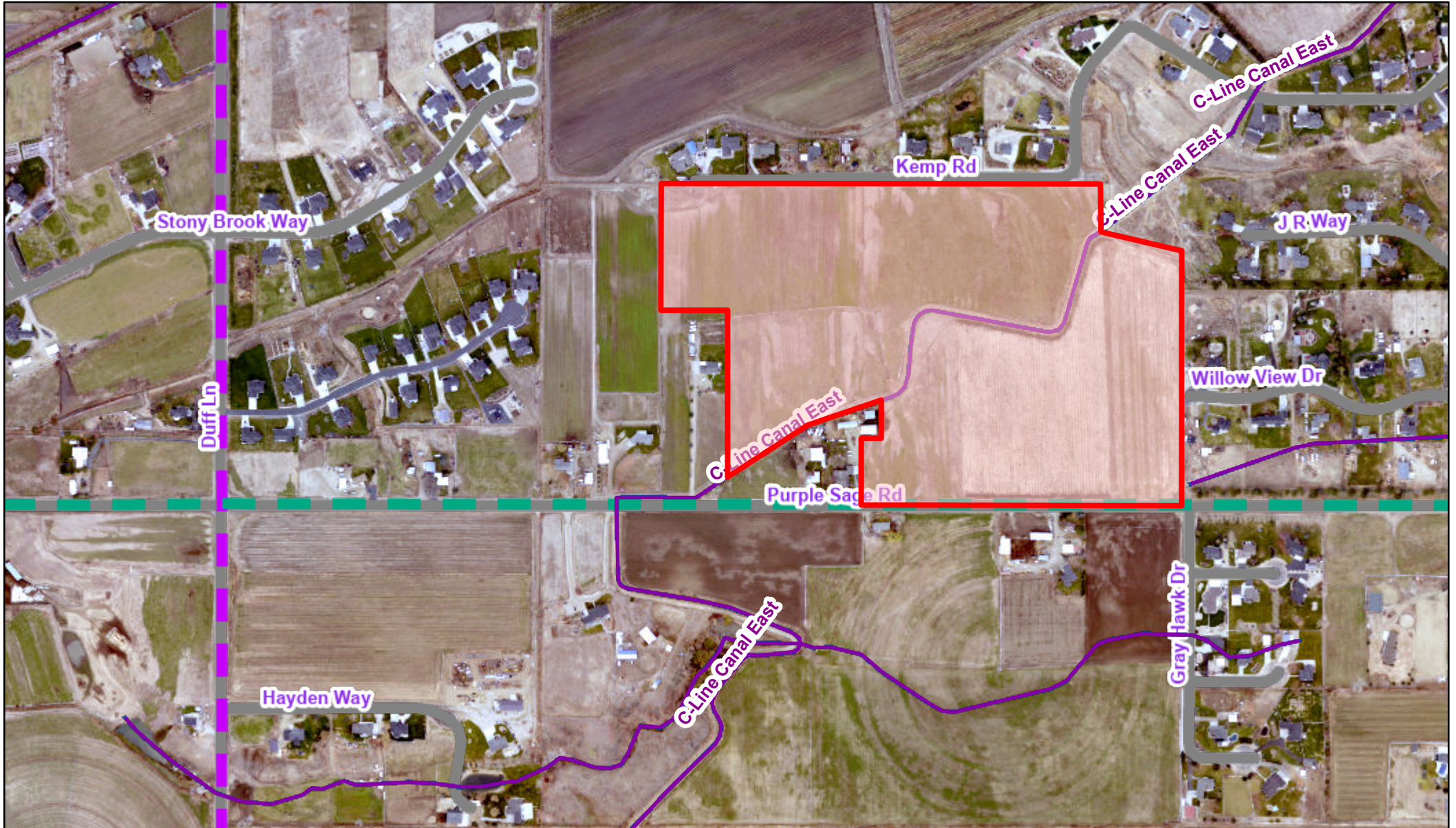
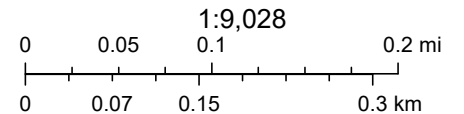


# Canyon County, ID Web Map



7/3/2023, 3:43:51 PM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- Hydro\_NHDFlowline
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector
- Minor Arterial
- Canyon County Imagery\_2019
- 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 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: DALE & KATHI LEE
	MAILING ADDRESS: 9640 PURPLE SAGE RD, MIDDLETON ID 83644
	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: Dale T. Lee

Date: 9/28/2028

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: DARIN TAYLOR
	COMPANY NAME: SUBDIVISION MAKER LLC
	MAILING ADDRESS: 1434 NEW YORK ST, MIDDLETON ID 83644
	PHONE: 208-899-9556 EMAIL: darin.taylor@subdivisionmaker.com

SITE INFO	STREET ADDRESS: 6 PURPLE SAGE RD
	PARCEL #: R37513 LOT SIZE/AREA: 54.9 Acres
	LOT: — BLOCK: — SUBDIVISION: —
	QUARTER: SE 1/4 SW SECTION: 28 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: R-1 FLOODZONE (YES/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: SD2022-0081 - Phase 2	DATE RECEIVED: 10/5/21
RECEIVED BY: J Almeida	APPLICATION FEE: \$1290 <sup>00</sup> (CK) MO CC CASH

- Appears to be for 3 phases?

Revised 1/3/21

DT 10 6. 2021  
Filed

# Subdivision Maker LLC

1434 New York Street, Middleton, Idaho 83644

208-899-9556

[darin.taylor@subdivisionmaker.com](mailto:darin.taylor@subdivisionmaker.com)

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January 5, 2022

Jennifer Almeida  
Canyon County Development Services Dept.  
111 N. 11<sup>th</sup> Avenue #140  
Caldwell, ID 83605

Re: Case No. SD2020-0003, Oaklee Estates Subdivision


Dear Ms. Almeida:

I represent Dale and Kathy Lee, who own and are developing their real property into Oaklee Estates Subdivision. The Board of County Commissioners approved the preliminary plat with conditions on September 21, 2020. Intermountain Engineering prepared infrastructure-construction plans that I filed at Canyon County with an application for final plat on October 6, 2021.

Canyon Highway District No. 4 provided review comments on November 9, 2021. Intermountain Engineering revised to the plans on January 4, 2022 and now are being resubmitted to the Canyon County. The Storm Drainage Calculations and Intermountain Engineering's response to the highway district comments are being submitted now also.

We request the county review and approve the final plat, infrastructure construction plans and storm drainage calculations. Please contact me if additional information is needed.

Sincerely,

  
Darin Taylor  
Subdivision Maker, LLC

Copy: Kurt Smith, Intermountain Engineering  
Dale and Kathy Lee

# 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:

- Master Application completed and signed
- Copy of Final Plat
- Final Drainage Plan, if applicable
- Final Irrigation Plan, if applicable
- Final Grading Plan, if applicable
- Construction Drawings for all required improvements § 07-17-29 (3)
- \$930 + \$10/lot + \$100 (if in an area of impact) non-refundable fee  
*Not*

### 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

10-6-2021  
DT

Revised 4/7/2021

# Subdivision Maker LLC

1434 New York Street, Middleton, Idaho 83644

208-899-9556

[darin.taylor@subdivisionmaker.com](mailto:darin.taylor@subdivisionmaker.com)

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June 7, 2022

Dan Lister  
Canyon County Development Services Dept.  
111 N. 11<sup>th</sup> Avenue #310  
Caldwell, ID 83605

Re: Oaklee Estates

Dear Mr. Lister:

This transmittal letter confirms delivery to your office of one full-sized paper copy of the Oaklee Estates Subdivision infrastructure-construction plans revised May 31, 2022.

Sincerely,



Darin Taylor  
Subdivision Maker, LLC

Copy: Kurt Smith, Intermountain Engineering  
Dale and Kathi Lee

**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:** 74940

**Date:** 6/27/2022

**Date Created:** 6/17/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Dale Lee

**Comments:** SD2022-0031 - Phase 2 plat review

**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	SD2022-0031	\$390.00	\$0.00	\$0.00

**Sub Total:** \$390.00

**Sales Tax:** \$0.00

**Total Charges:** \$390.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	2051	\$390.00

**Total Payments:** \$390.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

PLAT OF  
**OAKLEE ESTATES SUBDIVISION NO. 2**  
 LOCATED IN A PORTION OF THE  
 SE1/4 SW1/4 AND THE SW1/4 SE1/4 OF SECTION 28,  
 T. 5 N., R. 2 W., B.M., CANYON COUNTY, IDAHO

**CERTIFICATE OF OWNERS**

Know all men by these presents that Dale and Kathi Lee, are the Owners 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 being a portion of the SW 1/4 SE 1/4 and a portion of the SE 1/4 SW 1/4 of Section 28, Township 5 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

**COMMENCING** at a found 5/8 inch diameter iron pin with no cap marking the SE corner of said SE 1/4 SW 1/4, (South 1/4 corner) from which a found 5/8 inch diameter iron pin stamped "PLS 3627" marking the NE corner of said SE 1/4 SW 1/4, (Center South 1/16 corner), bears N. 00° 33' 49" E., a distance of 1320.18 feet;  
 Thence along the Easterly boundary of said SE 1/4 SW1/4 N. 00° 33' 49" E., a distance of 403.17 feet to the centerline of the "C-Line Canal East"; Thence along the centerline of said "C-Line Canal East", N. 71° 48' 10" E., a distance of 127.31 feet to the true **POINT OF BEGINNING**;

Thence along the centerline of said "C-Line Canal East" the following courses and distances:  
 Thence N. 55° 27' 36" E., a distance of 65.67 feet to the beginning of a non tangent curve left;  
 Thence a distance of 43.19 feet along the arc of said curve left, having a radius of 92.99 feet, a central angle of 26° 36' 42", the long chord of which bears N. 23° 09' 34" E., a distance of 42.80 feet;  
 Thence tangent to said curve, N. 08° 04' 45" E., a distance of 215.07 feet to the beginning of a non tangent curve right;  
 Thence a distance of 117.41 feet along the arc of said curve right, having a radius of 75.14 feet, a central angle of 89° 31' 44", the long chord of which bears N. 53° 06' 45" E., a distance of 105.83 feet;  
 Thence tangent to said curve, S. 78° 09' 35" E., a distance of 470.96 feet to the beginning of a non tangent curve left;  
 Thence a distance of 94.56 feet along the arc of said curve left, having a radius of 70.18 feet, a central angle of 77° 11' 36", the long chord of which bears N. 55° 21' 39" E., a distance of 87.57 feet;  
 Thence tangent to said curve, N. 17° 39' 03" E., a distance of 312.96 feet to the beginning of a non tangent curve right;  
 Thence a distance of 55.91 feet along the arc of said curve right, having a radius of 92.66 feet, a central angle of 34° 34' 21", the long chord of which bears N. 34° 45' 23" E., a distance of 55.07 feet;  
 Thence tangent to said curve, N. 53° 44' 20" E., a distance of 32.85 feet to the westerly boundary of Willow Creek Ranch Estates No. 3 as on file in Book 33 of Plats at Page 42 in the Office of the Recorder of Canyon County, Idaho;  
 Thence N. 00° 29' 52" E., along said westerly boundary of said Willow Creek Ranch Estates No. 3, a distance of 196.36 feet;

Thence leaving said westerly boundary N. 89° 18' 54" W. along the Northerly boundary of said SW 1/4 SE 1/4 a distance of 985.25 feet to said Center South 1/16 corner,  
 Thence along the Northerly boundary of said SE 1/4 SW 1/4 N. 88° 21' 54" W., a distance of 19.89 feet;  
 Thence S. 00° 33' 14" W., a distance of 289.64 feet to a non-tangent curve right;  
 Thence a distance of 47.65 feet along the arc of said curve right, having a radius of 30.05 feet, a central angle of 90° 49' 14", the long chord of which bears S. 45° 49' 31" E., a distance of 42.79 feet;  
 Thence tangent to said curve, S. 00° 33' 14" W., a distance of 169.05 feet to a tangent curve left;  
 Thence a distance of 32.24 feet along the arc of said curve left, having a radius of 213.90 feet, a central angle of 08° 38' 05", the long chord of which bears S. 05° 54' 14" E., a distance of 32.21 feet to a curve to the left;  
 Thence a distance of 58.03 feet along the arc of said curve left, having a radius of 231.49 feet, a central angle of 14° 21' 48", the long chord of which bears S. 16° 51' 29" E., a distance of 57.88 feet;  
 Thence tangent to said curve, S. 24° 05' 07" E., a distance of 112.03 feet to a tangent curve right;  
 Thence a distance of 42.86 feet along the arc of said curve right, having a radius of 171.43 feet, a central angle of 14° 19' 24", the long chord of which bears S. 16° 53' 36" E., a distance of 42.74 feet;  
 Thence tangent to said curve S. 09° 38' 29" E., a distance of 146.94 feet to a tangent curve left;  
 Thence a distance of 13.73 feet along the arc of said curve left, having a radius 228.69 feet, a central angle of 03° 26' 25", the long chord of which bears S. 11° 21' 41" E., a distance of 13.73 feet to the **POINT OF BEGINNING**.

This parcel contains 12.8669 acres more or less.  
 The Public Streets and rights-of-way as shown on this Plat are Dedicated to the Public forever. 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 Systems common to one (1) or more of the Lots, but will be Served by Individual Wells.

The Owner has provided Irrigation Water to each lot through a Pressure Irrigation System to be owned and maintained by the Oaklee Estates Homeowner's Association in compliance with Idaho Code Section 31-3805(1)(b). All lots will be subject to assessments from the Black Canyon Irrigation District.

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

Dale Lee \_\_\_\_\_ Date

Kathi Lee \_\_\_\_\_ Date

ACKNOWLEDGMENT  
 STATE OF IDAHO }  
 COUNTY OF CANYON } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2022, before me, Dale Lee, 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 \_\_\_\_\_

ACKNOWLEDGMENT  
 STATE OF IDAHO }  
 COUNTY OF CANYON } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2022, before me, Kathi Lee, 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  
**OAKLEE ESTATES SUBDIVISION NO. 2**

LOCATED IN A PORTION OF THE  
SE1/4 SW1/4 AND THE SW1/4 SE1/4 OF SECTION 28,  
T. 5 N., R. 2 W., B.M., CANYON COUNTY, IDAHO

APPROVAL OF CANYON COUNTY COMMISSIONERS

I, the Undersigned, Chairman of Canyon County Commissioners, Canyon County, Idaho, do hereby certify that at a regular meeting of the Commissioners held on the \_\_\_\_\_ day of \_\_\_\_\_, in the year of 2022, this plat was duly accepted and approved.

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

APPROVAL OF CANYON HIGHWAY DISTRICT NO. 4

Canyon Highway District No.4 does hereby accept this plat, and the dedicated public streets, highways and rights-of-way as are depicted on this plat, in accordance with the provisions of Idaho Code 50-1312.

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

CERTIFICATE OF CANYON 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 a certificate of disapproval.

Southwest District Health Department, EHS \_\_\_\_\_ Date \_\_\_\_\_





# OAKLEE ESTATES SUBDIVISION NO. 2

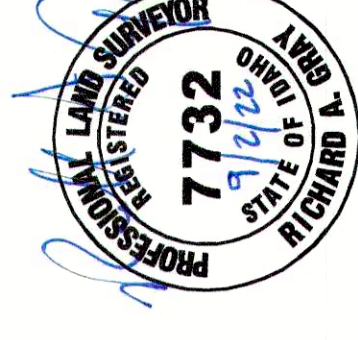
LOCATED IN A PORTION OF THE  
SE1/4 SW1/4 AND THE SW1/4 SE1/4 OF SECTION 28,  
T. 5 N., R. 2 W., B.M., CANYON COUNTY, IDAHO

## NOTES:

1. Any Resubdivision of this Plat shall Comply with the Applicable Zoning Regulations in Effect at that time.
2. Building Setbacks and Dimensional Standards in this Subdivision shall conform to the Applicable Zoning Regulations at the time of Resubdivision, or as Allowed by the Current Zoning and Regulations set forth by Canyon County. "Setbacks not shown for Clarity".
3. Lots in this Subdivision will be Served by Individual Septic Systems.
4. Lots in this Subdivision will be Served by Individual Wells per IDWR Specifications/Requirements.
5. Oaklee Estates Homeowners Association will Provide an Irrigation System to each Lot and will be Owned and Maintained by the Oaklee Estates Home Owners Association. Irrigation Water is being Provided from Black Canyon Irrigation District in Compliance with Section 31-3805(b). Lots within this Subdivision will be Entitled to Irrigation Water Rights and will be Obligated for Assessments from Black Canyon Irrigation District.
6. A Permanent Easement for Public Utilities, Drainage and Irrigation is hereby Designated as follows, Unless otherwise Dimensioned:
  - A) 10' along Subdivision Boundary, unless otherwise shown.
  - B) 10' along the Frontage of each Lot, Public Right-of-Way or Private road.
  - C) 10' along the Rear Lot Lines, unless otherwise noted.
  - D) 5' along each side of the interior Lot Lines.
7. This Development Recognizes Section 22-4503, 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.
8. The Homeowner's Association, Underlying Property Owner, or adjoining Property Owner is Responsible for all Storm Drainage Facilities Outside of the Public Right of Way, including all routine and heavy maintenance.
9. Right of Way Dedication Area as shown hereon will be Dedicated to and Owned and Maintained by the Canyon Highway District No.4.
10. The C-Line Canal East has a 35' wide Irrigation Right-of-Way, 25' North and 10' South of the centerline.
12. The Homeowner's Association or adjacent property owner is responsible for maintaining any and all amenities (lawns, sprinklers, sidewalks, landscaping, etc.) approved by the Highway District to be within the public right-of-way.
13. No direct lot access to Kemp Road (Private), unless Kemp Road is accepted as public, in the future.
14. Neighborlee Way right-of-way is accepted as a Closed Public Right-of-Way, and may be occupied by the adjacent property owners in accordance with CHD4 Right-of-Way Reclassification and Use Policy until such time as opened for public travel by the CHD4 Board of Commissioners. No permanent structures are allowed.
15. Lot 3, Block 3 is subject to a Storm Drainage Easement.
16. No permanent structures shall be located closer than seventy feet (70') to any section line or quarter section line unless the highway district waives the seventy feet (70') setback requirement.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°21'54" W	19.89
L2	N 53°44'20" E	32.85
L3	N 89°18'54" W	34.71
L4-L6	NOT USED	
L7	N 36°15'40" W	25.00
L8	N 72°20'57" W	25.00
L9	N 11°50'25" E	25.00
L10	N 11°50'25" E	25.00
L11	N 81°35'07" W	25.00
L12	N 77°31'38" W	24.43

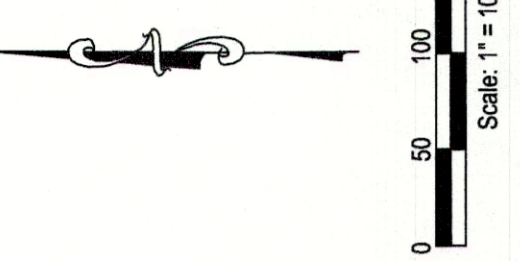
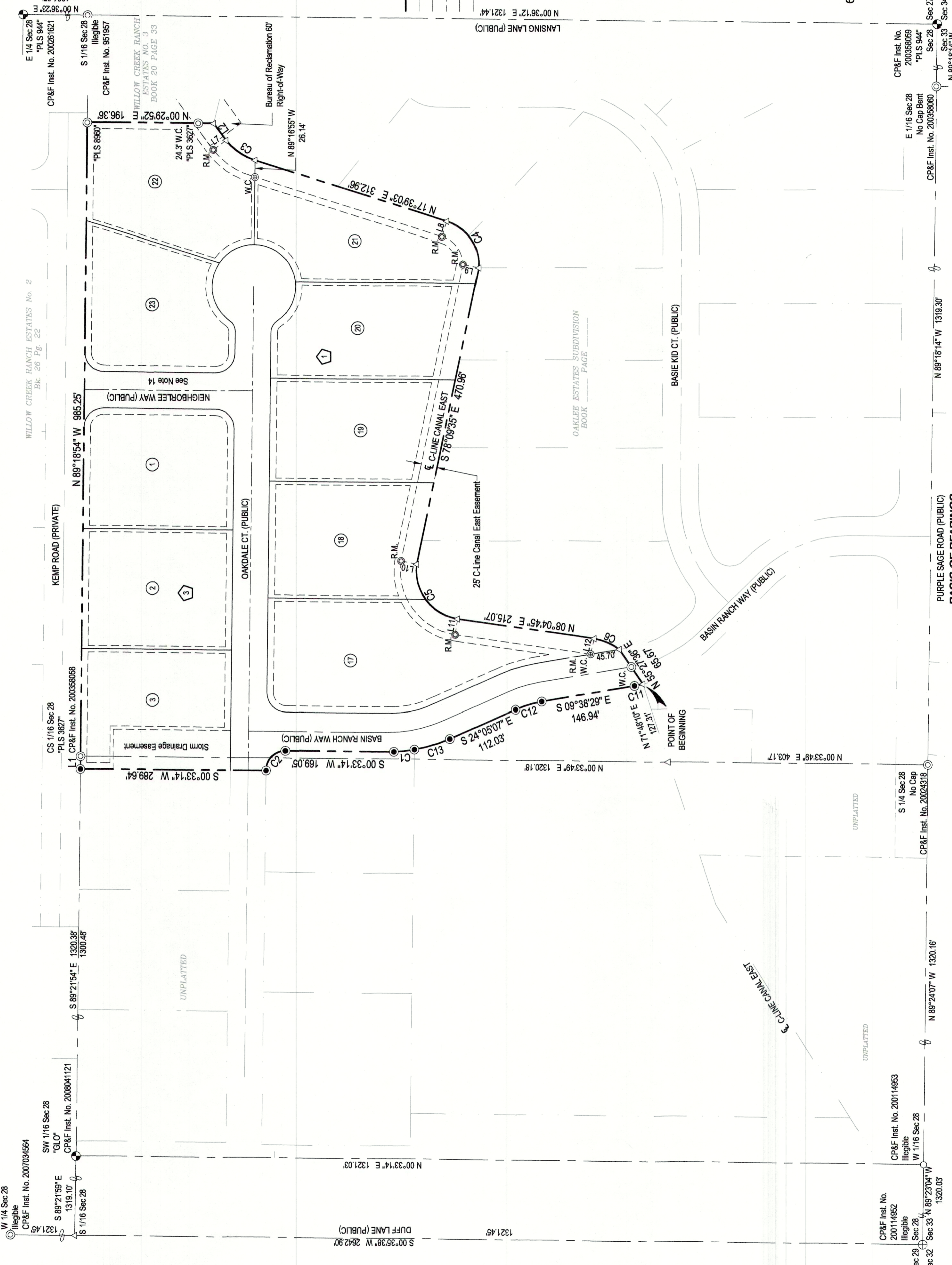
CURVE	CURVE TABLE			CHORD BEARING	CHORD
	LENGTH	RADIUS	CENTRAL ANGLE		
C1	32.24	213.90	08°38'05"	S 05°54'14" E	32.21
C2	47.65	30.05	90°49'14"	S 45°49'31" E	42.79
C3	55.91	92.66	34°34'21"	N 34°45'23" E	55.07
C4	94.56	70.18	77°11'36"	N 55°21'39" E	87.57
C5	117.41	75.14	89°31'44"	N 53°06'45" E	105.83
C6	43.19	92.99	26°36'42"	N 23°09'34" E	42.80
C7	57.89	75.14	44°08'37"	S 75°48'18" W	56.47
C8	59.52	75.14	45°23'07"	S 31°02'26" W	57.98
C9	50.42	200.00	14°26'38"	N 16°51'47" W	50.29
C10	86.01	200.00	24°38'22"	S 11°45'57" E	85.34
C11	13.73	228.69	03°26'25"	S 11°21'41" E	13.73
C12	42.86	171.43	14°19'24"	S 16°53'36" E	42.74
C13	58.03	231.49	14°21'48"	S 16°51'25" E	57.88
C14	57.98	230.00	14°26'38"	N 16°51'48" W	57.83
C15	65.86	137.45	27°27'09"	S 13°10'21" E	65.23
C16	47.21	30.00	90°09'50"	S 45°38'09" W	42.49
C17	19.41	20.00	55°37'05"	N 61°30'22" W	18.66
C18	330.44	65.00	291°16'37"	N 00°39'52" E	73.37
C19	71.17	65.00	62°44'16"	S 65°03'57" E	67.67
C20	94.02	65.00	82°52'49"	N 42°07'30" E	86.04
C21	63.74	65.00	56°10'59"	N 27°24'24" W	61.21
C22	101.51	65.00	89°28'33"	S 79°45'50" W	91.50
C23	19.43	20.00	55°39'32"	N 62°51'20" E	18.67
C24	47.06	30.00	89°52'08"	S 44°22'50" E	42.36
C25	47.19	30.00	90°07'52"	S 45°37'10" W	42.47
C26	47.10	30.00	89°57'49"	N 44°25'41" W	42.41
C27	47.19	30.00	90°07'52"	N 45°37'10" E	42.47



# OAKLEE ESTATES SUBDIVISION NO. 2

LOCATED IN A PORTION OF THE  
SE1/4 SW1/4 AND THE SW1/4 SE1/4 OF SECTION 28,  
T. 5 N., R. 2 W., B.M., CANYON COUNTY, IDAHO

**SURVEYOR'S NARRATIVE:**  
This Plat was requested by Dale & Kathi Lee 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 on Record of Survey Inst. No. 2020-040577.



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



COMPASS LAND SURVEYING, PLLC  
623 11th Avenue South, Nampa, ID 83651  
Office: (208) 442-0115

JN 3819 SHEET 1 OF 5 09/02/2022

NO.	BY	DATE	DESCRIPTION
1	AW	01/24/22	CHD4 Comments
2	AW	03/07/22	CHD4 Comments
3	AW	07/13/22	New Lotting & Easements
4	AW	08/05/22	New Lotting & Boundary

CP&F Inst. No. 200358059  
E 1/16 Sec. 28  
No Cap Bent  
"PLS 944"  
CP&F Inst. No. 200358060  
Sec. 28  
N 88°18'14"W  
1319.52'

CP&F Inst. No. 200358058  
S 1/16 Sec. 28  
"PLS 3627"  
CP&F Inst. No. 200358058  
N 89°18'54"W  
985.25'

CP&F Inst. No. 20014953  
S 1/4 Sec. 28  
No Cap  
CP&F Inst. No. 20024319  
N 89°24'07" W  
1320.16'

CP&F Inst. No. 20014952  
S 29  
Sec. 28  
CP&F Inst. No. 20024319  
N 89°24'07" W  
1320.03'

CP&F Inst. No. 200358059  
E 1/16 Sec. 28  
No Cap Bent  
"PLS 944"  
CP&F Inst. No. 200358060  
Sec. 28  
N 88°18'14"W  
1319.52'

CP&F Inst. No. 200358059  
E 1/16 Sec. 28  
No Cap Bent  
"PLS 944"  
CP&F Inst. No. 200358060  
Sec. 28  
N 88°18'14"W  
1319.52'

CP&F Inst. No. 200358059  
E 1/16 Sec. 28  
No Cap Bent  
"PLS 944"  
CP&F Inst. No. 200358060  
Sec. 28  
N 88°18'14"W  
1319.52'

CP&F Inst. No. 200358059  
E 1/16 Sec. 28  
No Cap Bent  
"PLS 944"  
CP&F Inst. No. 200358060  
Sec. 28  
N 88°18'14"W  
1319.52'

# OAKLEE ESTATES SUBDIVISION NO. 2

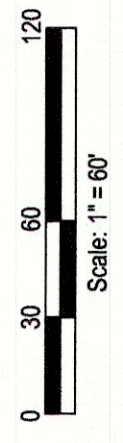
LOCATED IN A PORTION OF THE  
SE1/4 SW1/4 AND THE SW1/4 SE1/4 OF SECTION 28,  
T. 5 N., R. 2 W., B.M., CANYON COUNTY, IDAHO

FUTURE OAKLEE ESTATES SUBDIVISION  
PHASE 3  
BOOK PAGE

CS 1116 Sec 28

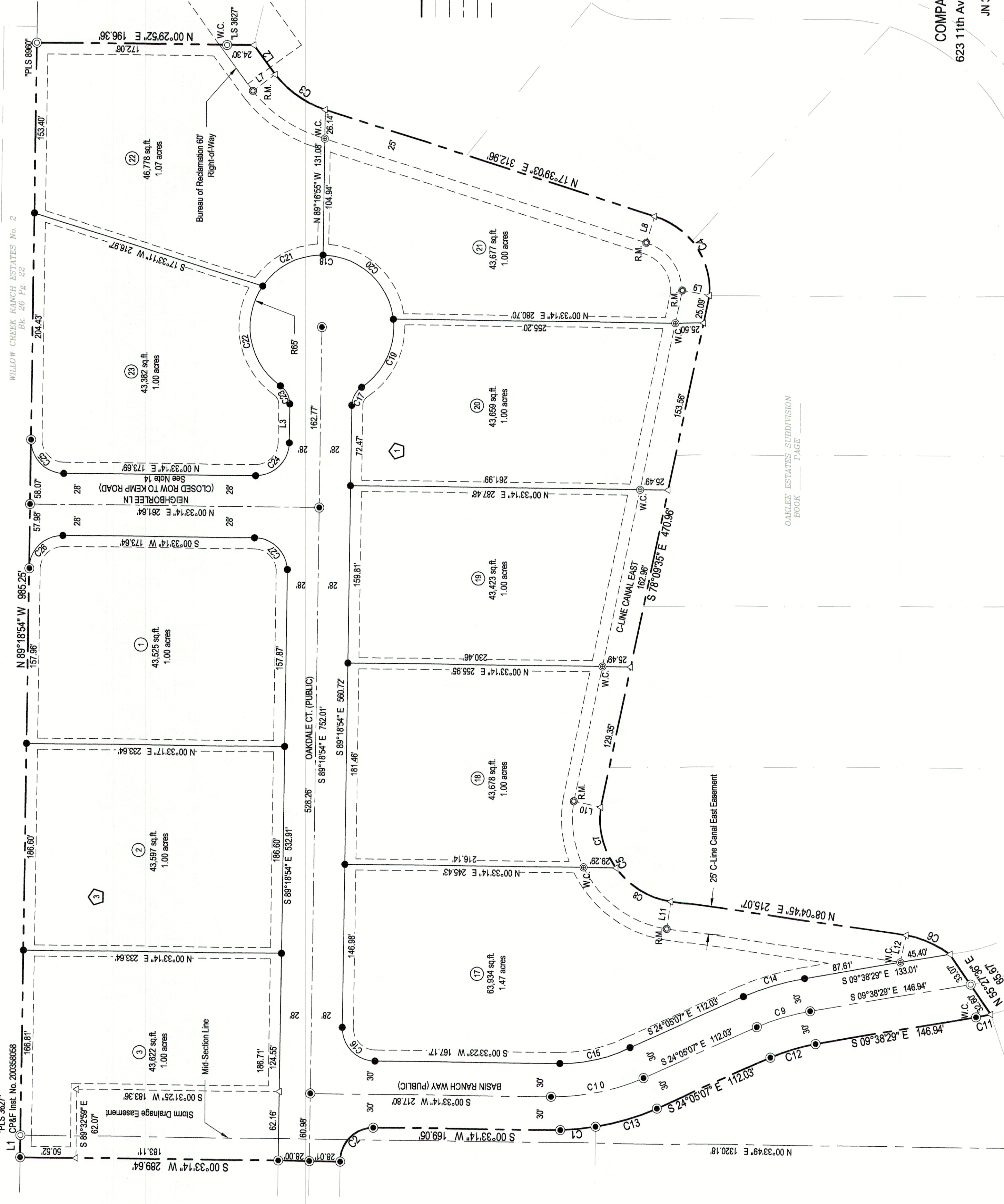
PLS 3627

CPL&F Inst. No. 200380658



### LEGEND

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



OAKLEE ESTATES SUBDIVISION  
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