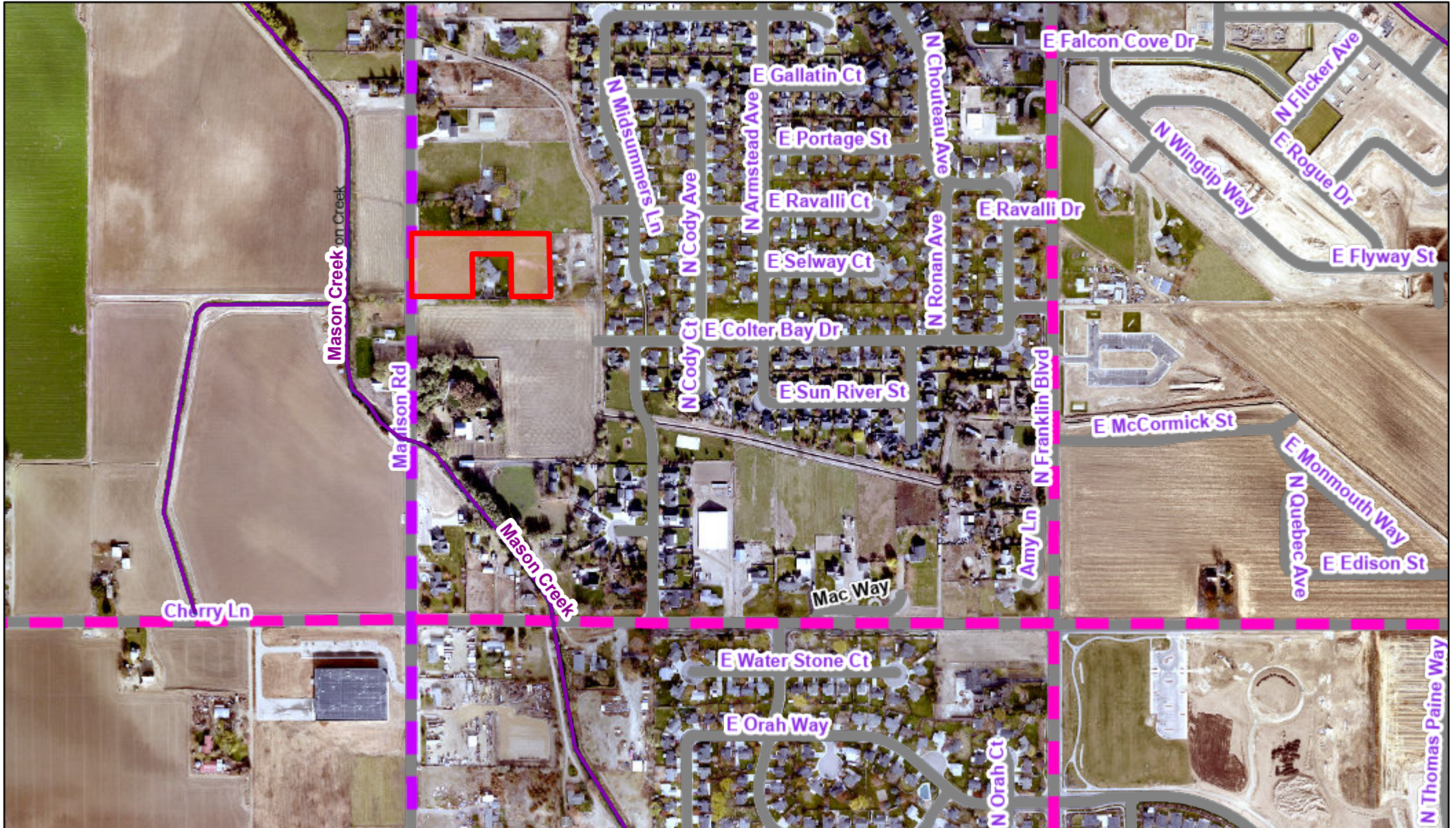
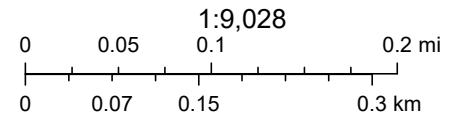


# Canyon County, ID Web Map



7/5/2023, 1:49:09 PM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- Hydro\_NHDFlowline
- CC\_PrivateRoads
- CanyonCountyRoads
- Roads
- Rail-Trail
- ITDFunctionalClassification
- Major Collector
- Other Principal Arterials
- 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

# **FINAL PLAT SUBMITTAL LIST**

## **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) | Phone: 208-454-7458 | Fax: 208-454-6633



### **THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:**

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

\* 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.

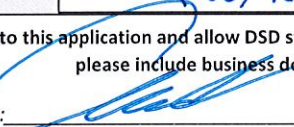
# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

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



<b>PROPERTY OWNER</b>	OWNER NAME: Hess Jerry and Joan Living Trust
	MAILING ADDRESS: 519 E. Karcher Rd. Nampa, ID 83687
	PHONE: (208) 466-7749 EMAIL:
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: 2-7-23	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Will Mason
	COMPANY NAME: Mason & Associates
	MAILING ADDRESS: 924 3 <sup>rd</sup> St. S. Ste. B Nampa, ID 83651
	PHONE: (208) 454-0256 EMAIL: wmason@masonandassociates.us

<b>SITE INFO</b>	STREET ADDRESS: 0 Madison Rd. Nampa, ID		
	PARCEL #: 30800000 0	LOT SIZE/AREA: 2.75 AC.	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: NW 1/4 SE 1/4	SECTION: 3	TOWNSHIP: 3N RANGE: 2W
	ZONING DISTRICT: R1	FLOODZONE (YES/NO):	

<b>HEARING LEVEL APPS</b>	<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

<b>DIRECTORS DECISION APPS</b>	<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:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

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



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Garner Charles L, Garner Christy J H/W</u>
	MAILING ADDRESS: <u>17260 Madison Rd. Nampa, ID 83687</u>
	PHONE: _____ EMAIL: _____

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: *Charles Garner*

Date: Feb 8, 2013

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: <u>Will Mason</u>
	COMPANY NAME: <u>Mason &amp; Associates</u>
	MAILING ADDRESS: <u>924 3<sup>rd</sup> St. S. Ste. B Nampa, ID 83651</u>
	PHONE: <u>(208) 454-0256</u> EMAIL: <u>wmason@masonandassociates.us</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>17260 Madison Rd. Nampa, ID 83687</u>	
	PARCEL #: <u>30800010 0</u>	LOT SIZE/AREA: <u>0.04 AC.</u>
	LOT: _____	BLOCK: _____
	SUBDIVISION: _____	
	QUARTER: <u>NW 1/4 SE 1/4</u>	SECTION: <u>3</u> TOWNSHIP: <u>3N</u> RANGE: <u>2W</u>

<b>HEARING LEVEL APPS</b>	<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

<b>DIRECTORS DECISION APPS</b>	<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: _____	DATE RECEIVED: _____
RECEIVED BY: _____	APPLICATION FEE: _____ CK MO CC CASH

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

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



<b>PROPERTY OWNER</b>	OWNER NAME: JJ Hess LLC
	MAILING ADDRESS: 519 E. Karcher Rd. Nampa, ID 83687
	PHONE: (208) 466-7749 EMAIL:
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: 2-7-23	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Will Mason
	COMPANY NAME: Mason & Associates
	MAILING ADDRESS: 924 3 <sup>rd</sup> St. S. Ste. B Nampa, ID 83651
	PHONE: (208) 454-0256 EMAIL: wmason@masonandassociates.us

<b>SITE INFO</b>	STREET ADDRESS: 17178 Madison Rd. Nampa, ID	
	PARCEL #: 30795000 0	LOT SIZE/AREA: 11.29 AC.
	LOT: BLOCK: SUBDIVISION:	
	QUARTER: NW 1/4 SE 1/4	SECTION: 3 TOWNSHIP: 3N RANGE: 2W
	ZONING DISTRICT: R1	FLOODZONE (YES/NO):

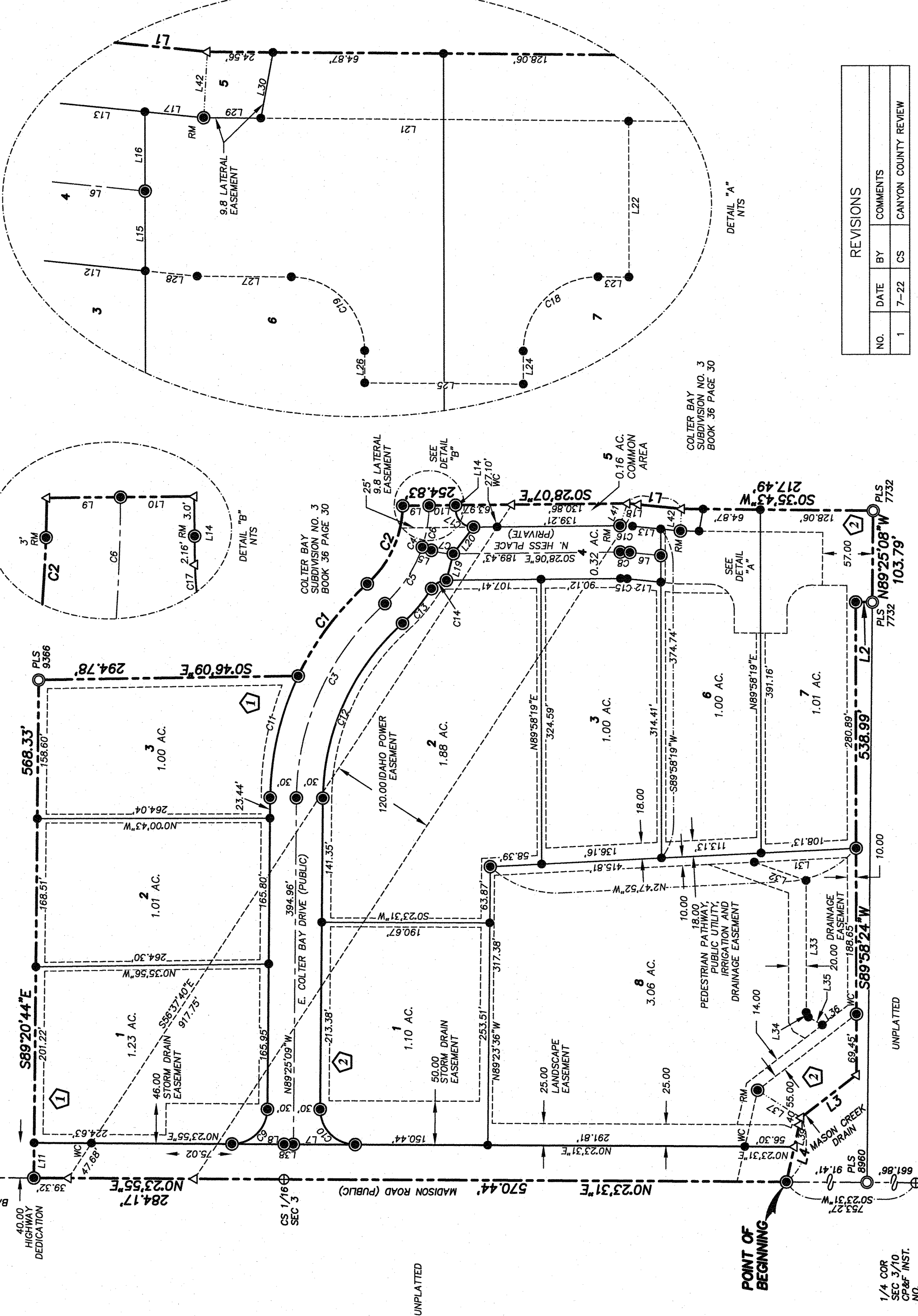
<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
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<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
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	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH

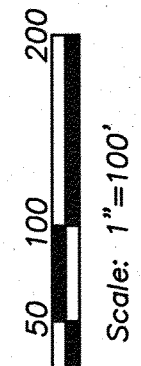
# HESSE ACRES SUBDIVISION

A PART OF THE NW 1/4 SE 1/4 AND A PART OF THE SW 1/4 SE 1/4,  
SECTION 03, T. 3 N., R. 2 W., B.M.,  
CANYON COUNTY, IDAHO  
2023



### LEGEND

- △ CALCULATED POINT
- ⊕ FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN
- SET 1/2" X 24" IRON PIN W/ PLASTIC CAP PLS 9366
- SET 5/8" X 30" IRON PIN W/ PLASTIC CAP PLS 9366
- RM WITNESS CORNER
- WC BLOCK NUMBER
- ① DEED LINE
- LOT LINE
- RIGHT OF WAY LINE
- CENTER LINE
- SECTION LINE
- EASEMENT LINE
- REFERENCE LINE
- LEADER LINE



### NOTES

1. IRRIGATION WATER HAS BEEN PROVIDED BY PIONEER 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 ASSESSMENTS FROM PIONEER IRRIGATION DISTRICT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY FEET TO ANY SECTION LINE UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY FEET SETBACK REQUIREMENT.
4. LOT 4 BLOCK 2 IS A PRIVATE ROAD LOT WITH A BLANKET INGRESS/EGRESS, PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT. SAID LOT SHALL BE OWNED AND MAINTAINED BY THE OWNERS OF LOTS 2, 3, 6, AND 7 BLOCK 2.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF, NOT A VISUALLY OBTRUSIVE PRIVATE OR PUBLIC, BY WHOM CHANGED CONDITIONS OR ABOUT THE SURROUNDING AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR ONE (1) YEAR WHEN THE OPERATION, FACILITY OR EXPANSION SHALL NOT APPLY WHENY MISUSE, RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
6. EASEMENTS - UNLESS OTHERWISE NOTED WIDTHS SHALL BE:  
10 FOOT UTILITY & IRRIGATION EASEMENT ALONG SUBDIVISION BOUNDARY,  
10 FOOT UTILITY & IRRIGATION EASEMENT ALONG STREET FRONTAGE,  
10 FOOT UTILITY & IRRIGATION EASEMENT ALONG REAR LOT LINES AND  
5 FOOT UTILITY & IRRIGATION EASEMENT ALONG SIDE LOT LINES.
7. LOT 8 BLOCK 2 SHALL ACCESS MADISON ROAD (PUBLIC) BY EXISTING ACCESS LOCATION. ALL OTHER LOTS IN HESSE ACRES SUBDIVISION SHALL ACCESS FROM INTERNAL SUBDIVISION ROADS.
8. 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.
9. 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 DRAIN FACILITY IS CONSTRUCTED IF NO HOMEOWNER'S ASSOCIATION EXISTS. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.
10. LOT 5 BLOCK 2 IS A COMMON AREA LOT CONTAINING A PIONEER IRRIGATION DISTRICT BLANKET IRRIGATION EASEMENT FOR FOR THE 9.8' LATERAL. SAID LOT SHALL BE OWNED AND MAINTAINED BY THE HESSE ACRES HOMEOWNER'S ASSOCIATION.
11. SEWAGE DISPOSAL SHALL BE BY INDIVIDUAL SEPTIC SYSTEMS IN COMPLIANCE WITH SWDH STANDARDS.
12. WATER FOR DOMESTIC PURPOSES SHALL BE SUPPLIED BY SINGLE PARTY WELLS IN COMPLIANCE WITH SWDH STANDARDS. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
13. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
14. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
15. LOTS 6 AND 7 BLOCK 2, SHALL BE ENCUMBERED BY A 60' WIDE INGRESS/EGRESS, PUBLIC UTILITY, AND IRRIGATION & DRAINAGE EASEMENT AS SHOWN.

REVISIONS		
NO.	DATE	BY COMMENTS
1	7-22	CS CANYON COUNTY REVIEW

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	131.54	330.00	22°50'20"	N53°00'58"W	130.87	66.66
C2	100.14	120.00	47°48'48"	S85°30'12"E	97.26	53.19
C3	250.40	300.00	47°49'21"	N65°30'29"W	243.19	133.01
C4	125.73	150.00	48°01'28"	S85°36'32"E	122.08	66.82
C5	71.49	150.00	29°35'57"	S65°23'46"E	76.63	39.63
C6	48.24	150.00	18°25'32"	S80°24'31"E	48.03	24.33
C7	25.25	75.00	19°17'17"	S91°03'33"W	25.13	12.74
C8	11.02	100.00	6°18'53"	N24°21'21"E	11.02	5.92
C9	62.96	40.00	89°48'04"	S44°30'37"E	56.48	38.87
C10	62.96	40.00	90°11'20"	S45°29'11"W	56.66	40.13
C11	143.80	330.00	24°59'01"	N76°55'59"W	142.76	73.11
C12	225.36	270.00	47°49'21"	N65°30'29"W	218.87	119.71
C13	51.51	180.00	16°23'41"	S49°47'39"E	51.33	25.93
C14	20.08	20.00	57°31'22"	N29°13'48"W	19.25	10.98
C15	7.71	70.00	6°18'53"	N24°21'21"E	7.71	3.86
C16	14.33	130.00	6°18'53"	N24°21'21"E	14.32	7.17
C17	31.42	20.00	89°59'59"	S44°31'54"W	28.28	20.00
C18	44.29	28.00	90°37'24"	N44°42'59"W	39.81	28.31
C19	43.72	28.00	89°27'30"	N45°14'54"E	39.41	27.74

Parcel Line Table

Line #	Length	Direction
L1	61.89	S5°50'47"W
L2	18.93	N0°23'54"E
L3	78.81	N37°38'53"W
L4	74.99	N77°15'53"W
L5	11.09	N18°49'12"E
L6	35.28	S5°50'47"W
L7	70.13	S0°23'51"W
L8	59.36	S0°23'55"W
L9	30.00	S0°28'07"E
L10	30.00	S0°28'07"E
L11	40.00	S89°36'05"E
L12	38.38	N5°50'46"E
L13	32.20	S8°50'47"W
L14	5.16	N89°31'53"E
L15	30.17	S89°38'19"W
L16	30.16	S89°38'19"W
L17	22.29	N5°50'47"E
L18	12.75	N5°50'46"E
L19	31.09	S75°20'04"E
L20	37.88	S25°50'23"E
L21	140.33	S0°35'43"W

Parcel Line Table

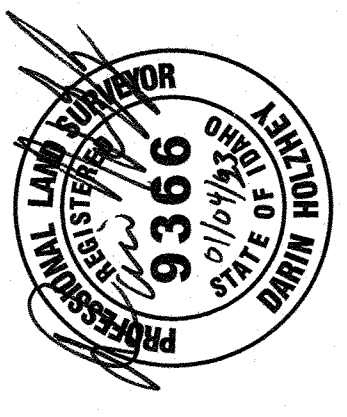
Line #	Length	Direction
L22	60.00	N89°25'08"W
L23	11.84	S0°35'43"W
L24	28.69	N89°38'19"E
L25	60.00	N0°36'28"E
L26	27.33	N89°38'19"E
L27	36.49	S0°30'49"E
L28	18.91	S5°50'47"W
L29	21.30	N0°30'48"E
L30	30.00	N79°29'28"W
L31	105.80	S24°7'52"E
L32	62.33	N19°36'02"E
L33	150.08	N80°00'00"W
L34	5.92	N85°58'52"E
L35	18.10	N29°20'54"E
L36	36.43	S37°38'53"E
L37	58.46	N32°32'35"E
L38	10.51	N0°23'31"E
L39	25.59	S77°15'57"E
L40	8.45	N71°45'12"W
L41	26.56	S75°20'04"E
L42	25.19	N89°48'24"W

### APPROVAL OF NAMPA HIGH WAY DISTRICT NO. 1

NAMPA HIGHWAY DISTRICT NO. 1 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS-OF-WAY ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-1312. PRIVATE STREETS DEPICTED ON THIS PLAT ARE NOT MAINTAINED BY OR UNDER THE JURISDICTION OF THE HIGHWAY DISTRICT. THERE IS NO LEGAL OBLIGATION OR ASSURANCES THAT THE PRIVATE STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE.

**NARRATIVE**  
THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.

**Mason & Associates**  
Professional Engineers,  
Land Surveyors  
& Planners  
924 S. South Nampa, ID 83851  
(208) 454-0288 Fax (208) 467-4130



000418002 03/9/2022

SHEET 1 of 3

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

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

1/4 COR  
SEC. 3/10  
CP&F INST.  
NO.

UNPLATTED

UNPLATTED

UNPLATTED

POINT OF BEGINNING

40.00  
HIGHWAY  
DEDICATION

46.00  
STORM DRAIN  
EASEMENT

46.00  
STORM DRAIN  
EASEMENT

50.00  
STORM DRAIN  
EASEMENT

25.00  
LANDSCAPE  
EASEMENT

120.00  
IDAHO POWER  
EASEMENT

25.00  
LANDSCAPE  
EASEMENT

18.00  
PEDESTRIAN PATHWAY,  
PUBLIC UTILITY,  
IRRIGATION AND  
DRAINAGE EASEMENT

18.00  
PEDESTRIAN PATHWAY,  
PUBLIC UTILITY,  
IRRIGATION AND  
DRAINAGE EASEMENT

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# HESSE ACRES SUBDIVISION

## OWNERS CERTIFICATE

WE, CHARLES L. GARNER AND CHRISTY J. GARNER, JERRY AND JOAN HESS LIVING TRUST, AND J.J. HESS LLC, A LIMITED LIABILITY COMPANY, AN IDAHO CORPORATION, BEING FIRST DULY SWORN, DEPOSE AND SAY WE ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT KNOWN AS HESSE ACRES MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION BELOW, STATE THAT IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT, WE DO FOR OURSELVES, OUR HEIRS, TRANSFERREES, SUCCESSORS AND ASSIGNS, DO HEREBY DEDICATE, DONATE AND CONVEY TO THE PUBLIC FOREVER THE PUBLIC STREETS 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 OTHER THAN THOSE FOR UTILITY, IRRIGATION, OR DRAINAGE PURPOSES IS TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS. THE OWNERS FURTHER CERTIFY THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM A DOMESTIC WELL.

A PARCEL OF LAND BEING A PORTION OF THE NW1/4 SE1/4 AND A PORTION OF THE SW1/4 SE1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW1/4 SE1/4;

THENCE N 00° 23' 31" E A DISTANCE OF 753.26 FEET ALONG THE WEST BOUNDARY OF THE SW1/4 SE1/4 TO THE POINT OF BEGINNING;

THENCE CONTINUING N 00° 23' 31" E A DISTANCE OF 570.44 FEET ALONG THE WEST BOUNDARY OF THE SW1/4 SE1/4 TO THE NORTHWEST CORNER OF THE SW1/4 SE1/4;

THENCE N 00° 23' 55" E A DISTANCE OF 284.17 FEET ALONG THE WEST BOUNDARY OF THE NW1/4 SE1/4;

THENCE S 89° 20' 44" E A DISTANCE OF 568.33 FEET;

THENCE S 00° 46' 09" E A DISTANCE OF 294.78 FEET;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 22° 50' 20", AND WHOSE LONG CHORD BEARS S 53° 00' 58" E A DISTANCE OF 130.67 FEET;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 47° 48' 48", AND WHOSE LONG CHORD BEARS S 65° 30' 12" E A DISTANCE OF 97.26 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF THE 9.8 LATERAL;

THENCE ALONG THE APPROXIMATE CENTERLINE OF THE 9.8 LATERAL THE FOLLOWING COURSES AND DISTANCES;

THENCE S 00° 28' 07" E A DISTANCE OF 254.83 FEET;

THENCE S 05° 50' 47" W A DISTANCE OF 61.89 FEET;

THENCE LEAVING THE APPROXIMATE CENTERLINE OF THE 9.8 LATERAL S 00° 35' 43" W A DISTANCE OF 217.49 FEET;

THENCE N 89° 25' 08" W A DISTANCE OF 103.79 FEET;

THENCE N 00° 23' 54" E A DISTANCE OF 18.93 FEET;

THENCE S 89° 58' 24" W A DISTANCE OF 538.99 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF MASON CREEK DRAIN;

THENCE ALONG THE APPROXIMATE CENTERLINE OF MASON CREEK DRAIN THE FOLLOWING COURSES AND DISTANCES;

THENCE N 37° 38' 53" W A DISTANCE OF 79.81 FEET;

THENCE N 77° 15' 53" W A DISTANCE OF 74.99 FEET TO THE POINT OF BEGINNING.

HESSE ACRES SUBDIVISION CONTAINS 14.662 ACRES MORE OR LESS.

*Charles L. Garner*  
CHARLES L. GARNER

*Christy J. Garner*  
CHRISTY J. GARNER

*Jerry and Joan Hess*  
JERRY AND JOAN HESS LIVING TRUST

*J.J. Hess LLC*  
J.J. HESS LLC

## CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon in conformity with the state of Idaho codes relating to plats, surveys, and the corner perpetuation and filing act, Idaho code 55-1601 through 55-1612.



Darin Holzhey

P.L.S. License No. 9366

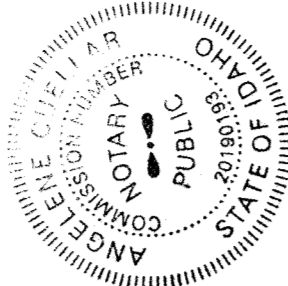
## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF CANYON } SS

Be it remembered that on this 28<sup>th</sup> day of March, 2023, before me, the undersigned, a notary public in and for said state, personally appeared CHRISTY J. GARNER, who is known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

*Angeline Cuello*  
Notary Public for State of Idaho  
Residing at Malden ID  
Commission expires January 30, 2025



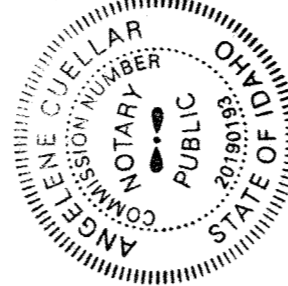
## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF CANYON } SS

Be it remembered that on this 28<sup>th</sup> day of March, 2023, before me, the undersigned, a notary public in and for said state, personally appeared CHARLES L. GARNER, who is known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

*Angeline Cuello*  
Notary Public for State of Idaho  
Residing at Malden ID  
Commission expires January 30, 2025



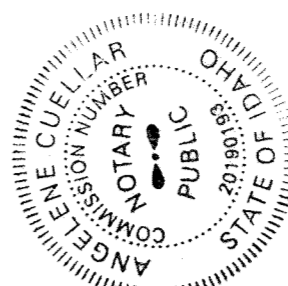
## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF CANYON } SS

Be it remembered that on this 25<sup>th</sup> day of March, 2023, before me, the undersigned, a notary public in and for said state, personally appeared MARK HESS, who is known or identified to me to be a Governor of the Limited Liability Company (L.L.C.) that executed the instrument or the person who executed the instrument on behalf of said L.L.C., and acknowledged to me that such L.L.C. executed the same.

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

*Angeline Cuello*  
Notary Public for State of Idaho  
Residing at Malden ID  
Commission expires January 30, 2025



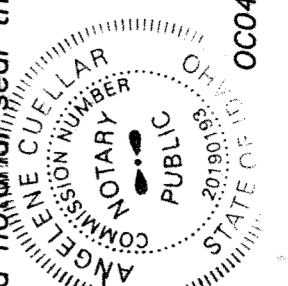
## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF CANYON } SS

Be it remembered that on this 25<sup>th</sup> day of March, 2023, before me, the undersigned, a notary public in and for said state, personally appeared MARK HESS, who is known or identified to me to be a MEMBER of the JERRY AND JOAN HESS LIVING TRUST that executed the instrument or the person who executed the instrument on behalf of said JERRY AND JOAN HESS LIVING TRUST, and acknowledged to me that such JERRY AND JOAN HESS LIVING TRUST executed the same.

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


*Angeline Cuello*  
Notary Public for State of Idaho  
Residing at Malden ID  
Commission expires January 30, 2025



**HESSE ACRES SUBDIVISION**

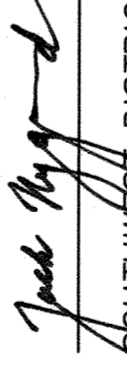
**CERTIFICATE OF COUNTY SURVEYOR**

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, Hereby Certify that I have examined this plat and find that it complies with the STATE OF IDAHO code relating to Plats and ~~Vegetations~~ **SURVEYS**

  
 Canyon County Surveyor **UNDER 22-50-1305** Date 7/14/22  
**DAVID R. KUEBER PE/PLS 2659**

**HEALTH CERTIFICATE**

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTION MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

  
 SOUTHWEST DISTRICT HEALTH DEPARTMENT, REHS Date 07/25/2022

**APPROVAL OF CANYON COUNTY COMMISSIONERS**

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY, IDAHO.

CHAIRMAN \_\_\_\_\_ CLERK \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**

I, Tracie Lloyd, 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 CITY ENGINEER**

I, The Undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho have reviewed this plat.

Nampa City Engineer \_\_\_\_\_ Date \_\_\_\_\_

**APPROVAL OF NAMPA HIGHWAY DISTRICT No. 1**

NAMPA HIGHWAY DISTRICT NO. 1 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS-OF-WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-1312. PRIVATE STREETS DEPICTED ON THIS PLAT ARE NOT MAINTAINED BY OR UNDER THE JURISDICTION OF THE HIGHWAY DISTRICT. THERE IS NO LEGAL OBLIGATION OR ASSURANCES THAT THE PRIVATE STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE.

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

