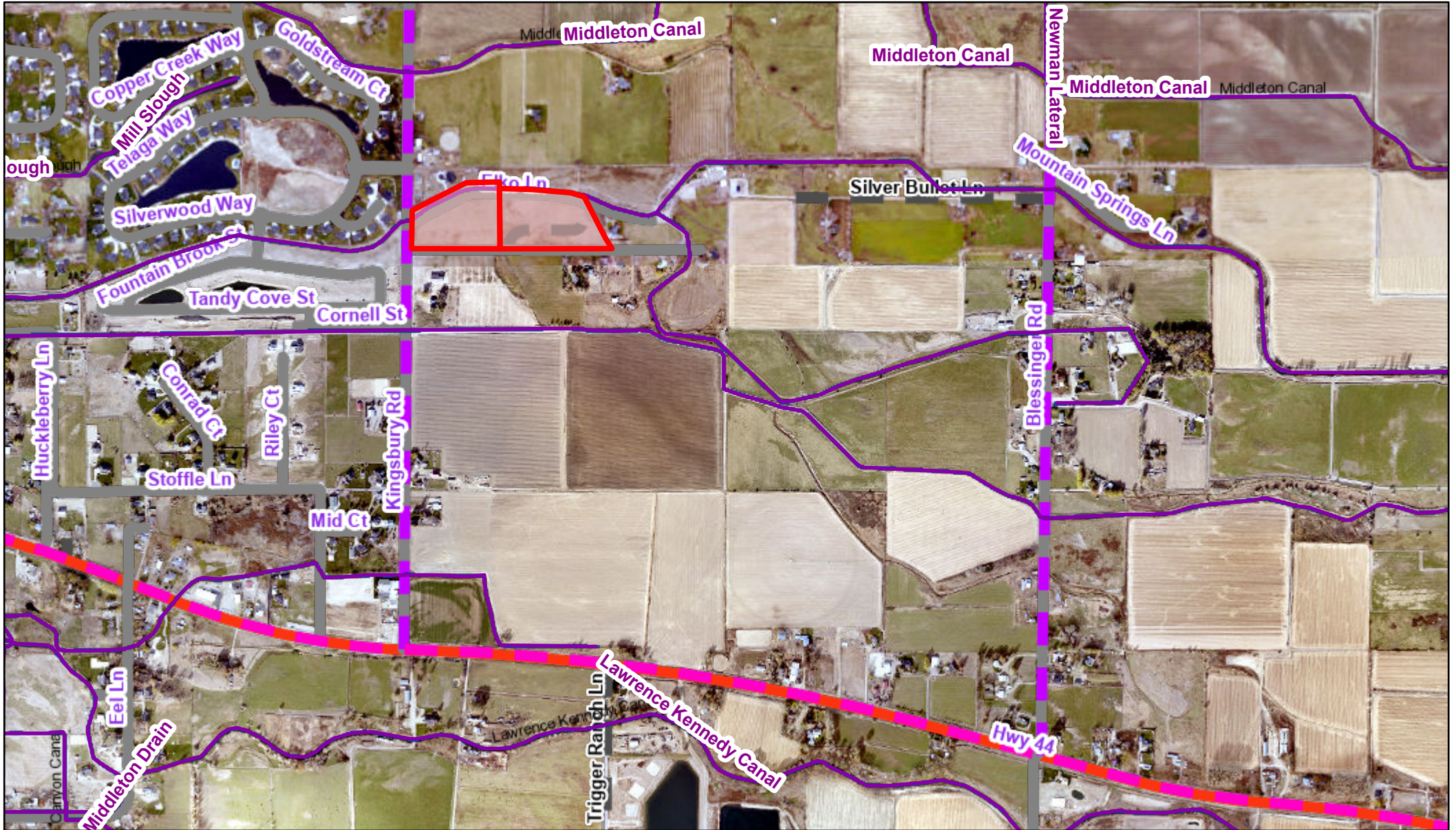
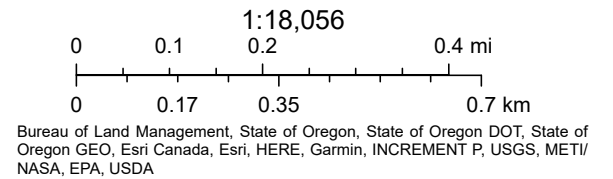


# Canyon County, ID Web Map



6/30/2023, 1:18:07 PM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- Hydro\_NHDFlowline
- CC\_PrivateRoads
- CanyonCountyRoads
- Hwy
- Roads
- ITDFunctionalClassification
- Major Collector
- Other Principal Arterials
- 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>	<b>OWNER NAME:</b> Lee Family Trust, Craig and Susan Lee Trustees
	<b>MAILING ADDRESS:</b> 8618 W Ustick Rd, Boise, ID 8704
	<b>PHONE:</b> [REDACTED] <b>EMAIL:</b> [REDACTED]

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: Craig Lee

Date: May 13, 2021

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	<b>CONTACT NAME:</b> Jim Coslett
	<b>COMPANY NAME:</b> Rock Solid Civil
	<b>MAILING ADDRESS:</b> PO Box 5098
	<b>PHONE:</b> 208-342-3277 <b>EMAIL:</b> jcoslett@rocksolidcivil.com

<b>SITE INFO</b>	<b>STREET ADDRESS:</b> 0 Quail Creek Ln, Middleton, ID 83644 (Formerly 7927 Elko Ln)
	<b>PARCEL #:</b> R33822100, R33822101 <b>LOT SIZE/AREA:</b> 16.55
	<b>LOT:</b> 1 & 2 <b>BLOCK:</b> 1 <b>SUBDIVISION:</b> Blue Heron Solitud Creek Subdivision
	<b>QUARTER:</b> NE, SW <b>SECTION:</b> 2 <b>TOWNSHIP:</b> 4N <b>RANGE:</b> 2W
	<b>ZONING DISTRICT:</b> CR-R1 <b>FLOODZONE (YES/NO):</b> 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: SD2021-0023

DATE RECEIVED: 5.19.2021

RECEIVED BY: CL

APPLICATION FEE: 1,190.00 <sup>00</sup> CK MO CC CASH

Total: 16 Lots

Revised 1/3/21



# 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

# **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 type="checkbox"/>	Master Application completed and signed
<input type="checkbox"/>	Copy of Final Plat
<input type="checkbox"/>	Evidence that all improvements have been completed or bonded per CCZO § 07-17-29 (4)
<input type="checkbox"/>	Final Drainage Plan, if applicable
<input type="checkbox"/>	Final Irrigation Plan, if applicable
<input type="checkbox"/>	Final Grading Plan, if applicable
<input type="checkbox"/>	Construction Drawings for all required improvements § 07-17-29 (3)
<input type="checkbox"/>	<b>\$930 +\$10/lot +\$100( if in an area of impact) non-refundable fee</b>

### **NOTE:**

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.

### **PROCESS: PUBLIC HEARING**



# Letter of Transmittal

**ROCK SOLID  
CIVIL**

270 N. 27<sup>th</sup> Street, Suite 100  
Boise, Idaho 83702-4741  
Telephone: (208) 342-3277  
Fax: (208) 376-1821

Date: 5/19/2021

To:  
Canyon County Development Services  
111 N. 11<sup>th</sup> Ave. Room 140  
Caldwell, ID 83605

Attention:	Jennifer Almeida
Re:	Solitude Creek Subdivision
Project Number:	19-67

<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Prints	<input checked="" type="checkbox"/> Plans
<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Specifications	<input type="checkbox"/> Electronic Media
<input type="checkbox"/> Other:		

Quantity	Date	Description
2	5-7-21	Construction Plans w/Plat

<input type="checkbox"/> For Approval	<input type="checkbox"/> For Bids Due
<input type="checkbox"/> For Your Use	<input checked="" type="checkbox"/> For Review and Comment
<input type="checkbox"/> As Requested	<input type="checkbox"/> For Signature

Comments:

Jennifer: For plan check review with Keller Associates. Let me know if you have any questions. Thank you.

Jim Coslett  
jcoslett@rocksolidcivil.com

Received By:  
Date:  
Please sign, date, and return copy to Rock Solid Civil

*If enclosures are not as noted, kindly notify us at once.*  
Thank You  
**Rock Solid Civil**

**Canyon County Development Services**

111 N. 11th Ave. Room 140, Caldwell, ID 83605

(208) 454-7458

**Receipt Number:** 58841

**Date:** 5/19/2021

**Date Created:** 5/19/2021

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Craig Lee

**Comments:** SD2021-0023 ~~Blue Heron~~ Solitude

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Final Plat	SD2021-0023	\$930.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	SD2021-0023	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2021-0023	\$160.00	\$0.00	\$0.00

**Sub Total:** \$1,190.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,190.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	1038	\$1,190.00

**Total Payments:** \$1,190.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

FINAL PLAT  
**SOLITUDE CREEK SUBDIVISION**

CERTIFICATE OF OWNERS

KNOW ALL PEOPLE BY THESE PRESENT: THAT WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THAT REAL PROPERTY TO BE KNOWN AS SOLITUDE CREEK SUBDIVISION, AND THAT I INTEND TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

A Re-Plat of Lots 1 and 2, Block 1, Blue Heron Subdivision that is located in Section 2, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho described as:

Commencing at a found Aluminum Cap marking the Southwest corner of Section 2, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and running thence N00°46'09"E 657.86 feet along the West line of said Section; thence S89°57'07"E 40.00 feet to a found 5/8" rebar marking the Southwest corner of Lot 1, Block 1, Blue Heron Subdivision (said point being the Point of Beginning); thence N00°46'09"E 313.74 feet to a found 5/8" rebar marking the Northwest corner of said Lot 1; thence N63°07'35"E 498.98 feet along the North line of said Lot 1 to a found 5/8" rebar; thence N88°46'51"E 273.28 feet along said North line to a found 5/8" rebar marking the Northeast corner of said Lot; thence S00°43'04"E 50.02 feet to the centerline of the Drain Ditch No. 10 marking the Northwest corner of Lot 2, Block 1, Blue Heron Subdivision; thence N88°47'48"E 7.12 feet along the North line of said Lot 2; thence S88°09'47"E 153.85 feet along said North line; thence S88°42'13"E 104.51 feet along said North Line; thence S85°24'17"E 323.88 feet along said North line; thence S73°19'39"E 116.26 feet along said North line to the Northeast corner of said Lot 2; thence S27°16'55"E 384.61 feet along the East line of said Lot 2; thence S31°18'16"E 103.13 feet along said East line to the Southeast corner of said Lot 2; thence N89°57'07"W 1652.51 feet to the Point of Beginning.

Parcel contains 16.55 acres more or less.

THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE OR MORE OF THE LOTS, BUT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND:

\_\_\_\_\_  
 CRAIG D. LEE, TRUSTEE

\_\_\_\_\_  
 SUSAN K. LEE, TRUSTEE

ACKNOWLEDGMENT

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

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CRAIG D. LEE AND SUSAN K. LEE, TRUSTEES OF THE LEE FAMILY TRUST, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO SAID INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OR ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. 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."
3. IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON CANAL COMPANIES WHICH INCLUDE THE MIDDLETON MILL DITCH COMPANY, MIDDLETON IRRIGATION ASSOCIATION, INC. AND THE LEMP LATERAL, INC. IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM SAID MIDDLETON CANAL COMPANIES.
4. ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY, SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE, IRRIGATION, AND PUBLIC UTILITY EASEMENT UNLESS SHOWN OTHERWISE.
5. ALL SIDE YARD LOT LINES AND INTERIOR REAR LOT LINES SHALL HAVE A FIVE (5) FOOT WIDE PROPERTY DRAINAGE, IRRIGATION, AND PUBLIC UTILITY EASEMENT ON EACH SIDE, AS SHOWN ON THIS MAP.
6. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
7. STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED IF NO HOMEOWNER'S ASSOCIATION EXISTS. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.
8. NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM.
9. NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY FEET TO ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY FEET SETBACK REQUIREMENT.
10. WINTER HORSES DRIVE ACCESS TO KINGSBURY ROAD SHALL BE ABANDONED IF AND WHEN LOCAL ROAD NETWORK CONNECTS TO FUTURE IMPROVED CORNELL STREET EXTENSION LOCATED 660' SOUTH.
11. AN EASEMENT 50 FEET EACH SIDE OF CENTERLINE IS RESERVED TO DRAINAGE DISTRICT NO. 2 FOR DRAINAGE, INGRESS/EGRESS AND MAINTENANCE OF FACILITIES. A 100 FOOT WIDE PRESCRIPTIVE EASEMENT RESERVED TO DRAINAGE DISTRICT NO. 2 LYING 50 FEET EACH SIDE OF THE CENTERLINE OF THE MILL SLOUGH DRAIN.
12. LOT 11 IS A PRIVATE ROAD TO BE OWNED AND MAINTAINED BY THE SOLITUDE CREEK SUBDIVISION HOA.
13. LOT 16, BLOCK 1 IS HEREBY RESERVED AS COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOA. SAID LOT ARE RESERVED FOR PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND IRRIGATION PURPOSES.
14. A LICENSE AGREEMENT HAS BEEN RECORDED BETWEEN DRAINAGE DISTRICT NO. 2 AND LEE FAMILY TRUST RECORDED AS INSTRUMENT NO. 2019-051469.
15. NO DIRECT ACCESS TO ADJACENT COLLECTOR AND ARTERIAL ROADWAYS ARE ALLOWED.

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN COMFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

\_\_\_\_\_  
 JEREMIAH B. FIELDING, P.L.S.



\_\_\_\_\_  
 IDAHO LICENSE NO. 12220

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

EAGLE LAND SURVEYING, LLC.

106 W MAIN ST. UNIT D, MIDDLETON, ID 83644  
 (208) 861-7513; pls12220@yahoo.com

REVISION DATE:	
<b>SEC. 2, T. 4 N., R. 2 W., B.M.</b>	
<b>SHEET</b>	
<b>3</b>	
<b>DATE:</b>	4-19-21
<b>DRAWN BY:</b>	JBF
<b>CHKD. BY:</b>	JBF
<b>PROJECT:</b>	19-037
<b>OF</b>	
<b>4</b>	
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FINAL PLAT  
**SOLITUDE CREEK SUBDIVISION**

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

APPROVAL OF CANYON COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY THE BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY, IDAHO.

\_\_\_\_\_  
 CHAIRMAN, CANYON COUNTY BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
 SECRETARY, CANYON COUNTY BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE 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 RELATING TO PLATS AND SURVEYS.

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

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, 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 CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

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

APPROVAL OF CANYON HIGHWAY DISTRICT #4

CANYON HIGHWAY DISTRICT NO. 4 DOES HEREBY ACCEPT THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE 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

SURVEYOR NARRATIVE:

1. THE BOUNDARY OF THIS SUBDIVISION WAS ESTABLISHED BY LOTS 1-2, BLOCK BLOCK 1, BLUE HERON SUBDIVISION. BOOK 31, PAGE 5.
2. THIS PLAT WAS DONE AT THE REQUEST OF LEE FAMILY TRUST TO SUBDIVIDE THIS PROPERTY INTO 16 LOTS WITH 14 OF THEM BEING BUILDABLE.

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

EAGLE LAND SURVEYING, LLC.

106 W MAIN ST. UNIT D, MIDDLETON, ID 83644  
 (208) 861-7513; pls12220@yahoo.com

REVISION DATE:	
<b>SEC. 2, T. 4 N., R. 2 W., B.M.</b>	
<b>SHEET</b>	
<b>4</b>	
<b>DATE:</b>	4-19-21
<b>DRAWN BY:</b>	JBF
<b>CHKD. BY:</b>	JBF
<b>PROJECT:</b>	19-037
<b>OF</b>	
<b>4</b>	
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**FINAL PLAT**  
**SOLITUDE CREEK SUBDIVISION**  
*RE-PLAT OF LOTS 1-2, BLOCK 1, BLUE HERON SUBDIVISION*  
*SECTION 2, T. 4 N., R. 2 W., B.M.*  
**CANYON COUNTY, IDAHO**  
**2021**

W 1/4 COR. SEC. 2  
 CR# 2021-022625

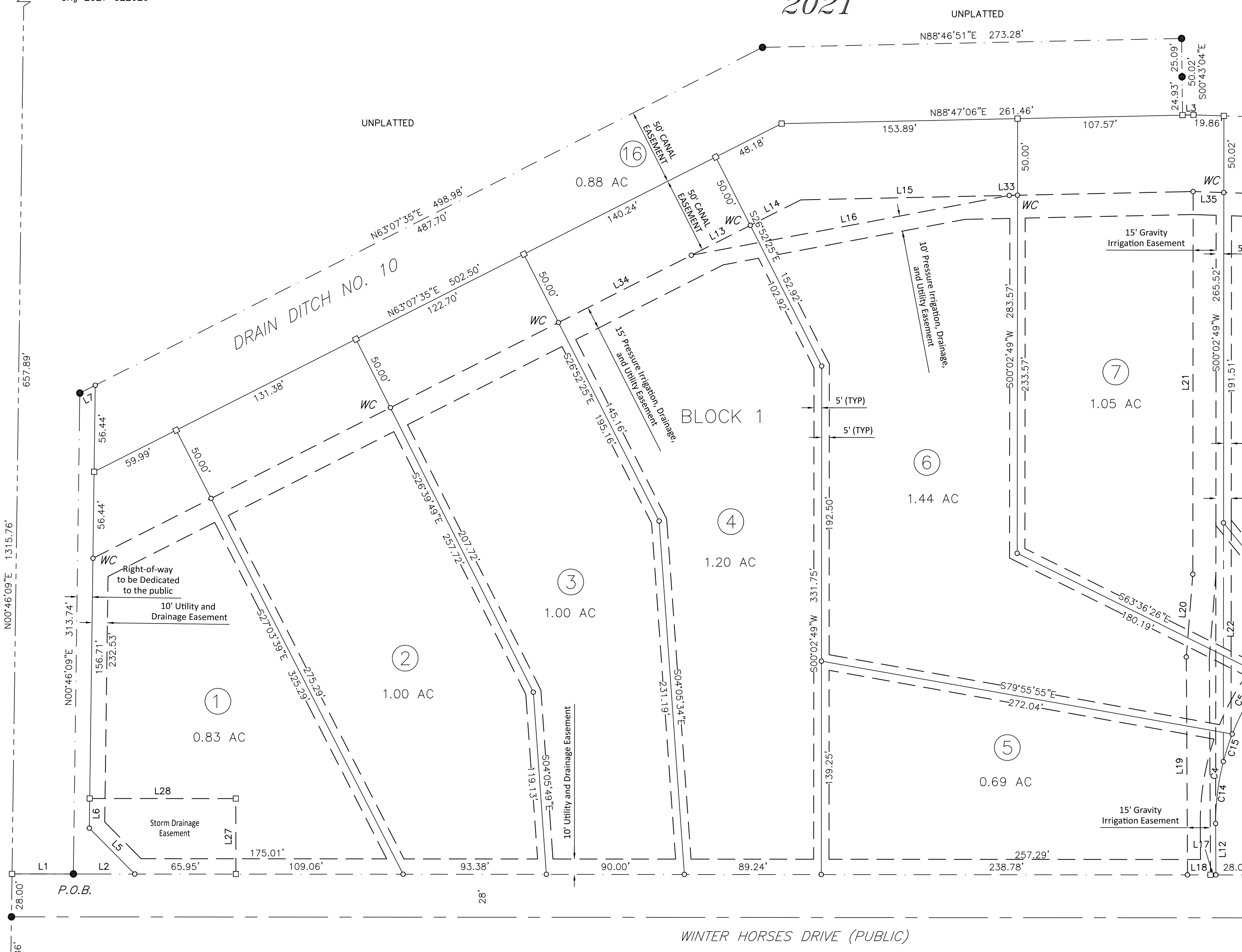
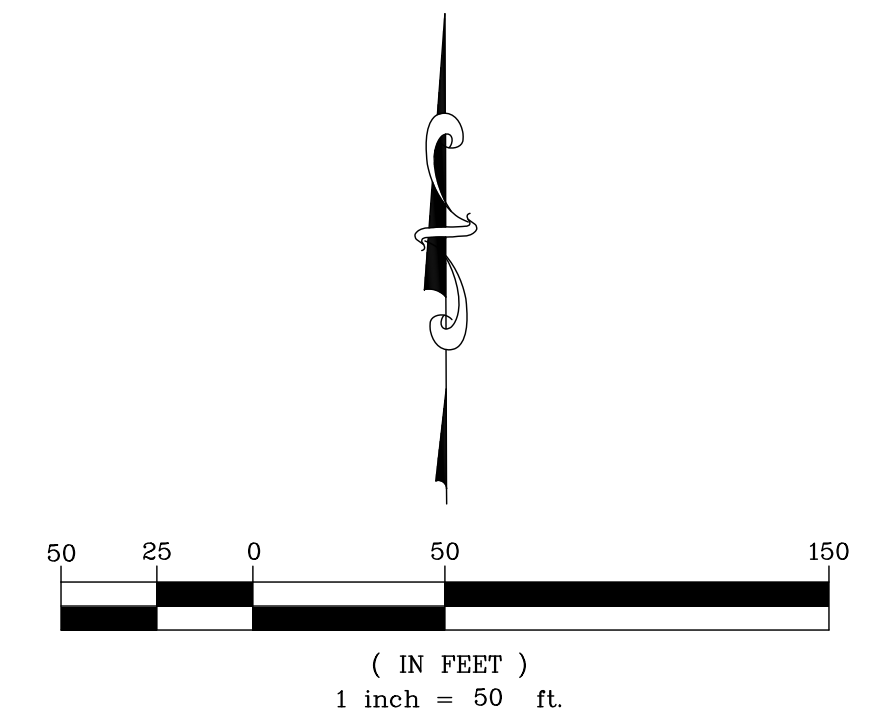
S 1/16 COR.  
 CR# 2021-022626

THE LAKES SUBDIVISION PHASE 1  
 BOOK 44, PAGE 19

KINGSBURY ROAD (PUBLIC)  
 Basis of Bearing  
 N00°46'09"E - 1315.76'

CRESENT LAKES SUBDIVISION  
 BOOK 52, PAGE 7

SW COR. SEC. 2  
 CR# 2021-022627



- ### LEGEND
- Found Aluminum Cap
  - Set 1/2" rebar with plastic cap labeled "PLS 12220"
  - Set 5/8" rebar with plastic cap labeled "PLS 12220"
  - Found 1/2" rebar. Replaced with a 5/8" rebar with plastic cap labeled "PLS 12220"
  - Calculated Point
  - Found 5/8" rebar with no cap. Set new cap labeled "PLS 12220"
  - Record Distance
  - Lot Number
  - P.O.B. Point of Beginning
  - WC Witness Corner
  - Boundary Line
  - Section Line
  - Property Line
  - Easement Line
  - Lot Line

SEE SHEET 2

\*PLAT NOTES ARE ON SHEET 3

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

**EAGLE LAND SURVEYING, LLC.**  
 106 W MAIN ST. UNIT D, MIDDLETON, ID 83644  
 (208) 861-7513; pls12220@yahoo.com

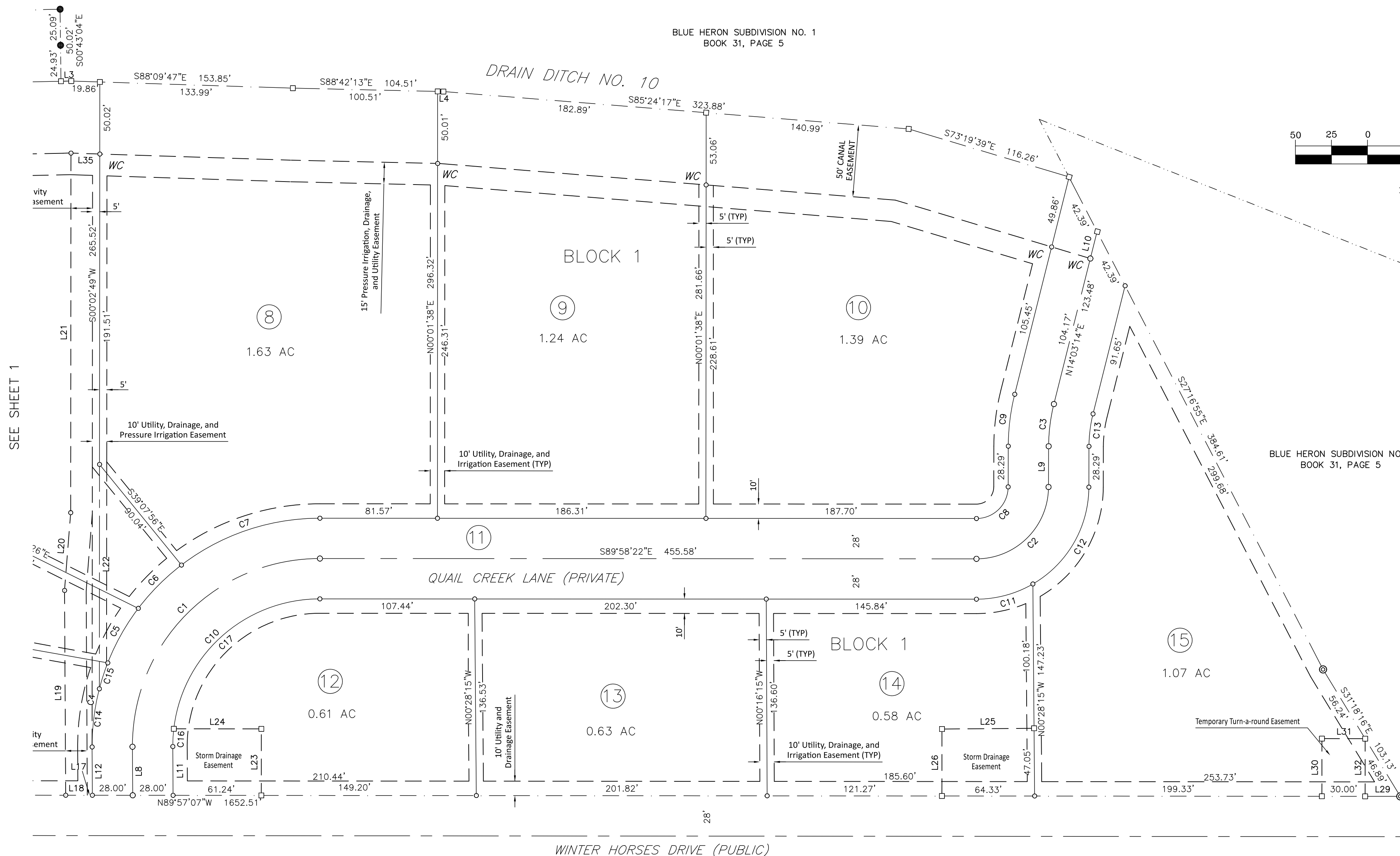
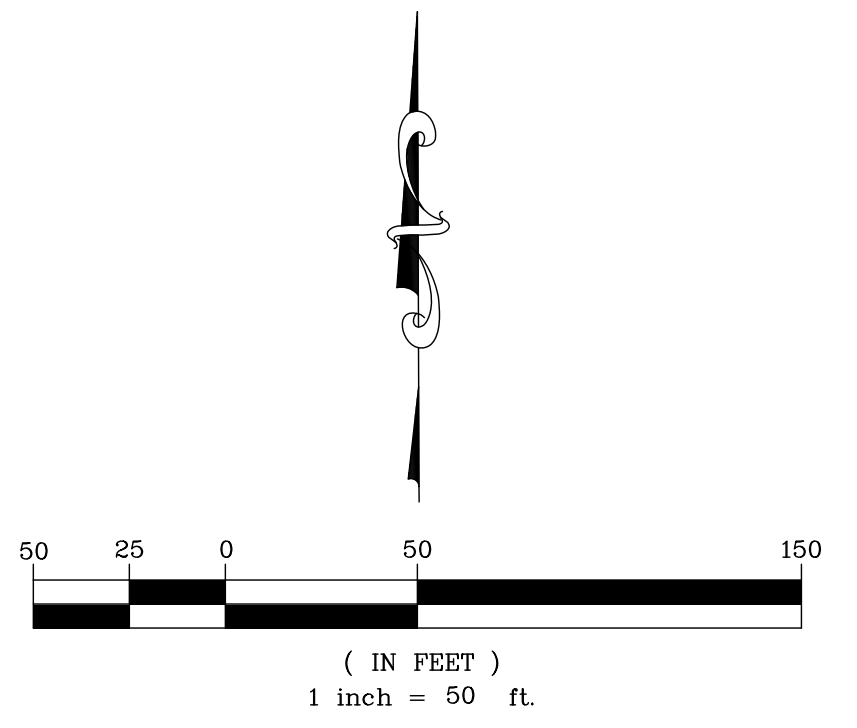
OWNER/DEVELOPER:  
 LEE FAMILY TRUST  
 1185 PINE LANE  
 CLAYTON, CA. 94517



REVISION DATE:	
<b>SEC. 2, T. 4 N., R. 2 W., B.M.</b>	
<b>SHEET 1</b>	
DATE:	4-19-21
DRAWN BY:	JBF
CHKD. BY:	JBF
PROJECT:	19-037
<b>OF 4</b>	

# FINAL PLAT SOLITUDE CREEK SUBDIVISION

BLUE HERON SUBDIVISION NO. 1  
BOOK 31, PAGE 5



SEE SHEET 1

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°57'07" E	40.00'
L2	S 89°57'07" E	40.01'
L3	N 88°47'48" E	7.12'
L4	S 88°42'13" E	4.00'
L5	N 44°42'45" W	42.08'
L6	N 00°46'09" E	19.38'
L7	N 63°07'35" E	11.29'
L8	N 00°17'43" W	33.71'
L9	N 00°09'13" E	28.29'
L10	N 14°03'14" E	19.31'
L11	N 00°17'43" W	33.87'
L12	N 00°17'43" W	33.54'
L13	N 63°07'35" E	43.17'
L14	N 63°07'35" E	36.79'
L15	N 88°46'51" E	136.04'
L16	N 79°20'12" E	210.98'
L17	N 89°57'07" W	3.50'
L18	N 89°57'07" W	15.00'
L19	N 00°19'10" W	142.18'
L20	N 04°30'28" E	54.16'
L21	N 00°02'49" E	249.63'
L22	S 00°02'49" W	155.76'
L23	S 00°02'49" E	46.18'
L24	N 89°57'11" W	60.77'
L25	S 89°31'45" W	63.91'
L26	S 00°02'49" W	46.47'
L27	S 00°03'51" E	49.26'
L28	N 89°57'11" W	95.25'
L29	N 89°57'07" W	24.40'
L30	N 00°02'49" E	40.04'
L31	S 89°57'11" E	30.00'
L32	S 00°02'49" W	40.04'
L33	N 88°46'51" E	5.37'
L34	N 63°07'35" E	97.08'
L35	S 88°09'47" E	20.01'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	130.00'	204.94'	184.36'	N 44°51'58" E	90°19'21"
C2	50.00'	78.43'	70.63'	N 45°05'25" E	89°52'25"
C3	122.00'	29.60'	29.53'	N 07°06'13" E	13°54'01"
C4	158.00'	59.72'	59.37'	N 10°32'01" E	21°39'27"
C5	158.00'	43.50'	43.36'	N 29°14'58" E	15°46'27"
C6	158.00'	42.58'	42.45'	N 44°51'27" E	15°26'31"
C7	158.00'	103.27'	101.44'	N 71°18'10" E	37°26'55"
C8	22.00'	34.51'	31.08'	N 45°05'25" E	89°52'25"
C9	150.00'	36.39'	36.30'	N 07°06'13" E	13°54'01"
C10	102.00'	160.80'	144.66'	N 44°51'58" E	90°19'21"
C11	78.00'	41.06'	40.59'	N 74°56'49" E	30°09'37"
C12	78.00'	81.29'	77.66'	N 30°00'37" E	59°42'48"
C13	94.00'	22.80'	22.75'	N 07°06'13" E	13°54'01"
C14	158.00'	40.80'	40.69'	N 07°06'10" E	14°47'45"
C15	158.00'	18.92'	18.91'	N 17°55'53" E	6°51'42"
C16	102.00'	12.33'	12.33'	N 03°10'09" E	6°55'43"
C17	102.00'	148.46'	135.70'	N 48°19'49" E	83°23'38"

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**EAGLE LAND SURVEYING, LLC.**

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REVISION DATE:	
<b>SEC. 2, T. 4 N., R. 2 W., B.M.</b>	
DATE:	4-19-21
DRAWN BY:	JBF
CHECKED BY:	JBF
PROJECT:	19-037
DATE:	5-15-21
DRAWN BY:	JBF
CHECKED BY:	JBF
SHEET	<b>1</b>
OF	<b>4</b>

