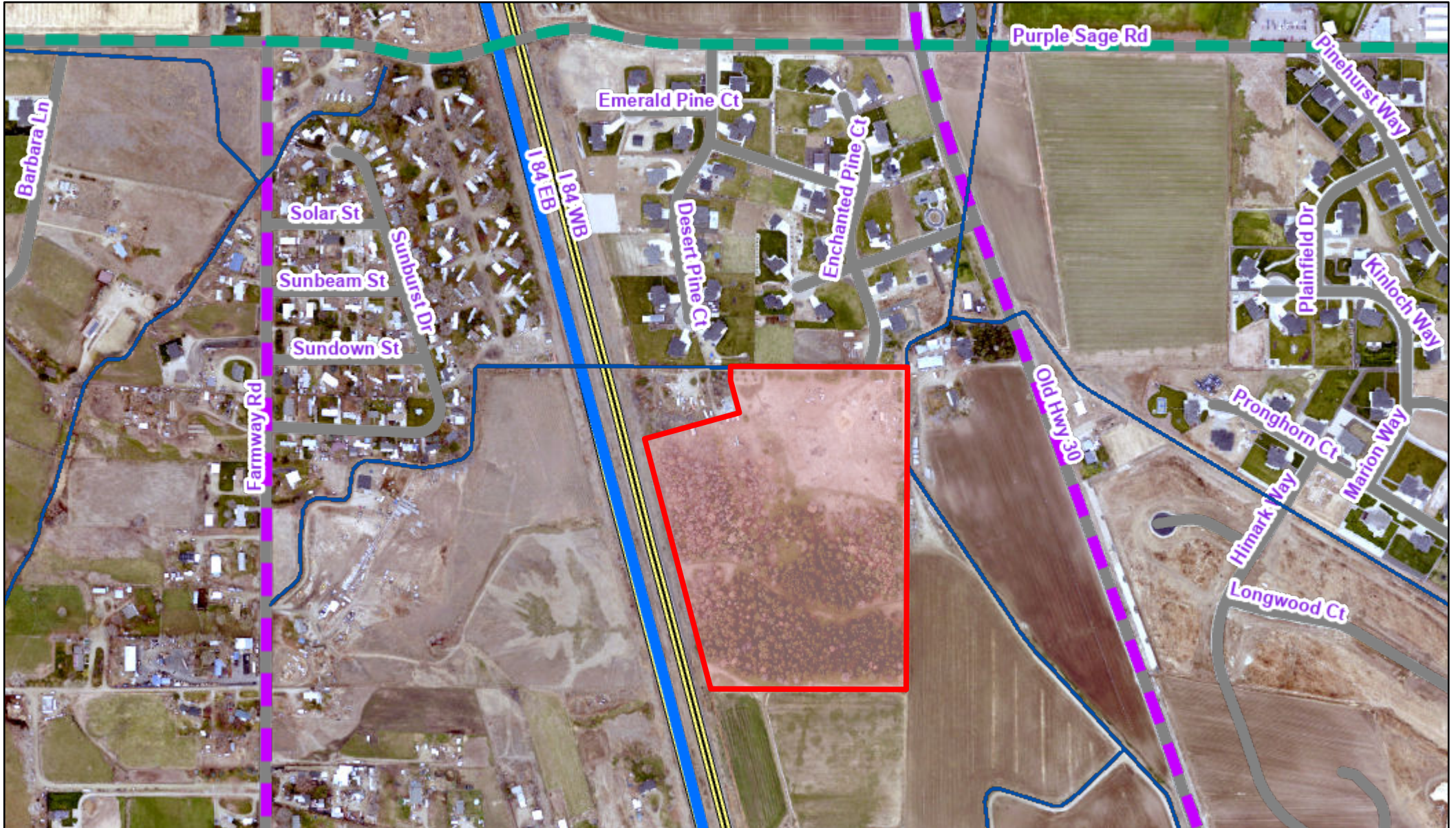
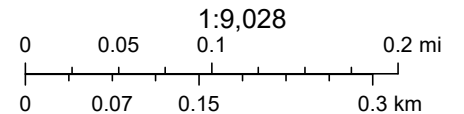


Canyon County, ID Web Map



6/30/2023, 4:14:31 PM

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



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 DEPARTMENT

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

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



PROPERTY OWNER	OWNER NAME: Michael + Heidi Black
	MAILING ADDRESS: 23477 Whale Bay Ln Caldwell 83607
	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: Heidi Williams-Black Date: 4/12/22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Amy Rosa
	COMPANY NAME: Sawtooth Land Surveying
	MAILING ADDRESS: 2030 S. Washington Ave
	PHONE: 208-398-8104 EMAIL: amy@sawtoothls.com

SITE INFO	STREET ADDRESS: 0 OLD HWY 30
	PARCEL #: R38152610A0 LOT SIZE/AREA: 27.554 ACRES
	LOT: NA BLOCK: NA SUBDIVISION: NA
	QUARTER: SENW SECTION: 33 TOWNSHIP: 5N RANGE: 3W
	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: SD 2022-0020	DATE RECEIVED: 4/19/22
RECEIVED BY: Maddy Jordan Veer	APPLICATION FEE: \$1215 (CK) MO CC CASH

FINAL PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

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

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: 73961

Date: 4/22/2022

Date Created: 4/19/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Black Development

Comments:

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	SD2022-0020	\$930.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	SD2022-0020	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2022-0020	\$180.00	\$0.00	\$0.00

Sub Total: \$1,210.00

Sales Tax: \$0.00

Total Charges: \$1,210.00

PAYMENTS

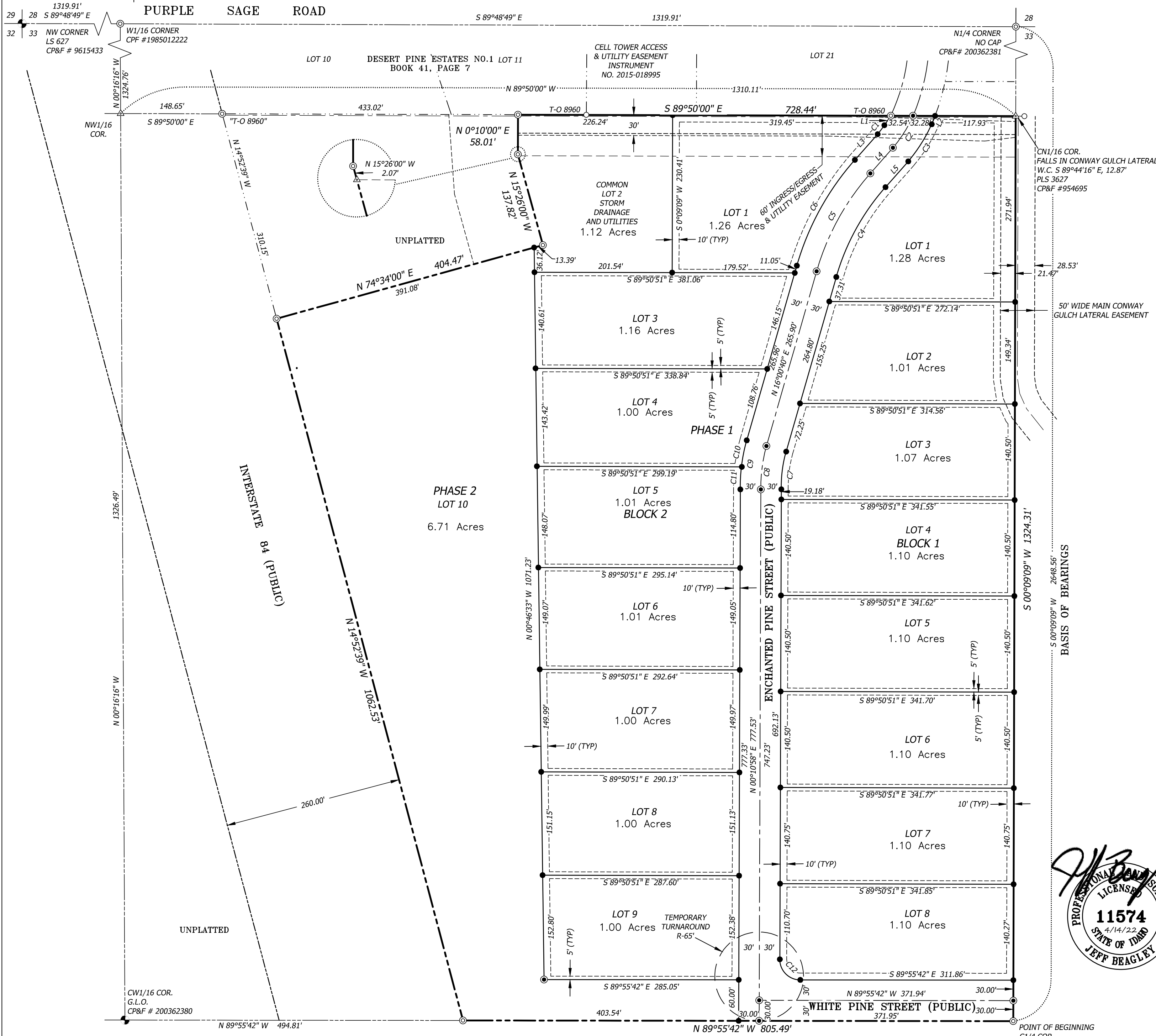
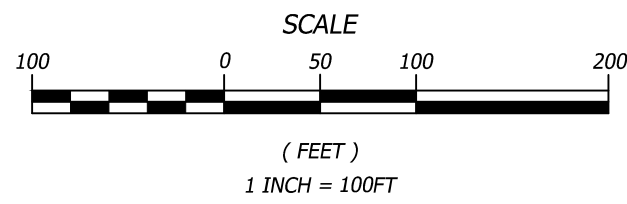
<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	89	\$1,210.00

Total Payments: \$1,210.00

ADJUSTMENTS

Receipt Balance: \$0.00

DESERT PINES ESTATES NO. 2
LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 33,
T. 5 N., R. 3 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2022



- NOTES:**
- ELEVATIONS ARE NAVD 88
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
 - ZONING CLASSIFICATION - R-1 (SINGLE FAMILY RESIDENTIAL).
 - THIS DEVELOPMENT IS 27.55 ACRES MORE OR LESS.
 - EASEMENTS: A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE FOLLOWING:
 - TEN (10') FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY OR AS DEPICTED
 - TEN (10') FOOT WIDE ADJACENT TO PUBLIC RIGHT OF WAYS OR AS DEPICTED
 - FIVE (5') FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR LOT LINES OR AS DEPICTED
 - A PERMANENT EASEMENT FOR PRESSURIZED IRRIGATION IS HEREBY RESERVED ALONG THE FOLLOWING:
 - TEN (10') FOOT WIDE ALONG SUBDIVISION BOUNDARY AND REAR LOT LINES OR AS DEPICTED
 - FIVE (5') FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR LOT LINES OR AS DEPICTED
 - IRRIGATION WATER HAS BEEN PROVIDED FROM BLACK CANYON IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM BLACK CANYON IRRIGATION DISTRICT. PRESSURIZED IRRIGATION WILL BE INSTALLED.
 - ALL LOTS WILL HAVE INDIVIDUAL WELLS, SEPTIC TANKS AND DRAINFIELDS.
 - STORM WATER WILL BE COLLECTED IN ROADSIDE BARROW DITCHED AND TRANSPORTED VIA DITCHES AND PIPE TO COMMON LOT 2, BLOCK 2 TO PERCOLATE INTO AREA SOILS.
 - THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT OF WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.

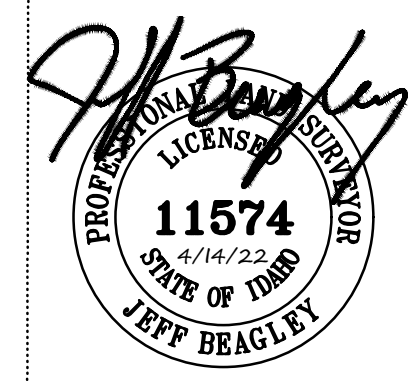
SURVEYOR'S NARRATIVE:

SAWTOOTH LAND SURVEYING WAS CONTRACTED BY MIKE AND HEIDI BLACK TO SUBDIVIDE THE PROPERTY SHOWN HEREON.

THE BOUNDARY FOR THE SUBDIVISION WAS CREATED BY SAWTOOTH LAND SURVEYING AS PARCEL A OF RECORD OF SURVEY INSTRUMENT NO. 2017-032664, RECORDED AUGUST 2, 2017, IN THE OFFICE OF THE CANYON COUNTY RECORDER.

THE BOUNDARY MONUMENTS WERE FOUND AS SHOWN ON SAID RECORD OF SURVEY AND USED FOR THIS SUBDIVISION.

- REFERENCES:**
- R1) ROS INST. NO. 200617976
 - R2) ROS INST. NO. 200372726
 - R3) ROS INST. NO. 200694682
 - R4) ROS INST. NO. 2017-032664
 - R5) DESERT PINE ESTATES NO. 1, BOOK 41, PAGE 7, CANYON COUNTY RECORDS
 - R6) WARRANTY DEED INST. NO. 2018-007427



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
1 OF 3	4/2022	AR	JB	19078	19078-FF

POINT OF BEGINNING
C1/4 COR.
JLH PLS 5359
CP&F #872873

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNERS FURTHER CERTIFY, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF MERIDIAN, IDAHO MUNICIPAL WATER SYSTEM, INCORPORATED AND THAT THE CITY OF MERIDIAN, IDAHO, HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

THE EASEMENTS AND PRIVATE ROADS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

BASIS OF BEARING IS S. 00°09'09" W. BETWEEN A FOUND 5/8 INCH REBAR WITH NO CAP MARKING THE 1/4 CORNER COMMON TO SECTIONS 28 AND 33 AND A FOUND 5/8 INCH REBAR WITH CAP "PLS 5359" MARKING THE C1/4 CORNER OF SAID SECTION 33 IN TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN.

A PARCEL OF LAND LOCATED IN THE SE1/4 OF THE NW1/4 OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER COMMON TO SAID SECTIONS 28 AND 33;

THENCE S. 00°09'09" W., COINCIDENT WITH THE EAST LINE OF SAID NW1/4 OF SECTION 27, A DISTANCE OF 1324.27 FEET TO A POINT MARKING THE CN1/16 CORNER AND THE POINT OF BEGINNING, SAID CORNER IS REFERENCED S. 89°44'16" E., 12.87 FEET WITH A 1/2 REBAR WITH CAP "PLS 3627";

THENCE CONTINUING, S. 00°09'09" W., COINCIDENT WITH SAID EAST LINE OF THE SE1/4 OF THE NW1/4, A DISTANCE OF 1324.29 FEET TO A 5/8 INCH REBAR WITH CAP "JLH PLS 5359" MARKING THE C1/4 CORNER OF SAID SECTION 33;

THENCE N. 89°55'42" W., COINCIDENT WITH THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4, A DISTANCE OF 805.49 FEET TO A 5/8 INCH REBAR WITH CAP "PLS 11574" ON THE EASTERLY RIGHT OF WAY OF INTERSTATE 84;

THENCE N. 14°52'39" W., COINCIDENT WITH SAID EASTERLY RIGHT OF WAY OF INTERSTATE 84, A DISTANCE OF 1062.53 FEET TO A 5/8 INCH REBAR WITH CAP "PLS 11574";

THENCE LEAVING SAID EASTERLY RIGHT OF WAY, N. 74°34'00" E., 404.47 FEET TO A 5/8 INCH REBAR WITH CAP "PLS 11574";

THENCE N. 15°26'00" W., 137.82 FEET TO A 5/8 INCH REBAR WITH CAP "PLS 11574";

THENCE N. 00°10'00" E., 58.01 FEET TO A 5/8 INCH REBAR WITH CAP "PLS 11574" ON THE NORTH LINE OF SAID SE1/4 OF THE NW1/4 AND THE SOUTH LINE OF DESERT PINE ESTATES NO. 1 ON FILE IN BOOK 41 OF PLATS AT PAGE 7 IN THE OFFICE OF THE CANYON COUNTY RECORDER;

THENCE S. 89°50'00" E., COINCIDENT WITH SAID NORTH LINE OF THE SE1/4 OF THE NW1/4 AND SAID SOUTH LINE OF DESERT PINE ESTATES NO. 1, A DISTANCE OF 728.44 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27.554 ACRES MORE OR LESS.

OWNER
MICHAEL WILLIAMS-BLACK

OWNER
HEIDI WILLIAMS-BLACK

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON }SS

ON THIS ___ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL AND HEIDI WILLIAMS-BLACK, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE OWNERS AND EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

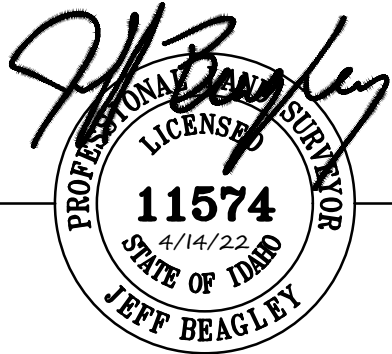
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO
RESIDING AT _____
MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR:

I, JEFF BEAGLEY, PLS, 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" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

JEFF BEAGLEY



P.L.S.11574

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
2 OF 3	4/2022	AR	JB	19078	19078-FP

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.

DISTRICT HEALTH, EHS DATE

APPROVAL OF CANYON HIGHWAY DISTRICT NO. 4

CANYON HIGHWAY DISTRICT NO. 4 DOES HEREBY ACCEP 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.

CHAIRMAN DATE

CERTIFICATE OF COUNTY SURVEYOR

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

COUNTY SURVEYOR DATE

APPROVAL OF CANYON COUNTY COMMISSIONERS

I, THE UNDERSIGNED, CHAIRMAN OF THE CANYON COUNTY COMMISSIONERS, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT A REGULAR MEETING OF THE COMMISSIONERS HELD ON THE ____ DAY OF _____, IN THE YEAR OF 2022, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CHAIRMAN DATE

CLERK 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 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.

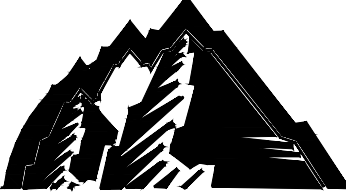
COUNTY TREASURER DATE

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF CANYON } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC., AT _____ MINUTES PAST _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2022, A.D., AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____, THROUGH _____, INSTRUMENT NUMBER _____.

DEPUTY EX-OFFICIO RECORDER



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