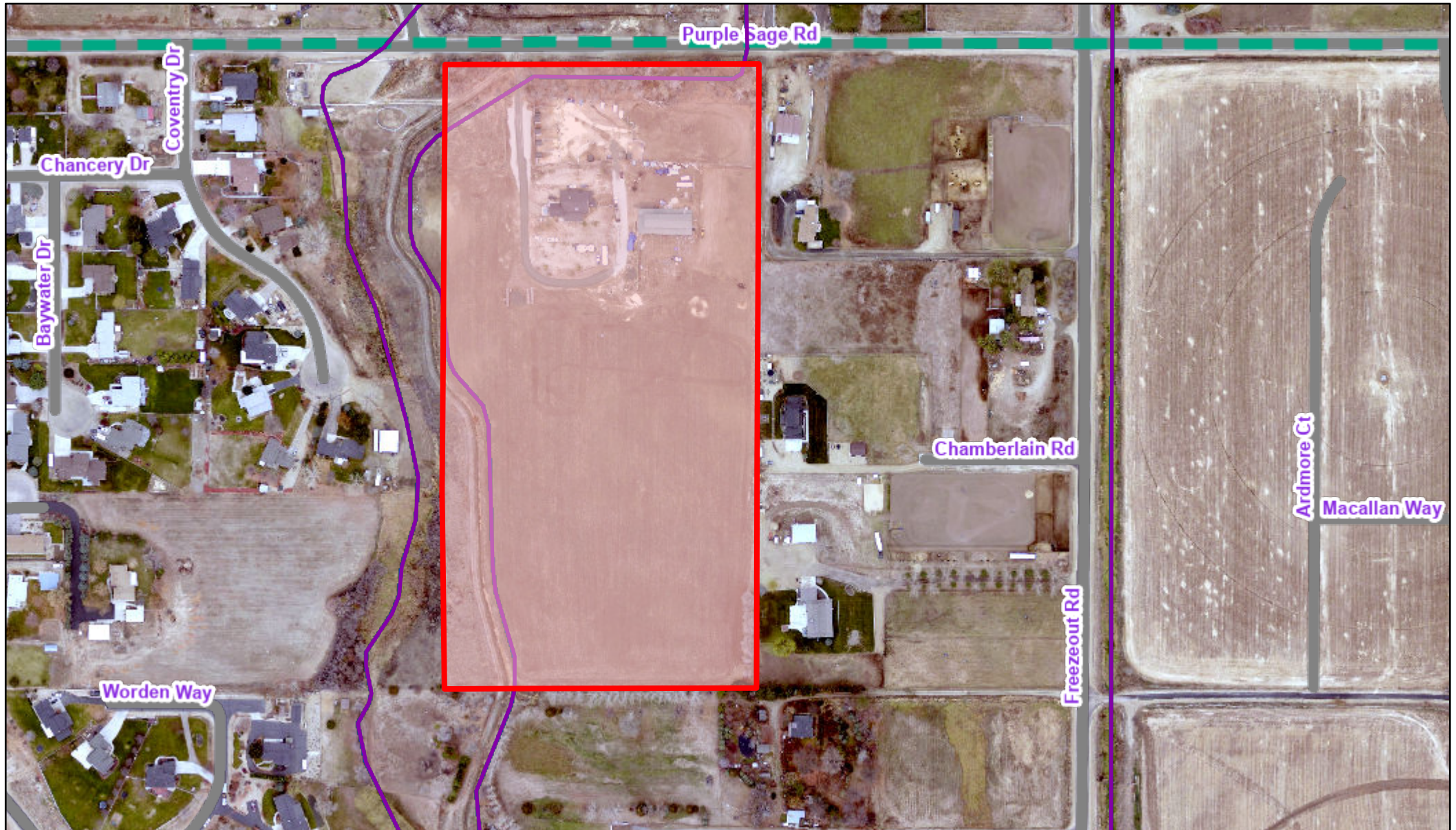


Canyon County, ID Web Map



6/22/2023, 2:56:59 PM



Multiple Parcel Search _Query result



Hydro_NHDFlowline



Hydro_NHDFlowline

CanyonCountyRoads

Roads

ITDFunctionalClassification

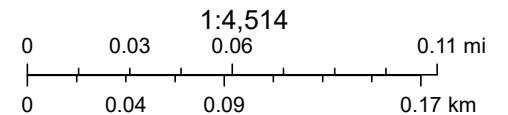
Minor Arterial

Canyon County Imagery_2019

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, USGS, 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, USGS, EPA, USDA | COMPASS | Nampa GIS | City of Nampa |



FINAL PLAT

PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>ROBERT AND JEANNE KELLY</u>	
	MAILING ADDRESS: <u>14715 PURPLE SAGE ROAD</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<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>[Signature]</u> Date: <u>Dec 10 2024</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>STEVE WELLINGTON</u>	
	COMPANY NAME: <u>WELLINGTON LAND SURVEYING</u>	
	MAILING ADDRESS: <u>PO Box 702 MERIDIAN ID 83680</u>	
	PHONE: <u>208-850-7506</u>	EMAIL: <u>steve.wellington@idaholandsurveying.com</u>

SITE INFO	STREET ADDRESS: <u>14715 PURPLE SAGE ROAD</u>	
	PARCEL NUMBER: <u>R38157011</u>	
	PARCEL SIZE: <u>18.95 ± ACRES</u>	
	NUMBER OF LOTS: <u>10</u>	
	PROPOSED SUBDIVISION NAME: <u>KELLY RIDGE SUBDIVISION</u>	
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>R1</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>SD2025-0001</u>	DATE RECEIVED: <u>11/12/25</u>
RECEIVED BY: <u>MB</u>	APPLICATION FEE: <u>1200</u> <input checked="" type="checkbox"/> CK <input type="checkbox"/> MO <input type="checkbox"/> CC CASH

\$1,000 Final Plat
+ 100 (10 x \$10/lot)
+ 100 (City Impact)
\$1,200



FINAL PLAT

PUBLIC HEARING - CHECKLIST

FINAL PLAT - CCZO Section 07-02-03

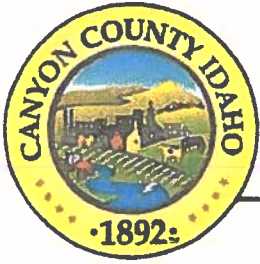
THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

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	✓	✓
Final Grading Plan, if applicable	✓	✓
Completed Final Plat Checklist	✓	✓
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	N/A	later
Condition Compliance Proof (Conditional Rezone/D.A.)	N/A	N/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	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:

- 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.



AGENCY ACKNOWLEDGMENT

Date: 1/6/25
Applicant: ROBERT AND JEANNE KELLY
Parcel Number: R38157011
Site Address: 14715 PURPLE SAGE ROAD

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

Fire District:

District: MIDDLETON STAR

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: HIGHWAY DISTRICT #4

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: BLACK CANYON IRR DISTRICT

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: MIDDLETON

☒ Applicant submitted/met for informal review.

Date: 1/9/25 Signed: R2 SAA
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, ROBERT KELLY, 14715 PURPLE SAGE RD.
(name) (address)
CALDWELL, IDAHO 83607
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

STEVE WELLINGTON PO BOX 702
WELLINGTON LAND SURVEYING MERIDIAN, IDAHO 83680
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 29th day of January, 20 25.

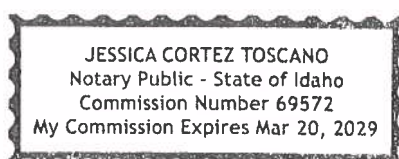
Robert Kelly
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 29th day of January, in the year 20 25, before me Jessica Cortez Toscano
a notary public, personally appeared Robert Kelly, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: Jessica Cortez Toscano

My Commission Expires: 03/20/2029

RE: Kelly Ridge preliminary plat

From Anthony Lee <Anthony.Lee@swdh.id.gov>

Date Mon 12/9/2024 10:39 AM

To steve.wellington idaholandsurveying.com <steve.wellington@idaholandsurveying.com>

Hi Steve,

I don't believe the N-P study has been approved by DEQ yet. I will try to reach out to Fritz.

Additionally, an SER has not been submitted which is typically done after the approval of the N-P study.

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: steve.wellington idaholandsurveying.com <steve.wellington@idaholandsurveying.com>

Sent: Monday, December 9, 2024 10:33 AM

To: Anthony Lee <Anthony.Lee@swdh.id.gov>

Subject: Re: Kelly Ridge preliminary plat

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Good morning Anthony

We are processing the final plat for Kelly Ridge Subdivision. Have we given you everything you need for the final plat approval?

Regards
Steve

Steve Wellington P.L.S.

WELLINGTON LAND SURVEYING

PHONE (208) 850-7506

<http://www.idaholandsurveying.com/>

From: Anthony Lee <Anthony.Lee@swdh.id.gov>

Sent: Thursday, January 4, 2024 2:10 PM

To: steve.wellington idaholandsurveying.com <steve.wellington@idaholandsurveying.com>

Subject: RE: Kelly Ridge preliminary plat

Received, thank you.



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, BS/REHS | Land Development Senior | Southwest District Health

13307 Miami Lane | Caldwell ID 83607 | ph: 208.455.5384 | cell: 208.899.1285

Anthony.Lee@phd3.idaho.gov | **Healthier Together** | www.swdh.org



From: steve.wellington idaholandsurveying.com <steve.wellington@idaholandsurveying.com>

Sent: Thursday, January 4, 2024 1:28 PM

To: Anthony Lee <Anthony.Lee@swdh.id.gov>

Subject: Kelly Ridge preliminary plat

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Anthony

Attached is the preliminary plat for Kelly Ridge.

Thanks
Steve

Steve Wellington P.L.S.

WELLINGTON LAND SURVEYING

Phone (208) 850-7506

<http://www.idaholandsurveying.com/>



Outlook

Kelly Ridge Subdivision Development Construction - Final Plat permit application has been submitted

From Middleton Star Fire Districts Permits <donotreply@midstarfirepermits.org>

Date Thu 1/9/2025 6:03 PM

To steve.wellington idaholandsurveying.com <steve.wellington@idaholandsurveying.com>

This message has been sent on behalf of Middleton Star Fire Districts.

The Development Construction - Final Plat Permit application for Kelly Ridge Subdivision has been submitted. You will be contacted with payment instructions or if additional information is required for the permit application.

For assistance contact Deputy Chief Victor Islas at vislas@midstarfire.org.

HIGHWAY DISTRICT NO. 4

15435 Highway 44
CALDWELL, IDAHO 83607

RECEIPT N^o 7808

Date ~~December 3~~, 2025

RECEIVED FROM Kelly Tile Co. / Wellington Land Surveying
Address Kelly Ridge Sub.

DOLLARS \$ 480.00

For Final Plat

- ☐ Cash
☒ Check
☐ Transfer

CANYON HIGHWAY DISTRICT NO. 4

BY SA

RE: Kelly Ridge Subdivision

From Don Popoff <dpopoff@rh2.com>

Date Wed 1/8/2025 10:46 AM

To steve.wellington idaholandsurveying.com <steve.wellington@idaholandsurveying.com>

Cc Derick Corell <dcorell@rh2.com>

 1 attachment (6 MB)

2024.07.15_BCID_SUB23-20_KellyRidge_Request for Addl Development Review Funds.pdf;

Hi Steve,

It's been a few months since we last chatted.

- Can you please re-send the easement files. I'm not seeing that I received them on my end? (Do you have a date they were sent?)
- I see your last communication on 9.28.2024 requesting easement widths.
- We also have an outstanding balance that needs to be paid prior to moving forward – attached.
- Are you planning on providing an irrigation system for these lots?

Thanks in advance

Don



Donald Popoff PE

Nampa Office Manager | RH2 Engineering, Inc.

16150 N. High Desert Street

Suite 201

Nampa, Idaho 83687

C: 208.807.0015

O: 208.563.2280

dpopoff@rh2.com

www.rh2.com

From: steve.wellington idaholandsurveying.com <steve.wellington@idaholandsurveying.com>

Sent: Tuesday, January 7, 2025 10:25 AM

To: Nick Sparacino <nsparacino@rh2.com>; Don Popoff <dpopoff@rh2.com>

Subject: Kelly Ridge Subdivision

Good morning

Attached is the final plat for Kelly Ridge Subdivision. We are in the process of getting signatures. I previously sent the legal description for the canal easement. Please let me know when the easement document is ready to be signed by the owner.

Thanks

Steve

Steve Wellington P.L.S.

WELLINGTON LAND SURVEYING

Phone (208) 850-7506

<http://www.idaholandsurveying.com/>

MAPCHECK CLOSURES
KELLY RIDGE SUBDIVISION
SITUATED IN THE W 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 34
T. 5 N., R. 3 W., B.M.
CANYON COUNTY, IDAHO

Boundary-Map-Page 1

Point of Beginning

Easting: 2373690.4772'

Northing: 756148.8045'

Side 1: Line

Direction: N89° 59' 22.00"E

Distance: 646.230'

Easting: 2374336.7072'

Northing: 756148.9236'

Side 2: Line

Direction: S0° 20' 31.00"W

Distance: 1280.450'

Easting: 2374329.0654'

Northing: 754868.4964'

Side 3: Line

Direction: S89° 56' 25.00"W

Distance: 642.800'

Easting: 2373686.2658'

Northing: 754867.8264'

Side 4: Line

Direction: N0° 11' 18.00"E

Distance: 1280.980'

Easting: 2373690.4764'

Northing: 756148.7994'

Closure Summary

Precision, 1 part in: 748220.848'

Error distance: 0.005'

Error direction: S8° 52' 11.00"W

Area: 825430.02 Sq. Ft.

Boundary-Legal Description-Page 3

Point of Beginning

Easting: 2374759.9034'

Northing: 756152.7941'

Side 1: Line

Direction: N89° 59' 22.00"E

Distance: 646.230'

Easting: 2375406.1334'

Northing: 756152.9131'

Side 2: Line

Direction: S0° 20' 31.00"W
Distance: 1280.450'
Easting: 2375398.4916'
Northing: 754872.4859'

Side 3: Line

Direction: S89° 56' 25.00"W
Distance: 642.800'
Easting: 2374755.6920'
Northing: 754871.8159'

Side 4: Line

Direction: N0° 11' 18.00"E
Distance: 1280.980'
Easting: 2374759.9026'
Northing: 756152.7890'

Closure Summary

Precision, 1 part in: 748220.848'
Error distance: 0.005'
Error direction: S8° 52' 11.00"W
Area: 825430.02 Sq. Ft.

Lot 1

Point of Beginning

Easting: 2372820.1074'
Northing: 754214.2271'

Side 1: Line

Direction: N89° 59' 22.00"E
Distance: 165.840'
Easting: 2372985.9474'
Northing: 754214.2577'

Side 2: Line

Direction: S0° 11' 21.00"W
Distance: 433.310'
Easting: 2372984.5168'
Northing: 753780.9500'

Side 3: Line

Direction: N89° 39' 54.00"W
Distance: 141.740'
Easting: 2372842.7792'
Northing: 753781.7787'

Side 4: Curve

Curve direction: Clockwise
Radius: 170.000'
Arc length: 91.570'
Delta angle: 30° 51' 39.00"
Chord direction: N15° 14' 45.00"W

Chord distance: 90.460'
Easting: 2372818.9918'
Northing: 753869.0551'
Side 5: Line
Direction: N0° 11' 04.00"E
Distance: 345.170'
Easting: 2372820.1029'
Northing: 754214.2233'

Closure Summary

Precision, 1 part in: 201309.329'
Error distance: 0.006'
Error direction: S50° 04' 15.58"W
Area: 71093.27 Sq. Ft.

Lot 2

Point of Beginning

Easting: 2373084.3005'
Northing: 754131.1325'

Side 1: Line

Direction: N89° 59' 22.00"E
Distance: 294.310'
Easting: 2373378.6105'
Northing: 754131.1867'

Side 2: Line

Direction: S0° 20' 31.00"W
Distance: 557.950'
Easting: 2373375.2807'
Northing: 753573.2466'

Side 3: Line

Direction: N89° 39' 54.00"W
Distance: 317.370'
Easting: 2373057.9161'
Northing: 753575.1022'

Side 4: Curve

Curve direction: Counter-clockwise
Radius: 230.000'
Arc length: 97.190'
Delta angle: 24° 12' 40.00"
Chord direction: N43° 33' 06.00"W
Chord distance: 96.470'
Easting: 2372991.4475'
Northing: 753645.0192'

Side 5: Curve

Curve direction: Clockwise
Radius: 170.000'
Arc length: 74.120'

Delta angle: 24° 58' 52.00"
Chord direction: N43° 10' 01.00"W
Chord distance: 73.530'
Easting: 2372941.1436'
Northing: 753698.6493'

Side 6: Line

Direction: S89° 39' 54.00"E
Distance: 141.740'
Easting: 2373082.8812'
Northing: 753697.8206'

Side 7: Line

Direction: N0° 11' 21.00"E
Distance: 433.310'
Easting: 2373084.3118'
Northing: 754131.1282'

Closure Summary

Precision, 1 part in: 158717.993'
Error distance: 0.012'
Error direction: S69° 14' 33.97"E
Area: 173635.08 Sq. Ft.

Lot 3

Point of Beginning

Easting: 2372924.2374'
Northing: 753443.1963'

Side 1: Line

Direction: S89° 39' 54.00"E
Distance: 317.370'
Easting: 2373241.6019'
Northing: 753441.3407'

Side 2: Line

Direction: S0° 20' 31.00"W
Distance: 204.430'
Easting: 2373240.3819'
Northing: 753236.9144'

Side 3: Line

Direction: S89° 56' 07.00"W
Distance: 282.870'
Easting: 2372957.5121'
Northing: 753236.5948'

Side 4: Line

Direction: N0° 20' 06.00"E
Distance: 85.270'
Easting: 2372958.0106'
Northing: 753321.8634'

Side 5: Curve

Curve direction:	Counter-clockwise
Radius:	230.000'
Arc length:	127.580'
Delta angle:	31° 46' 53.00"
Chord direction:	N15° 33' 20.00"W
Chord distance:	125.950'
Easting:	2372924.2343'
Northing:	753443.2000'

Closure Summary

Precision, 1 part in:	214890.956'
Error distance:	0.005'
Error direction:	N40° 24' 10.10"W
Area:	59455.06 Sq. Ft.

Lot 4

Point of Beginning

Easting:	2372980.4917'
Northing:	753139.1063'

Side 1: Line

Direction:	N89° 56' 07.00"E
------------	------------------

Distance:	282.870'
-----------	----------

Easting:	2373263.3615'
Northing:	753139.4259'

Side 2: Line

Direction:	S0° 20' 31.00"W
------------	-----------------

Distance:	254.010'
-----------	----------

Easting:	2373261.8456'
Northing:	752885.4204'

Side 3: Line

Direction:	S89° 56' 07.00"W
------------	------------------

Distance:	222.440'
-----------	----------

Easting:	2373039.4057'
Northing:	752885.1691'

Side 4: Line

Direction:	N0° 03' 53.00"W
------------	-----------------

Distance:	27.190'
-----------	---------

Easting:	2373039.3750'
Northing:	752912.3591'

Side 5: Line

Direction:	S89° 56' 07.00"W
------------	------------------

Distance:	30.000'
-----------	---------

Easting:	2373009.3750'
Northing:	752912.3252'

Side 6: Curve

Curve direction:	Clockwise
------------------	-----------

Radius:	30.000'
---------	---------

Arc length: 47.330'
Delta angle: 90° 23' 59.00"
Chord direction: N44° 51' 53.00"W
Chord distance: 42.570'
Easting: 2372979.3446'
Northing: 752942.4977'
Side 7: Line
Direction: N0° 20' 06.00"E
Distance: 196.610'
Easting: 2372980.4942'
Northing: 753139.1044'

Closure Summary

Precision, 1 part in: 334672.536'
Error distance: 0.003'
Error direction: S51° 50' 51.57"E
Area: 70009.58 Sq. Ft.

Lot 5

Point of Beginning

Easting: 2372984.7495'
Northing: 752787.6219'

Side 1: Line

Direction: N89° 56' 07.00"E
Distance: 323.180'
Easting: 2373307.9293'
Northing: 752787.9870'

Side 2: Line

Direction: S0° 20' 31.00"W
Distance: 254.060'
Easting: 2373306.4130'
Northing: 752533.9315'

Side 3: Line

Direction: S89° 56' 25.00"W
Distance: 321.400'
Easting: 2372985.0132'
Northing: 752533.5965'

Side 4: Line

Direction: N0° 03' 35.00"W
Distance: 254.030'
Easting: 2372984.7484'
Northing: 752787.6264'

Closure Summary

Precision, 1 part in: 252328.535'
Error distance: 0.005'
Error direction: N13° 21' 09.45"W

Area: 81874.56 Sq. Ft.

Lot 6

Point of Beginning

Easting: 2372293.7728'

Northing: 752770.8485'

Side 1: Line

Direction: N89° 56' 07.00"E

Angle:

Distance: 320.300'

Easting: 2372614.0726'

Northing: 752771.2103'

Side 2: Line

Direction: S0° 03' 35.00"E

Distance: 254.030'

Easting: 2372614.3374'

Northing: 752517.1805'

Side 3: Line

Direction: S89° 56' 25.00"W

Distance: 321.400'

Easting: 2372292.9376'

Northing: 752516.8455'

Side 4: Line

Direction: N0° 11' 18.00"E

Distance: 254.000'

Easting: 2372293.7725'

Northing: 752770.8441'

Closure Summary

Precision, 1 part in: 258828.206'

Error distance: 0.004'

Error direction: S4° 20' 14.60"W

Area: 81501.07 Sq. Ft.

Lot 7

Point of Beginning

Easting: 2372031.0175'

Northing: 753562.4725'

Side 1: Line

Direction: N89° 56' 07.00"E

Distance: 301.290'

Easting: 2372332.3073'

Northing: 753562.8128'

Side 2: Line

Direction: S0° 20' 06.00"W

Distance: 197.020'

Easting: 2372331.1554'

Northing: 753365.7962'

Side 3: Curve

Curve direction: Clockwise

Radius: 30.000'

Arc length: 46.910'

Delta angle: 89° 36' 01.00"

Chord direction: S45° 08' 07.00"W

Chord distance: 42.280'

Easting: 2372301.1884'

Northing: 753335.9704'

Side 4: Line

Direction: S89° 56' 07.00"W

Distance: 30.000'

Easting: 2372271.1884'

Northing: 753335.9365'

Side 5: Line

Direction: S0° 03' 53.00"E

Distance: 27.190'

Easting: 2372271.2191'

Northing: 753308.7465'

Side 6: Line

Direction: S89° 56' 07.00"W

Distance: 241.040'

Easting: 2372030.1793'

Northing: 753308.4742'

Side 7: Line

Direction: N0° 11' 18.00"E

Distance: 254.000'

Easting: 2372031.0142'

Northing: 753562.4729'

Closure Summary

Precision, 1 part in: 328638.804'

Error distance: 0.003'

Error direction: N83° 28' 55.55"W

Area: 74631.84 Sq. Ft.

Lot 8

Point of Beginning

Easting: 2372065.8324'

Northing: 753915.4414'

Side 1: Line

Direction: S89° 39' 54.00"E

Distance: 191.990'

Easting: 2372257.8191'

Northing: 753914.3189'

Side 2: Curve

Curve direction: Counter-clockwise
Radius: 230.000'
Arc length: 45.610'
Delta angle: 11° 21' 39.00"
Chord direction: S49° 58' 38.00"E
Chord distance: 45.530'
Easting: 2372292.6855'
Northing: 753885.0389'

Side 3: Curve

Curve direction: Clockwise
Radius: 170.000'
Arc length: 166.130'
Delta angle: 55° 59' 33.00"
Chord direction: S27° 39' 40.00"E
Chord distance: 159.600'
Easting: 2372366.7784'
Northing: 753743.6797'

Side 4: Line

Direction: S0° 20' 06.00"W
Distance: 85.690'
Easting: 2372366.2774'
Northing: 753657.9912'

Side 5: Line

Direction: S89° 56' 07.00"W
Distance: 301.290'
Easting: 2372064.9876'
Northing: 753657.6509'

Side 6: Line

Direction: N0° 11' 18.00"E
Distance: 257.790'
Easting: 2372065.8349'
Northing: 753915.4395'

Closure Summary

Precision, 1 part in: 333055.298'
Error distance: 0.003'
Error direction: S52° 12' 46.62"E
Area: 71578.35 Sq. Ft.

Lot 9**Point of Beginning**

Easting: 2372071.5621'
Northing: 754592.2501'

Side 1: Line

Direction: N89° 59' 22.00"E
Distance: 126.060'

Easting: 2372197.6221'

Northing: 754592.2733'

Side 2: Line

Direction: S0° 11' 04.00"W

Distance: 344.960'

Easting: 2372196.5116'

Northing: 754247.3151'

Side 3: Curve

Curve direction: Counter-clockwise

Radius: 230.000'

Arc length: 178.560'

Delta angle: 44° 28' 52.00"

Chord direction: S22° 03' 22.00"E

Chord distance: 174.110'

Easting: 2372261.8924'

Northing: 754085.9471'

Side 4: Line

Direction: N89° 39' 54.00"W

Distance: 191.990'

Easting: 2372069.9057'

Northing: 754087.0696'

Side 5: Line

Direction: N0° 11' 18.00"E

Distance: 505.190'

Easting: 2372071.5663'

Northing: 754592.2569'

Closure Summary

Precision, 1 part in: 168895.961'

Error distance: 0.008'

Error direction: N31° 42' 27.14"E

Area: 67040.46 Sq. Ft.

Lot 10

Point of Beginning

Easting: 2373599.6158'

Northing: 753844.2636'

Side 1: Line

Direction: N89° 59' 22.00"E

Distance: 30.000'

Easting: 2373629.6158'

Northing: 753844.2691'

Side 2: Line

Direction: N89° 59' 22.00"E

Distance: 30.000'

Easting: 2373659.6158'

Northing: 753844.2746'

Side 3: Line

Direction: S0° 11' 04.00"W
Distance: 345.170'
Easting: 2373658.5046'
Northing: 753499.1064'

Side 4: Curve

Curve direction: Counter-clockwise
Radius: 170.000'
Arc length: 91.570'
Delta angle: 30° 51' 39.00"
Chord direction: S15° 14' 45.00"E
Chord distance: 90.460'
Easting: 2373682.2921'
Northing: 753411.8300'

Side 5: Curve

Curve direction: Counter-clockwise
Radius: 170.000'
Arc length: 74.120'
Delta angle: 24° 58' 52.00"
Chord direction: S43° 10' 01.00"E
Chord distance: 73.530'
Easting: 2373732.5959'
Northing: 753358.1999'

Side 6: Curve

Curve direction: Clockwise
Radius: 230.000'
Arc length: 97.190'
Delta angle: 24° 12' 40.00"
Chord direction: S43° 33' 07.00"E
Chord distance: 96.470'
Easting: 2373799.0649'
Northing: 753288.2833'

Side 7: Curve

Curve direction: Clockwise
Radius: 230.000'
Arc length: 127.580'
Delta angle: 31° 46' 53.00"
Chord direction: S15° 33' 21.00"E
Chord distance: 125.950'
Easting: 2373832.8418'
Northing: 753166.9469'

Side 8: Line

Direction: S0° 20' 06.00"W
Distance: 85.270'
Easting: 2373832.3433'
Northing: 753081.6784'

Side 9: Line

Direction: S0° 20' 06.00"W

Distance:	196.610'
Easting:	2373831.1937'
Northing:	752885.0717'

Side 10: Curve

Curve direction:	Counter-clockwise
Radius:	30.000'
Arc length:	47.330'
Delta angle:	90° 23' 59.00"
Chord direction:	S44° 51' 53.00"E
Chord distance:	42.570'
Easting:	2373861.2241'
Northing:	752854.8992'

Side 11: Line

Direction:	N89° 56' 07.00"E
Distance:	30.000'
Easting:	2373891.2241'
Northing:	752854.9331'

Side 12: Line

Direction:	S0° 03' 53.00"E
Distance:	27.190'
Easting:	2373891.2548'
Northing:	752827.7431'

Side 13: Line

Direction:	S89° 56' 07.00"W
Distance:	90.400'
Easting:	2373800.8548'
Northing:	752827.6410'

Side 14: Line

Direction:	S89° 56' 07.00"W
Distance:	89.600'
Easting:	2373711.2549'
Northing:	752827.5398'

Side 15: Line

Direction:	N0° 03' 53.00"W
Distance:	27.190'
Easting:	2373711.2242'
Northing:	752854.7298'

Side 16: Line

Direction:	N89° 56' 07.00"E
Distance:	30.000'
Easting:	2373741.2242'
Northing:	752854.7637'

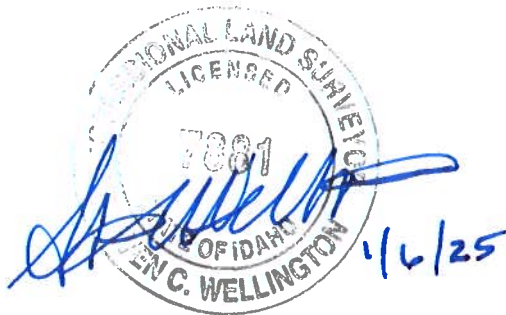
Side 17: Curve

Curve direction:	Counter-clockwise
Radius:	30.000'
Arc length:	46.910'
Delta angle:	89° 36' 01.00"
Chord direction:	N45° 08' 07.00"E

Chord distance: 42.280'
 Easting: 2373771.1911'
 Northing: 752884.5895'
 Side 18: Line
 Direction: N0° 20' 06.00"E
 Distance: 197.020'
 Easting: 2373772.3431'
 Northing: 753081.6061'
 Side 19: Line
 Direction: N0° 20' 06.00"E
 Distance: 85.690'
 Easting: 2373772.8441'
 Northing: 753167.2946'
 Side 20: Curve
 Curve direction: Counter-clockwise
 Radius: 170.000'
 Arc length: 166.130'
 Delta angle: 55° 59' 33.00"
 Chord direction: N27° 39' 40.00"W
 Chord distance: 159.600'
 Easting: 2373698.7512'
 Northing: 753308.6538'
 Side 21: Curve
 Curve direction: Clockwise
 Radius: 230.000'
 Arc length: 45.610'
 Delta angle: 11° 21' 39.00"
 Chord direction: N49° 58' 38.00"W
 Chord distance: 45.530'
 Easting: 2373663.8849'
 Northing: 753337.9338'
 Side 22: Curve
 Curve direction: Clockwise
 Radius: 230.000'
 Arc length: 178.560'
 Delta angle: 44° 28' 52.00"
 Chord direction: N22° 03' 22.00"W
 Chord distance: 174.110'
 Easting: 2373598.5041'
 Northing: 753499.3018'
 Side 23: Line
 Direction: N0° 11' 04.00"E
 Distance: 344.960'
 Easting: 2373599.6145'
 Northing: 753844.2600'

Closure Summary

Precision, 1 part in: 653247.422'
Error distance: 0.004'
Error direction: S19° 12' 45.25"W
Area: 68144.74 Sq. Ft.



Steven C. Wellington P.L.S.

WELLINGTON LAND SURVEYING

208-850-7506

steve.wellington@idaholandsurveying.com

www.idaholandsurveying.com



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

▪ Engineering Division ▪

Final Plat Check-List

Applicant: <u>ROBERT AND JEANNE KELLY</u>	Case Number: <u>SD2020-0023</u>
Subdivision Name: <u>KELLY RIDGE SUBDIVISION</u>	Plat Date: <u>1/10/25</u>

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	Meets Code / Comments
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 prior to submission.	✓
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>
A. Name, right-of-way lines, courses, lengths, width of all private and public streets, alleys, pedestrian ways and utility easements.	✓
B. All drainage ways.	
<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> 	✓
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.	✓
E. All sites to be dedicated to the public will be indicated and the intended use specified.	✓
F. All roads must be labeled as either "private" or "public" behind or beneath the road name.	✓
G. The area of each lot shall be stated in acres and decimals thereof.	✓
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.	✓
I. A note as to the type of sewage disposal facilities to be provided.	✓

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.	✓



Board of County Commissioners
Kelly Ridge Subdivision Preliminary Plat SD2020-0023

FINDINGS, CONCLUSIONS LAW, AND ORDER

Preliminary Plat — SD2020-0023

Findings of Fact

1. The applicant, Robert and Jeanne Kelly and representative Steve Wellington, PLS, are requesting approval of a preliminary plat and irrigation plan for the Kelly Ridge Subdivision. This proposed subdivision will consist nine (9) residential lots and one (1) private road lot.
2. The subject property was rezoned from "AG" agricultural to "R1" residential in case RZ2018-0010 approved on August 29, 2018.
3. The subject property is also known as parcel R38157011 and is located at 14715 Purple Sage Road, Caldwell and located in the NW ¼ of section 34 Township 5N 3W Canyon County, Idaho.
4. The property is located within the Middleton Area of City Impact. The City of Middleton had no comments for this case (Exhibit G Attachment 5d).
5. The subject property is located within Black Canyon Irrigation District jurisdiction. The district provided comment on the updated irrigation plan and has provided requirements and recommendations (Exhibit G Attachment 5b and 5c).
6. The development will be served by individual wells and septic systems.
7. Four (4) Structures are to remain on the Lots 1 and 2. The Kelly's primary residence and a barn will remain on Lot 1. Two barn structures will remain on Lot 2.
8. Access to the public road system will be via Purple Sage Road from a private road named All Seasons Lane. A private road application has been submitted with this preliminary plat application.
9. The subject property is located within Highway District Number 4 jurisdiction. Comments and requirements were provided by the highway district. (Exhibit G Attachment 5a)
10. Stormwater runoff shall be conveyed to the roadside ditches along the private road and or retained on site. All stormwater facilities are the responsibility of the Homeowner's Association. If no homeowner's association exists maintenance both routine and non-routine maintenance will be the responsibility of the property owner.
11. The development is not located in a floodplain (Flood Zone X).
12. Notice of the public hearing was provided in accordance with CCZO §07-05-01. The Agency and City of Middleton were notified on June 27th, 2023. Agencies were noticed again on November 22, 2023. A newspaper notice was published on November 24, 2023. Property owners within 600' were notified by mail on November 22, 2023. The property was posted on December 1, 2023.
13. The record includes all testimony received at the public hearing held on January 4, 2024, as well as public testimony from other hearings, as noted in the minutes of those hearings, the staff report, exhibits, and any late exhibits entered into the record on January 4, 2024 at the Planning and Zoning hearing and documents in Case file No. SD2020-0023. The Planning & Zoning Commission forwarded the case to the Board of County Commissioners with a recommendation of approval and signed the FCO's on January 18, 2024 (Exhibit F).
14. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on February 14, 2024. Newspaper notice was published on February 15, 2024. Property owners within 600' were notified by mail on February 15, 2024. The property was posted on February 21, 2024.
15. The record includes all testimony received at the public hearing held on March 26, 2024, as well as public testimony from other hearings, as noted in the minutes of those hearings, the staff report, exhibits, and any late exhibits entered into the record on March 26, 2023 at the Board of County Commissioners hearing and documents in Case file No. SD2020-0023.



Board of County Commissioners Kelly Ridge Subdivision Preliminary Plat SD2020-0023

Conclusions of Law

Pursuant to CCZO §07 17 09(4): Commission Action:

"The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall

recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such

action will be shown in the Commission's minutes. The reasons for action taken shall specify:

- 1. The ordinance and standards used in evaluating the application;*
- 2. Recommendations for conditions of approval that would minimize adverse conditions, if any;*
- 3. The reasons for recommending the approval, conditional approval, modification, or denial; and*
- 4. If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision."*

Standard of Review for Subdivision Plat:

- A. Idaho Code, Sections 67- 6513 (Subdivisions);
- B. Idaho Code, Section 31-3805 & 67-6537 (Water Rights/Irrigation Water Delivery);
- C. Idaho Code, Section 22-4503 (Right-to-Farm Act);
- D. Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- E. Canyon County Zoning Ordinance (CCZO), Article 17 (Subdivision Regulations).
 - a. The preliminary plat was found to be complete by Keller Associates (Exhibit G Attachment 5f and 5g) subject to conditions of approval.
- F. Canyon County Code Section 09-09-13, Middleton – Area of City Impact Agreement.
 - a. The property is located within the Middleton Area of City Impact. Pursuant to CCZO Section 09-09-13, Middleton – Area of City Impact Agreement, the city had the opportunity to review the plat application and render an opinion and recommendation to the County. On June 27, 2023, the City of Middleton was noticed regarding the plat application which included a copy of the plat. The City of Middleton responded that they had no comment on the proposed preliminary plat. (Exhibit G Attachment 5d).

Conditions of Approval

1. All subdivision improvements and amenities shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat.
2. Historic irrigation lateral, drain, ditch flow patterns, and easements shall be maintained unless approved in writing by the local irrigation entity.
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved (Exhibit G Attachment 5f).
4. Plat shall comply with the requirements of Highway District No. 4 (Exhibit G Attachment 5a). Evidence of compliance shall be Highway District No. 4 signature on the final plat.
5. The development shall comply with Southwest District Health requirements. Evidence of compliance shall be Southwest District Health's signature on the final plat.
6. An Irrigation Water User's Maintenance Agreement for all lots within the development shall be recorded with the Canyon County Recorder's Office prior to the Board signing the final plat.
7. Prior to the Board signing the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
8. Plat shall comply with the International Fire Code as administered through Middleton Fire District.
9. A Road User's Maintenance Agreement (RUMA) shall be recorded in accordance with CCZO Section 0-10-03(1)B3 prior to the signing of the final plat. All parties using Tranquil Place shall be

All seasons



Board of County Commissioners
Kelly Ridge Subdivision Preliminary Plat SD2020-0023

subject to a RUMA or a new RUMA that includes all users for the construction and maintenance of the shared access/private road, including repairs, and necessary improvements to accommodate additional accesses in the future.

10. Prior to Board of County Commissioner’s signature on the Final Plat, the applicant shall show compliance with Plat Note 5 regarding a drainage plan on the Final Plat.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2020-0023, the Board of County Commissioners **approves** case #SD2020-0023, the preliminary plat and irrigation plan for Kelly Ridge Subdivision subject to conditions of approval as enumerated herein.

APPROVED this 26th day of March, 2024.

CANYON COUNTY BOARD OF COMMISSIONERS

 X Motion Carried Unanimously
 Motion Carried/Split Vote Below
 Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 Commissioner Leslie Van Beek	<u> </u>	<u> </u>	<u> </u>
 Commissioner Brad Holton	<u> X </u>	<u> </u>	<u> </u>
 Commissioner Zach Brooks	<u> X </u>	<u> </u>	<u> </u>

Attest: Rick Hogaboam, Clerk

By:
Deputy

Date: 3-26-24



PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 655751 VH/LF

QUITCLAIM DEED

2018-028116
RECORDED
06/28/2018 12:08 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 SDUPUIS \$15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

For Value Received

Bob Kelly and Jeanne Kelly, also known as Robert W. Kelly and Jeanne L. Kelly, husband and wife
do hereby convey, release, remise and forever quit claim unto

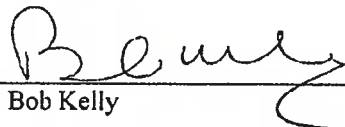
Robert W. Kelly and Jeanne L. Kelly, husband and wife
whose address is 3715 N. Pollard Lane, Star, ID 83669

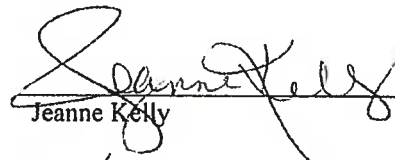
the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

Dated: June 27, 2018


Bob Kelly


Jeanne Kelly

State of Idaho, County of Canyon

This record was acknowledged before me on June 29th, 2018 by Bob Kelly and Jeanne Kelly.

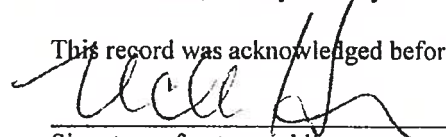

Signature of notary public
Commission Expires: 12/2/2022



EXHIBIT A

A portion of the Northeast Quarter of the Northwest Quarter of Section 34, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence
South 89° 59' 22" West along the North boundary of said Northeast Quarter of the Northwest Quarter a distance of 675.35 feet to the TRUE POINT OF BEGINNING; thence
South 0° 20' 40" West parallel with the East boundary of said Northeast Quarter of the Northwest Quarter a distance of 1,320.69 feet to a point on the South boundary of said Northeast Quarter of the Northwest Quarter; thence
South 89° 56' 40" West along said South boundary a distance of 642.87 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter; thence
North 0° 11' 38" East along the West boundary of said Northeast Quarter of the Northwest Quarter a distance of 1,321.18 feet to the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence
North 89° 59' 22" East along the North boundary of said Northeast Quarter of the Northwest Quarter a distance of 646.34 feet to the TRUE POINT OF BEGINNING.

Excepting therefrom:

This is a portion of the Northeast Quarter of the Northwest Quarter of Section 34, Township 5 North, Range 3 West of the Boise Meridian and is more particularly described as follows:

Beginning at the Northeast corner of said Northeast Quarter of the Northwest Quarter; thence
South 0°20'40" West along the East boundary of said Northeast Quarter of the Northwest Quarter a distance of 1320.17 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence
South 89°56'40" West along the South boundary of said Northeast Quarter of the Northwest Quarter a distance of 30.00 feet; thence
North 0°20'40" East parallel with said East boundary a distance of 1280.19 feet to a point on a line parallel with and 40.00 feet southerly from the North boundary of said Northeast quarter of the Northwest Quarter; thence
South 89°59'22" West along said parallel line a distance of 1291.58 feet to a point of the West boundary of said Northeast Quarter of the Northwest Quarter; thence
North 0°11'38" East along said West boundary a distance of 40.00 feet to the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence
North 89°59'22" East along the North boundary of said Northeast Quarter of the Northwest Quarter a distance of 1321.69 feet to the Point of Beginning.

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: 84560

Date: 1/30/2025

Date Created: 1/30/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Kelly Tile Company

Comments: SD2025-0001

Site Address: 14715 PURPLE SAGE RD, Caldwell ID / Parcel Number: 38157011 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	SD2025-0001	\$1,000.00	\$0.00	\$0.00
Planning - Final Plat Addition City Impact Area Fee	SD2025-0001	\$100.00	\$0.00	\$0.00
Planning - Final Plat Addition Per Lot Fee (Per Application)	SD2025-0001	\$100.00	\$0.00	\$0.00

Sub Total: \$1,200.00

Sales Tax: \$0.00

Total Charges: \$1,200.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	2293	\$1,200.00

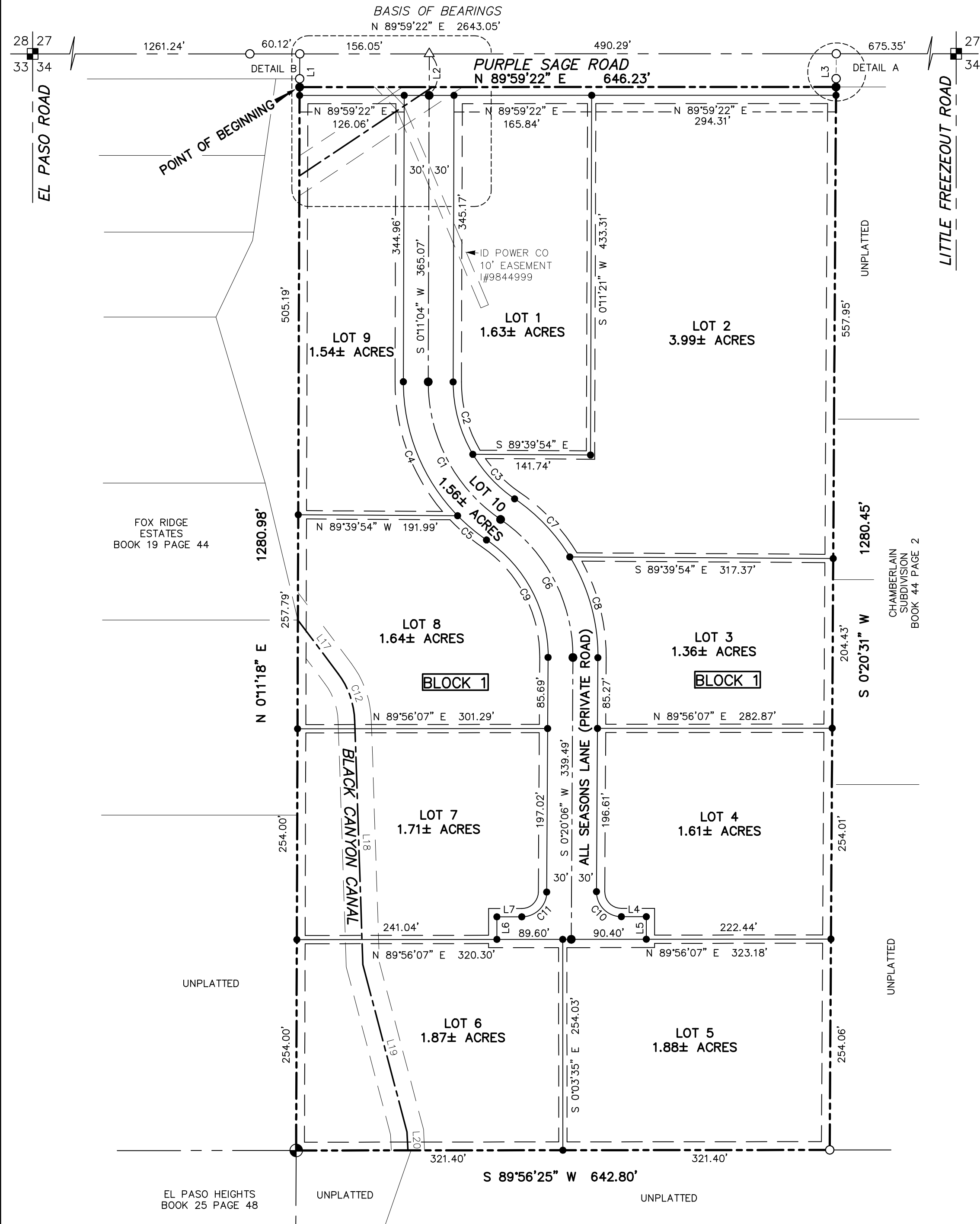
Total Payments: \$1,200.00

ADJUSTMENTS

Receipt Balance: \$0.00

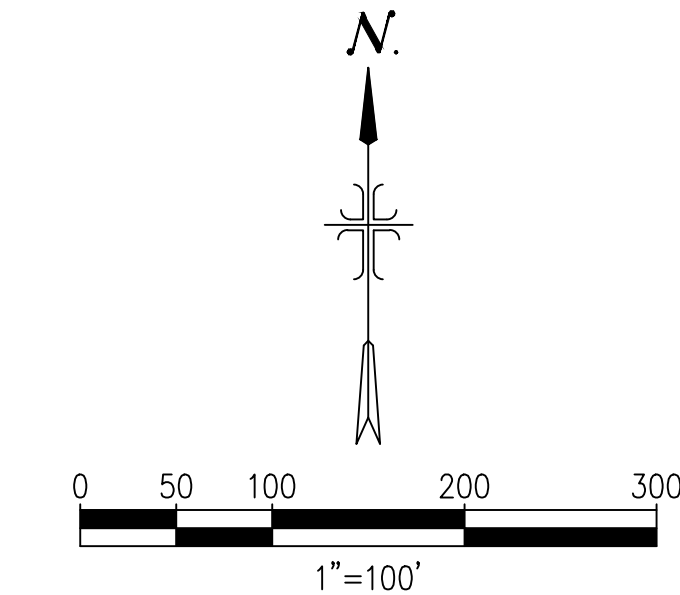
Issued By: maqomez













KELLY RIDGE SUBDIVISION
SITUATED IN THE W 1/2 OF THE NE 1/4 OF THE NW 1/4
SECTION 34
T5N R3W BM
CANYON COUNTY, IDAHO
2024



LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	S 0°11'18" W
L2	40.00'	S 0°11'04" W
L3	40.00'	S 0°20'31" W
L4	30.00'	N 89°56'07" E
L5	27.19'	S 0°03'53" E
L6	27.19'	S 0°03'53" E
L7	30.00'	N 89°56'07" E
L8	30.00'	S 0°11'18" W
L9	10.00'	S 0°11'18" W
L10	10.00'	S 0°11'18" W
L11	10.00'	S 0°11'04" W
L12	30.00'	N 89°59'22" E
L13	30.00'	N 89°59'22" E
L14	30.00'	S 0°20'31" W
L15	10.00'	S 0°20'31" W
L16	10.00'	S 0°20'31" W
L17	80.68'	S 36°56'16" E
L18	294.01'	S 1°53'35" E
L19	208.54'	S 14°48'20" E
L20	22.18'	S 2°51'15" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	194.93'	200.00'	55°50'31"	187.30'	S 27°44'11" E
C2	91.57'	170.00'	30°51'39"	90.46'	S 15°14'45" E
C3	74.12'	170.00'	24°58'52"	73.53'	S 43°10'01" E
C4	178.56'	230.00'	44°28'52"	174.11'	S 22°03'22" E
C5	45.61'	230.00'	11°21'39"	45.53'	S 49°58'37" E
C6	195.45'	200.00'	55°59'33"	187.77'	S 27°39'40" E
C7	97.19'	230.00'	24°12'40"	96.47'	S 43°33'06" E
C8	127.58'	230.00'	31°46'53"	125.95'	S 15°33'20" E
C9	166.13'	170.00'	55°59'33"	159.60'	S 27°39'40" E
C10	47.33'	30.00'	90°23'59"	42.57'	S 44°51'53" E
C11	46.91'	30.00'	89°36'01"	42.28'	S 45°08'07" W
C12	61.16'	100.00'	35°02'41"	60.22'	N 19°24'56" W



LEGEND	
	FOUND ALUMINUM CAP
	FOUND BRASS CAP
	FOUND 5/8" REBAR
	SET 5/8"x30" REBAR WITH PLASTIC CAP PLS 788
	SET 1 1/2"x24" REBAR WITH PLASTIC CAP PLS 788
	CALCULATED POINT
	BOUNDARY
	LOT LINE
	SECTION LINE
	STREET CENTERLINE
	EASEMENT
	BUILDING SETBACK 70' FROM THE SECTION LINE

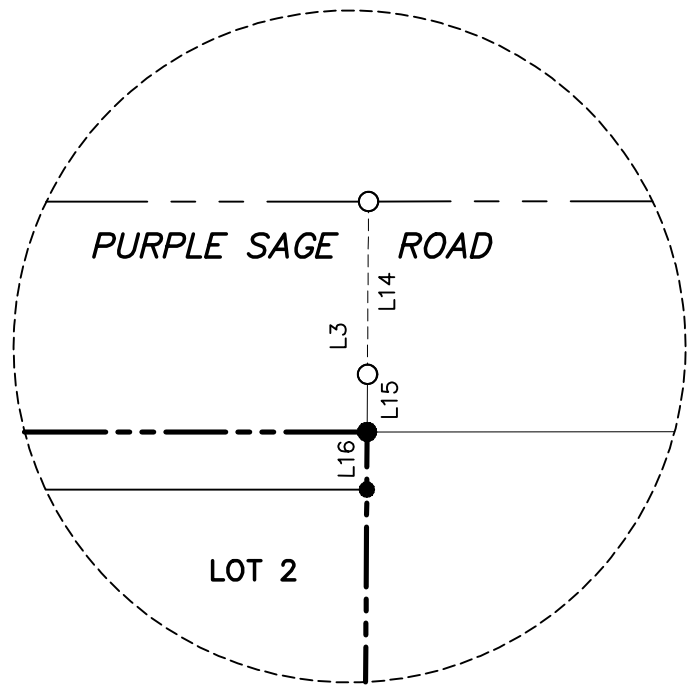


REVISIONS		
DATE	BY	
DATE OF PREPARATION: DECEMBER 1, 2024		

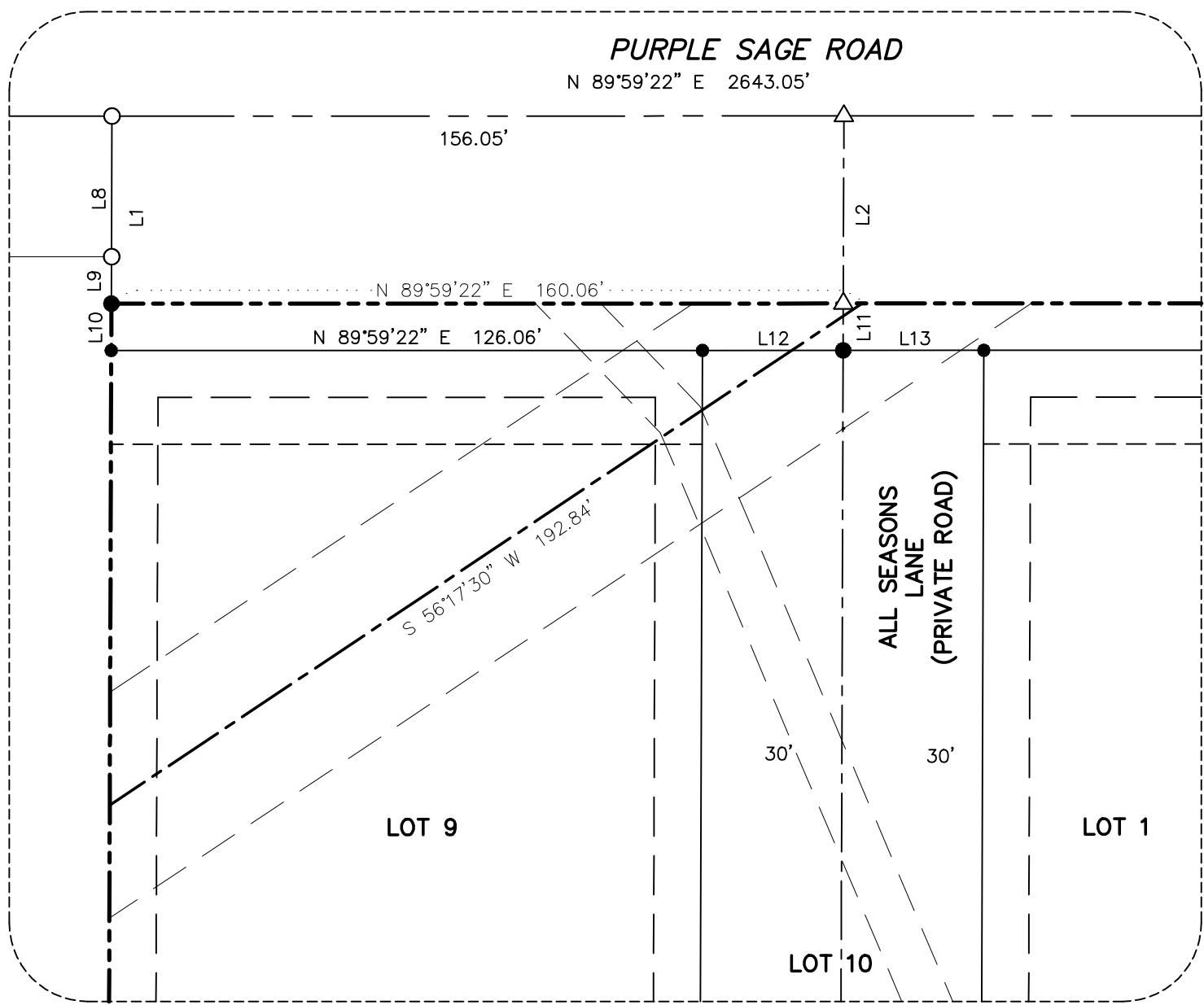
WELLINGTON LAND SURVEYING
PO BOX 702
MERIDIAN IDAHO 83680
(208) 850-7506

KELLY RIDGE SUBDIVISION
SITUATED IN THE W 1/2 OF THE NE 1/4 OF THE NW 1/4
SECTION 34
T5N R3W BM
CANYON COUNTY, IDAHO

DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



NOTES

1. THE PROPERTY IS ZONED "R-1" (SINGLE FAMILY RESIDENTIAL).
2. THE SUBDIVISION ACREAGE IS 18.95± ACRES.
3. SEWAGE DISPOSAL SYSTEM SHALL BE INDIVIDUAL SEPTIC TANKS AND DRAIN FIELDS.
4. DOMESTIC WATER SYSTEM SHALL BE INDIVIDUAL WELLS.
5. IRRIGATION WATER HAS BEEN PROVIDED FROM THE BLACK CANYON IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-3805(8).
6. STORM WATER WILL BE CONVEYED TO THE ROADSIDE DITCHES ALONG THE PRIVATE ROAD AND/OR WILL BE CONTAINED ON SITE. STORM DRAINAGE FACILITIES 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.
7. 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.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF 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 OF EXPANSION THEREOF."
9. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
10. NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN 70 FEET TO ANY SECTION LINE UNLESS THE HIGHWAY DISTRICT WAIVES THE 70 FOOT SETBACK REQUIREMENT.
11. A 10 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG THE SUBDIVISION BOUNDARY LINES.
12. A 5 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY RESERVED ALONG ALL INTERIOR LOT LINES AS SHOWN HEREON.
13. THERE SHALL BE NO DIRECT ACCESS ALLOWED TO PURPLE SAGE ROAD.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY AS SHOWN HEREON. MONUMENTS WERE FOUND AS SHOWN ON PREVIOUS SURVEYS OF RECORD. NEW MONUMENTS HAVE BEEN SET AS SHOWN HEREON.



KELLY RIDGE SUBDIVISION
SITUATED IN THE W 1/2 OF THE NE 1/4 OF THE NW 1/4
SECTION 34
T5N R3W BM
CANYON COUNTY, IDAHO

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS SHOWN HEREON
AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, FROM WHICH THE NORTHEAST CORNER OF SAID
NORTHWEST 1/4 OF SECTION 34 BEARS NORTH 89°59'22" EAST 2643.05 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NORTHWEST 1/4 OF SECTION 34, BEING ALSO THE CENTERLINE
OF PURPLE SAGE ROAD, NORTH 89°59'22" EAST 1321.36 FEET TO THE NORTHWEST CORNER OF SAID WEST 1/2 OF
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34;

THENCE LEAVING SAID NORTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 34 AND CENTERLINE OF PURPLE
SAGE ROAD, AND ALONG THE WESTERLY BOUNDARY OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST
1/4 OF SECTION 34 SOUTH 0°11'18" WEST 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID PURPLE SAGE
ROAD AND THE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 34, AND ALONG SAID NORTHERLY RIGHT-OF-WAY OF PURPLE SAGE ROAD NORTH 89°59'22" EAST 646.23
FEET TO THE EASTERLY BOUNDARY OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 34;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF PURPLE SAGE ROAD AND ALONG SAID EASTERLY BOUNDARY
OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34 SOUTH 0°20'31" WEST 1280.45
FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION
34;

THENCE LEAVING SAID EASTERLY BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 34, AND ALONG THE SOUTHERLY BOUNDARY OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 34 SOUTH 89°56'25" WEST 642.80 FEET TO THE SOUTHWEST CORNER OF SAID WEST
1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34;

THENCE LEAVING SAID SOUTHERLY BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 34, AND ALONG SAID WESTERLY BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 34 NORTH 0°11'18" EAST 1280.98 FEET TO THE POINT OF BEGINNING, COMPRISING
18.95 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE PROPERTY SHOWN HEREON AND DESCRIBED ABOVE
IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN HEREON. THE EASEMENTS AS SHOWN
HEREON 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 HEREON AND NO PERMANENT STRUCTURES
OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN SAID EASEMENTS. THE INDIVIDUAL LOTS
DESCRIBED IN THIS PLAT WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE LOTS, BUT WILL
BE SERVED BY INDIVIDUAL WELLS. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE 31-3805(b)
CONCERNING IRRIGATION WATER.

ROBERT W. KELLY

JEANNE L. KELLY

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF CANYON) ss

ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
STATE, PERSONALLY APPEARED ROBERT W. KELLY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON SUBSCRIBED TO
THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

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

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF CANYON) ss

ON THIS ____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID
STATE, PERSONALLY APPEARED JEANNE L. KELLY, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON SUBSCRIBED TO
THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE 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.

NOTARY PUBLIC FOR THE STATE OF IDAHO

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I, STEVEN C. WELLINGTON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE
OF IDAHO, AND THAT THIS PLAT AS SHOWN AND DESCRIBED IN THE CERTIFICATE OF OWNERS AND ATTACHED PLAT WAS
MADE FROM AN ACTUAL SURVEY CONDUCTED BY ALLEN R. JOHNSON, PLS 1029, THAT I AM COMPLETING THIS PLAT IN
ACCORDANCE WITH IDAHO CODE 54-1223, AND ACCURATELY REPRESENTS THE MONUMENTS SET AND IS IN CONFORMITY
WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

STEVEN C. WELLINGTON P.L.S. 7881



KELLY RIDGE SUBDIVISION
SITUATED IN THE W 1/2 OF THE NE 1/4 OF THE NW 1/4
SECTION 34
T5N R3W BM
CANYON COUNTY, IDAHO

APPROVAL OF THE BOARD OF CANYON COUNTY COMMISSIONERS

I, THE UNDERSIGNED, CHAIRMAN OF CANYON COUNTY COMMISSIONERS, CANYON COUNTY, IDAHO, DO HERE CERTIFY THAT
AT A REGULAR MEETING OF THE COMMISSIONERS HELD ON THE ____ DAY OF _____
20____, THAT THIS PLAT OF KELLY RIDGE SUBDIVISION WAS DULY ACCEPTED AND APPROVED.

CHAIRMAN
CANYON COUNTY COMMISSIONERS

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, EHS

DATE

CERTIFICATE OF CANYON 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

DATE

APPROVAL OF CANYON HIGHWAY DISTRICT NO. 4

CANYON HIGHWAY DISTRICT NO. 4 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

CERTIFICATE OF CANYON 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

