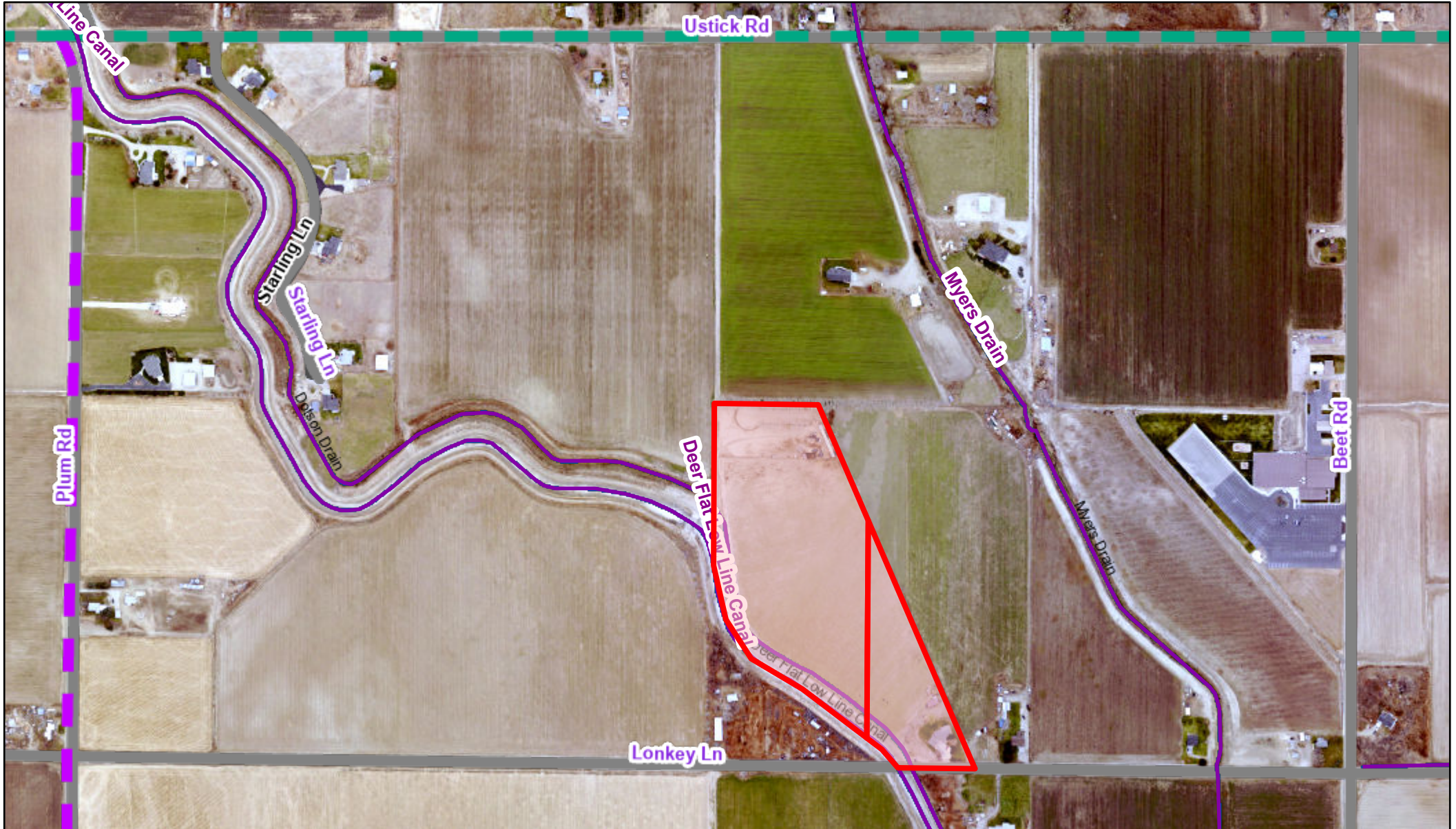

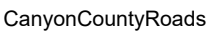

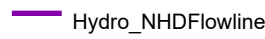

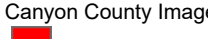
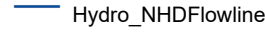
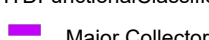
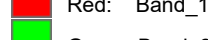


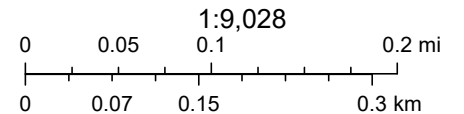


Canyon County, ID Web Map



6/23/2023, 10:48:28 AM

- | | | |
|--|---|--|
|  Multiple Parcel Search_Query result |  CanyonCountyRoads |  Minor Arterial |
|  Hydro_NHDFlowline |  Roads |  Red: Band_1 |
|  Hydro_NHDFlowline |  ITDFunctionalClassification |  Green: Band_2 |
|  CC_PrivateRoads |  Major Collector | |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



Master Application

Canyon County Development Services 1115 Albany Street, Caldwell, ID 83605.

www.canyoncounty.org Phone 208-454-7458 fax 208-454-6633

Owner(s) information: Address: 20298 Lonkey Ln

Name: Refugio Vidales Email: [Redacted]

Telephone: [Redacted] Fax ^{N/A} _____

City: Caldwell State: ID Zip: 83607

Refugio Vidales 5-26-21
Signature: (Owners) Date

I consent to this application and agree to 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 is eligible to sign.

Applicant: Representative / Business Name: **Additional Contact if applicable: Business Name:**

Name: _____ Name: _____

Address: _____ Address: _____

City: _____ State: _____ Zip: _____ City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____ Telephone: _____ Fax: _____

Email: [Redacted] Email: _____

I certify this information is correct to the best of my knowledge. **Engineer / Surveyor if applicable: Business Name:** _____

Name: _____ Phone: _____

Address: _____ Fax: _____

City: _____ State: _____ Zip: _____

Email: _____

Signature: (Applicant) _____ Date _____

Site Information: Address: 20298 Lonkey Ln Caldwell, ID Total Acreage: 20.30

Tax Parcel Number(s): R93161011 & R93161

Quarter Section: NE Section: 3 Township: T3N Range: R4W Zoning: _____

Area of Impact: Greenleaf Subdivision: _____ Lot: _____ Block: _____

Check application type:

- Assisted Care Facility
- Bed and Breakfast
- Day Care Facility
- Reduction Frontage, Easement, Road Lot
- Floodplain Development
- Home Business New Application Renewal
- Land Division Administrative
- Mineral Extraction short term
- Public Service Agency Telecom >75'

Administrative Applications

- Parcel Inquiry
- Property Boundary Adjustment
- Quasi-Public Use
- Sign
- Temporary Use New Application Renewal
- Utility Facility
- Variance up to 33%
- Wind Energy System Small
- Zoning Compliance Certificate

Hearing Level Applications

- Appeal
- Comprehensive Plan Change Text Map
- Conditional Use
- Road Name Change
- Time Extension
- Variance
- Zoning Ordinance Amendment Map Text

Subdivision Applications

- Final Plat
- Short Plat
- Preliminary Plat
- Plat Amendment or Minor Replat
- Simple Changes to a Plat
- Vacation of Plat, Lot, Road, Easement

Office Use Only:	Case #:	Received by: <u>CL</u>	Date: <u>5-28-21</u>	Fees: <u>80.00</u>	Receipt #:
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A02021-0096
802021-0029

1680.00
1760.00

Master Application must be accompanied with an application checklist relative to application type.

CANYON COUNTY DEVELOPMENT SERVICES

111 North 11th Avenue, Caldwell, ID 83605 Phone: 208-454-7458 Fax: 208-454-6633



GENERAL

1. How Many Lots are you proposing? 4
2. Average Lot Size of the Residential Parcels? 2 Acres

IRRIGATION

1. Irrigation Water is Provided via Irrigation Well Surface Water
2. What percentage of the property has water? 100 %
3. How many inches of water are available to property? _____
4. How do you plan to retain storm and excess water on each lot?
All storm and excess water will be directed to non paved surfaces on site to allow the water to percolate into the soil.
5. How do you plan to process storm water / excess irrigation water prior to it entering the established drainage system?
Storm/excess irrigation water will be directed to areas being used for agricultural uses and will be allowed to penetrate the ground naturally .

ROADS

1. Roads within the Development will be: Public Private N/A

HILLSIDE DEVELOPMENT

1. Of the total lots requested, how many of the lots will contain slopes greater than 15%?
0 Residential 0 Non-Buildable 0 Common
2. Will the proposed Road(s) be located within any area that has slopes greater than 15%
 Yes No

SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. Will you be requesting waivers of Subdivision Improvements from the City?
 Yes No
2. If yes, which waivers will you be requesting?
 Curbs Gutters Sidewalks Streetlights Landscaping

Short Plat Application Detailed Letter

Refugio M. Vidales

20298 Lonkey Ln

Caldwell ID 83607

[REDACTED]

2/20/2021

To whom it may concern:

Refugio M. Vidales is requesting the approval of a short plat in order to subdivide approximately 20.30 acres into 3 residential lots and 1 agricultural lot. The subject properties, parcel no.'s R33161011 & R33161 are located at 20298 Lonkey Ln., Caldwell, ID in a portion of the NE ¼ of section 3, T3N, R4W, BM, Canyon County, Idaho.

Per the development agreement currently in place the 3 residential lots will be approximately 2 acres in size. One of the residential lots will be the existing house at 20298 Lonkey Ln. the other 2 lots will be utilized for residential uses. The remaining 14 acres will be restricted to agricultural use and will not have a building permit available to it.

The two new residential lots will be surfaced by a driveway that will run on the east side of the property. We also request an easement reduction to 28 ft.

Sincerely,

Refugio M. Vidales

200310380

RECORDED

2003 FEB 20 PM 4 26

G. NOEL SALES
CANYON RECORDS

REQUEST STEWART TITLE NAME
TYPE *Deed* FEE *6.00*

ABCD

EFGH

Stw 0300336244

QUITCLAIM DEED

THIS INDENTURE, Made this 14th day of February, 2003 between

J. REFUGIO VIDALES-MUNOZ AND LUZ M. VIDALES WHO ACQUIRED TITLE AS REFUGIO M. VIDALES AND LUZ MARIA VIDALES, HUSBAND AND WIFE

as Grantor and

J. REFUGIO VIDALES-MUNOZ AND LUZ M. VIDALES, HUSBAND AND WIFE

as Grantee

whose current address is 20298 LONKEY LANE, CALDWELL, ID 83607

WITNESSETH That said Grantor for and in consideration in lawful money of the United States of America, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does by these premises remise, release and forever QUITCLAIM, unto the said Grantee and to its heirs and assigns all that certain lot, piece or parcel of land, bounded and particularly described as follows, to-wit:

AS PER LEGAL DESCRIPTION ATTACHED HERETO

Parcel Number: R33161000 0

TOGETHER With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, All and singular the said premises, together with the appurtenances, unto the Grantee and to its heirs and assigns forever.

IN WITNESS WHEREOF, The said Grantor has hereunto set its hand and seal the day and year first above written.

J. Refugio Vidales Munoz
J. REFUGIO VIDALES-MUNOZ

Luz M. Vidales
LUZ M. VIDALES

State of IDAHO

ss.

County of CANYON

On this 14th day of February, 2003, before me, the undersigned, a Notary Public, in and for said State, personally appeared J. REFUGIO VIDALES-MUNOZ AND LUZ M. VIDALES

known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL.

Yolanda Adame
Notary Public YOLANDA ADAME
Residing at CALDWELL, ID
Commission Expires: July 22, 2005



LEGAL DESCRIPTION

Order Number: 03003362

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE

NORTH 88°30'47" WEST ALONG THE SOUTH BOUNDARY OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 233.99 FEET TO THE TRUE POINT OF BEGINNING; THENCE

NORTH 88°30'47" WEST CONTINUING ALONG SAID SOUTH BOUNDARY A DISTANCE OF 318.12 FEET TO THE CENTERLINE OF THE DEER FLAT LOW LINE CANAL; THENCE

NORTH 40°33'39" WEST ALONG SAID CENTERLINE A DISTANCE OF 100.28 FEET; THENCE

NORTH 52°07'10" WEST CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 77.60 FEET; THENCE LEAVING SAID CENTERLINE AND BEARING

NORTH 1°05'51" EAST A DISTANCE OF 892.74 FEET; THENCE

SOUTH 22°38'23" EAST A DISTANCE OF 1,110.21 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO A COUNTY ROAD RIGHT OF WAY ALONG THE SOUTH BOUNDARY AND TO AN IRRIGATION ACCESS AND MAINTENANCE EASEMENT ALONG THE PORTION BOUNDED BY THE SAID DEER FLAT LOW LINE CANAL.

ALSO SUBJECT TO A 28-FOOT-WIDE INGRESS-EGRESS EASEMENT ADJACENT TO THE SAID IRRIGATION ACCESS EASEMENT.

9630299

PC18090

QUITCLAIM DEED

FOR VALUE RECEIVED Manuel Martinez and Florina Martinez, husband and wife
do hereby convey, release, remise and forever quit claim
unto Refugio M. Vidales and Luz Maria Vidales, husband and wife
whose address is 20298 Lonkey Lane, Caldwell, ID 83605

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.

together with their appurtenances.

Dated: September 13, 1996



Manuel Martinez



Florina Martinez

STATE OF IDAHO

COUNTY OF CANYON

On this ¹⁶ day of September in the year 1996, before me, a Notary Public, personally appeared Manuel Martinez and Florina Martinez known or identified to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same.


Notary Public
Residing at Middleton
My commission expires 6/22/2001



Exhibit "A"

A portion of the Southwest Quarter of the Northeast Quarter of Section 3, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said Southwest Quarter of the Northeast Quarter; thence

North 88° 30' 47" West along the South boundary of said Southwest Quarter of the Northeast Quarter a distance of 233.99 feet to the TRUE POINT OF BEGINNING; thence

North 88° 30' 47" West continuing along said South boundary a distance of 318.12 feet to the centerline of the Deer Flat Low Line Canal; thence

North 40° 33' 39" West along said centerline a distance of 100.28 feet; thence

North 52° 07' 10" West continuing along said centerline a distance of 77.60 feet; thence leaving said centerline and bearing

North 1° 05' 51" East a distance of 892.74 feet; thence

South 22° 38' 23" East a distance of 1,110.21 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a County road right of way along the South boundary and to an irrigation access and maintenance easement along the portion bounded by the said Deer Flat Low Line Canal.

ALSO SUBJECT TO a 28-foot-wide ingress-egress easement adjacent to the said irrigation access easement.

9630299

RECORDED

96 SEP 16 PM 4 35

RECORDED
V. C. HARRIS

REQUESTER PIONEER - CALDWELL
TYPE Deed & Fee 600

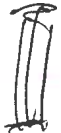
Short Plat Application Checklist

Canyon County Development Services
111 North 11th Avenue, #140, Caldwell, ID 83605.
Phone 208-454-7458 Fax 208-454-6633
www.canyoncounty.org



The following list details items that must be submitted with your application.

- Master Application completed and signed
- Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, improvements and how you will mitigate negative impacts
- Subdivision Worksheet
- Copy of Preliminary and Final Plat
 - Private Road Name approval from the County (if internal roads are private)
- Preliminary Drainage plan, if applicable
- Preliminary Irrigation plan, if applicable
 - Preliminary Grading plan, if applicable
 - Final Drainage Plan, if applicable
 - Final Irrigation Plan, if applicable
 - Final Grading Plan, if applicable
- Deed or evidence of property interest to all subject properties.
- Fees



After the preliminary and final plats have been reviewed and found in compliance **an additional fifteen copies of the preliminary and five copies of the final plat shall be submitted in addition to one electronic copy of each.**

Notes:

If the detailed letter is incomplete or not sufficient to evaluate the project a revised version may be required.

Additional studies and information may be required to fully understand the impacts to things such as traffic, environment, economics and the surrounding properties.



Development Services Department



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

▪ Engineering Division ▪

Preliminary Plat Check-List

Applicant: <i>Refugio Vidales</i>	Case Number: <i>SD2024-0029</i>
Subdivision Name: <i>Ranch El Licerito</i>	Plat Date (Review #):

CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data. *Italicized items are supplemental to CCZO 07-17-09.*

GENERAL REVIEW ITEMS	Meets Code / Comments
1. Complete initial review of all information given graphically and by note on the plat	
1. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable	<i>meets code</i>
2. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	<i>City of Greenleaf</i>
3. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.	
3. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner	
Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in ordinance and may not be strictly required.	
A. FORM OF PRESENTATION	Meets Code / Comments
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	<i>1" = 100'</i> <i>meets code</i>
2. Size of Drawing (No larger than 24' x 36") <ul style="list-style-type: none"> <i>Obtain electronic version of all submittals</i> 	<i>electronic versions, no big version</i>
B. IDENTIFICATION AND DESCRIPTIVE DATA	Meets Code / Comments
1. Proposed name of subdivision and its location by section, township, and range	<i>meets code</i>

<ul style="list-style-type: none"> Name of sub needs to be reserved through DSD GIS 	
2. Reference by dimension and bearing to a section corner or quarter section corner	Meets code
3. Name, address and phone number of developer	Meets code
4. Name address and phone number of the person preparing the plat	Surveyor included Meets code Does not say if prepared the Plat.
5. North arrow	Meets code
6. Date of preparation	Meets code
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	None Meets code
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. <ul style="list-style-type: none"> Check for consistency between pre-plat and vicinity map 	not to scale

C. EXISTING CONDITIONS DATA	Meets Code / Comments
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope	1ft Contours
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	Deer Flat Canal Direction Shown. Dotson Drain flow not shown.
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract <ul style="list-style-type: none"> Future use of remaining wells, if applicable 	
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	N/A
5. Existing zoning classification, by note <ul style="list-style-type: none"> Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application 	note 1 indicates zoned Ag actually zoned CR-RIR
6. Approximate acreage of the tract, by note	Not provided in note section
7. Boundary dimensions of the tract	
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	

D. PROPOSED CONDITIONS DATA	<u>Meets Code / Comments</u>
<p>1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract</p> <ul style="list-style-type: none"> • Confirmation that highway district will allow proposed access if new access is on an arterial • Check alignment of stub streets with adjacent developments, if applicable • Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) • Private road names need to be reserved through DSD GIS. Private roads require a separate application. • If typical sections are shown make sure they are consistent with what will be required 	<p>Private Road APP needed. no name yet.</p>
<p>2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot.</p> <ul style="list-style-type: none"> • Curve table is present and matches data shown graphically ✓ • Minimum lot size • Average lot size (calculated as total residential area divided by the number of residential lots) • Check block numbering • Consider any phasing shown ~ N/A 	
<p>3. Location, width and use of easements</p> <ul style="list-style-type: none"> • Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat. • Show easements for all shared infrastructure ✓ 	<p>Soft utility, access easement graphically on Plat length and width not shown in notes</p>
<p>4. Designation of all land to be dedicated or reserved for public use with use indicated</p>	<p>N/A</p>
<p>5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any</p>	<p>N/A</p>
<p>6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided</p>	<p>N/A</p>
<p>7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development</p> <ul style="list-style-type: none"> • Check mapping layers for above special development items. Include wetland and natural drainage ways. • Consider recommended conditions related to special development areas and related reports 	

<p>8. All roads must be labeled as either "private" or "public" behind or beneath the road name</p>	<p>future Private road not Labeled Private-</p>
<p>E. PROPOSED UTILITY METHODS</p>	<p><u>Meets Code / Comments</u></p>
<p>1. Sewage: A statement as to the type of proposed sanitary sewage facilities</p> <ul style="list-style-type: none"> • Preliminary location/layout of proposed sewage facilities • Nutrient-Pathogen study if required by SWDH • If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary sewer plan. DSD should complete high level feasibility review of shared utilities 	<p>- NO layout of current/future facilities - NP area, SWDH study required - note 9 discusses water/sewage.</p>
<p>2. Water Supply: A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> • Preliminary location/layout of proposed potable water facilities • If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary potable water plan. DSD should complete high level feasibility review of shared utilities 	<p>well on Plat but obscured by road bearing. - Note 9 - individual wells.</p>
<p>3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system</p> <ul style="list-style-type: none"> • Include statement that all storm water shall be retained on site, if appropriate • Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, ect • Maintenance easements for storm drain facilities treating drainage from public roads should be in place 	<p>not no statement on drainage.</p>
<p>4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system</p> <ul style="list-style-type: none"> • Irrigation Supply And Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: <ul style="list-style-type: none"> - Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and - Copies of the community association's or similar organization's documents which may be required precedent 	

to the establishment of an irrigation distribution system within the proposed development.

5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.

GENERAL COUNTY ENGINEER RECOMMENDED CONDITIONS

1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
2. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat.
3. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
4. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from the Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat.
5. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
6. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping. (Solo pre-plats only)

PRELIMINARY PLAT REVIEWED ON:

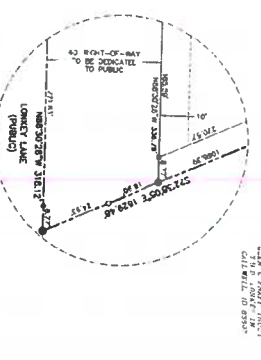
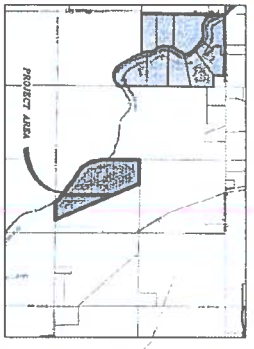
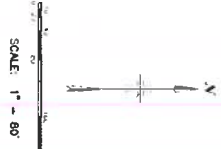
PLAT REVIEWED BY:

COMPLIANCE WITH CONDITIONS OF APPROVAL:

For DSD Use: After County Engineer review is complete, schedule a meeting with assigned planner to do "hand off" meeting and explain review and any recommended conditions of approval.

PLAT 1779
 1779
 1779

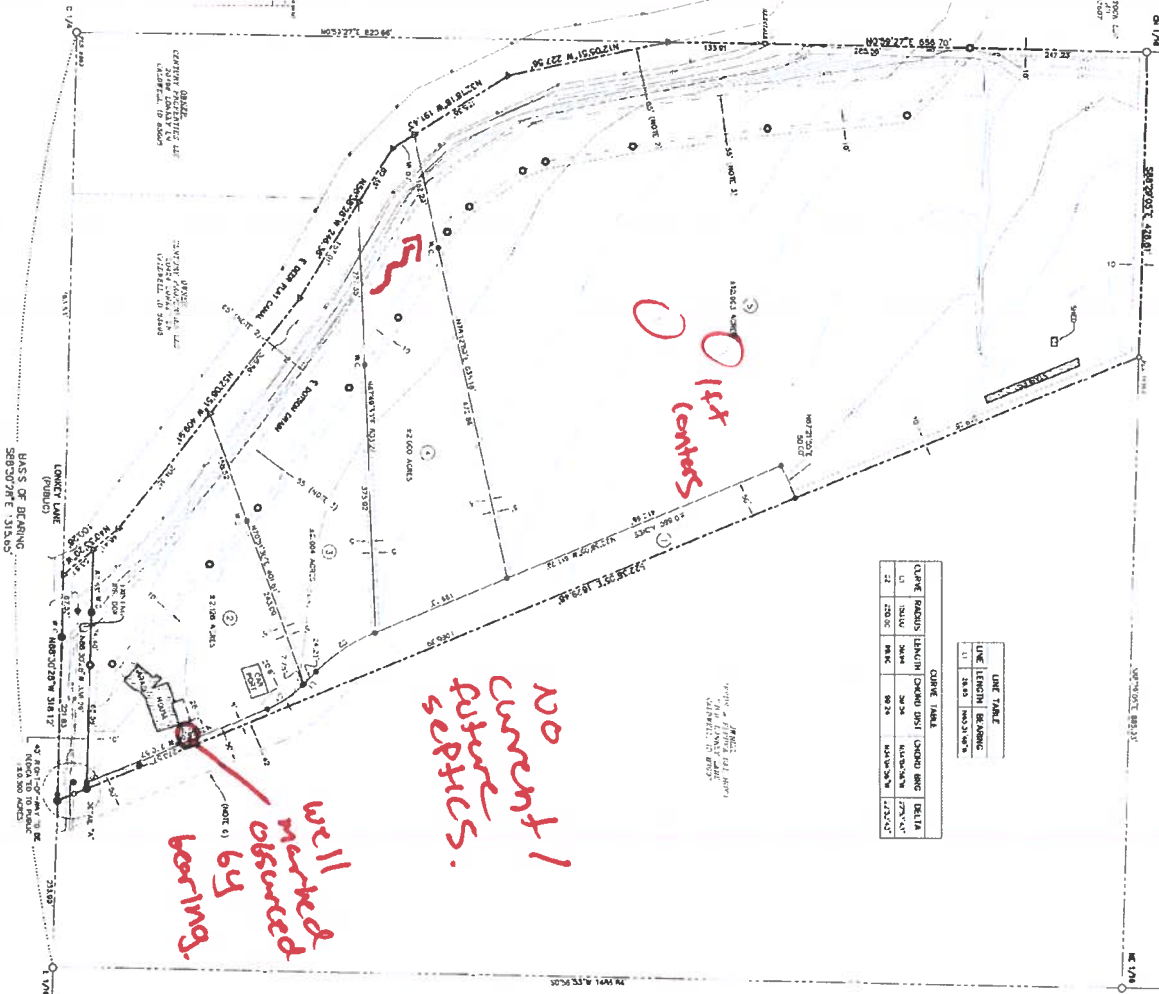
PRELIMINARY PLAT SHOWING
RANCH EL LUCERITO
 A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 3,
 T.3N., R.4W., B.M., CANYON COUNTY, IDAHO
 2023



PROPOSED DRIVEWAY
 NOT TO SCALE



THIS DRAWING IS THE PROPERTY OF THE ENGINEER. IT SHALL NOT BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER BE USED FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY THE ENGINEER. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF THE ENGINEER.



LINE	LENGTH	BEARING
1	28.65	S63°23'W
2	20.00	S90°00'W
3	99.24	S45°28'W
4	175.25	S75°28'W

LINE	LENGTH	BEARING
1	28.65	S63°23'W
2	20.00	S90°00'W
3	99.24	S45°28'W
4	175.25	S75°28'W

UTILITY MARKINGS
 THE LOCATION OF ALL UTILITIES SHOWN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD DRAWINGS. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR MEASUREMENTS OF THE UTILITIES SHOWN. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR MEASUREMENTS OF THE UTILITIES SHOWN. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR MEASUREMENTS OF THE UTILITIES SHOWN.

PRELIMINARY PLAT

LOCATED IN THE SW 1/4 OF THE NE 1/4 OF SECTION 3,
 T.3N., R.4W., B.M., CANYON COUNTY, IDAHO

DATE: 5/10/2023

ENGINEER: JESSIE L. BROWN, P.E.
 NO. 1779

PROJECT: RANCH EL LUCERITO

OWNER: IDAHO SURVEY GROUP LLC

ADDRESS: 8655 W. ENTERBOLD ST., BOISE, IDAHO 83724
 PHONE: (208) 841-5588
 FAX: (208) 841-5589

- NOTES**
1. THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT AUTHORIZED BY THE ENGINEER.
 2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD DRAWINGS.
 3. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR MEASUREMENTS OF THE UTILITIES SHOWN.
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 10. THE ENGINEER HAS NOT CONDUCTED ANY TESTS OR MEASUREMENTS OF THE UTILITIES SHOWN.

DEVELOPMENT FEATURES

PROPOSED DRIVEWAY
 PROPOSED UTILITY LINES
 PROPOSED PROPERTY LINES

SITE BENCHMARK

CR-RR

LEGEND

- ROAD 1/2" HIGH BY 1/2" DIA. UNLESS OTHERWISE NOTED
- ROAD 3/4" HIGH BY 3/4" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 1/2" HIGH BY 1/2" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 3/4" HIGH BY 3/4" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 1" HIGH BY 1" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 1 1/2" HIGH BY 1 1/2" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 2" HIGH BY 2" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 3" HIGH BY 3" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 4" HIGH BY 4" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 6" HIGH BY 6" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 8" HIGH BY 8" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 10" HIGH BY 10" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 12" HIGH BY 12" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 14" HIGH BY 14" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 16" HIGH BY 16" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 18" HIGH BY 18" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 20" HIGH BY 20" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 22" HIGH BY 22" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 24" HIGH BY 24" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 26" HIGH BY 26" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 28" HIGH BY 28" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 30" HIGH BY 30" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 32" HIGH BY 32" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 34" HIGH BY 34" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 36" HIGH BY 36" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 38" HIGH BY 38" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 40" HIGH BY 40" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 42" HIGH BY 42" DIA. UNLESS OTHERWISE NOTED
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- TO BE SET 52" HIGH BY 52" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 54" HIGH BY 54" DIA. UNLESS OTHERWISE NOTED
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- TO BE SET 58" HIGH BY 58" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 60" HIGH BY 60" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 62" HIGH BY 62" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 64" HIGH BY 64" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 66" HIGH BY 66" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 68" HIGH BY 68" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 70" HIGH BY 70" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 72" HIGH BY 72" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 74" HIGH BY 74" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 76" HIGH BY 76" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 78" HIGH BY 78" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 80" HIGH BY 80" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 82" HIGH BY 82" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 84" HIGH BY 84" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 86" HIGH BY 86" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 88" HIGH BY 88" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 90" HIGH BY 90" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 92" HIGH BY 92" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 94" HIGH BY 94" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 96" HIGH BY 96" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 98" HIGH BY 98" DIA. UNLESS OTHERWISE NOTED
- TO BE SET 100" HIGH BY 100" DIA. UNLESS OTHERWISE NOTED

Ranch El Lucerito Subdivision

Certificate Of Owners

Know all men by these presents: that J. Refugio Viddas-Munoz and Luz M. Viddas are the Owners of the Property described as follows:

A portion of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 3 North, Range 4 West of the Base Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of the Northeast 1/4 of said Section 3; From which the Southwest corner of said Southwest 1/4 of the Northeast 1/4 bears North 88°30'28" West, 1,315.85 feet; thence on the south line of said Southwest 1/4 of the Northeast 1/4, North 88°30'28" West, 233.99 feet to the POINT OF BEGINNING.

thence continuing on said south line, North 88°30'28" West, 318.12 feet to the centerline of the Deer Flat Canal; thence on said centerline the following five (5) courses and distances:

leaving said south line, North 40°33'20" West, 100.28 feet;

North 52°06'51" West, 409.91 feet;

North 58°38'28" West, 246.36 feet;

North 32°18'18" West, 191.43 feet;

North 12°05'51" West, 227.55 feet to the west line of said Southwest 1/4 of the Northeast 1/4;

thence on said west line, North 00°59'27" East, 666.70 feet to the Northwest corner of said Southwest 1/4 of the Northeast 1/4;

thence on the north line of said Southwest 1/4 of the Northeast 1/4, South 88°29'05" East, 428.61 feet;

thence leaving said north line, South 22°38'05" East, 1,529.48 feet to the POINT OF BEGINNING.

Containing 20.30 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements indicated on said plat are not dedicated to the public. However, the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon, no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. All lots in this plat will receive water service from individual private wells.

In witness whereof we have hereunto set our hands this _____ Day of _____, 2023.

J. Refugio Viddas-Munoz

Luz M. Viddas

Acknowledgment

State of Idaho }
County of _____ } s.s.

On this _____ day of _____, 2023, before me, the undersigned, a notary public in and for said state, personally appeared J. Refugio Viddas-Munoz, known or identified to me to be the person whose name is subscribed within and who acknowledged to me that 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.

My Commission Expires _____
Notary Public, State Of Idaho
Residing in _____, Idaho

Acknowledgment

State of Idaho }
County of _____ } s.s.

On this _____ day of _____, 2023, before me, the undersigned, a notary public in and for said state, personally appeared Luz M. Viddas, known or identified to me to be the person whose name is subscribed within and who acknowledged to me that 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.

My Commission Expires _____
Notary Public, State Of Idaho
Residing in _____, Idaho

Certificate of Surveyor

I, Cody M. McCannon, do hereby certify that I am a Professional Land Surveyor for Canyon County, licensed by the State of Idaho, and find that this plat of Ranch El Lucerito Subdivision, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats, surveys, and condominiums.

Cody M. McCannon

PLS. No. 11779



Book _____ Page _____

IDAHO SURVEY GROUP, LLC

9665 W EMERALD ST
BOISE, IDAHO 83704
WWW.IDHSURVEY.COM

Job No. 19-431
Sheet 2 of 3

Ranch El Lucerito Subdivision

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. 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 _____ Date _____

Approval of Highway District

Golden Gate Highway District No. 3 does hereby accept this plat and the dedicated public streets, highways and the right-of-way as are depicted on this plat, in accordance with the provision of Idaho Code 50-1312.

Chairman _____ Date _____

Approval of County Planning and Zoning Commission

The foregoing plat was accepted and approved by the Planning and Zoning Commission of Canyon County, Idaho on the _____ day of _____, 20_____.

Chairperson _____

Approval of County County Commissioners

The foregoing plat was accepted and approved by the Board of County Commissioners of Canyon County, Idaho on the _____ day of _____, 20_____.

Chairperson _____

Certificate 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 relating to plats and surveys.

County Surveyor _____

Certificate of 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 subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County Treasurer _____ Date _____



Book _____ Page _____

Job No. 19-431
Sheet 3 of 3

IDAHO
SURVEY
GROUP, LLC

6925 W EMERALD ST.
COPPER HILLS
7200 S 64th EVD
WWW.IDAHOSURVEY.COM

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

Receipt Number: 58987

Date: 5/28/2021

Date Created: 5/28/2021 **Receipt Type:** Normal Receipt **Status:** Active
Customer's Name: Gerardo Vidales
Comments: AD2021-0096 (Easement Reduction) & SD2021-0029

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Multiple Director Decisions without Notification on Single Application	AD2021-0096	\$80.00	\$0.00	\$0.00
Planning - Combining Preliminary and Final Plats	SD2021-0029	\$1,680.00	\$0.00	\$0.00

Sub Total: \$1,760.00

Sales Tax: \$0.00

Total Charges: \$1,760.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	729	\$1,760.00

Total Payments: \$1,760.00

ADJUSTMENTS

Receipt Balance: \$0.00

Short Plat Application Detailed Letter

Refugio M. Vidales

20298 Lonkey Ln

Caldwell ID 83607

2/20/2021

To whom it may concern:

Refugio M. Vidales is requesting the approval of a short plat in order to subdivide approximately 20.30 acres in to 3 residential lots and 1 agricultural lot. The subject properties, parcel no.'s R33161011 & R33161 are located at 20298 Lonkey Ln., Caldwell, ID in a portion of the NE ¼ of section 3, T3N, R4W, BM, Canyon County, Idaho.

Per the development agreement currently in place the 3 residential lots will be approximately 2 acers in size. One of the residential lots will be the existing house at 20298 Lonkey Ln. the other 2 lots will be utilized for residential uses. The remaining 14 acres will be restricted to agricultural use and will not have a building permit available to it.

The two new residential lots will be surfaced by a driveway that will run on the east side of the property. We also request an easement reduction to 28 ft.

Sincerely,

Refugio M. Vidales