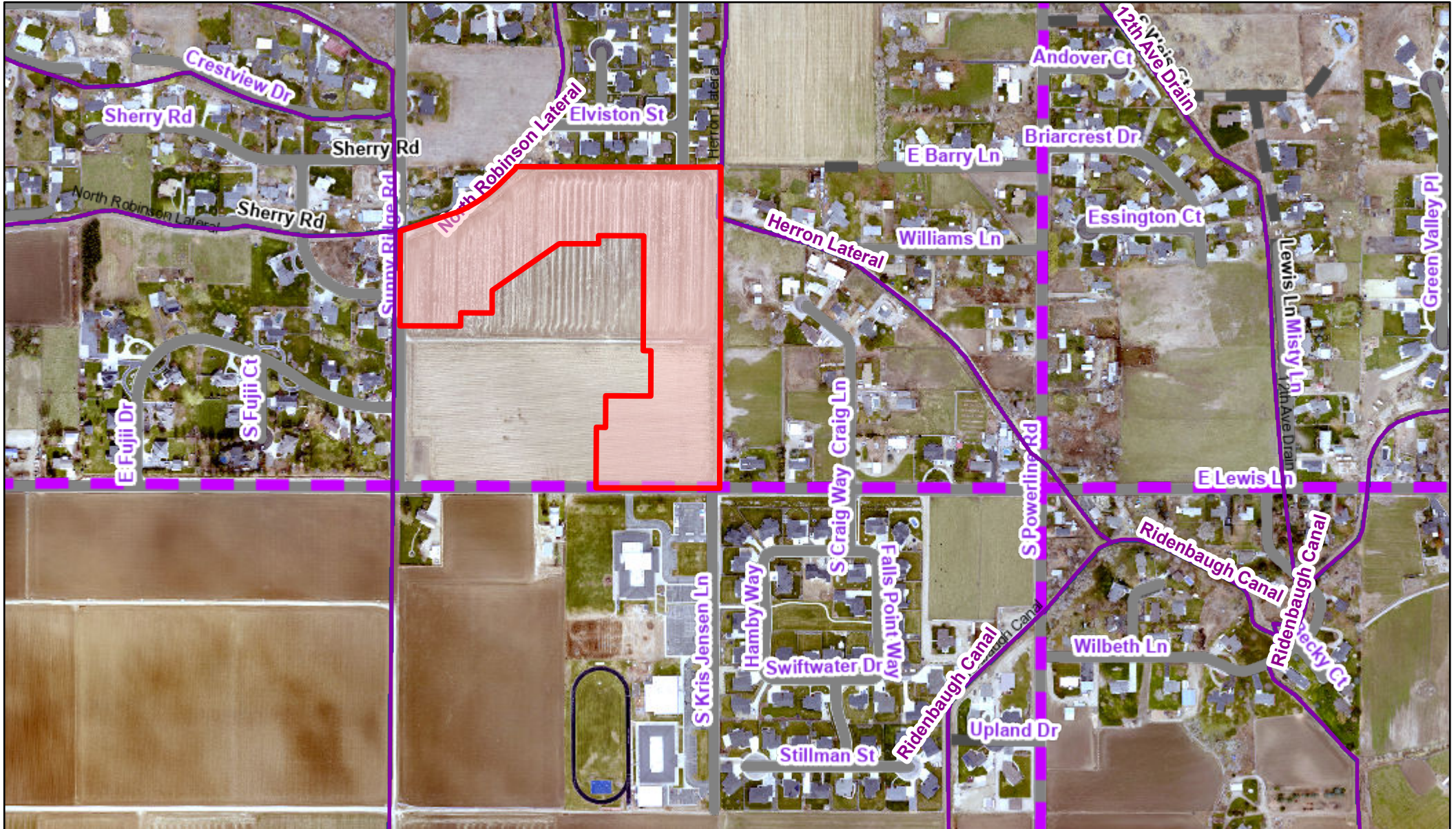
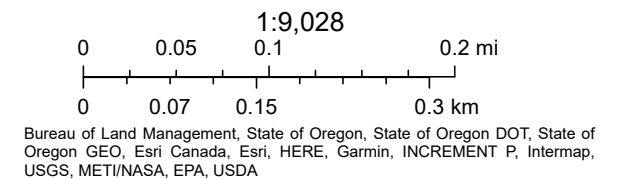


Canyon County, ID Web Map



7/3/2023, 4:53:37 PM

- | | | |
|--|---|---|
| Multiple Parcel Search_Query result | CanyonCountyRoads | Canyon County Imagery_2019 |
| Hydro_NHDFlowline | Roads | Red: Band_1 |
| Hydro_NHDFlowline | ITDFunctionalClassification | Green: Band_2 |
| CC_PrivateRoads | Major Collector | Blue: Band_3 |



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: Endurance Holdings LLC
	MAILING ADDRESS: 1977 E Overland Rd , Meridian ID 83642
	PHONE: 208-895-8858 EMAIL: Shawn@trilogyidaho.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: _____	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Kent Brown
	COMPANY NAME: Kent Brown Planning Services
	MAILING ADDRESS: 3161 E Springwood Dr Meridian ID 83642
	PHONE: 208-871-6842 EMAIL: kentlkb@gmail.com

SITE INFO	STREET ADDRESS: 0 LEWIS LN		
	PARCEL #: R2941201100	LOT SIZE/AREA:	19.84ac
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: SE	SECTION: 10	TOWNSHIP: 2N 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: SD 2022-0050	DATE RECEIVED: 10.14.22
RECEIVED BY: SH	APPLICATION FEE: 1,580.00 <input checked="" type="checkbox"/> 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

Transmittal
KB Planning

Date: October 14 2022

To: Jennifer Almeida
Canyon County
Development Services

From: Kent Brown
3161 E Springwood Dr
Meridian Id 83642

Adair

Attached is copy of Jack's Place # 1 final plat application.

If you have any questions please call me at 208-871-6842.

Thanks so Much

Kent Brown
3161 E Springwood Dr
Meridian ID 83642

Phone 208-871-6842
Email kentlkb@gmail.com



Canyon County Board of County Commissioners

Jack's Place Subdivision – Preliminary Plat, Irrigation & Drainage Plan

Development Services Department

Findings

1. The property is currently zoned "R-R" (Rural Residential). *A request to rezone the property to "R-1" (Single Family Residential) has been made, Case No. RZ2020-0004.*
2. The subdivision contains 89 residential lots and ten (10) common lots.
3. The proposed preliminary plat is in conformance with CCZO Article 17, Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions, and Idaho Code, Sections 50-1301 through 50-1329 (Platting) and Idaho Code 31-3809 (Irrigation).
4. The property is located within Nampa's Area of City Impact.
5. The lots will be served by City of Nampa water and City of Nampa Sanitary Sewer.
6. A pressurized irrigation system will provide irrigation to each lot.
7. The subject property is located within Nampa School District, Nampa Fire, Nampa Highway District No. 1, and Nampa Meridian Irrigation District.
8. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 10/23/20, Newspaper notice was provided on 11/17/20, property owners within 300' were notified by mail on 10/23/20, and the property was posted on 12/8/20.
9. The record includes all testimony received at the public hearing held on 9/17/20, 12/15/20, the staff report, exhibits, and documents in case file SD2020-0006.

Conclusions of Law

The Board of County Commissioners have the authority to sustain, modify or reject the recommendations of the Commission. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and County ordinances.

Conditions of Approval

1. All subdivision improvements shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat.
2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
4. A pressurized irrigation system shall be utilized for the subdivision.
5. Developer shall construct sidewalks along the E. Lewis Ln. and Sunny Ridge R. frontages in accordance with Nampa City Code Section 9-3-1.
6. Developer shall address all street naming with Nampa GIS Addressing Coordinator prior to submission of a final plat application.
7. Developer shall enter into an agreement with the City of Nampa for hook up to the City's public water and sewer system as well as future annexation prior to final plat approval. A copy of the agreement shall be submitted with the application for final plat.
8. A joint agreement shall be submitted with the application for final plat that addresses the construction and maintenance of public roads and public utilities within the public right-of-way. Said agreement shall be entered into by the developer, Nampa Highway District No. 1, and the City of Nampa.
9. Final construction drawings shall be submitted to the City of Nampa Engineering Division for review and approval prior to the start of construction.

10. Traffic calming measures shall be utilized to reduce speed along Castleton Avenue and shall meet City of Nampa requirements.
11. The development shall comply with Nampa Fire Department requirements.



Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2020-0006, the Board of County Commissioners **approve** the Preliminary Plat, Irrigation & Drainage Plan for Jack's Place Subdivision subject to the Conditions of Approval as enumerated herein.

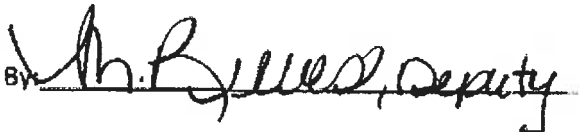
RECOMMENDED FOR APPROVAL on this 15 day of December, 2020.

BOARD OF COUNTY COMMISSIONERS

CANYON COUNTY,

	Yes	No	Did Not Vote
 Commissioner White	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Commissioner Dale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Commissioner Van Beek	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Attest: Chris Yamamoto, Clerk

By  Deputy

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:** 76694**Date:** 10/14/2022**Date Created:** 10/14/2022**Receipt Type:** Normal Receipt**Status:** Active**Customer's Name:** Challenger Development Inc**Comments:** Final Plat - Jacks Place**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	SD2022-0050	\$1,000.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	SD2022-0050	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2022-0050	\$480.00	\$0.00	\$0.00

Sub Total: \$1,580.00**Sales Tax:** \$0.00**Total Charges:** \$1,580.00**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	12815	\$1,580.00

Total Payments: \$1,580.00**ADJUSTMENTS****Receipt Balance:** \$0.00

PLAT SHOWING
JACK'S PLACE
SUBDIVISION NO. 1

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF
SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST,
B.M., CANYON COUNTY, IDAHO
2022

NOTES

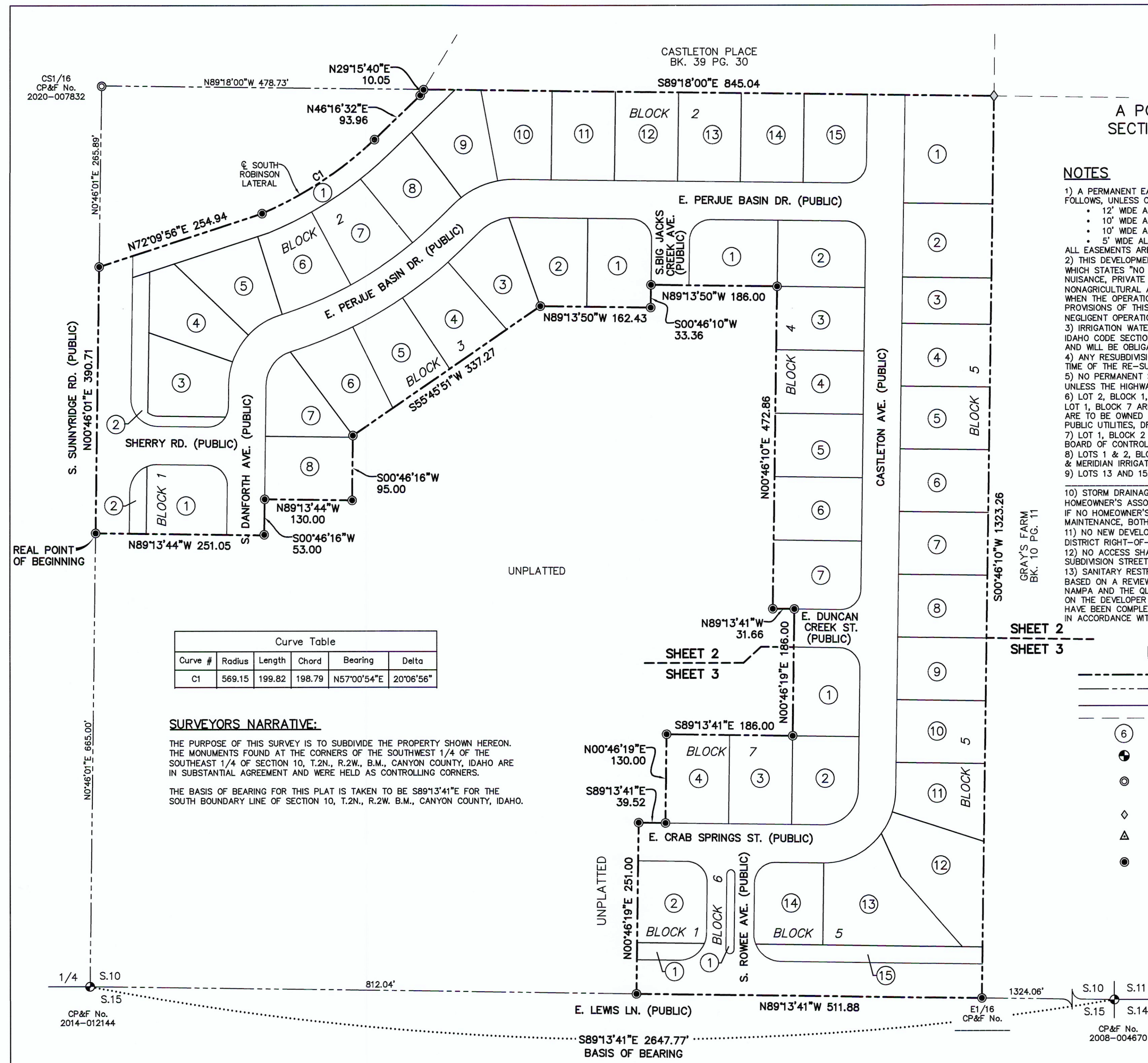
- 1) A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED:
 - 12' WIDE ALONG THE SUBDIVISION BOUNDARY
 - 10' WIDE ALONG THE FRONTAGE OF EACH LOT OR PUBLIC RIGHT-OF-WAY
 - 10' WIDE ALONG THE REAR LOT LINES WHERE IT IS NOT A SUBDIVISION BOUNDARY
 - 5' WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES
- 2) ALL EASEMENTS ARE AS SHOWN ON THIS PLAT.
- 3) THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 22, CHAPTER 45 RIGHT TO FARM, SECTION 22-4503, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- 4) IRRIGATION WATER WILL BE PROVIDED BY NAMPA & MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(B.1). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA & MERIDIAN IRRIGATION DISTRICT.
- 5) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 6) 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.
- 7) LOT 2, BLOCK 1, LOTS 1 & 2, BLOCK 2, LOT 7, BLOCK 3, LOTS 13 & 15, BLOCK 5, LOT 1, BLOCK 6 AND LOT 1, BLOCK 7 ARE COMMON LOTS FOR THE PURPOSE OF OPEN SPACE AND IRRIGATION LINE(S). SAID LOT(S) ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THIS LOT IS SUBJECT TO A BLANKET PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT.
- 8) LOT 1, BLOCK 2 CONTAINS THE S. ROBINSON LATERAL AND IS SUBJECT TO A BLANKET BOISE PROJECT BOARD OF CONTROL EASEMENT.
- 9) LOTS 1 & 2, BLOCK 5 CONTAIN AN EASEMENT FOR THE HERON LATERAL AND ARE SUBJECT TO A NAMPA & MERIDIAN IRRIGATION DISTRICT EASEMENT AS SHOWN ON THIS PLAT.
- 10) LOTS 13 AND 15, BLOCK 5 CONTAIN AN EXISTING SEWER EASEMENT AS SHOWN ON THIS PLAT. INST. NO.
- 11) 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.
- 12) 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.
- 13) NO ACCESS SHALL BE ALLOWED TO LAND IN A PLATTED SUBDIVISION OTHER THAN TO INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THE PLAT.
- 14) SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLEP) REPRESENTING THE CITY OF NAMPA AND THE QLEP APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	569.15	199.82	198.79	N57°00'54"E	20°06'56"

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON. THE MONUMENTS FOUND AT THE CORNERS OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, T.2N., R.2W., B.M., CANYON COUNTY, IDAHO ARE IN SUBSTANTIAL AGREEMENT AND WERE HELD AS CONTROLLING CORNERS.

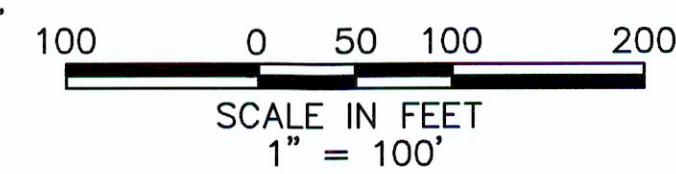
THE BASIS OF BEARING FOR THIS PLAT IS TAKEN TO BE S89°13'41"E FOR THE SOUTH BOUNDARY LINE OF SECTION 10, T.2N., R.2W. B.M., CANYON COUNTY, IDAHO.



SHEET 2
SHEET 3

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- ADJACENT SUBDIVISION BOUNDARY
- LOT NUMBER
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP PLS 11120, UNLESS NOTED OTHERWISE
- FOUND 3/4" IRON PIPE
- CALCULATED POINT, NOTHING FOUND OR SET
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11779



CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD ST
BOISE, ID 83704

NO.	REVISIONS
1	08/03/22 ADDRESS COUNTY COMMENTS

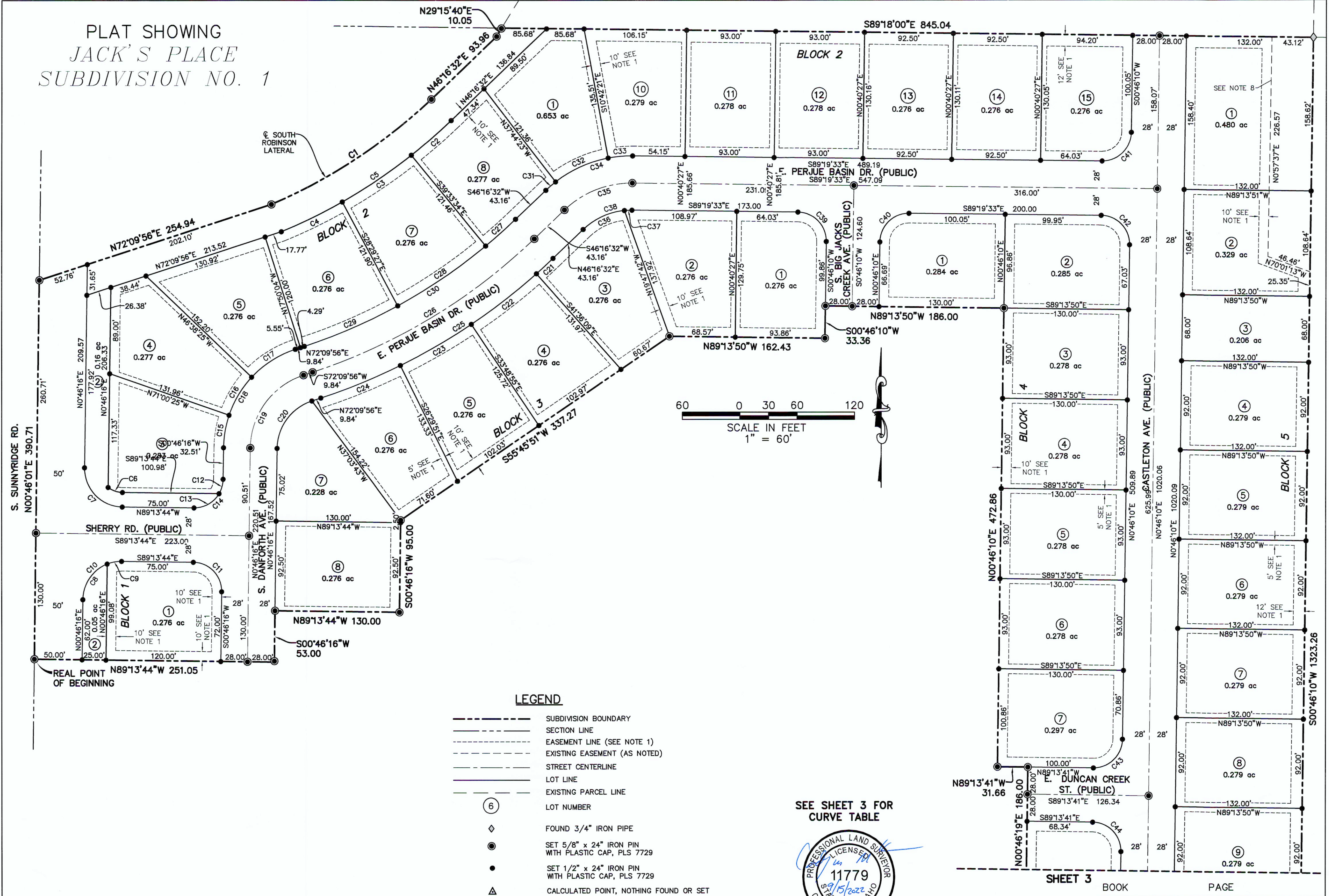
BOOK PAGE

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

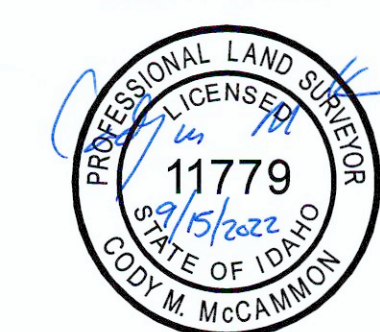
PLAT SHOWING JACK'S PLACE SUBDIVISION NO. 1



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- - - EASEMENT LINE (SEE NOTE 1)
- - - EXISTING EASEMENT (AS NOTED)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- ⑥ LOT NUMBER
- ◆ FOUND 3/4" IRON PIPE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- △ CALCULATED POINT, NOTHING FOUND OR SET

SEE SHEET 3 FOR
CURVE TABLE



CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD ST
BOISE, ID 83704

SHEET 3

BOOK

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Bailey Engineering, Inc.

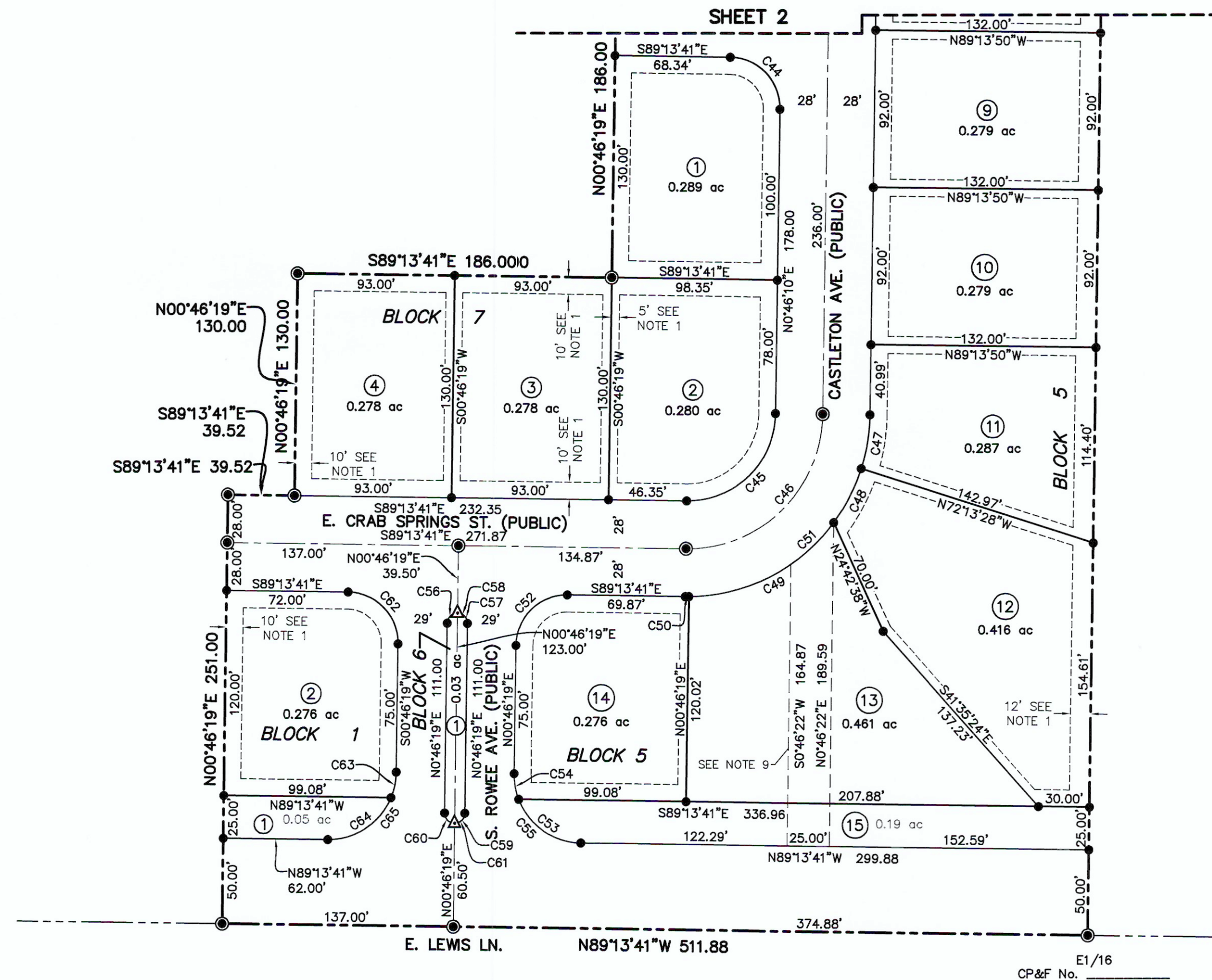
CIVIL ENGINEERING | PLANNING | CADD

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EAGLE, ID 83616

TEL 208-938-0013
www.baileyengineers.com

SHEET 2 OF 5

PLAT SHOWING
JACK'S PLACE
SUBDIVISION NO. 1



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE (SEE NOTE 1)
- EXISTING EASEMENT (AS NOTED)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- ⑥ LOT NUMBER
- ◇ FOUND 3/4" IRON PIPE
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- △ CALCULATED POINT, NOTHING FOUND OR SET

60 0 30 60 120
SCALE IN FEET
1" = 60'

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	569.15	199.82	198.79	N57°00'54"E	20°06'56"
C2	562.68	54.62	54.60	N49°03'24"E	5°33'43"
C3	562.68	86.95	86.86	N56°15'52"E	8°51'13"
C4	562.68	70.46	70.42	N64°16'43"E	7°10'31"
C5	562.68	212.03	210.78	N57°04'16"E	21°35'26"
C6	25.00	16.09	15.81	S70°47'38"E	36°52'12"
C7	40.00	62.83	56.57	N44°13'44"W	90°00'00"
C8	40.00	47.46	44.72	N34°45'32"E	67°58'32"
C9	40.00	15.38	15.28	N79°45'32"E	22°01'28"
C10	40.00	62.83	56.57	S45°46'16"W	90°00'00"
C11	30.00	47.12	42.43	S44°13'44"E	90°00'00"
C12	30.00	15.71	15.53	S15°46'16"W	30°00'00"
C13	30.00	31.42	30.00	S60°46'16"W	60°00'00"
C14	30.00	47.12	42.43	N45°46'16"E	90°00'00"
C15	108.00	34.11	33.97	S09°49'13"W	18°05'53"
C16	108.00	46.16	45.81	S31°06'52"W	24°29'26"
C17	108.00	54.30	53.73	S57°45'46"W	28°48'21"
C18	108.00	134.58	126.04	S36°28'06"W	71°23'40"
C19	80.00	99.69	93.36	S36°28'06"W	71°23'40"
C20	52.00	64.80	60.68	N36°28'06"E	71°23'40"
C21	628.00	23.26	23.26	N47°20'12"E	2°07'19"
C22	628.00	85.35	85.29	N52°17'28"E	7°47'14"
C23	628.00	85.30	85.24	N60°04'33"E	7°46'57"
C24	628.00	89.86	89.78	N68°03'59"E	8°11'54"
C25	628.00	283.77	281.36	N59°13'14"E	25°53'24"
C26	600.00	271.12	268.82	N59°13'14"E	25°53'24"
C27	572.00	41.58	41.57	S48°21'29"W	4°09'54"
C28	572.00	110.50	110.33	S55°58'30"W	11°04'07"
C29	572.00	106.39	106.23	S66°50'15"W	10°39'23"
C30	572.00	258.47	256.27	N59°13'14"E	25°53'24"
C31	128.00	13.37	13.36	S49°16'05"W	5°59'05"
C32	128.00	60.39	59.84	S65°46'38"W	27°02'02"
C33	128.00	25.42	25.38	S84°59'03"W	11°22'48"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C34	128.00	99.19	96.72	S68°28'29"W	44°23'54"
C35	100.00	77.49	75.57	S68°28'29"W	44°23'54"
C36	72.00	47.95	47.07	N65°21'15"E	38°09'24"
C37	72.00	7.84	7.84	N87°33'12"E	6°14'30"
C38	72.00	55.79	54.41	S68°28'29"W	44°23'54"
C39	30.00	47.17	42.46	S44°16'42"E	90°05'43"
C40	30.00	47.07	42.39	N45°43'18"E	89°54'17"
C41	30.00	47.07	42.39	S45°43'18"W	89°54'17"
C42	30.00	47.17	42.46	S44°16'41"E	90°05'42"
C43	30.00	47.13	42.43	S45°46'14"W	90°00'09"
C44	30.00	47.12	42.43	S44°13'46"E	89°59'51"
C45	52.00	81.68	73.54	S45°46'14"W	90°00'09"
C46	80.00	125.67	113.14	N45°46'14"E	90°00'09"
C47	108.00	32.06	31.94	N09°16'21"E	17°00'22"
C48	108.00	35.72	35.56	N27°15'01"E	18°56'58"
C49	108.00	99.74	96.24	N63°10'59"E	52°54'58"
C50	108.00	2.13	2.13	S89°47'36"E	1°07'51"
C51	108.00	169.65	152.74	N45°46'14"E	90°00'09"
C52	30.00	47.12	42.43	N45°46'19"E	90°00'00"
C53	40.00	47.46	44.72	N55°14'25"W	67°58'32"
C54	40.00	15.38	15.28	N10°14'25"W	22°01'28"
C55	40.00	62.83	56.57	S44°13'41"E	90°00'00"
C56	6.00	9.42	8.49	S45°46'19"W	90°00'00"
C57	6.00	9.42	8.49	N44°13'41"W	90°00'00"
C58	6.00	18.85	12.00	N89°13'41"W	180°00'00"
C59	6.00	9.42	8.49	N45°46'19"E	90°00'00"
C60	6.00	9.42	8.49	S44°13'41"E	90°00'00"
C61	6.00	18.85	12.00	S89°13'41"E	180°00'00"
C62	30.00	47.12	42.43	S44°13'41"E	89°59'59"
C63	40.00	15.38	15.28	S11°47'03"W	22°01'28"
C64	40.00	47.46	44.72	S56°47'03"W	67°58'32"
C65	40.00	62.83	56.57	N45°46'19"E	90°00'00"



CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W. EMERALD ST
BOISE, ID 83704

BOOK PAGE

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

SHEET 3 OF 5

JACK'S PLACE SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

Know all men by these presents: That Challenger Development Inc., an Idaho Corporation is the owner of the property described as follows:

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 10, T.2N., R.2W., B.M., Canyon County, Idaho more particularly described as follows:

Commencing at the South 1/4 corner of said Section 10 from which the Southeast corner of said Section 10 bears, South 89°13'41" East, 2647.77 feet; thence on the north-south centerline of said Section 10, North 00°46'01" East, 665.00 feet to the **REAL POINT OF BEGINNING**;

thence continuing on said north-south centerline, North 00°46'01" East, 390.71 feet to the centerline of the South Robinson Lateral; thence on said centerline the following four (4) courses and distances:
North 72°09'56" East, 254.94 feet;
199.82 feet along the arc of a non-tangent curve to the left, said curve having a radius of 569.15 feet, a central angle of 20°06'56" and a long chord which bears North 57°00'54" East, 198.79 feet;
North 46°16'32" East, 93.96 feet;
North 29°15'40" East, 10.05 feet to the Southwest corner of Castleton Place Subdivision as filed in Book 39 of Plats at Page 30, records of Canyon County, Idaho;
thence South 89°18'00" East, 845.04 feet to the Southeast corner of said Castleton Place Subdivision coincident with the Northwest corner of Grays Farm Subdivision as filed in Book 10 of Plats at Page 11, records of Canyon County, Idaho;
thence on the west boundary line of said Grays Farm Subdivision, South 00°46'10" West, 1,323.26 feet to the East 1/16 corner of said Section 10;
thence on the south boundary line of said Section 10, North 89°13'41" West, 511.88 feet;
thence leaving said south boundary line, North 00°46'19" East, 251.00 feet;
thence South 89°13'41" East, 39.52 feet;
thence North 00°46'19" East, 130.00 feet;
thence South 89°13'41" East, 186.00 feet;
thence North 00°46'19" East, 186.00 feet;
thence North 89°13'41" West, 31.66 feet;
thence North 00°46'10" East, 472.86 feet;
thence North 89°13'50" West, 186.00 feet;
thence South 00°46'10" West, 33.36 feet;
thence North 89°13'50" West, 162.43 feet;
thence South 55°45'51" West, 337.27 feet;
thence South 00°46'16" West, 95.00 feet;
thence North 89°13'44" West, 130.00 feet;
thence South 00°46'16" West, 53.00 feet;
thence North 89°13'44" West, 251.05 feet to the **REAL POINT OF BEGINNING**.

Containing 19.858 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this subdivision will be eligible to receive water service from an existing City of Nampa main line located adjacent to this subdivision, and the City of Nampa has agreed in writing to serve all of the lots in this subdivision.

Challenger Development Inc., an Idaho Corporation

Corey D. Barton, President

CERTIFICATE OF SURVEYOR

I, Cody M. McCammon, 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 and surveys.



ACKNOWLEDGMENT

State of Idaho)
) s.s.
County of Ada)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development Inc., an Idaho Corporation, the corporation which executed the within instrument and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires _____

Notary Public for Idaho
Residing in _____, Idaho

BOOK PAGE

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

1119 E. STATE STREET, SUITE 210 TEL 208-938-0013
EAGLE, ID 83616 www.baileyengineers.com

JACK'S PLACE SUBDIVISION NO. 1

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Jack Myrd 09/15/2022
District Health Department, EHS 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.

Chairman _____ Date _____

APPROVAL OF COUNTY COMMISSIONERS

Accepted and approved this ____ day of _____, 20____, this plat was duly accepted and approved by the Canyon County Commissioners, Canyon County, Idaho.

Chairman _____ Clerk _____

APPROVAL OF CITY ENGINEER

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

City Engineer _____ Date _____

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

David R. Kinzer 9/19/22
Canyon County Surveyor JUDGE IC 50-1305
DAVID R. KINZER FE/PLS 2659

CERTIFICATE OF COUNTY TREASURER

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

Date _____ County Treasurer _____



CODY M. MCCAMMON, PLS 11779
IDAHO SURVEY GROUP
9955 W EMERALD ST
BOISE, ID 83704

BOOK _____ PAGE _____

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