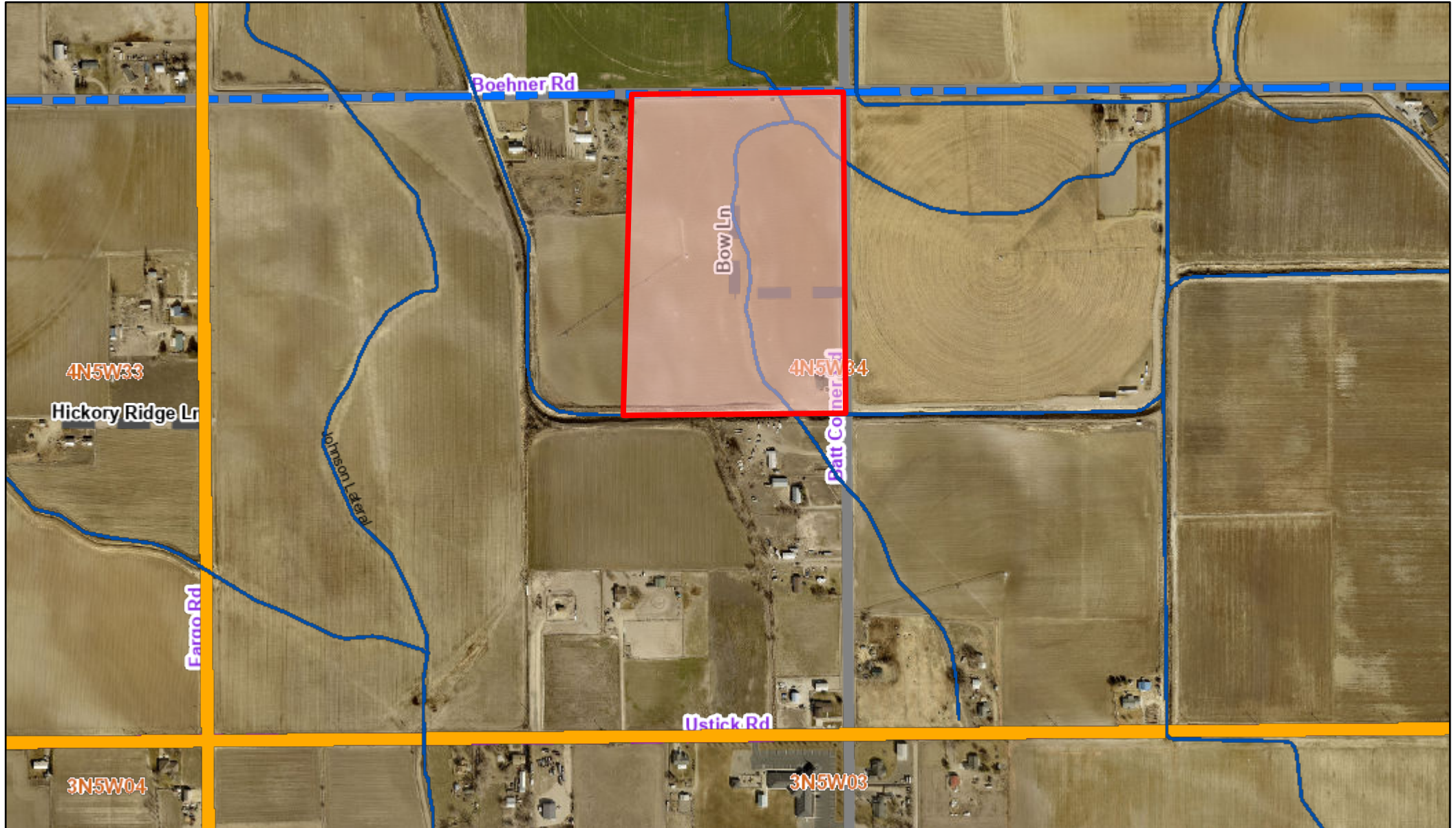


Canyon County, ID Web Map

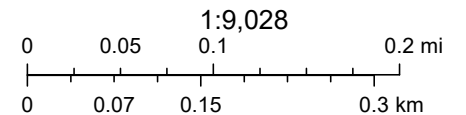


8/9/2024, 2:32:58 PM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area

- City Limits
- Sections
- CanyonCountyRoads
- Roads

- Imagery_2022
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



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

Canyon County, ID

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 | Nampa GIS | City of Nampa |



FINAL PLAT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME:	Mardín Maestrejuan	
	MAILING ADDRESS:	PO Box 250 Wilder, ID 83676	
	PHONE:	[REDACTED]	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>Martin Maestrejuan</u> Date: _____</p>			

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	Kurt Smith	
	COMPANY NAME:	Intermountain Engineering	
	MAILING ADDRESS:	2857 Southside Blvd Melba, ID 83641	
	PHONE:	[REDACTED]	EMAIL:

SITE INFO	STREET ADDRESS:	18257 Batt Corner Rd. Wilder, ID 83676	
	PARCEL NUMBER:	R37244011	
	PARCEL SIZE:	27.17 acres	
	NUMBER OF LOTS:	12	
	PROPOSED SUBDIVISION NAME:	Flying Arrow	
	FLOOD ZONE (YES/NO)	No	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	SD2024-0008	DATE RECEIVED:	8-9-24
RECEIVED BY:	M. Barron	APPLICATION FEE:	<input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH

FP Fee 1,000
AOC 100
13 lots x 10 = 130
\$1,230



FINAL PLAT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Martin Maestreguan</u>	
	MAILING ADDRESS:	
	PHONE:	EMAIL:
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: <u>[Signature]</u> Date: <u>8-9-24</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>TJ Wellard</u>	
	COMPANY NAME: <u>Skinner land surveying</u>	
	MAILING ADDRESS: <u>17842 Sand Hollow Rd. Caldwell, ID 83607</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS:	
	PARCEL NUMBER:	
	PARCEL SIZE:	
	NUMBER OF LOTS:	
	PROPOSED SUBDIVISION NAME:	
	FLOOD ZONE (YES/NO)	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:	
RECEIVED BY:	APPLICATION FEE:	CK MO 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):

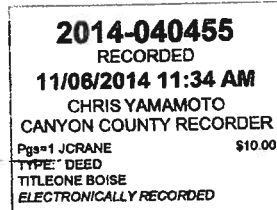
Description	Applicant	Staff
Master Application completed and signed	✓	✓
Copy of Final Plat: 1 Hard Copy, 1 Digital	✓	✓
Final Drainage Plan, if applicable	✓	✓
Final Irrigation Plan, if applicable	✓	✓
Final Grading Plan, if applicable	✓	✓
Completed Final Plat Checklist		
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	—	
Condition Compliance Proof (Conditional Rezone/D.A.)		
Proof of approval from: <i>acknowledgment</i>		
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/ Idaho Transportation Dept.	✓	✓
City Impact Area	✓	✓
Bonding Instructions	—	✓
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		

all digital
sent to
Dan

*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:

- 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.
- 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.



Order Number: 14237597

Warranty Deed

For value received,

Roderick T. Storm Jr. and Bette L. Storm, husband and wife

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

Martin Dario Maestrejuan an unmarried man

whose current address is 26613 Pleasant Valley Rd. Jordan Valley, OR 97910

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

A portion of the Northeast quarter of the Southwest quarter of Section 34, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Northeast quarter of the Southwest quarter; thence South 89°44'57" East along the North boundary of said Northeast quarter of the Southwest quarter a distance of 449 feet to the True Point of Beginning; thence continuing South 89°44'57" East along said North boundary a distance of 873.46 feet to the Northeast corner of said Northeast quarter of the Southwest quarter; thence South 0°26'01" West along the East boundary of said Northeast quarter of the Southwest quarter a distance of 1321.19 feet to the Southeast corner of said Northeast quarter of the Southwest quarter; thence North 89°44'49" West along the South boundary of said Northeast quarter of the Southwest quarter a distance of 918.07 feet; thence North 2°22'03" East a distance of 1322.05 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.

Roderick T. Storm Jr.

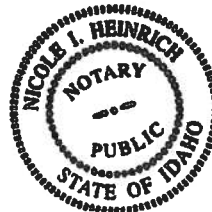
Bette L. Storm

State of Idaho
County of Canyon *Ada*

On this 5th day of November in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Roderick T. Storm Jr. and Bette L. Storm, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public
My Commission Expires:

RESIDING IN BOISE, ID
COMMISSION EXPIRES 08/17/2017





AGENCY ACKNOWLEDGMENT

Date:

Applicant: Martin Maestreguan

Parcel Number: R374244011

Site Address: 18257 Batt Corner Rd. Wilder, ID 83676

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 06/28/2024 Signed:

Anthony Lee

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

Fire District:

District: Wilder

☒ Applicant submitted/met for informal review.

Date: 6/27/2024 Signed:

Chad Johnson

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

Highway District:

District: Golden Gate Highway Dist 3

☒ Applicant submitted/met for informal review.

Date: 6/27/24 Signed:

Bob Wathen

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

Irrigation District:

District: Wilder Irr. Dist.

☒ Applicant submitted/met for informal review.

Date: 6/28/24 Signed:

Mike Case

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

Area of City Impact

City: City of Homedale

☐ Applicant submitted/met for informal review.

Date: 6.27.2024 Signed:

Alan E. [Signature]

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



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

▪ Engineering Division ▪

Final Plat Check-List

Applicant:	Case Number:
Subdivision Name:	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	Meets Code / Comments
<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"> • Check boundary measurements on plat with legal description measurements, verify they are the same • 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. 	Request Closures
<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"> • Make sure it matches the legal description • Reference to point of beginning 	

4. DESCRIPTIVE DATA REQUIRED	Meets Code / Comments
<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"> • Applicable description for easements 	
<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.	

AGENCY LOCATION AND CONTACT		
Southwest District Health		
	Address	Phone Number
	13307 Miami Lane, Caldwell	(208) 455-5400
Highway Districts		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 th Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 th Str., Parma	(208) 722-5343
Idaho Transportation Department		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
Fire Districts		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 402-1041
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
Irrigation Districts		
Agency	Address	Phone Number
Famer Cooperative Ditch Co Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 st Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./ Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
City Impact Area		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 th Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 rd St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 th St., Wilder	(208) 482-6204

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



Canyon County, 1115 Albany Street, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyonco.org ▪ www.canyonco.org/dsd

This letter is to inform you of Canyon County requirements regarding subdivision improvements.

Canyon County requires that all subdivision improvements must be either bonded or completed and certified by a registered professional engineer prior to the Board of County Commissioner's signature on the final plat.

Subdivision improvements consist of curbs, gutters, sidewalks, streetlights, paving, roads, irrigation, water, and sewer systems, and any other amenities within the subdivision.

If said items are completed prior to the Board's signature on the final plat, you must submit a letter from a registered professional engineer certifying that all improvements are constructed per code requirements and are completed. This letter must be stamped (sealed) by the engineer making the certification.

If said items are not going to be completed prior to the Board's signature on the final plat, they must be bonded.

Bonding Procedure (Canyon County Zoning Ordinance 07-17-29(4)):

- Developer obtains three (3) contractor bids for the estimated cost to construct the improvements.
- Developer obtains a bond, irrevocable letter of credit, or other acceptable form of guarantee in the amount of 120% of the highest of the three (3) bid amounts.
- Developer will submit the three (3) contractor bids and the bond, irrevocable letter of credit, or other acceptable form of guarantee in the amount of 120% of the highest of the three (3) bid amounts to Development Services Department (DSD).
- If the internal roads are to be public, the Developer must bond these roads with the Highway District having jurisdiction and submit a copy of the bond to DSD.
- DSD forwards these items to the Canyon County Prosecuting Attorney's Office for legal review.
- Prosecuting Attorney reviews and approves bonding submittals.
- DSD will secure the bonding instrument.
- DSD requests a hearing date before the BOCC to consider signing the Final Plat.
- DSD will release the bond only upon written request from the DSD Director. This will only occur when DSD has received a letter from a registered professional engineer certifying that all improvements included in the bond are complete. This letter must be stamped (sealed) by the engineer making the certification. The bonded improvements shall be constructed within two (2) years from the date of recordation of the final plat; provided, however, the Board may extend the period one year upon showing of just cause by the developer.
- The scheduling of any payment to the developer will be in accordance with the County's current claim and payment schedule.

**O:\Department Forms\Subdivisions\Bonding\Bonding Form Letter\Bonding Form Letter.docPlanning •
Zoning • Building • Code Enforcement**

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.

LINE TABLE		
NO	BEARING	LENGTH
L1	S2°22'09"W	30.02'
L2	N89°44'53"W	40.00'

FLYING ARROW LANDING SUBDIVISION

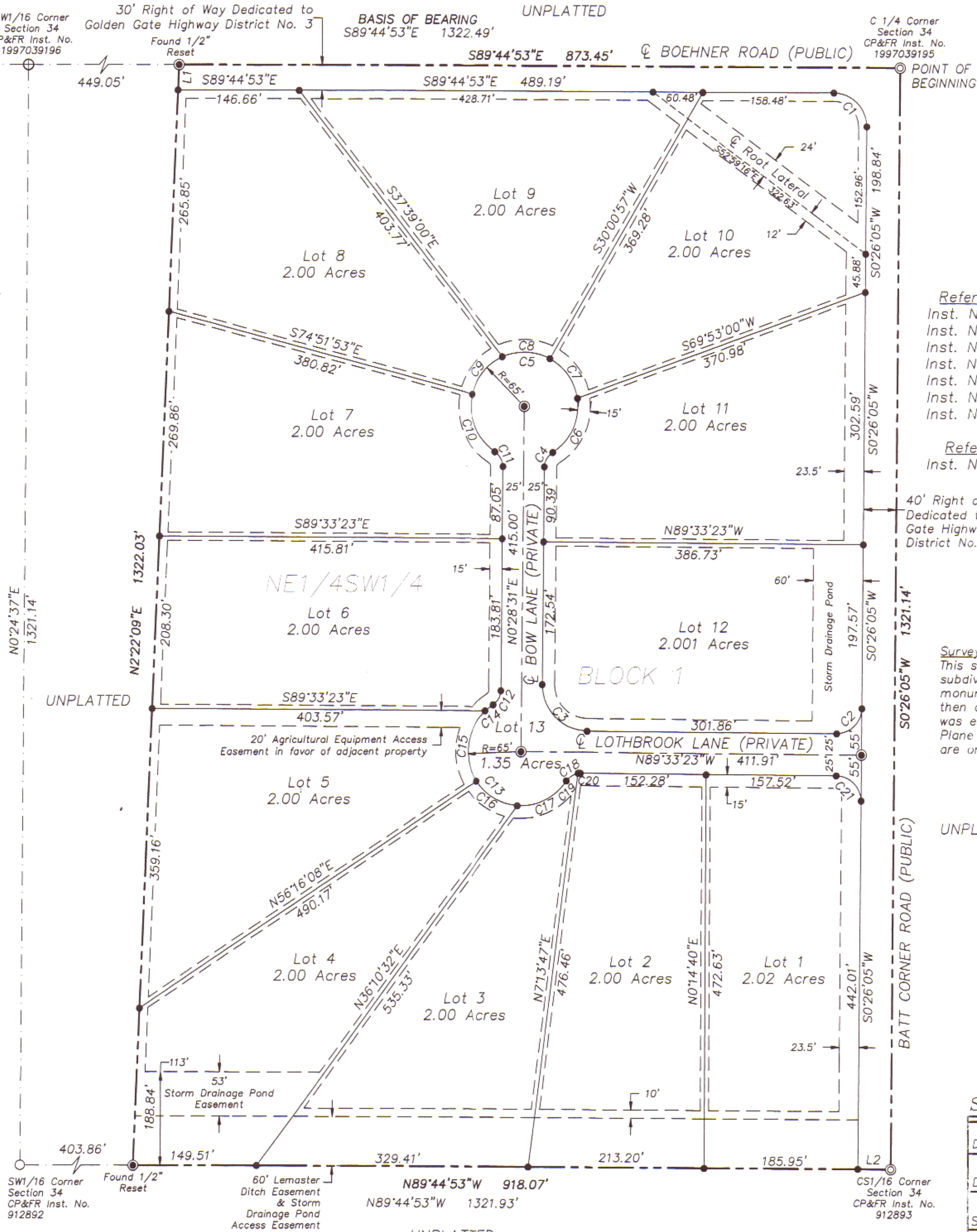
A PORTION OF THE NE 1/4 SW 1/4 OF SECTION 34,
TOWNSHIP 4 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2024

NOTES:

- This development recognizes Section 22-4503, Idaho Code, Right to Farm, 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."
- Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.
- Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.
- This development recognizes and is in compliance with Idaho Code 31-3805(1)(b). Lots are subject to assessments from the Wilder Irrigation District.
- The subject property is zoned CR-RR(Rural Residential-Conditional Rezone) and is subject to Development Agreement 24-036 recorded as Inst. No. 2024011682.
- The development is 27.167 acres.
- This development consists of 12 residential lots and 1 private road lot.
- Post development storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.
- Finish grades at subdivision boundaries shall match existing finish grades. Storm water runoff shall be maintained on subdivision property unless otherwise approved.
- No permanent structure shall be located closer than seventy feet (70') to any section or quarter line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.
- UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE:
10 FEET ALONG SUBDIVISION BOUNDARY, 5 FEET ON EACH SIDE OF INTERIOR LOT LINES.

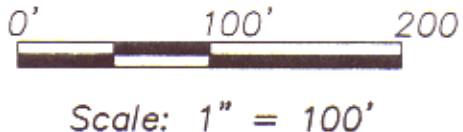
- Plat Note - no
Secondary dwellings
- need closure report
for all lots

NO	RADIUS	CENTRA	CHORD
C1	40.00'	90°	56.66'
C2	30.00'	90°00'32"	42.43'
C3	55.00'	90°01'54"	77.80'
C4	20.00'	60°09'58"	20.05'
C5	65.00'	29°38'06"	70.20'
C6	65.00'	66°05'26"	70.89'
C7	65.00'	53°04'19"	58.08'
C8	65.00'	52°51'36"	57.86'
C9	65.00'	52°50'06"	57.84'
C10	65.00'	69°46'39"	74.36'
C11	20.00'	60°09'58"	20.05'
C12	20.00'	58°12'33"	19.46'
C13	65.00'	205°58'01"	126.68'
C14	65.00'	10°44'10"	12.15'
C15	65.00'	80°46'15"	84.23'
C16	65.00'	53°01'56"	58.04'
C17	65.00'	61°26'02"	66.40'
C18	20.00'	58°16'32"	19.48'
C19	20.00'	49°43'39"	16.82'
C20	20.00'	8°32'53"	2.98'
C21	30.00'	89°59'28"	42.42'



Reference Surveys:
Inst. No. 2021051862
Inst. No. 1995022800
Inst. No. 1995027697
Inst. No. 2008047404
Inst. No. 2009010503
Inst. No. 2001005936
Inst. No. 1998028993

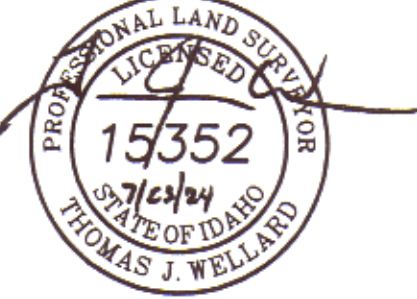
Reference Deeds:
Inst. No. 2014040455



LEGEND

- BRASS CAP MONUMENT - FOUND
- ALUMINUM CAP MONUMENT - FOUND
- 5/8" REBAR - FOUND
- 5/8" X 24" REBAR - SET
- 1/2" REBAR - FOUND
- 1/2" X 24" REBAR - SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- EASEMENT LINE(Utility, Irrigation & Drainage)

Surveyor's Narrative:
This survey was performed at the request of Martin Maestrejuan to subdivide the parcel as shown. Section control and property corner monuments were located, verified and held as shown. The property was then divided at the clients direction. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.



REVISIONS

2	
1	

Sheet 1 of 2

Drawn By: ZCL

Date: July 17, 2024

Surveyed By: KPL/ZCL

Job No. MY2524

Skinner
Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

OWNERS' CERTIFICATE

I, Martin Maestrejuan say I am the owner of this property, being more particularly described in the legal description below, state that it is my intention to include said property in the subdivision plat. The public streets and rights of ways shown on this plat are dedicated to the public forever. The easements shown on the plat are not dedicated to the public but intended only for the right and purpose set forth on the plat and no structures other than those for Utility, Irrigation and Drainage purposes are to be erected within limits of the easements.

This parcel is a portion of the NE 1/4 SW 1/4 of Section 34 in Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of the NE 1/4 SW 1/4, (C 1/4 Corner, Section 34);

thence South 00°26'05" West along the East boundary of the NE 1/4 SW 1/4 a distance of 1321.14 feet to the Southeast corner of the NE 1/4 SW 1/4;

thence North 89°44'53" West along the South boundary of the NE 1/4 SW 1/4 a distance of 918.07 feet;

thence North 2°22'09" East a distance of 1322.03 feet to a point on the North boundary of the NE 1/4 SW 1/4;

thence South 89°44'53" East along said North boundary a distance of 873.45 feet to the TRUE POINT OF BEGINNING, said parcel being 27.167 acres more or less.

Martin Maestrejuan

ACKNOWLEDGEMENT

STATE OF IDAHO)
) S.S.
COUNTY OF CANYON)

On this ____ day of _____, in the year of 20____, before me, _____ a notary public, personally appeared Martin Maestrejuan, proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

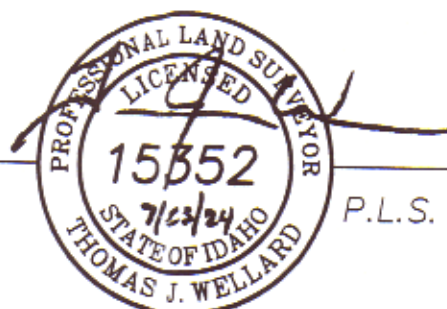
FLYING ARROW LANDING SUBDIVISION

A PORTION OF THE NE 1/4 SW 1/4 OF SECTION 34,
TOWNSHIP 4 NORTH, RANGE 5 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2024

SURVEYOR'S CERTIFICATE

I, Thomas J. Wellard, P.L.S., 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' 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.

Thomas J. Wellard



P.L.S. 15352

APPROVAL OF GOLDEN GATE HIGHWAY DISTRICT NO. 3

Golden Gate Highway District No. 3 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

CERTIFICATION AND APPROVAL OF
SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Southwest District Health Department

Date

CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, 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.

County Surveyor

Date

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 BOARD OF COUNTY
COMMISSIONERS OF CANYON COUNTY

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

Chairman

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER: _____ FEE _____

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED AT THE REQUEST OF SKINNER LAND
SURVEY Co. AT _____ MINUTES PAST _____ O'CLOCK
_____ M. THIS _____ DAY OF _____ 20____,
IN BOOK _____ OF SURVEYS, AT PAGE _____

EX-OFFICIO RECORDER

DEPUTY

Skinner
Land Survey

17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM

Sheet 2 of 2

BOOK _____ PAGE _____

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: 83300

Date: 8/9/2024

Date Created: 8/9/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Martin Maestrejuan

Comments: Final Plat: SD2024-0008 Flying Arrow Landing FP

Site Address: 18257 BATT CORNER RD, Wilder ID 83676 / Parcel Number: 37244011 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	SD2024-0008	\$1,000.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2024-0008	\$130.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	SD2024-0008	\$100.00	\$0.00	\$0.00

Sub Total: \$1,230.00

Sales Tax: \$0.00

Total Charges: \$1,230.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1029	\$1,230.00

Total Payments: \$1,230.00

ADJUSTMENTS

Receipt Balance: \$0.00