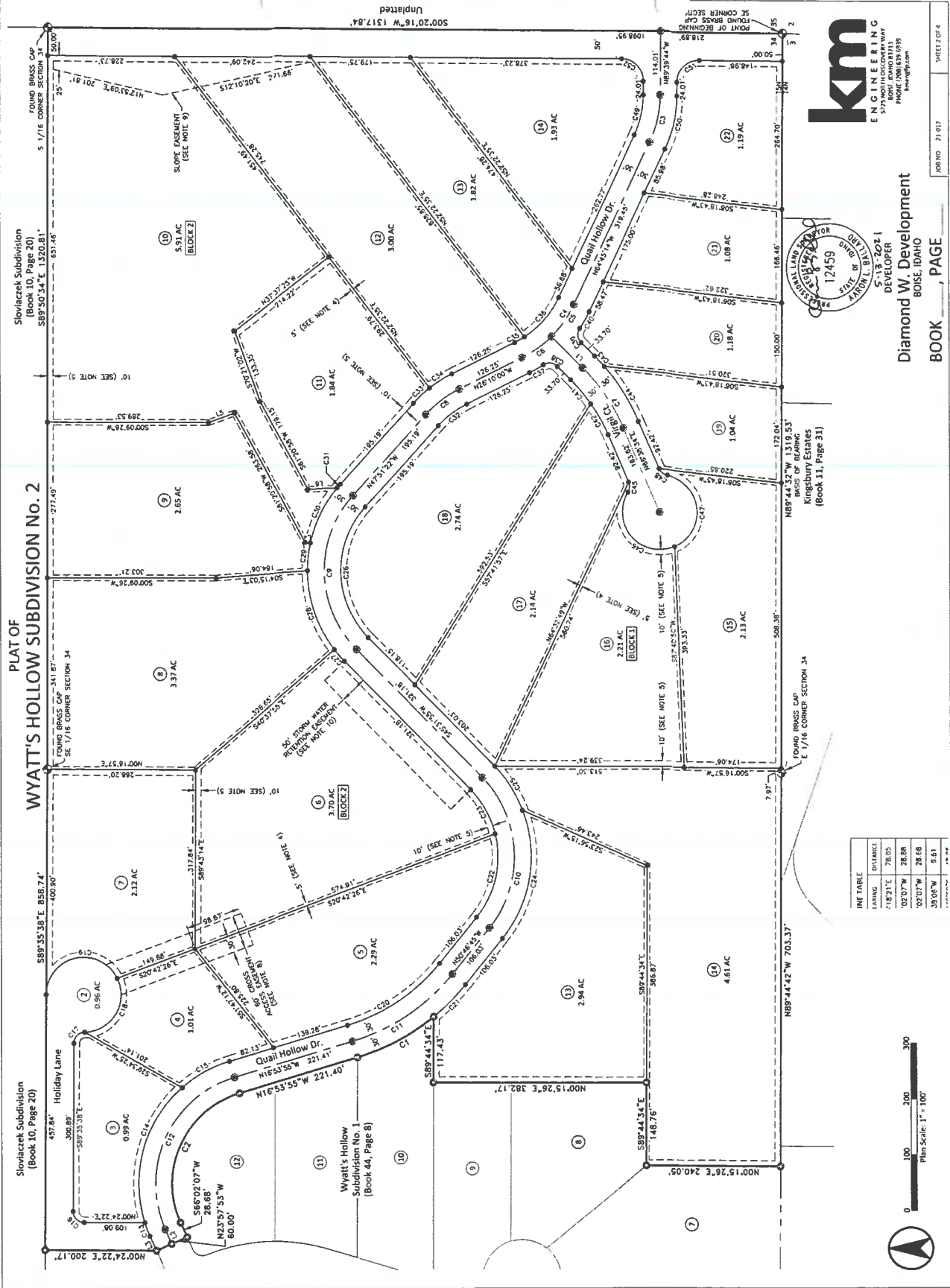
**SHEET INDEX**

- SHEET 1 - OVERALL SUBDIVISION MAP
  - SHEET 2 - DETAIL PLAT MAP AND LINE MARK
  - SHEET 3 - CERTIFICATE OF OWNERS AND LINE/CURVE TABLES
  - SHEET 4 - CERTIFICATES AND APPROVALS
- REFERENCES**
- R1 PLAT OF WYATT'S HOLLOW SUBDIVISION No. 1, BOOK 44 OF PLATS AT PAGE 6, RECORDS OF CANYON COUNTY, IDAHO

**LEGEND**

- ④ FOUND BRASS CAP
- ⑤ FOUND ALUMINUM CAP
- ⑥ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "8660"
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALE 12458"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALE 12458"
- ① LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT LINE

PLAT OF  
**WYATT'S HOLLOW SUBDIVISION No. 2**



Sloviaczek Subdivision  
 (Book 10, Page 20)  
 S89°50'34"E 1320.81'  
 S 1/16 CORNER SECTION 34

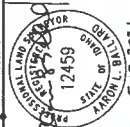
Sloviaczek Subdivision  
 (Book 10, Page 20)  
 S89°50'34"E 1320.81'  
 S 1/16 CORNER SECTION 34

Sloviaczek Subdivision  
 (Book 10, Page 20)  
 S89°50'34"E 1320.81'  
 S 1/16 CORNER SECTION 34

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 (Book 10, Page 20)  
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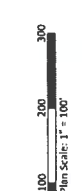


**Diamond W. Development**  
 DEVELOPER  
 BOISE, IDAHO



LINE TABLE

LINE	DISTANCE	BEARING
1	78.05	S 89° 50' 34" E
2	78.68	S 89° 50' 34" E
3	78.68	S 89° 50' 34" E
4	8.61	S 89° 50' 34" E





PLAT OF  
WYATT'S HOLLOW SUBDIVISION No. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREFTER DESCRIBED.

- A PARCEL OF LAND BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 17N, RANGE 12E, MERIDIAN, CANTON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEING ALL A FOUND BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 34, WHICH BEARS S89°43'27"E A DISTANCE OF 1,319.53 FEET FROM A FOUND BRASS CAP MARKING THE EAST 1/16 CORNER OF SAID SECTION 34.
  - BEING A PORTION OF THE EAST 1/16 CORNER OF SAID SECTION 34, FOLLOWING TWO (2) COURSES: 1. S89°43'27"W A DISTANCE OF 1,319.53 FEET TO SAID FOUND BRASS CAP MARKING THE SOUTHWEST CORNER OF WYATT'S HOLLOW SUBDIVISION NO. 1 (BOOK 44, PAGE 8 OF PLAT 5).
  - THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING THE EASTERY BOUNDARY LINE OF SAID SECTION 34, A DISTANCE OF 240.05 FEET TO A FOUND 5/8-INCH REBAR;
  - S89°43'27"E A DISTANCE OF 148.78 FEET TO A FOUND 5/8-INCH REBAR;
  - S89°43'27"E A DISTANCE OF 155.84 FEET TO A FOUND 5/8-INCH REBAR;
  - S89°43'27"E A DISTANCE OF 117.43 FEET TO A FOUND 5/8-INCH REBAR;
  - 155.84 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 97°03'55", A CHORD BEARING OF N82°53'29"W AND A CHORD DISTANCE OF 154.46 FEET TO A FOUND 5/8-INCH REBAR;
  - N82°53'29"W A DISTANCE OF 221.40 FEET TO A FOUND 5/8-INCH REBAR;
  - N82°53'29"W AND A CHORD DISTANCE OF 254.17 FEET TO A FOUND 5/8-INCH REBAR;
  - N82°53'29"W A DISTANCE OF 60.00 FEET TO A FOUND 5/8-INCH REBAR;
  - N82°53'29"W A DISTANCE OF 200.17 FEET TO A FOUND 5/8-INCH REBAR ON THE NORTHERLY LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4.

THENCE LEAVING SAID EASTERLY BOUNDARY LINE AND FOLLOWING SAID SOUTHERLY LINE A DISTANCE OF 898.74 FEET TO A FOUND BRASS CAP MARKING THE SOUTHWEST 1/16 CORNER OF SAID SECTION 34.

THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING THE EASTERY LINE OF SAID SOUTHEAST 1/4, S00°20'19"W A DISTANCE OF 1,317.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 58.987 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID LAND FOR PUBLIC PURPOSES ARE RESERVED TO THE PUBLIC. THE UNDERSIGNED AND OTHER INTERESTED PARTIES HEREBY AGREE TO WAIVE ANY RIGHTS TO SUCH UTILITY AND OTHER EASEMENTS TO BE DEDICATED TO THE PUBLIC. THE UNDERSIGNED HEREBY AGREE TO WAIVE ANY RIGHTS TO SUCH UTILITY AND OTHER EASEMENTS TO BE DEDICATED TO THE PUBLIC. THE UNDERSIGNED HEREBY AGREE TO WAIVE ANY RIGHTS TO SUCH UTILITY AND OTHER EASEMENTS TO BE DEDICATED TO THE PUBLIC. THE UNDERSIGNED HEREBY AGREE TO WAIVE ANY RIGHTS TO SUCH UTILITY AND OTHER EASEMENTS TO BE DEDICATED TO THE PUBLIC.

JOHN WARDHAUGH, AUTHORIZED AGENT  
DIAMOND W. DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO  
COUNTY OF ADA  
THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 2021,  
BY JOHN WARDHAUGH AS AN AUTHORIZED AGENT OF DIAMOND W. DEVELOPMENT, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

CURVE	RADIUS	LENGTH	AREA	CHORD BEG	CHORD END	CURVED
C1	399.55	195.44	227.125	N292°03'37"W	154.46	
C2	170.00	88.95	97.0358	N89°29'54"W	284.77	
C3	200.00	200.00	200.00	N77°12'32"W	66.27	
C4	200.00	134.70	363.5514	N45°27'37"W	132.16	
C5	200.00	84.87	183.139	N37°25'36"W	64.38	
C6	200.00	75.74	212.92	N32°52'27"E	74.83	
C7	200.00	302.33	854.120	S87°22'35"W	274.96	
C8	200.00	282.33	854.120	S87°22'35"W	274.96	
C9	200.00	282.33	854.120	S87°22'35"W	274.96	
C10	200.00	282.33	854.120	S87°22'35"W	274.96	
C11	369.55	218.52	3252.48	N32°52'27"E	215.33	
C12	200.00	308.87	9703.98	N89°29'54"W	289.73	
C13	200.00	25.92	672.58	S89°13'36"W	25.61	
C14	200.00	286.24	667.21	N74°28'14"W	231.62	
C15	200.00	97.70	2471.37	S27°04'44"E	97.00	
C16	200.00	31.47	8070.00	N43°24'21"E	28.28	
C17	200.00	91.16	8017.26	S45°34'58"E	27.79	
C18	67.00	33.64	1147.705	S08°44'44"E	112.56	
C19	67.00	178.78	1834.21	N12°42'27"W	130.90	
C20	336.55	200.79	3352.50	S32°50'20"E	197.87	
C21	399.55	80.82	1132.22	S44°50'03"E	60.69	
C22	170.00	197.15	5297.56	S71°54'31"E	151.62	
C23	170.00	91.16	3643.24	N62°33'27"E	90.07	
C24	230.00	241.17	6074.42	S08°46'04"E	230.27	
C25	230.00	93.00	2318.00	N07°29'01"E	92.90	
C26	170.00	258.96	8636.84	N85°50'18"E	233.90	
C27	200.00	27.43	849.59	N48°58'14"E	27.41	
C28	230.00	151.12	3738.44	N01°11'16"E	148.62	
C29	230.00	50.10	1278.49	S83°44'57"E	50.00	
C30	230.00	110.33	2779.03	S63°48'01"E	109.27	
C31	230.00	8.71	210.00	S48°54'26"E	8.71	
C32	170.00	84.38	2147.22	S37°08'41"E	83.97	
C33	230.00	39.64	952.78	S42°25'07"E	39.59	
C34	230.00	47.43	1148.53	S32°04'28"E	47.34	
C35	170.00	20.23	874.08	S12°54'31"E	20.22	
C36	170.00	94.26	3114.00	S48°50'10"E	93.06	
C37	230.00	26.08	639.78	S72°39'43"E	26.04	
C38	200.00	27.39	7827.47	S67°04'27"W	25.30	
C39	200.00	27.39	7827.47	S67°04'27"W	25.30	
C40	230.00	34.21	831.22	S89°29'33"E	34.18	
C41	230.00	55.09	8780.15	S60°17'28"W	55.39	
C42	330.00	63.48	1171.57	S69°27'35"W	63.38	
C43	380.00	25.16	247.36	N47°12'09"E	25.15	
C44	380.00	116.35	1729.37	S87°29'15"E	115.90	
C45	200.00	19.17	5455.14	S85°33'30"E	18.45	
C46	67.00	169.27	14455.14	S49°06'10"W	127.77	
C47	67.00	19.17	5455.14	S49°06'10"W	18.45	
C48	170.00	73.91	2454.59	S77°12'32"E	73.33	
C49	230.00	99.88	2454.59	S77°12'32"E	99.21	
C50	230.00	62.83	9070.00	S44°39'48"E	56.57	
C51	45.00	62.83	8759.56	N45°29'12"E	56.57	

CERTIFICATE OF SURVEYOR

I, ARNOLD L. BALLARD, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS WYATT'S HOLLOW SUBDIVISION NO. 2, WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAN AS DESCRIBED HEREON.



Diamond W. Development  
BOISE, IDAHO

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_



PLAT OF  
**WYATT'S HOLLOW SUBDIVISION No. 2**

**CERTIFICATE AND APPROVAL OF COUNTY SURVEYOR**

I, THE UNDERSIGNED, COUNTY SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT IT CONFORMS WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR \_\_\_\_\_

DATE \_\_\_\_\_

**CERTIFICATE AND APPROVAL OF THE COUNTY TREASURER**

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER \_\_\_\_\_

DATE \_\_\_\_\_

**CERTIFICATE AND APPROVAL OF CANYON COUNTY COMMISSIONERS**

I, THE UNDERSIGNED, CHAIRMAN OF THE CANYON COUNTY COMMISSIONERS, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A PUBLIC HEARING HELD ON \_\_\_\_\_, A. M. IN THE YEAR OF 2021, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_

CLERK \_\_\_\_\_

DATE \_\_\_\_\_

**CERTIFICATE AND APPROVAL OF CANYON HIGHWAY DISTRICT No. 4**

I, THE UNDERSIGNED, CHAIRMAN OF CANYON HIGHWAY DISTRICT NO. 4, DO HEREBY CERTIFY THAT THE EASEMENTS, PUBLIC STREETS, HIGHWAYS AND RIGHTS-OF-WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-1312.

CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_

**HEALTH CERTIFICATE**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

BOISE HEALTH DEPARTMENT  
 HEALTH DEPARTMENT \_\_\_\_\_

DATE \_\_\_\_\_



**Diamond W. Development**  
 DEVELOPER  
 BOISE, IDAHO



**Canyon County Development Services**  
111 N. 11th Ave. Room 140, Caldwell, ID 83605  
(208) 454-7458

**Receipt Number:** 58803

**Date:** 5/17/2021

**Date Created:** 5/17/2021      **Receipt Type:** Normal Receipt      **Status:** Active  
**Customer's Name:** Diamond W Development  
**Comments:** SD2021-0022 Wyatts Hollow Subdivision No 2

**CHARGES**

<b>Item Being Paid For:</b>	<b>Application Number:</b>	<b>Amount Paid:</b>	<b>Prevs Pymnts:</b>	<b>Unpaid Amnt:</b>
Planning - Final Plat	SD2021-0022	\$930.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	SD2021-0022	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2021-0022	\$230.00	\$0.00	\$0.00

**Sub Total:** \$1,260.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,260.00

**PAYMENTS**

<b>Type of Payment:</b>	<b>Check/Ref Number:</b>	<b>Amount:</b>
Check	1002	\$1,260.00

**Total Payments:** \$1,260.00

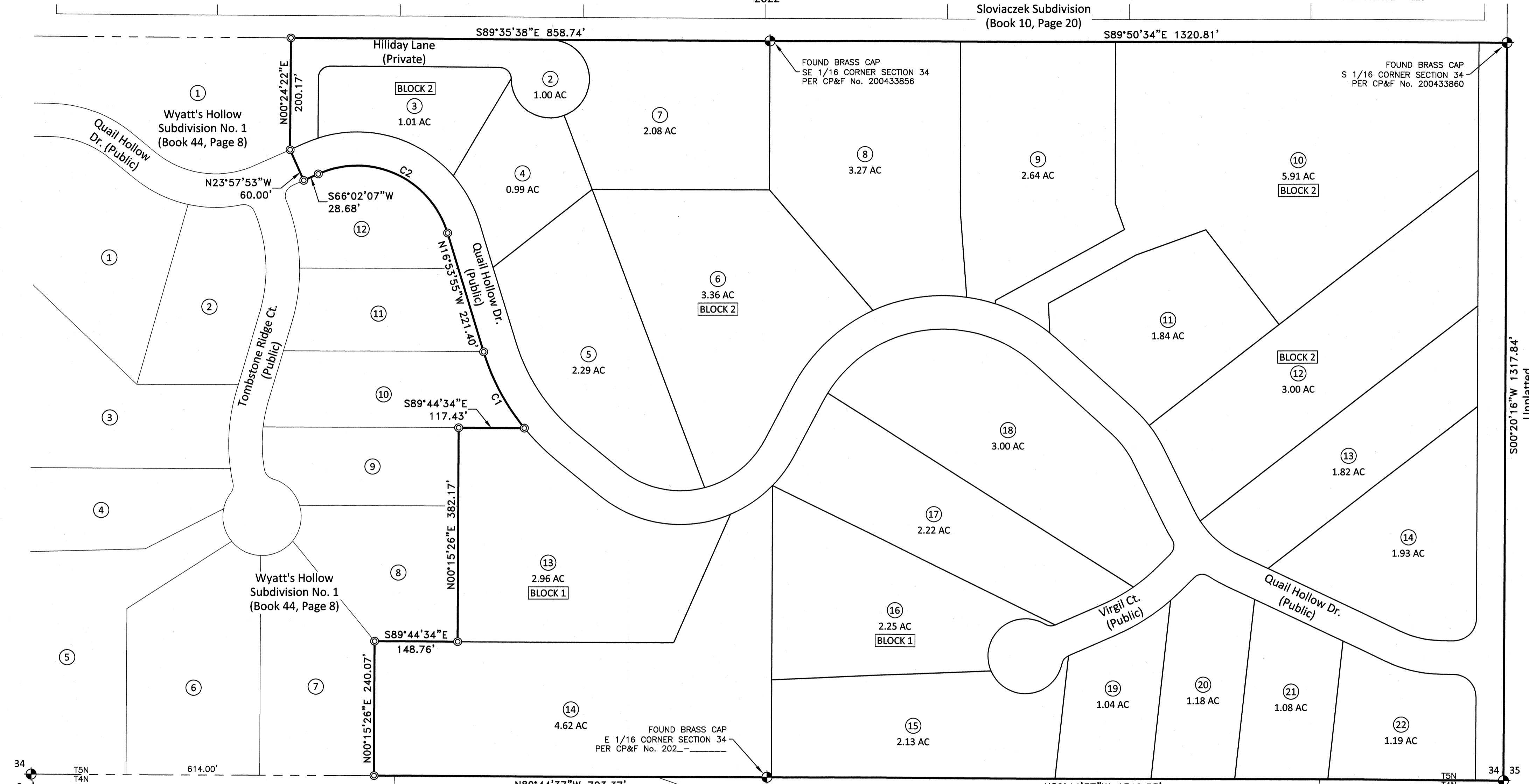
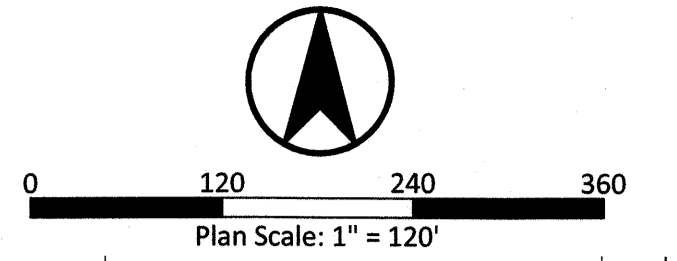
**ADJUSTMENTS**

**Receipt Balance:** \$0.00

# PLAT OF WYATT'S HOLLOW SUBDIVISION No. 2

SITUATED IN A PORTION OF THE SW1/4 OF THE SE1/4 OF SECTION 34, TOWNSHIP 5 NORTH,  
RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

2022



FOUND BRASS CAP  
S 1/4 SECTION 34  
PER CP&F No.  
9510077

LEGEND	
	FOUND BRASS CAP
	FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "8960"
	SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
	SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
	SET 1/2" REBAR WITH PLASTIC CAP MARKED "ESMT ALB 12459"
	LOT NUMBER
	SECTION LINE
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	ADJACENT LOT LINE
	EASEMENT LINE

### SHEET INDEX

- SHEET 1 - OVERALL SUBDIVISION MAP
- SHEET 2 - DETAIL PLAT MAP AND LINE TABLE
- SHEET 3 - CERTIFICATE OF OWNERS AND LINE/CURVE TABLES
- SHEET 4 - CERTIFICATES AND APPROVALS

### REFERENCES

- R1. PLAT OF WYATT'S HOLLOW SUBDIVISION No. 1, BOOK 44 OF PLATS AT PAGE 8, RECORDS OF CANYON COUNTY, IDAHO.
- R2. PLAT OF KINGSBURY ESTATES, BOOK 11 OF PLATS AT PAGE 31, RECORDS OF CANYON COUNTY, IDAHO.

### SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

### REVISIONS

- 1. COUNTY REVIEW 1: 6/21/21
- 2. COUNTY REVIEW 2: 10/26/21
- 3. COUNTY REVIEW 3: 2/7/22

FOUND BRASS CAP  
E 1/16 CORNER SECTION 34  
PER CP&F No. 202-  
N89°44'37"W 1317.37'

N89°44'37"W 1319.53'  
BASIS OF BEARING

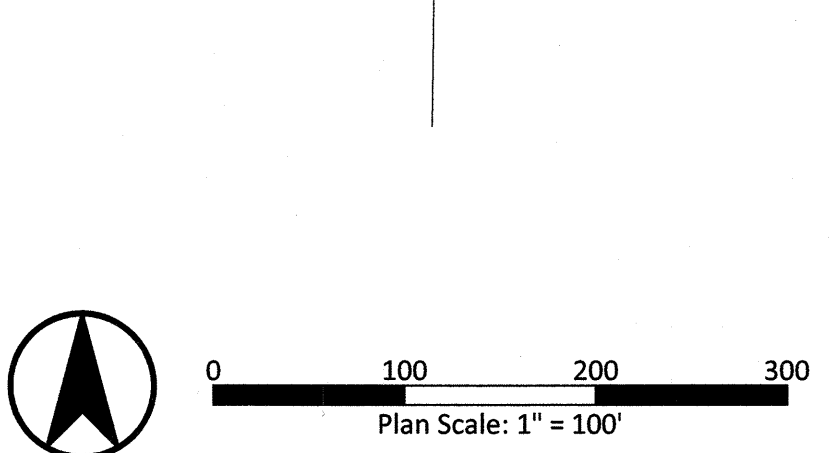
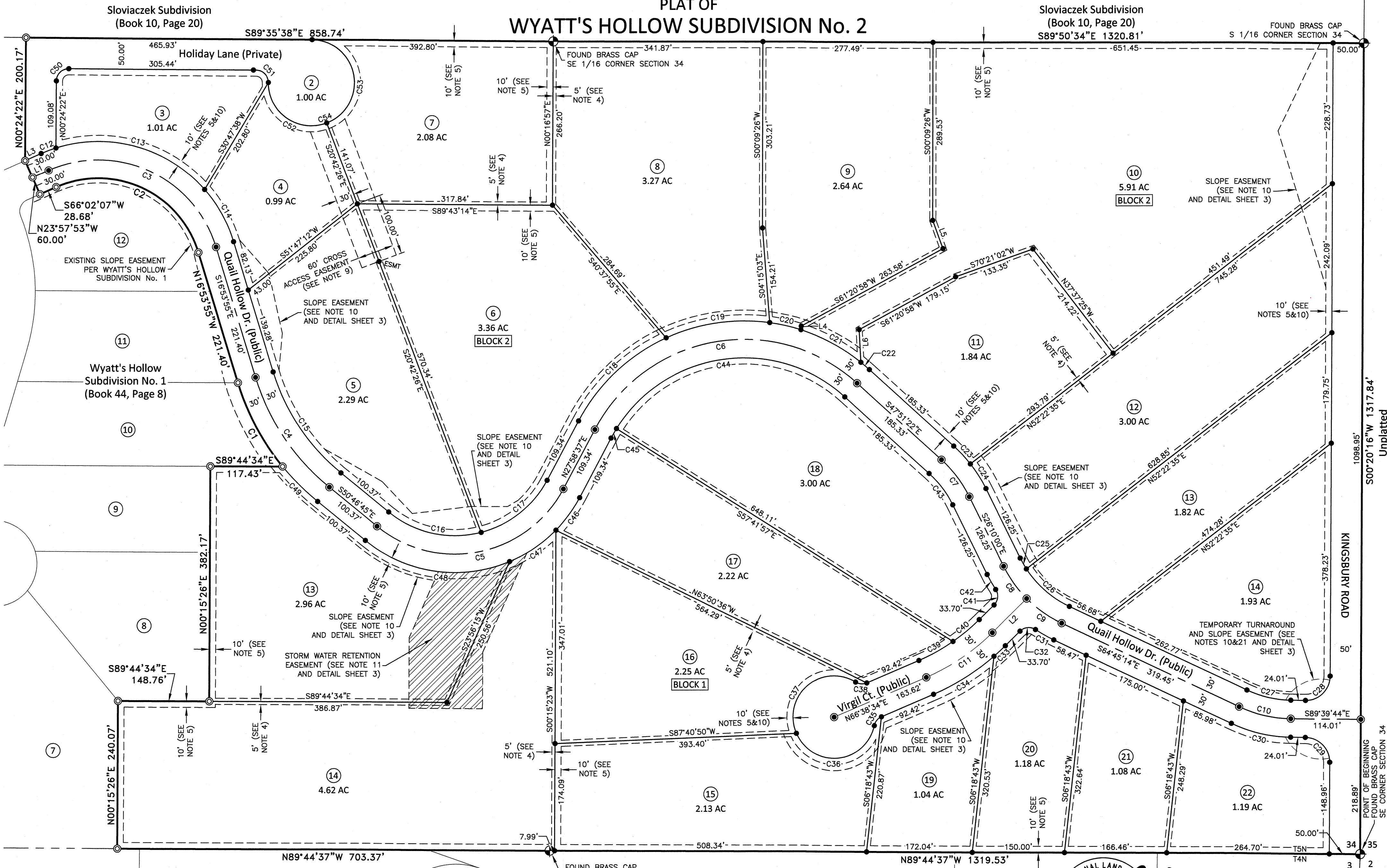
POINT OF BEGINNING  
FOUND BRASS CAP  
SE CORNER SECTION 34



**DEVELOPER**  
**Diamond W. Development**  
BOISE, IDAHO



PLAT OF  
**WYATT'S HOLLOW SUBDIVISION No. 2**



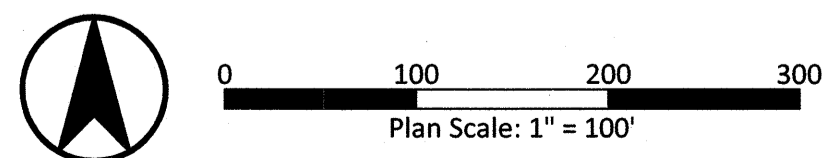
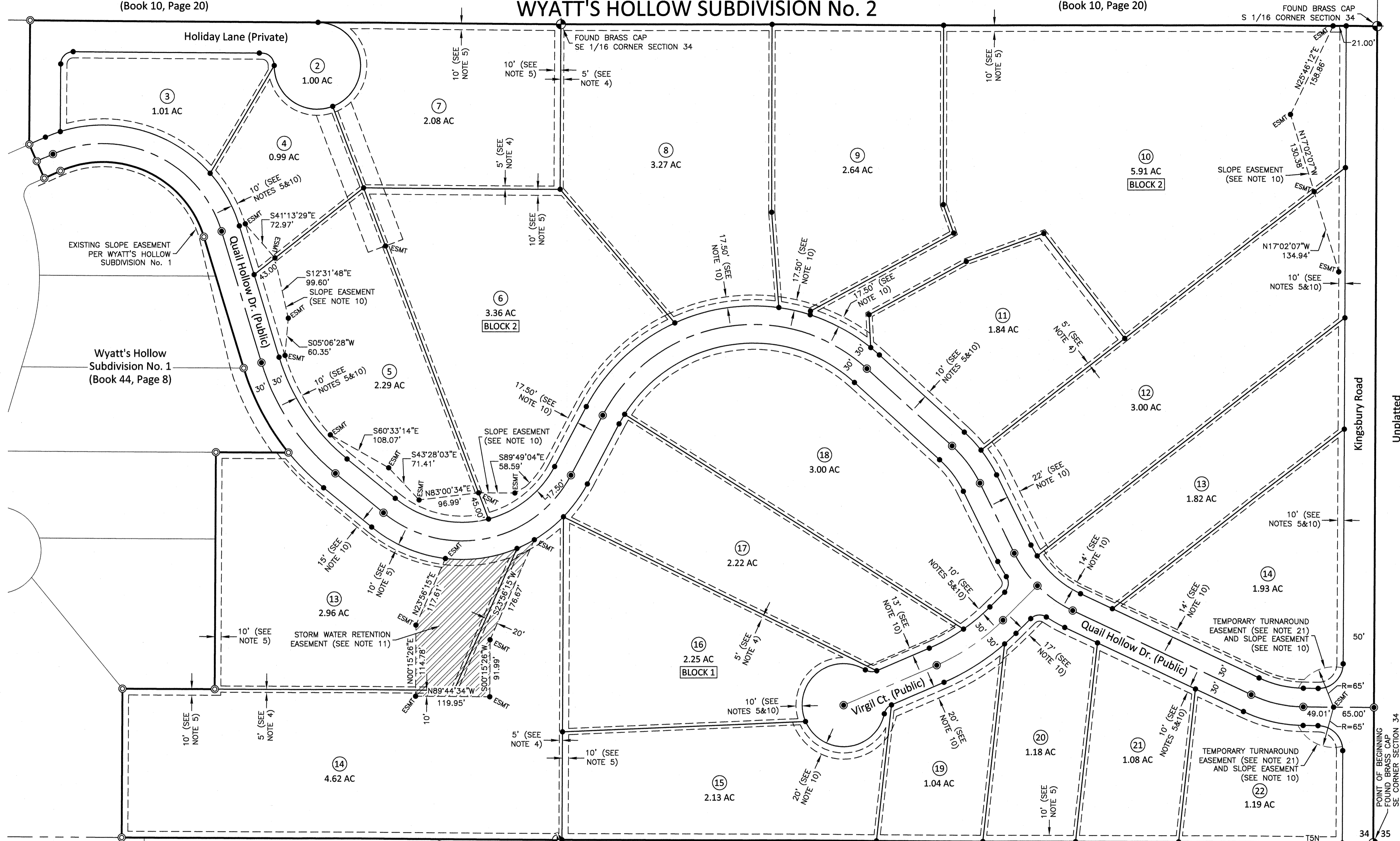
PROFESSIONAL LAND SURVEYOR  
REG. NO. 12459  
STATE OF IDAHO  
AARON L. BALLARD  
2.7.22

DEVELOPER  
**Diamond W. Development**  
BOISE, IDAHO

**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmengllp.com

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

# PLAT OF WYATT'S HOLLOW SUBDIVISION No. 2



Professional Land Surveyor  
 REG. NO. 12459  
 STATE OF IDAHO  
 AARON L. BALLARD  
 2-7-22

**km**  
 ENGINEERING  
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DEVELOPER  
**Diamond W. Development**  
 BOISE, IDAHO  
 BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

# PLAT OF WYATT'S HOLLOW SUBDIVISION No. 2

### CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 34, WHICH BEARS S89°44'32"E A DISTANCE OF 1,319.53 FEET FROM A FOUND BRASS CAP MARKING THE EAST 1/16 CORNER OF SAID SECTION 34;

- THENCE FOLLOWING THE SOUTHERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 34 THE FOLLOWING TWO (2) COURSES:
- N89°44'32"W A DISTANCE OF 1,319.53 FEET TO SAID FOUND BRASS CAP MARKING THE EAST 1/16 CORNER;
  - N89°44'42"W A DISTANCE OF 703.37 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTHEAST CORNER OF WYATT'S HOLLOW SUBDIVISION NO. 1 (BOOK 44, PAGE 8 OF PLATS);

THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING THE EASTERLY BOUNDARY LINE OF SAID WYATT'S HOLLOW SUBDIVISION NO. 1 THE FOLLOWING TEN (10) COURSES:

- N00°15'26"E A DISTANCE OF 240.05 FEET TO A FOUND 5/8-INCH REBAR;
- S89°44'34"E A DISTANCE OF 148.76 FEET TO A FOUND 5/8-INCH REBAR;
- N00°15'26"E A DISTANCE OF 382.17 FEET TO A FOUND 5/8-INCH REBAR;
- S89°44'34"E A DISTANCE OF 117.43 FEET TO A FOUND 5/8-INCH REBAR;
- 155.44 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 399.55 FEET, A DELTA ANGLE OF 22°17'25", A CHORD BEARING OF N28°02'37"W, AND A CHORD DISTANCE OF 154.46 FEET TO A FOUND 5/8-INCH REBAR;
- N16°53'55"W A DISTANCE OF 221.40 FEET TO A FOUND 5/8-INCH REBAR;
- 288.00 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, A DELTA ANGLE OF 97°03'58", A CHORD BEARING OF N65°25'54"W, AND A CHORD DISTANCE OF 254.77 FEET TO A FOUND 5/8-INCH REBAR;
- S66°02'07"W A DISTANCE OF 28.68 FEET TO A FOUND 5/8-INCH REBAR;
- N23°57'53"W A DISTANCE OF 60.00 FEET TO A FOUND 5/8-INCH REBAR;
- N00°24'22"E A DISTANCE OF 200.17 FEET TO A FOUND 5/8-INCH REBAR ON THE NORTHERLY LINE OF SAID SOUTH 1/2 OF THE SOUTHEAST 1/4;

THENCE LEAVING SAID EASTERLY SUBDIVISION BOUNDARY LINE AND FOLLOWING SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:

- S89°35'38"E A DISTANCE OF 858.74 FEET TO A FOUND BRASS CAP MARKING THE SOUTHEAST 1/16 CORNER OF SAID SECTION 34;
- S89°50'34"E A DISTANCE OF 1,320.81 FEET TO A FOUND BRASS CAP MARKING THE SOUTH 1/16 CORNER OF SAID SECTION 34;

THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING THE EASTERLY LINE OF SAID SOUTHEAST 1/4, S00°20'16"W A DISTANCE OF 1,317.84 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 58.987 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT.

THE PUBLIC STREETS AND RIGHTS-OF-WAYS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOREVER.

JOHN WARDHAUGH, AUTHORIZED AGENT  
DIAMOND W. DEVELOPMENT, LLC

### ACKNOWLEDGMENT

STATE OF IDAHO )  
                          )SS  
COUNTY OF ADA )

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 2021,  
BY JOHN WARDHAUGH, AS AN AUTHORIZED AGENT OF DIAMOND W. DEVELOPMENT, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	399.55'	155.44'	22°17'25"	N28°02'37"W	154.46'
C2	170.00'	288.00'	97°03'58"	S65°25'54"E	254.77'
C3	200.00'	338.82'	97°03'58"	N65°25'54"W	299.74'
C4	369.55'	218.53'	33°52'50"	S33°50'20"E	215.36'
C5	200.00'	353.41'	101°14'38"	N78°35'56"E	309.19'
C6	275.00'	499.97'	104°10'01"	S80°03'38"W	433.90'
C7	200.00'	75.71'	21°41'22"	N37°00'41"W	75.26'
C8	200.00'	64.67'	18°31'39"	S35°25'50"E	64.39'
C9	200.00'	70.02'	20°03'35"	S54°43'27"E	69.66'
C10	200.00'	86.95'	24°54'29"	S77°12'29"E	86.26'
C11	350.00'	130.34'	21°20'13"	N55°58'27"E	129.59'
C12	230.00'	25.62'	6°22'58"	N69°13'36"E	25.61'
C13	230.00'	266.24'	66°19'23"	S74°25'14"E	251.62'
C14	230.00'	97.79'	24°21'37"	S29°04'44"E	97.05'
C15	339.55'	200.79'	33°52'50"	S33°50'20"E	197.87'
C16	170.00'	160.01'	53°55'39"	S77°44'35"E	154.17'
C17	170.00'	140.39'	47°18'59"	N51°38'07"E	136.43'
C18	305.00'	200.21'	37°36'36"	S46°46'55"W	196.63'
C19	305.00'	172.42'	32°23'23"	S81°46'55"W	170.13'
C20	305.00'	52.10'	9°47'15"	N77°07'46"W	52.04'
C21	305.00'	111.58'	20°57'40"	N61°45'19"W	110.96'
C22	305.00'	18.20'	3°25'07"	N49°33'55"W	18.20'
C23	230.00'	39.64'	9°52'29"	S42°55'07"E	39.59'
C24	230.00'	47.43'	11°48'52"	S32°04'26"E	47.34'
C25	170.00'	20.23'	6°49'06"	S29°34'33"E	20.22'
C26	170.00'	94.26'	31°46'08"	S48°52'10"E	93.06'
C27	170.00'	73.91'	24°54'35"	S77°12'32"E	73.33'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C28	40.00'	62.83'	89°59'54"	N45°20'12"E	56.57'
C29	40.00'	62.83'	90°00'06"	S44°39'48"E	56.57'
C30	230.00'	99.99'	24°54'35"	S77°12'32"E	99.21'
C31	230.00'	34.21'	8°31'22"	S60°29'33"E	34.18'
C32	20.00'	27.39'	78°27'47"	N84°32'14"E	25.30'
C33	380.00'	25.16'	3°47'36"	N47°12'09"E	25.15'
C34	380.00'	116.35'	17°32'37"	N57°52'15"E	115.90'
C35	20.00'	19.17'	54°55'14"	S39°10'57"W	18.45'
C36	67.00'	169.47'	144°55'14"	N84°10'57"E	127.77'
C37	67.00'	169.47'	144°55'14"	S49°06'10"W	127.77'
C38	20.00'	19.17'	54°55'14"	S85°53'50"E	18.45'
C39	320.00'	63.48'	11°21'57"	S60°57'35"W	63.38'
C40	320.00'	55.69'	9°58'15"	S50°17'28"W	55.62'
C41	20.00'	27.39'	78°27'47"	S6°04'27"W	25.30'
C42	230.00'	28.06'	6°59'26"	S29°39'43"E	28.04'
C43	170.00'	64.35'	21°41'22"	S37°00'41"E	63.97'
C44	245.00'	427.46'	99°57'56"	S82°09'40"W	375.27'
C45	245.00'	17.97'	4°12'05"	S30°04'40"W	17.96'
C46	230.00'	65.72'	16°22'14"	N36°09'44"E	65.49'
C47	230.00'	91.71'	22°50'44"	N55°46'13"E	91.10'
C48	230.00'	249.00'	62°01'40"	S81°47'35"E	237.01'
C49	399.55'	80.82'	11°35'25"	S44°59'03"E	80.69'
C50	20.00'	31.42'	90°00'00"	N45°24'22"E	28.28'
C51	20.00'	31.42'	89°59'56"	S44°35'40"E	28.28'
C52	70.00'	135.75'	111°06'44"	S55°09'04"E	115.46'
C53	70.00'	193.62'	158°28'50"	N9°56'51"W	137.54'
C54	70.00'	329.37'	269°35'34"	N45°36'31"E	99.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°02'07"E	28.68
L2	N45°18'21"E	78.65
L3	N66°02'07"E	28.68
L4	S4°38'06"W	5.93
L5	S19°38'58"E	48.85
L6	N2°51'25"W	53.20

### CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS WYATT'S HOLLOW SUBDIVISION No. 2, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.



### NOTES

- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF RESUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, 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".
- NO WATER RIGHTS EXIST FOR THIS SUBDIVISION. EACH LOT IS AUTHORIZE TO IRRIGATE UP TO 0.5 ACRES WITHOUT SECURING A WATER RIGHT.
- UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PRESSURE IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES AND SUBDIVISION BOUNDARY LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PRESSURE IRRIGATION AND LOT DRAINAGE. ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE (UNLESS SHOWN OTHERWISE) ROADWAY SLOPE EASEMENT IN FAVOR OF CANYON HIGHWAY DISTRICT No. 4 AND A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CANYON COUNTY APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS.
- A 70-FT BUILDING SETBACK IS REQUIRED FROM ALL SECTION AND QUARTER-SECTION LINES.
- ALL LOTS SHALL BE HAVE DOMESTIC WATER BY PRIVATE INDIVIDUAL WELLS. ALL LOTS SHALL HAVE SEWER VIA PRIVATE INDIVIDUAL SEPTIC SYSTEMS, IN ACCORDANCE WITH SOUTHWEST DISTRICT HEALTH DEPARTMENT.
- VEHICULAR ACCESS TO LOTS 5 AND 6, BLOCK 2 SHALL BE PROVIDED VIA A PERPETUAL CROSS ACCESS (DRIVEWAY) EASEMENT THAT SHALL RUN WITH THE LAND, AS SHOWN HEREON. THESE LOTS SHALL BE PROVIDED INGRESS/EGRESS VIA A COMMON DRIVEWAY WITHIN THIS EASEMENT AND NOT FROM THE STREET. IN CONFORMANCE WITH THIS SUBDIVISION'S COVENANTS, CONDITIONS AND RESTRICTIONS, MAINTENANCE OF THE DRIVEWAY WITHIN THIS EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SAID LOTS 5 AND 6, BLOCK 2. LOTS 4 AND 7, BLOCK 2 ARE PROHIBITED FROM USING THE DRIVEWAY FOR ACCESS. THE DRIVEWAY WITHIN SAID EASEMENT MUST REMAIN FREE OF OBSTRUCTIONS AND FREE OF PARKED VEHICLES AT ALL TIMES.
- AS SHOWN HEREON, LOTS ARE SUBJECT TO A SLOPE EASEMENT, IN FAVOR OF CANYON COUNTY HIGHWAY DISTRICT No. 4 FOR THE CONSTRUCTION AND MAINTENANCE OF THE RIGHT-OF-WAY.
- AS SHOWN HEREON, A PORTION OF LOTS 13 AND 14, BLOCK 1 AND LOTS 5 AND 6, BLOCK 2, CONTAIN A STORM WATER RETENTION EASEMENT. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- THE HOMEOWNER'S ASSOCIATION, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWNS, SPRINKLERS, SIDEWALKS, PATHWAYS, LANDSCAPING, ETC..) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.
- INDIVIDUAL LOT GRADING PLANS MUST BE SUBMITTED AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- LOT 2, BLOCK 2 (HOLIDAY LANE) IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 4, 5, 6, AND 7, BLOCK 2, RESPECTIVELY. LOT 2, BLOCK 2 SHALL BE OWNED AND MAINTAINED BY THE WYATT'S HOLLOW HOMEOWNER'S ASSOCIATION, OR ASSIGN, AND IS ALSO SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND IRRIGATION.
- ALL CONTRACTORS, SUB-CONTRACTORS AND UTILITY CONTRACTORS SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE A MINIMUM OF TWO (2) DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ON THE PROJECT.
- ONLY PLAN SETS STAMPED "APPROVED FOR CONSTRUCTION" AND SIGNED BY THE ENGINEER SHALL BE USED FOR PROJECT CONSTRUCTION. USE OF PLANS NOT STAMPED "APPROVED FOR CONSTRUCTION" SHALL BE GROUNDS FOR THE ISSUANCE OF A STOP WORK ORDER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND PAYING FOR ALL THE COSTS ASSOCIATED WITH ALL TESTING REQUIRED BY THE PROJECT SPECIFICATIONS. ALL TESTS SHALL BE PERFORMED BY A CERTIFIED TESTING LABORATORY AND CERTIFIED TEST RESULTS SHALL BE SUBMITTED TO THE OWNER'S ENGINEER. WORK PERFORMED WITHOUT CERTIFIED TEST RESULTS SHALL NOT BE ACCEPTED.
- NO DIRECT LOT ACCESS TO KINGSBURY RD-IMPROVED OR UN-IMPROVED RIGHT OF WAY.
- NO DIRECT LOT ACCESS TO NOBLES RD IMPROVED OR UN-IMPROVED RIGHT OF WAY.
- LOT 22, BLK 1 AND LOT 14, BLK 2, HAVE A TEMPORARY TURN AROUND EASEMENT THAT WILL BE VACATED WHEN KINGSBURY ROAD IS FULLY IMPROVED.

DEVELOPER  
**Diamond W. Development**  
BOISE, IDAHO



BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

JOB NO. 21-017

SHEET 4 OF 5

PLAT OF  
WYATT'S HOLLOW SUBDIVISION No. 2

CERTIFICATE AND APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, IN AND FOR CANYON COUNTY, IDAHO DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, RELATING TO PLATS AND SURVEYS.

\_\_\_\_\_  
CANYON COUNTY SURVEYOR

\_\_\_\_\_  
DATE

CERTIFICATE AND APPROVAL OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THE SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

\_\_\_\_\_  
CANYON COUNTY TREASURER

\_\_\_\_\_  
DATE

CERTIFICATE AND APPROVAL OF CANYON COUNTY COMMISSIONERS

I, THE UNDERSIGNED, CHAIRMAN OF THE CANYON COUNTY COMMISSIONERS, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE COMMISSIONERS HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, IN THE YEAR OF 2021, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

\_\_\_\_\_  
SOUTHWEST DISTRICT  
HEALTH DEPARTMENT

\_\_\_\_\_  
DATE

CERTIFICATE AND APPROVAL OF CANYON HIGHWAY DISTRICT No. 4

PLATS WITH PRIVATE ROADS AND PUBLIC ROAD RIGHT-OF-WAY DEDICATION(S): "CANYON HIGHWAY DISTRICT NO. 4 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS-OF-WAY AS ARE DEPICTED ON 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



DEVELOPER  
Diamond W. Development  
BOISE, IDAHO

BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

**km**  
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5725 NORTH DISCOVERY WAY  
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