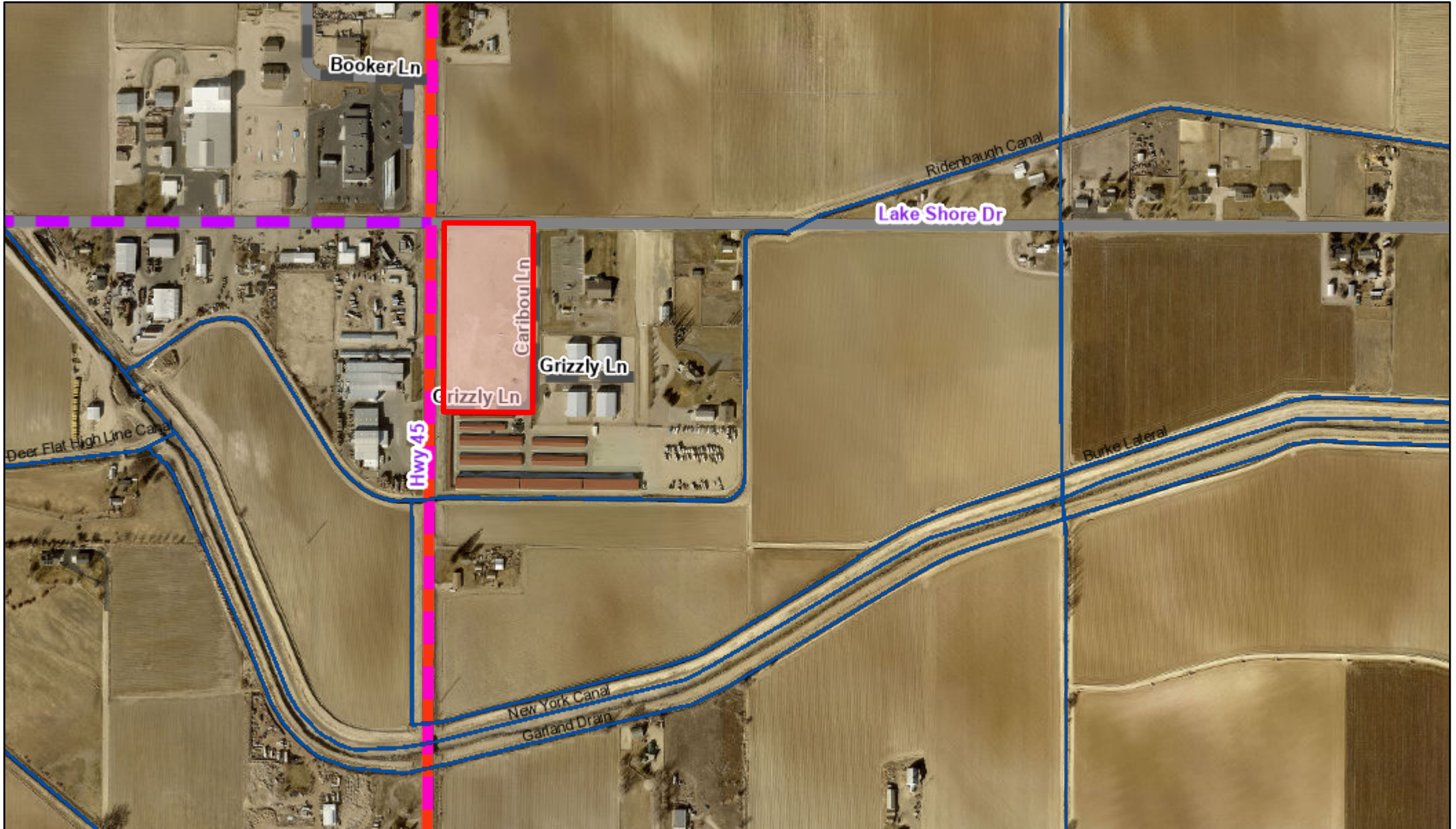
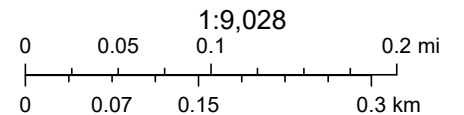


Canyon County, ID Web Map



11/14/2023, 4:15:42 PM

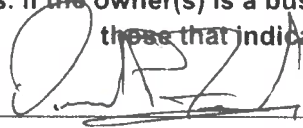
- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Hwy
- Roads
- CC_PrivateRoads
- ITDFunctionalClassification
- Major Collector
- Other Principal Arterials
- Imagery_2022
- Red: Band_1
- Green: Band_2



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: Dave Ford	
	MAILING ADDRESS: 910 N CURTIS RD, BOISE, 83705	
	PHONE: 208-323-2288	EMAIL:
<p>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.</p> <p>Signature: <u></u> Date: <u>11/1/23</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Becky Yzaguirre	
	COMPANY NAME: Ardurra	
	MAILING ADDRESS: 2471 S. Titanium Place, Meridian ID 83642	
	PHONE: 208-323-2288	EMAIL: byzaguirre@ardurra.com

SITE INFO	STREET ADDRESS: 0 LAKE SHORE DR	
	PARCEL NUMBER: R2957800000	
	PARCEL SIZE: 6.585	
	NUMBER OF LOTS: 3	
	PROPOSED SUBDIVISION NAME: Lake Shore Subdivision No. 4	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: C2 Service Commercial

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
SD2023-0021	11/14/23
RECEIVED BY:	APPLICATION FEE: \$1,030
M. Barton	<input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH
Lake Shore #4	#1402



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	✓	
Copy of Final Plat: 1 Hard Copy, 1 Digital	✓	
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	✓	
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	N/A	
Condition Compliance Proof (Conditional Rezone/D.A.)	Completed in Previous Phases	
Proof of approval from:		
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/ Idaho Transportation Dept.	✓	
City Impact Area	N/A	
Bonding Instructions	N/A	
Deed or evidence of property interest to the subject property	✓	
Fee: \$1000.00 +\$10.00/lot +\$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.



November 9, 2023

Canyon County Development Services

Attn: Sabrina Minshall
Planning & Zoning
111 Nth 11th Ave
Caldwell, ID. 83605

SUBJECT: Lake Shore #4 | Final Plat Submittal: Condition Compliance

Dear Canyon County Development Services Staff:

We respectfully submit the enclosed applications for phase four of the Lake Shore subdivision located at R2957800000.

We acknowledge and have/will continue to comply with the conditions of approval from the conditional rezone and preliminary plat.

Please reach out with any further questions or necessary information.

Thank you,

Becky Yzaguirre
Ardurra
208-323-2288



AGENCY ACKNOWLEDGMENT

Date: 10/23/23

Applicant: Becky Yzaguirre

Parcel Number: R2957800000

Site Address: 0 Lake Shore Dr. Nampa, ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for official review.

Date: 10/24/2023 Signed: _____

Scott Arellano, CFM

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: 10/23/23

Applicant: Becky Yzaguirre

Parcel Number: R2957800000

Site Address: 0 Lake Shore Dr. Nampa, ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Nampa Highway Dist. #1

Applicant submitted/met for official review.

Date: 4/24/2023 Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: _____

Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: 10/23/2023

Signed: _____

Anthony Lee

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for official review.

Date: _____

Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for official review.

Date: _____

Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

Applicant submitted/met for official review.

Date: _____

Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: _____

Applicant submitted/met for official review.

Date: _____

Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____

Signed: _____

Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: 10/23/23

Applicant: Becky Yzaguirre

Parcel Number: R2957800000

Site Address: 0 Lake Shore Dr. Nampa, ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

Applicant submitted/met for official review.

Date: _____ Signed _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: _____

Applicant submitted/met for official review.

Date: _____ Signed _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

Applicant submitted/met for official review.

Date: _____ Signed _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Nampa + meridian Irr Dist

Applicant submitted/met for official review

Date: 10-26-23 Signed _____

[Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

*no impacts to nmid
However all private ditches must be maintained!*

Area of City Impact:

City: _____

Applicant submitted/met for official review.

Date: _____ Signed _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed _____

Canyon County Development Services Staff



TitleOne

a title & escrow co.

PROPERTY INFORMATION

Date:

11/7/2023

Prepared By:

TitleOne Customer Service

Property Address:

Lake Shore Dr Nampa 83686

Parcel Number:

R2957800000

Warmest Regards,

The TitleOne Team
TitleOne Corporation
www.TitleOneCorp.com

Disclaimer

Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.

Canyon County Property Profile Information



Parcel ID: R2957800000

Alt Parcel ID: 02N02W155551

Property Addr: Lake Shore Dr

Nampa ID 83686

Owner Information

Name: Lake Shore Drive Development LLC

Address: 910 N Curtis Rd

Boise ID 83706 - 1308



Assessor Information

Legal Description: 15-2N-2W SW PORTION OF TX 16167 IN NWSW LS SUB

TwN/Range/Section: 02N / 02W / 15 / SW

Acres: 6.58 (286,625 SqFt)

Irrigation Dist: Nampa & Meridian Irrigation District

School District: Nampa

Instrument #: 2021053054

Subdivision:

Plat Instr. #:

Lot:

Block:

Recreation:

Treasurer Information

Year: 2022 **Tax:** \$5,553.50

Year: 2021 **Tax:** \$35,610.08

Year: 2020 **Tax:** \$11,158.30

Levy Year: 2022

Levy Code: 016-00

Levy Rate: 0.0035

Assessor Land Categories

Use Code Description	Value
13 13 Rural com tract	\$1,745,100.00

Assessed Values

Land Value: \$1,745,100.00

Improvement Value: \$0.00

Total Value: \$1,745,100.00 (2023)

Transfer Information

Rec. Date: 10/15/2020

Owner: Sbr Ents LLC

Orig. Loan \$100,000.00

Amt:

Finance Type:

Loan Type:

Doc Num: 60248

Doc Type: Deed

Grantor: LAKE SHORE DRIVE DEV LLC

Title Co: PIONEER TITLE CO

Lender: PRIVATE INDIVIDUAL

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



2016 7358
RECORDED
05/06/2016 03:03 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 MBROWN \$13.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Order No.: 16266822

Corporation Warranty Deed

For value received,

Vista Investments, Inc., an Idaho corporation

the grantor, does hereby grant, bargain, sell, and convey unto

Lake Shore Drive Development, LLC, an Idaho limited liability company

whose current address is 910 N. Curtis Boise, ID 83706

the grantee, the following described premises, in Canyon County, Idaho, to wit:

This parcel is a portion of the Northwest quarter Southwest quarter of Section 15, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Northwest corner of the Northwest quarter Southwest quarter (West quarter corner, Section 15), a found 5/8 inch diameter rebar; thence
South 89°10'40" East along the North boundary of the Northwest quarter Southwest quarter, a distance of 60.00 feet to the True Point of Beginning, a found 5/8 inch diameter rebar; thence
South 89°10'40" East along the North boundary of the Northwest quarter Southwest quarter a distance of 368.68 feet to a found 5/8 inch diameter rebar; thence
South 00°48'58" West, parallel with the East boundary of the Northwest quarter Southwest quarter, a distance of 834.85 feet to a 5/8 by 30 inch rebar set with a plastic cap stamped PLS 15352; thence
South 89°10'40" East, parallel with the North boundary of the Northwest quarter Southwest quarter, a distance of 417.42 feet to a 5/8 by 30 inch rebar set with a plastic cap stamped PLS 15352; thence
North 00°48'58" East, parallel with the East boundary of the Northwest quarter Southwest quarter, a distance of 834.85 feet to a point on the North boundary of the Northwest quarter Southwest quarter, a found 5/8 inch diameter rebar; thence
South 89°10'40" East along the North boundary of the Northwest quarter Southwest quarter a distance of 164.36 feet to a found 1/2 inch diameter rebar; thence
South 00°48'58" West, parallel with the East boundary of the Northwest quarter Southwest quarter, a distance of 417.42 feet to a found half inch diameter rebar; thence
North 89°10'40" West, parallel with the North boundary of the Northwest quarter Southwest quarter, a distance of 104.36 feet to a found 5/8 inch diameter rebar; thence
South 00°48'58" West, parallel with the East boundary of the Northwest quarter Southwest quarter, a distance of 417.43 feet to a found 5/8 inch diameter rebar; thence
South 89°10'40" East, parallel with the North boundary of the Northwest quarter Southwest quarter, a distance of 417.43 feet to a point on the East boundary of the Northwest quarter Southwest quarter, a found 5/8 inch diameter rebar; thence
South 00°48'58" West along the East boundary of the Northwest quarter Southwest quarter a distance of 488.55 feet to the Southeast corner of the Northwest Southwest quarter, a found aluminum cap monument; thence
North 89°12'15" West along the South boundary of the Northwest quarter Southwest quarter a distance of 1263.63 feet to a found chiseled "X" in concrete; thence
North 00°49'14" East, parallel with and 60 feet East of the West boundary of the Northwest quarter Southwest quarter, a distance of 1323.98 feet to the True Point of Beginning.

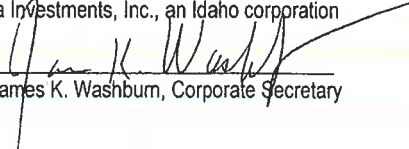
To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

In witness whereof, the Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed.

Dated: May 5, 2016

Vista Investments, Inc., an Idaho corporation

By


James K. Washburn, Corporate Secretary

State of Idaho, County of Canyon, ss.

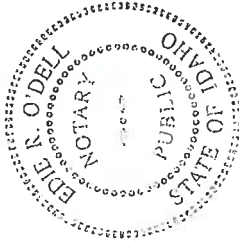
On this 6th day of May, in the year of 2016 before me, the undersigned, a Notary Public in and for said State, personally appeared James K. Washburn known or identified to me to be the Corporate Secretary of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.


Notary Public

Residing In:

My Commission Expires:
(seal)

Residing in Nampa, Idaho
My Commission Expires 4/17/2021



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

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 81041

Date: 11/14/2023

Date Created: 11/14/2023 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Becky Yzaguirre/Ardurra

Comments: SD2023-0021

Site Address: 8931 LAKE SHORE DR, Nampa ID 83686 / Parcel Number: 29578000 0

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	SD2023-0021	\$1,000.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2023-0021	\$30.00	\$0.00	\$0.00

Sub Total: \$1,030.00

Sales Tax: \$0.00

Total Charges: \$1,030.00

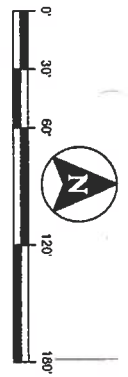
PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1402	\$1,030.00

Total Payments: \$1,030.00

ADJUSTMENTS

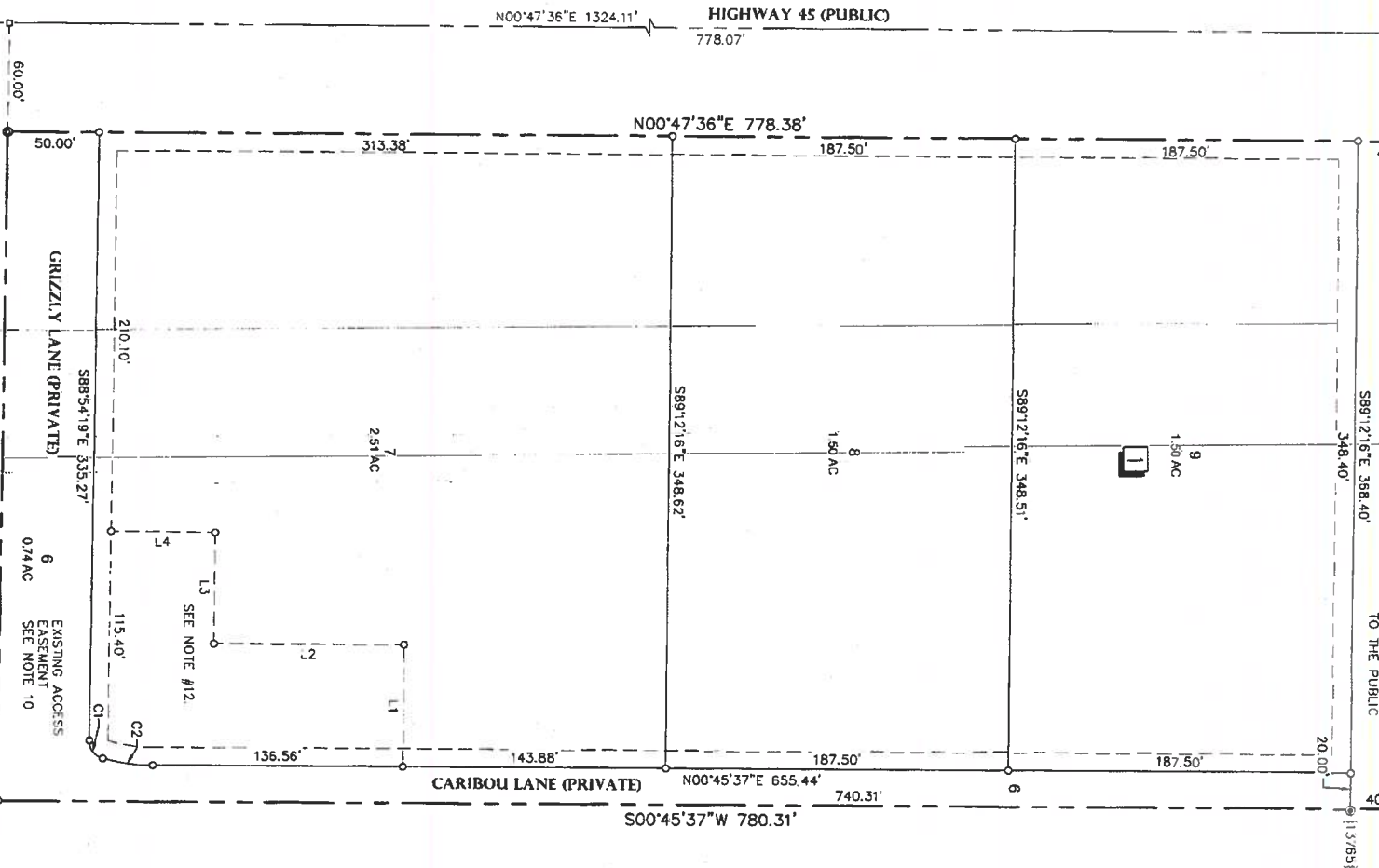
Receipt Balance: \$0.00



LAKE SHORE SUBDIVISION NO. 4
 LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 15,
 TOWNSHIP 2 NORTH, RANGE 2 WEST BOISE MERIDIAN,
 CANYON COUNTY, IDAHO
 2023

POINT OF BEGINNING
 16 @ 15' 60.00' 177321
 CP&P INSTRUMENT
 NO. 2001053297

BASIS OF BEARING
 S89°12'16"E 368.38'
 40' RIGHT-OF-WAY
 TO BE DEDICATED
 TO THE PUBLIC
 348.40'
 S89°12'16"E 388.40'
 137651
 S89°12'16"E 895.13'
 LAKE SHORE DR. (PUBLIC)
 CP&P INSTRUMENT
 NO. 2019-039935



LAKE SHORE SUBDIVISION No. 3

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°11'02"W	57.01'
L2	S00°45'37"W	103.99'
L3	N88°54'19"W	81.36'
L4	S01°05'41"W	57.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	10.00'	13.28'	76°04'01"	N54°01'28"E	12.32'
C2	104.00'	27.63'	151°32'24"	N82°31'6"E	27.55'

NOTES

- BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY, IDAHO, AND WITH REGULATIONS SET FORTH IN SPECIAL CONDITIONS OF APPROVAL BY CANYON COUNTY.
- ANY RE-SUBDIVISION OF THE PLAT WILL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- UNLESS OTHERWISE NOTED OR SHOWN, ALL EXTERIOR LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY OR PRIVATE LANE ALONG THE SUBDIVISION BOUNDARY HAVE A 10' WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE EASEMENT.
- IRRIGATION WATER HAS BEEN PROVIDED FROM NAMPA MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(B). THE LOT IN THIS SUBDIVISION SHALL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA MERIDIAN IRRIGATION DISTRICT, UP TO 1/2 (ONE HALF) ACRE MAY BE IRRIGATED FROM AN INDIVIDUAL DOMESTIC WELL.
- RIGHT TO FARM ACKNOWLEDGEMENT: THIS DEVELOPMENT RECOGNIZES TITLE 22, CHAPTER 45 IDAHO CODE, THE RIGHT TO FARM ACT AND IDAHO CODE 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 ON 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 A NUISANCE RESULTS FROM THE IMPROPER OR NEGLECTED OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- STORM DRAINAGE FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE OWNER'S ASSOCIATION OR PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED IF NO 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 STRUCTURE SHALL BE LOCATED CLOSER THAN SEVENTY (70) FEET TO ANY SECTION LINE PRESERVED FOR A FUTURE ROAD UNLESS THE HIGHWAY DISTRICT HAVING JURISDICTION WAIVES THE 70' SETBACK REQUIREMENT.
- THE LOTS IN THIS SUBDIVISION SHALL BE SERVED BY INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
- LOT 6 BLOCK 1 IS A COMMON LOT SUBJECT TO A BLANKET PUBLIC UTILITIES EASEMENT AND IS ALSO SUBJECT TO A CROSS ACCESS AND ROAD MAINTENANCE AGREEMENT PER INSTRUMENT NO. 2021-050874, RECORDS OF CANYON COUNTY, IDAHO.
- PER NAMPA HIGHWAY DISTRICT NO.1 HIGHWAY STANDARDS 3061.070, NO ACCESS SHALL BE ALLOWED TO LAND IN A PLATTED SUBDIVISION OTHER THAN TO INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THE PLAT.
- LOT 7, BLOCK 1, IS SUBJECT TO A PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 7-9 BLOCK 1, AS SHOWN.
- THIS PLAT IS SUBJECT TO A SEPTIC TANK, SEWER LINE AND DRAINFIELD EASEMENT AGREEMENT PER INSTRUMENT NO. 2023-031155, RECORDS OF CANYON COUNTY, IDAHO.

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.

DATE 9-19-23
 CHAIRMAN AKC.H

BOOK _____ PAGE _____

LEGEND

---	PROPERTY BOUNDARY
---	SECTION LINE
---	LOT LINE
---	PUBLIC UTILITY EASEMENT
⊞	FOUND ALUMINUM CAP
⊙	FOUND 5/8" REBAR
•	FOUND 1/2" REBAR
⊙	SET 5/8" REBAR, PLS 13765
•	SET 1/2" REBAR, PLS 13765
1	LOT NUMBER
1	BLOCK NUMBER

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF THE NW1/4 OF THE SW1/4 OF SECTION 15 AS SHOWN.

THE BASIS OF THIS SURVEY WAS FROM RECORD OF SURVEY INSTRUMENT NO. 2019-04693, RECORDS OF CANYON COUNTY, IDAHO. THE NORTH BOUNDARY IS COINCIDENT WITH THE CENTERLINE OF LAKE SHORE DRIVE. THE SOUTH BOUNDARY OF THIS SUBDIVISION WAS HELD PER THE BOUNDARY OF LAKE SHORE SUBDIVISION NO.1.

NO DISCREPANCIES WERE DISCOVERED IN THE FOUND MONUMENTS SHOWN. ALL RECOVERED MONUMENTS WERE FOUND TO BE IN THEIR TRUE POSITIONS, AND FIT WELL WITH PREVIOUS RECORDS OF SURVEY IN THE AREA.

REFERENCES:
 INSTRUMENT NO. 2021-053054
 INSTRUMENT NO. 2016-085053
 INSTRUMENT NO. 2022-004326
 LAKE SHORE SUBDIVISION NO.1
 LAKE SHORE SUBDIVISION NO.2
 LAKE SHORE SUBDIVISION NO.3

Rob O'Malley
 ROB O'MALLEY
 IDAHO NO. 13765

LAKE SHORE SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 15; THENCE, ALONG THE NORTH BOUNDARY OF SAID NW1/4 OF THE SW1/4,

- A) S.89°12'16"E., 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING,
- 1) S.89°12'16"E., 368.38 FEET TO THE NORTHWEST CORNER OF LAKE SHORE SUBDIVISION NO. 3, RECORDED IN BOOK 53 AT PAGE 40; THENCE, ALONG THE WEST BOUNDARY THEREOF;
- 2) S.00°45'37"W., 780.31 FEET TO THE NORTH BOUNDARY OF LAKE SHORE SUBDIVISION NO.1, RECORDED IN BOOK 52 OF PLATS AT PAGE 44, RECORDS OF CANYON COUNTY, IDAHO; THENCE, ALONG SAID BOUNDARY,
- 3) N.88°54'19"W., 368.83 FEET TO THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 45; THENCE, ALONG SAID RIGHT-OF-WAY,
- 4) N.00°47'36"E., 778.38 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6.595 ACRES

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE RIGHT-OF-WAY SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. THE LOTS IN THIS SUBDIVISION WILL RECEIVE WATER FROM DOMESTIC WELLS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 4th DAY OF May, 2023

By: [Signature]
DAVE FORD, MEMBER ~ LAKE SHORE DRIVE DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON } S.S.

ON THIS 4th DAY OF May, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVE FORD, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF LAKE SHORE DRIVE DEVELOPMENT, LLC, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

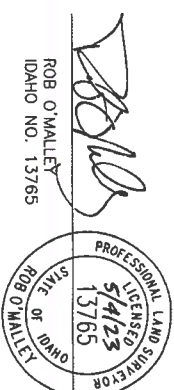
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC FOR THE STATE OF IDAHO



CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, 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 THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



BOOK _____, PAGE _____

HEALTH CERTIFICATE

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

DATE _____

HEALTH DISTRICT SIGNATURE _____

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS.

CANYON COUNTY SURVEYOR _____

DATE _____

CERTIFICATE OF THE 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.

COUNTY TREASURER _____

DATE _____

APPROVAL OF NAMP HIGHWAY DISTRICT NO. 1
NAMP 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.

CHAIRMAN _____

DATE _____

APPROVAL OF COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 20____, BY THE CANYON COUNTY PLANNING AND ZONING COMMISSION, CANYON COUNTY, IDAHO.

CHAIRMAN _____

DATE _____

CLERK _____

DATE _____

Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765
13765
10/31/23
PROFESSIONAL LAND SURVEYOR
STATE OF IDAHO
ROB O'MALLEY

BOOK _____, PAGE _____

