

C-4 SUBDIVISION

LOCATED IN THE NW1/4 OF THE SW1/4, SECTION 34, TOWNSHIP 5 NORTH, RANGE 2 WEST
BOISE MERIDIAN, CANYON COUNTY, IDAHO
2022

CP&F INST. NO.
2014-034992

CP&F INST. NO.
2020-037356

1/4 COR

33 34

S00°24'52"W 225.00'

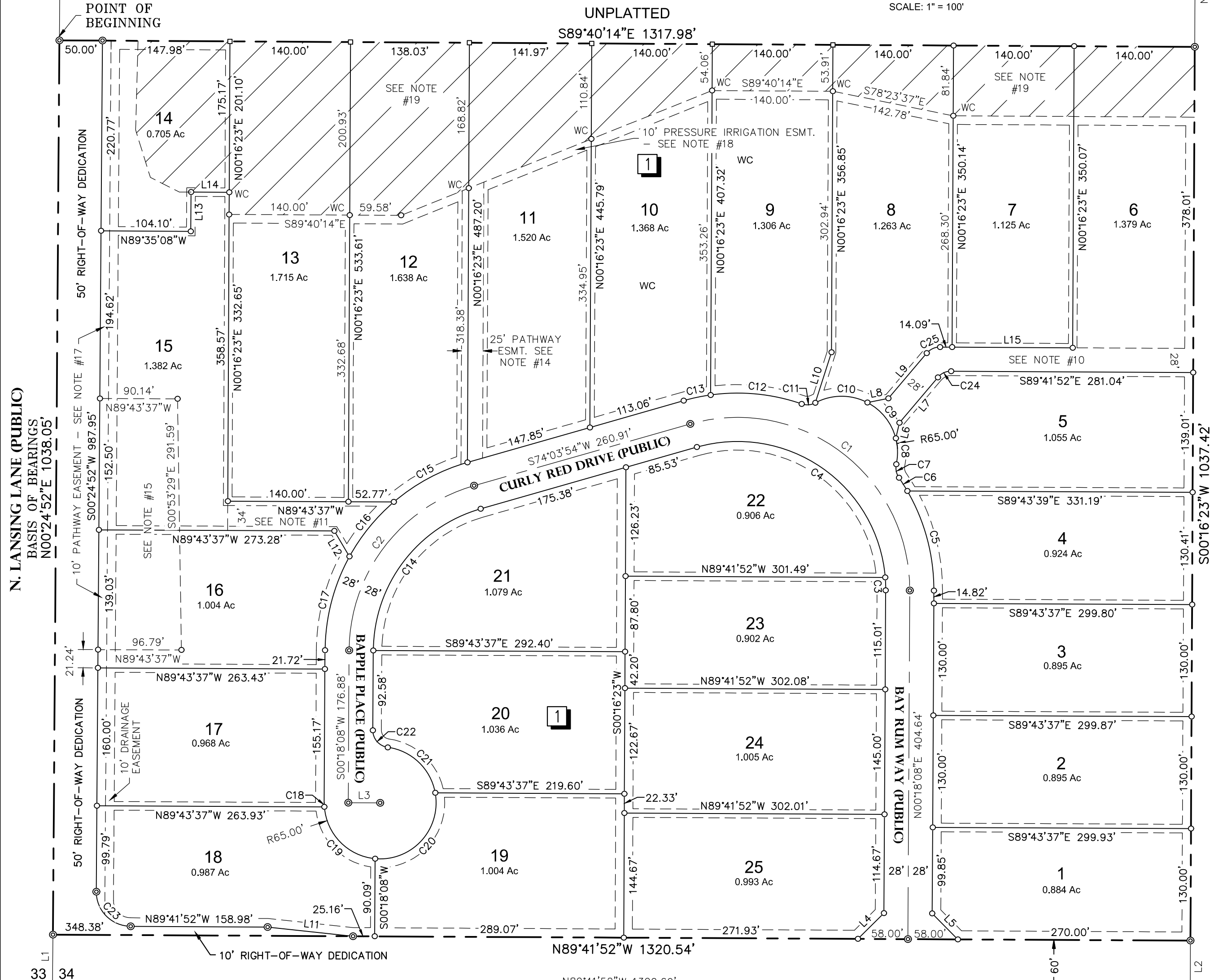
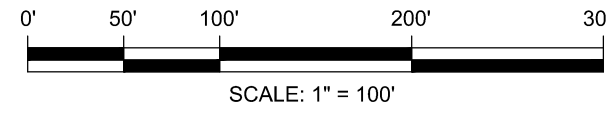
S89°40'14"E 1317.43'

CW11/16

N00°16'23"E 225.00'

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PARCEL AS SHOWN INTO SINGLE FAMILY RESIDENTIAL LOTS. BOUNDARY DETERMINATION WAS BASED ON THE MONUMENTS FOUND FOR THE NW1/4 OF THE SW1/4 AND FIT WELL WITH EXISTING SURVEYS OF RECORD.



NOTES

- ALL FRONT LOT LINES HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITIES, AND PROPERTY DRAINAGE EASEMENT.
- UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES HAVE A TEN FOOT (10') WIDE PRESSURE IRRIGATION AND DRAINAGE EASEMENT. INTERIOR LOT LINES HAVE A TEN FOOT (10') WIDE DRAINAGE EASEMENT CENTERED ON THE LOT LINE FOR THE PURPOSE OF STORING AND TRANSPORTING PROPERTY DRAINAGE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO THE REAR OF EACH LOT. PRESSURE IRRIGATION WILL BE CONNECTED TO A PUMP STATION ON COMMON LOT 14. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE C-4 SUBDIVISION HOMEOWNER'S ASSOCIATION.
- ALL SURFACE WATER RIGHTS ARE TO BE TRANSFERRED FROM THE SUBDIVISION. IDAHO CODE SECTION 31-3805 DOES NOT APPLY.
- DOMESTIC WATER FOR EACH LOT WILL BE SUPPLIED BY PRIVATE WELLS.
- SEWER SERVICES FOR EACH LOT WILL BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.
- LOT 14, BLOCK 1 IS A COMMON LOT TO BE OWNED AND MAINTAINED BY THE C-4 SUBDIVISION HOMEOWNER'S ASSOCIATION AND HAS DIRECT ACCESS FROM LANSING LANE. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR NOXIOUS WEED CONTROL ON LOT 14, BLOCK 1.
- LOT 6, BLOCK 1 IS SUBJECT TO A TWENTY EIGHT FOOT (28') PERMANENT ACCESS EASEMENT FOR THE BENEFIT OF LOT 7, BLOCK 1, AND A PERMANENT PUBLIC UTILITY AND PROPERTY DRAINAGE EASEMENT AS SHOWN HEREON.
- LOT 15, BLOCK 1 IS SUBJECT TO A THIRTY FOUR FOOT (34') DRAINAGE AND PERMANENT ACCESS EASEMENT FOR THE BENEFIT OF LOT 13, BLOCK 1. DRAINAGE FACILITY AND DRIVEWAY/CULVERT LOCATION SHALL BE RESTRICTED TO THE EASTERLY 40' OF LOT 13, BLOCK 1.
- DIRECT LOT ACCESS TO LANSING LANE IS PROHIBITED FOR ADJACENT LOTS WITH THE EXCEPTION OF COMMON LOT 14, BLOCK 1 AND DIRECT LOT ACCESS TO QUAIL HAVEN WAY IS PROHIBITED FOR ADJACENT LOTS.
- BUILDING SETBACKS, GRADING AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF BUILDING.
- LOTS 11 AND 12, BLOCK 1 ARE SUBJECT TO A TWENTY FIVE FOOT (25') PATHWAY EASEMENT FOR THE BENEFIT OF THE C-4 SUBDIVISION HOMEOWNER'S ASSOCIATION FOR COMMUNITY ACCESS TO THE EXISTING POND.
- LOTS 15 AND 16, BLOCK 1 ARE SUBJECT TO A STORM WATER RETENTION EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF STORM WATER DRAIN AND STORAGE FACILITIES. THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO A CONSENT TO ANNEXATION AND UTILITY CORRIDOR AGREEMENT RECORDED IN THE RECORDS OF CANYON COUNTY, INSTRUMENT No. 2022-029768.
- LOTS 14-18, BLOCK 1 ARE SUBJECT TO A TEN FOOT (10') PATHWAY EASEMENT ALONG THE EAST RIGHT-OF-WAY OF LANSING LANE FOR THE BENEFIT OF THE C-4 HOMEOWNER'S ASSOCIATION.
- LOTS 6-13, BLOCK 1 ARE SUBJECT TO A TEN FOOT (10') WIDE PRESSURE IRRIGATION EASEMENT, CENTERED ON THE CENTERLINE SHOWN HEREON.
- LOTS 6-14, BLOCK 1 ARE SUBJECT TO A PRIVATE DRAINAGE EASEMENT. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- THE REAR LOT LINE DRAINAGE EASEMENT FOR LOTS 6-13, BLOCK 1 VARIES IN WIDTH EXTENDING FROM THE REAR LOT LINE TO THE CENTERLINE OF THE PRESSURE IRRIGATION EASEMENT REFERENCED IN NOTE #20 AND SHOWN HEREON.
- LOTS 1, 18-19, AND 25, BLOCK 1 ARE SUBJECT TO A TEN FOOT (10') WIDE PRESSURE IRRIGATION AND DRAINAGE EASEMENT ALONG THE NORTH RIGHT-OF-WAY OF QUAIL HAVEN WAY.
- LOTS 16, 17 AND 18, BLOCK 1 ARE SUBJECT TO A 70 FOOT SETBACK FROM THE QUARTER SECTION LINE OF SECTION 34. NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY FEET TO ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY FEET SETBACK REQUIREMENT.

N. LANSING LANE (PUBLIC)
BASIS OF BEARINGS
N00°24'52"E 1036.05'

S1/16
CP&F INST. NO.
2014-034991

SW1/16
CP&F INST. NO.
2020-037357

| LEGEND | | | |
|--------|-------------------|--|-------------------------|
| | PROPERTY BOUNDARY | | FOUND BRASS CAP MON. |
| | SECTION LINE | | FOUND ALUMINUM CAP MON. |
| | RIGHT-OF-WAY LINE | | SET 5/8" REBAR |
| | ROAD CENTERLINE | | SET 1/2" REBAR |
| | LOT LINE | | WITNESS CORNER |
| | EASEMENT LINE | | CALCULATED POINT |
| | LOT NUMBER | | BLOCK NUMBER |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 200.00' | 370.84' | 106°14'14" | N52°48'59"W | 319.95' |
| C2 | 200.00' | 257.48' | 73°45'46" | S37°11'01"W | 240.06' |
| C3 | 172.00' | 15.01' | 5°00'05" | N2°11'55"W | 15.01' |
| C4 | 172.00' | 303.91' | 101°14'09" | N55°19'02"W | 265.89' |
| C5 | 228.00' | 121.19' | 30°27'18" | N14°55'31"W | 119.77' |
| C6 | 228.00' | 18.07' | 4°32'28" | N32°25'24"W | 18.07' |
| C7 | 20.00' | 16.42' | 47°02'41" | N11°10'17"W | 15.96' |
| C8 | 65.00' | 30.49' | 26°52'41" | N1°05'18"W | 30.21' |
| C9 | 65.00' | 54.59' | 48°07'10" | N38°35'14"W | 53.00' |
| C10 | 65.00' | 62.78' | 55°20'12" | S89°41'05"W | 60.37' |
| C11 | 20.00' | 16.42' | 47°02'41" | N85°32'19"E | 15.96' |
| C12 | 228.00' | 107.08' | 26°54'29" | N84°23'35"W | 106.10' |
| C13 | 228.00' | 32.18' | 8°05'16" | S78°06'32"W | 32.16' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|-------------|---------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C14 | 172.00' | 221.43' | 73°45'46" | S37°11'01"W | 206.46' |
| C15 | 228.00' | 97.75' | 24°33'50" | S61°46'59"W | 97.00' |
| C16 | 228.00' | 82.14' | 20°38'26" | S39°10'50"W | 81.69' |
| C17 | 228.00' | 113.64' | 28°33'30" | S14°34'53"W | 112.47' |
| C18 | 65.00' | 4.84' | 4°15'52" | S1°50'48"E | 4.84' |
| C19 | 65.00' | 91.74' | 80°51'54" | S44°24'41"E | 84.31' |
| C20 | 65.00' | 119.71' | 105°31'18" | N42°23'43"E | 103.50' |
| C21 | 65.00' | 81.56' | 71°53'48" | N46°18'50"W | 76.32' |
| C22 | 20.00' | 28.82' | 82°33'52" | N40°58'48"W | 26.39' |
| C23 | 40.00' | 62.91' | 90°06'41" | S44°38'32"E | 56.62' |
| C24 | 20.00' | 17.47' | 50°02'06" | N65°17'05"E | 16.92' |
| C25 | 20.00' | 17.47' | 50°02'06" | N65°17'05"E | 16.92' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S00°24'52"W | 60.00' |
| L2 | S00°16'23"W | 60.00' |
| L3 | S89°43'37"E | 37.00' |
| L4 | N45°18'07"E | 42.43' |
| L5 | N44°41'52"W | 42.43' |
| L6 | N12°52'12"E | 18.41' |
| L7 | N40°16'02"E | 69.17' |
| L8 | N78°48'36"E | 24.92' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L9 | N40°16'02"E | 68.84' |
| L10 | N17°40'33"E | 61.70' |
| L11 | N83°56'50"W | 99.80' |
| L12 | N30°26'00"W | 34.39' |
| L13 | N00°24'52"E | 45.71' |
| L14 | S89°43'37"E | 44.32' |
| L15 | S89°41'52"E | 140.00' |

PROFESSIONAL LAND SURVEYOR
LICENSED
13765
STATE OF IDAHO
ROB O'MALLEY
11/2/22

REV: COUNTY SURVEYOR COMMENTS DATE: 11/02/2022

T-O ENGINEERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 WWW.T-O-ENGINEERS.COM

SHEET NO. 1 OF 3

C-4 SUBDIVISION

CERTIFICATE OF OWNERS

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

A PARCEL OF LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

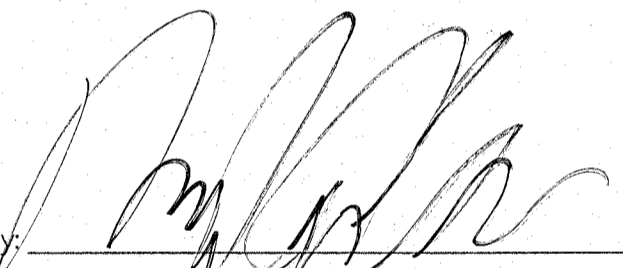
COMMENCING AT AN ALUMINUM CAP MONUMENT, MARKING THE WEST 1/4 CORNER OF SAID SECTION 33; THENCE ALONG THE WEST BOUNDARY OF SAID NW1/4 OF THE SW1/4:

- A. S.00°24'52"W., 225.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE NORTH BOUNDARY OF SAID NW1/4 OF THE SW1/4,
 1. S.89°40'14"E., 1317.98 FEET TO THE EAST BOUNDARY OF SAID NW1/4 OF THE SW1/4; THENCE ALONG SAID BOUNDARY,
 2. S.00°16'23"W., 1037.42 FEET; THENCE PARALLEL WITH, AND 60.00 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NW1/4 OF THE SW1/4,
 3. N.89°41'52"W., 1320.54 FEET TO THE WEST BOUNDARY OF SAID NW1/4 OF THE SW1/4; THENCE ALONG SAID BOUNDARY,
 4. N.00°24'52"E., 1038.05 FEET TO THE POINT OF BEGINNING.

CONTAINING: 31.429 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE 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.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 12th DAY OF October, 2022

By: 
 DAVID CALLISTER, MANAGER, CALLISTER LLC.

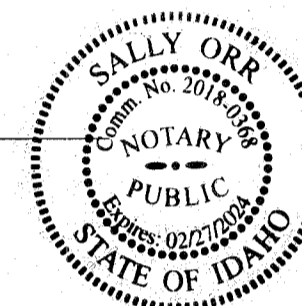
ACKNOWLEDGMENT

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

ON THIS 12th DAY OF October, 2022 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID CALLISTER, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF CALLISTER LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN NAME.


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

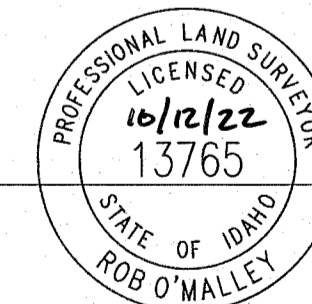

 NOTARY PUBLIC FOR THE STATE OF IDAHO



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.


 ROB O'MALLEY
 IDAHO NO. 13765



TO T-O ENGINEERS

332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM

SHEET NO. 2 OF 3

PROJECT: 200193

C-4 SUBDIVISION

SATISFACTION OF SANITARY RESTRICTIONS

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

APPROVAL OF CANYON COUNTY 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 IDAHO CODE 50-1312. PRIVATE STREETS DEPICTED ON THIS PLAT ARE NOT MAINTAINED BY OR UNDER THE JURISDICTION OF THE HIGHWAY DISTRICT. THERE IS NO LEGAL OBLIGATION OR ASSURANCES THAT THE PRIVATE STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE.

CHAIRMAN, CANYON HIGHWAY DISTRICT NO. 4

DATE

APPROVAL OF COUNTY COMMISSIONERS

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

CHAIRMAN

DATE

CLERK

DATE

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 COMPLIES 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

Signature of Rob O'Malley, Professional Land Surveyor License 13765, State of Idaho, dated 10/12/22.

BOOK _____ , PAGE _____