

Canyon County, ID Web Map

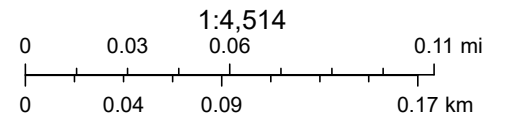


7/3/2023, 4:12:30 PM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- Hydro_NHDFlowline

- CanyonCountyRoads
- Roads
 - ITDFunctionalClassification
 - Other Principal Arterials

- Canyon County Imagery_2019
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



County of Ada, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, 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: Brittania Heights LLC
	MAILING ADDRESS: 855 Broad St #300 Boise, ID 83702
	PHONE: 208-850-2431 EMAIL: jhess@hcollc.com

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: _____ Date: **7/13/2022**

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Jeffery L Hess
	COMPANY NAME: Brittania Heights LLC
	MAILING ADDRESS: 855 Broad St #300 Boise, ID 83702
	PHONE: 208-850-2431 EMAIL: jhess@hcollc.com

SITE INFO	STREET ADDRESS: N/A
	PARCEL #: 34 Buildable R 30608 LOT SIZE/AREA: 12,000 Plus
	LOT: BLOCK: SUBDIVISION: Brittania Heights (Lakes)
	QUARTER: S1/2 of SE1/4 SECTION: 29 TOWNSHIP: 3N RANGE: 1W
	ZONING DISTRICT: 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: SD2022-0036	DATE RECEIVED: 7.15.22
RECEIVED BY: CL	APPLICATION FEE: 1,440 CK MO <input checked="" type="radio"/> CASH

FINAL PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov | Phone: 208-454-7458 | Fax: 208-454-6633



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input type="checkbox"/>	Master Application completed and signed
<input checked="" type="checkbox"/>	Copy of Final Plat*
<input type="checkbox"/>	Final Drainage Plan*, if applicable
<input type="checkbox"/>	Final Irrigation Plan*, if applicable
<input type="checkbox"/>	Final Grading Plan*, if applicable
<input type="checkbox"/>	Construction Drawings for all required improvements*, if applicable CCZO §07-17-29(3)
<input checked="" type="checkbox"/>	\$1000 +\$10/lot +\$100(if in an area of impact) non-refundable fee

* Submittal must include a full-size paper copy, an electronic copy in PDF format, and the CAD file (if a CAD file exists).

NOTES:

1. Any conditions of approval given during the rezoning or preliminary plat process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
2. After the plat is reviewed and found to be in compliance, an **additional five (5) paper copies of the final plat** may be required to be submitted.
3. Evidence that all improvements have been completed or bonded per CCZO § 07-17-29(4) must be submitted after construction drawing approval and before final plat signature by the Board of County Commissioners.

B30606-012
30607
30608
30608-010

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: 75376

Date: 7/15/2022

Date Created: 7/15/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jeffery L Hess

Comments: SD2022-0036

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	SD2022-0036	\$1,000.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	SD2022-0036	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2022-0036	\$340.00	\$0.00	\$0.00

Sub Total: \$1,440.00

Sales Tax: \$0.00

Total Charges: \$1,440.00

PAYMENTS

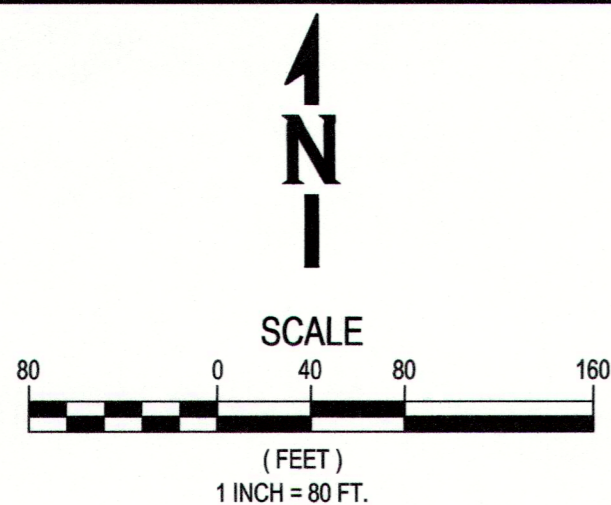
<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	117718793	\$1,440.00

Total Payments: \$1,440.00

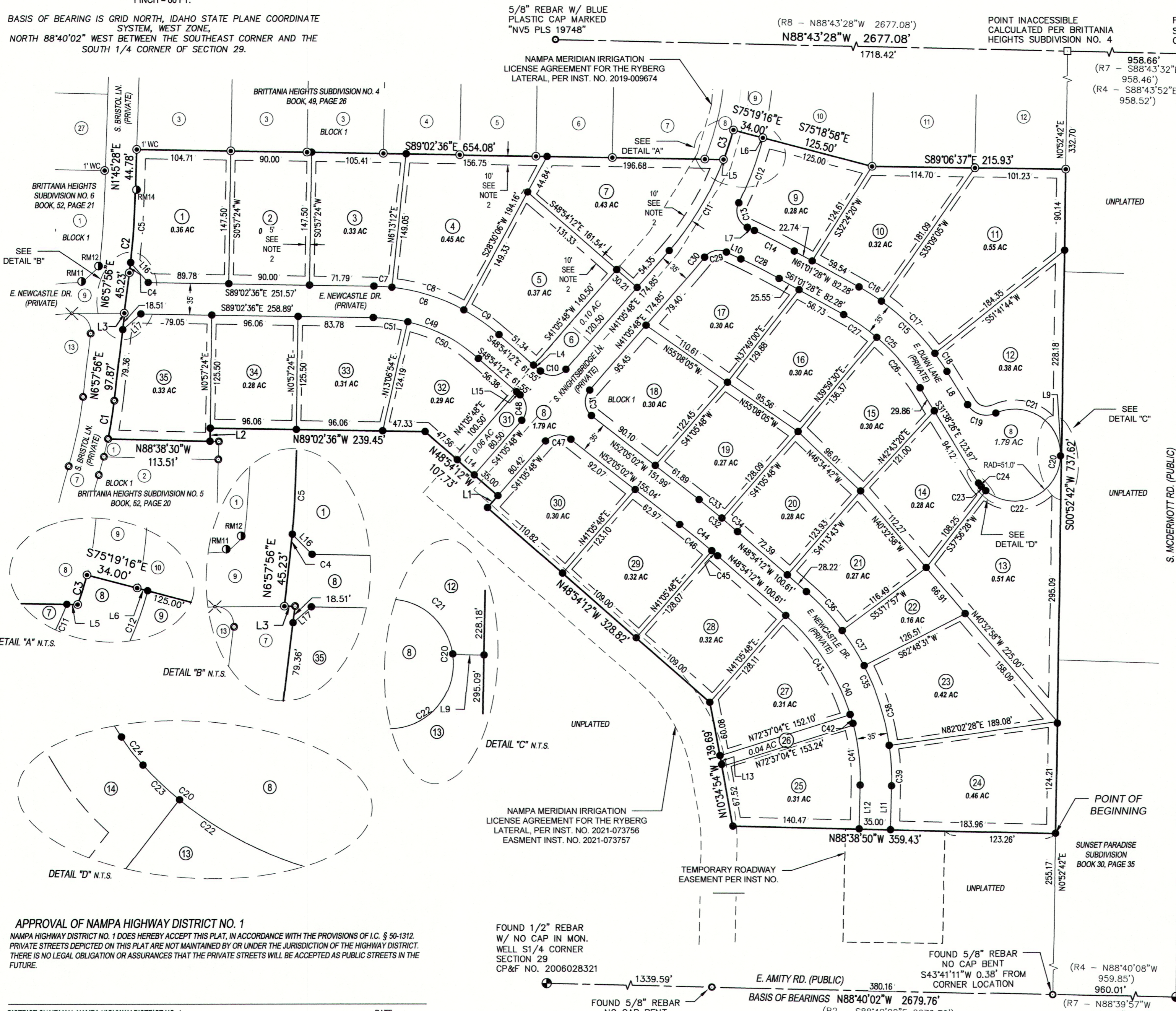
ADJUSTMENTS

Receipt Balance: \$0.00

PLAT OF
BRITANNIA LAKES SUBDIVISION
 A PARCEL OF LAND BEING A PORTION OF THE S 1/2
 OF THE SE 1/4 OF SECTION 29, T. 3 N., R. 1 W., BOISE MERIDIAN,
 CANYON COUNTY, IDAHO
 2022



BASIS OF BEARING IS GRID NORTH, IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE,
 NORTH 88°40'02" WEST BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 29.



LEGEND

- FOUND PLS CORNER AS NOTED
- FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "WHPACIFIC PLS 10729" OR AS NOTED
- 1"WC ○ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "WHPACIFIC PLS 10729" MARKING A 1 FOOT WITNESS CORNER PER PLAT FOR BRITANNIA HEIGHTS NO. 4
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "NV5 PLS 17216"
- ⊗ FOUND 1" BRASS PLUG SET IN CURB LINE, PLS 17216
- RM14 ○ FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "WHPACIFIC PLS 10729" REFERENCE MONUMENT PER PLAT FOR BRITANNIA HEIGHTS NO. 4 OR AS NOTED
- SET 5/8" REBAR W/ BLUE PLASTIC CAP MARKED "NV5 PLS 19748"
- CALCULATED POINT NOTHING FOUND OR SET
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- INTERIOR LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE AS NOTED
- LOT NUMBER (SEE NOTE 19)

REFERENCES

- R1) PLAT OF BRITANNIA HEIGHTS SUBDIVISION NO. 4, BOOK 49, PAGE 26, RECORDS OF CANYON COUNTY, IDAHO.
- R2) PLAT OF BRITANNIA HEIGHTS SUBDIVISION NO. 6, BOOK 52, PAGE 21, RECORDS OF CANYON COUNTY, IDAHO.
- R3) PLAT OF BRITANNIA HEIGHTS SUBDIVISION NO. 5, BOOK 52, PAGE 20, RECORDS OF CANYON COUNTY, IDAHO.
- R4) PLAT OF SUNSET PARADISE SUBDIVISION, BOOK 30, PAGE 35, RECORDS OF CANYON COUNTY, IDAHO.
- R5) RECORD OF SURVEY NO. 199700484, RECORDS OF CANYON COUNTY, IDAHO.
- R6) RECORD OF SURVEY NO. 1997007403, RECORDS OF CANYON COUNTY, IDAHO.
- R7) RECORD OF SURVEY NO. 200007404 RECORDS OF CANYON COUNTY, IDAHO.
- R8) PLAT OF BRITANNIA HEIGHTS SUBDIVISION NO. 7 BOOK 53, PAGE 50, RECORDS OF CANYON COUNTY, IDAHO.

REVISIONS			
NO.	BY	DATE	REMARKS
1	WC	08-29-22	CHANGE ROAD NAME AND SANITARY RESTRICTIONS
2			
3			
4			



NV5

690 Industry Way, Suite 10
 Meridan, ID 83642
 208-342-5400 www.NV5.com

DATE: 8/31/2022 3:45 PM | AUTHOR: wayne.caudell | PLOTTER: DWG To PDF.pc3 | STYLE: WHP-Standard.ctb | [PATH: P:\Britannia Heights LLC\229121-B000295-00\Execution\Drawings\Survey\B000295-KR-PT.dwg] [LAYOUT: SHEET 1]

APPROVAL OF NAMPA HIGHWAY DISTRICT NO. 1
 NAMPA HIGHWAY DISTRICT NO. 1 DOES HEREBY ACCEPT 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, NAMPA HIGHWAY DISTRICT NO. 1 _____ DATE _____

SHEET INDEX
 SHEET 1 - PLAT
 SHEET 2 - PLAT NOTES AND LINE AND CURVE TABLES
 SHEET 3 - OWNERS CERTIFICATE
 SHEET 4 - SIGNATURE SHEET

FOUND BRASS CAP S.E. CORNER SEC. 29 CP&F 2018-000298

PLAT OF BRITTANIA LAKES SUBDIVISION

NOTES

- 1) LOT 8, BLOCK 1 IS A COMMON LOT DEDICATED TO THE BRITTANIA HEIGHTS SUBDIVISION HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF OWNING AND MAINTAINING A PRIVATE ROADWAY. SAID LOT SHALL BE COVERED BY A BLANKET EASEMENT FOR THE PURPOSES OF INGRESS/EGRESS, PUBLIC UTILITIES, DRAINAGE AND LANDSCAPING.
- 2) ALL LOT LINES COMMON TO THE PRIVATE ROADWAY HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE, LANDSCAPING AND IRRIGATION EASEMENT, UNLESS OTHERWISE DIMENSIONED. THE EXTERIOR BOUNDARY HAS A (10') WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, IRRIGATION AND LANDSCAPE EASEMENT UNLESS OTHERWISE DIMENSIONED. ALL INTERIOR LOTS ARE HEREBY DESIGNATED AS HAVING A FIVE FOOT (5') PERMANENT EASEMENT ON EACH SIDE OF THE SIDE LOT LINES, AND A TEN (10') FOOT PERMANENT EASEMENT CONTIGUOUS TO ALL REAR LOT LINES, FOR PUBLIC UTILITIES, IRRIGATION LOT DRAINAGE AND LANDSCAPING.
- 3) LOTS 6, 22, 26 AND 31, BLOCK 1 ARE DESIGNATED AS A COMMON LOT AND IS TO BE OWNED BY BRITTANIA HEIGHTS LLC AND MAINTAINED BY THE BRITTANIA HEIGHTS SUBDIVISION HOMEOWNERS ASSOCIATION, OR ITS ASSIGNS, AND SHALL HAVE A BLANKET EASEMENT FOR LANDSCAPE, PRESSURIZED IRRIGATION, AND HOMEOWNERS PEDESTRIAN ACCESS.
- 4) THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, KNOWN AS THE 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 ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- 5) IRRIGATION WATER HAS BEEN PROVIDED BY NAMPA MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ALL IRRIGATION ASSESSMENTS, FROM NAMPA MERIDIAN IRRIGATION DISTRICT. PRESSURIZED IRRIGATION IS OWNED AND OPERATED BY THE GRANTOR UNTIL ALL PHASES OF PRELIMINARY PLAT ARE COMPLETED AT WHICH TIME IT SHALL BE DEDICATED TO THE HOA UNDER THE CCR'S AT THE TIME OF DEDICATION. THE LOT OWNER WILL BE RESPONSIBLE FOR OPERATION ASSESSMENTS AS OUTLINED IN THE CCR'S.
- 6) ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 7) MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CANYON COUNTY REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR THE CC&R'S WHICHEVER IS MORE RESTRICTIVE OR AS SPECIFICALLY APPROVED AND/OR REQUIRED. ALSO NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY FEET TO ANY SECTION LINE UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY FEET SETBACK REQUIREMENT.
- 8) MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR THE HOMEOWNERS ASSOCIATION.
- 9) ALL LOTS WILL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AND AMENDMENTS OR MODIFICATIONS THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE OFFICE OF THE RECORDER, CANYON COUNTY.

- 10) LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE CANYON COUNTY, THE HEALTH AUTHORITY AND THE HOA.
- 11) NO ADDITIONAL POTABLE DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- 12) STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER AND IF THE HOMEOWNER FAILS TO MAINTAIN THEN THE HOA SHALL MAINTAIN AT THE HOMEOWNER'S EXPENSE. 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.
- 14) POTABLE WATER IS SUPPLIED BY THE CITY OF NAMPA AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF NAMPA. LOT OWNER IS RESPONSIBLE FOR ASSESSMENTS FROM THE CITY TO MAINTAIN SAID SYSTEM.
- 15) THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- 16) ALL BUILDABLE LOTS WILL BE SERVICED BY A COMMUNITY WASTE WATER FACILITY APPROVED BY IDEQ.
- 17) NO ACCESS SHALL BE ALLOWED TO THE LAND IN A PLATTED SUBDIVISION OTHER THAN BY INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THIS PLAT.
- 18) RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS WITH REFERENCE TO RECORD DOCUMENTS LIST IN REFERENCES TABLE.
- 19) NO CONSTRUCTION SHALL BE ALLOWED ON LOTS 25, 27-30 AND 32-35, BLOCK 1 OF ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND SUCH RESTRICTIONS ARE LIFTED BY DEQ.

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C1	4°45'14"	517.50	42.94	N9°20'33"E	42.93
C2	5°12'28"	1017.00	92.44	N4°21'42"E	92.41
C3	5°55'35"	333.00	34.44	N17°38'52"E	34.43
C4	0°38'41"	1017.00	11.44	S6°38'36"W	11.44
C5	4°33'47"	1017.00	81.00	S4°02'21"W	80.98
C6	40°08'24"	217.50	152.37	S68°58'24"E	149.28
C7	5°15'48"	217.50	19.98	S86°24'42"E	19.97
C8	22°16'54"	217.50	84.58	S72°38'21"E	84.05
C9	12°35'42"	217.50	47.81	S55°12'03"E	47.72
C10	90°00'00"	20.00	31.42	N86°05'48"E	28.28
C11	20°27'17"	332.50	118.70	N30°52'09"E	118.07
C12	12°03'35"	367.50	77.35	N20°42'50"E	77.21
C13	91°16'06"	20.00	31.86	N18°53'25"W	28.60
C14	3°30'01"	817.50	49.94	N62°46'28"W	49.93
C15	29°22'57"	267.50	137.18	N46°19'59"W	135.68
C16	6°21'25"	267.50	29.68	N57°50'45"W	29.66
C17	17°50'42"	267.50	83.31	N45°44'42"W	82.98
C18	5°10'54"	267.50	24.19	N34°13'53"W	24.18
C19	82°49'09"	25.00	36.14	N73°03'01"W	33.07
C20	251°33'52"	51.00	223.92	N11°19'21"E	82.75
C21	115°20'18"	51.00	102.66	N56°47'27"W	86.19
C22	128°20'27"	51.00	114.24	N65°02'56"E	91.81
C23	7°53'08"	51.00	7.02	S46°50'17"E	7.01
C24	11°15'17"	25.00	4.91	S37°16'05"E	4.90
C25	29°22'57"	232.50	119.23	N46°19'55"W	117.93
C26	18°22'04"	232.50	74.53	S40°49'28"E	74.22
C27	11°00'57"	232.50	44.70	S55°30'59"E	44.63
C28	3°30'01"	782.50	47.80	S62°46'28"E	47.80
C29	77°32'40"	20.00	27.07	N76°42'12"E	25.05
C30	3°09'56"	367.50	20.30	N39°30'50"E	20.30

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CH. BEARING	CH. DIST.
C31	90°00'00"	20.00	31.42	N3°54'12"W	28.28
C32	3°10'50"	1017.50	56.48	N50°29'37"W	56.48
C33	1°52'17"	1017.50	33.23	N51°08'54"W	33.23
C34	1°18'33"	1017.50	23.25	N49°33'29"W	23.25
C35	50°15'26"	277.50	243.41	N23°46'33"W	235.68
C36	12°10'30"	277.50	58.97	N42°48'57"W	58.86
C37	9°30'39"	277.50	46.06	N31°58'23"W	46.01
C38	19°15'31"	277.50	93.28	N17°35'18"W	92.84
C39	9°18'42"	277.50	45.10	N3°18'11"W	45.05
C40	50°15'18"	242.50	212.70	N23°46'29"W	205.95
C41	15°55'58"	242.50	67.43	N6°36'50"W	67.22
C42	2°50'11"	242.50	12.00	N15°59'54"W	12.00
C43	31°29'13"	242.50	133.27	N33°09'36"W	131.60
C44	3°10'50"	982.50	54.54	N50°29'37"W	54.53
C45	0°29'21"	982.50	8.39	N49°08'53"W	8.39
C46	2°41'29"	982.50	46.15	N50°44'18"W	46.15
C47	86°49'10"	20.00	30.31	S84°30'23"W	27.49
C48	90°00'00"	20.00	31.42	S3°54'12"E	28.28
C49	40°08'29"	182.50	127.86	N68°58'27"W	125.26
C50	27°58'54"	182.50	89.13	S62°53'39"E	88.24
C51	12°09'30"	182.50	38.73	S82°57'51"E	38.65

LINE TABLE		
LINE #	BEARING	DIST.
L1	N41°05'48"E	17.61
L2	S0°57'24"W	14.59
L3	N89°12'20"W	0.50
L4	S48°54'12"E	10.21
L5	N89°02'36"W	0.53
L6	N75°18'58"W	0.50
L7	N64°31'28"W	8.75
L8	N31°38'26"W	43.49
L9	S89°07'18"E	1.00
L10	S64°31'28"E	17.78
L11	N1°21'10"E	48.71
L12	N1°21'10"E	48.71
L13	S10°34'54"E	12.09
L14	S48°54'12"E	25.17
L15	S48°54'12"E	5.17
L16	S41°21'40"E	29.58
L17	N48°57'40"E	26.76

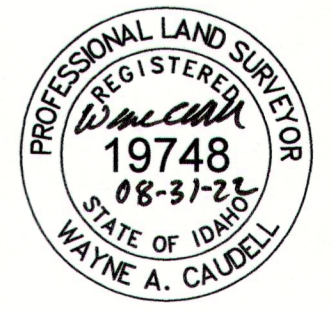
SURVEYOR'S NARRATIVE

THIS SUBDIVISION IS BEING PLATTED AT THE REQUEST OF THE OWNER, BRITTANIA HEIGHTS, LLC. THIS SUBDIVISION IS ANOTHER PHASE OF THE OVERALL MASTERPLAN DEVELOPMENT. IT IS BORDERED ON THE NORTH BY THE SOUTHERLY LINE OF BRITTANIA HEIGHTS SUBDIVISION NO. 4, ON THE WEST BY THE EASTERLY LINE OF LOT 7, BLOCK 1 OF BRITTANIA HEIGHTS SUBDIVISION NO. 5 AND LOT 9, BLOCK 1 OF BRITTANIA HEIGHTS SUBDIVISION NO. 4 ALSO KNOWN AS S. BRISTOL LANE, A PRIVATE ROAD., AND ON THE EAST BY THE WESTERLY LINE OF THOSE LANDS SHOWN ON RECORD OF SURVEY INST. NO. 200007404 IN THE RECORDS OF CANYON COUNTY, AND ALSO THE WESTERLY BOUNDARY OF SUNSET PARADISE SUBDIVISION.

THE BOUNDARIES WERE ALL DETERMINED FROM LOCATED MONUMENTATION AND RECORD INFORMATION FROM SAID SUBDIVISIONS AND RECORDS OF SURVEY.

THE REMAINDER OF THE PLAT AS SHOWN WAS DEVELOPED IN COLLABORATION WITH SAID OWNER AND THE ENGINEERING DESIGN TEAM AT NV5.

[DATE: 8/31/2022 3:46 PM] [AUTHOR: wayne.caudell] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb] [PATH: P:\Brittania Heights LLC\229121-B000295-00\Execution\Drawings\Survey\B000295-XR-PT.dwg] [LAYOUT: SHEET 2]



PLAT OF BRITANIA LAKES SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THIS PRESENTS: THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY DESCRIBED AS FOLLOWS AND INTEND TO INCLUDE SAID PROPERTY IN THIS PLAT: A PARCEL OF LAND BEING A PORTION OF THE S 1/2 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 29, MARKED BY A BRASS CAP (CORNER RECORD NO. 2018-000298), FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 29, MARKED BY A 1/2" REBAR WITH NO CAP SET IN A MONUMENT WELL (CORNER RECORD NO. 2006028321), BEARS NORTH 88°40'02" WEST, A DISTANCE OF 2,679.76 FEET;

THENCE NORTH 88°40'02" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 960.01 FEET, TO THE SOUTHWEST BOUNDARY CORNER AS SHOWN ON THE PLAT FOR SUNSET PARADISE SUBDIVISION RECORDED IN BOOK 30, PAGE 35 IN THE RECORDS OF CANYON COUNTY;

THENCE NORTH 00°52'42" EAST, COINCIDENT WITH THE WESTERLY BOUNDARY OF SAID SUNSET PARADISE SUBDIVISION, A DISTANCE OF 255.17 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°38'50" WEST, A DISTANCE OF 359.43 FEET;

THENCE NORTH 10°34'54" WEST, A DISTANCE OF 139.69 FEET;

THENCE NORTH 48°54'12" WEST, A DISTANCE OF 328.82 FEET;

THENCE NORTH 41°05'48" EAST, A DISTANCE OF 17.61 FEET;

THENCE NORTH 48°54'12" WEST, A DISTANCE OF 107.73 FEET;

THENCE NORTH 89°02'36" WEST, A DISTANCE OF 239.45 FEET;

THENCE SOUTH 00°57'24" WEST, A DISTANCE OF 14.59 FEET, TO A POINT ON THE NORTHERLY LINE OF LOT 1, BLOCK 1, OF BRITANIA HEIGHTS SUBDIVISION NO. 5 RECORDED IN BOOK 52, PAGE 20 IN THE RECORDS OF CANYON COUNTY;

THENCE COINCIDENT WITH NORTHERLY AND EASTERLY BOUNDARY OF SAID BRITANIA HEIGHTS SUBDIVISION NO. 5 FOR THE FOLLOWING FOUR (4) COURSES:

THENCE NORTH 88°38'30" WEST, A DISTANCE OF 113.51 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT, A DISTANCE OF 42.94 FEET, SAID CURVE HAVING A RADIUS OF 517.50 FEET, A CENTRAL ANGLE OF 4°45'14", AND A CHORD BEARING OF NORTH 09°20'33" EAST, A DISTANCE OF 42.93 FEET;

THENCE NORTH 06°57'56" EAST, A DISTANCE OF 97.87 FEET;

THENCE NORTH 89°12'20" WEST, A DISTANCE OF 0.50 FEET, TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 1 OF BRITANIA HEIGHTS SUBDIVISION NO. 4, RECORDED IN BOOK 49, PAGE 26, IN THE RECORDS OF CANYON COUNTY;

THENCE COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID LOT 9, AND THE SOUTHERLY BOUNDARY OF SAID BRITANIA HEIGHTS SUBDIVISION NO. 4 FOR THE FOLLOWING EIGHT (8) COURSES:

THENCE NORTH 06°57'56" EAST, A DISTANCE OF 45.23 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 92.44 FEET, SAID CURVE HAVING A RADIUS OF 1017.00 FEET, A CENTRAL ANGLE OF 05°12'28", AND A CHORD BEARING OF NORTH 04°21'42" EAST, A DISTANCE OF 92.41 FEET;

THENCE NORTH 01°45'28" EAST, A DISTANCE OF 44.78 FEET, TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 1 OF SAID BRITANIA HEIGHTS SUBDIVISION NO. 4;

THENCE SOUTH 89°02'36" EAST, A DISTANCE OF 654.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG THE SAID CURVE TO THE LEFT, A DISTANCE OF 34.44 FEET, SAID CURVE HAVING A RADIUS OF 333.00 FEET, A CENTRAL ANGLE OF 05°55'35", AND A CHORD BEARING OF NORTH 17°38'52" EAST, A DISTANCE OF 42.93 FEET;

THENCE SOUTH 75°19'16" EAST, A DISTANCE OF 34.00 FEET;

THENCE SOUTH 75°18'58" EAST, A DISTANCE OF 125.50 FEET;

THENCE SOUTH 89°06'37" EAST, A DISTANCE OF 215.93 FEET, TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 1 OF SAID BRITANIA HEIGHTS SUBDIVISION NO. 4;

THENCE SOUTH 00°52'42" WEST, COINCIDENT WITH THE WESTERLY BOUNDARY OF THOSE LANDS SHOWN ON RECORD OF SURVEY INST. NO. 200007404, IN THE RECORDS OF CANYON COUNTY. A DISTANCE OF 737.62 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 539,613 SQUARE FEET, OR 12.39 ACRES, MORE OR LESS.

THE EASEMENTS AND PRIVATE ROADS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS ARE PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON AND NO PERMANENT STRUCTURE OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS. ALL OF THE LOTS IN THIS SUBDIVISION WILL RECEIVE WATER SERVICE FROM THE CITY OF NAMPA WHICH HAS AGREED IN WRITING TO SERVE ALL LOTS. IRRIGATION WATER HAS BEEN PROVIDED BY NAMPA & MERIDIAN 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 NAMPA & MERIDIAN IRRIGATION DISTRICT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF ____, 20__.

BRITANIA HEIGHTS, LLC

JEFFERY L. HESS, MANAGER

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON } SS

ON THIS ____ DAY OF _____, IN THE YEAR _____, BEFORE

ME _____, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JEFFERY L. HESS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF BRITANIA HEIGHTS LLC, AN IDAHO LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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.

NOTARY PUBLIC FOR IDAHO

RESIDING AT _____

MY COMMISSION EXPIRES _____

[DATE: 8/31/2022 3:47 PM] [AUTHOR: wayne.caudell] [PLOTTER: DWG To PDF.pc3] [STYLE: WHP-Standard.ctb] [PATH: P:\Brittania Heights LLC\229121-B000295-00\Execution\Drawings\Survey\B000295-XR-PT.dwg] [LAYOUT: SHEET 3]



PLAT OF BRITTANIA LAKES SUBDIVISION

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 relating to Plats and Surveys.

Canyon County Surveyor
David R. Kinzer PE/PLS 2659

Date

APPROVAL OF CANYON COUNTY COMMISSIONERS

Accepted and Approved this _____ day of _____, 20____, by the Canyon County Commissioners, Canyon County, Idaho.

Chairman

Clerk

SANITARY RESTRICTIONS

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. The owners of lots 1-5, 7, 9-21 and 23-24 are cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet other conditions of DEQ, then sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, are in force. The owners of Lots 25-30 and 32-35 shall not construct any building, dwelling, or shelter which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied.

Southwest District Health Department, EHS

Date

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho, do hereby approve this plat of Britannia Lakes Subdivision.

Nampa City Engineer

Date

CERTIFICATE OF THE CANYON COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of Idaho Code, Title 50, Chapter 13, Section 50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this development have been paid in full. This certification is valid for the next thirty (30) days only.

Canyon County Treasurer

Date

APPROVAL OF NAMPA HIGHWAY DISTRICT NO. 1

NAMPA HIGHWAY DISTRICT NO. 1 DOES HEREBY ACCEPT 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.

COMMISSIONER, NAMPA HIGHWAY DISTRICT NO. 1

DATE

Wayne A. Caudell P.L.S.



Idaho No. 19748

[DATE: 8/31/2022 3:48 PM] [AUTHOR: wayne.caudell] [PLOTTER: DWG To PDF.pcl] [STYLE: WHP-Standard.ctb] [PATH: P:\Brittania Heights LLC\229121-B000295.00\Execution\Drawings\Survey\B000295-XR-PT.dwg] [LAYOUT: SHEET 4]