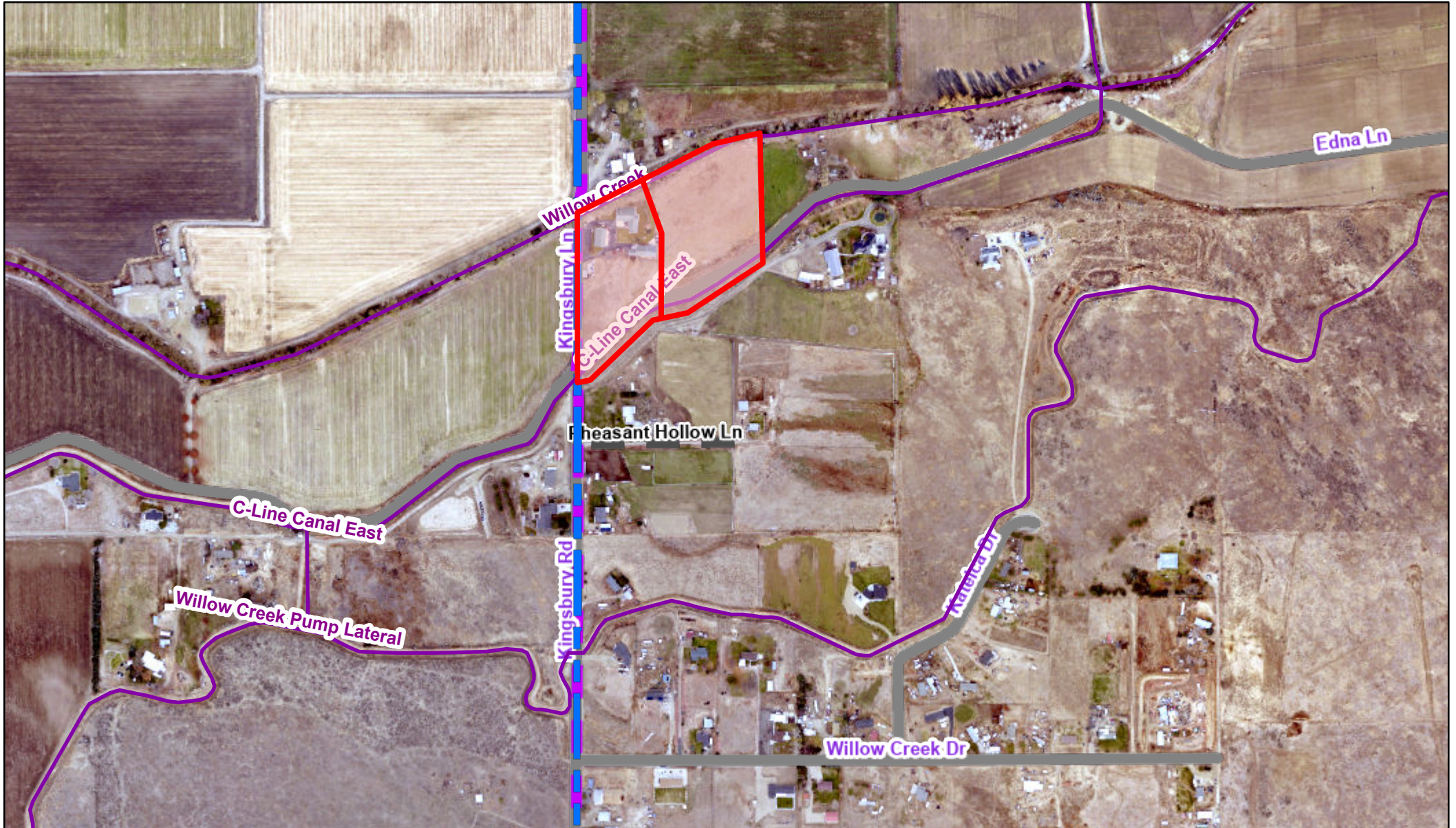
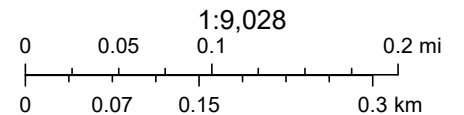


Canyon County, ID Web Map



5/1/2023, 9:43:07 AM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- CC_PrivateRoads
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector
- 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



FINAL PLAT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <i>Chris & Mary Jaggus & Army Family Trust</i>
	MAILING ADDRESS: <i>25744 Kingsbury Ln. Middleton</i>
	PHONE: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: *Chris & Mary Jaggus* Date: _____

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <i>Keri Smith</i>
	COMPANY NAME: <i>Treasure Valley Planning</i>
	MAILING ADDRESS: <i>17741 Linden Ln. Caldwell</i>
	PHONE: <i>2089604844</i> EMAIL: <i>KeriKay@hotmail.com</i>

SITE INFO	STREET ADDRESS: <i>25744 Kingsbury Ln. Middleton</i>
	PARCEL NUMBER: <i>R37468012A1 & 3 R37468012A</i>
	PARCEL SIZE: <i>4.997 & 3 5.973</i>
	NUMBER OF LOTS: <i>2</i>
	PROPOSED SUBDIVISION NAME: <i>Bow-Tie Estates Subdivision</i>
	FLOOD ZONE (YES/NO) <input checked="" type="radio"/> NO <i>A</i> ZONING DISTRICT: <i>Ag to R-R</i>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <i>SD2023-0013</i>	DATE RECEIVED: <i>4-28-23</i>
RECEIVED BY: <i>S. Hammond</i>	APPLICATION FEE: <i>1120.00</i> <input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH



FINAL PLAT

PUBLIC HEARING - CHECKLIST

FINAL PLAT - CCZO Section 07-02-03

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	X/3	✓
Copy of Final Plat: 1 Hard Copy, 1 Digital	X/3	✓
Final Drainage Plan, if applicable	N/A	
Final Irrigation Plan, if applicable	N/A	
Final Grading Plan, if applicable	N/A	
Completed Final Plat Checklist	X/3	
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	N/A	
Condition Compliance Proof (Conditional Rezone/D.A.)	N/A	
Proof of approval from:		
Southwest District Health		
Irrigation District		
Fire District		
Highway District/ Idaho Transportation Dept.		
City Impact Area		
Bonding Instructions	X/3	
Deed or evidence of property interest to the subject property	X/3	
Fee: \$1000.00		
+\$10.00/lot	\$1,120	
+\$100.00 for Area of City Impact		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

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. Evidence that all improvements have been completed or bonded per CCZO §07-17-29(4) must be submitted after construction drawing approval and before the final plat signature by the Board of County Commissioners.

Combined Application Request

April 28, 2023

Canyon County Development Services
111 North 11th Avenue #140
Caldwell, ID 83605

Re: Combined Application Request Rezone, Preliminary and Final Plat Applications for Parcel #R37468012A & R37468012A1

07-01-11: COMBINING APPLICATIONS:

Pursuant to Idaho Code section 67-6522, the board or commission may combine related applications for the convenience of applicants. If combined applications are authorized, DSD shall establish forms and procedures to combine related applications for the convenience of applicants. Fees for combined permits shall be established through a board resolution as provided in article 4 of this chapter. (Ord. 10-006, 8-16-2010)

In accordance with the application requirements, this is a letter of intent to officially request a combined application process and fee for a rezone and subdivision of private property also known as Bow-Tie Estates Subdivision.

The full amount of fees per the adopted fee schedule are included with the application, but if the application is noticed jointly the County should have reduced costs in noticing, staff time and actual hearings being conducted. Thus, the request to officially consider them as a joint application and to reduce the fees be a fair percentage of work to be completed. If you need any additional information, I am happy to develop or provide upon request.

Thank you for this consideration.



Keri Smith
Treasure Valley Planning



Development Services Department



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

▪ Engineering Division ▪

Final Plat Check-List

Applicant: <i>Treasure Valley Planning</i>	Case Number:
Subdivision Name: <i>Bow-Tie Estates Subdivision</i>	Plat Date:

CANYON COUNTY CODE OF ORDINANCES 07-17-13 (1-6)

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

1. METHOD & MEDIUM OF PRESENTATION	<u>Meets Code / Comments</u>
A. All plats to be recorded shall be prepared on a drafting medium in accordance with Requirements of Idaho Code Title 55, Chapter 19, paragraph (1) for Records of Survey Maps.	
B. The plat shall be drawn to an accurate scale of not more than one hundred feet to an inch (1"=100') unless otherwise approved by DSD <i>prior to submission.</i>	
C. The final plat drawing shall be additionally submitted in digital form approved by the Director.	
2. IDENTIFICATION DATA REQUIRED	
A. A title which includes the name of the subdivision and its location by number of section, township, range and county shall be placed together at one location at the top of the sheet and generally centered.	
B. Name, address and official seal of the surveyor preparing the plat.	
C. North arrow.	
D. Date of preparation.	
E. Revision block showing dates of any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing.	

3. SURVEY DATA REQUIRED	<u>Meets Code / Comments</u>
<p>A. Boundaries of the tract to be subdivided and the interior lots are to be fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.</p> <ul style="list-style-type: none"> • <i>Check boundary measurements on plat with legal description measurements, verify they are the same</i> • <i>Request closure report be sent along with final plat when it gets routed to the County Surveyor. Closure report should include the metes and closure error ratio for each individual lot and the metes and closure error ratio for the exterior boundary of the subdivision.</i> 	
<p>B. Any excepted lots within the plat boundaries shall show all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.</p>	
<p>C. Basis of bearing on the plat shall be referenced.</p> <ul style="list-style-type: none"> • <i>Make sure it matches the legal description</i> • <i>Reference to point of beginning</i> 	

4. DESCRIPTIVE DATA REQUIRED	<u>Meets Code / Comments</u>
<p>A. Name, right-of-way lines, courses, lengths, width of all private and public streets, alleys, pedestrian ways and utility easements.</p>	
<p>B. All drainage ways.</p>	
<p>C. All easements provided for public services or utilities and any limitations of the easements.</p> <ul style="list-style-type: none"> • <i>Applicable description for easements</i> 	
<p>D. All lots and blocks shall be numbered throughout the plat in accordance with Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered or named and clearly dimensioned.</p>	
<p>E. All sites to be dedicated to the public will be indicated and the intended use specified.</p>	
<p>F. All roads must be labeled as either "private" or "public" behind or beneath the road name.</p>	
<p>G. The area of each lot shall be stated in acres and decimals thereof.</p>	
<p>H. The statement from Idaho Code 22-4503 or any later amended statutory language shall appear on all final plats located in a zone where agricultural uses are allowed or permitted.</p>	
<p>I. A note as to the type of sewage disposal facilities to be provided.</p>	

J. A note as to the type of water supply facilities to be provided.	
K. Required section and quarter-section line setbacks.	
5. DEDICATION AND ACKNOWLEDGMENT	<u>Meets Code / Comments</u>
A. A statement of dedication of all streets, alleys, pedestrian ways and other easements for public use by the person holding title of record and by person holding title as vendees under land contract.	
B. Acknowledgement of dedication: The dedication referred to in Section 07-18-17 of this Chapter shall be in the form of a certificate acknowledged in accordance with Idaho Code 50-1309.	
6. REQUIRED CERTIFICATIONS	<u>Meets Code / Comments</u>
A. Landowner's signature.	
B. Certification by a surveyor stating that the plat is correct and accurate and that the monuments described in it have been located as described. <i>Make sure stamp is signed and dated.</i>	
C. Certification of plat approval by the County Surveyor.	
D. Certification of plat approval by the Board.	
E. Approval or certification of comment by impacted agencies that may include: Highway Districts, Health Department, the City when the development is in an area of City Impact, Treasurer, Recorder, and State and Federal agencies having jurisdiction.	

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyoncounty.i **Planning Division Email:** zoninginfo@canyoncounty.id

Receipt Number: 78941

Date: 4/28/2023

Date Created: 4/28/2023

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Chris and Mary Jagers

Comments: RZ2023-0003; SD2023-0012; SD2023-0013

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Final Plat	RZ2023-0003	\$1,000.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	RZ2023-0003	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	RZ2023-0003	\$20.00	\$0.00	\$0.00
Planning - Preliminary Plat (Including Irrigation, Drainage, Grading Plans)	RZ2023-0003	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional City Impact Area Fee	RZ2023-0003	\$100.00	\$0.00	\$0.00
Planning - Preliminary Plat Additional Per Lot Fee (Per Application)	RZ2023-0003	\$20.00	\$0.00	\$0.00
Planning - Zoning Amendment (Rezone)	RZ2023-0003	\$950.00	\$0.00	\$0.00

Sub Total: \$3,740.00

Sales Tax: \$0.00

Total Charges: \$3,740.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	104	\$3,740.00

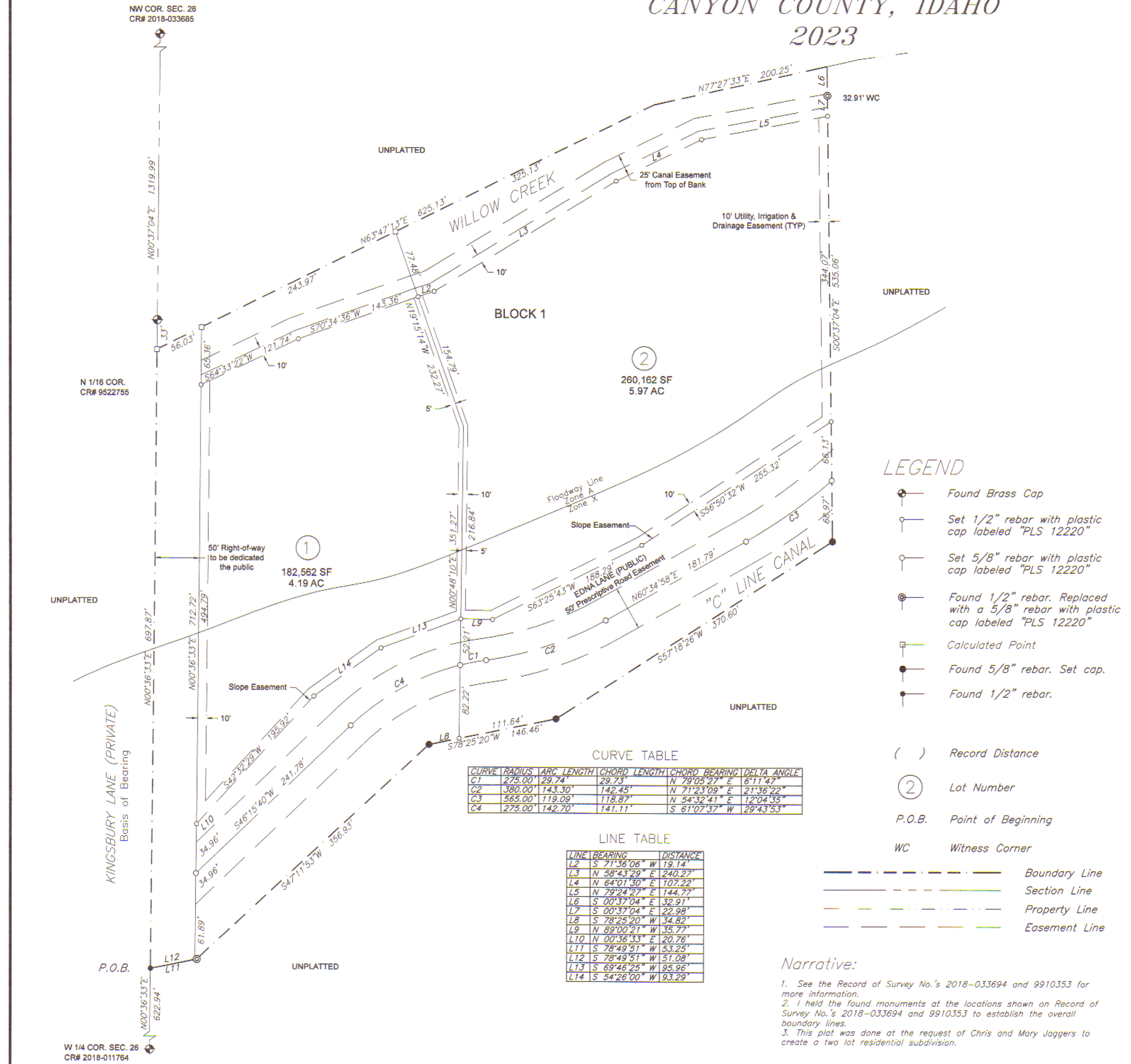
Total Payments: \$3,740.00

ADJUSTMENTS

Receipt Balance: \$0.00

FINAL PLAT
BOW-TIE ESTATES SUBDIVISION
 PART OF THE W 1/2 OF THE NW 1/4 OF
 SECTION 26, T. 5 N., R. 2 W., B.M.
 CANYON COUNTY, IDAHO

2023



NW COR. SEC. 26
CR# 2018-033685

N 1/16 COR.
CR# 9522755

KINGSBURY LANE (PRIVATE)
Basis of Bearing

W 1/4 COR. SEC. 26
CR# 2018-011764

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	29.74'	29.73'	N 79°05'27" E	6°11'47"
C2	380.00'	143.30'	142.45'	N 71°23'09" E	21°36'22"
C3	565.00'	119.09'	118.87'	N 54°32'41" E	12°04'35"
C4	275.00'	142.70'	141.11'	S 61°07'37" W	29°43'53"

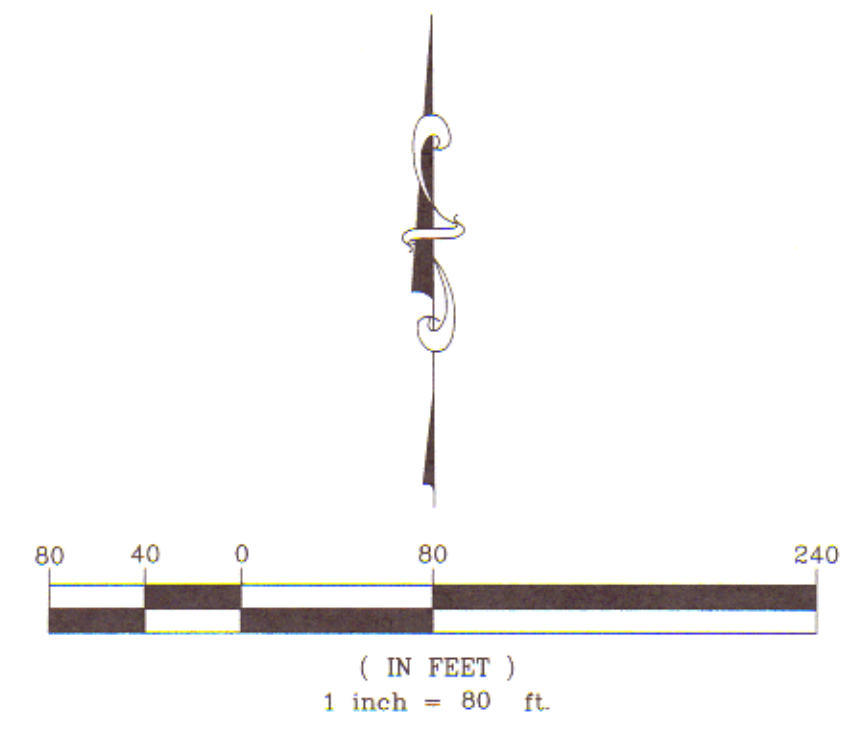
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 71°36'06" W	19.74'
L2	N 58°43'29" E	240.27'
L3	N 64°01'30" E	107.22'
L4	N 29°24'27" E	144.77'
L5	S 00°37'04" E	32.91'
L6	S 00°37'04" E	22.98'
L7	S 78°25'20" W	34.82'
L8	N 89°00'21" W	35.77'
L9	N 00°36'33" E	20.76'
L10	S 78°49'51" W	53.25'
L11	S 78°49'51" W	51.08'
L12	S 69°46'25" W	95.96'
L13	S 54°26'00" W	93.29'
L14	S 54°26'00" W	93.29'

- LEGEND**
- Found Brass Cap
 - Set 1/2" rebar with plastic cap labeled "PLS 12220"
 - Set 5/8" rebar with plastic cap labeled "PLS 12220"
 - Found 1/2" rebar. Replaced with a 5/8" rebar with plastic cap labeled "PLS 12220"
 - Found 5/8" rebar. Set cap.
 - Found 1/2" rebar.
 - Record Distance
 - Lot Number
 - P.O.B. Point of Beginning
 - WC Witness Corner
 - Boundary Line
 - Section Line
 - Property Line
 - Easement Line

Narrative:

- See the Record of Survey No.'s 2018-033694 and 9910353 for more information.
- I held the found monuments at the locations shown on a Record of Survey No.'s 2018-033694 and 9910353 to establish the overall boundary lines.
- This plat was done at the request of Chris and Mary Jaggers to create a two lot residential subdivision.



NOTES

- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE 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."
- IRRIGATION WATER SHALL BE PROVIDED TO EACH LOT THROUGH A PRESSURIZED IRRIGATION SYSTEM, OWNED AND MAINTAINED BY THE BOW-TIE SUBDIVISION HOMEOWNERS ASSOCIATION IN COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805(1)(b). ALL LOTS WILL BE SUBJECT TO ASSESSMENTS OF THE BLACK CANYON IRRIGATION DISTRICT.
- ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY, SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE, IRRIGATION, AND PUBLIC UTILITY EASEMENT UNLESS SHOWN OTHERWISE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- ALL LOTS WILL BE REQUIRED TO DRILL A WELL FOR DOMESTIC WATER.
- ALL LOTS WILL BE REQUIRED TO PROVIDE AN INDIVIDUAL SEPTIC SYSTEM.
- 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.
- 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.
- NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY FEET TO ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY FEET SETBACK REQUIREMENT.
- A PORTION OF THE PROPERTY IS WITHIN THE "ZONE A" FLOODPLAIN PER PANEL NUMBER 16027C0275F DATED 5/24/2011.
- LOTS FRONTING EDNA LANE ARE SUBJECT TO A ROADWAY EASEMENT FOR THE ROAD RIGHT-OF-WAY EASEMENT, IN FAVOR OF CANYON HIGHWAY DISTRICT NO. 4 FOR THE CONSTRUCTION AND MAINTENANCE OF THE ROADWAY SHOWN HEREON.

OWNER/DEVELOPER:
CHRIS AND MARY JAGGERS
25744 KINGSBURY LN.
MIDDLETON, ID. 83644

EVERY FAMILY REVOCABLE TRUST
250 VALLI HI ROAD
EAGLE, ID 83616

BOOK _____ PAGE _____

EAGLE LAND SURVEYING, LLC.
106 W MAIN ST. UNIT D, MIDDLETON, ID 83644
(208) 861-7513; pls12220@yahoo.com



REVISION DATE:	
SEC. 26, T. 5 N., R. 2 W., B.M.	
	SHEET 1
DATE: 6-03-22	PROJECT: 22-074 OF
DRAWN BY: JBF	CHECKED BY: JBF
COPYRIGHT © 2022 ELS ALL RIGHTS RESERVED.	

FINAL PLAT OF
BOW-TIE ESTATES SUBDIVISION

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED FOR LOTS 1-2, BLOCK 1. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY ISSUANCE OR A CERTIFICATE OF DISAPPROVAL.

SOUTHWEST DISTRICT HEALTH DEPARTMENT DATE

APPROVAL OF CANYON COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2023, BY THE BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY, IDAHO.

CHAIRMAN, CANYON COUNTY BOARD OF COUNTY COMMISSIONERS

SECRETARY, CANYON COUNTY BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE 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

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TRESURER 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 CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER DATE

APPROVAL OF CANYON HIGHWAY DISTRICT #4

CANYON HIGHWAY DISTRICT NO. 4 DOES HEREBY ACCEPT THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE 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.

CHAIRMAN DATE

BOOK _____ PAGE _____

EAGLE LAND SURVEYING, LLC.

106 W MAIN ST. UNIT D, MIDDLETON, ID 83644
(208) 861-7513; plst2220@yahoo.com



REVISION DATE: _____
REVISION DATE: _____

SEC. 26, T. 5 N., R. 2 W., B.M.

SHEET
3

DATE:	6-03-22	PROJECT:	22-074	OF
DRAWN BY:	JBF			
CHECKED BY:	JBF	<small>COPYRIGHT © 2008 ELS ALL RIGHTS RESERVED.</small>		