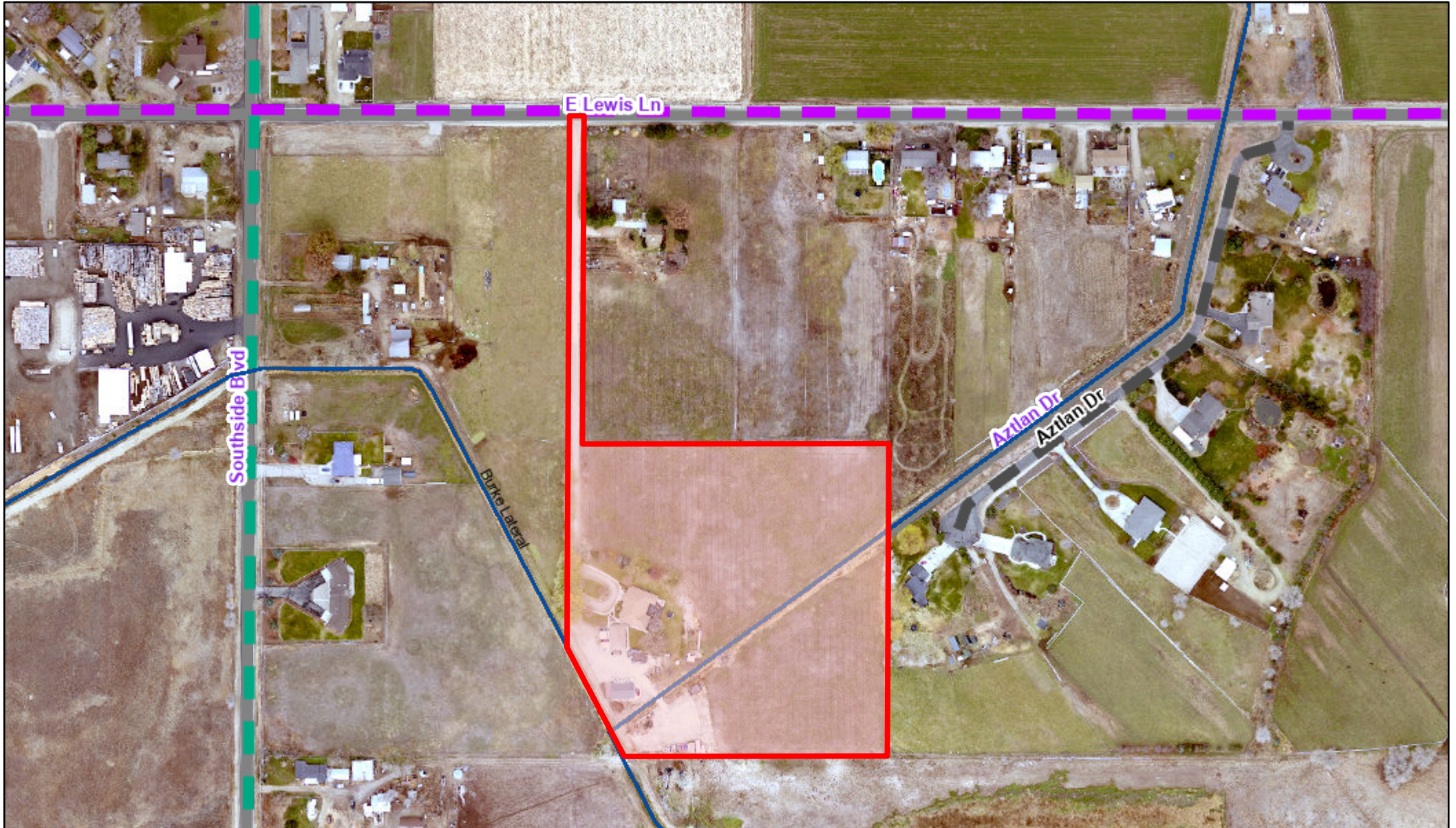
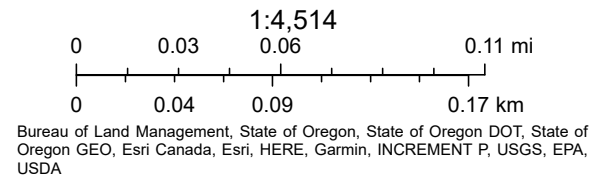


# Canyon County, ID Web Map



6/30/2023, 4:00:39 PM

- Multiple Parcel Search \_Query result
- Hydro\_NHDFlowline
- CC\_PrivateRoads
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Minor Arterial
- Major Collector
- 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



PROPERTY OWNER	OWNER NAME: ROCKETCHUN HOLDEN
	MAILING ADDRESS: PO BOX 3533 NAMPA ID 83653
	PHONE: [REDACTED] EMAIL: [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: [Signature] Date: 4/12/22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: DAN LARDIE
	COMPANY NAME: LEAVITT & ASSOCIATES ENGINEERS, INC
	MAILING ADDRESS: 1324 1 <sup>st</sup> ST SOUTH, NAMPA, ID
	PHONE: 208-463-0333 EMAIL: dl@leavittengineers.com

SITE INFO	STREET ADDRESS: 9825 S. SHADY ROCK LANE
	PARCEL #: R29542011 F LOT SIZE/AREA: 9.96 AC
	LOT: BLOCK: SUBDIVISION:
	QUARTER: NW 1/4 NW 1/4 SECTION: 13 TOWNSHIP: 2.N. RANGE: 2W
	ZONING DISTRICT: R-R FLOODZONE (YES/NO): NO

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input 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

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

CASE NUMBER: SD2022-0018	DATE RECEIVED: 4/13/2022
RECEIVED BY: Sage	APPLICATION FEE: \$1,080 (CK) MO CC CASH



## **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 type="checkbox"/>	Final Drainage Plan, if applicable
<input 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 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.
2. Evidence that all improvements have been completed or bonded per CCZO § 07-17-29 (4) should be provided as needed.

#### **PROCESS: PUBLIC HEARING**

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

**Building Division Email:** buildinginfo@canyonco.org

**Planning Division Email:** zoninginfo@canyonco.org

**Receipt Number:** 73874

**Date:** 4/13/2022

**Date Created:** 4/13/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** IOU Sushi II LLC

**Comments:** SD2022-0018

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Final Plat	SD2022-0018	\$930.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	SD2022-0018	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2022-0018	\$50.00	\$0.00	\$0.00

**Sub Total:** \$1,080.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,080.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	9465	\$1,080.00

**Total Payments:** \$1,080.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00



Nampa Highway District No. 1 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.

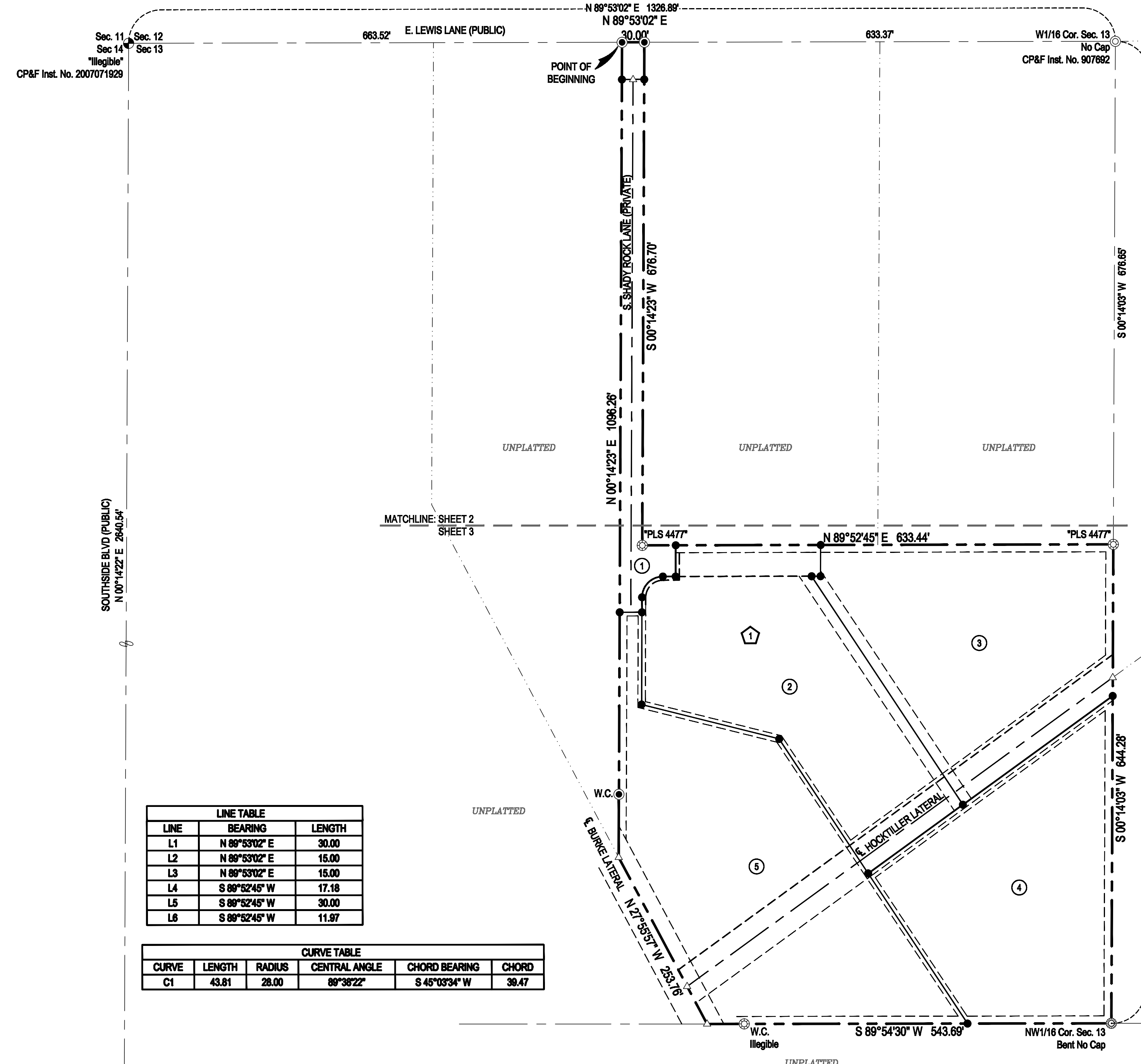
There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

# SHADY ROCK SUBDIVISION

LOCATED IN THE NW1/4 NW1/4 OF SECTION 13,  
T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO  
2022

District Chairman \_\_\_\_\_

Date \_\_\_\_\_

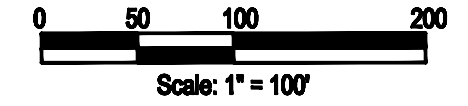


LINE	BEARING	LENGTH
L1	N 89°53'02\" E	30.00
L2	N 89°53'02\" E	15.00
L3	N 89°53'02\" E	15.00
L4	S 89°52'45\" W	17.18
L5	S 89°52'45\" W	30.00
L6	S 89°52'45\" W	11.97

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	43.81	28.00	89°38'22\"	S 45°03'34\" W	38.47

**LEGEND**

- △ Calculated point
- ⊕ Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin
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- ⊙ Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- ⊙ Found 1/2 inch dia. iron pin replaced with 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- ⊙ Found 5/8 inch dia. iron pin replaced with 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- ⊙ Set witness corner as noted
- W.C. Witness corner
- ① Block number
- ① Lot number
- Boundary line
- Property line
- Section line
- - - Easement Line
- - - Easement Line
- - - Easement Line



**NOTES:**

1. Right To Farm, Idaho Code 22-4503: no agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.
2. The developer is dedicating to the public road jurisdiction 50' of right-of-way along the North subject property boundary for E. Lewis Lane: no widening or other public road construction is part of this subdivision. No permanent structures shall be located closer than seventy (70') feet to any section line unless the highway district waives the seventy (70') feet setback requirement.
3. Ingress-Egress, utility and drainage access from E. Lewis Lane to residential lots will be by a private road improvement, located on lot 1, owned and maintained by the Shady Rock Homeowner's association. Canyon County, Idaho defines lot 1 as a private road because it provides access to two or more residential lots, and the city of Nampa, Idaho defines lot 1 as a shared driveway because it provides access to fewer than five residential lots. On this subdivision plat, lot 1 is referred to as a private road lot because Canyon County, Idaho is the primary approving authority. Each residential lot will be served with domestic water by individual well, with wastewater treatment and discharge by individual septic system, and with pressurized irrigation in compliance with Idaho code 31-3805(1)(b) by an existing system, point of diversion tap 351229 in Burke Lateral, to be owned and maintained by owners on individual lots: except, gravity irrigation will serve lot 4 from Headgate #2 point of diversion in Hocktiller Lateral. All residential lots will be subject to annual irrigation assessments from the Nampa-Meridian Irrigation District. Each residential lot will retain and treat stormwater on-site.
5. Dedication of permanent easements to own, maintain, construct, repair and replace public utilities, irrigation and drainage systems: ten-foot (10') wide along the external boundary of the subdivision, five-foot (5') wide along all internal lot lines, and as otherwise shown, dimensioned and described.
6. Building construction and/or resubdivision of lots shall comply with applicable regulations in effect at the time of building and/or resubdivision.
7. The Irrigation Easement and Use Agreement binding on lot owners is recorded as Instrument No. 2020-053824, records of Canyon County, Idaho.
8. The private road use and maintenance provisions are in the CC&R's recorded as Instrument No. \_\_\_\_\_, records of Canyon County, Idaho.
9. Vehicle and utility crossing Hocktiller Lateral requires construction of an engineered culvert designed to bear 70,000 gvw with six inches (6") deep of 3/4 road mix or 4" of pit run and two inches (2") of 3/4 road mix. The license agreement with Nampa-Meridian Irrigation District to cross Hocktiller Lateral is recorded as Instrument No. \_\_\_\_\_, records of Canyon County, Idaho.
10. Lot 2 is encumbered by a 32' Driveway Easement for the use of Lots 3 and 4. Lot 2 shall directly access S. Shady Rock Ln., and shall not have access from the private drive to Lot 4.
11. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
12. 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.
13. 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.



**COMPASS LAND SURVEYING, PLLC**  
623 11th Avenue South Nampa, ID 83651  
Office: (208) 442-0115  
JN 5217 02/17/2022  
SHEET 1 OF 5

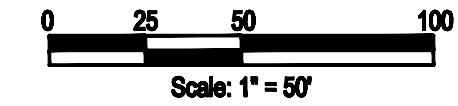
**SURVEYOR'S NARRATIVE:**  
This Plat was requested by Rocky Holden to create a Subdivision. The Boundary Lines of this Parcel of Land for said Subdivision Plat were established from Record information and found Monumentation as shown and described hereon.

REVISIONS	No.	BY	DATE	DESCRIPTION

Sec 14 Sec 13  
\*PLS 946  
CP&F Inst. No. 871874

# PLAT OF SHADY ROCK SUBDIVISION

LOCATED IN THE NW1/4 NW1/4 OF SECTION 13,  
T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO  
2022



**LEGEND**

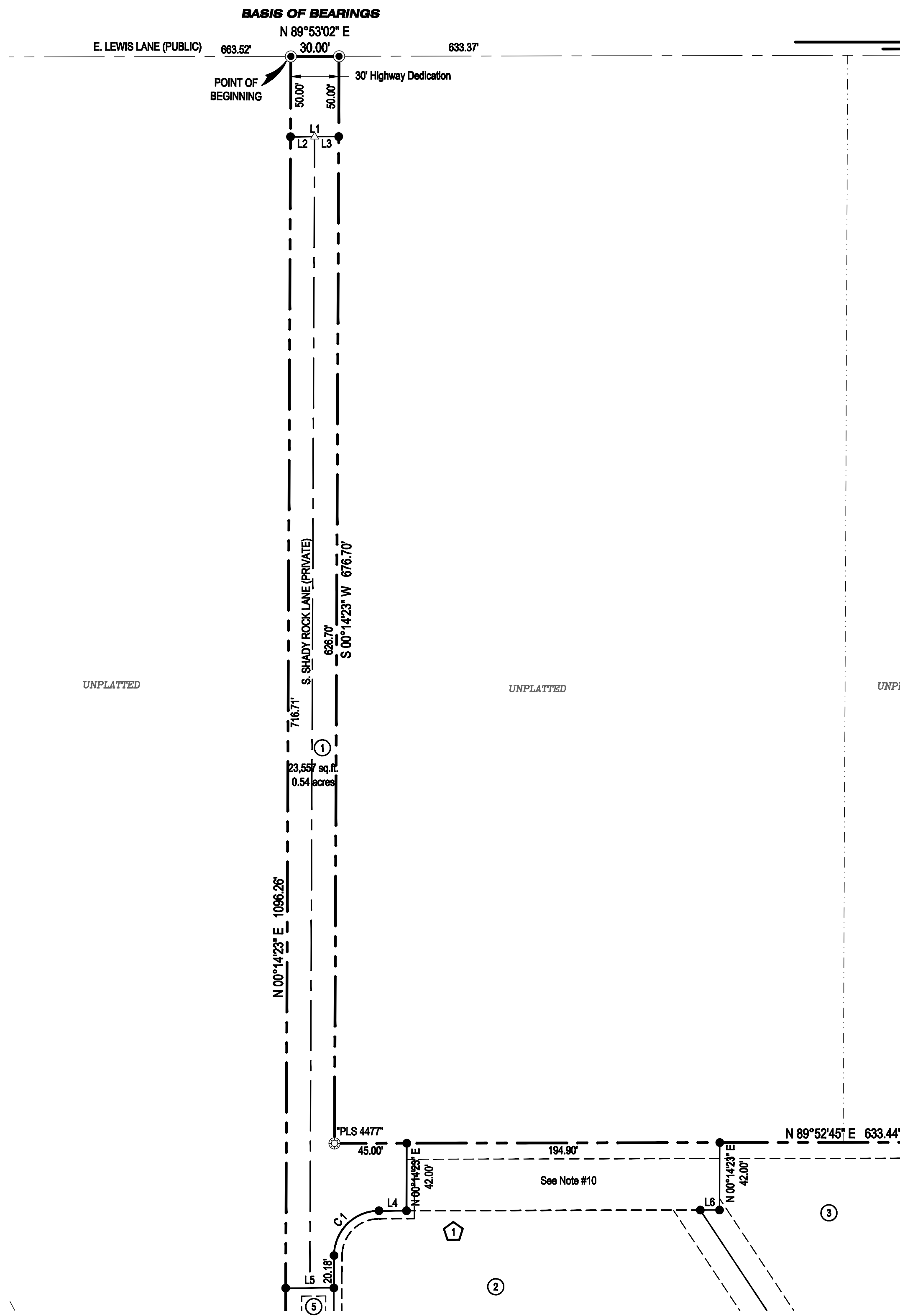
- △ Calculated point
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- w.c. Set witness corner as noted
- ① Block number
- ① Lot number
- Boundary line
- Property line
- Section line
- Easement Line
- Easement Line
- Easement Line

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 89°53'02" E	30.00
L2	N 89°53'02" E	15.00
L3	N 89°53'02" E	15.00
L4	S 89°52'45" W	17.18
L5	S 89°52'45" W	30.00
L6	S 89°52'45" W	11.97

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	43.81	28.00	89°38'22"	S 45°03'34" W	38.47



**COMPASS LAND SURVEYING, PLLC**  
 623 11th Avenue South Nampa, ID 83651  
 Office: (208) 442-0115  
 JN 5217 02/17/2022  
 SHEET 2 OF 5



PLAT OF  
**SHADY ROCK SUBDIVISION**

LOCATED IN THE NW1/4 NW1/4 OF SECTION 13,  
T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO  
2022

**CERTIFICATE OF OWNERS**

Know all men by these presents that Rocky Holden is the Owner of a Real Parcel of Land herein after described and that it is their intention to include said Real Property in this Subdivision Plat.

The following Describes a Parcel of Land Located in a portion of in the NW 1/4 NW1/4 of Section 13, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, and more particularly described as follows:

**COMMENCING** at a found Brass Cap Marking the Northwest Corner of said Section 13; From which, the West 1/4 Corner of said Section 13 bears, South 00°14'22" West, a distance of 2640.54 feet which is being Monumented with a found Aluminum Cap; Thence along the Northerly Boundary Line of the NW 1/4 NW 1/4 of said Section 13, North 89°53'02" East, a distance of 663.52 feet to a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732", the **POINT OF BEGINNING**:

Thence continuing along said Northerly Boundary Line, North 89°53'02" East, a distance of 30.00 feet to a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732";

Thence leaving said Northerly Boundary Line, South 00°14'23" West, a distance of 676.70 feet to a found 1/2" Iron Pin with Plastic Cap "PLS 4477", Replaced with a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732";

Thence, North 89°52'45" East, a distance of 633.44 feet to a found 1/2" Iron Pin with Plastic Cap "PLS 4477", Replaced with a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732";

Thence, South 00°14'03" West a distance of 644.28 feet to a found bent 5/8" Iron Pin with "No Cap" marking the Southeast corner of the Northwest 1/4 Northwest 1/4, (Northwest 1/16 corner), Replaced with a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732";

Thence, South 89°54'30" West, a distance of 543.69 feet to the Centerline of the Burke Lateral; From said point, a found 1/2" Iron Pin with Illegible Plastic Cap, Replaced with a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732", which is Witnessing said point bears, North 89°54'30" East, a distance of 50.00 feet;

Thence along the Centerline of the Burke Lateral, North 27°55'57" West, a distance of 253.76 feet to a point; From said point, a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732", which is witnessing said point bears, North 00°14'23" East, a distance of 84.72s feet;

Thence leaving said Centerline, North 00°14'23" East, a distance of 1096.26 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land contains 9.98 Acres, more or less.

The Private Streets and rights-of-way shown on this Plat are not dedicated to the public.

The Public Utility and Drainage Easements are not Dedicated to the Public, but the right of access to and use of Public Utility and Drainage Easements required to Service all Lots and Parcels within this Plat are Perpetually Reserved.

The Individual Lots Described in this Plat will not be served by any Water System common to one (1) or more of the Lots, but will be Served by Individual Wells.

In witness whereof, we have here unto set our hands this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Rocky Holden Date

ACKNOWLEDGMENT  
STATE OF IDAHO }  
COUNTY OF CANYON } SS

On this \_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me, Rocky Holden, personally appeared, known or identified to me to be an Owner that Executed the Instrument.

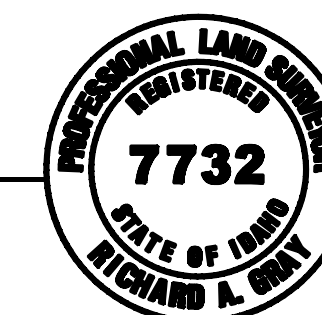
In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for \_\_\_\_\_  
Residing at \_\_\_\_\_  
Commission expires \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, Richard A. Gray do hereby Certify that I am a Professional Land Surveyor Licensed by the State of Idaho, and that this Plat as Described in the Certificate of Owners and the attached Plat, was Drawn from an actual Survey made on the ground, made by me or under my direct supervision and accurately represents the points Platted hereon, and is in Conformity with State of Idaho codes relating to Plats, Surveys and the Corner Perpetuation and filing act, Idaho Codes 55-1601 through 55-1612.

\_\_\_\_\_  
RICHARD A. GRAY



\_\_\_\_\_  
LICENSE No. 7732

**SHADY ROCK SUBDIVISION**

LOCATED IN THE NW1/4 NW1/4 OF SECTION 13,  
T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO  
2022

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.

\_\_\_\_\_  
Canyon County Surveyor Date

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 proposed subdivision have been paid in full.  
This certificate is valid for the next thirty (30) days only.

\_\_\_\_\_  
County Treasurer Date

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

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.

\_\_\_\_\_  
Health District Signature Date

APPROVAL OF NAMPA HIGHWAY DISTRICT NO. 1

Nampa Highway District No. 1 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.

\_\_\_\_\_  
District Chairman Date

CERTIFICATE OF THE BOARD OF COMMISSIONERS

I, the Undersigned, hereby certify that this Plat has been accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Board of Commissioners of Canyon County, Idaho.

\_\_\_\_\_  
Chairperson Date

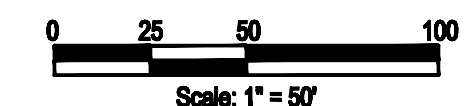


COMPASS LAND SURVEYING, PLLC  
623 11th Avenue South Nampa, ID 83651  
Office: (208) 442-0115  
JN 5217 02/17/2022



# PLAT OF SHADY ROCK SUBDIVISION

LOCATED IN THE NW1/4 NW1/4 OF SECTION 13,  
T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO  
2022



**LEGEND**

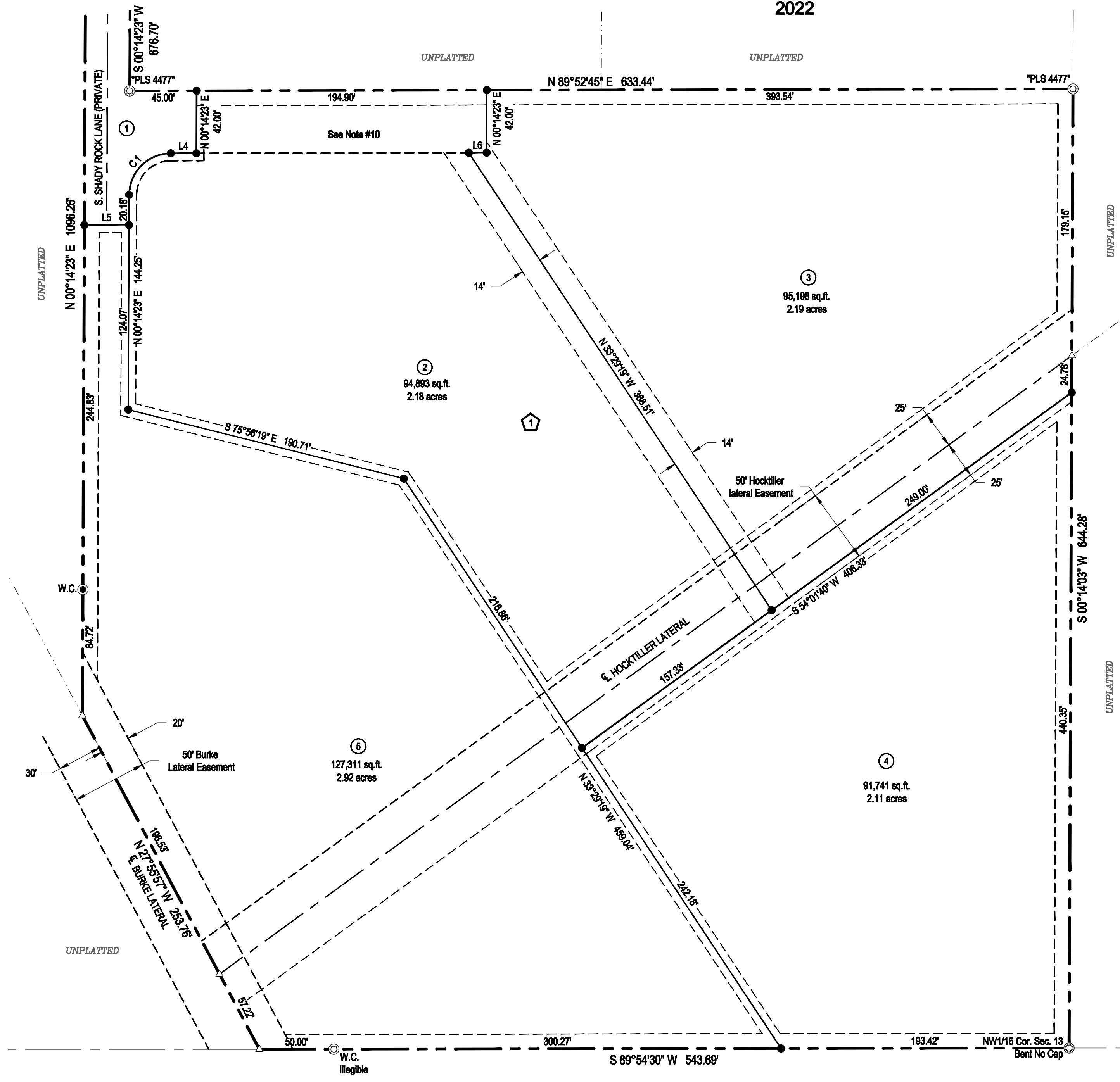
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- ② Lot number
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- Property line
- Section line
- Easement Line
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**LINE TABLE**

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**CURVE TABLE**

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C1	43.81	28.00	89°38'22"	S 45°03'34" W	39.47



**COMPASS LAND SURVEYING, PLLC**  
 623 11th Avenue South Nampa, ID 83651  
 Office: (208) 442-0115  
 JN 5217 02/17/2022  
 SHEET 3 OF 5

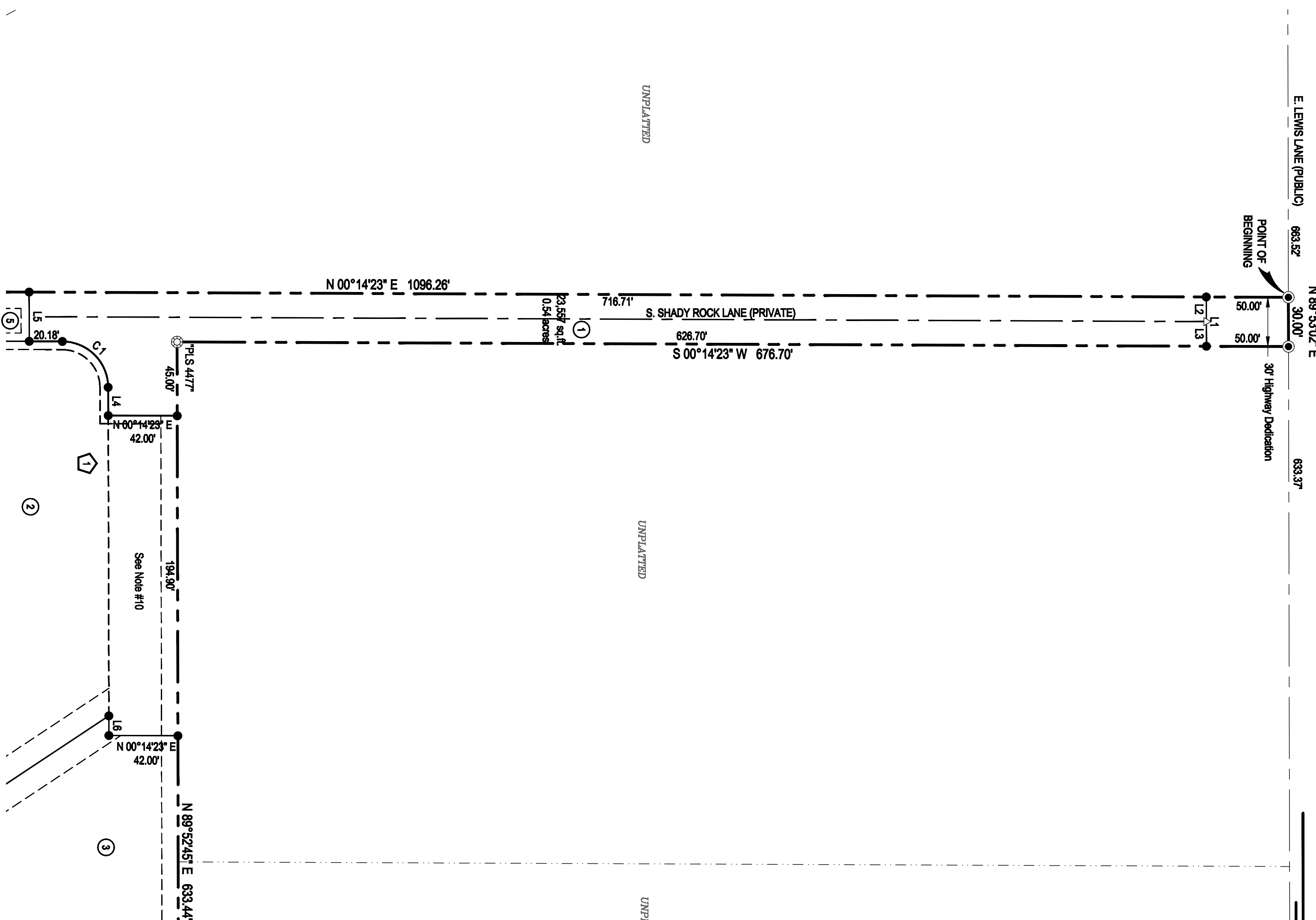




# SHADY ROCK SUBDIVISION

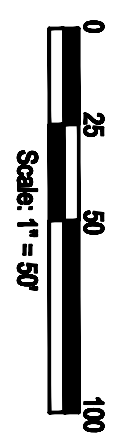
PLAT OF  
 LOCATED IN THE NW1/4 NW1/4 OF SECTION 13,  
 T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO  
 2022

**BASIS OF BEARINGS**



**LEGEND**

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CURVE TABLE			
CURVE	LENGTH	RADIUS	CENTRAL ANGLE
C1	43.81	28.00	89°58'22"
			CHORD BEARING S 45°03'34" W
			CHORD 39.47



COMPASS LAND SURVEYING, PLLC  
 623 11th Avenue South Nampa, ID 83651  
 Office: (208) 442-0115  
 JN 5217 02/17/2022  
 SHEET 2 OF 5

PLAT OF  
**SHADY ROCK SUBDIVISION**  
 LOCATED IN THE NW1/4 NW1/4 OF SECTION 13,  
 T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO  
 2022

**CERTIFICATE OF OWNERS**

Know all men by these presents that Rocky Holden is the Owner of a Real Parcel of Land herein after described and that it is their intention to include said Real Property in this Subdivision Plat.

The following Describes a Parcel of Land Located in a portion of in the NW 1/4 NW1/4 of Section 13, Township 2 North, Range 2 West, Boise Meridian, Canyon County Idaho, and more particularly described as follows:

**COMMENCING** at a found Brass Cap Marking the Northwest Corner of said Section 13; From which, the West 1/4 Corner of said Section 13 bears, South 00°14'22" West, a distance of 2640.54 feet which is being Monumented with a found Aluminum Cap; Thence along the Northernly Boundary Line of the NW 1/4 NW 1/4 of said Section 13, North 89°53'02" East, a distance of 663.52 feet to a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732", the **POINT OF BEGINNING**;

Thence continuing along said Northernly Boundary Line, North 89°53'02" East, a distance of 30.00 feet to a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732";

Thence bearing said Northernly Boundary Line, South 00°14'23" West, a distance of 676.70 feet to a found 1/2" Iron Pin with Plastic Cap "PLS 4477", Replaced with a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732";

Thence, North 89°52'45" East, a distance of 633.44 feet to a found 1/2" Iron Pin with Plastic Cap "PLS 4477", Replaced with a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732";

Thence, South 00°14'03" West a distance of 644.28 feet to a found bent 5/8" Iron Pin with "No Cap" marking the Southeast corner of the Northwest 1/4 Northwest 1/4 (Northwest 1/16 corner), Replaced with a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732";

Thence, South 89°54'30" West, a distance of 543.69 feet to the Centerline of the Burke Lateral; From said point, a found 1/2" Iron Pin with Illegible Plastic Cap, Replaced with a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732", which is Witnessing said point bears, North 89°54'30" East, a distance of 50.00 feet;

Thence along the Centerline of the Burke Lateral, North 27°55'57" West, a distance of 253.76 feet to a point; From said point, a set 5/8 inch diameter Iron Pin with Plastic Cap "CLS PLS 7732", which is witnessing said point bears, North 00°14'23" East, a distance of 84.72s feet;

Thence leaving said Centerline, North 00°14'23" East, a distance of 1096.26 feet to the **POINT OF BEGINNING**;

The above Described Parcel of Land contains 8.98 Acres, more or less.

The Private Streets and rights-of-way shown on this Plat are not dedicated to the public.

The Public Utility and Drainage Easements are not Dedicated to the Public, but the right of access to and use of Public Utility and Drainage Easements required to Service all Lots and Parcels within this Plat are Perpetually Reserved.

The Individual Lots Described in this Plat will not be served by any Water System common to one (1) or more of the Lots, but will be Served by Individual Wells.

In witness whereof, we have here unto set our hands this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_.

Rocky Holden \_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGMENT  
 STATE OF IDAHO }  
 COUNTY OF CANYON } SS

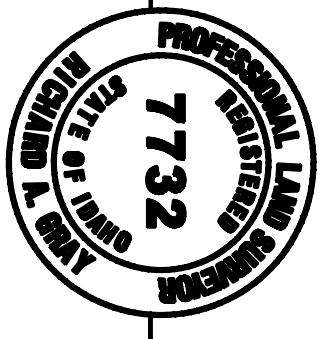
On this \_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me, Rocky Holden, personally appeared, known or identified to me to be an Owner that Executed the Instrument.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for \_\_\_\_\_  
 Residing at \_\_\_\_\_  
 Commission expires \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

I, Richard A. Gray do hereby Certify that I am a Professional Land Surveyor Licensed by the State of Idaho, and that this Plat as Described in the Certificate of Owners and the attached Plat, was Drawn from an actual Survey made on the ground, made by me or under my direct supervision and accurately represents the points Platted hereon, and is in Conformity with State of Idaho codes relating to Plats, Surveys and the Corner Perpetuation and filing act, Idaho Codes 55-1601 through 55-1612.

  
 RICHARD A. GRAY \_\_\_\_\_ LICENSE No. 7732



PLAT OF  
**SHADY ROCK SUBDIVISION**

LOCATED IN THE NW1/4 NW1/4 OF SECTION 13,  
T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO  
2022

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.

Canyon County Surveyor \_\_\_\_\_ Date \_\_\_\_\_

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 proposed subdivision have been paid in full.  
This certificate is valid for the next thirty (30) days only.

County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

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.

Health District Signature \_\_\_\_\_ Date \_\_\_\_\_

APPROVAL OF NAMPA HIGHWAY DISTRICT NO. 1

Nampa Highway District No. 1 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.

District Chairman \_\_\_\_\_ Date \_\_\_\_\_

CERTIFICATE OF THE BOARD OF COMMISSIONERS

I, the Undersigned, hereby certify that this Plat has been accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Board of Commissioners of Canyon County, Idaho.

Chairperson \_\_\_\_\_ Date \_\_\_\_\_

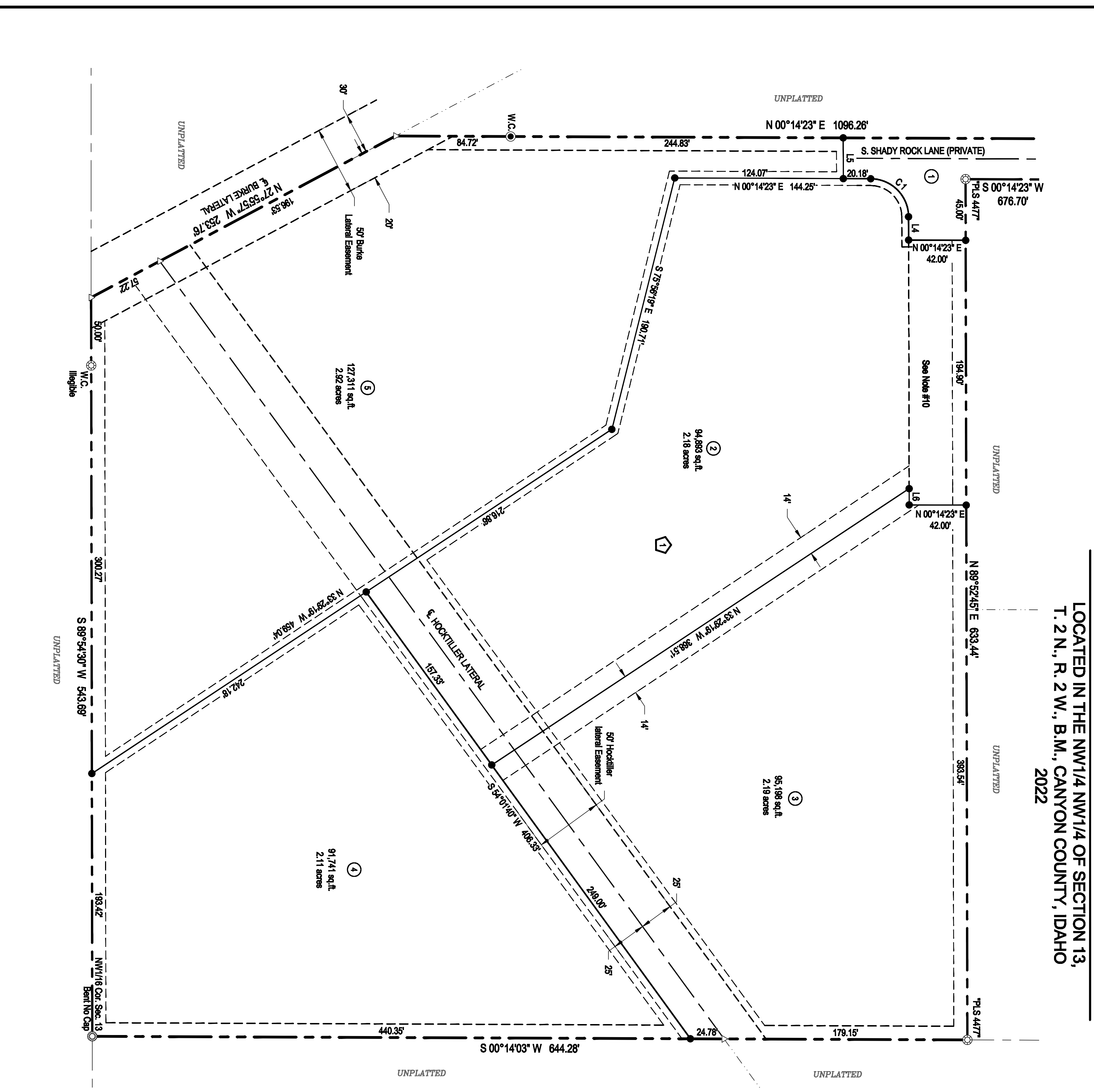


# SHADY ROCK SUBDIVISION

PLAT OF

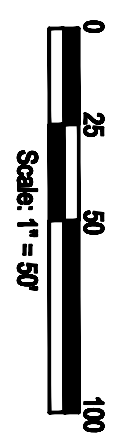
LOCATED IN THE NW1/4 NW1/4 OF SECTION 13,  
T. 2 N., R. 2 W., B.M., CANYON COUNTY, IDAHO  
2022

BK \_\_\_\_\_ PG \_\_\_\_\_



**LEGEND**

- △ Calculated point
- Found brass cap monument
- ⊕ Found aluminum cap monument
- Found 5/8 inch dia. iron pin
- Found 1/2 inch dia. x 24 inch iron pin w/ plastic cap "P.L.S. 7732"
- Found 1/2 inch dia. iron pin replaced with 5/8 inch dia. x 24 inch iron pin w/ plastic cap "P.L.S. 7732"
- Found 5/8 inch dia. iron pin replaced with 5/8 inch dia. x 24 inch iron pin w/ plastic cap "P.L.S. 7732"
- Set witness corner as noted
- Block number
- ① Lot number
- Boundary line
- Property line
- Section line
- Easement Line
- Easement Line
- Easement Line



LINE	BEARING	LENGTH
L1	N 89° 53' 02" E	30.00
L2	N 89° 53' 02" E	15.00
L3	N 89° 53' 02" E	15.00
L4	S 89° 52' 45" W	17.18
L5	S 89° 52' 45" W	30.00
L6	S 89° 52' 45" W	11.97

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	43.81	28.00	89° 38' 22"	S 45° 03' 34" W	39.47



COMPASS LAND SURVEYING, PLLC  
623 11th Avenue South Nampa, ID 83851  
Office: (208) 442-0115  
JN 5217 02/17/2022  
SHEET 3 OF 5