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2023-024678

RECORDED

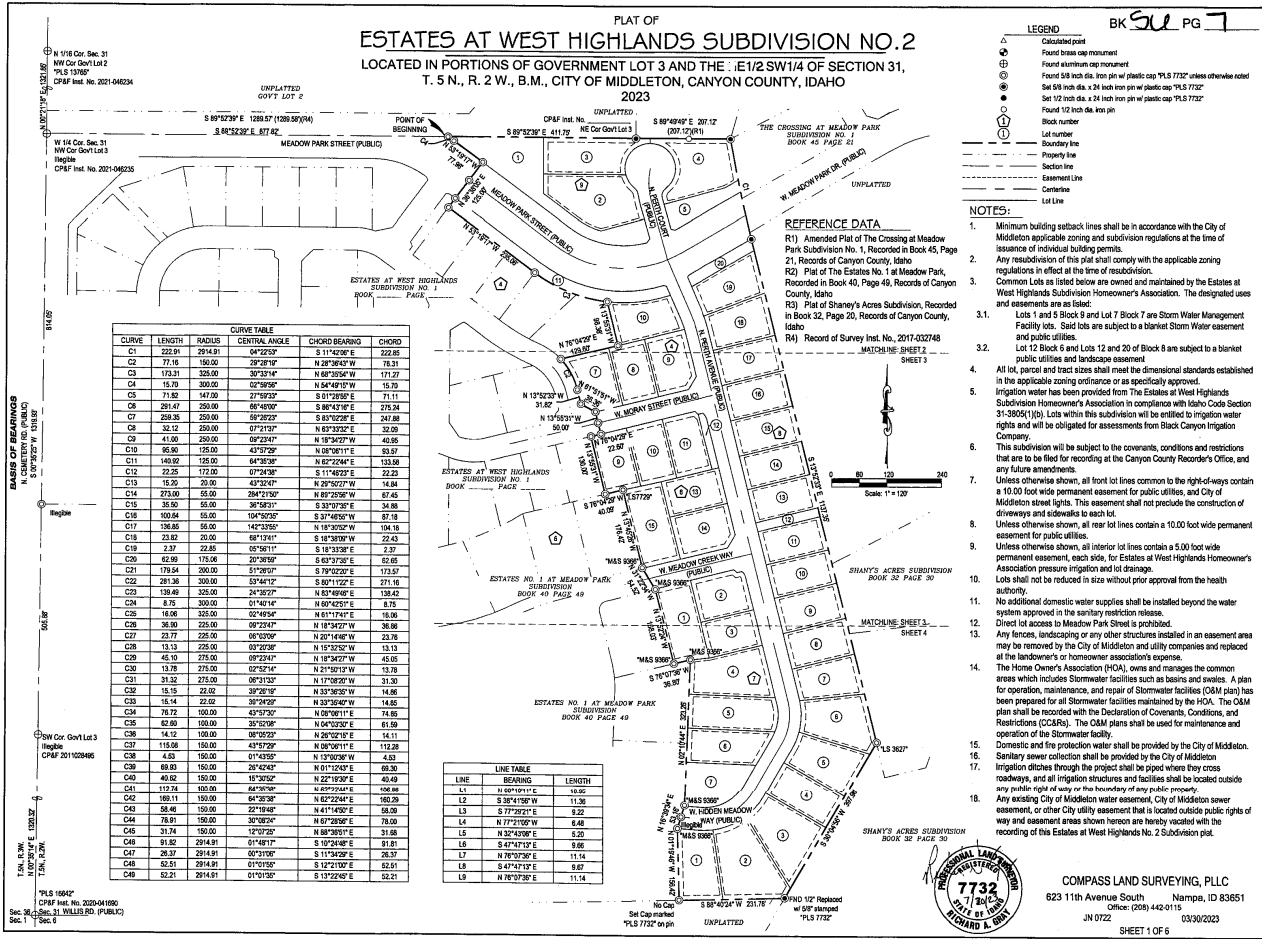
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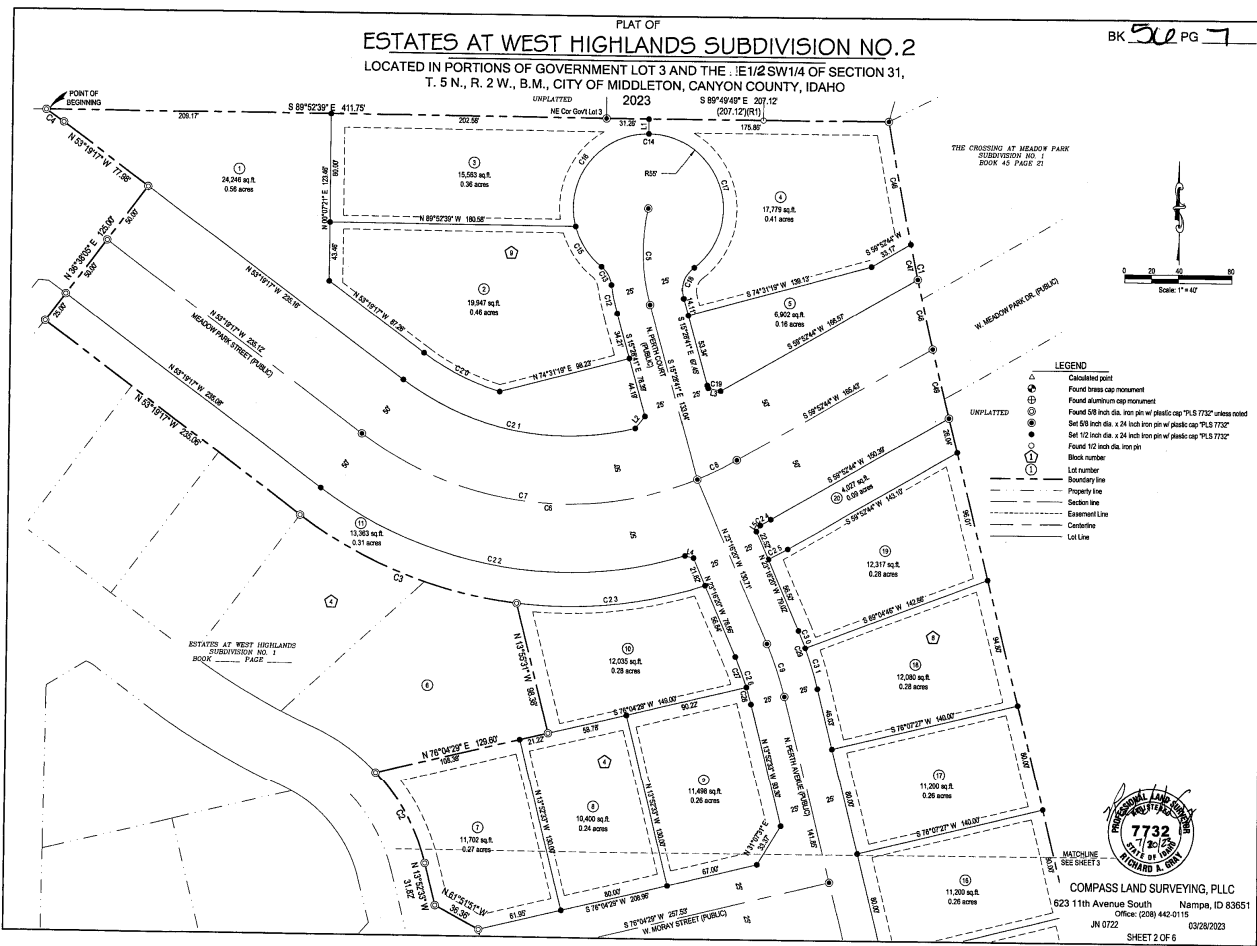


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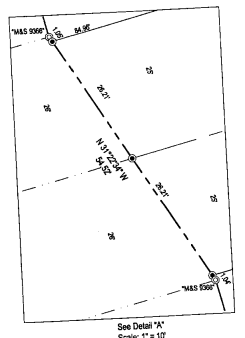
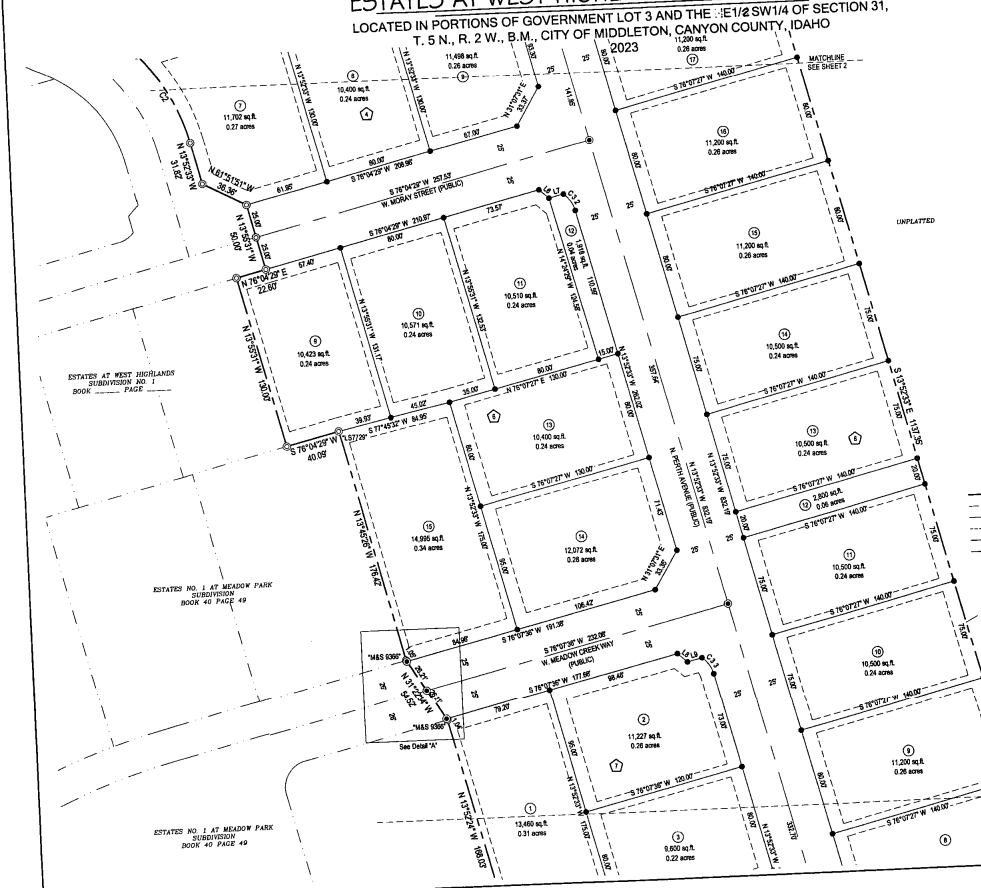
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
P08-6 LBEBG \$11.00
PLAT
COMPASS LAND SURVEYING

NOT OFFICIAL
IN RECORDERS
OFFICE
SEE ORIGINAL IN RECORDERS
OFFICE



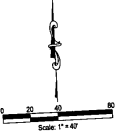


FLAT OF
ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
 LOCATED IN PORTIONS OF GOVERNMENT LOT 3 AND THE SE1/4 SW1/4 OF SECTION 31,
 T. 5 N., R. 2 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO
 2023



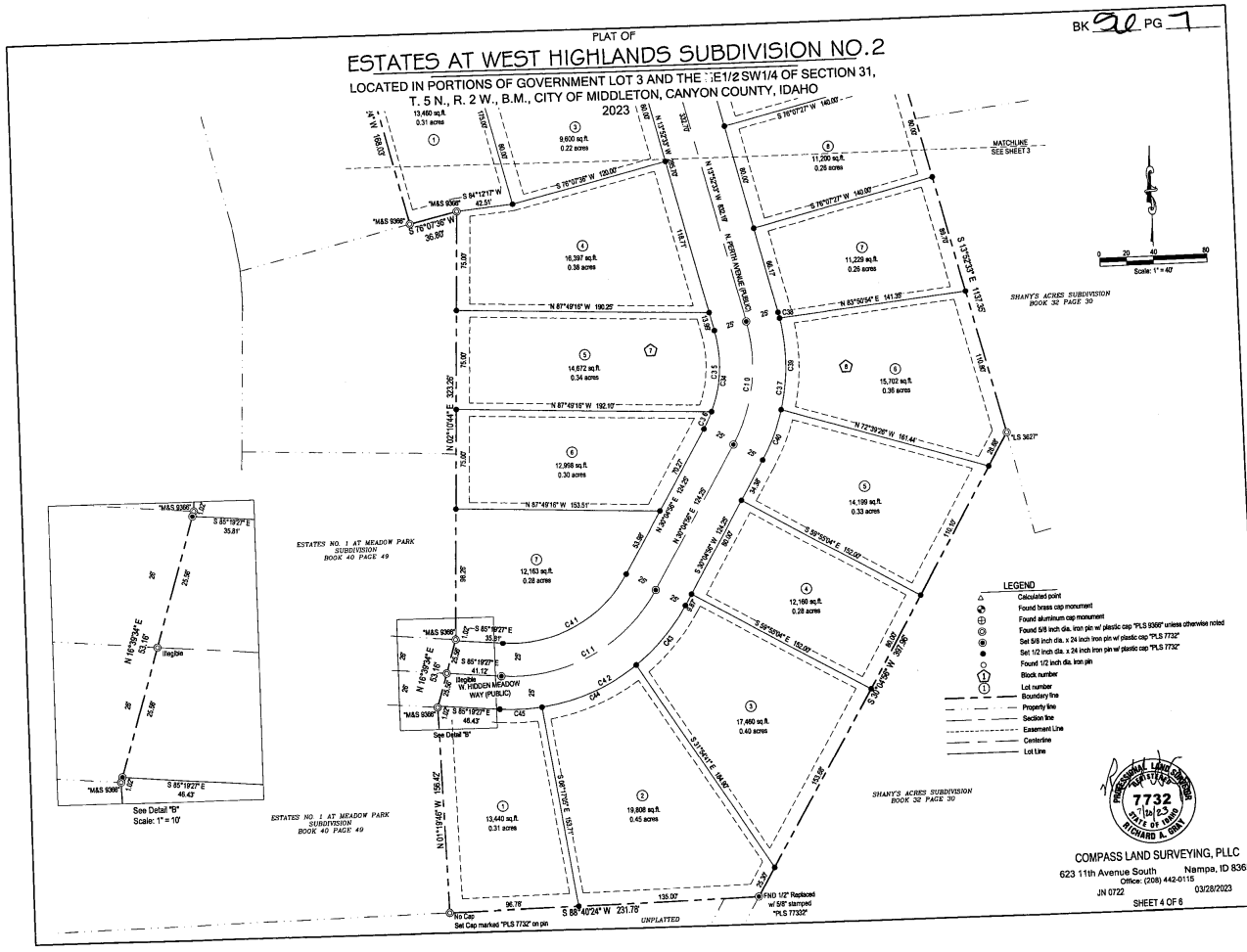
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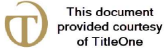
- Calculated point
- Found brass cap monument
- Found aluminum cap monument
- Found 5/8 inch dia. iron pin w/ plastic cap "PLS 7732" unless otherwise noted
- Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Found 1/2 inch dia. iron pin
- Block number
- Lot number
- Boundary line
- - - - - proposed line
- - - - - Section line
- - - - - Easement line
- - - - - Contourline
- - - - - Lot line



COMPASS LAND SURVEYING, PLLC
 623 11th Avenue South Nampa, ID 83651
 Office: (208) 442-0115
 JN 0722 03/28/2023
 SHEET 3 OF 6

PLAT OF
ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
 LOCATED IN PORTIONS OF GOVERNMENT LOT 3 AND THE E1/2 SW1/4 OF SECTION 31,
 T. 5 N., R. 2 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO
 2023





PLAT OF
ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
LOCATED IN PORTIONS OF GOVERNMENT LOT 3 AND THE E1/2 SW1/4 OF SECTION 31,
T. 5 N., R. 2 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2022

CERTIFICATE OF OWNERS

Know all men by these presents that Donald G. Newell, Manager, of Estates B1, LLC, are the owners of a real parcel of land herein after described and that it is their intention to include said real property in this subdivision plat.

Know all men/women by these presents: that the undersigned is the owner of the real property hereafter described.

A parcel of land being a portion of the Government Lot 3 and a portion of the E 1/2 SW 1/4 of Section 31, Township 5 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County Idaho, more particularly described as follows:

Commencing at a found 3 inch diameter aluminum cap stamped "W 1/4 CLS PLS 7732" marking the Northwest corner of said Government Lot 3, (South 1/16 corner corner); bears S. 00 35' 22" W., a distance of 1916.83 feet;

Thence along the Northerly boundary of said Government Lot 3, S. 89 52' 39" E., a distance of 877.82 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the POINT OF BEGINNING;

Thence continuing along said Northerly boundary, S. 89 52' 39" E., a distance of 411.75 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the Northeast corner of said Government Lot 3;

Thence along the Northerly boundary of said NE 1/4 SW 1/4, S. 89 49' 49" E., a distance of 207.12 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence bearing said Northerly boundary a distance of 222.91 feet along the arc of said curve left, having a radius of 2914.91 feet, a central angle of 04 22' 53", the long chord of which bears S. 11 42' 00" E., a distance of 222.85 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence S. 13 52' 33" E., a distance of 1137.35 feet to a found 5/8 inch diameter iron pin with no cap, replaced with a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence S. 88 40' 25" W., a distance of 231.78 feet to a found 5/8 inch diameter iron pin with no cap, set cap stamped "CLS PLS 7732";

Thence N. 01 19' 48" W., a distance of 156.42 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PL S9366";

Thence N. 16 39' 34" E., a distance of 52.15 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PL S9366";

Thence N. 02 14' 41" E., a distance of 323.25 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PL S9366";

Thence S. 76 07' 38" W., a distance of 38.80 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PL S9366";

Thence N. 13 52' 24" W., a distance of 188.03 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PL S9366";

Thence N. 31 52' 34" W., a distance of 150.50 feet to a found 5/8 inch diameter iron pin with cap stamped "CLS PLS 7732";

Thence N. 13 45' 28" W., a distance of 176.42 feet to a found 5/8 inch diameter iron pin with cap stamped "CLS PLS 7732";

Thence N. 76 04' 29" W., a distance of 40.09 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 13 52' 31" W., a distance of 150.50 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 13 52' 31" W., a distance of 50.00 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 81 51' 51" W., a distance of 36.38 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the beginning of a tangent curve left;

Thence a distance of 77.15 feet along the arc of said curve left, having a radius of 150.00 feet, a central angle of 29 28' 19", the long chord of which bears N. 28 38' 43" W., a distance of 76.31 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence non tangent to said curve, N. 76 04' 29" E., a distance of 129.60 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 13 52' 33" W., a distance of 31.82 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the beginning of a tangent curve left;

Thence a distance of 77.15 feet along the arc of said curve right, having a radius of 325.00 feet, a central angle of 30 33' 14", the long chord of which bears N. 28 38' 43" W., a distance of 171.27 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence tangent to said curve, N. 53 19' 17" W., a distance of 235.06 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 36 38' 09" E., a distance of 125.00 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 53 19' 17" W., a distance of 77.88 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the beginning of a tangent curve left;

Thence a distance of 15.70 feet along the arc of said curve left, having a radius of 300.00 feet, a central angle of 02 59' 56", the long chord of which bears N. 54 49' 15" W., a distance of 15.70 feet to the POINT OF BEGINNING.

This parcel contains 16.38 acres more or less.

The Public Streets as shown on this Plat are Dedicated to the Public. The Public Utility and Drainage Easements are not Dedicated to the Public, but the right of Access to and use of Public Utility and Drainage Easements required to Service all Lots and Parcels within this Plat are Perpetually Reserved.

All Lots in this Subdivision will be Eligible to receive Water Service from the City of Middleton, and the City of Middleton has agreed in writing to serve all Lots within this Subdivision.

The Owner has provided Irrigation Water to each lot through a Pressure Irrigation System to be owned and maintained by the Estates at West Highlands Subdivision Homeowner's Association in compliance with Idaho Code Section 31-3606(1)(b). All lots will be subject to assessments from the Black Canyon Irrigation District.

In witness whereof, we have here unto set our hands this 6 Day of May, 2022

Donald G. Newell, Manager
Estates B1, LLC

ACKNOWLEDGMENT
STATE OF IDAHO }
COUNTY OF CANYON } SS

On this 6 day of May, in the year 2022 before me, Donald G. Newell, personally appeared, known or identified to me to be the Manager of Estates B1, LLC, the LLC that Executed the Instrument or the person who Executed the Instrument on behalf of said Corporation and acknowledged to me that said Corporation Executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for
Residing at Boise, ID
Commission expires 12/31/2027



CERTIFICATE OF SURVEYOR

I, Richard A. Gray 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, made by me or under my direct supervision and accuracy represents the points plotted hereon; and is in conformity with State of Idaho Codes relating to Plats, Surveys and the Corner Perpetuation and Filing Act, Idaho Codes 55-1601 through 55-1612.

Richard A. Gray



5/4/2022
P.L.S. LICENSE NO. 7732

PLAT OF
ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
 LOCATED IN PORTIONS OF GOVERNMENT LOT 3 AND THE :E1/2SW1/4 OF SECTION 31,
 T. 5 N., R. 2 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO
 2022

APPROVAL OF CITY COUNCIL

I, the Undersigned, City Clerk in and for the City of Middleton, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 15 day of July, in the year of 2022, this plat was duly accepted and approved.

Rachel Cate
 City Clerk, Middleton, Idaho

7/15/2022
 Date

APPROVAL OF CITY ENGINEER

I, the Undersigned, City Engineer in and for the City of Middleton, Canyon County, Idaho do hereby approve this plat.

Civil Dynamics PC
 City Engineer by: Michael Madsen, PE 122448

7/25/2023
 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.~~

~~Chairman _____ Date _____~~

CERTIFICATE OF 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.

Dave H. H.
 Canyon County Surveyor

8/26/22
 Date

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Middleton and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Michelle Hagan
 District Health Department, EHS

5/1/2022
 Date

CERTIFICATE OF 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 proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Tracy Hagan
 County Treasurer



08/01/2023
 Date



2023-025177
RECORDED
08/07/2023 10:06 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=35 TYOUREN \$112.00
TYPE: CCR
FIDELITY NATIONAL TITLE - BOISE
ELECTRONICALLY RECORDED

When Recorded Return To:

Estates 81, LLC
PO Box 1939
Eagle, ID 87616
Attn: Matt Drown

THIS INSTRUMENT FILED FOR RECORD
BY FIDELITY NATIONAL TITLE AS AN
ACCOMMODATION ONLY. IT HAS NOT
BEFN EXAMINED AS TO ITS EXECUTION
C R AS TO ITS AFFECT UPON THE TITLE.

**FIRST SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR ESTATES AT WEST HIGHLANDS SUBDIVISION**

THIS FIRST SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ESTATES AT WEST HIGHLANDS SUBDIVISION (this "Supplemental Declaration") is made as of August 4, 2023, by ESTATES 81, LLC, an Idaho limited liability company ("Declarant").

RECITALS

A. On July 25, 2022, the Declaration of Covenants, Conditions, Restrictions and Easements for Estates at West Highlands Subdivision (the "Declaration") was recorded in the official records of Canyon County, Idaho as Instrument No. 2022-036063.

B. Section 17.1 of the Declaration provides that additional real property may be annexed into the Subdivision by Declarant without any consent from the members of the Association by recording a Supplemental Declaration in the records of Canyon County, Idaho, describing the real property to be annexed.

C. Declarant is executing and recording this Supplemental Declaration for the purpose of annexing additional real property as set forth below.

SUPPLEMENTAL DECLARATION

Declarant declares as follows:

1. All defined terms as used in this Supplemental Declaration shall have the same meanings as those set forth in the Declaration as it may be amended from time to time, unless otherwise defined in this Supplemental Declaration.

2. Declarant declares that the real property described in the attached Exhibit A (the "Phase 2"), including each Lot, parcel, or portion thereof, is annexed into the Subdivision and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the terms and Restrictions of the Declaration, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Subdivision, and to enhance the value, desirability, and attractiveness of the Subdivision.

3. The Common Area of Phase 2 includes Lot 11, Block 4, Lot 12, Block 6, Lot 7, Block 7, Lots 12 and 20, Block 8, and Lots 1 and 5, Block 9.

4. The term "Plat" shall now include the Plat of Estates at West Highlands Subdivision No. 2 filed in Book 56 of Plats at Page 7, Records of Canyon County, Idaho, a copy of which is attached as Exhibit B, which is made a part hereof.

5. The minimum square footage of living area within a Residence on a Lot in Phase 2 shall be at least 1,574 square feet and must otherwise comply with the Design Guidelines for Phase 2 as approved by the Design Committee in its sole and absolute discretion. The Design Guidelines for Phase 2 may include development standards different than prescribed in the Declaration for Phase 1 of the Subdivision.

6. A plan for operation, maintenance, and repair of stormwater facilities has been prepared for all Storm Drainage Facilities maintained by the Association in Phase 2 has been prepared. A copy of the operations and maintenance manual is attached as Exhibit C (the "O&M Manual"). The O&M Manual shall be used for operation and maintenance of the Storm Drainage Facilities.

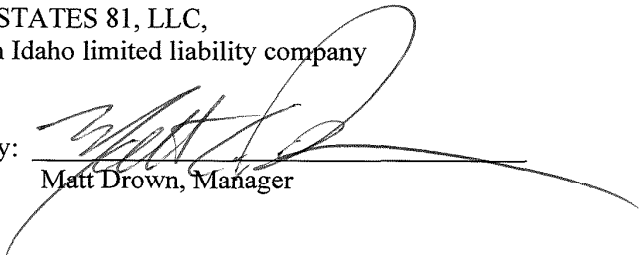
7. Except as amended by the provisions of this Supplemental Declaration, the Declaration, as it may have been supplemented and amended prior to the date of this Supplemental Declaration, shall remain unmodified and in full force and effect.

8. The term "Declaration" now includes this Supplemental Declaration.

Signature Page Follows

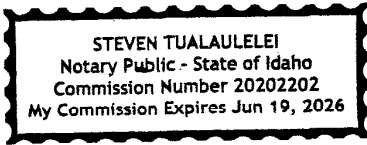
Declarant has caused this Supplemental Declaration to be executed by an officer duly authorized to execute the same as of the date first above written.

ESTATES 81, LLC,
an Idaho limited liability company

By: 
Matt Drown, Manager

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on August 4, 2023, by Matt Drown as Manager of Estates 81, LLC, an Idaho limited liability company.





Signature of Notary Public
My commission expires: _____

EXHIBIT A

DESCRIPTION OF THE ANNEXED PROPERTY

All real property within Estates at West Highlands Subdivision No. 2, according to the official plat thereof, filed in Book 56 of Plats at Page 7, Instrument No. 2023-024678, records of Canyon County, Idaho.

EXHIBIT B

PLAT OF ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2

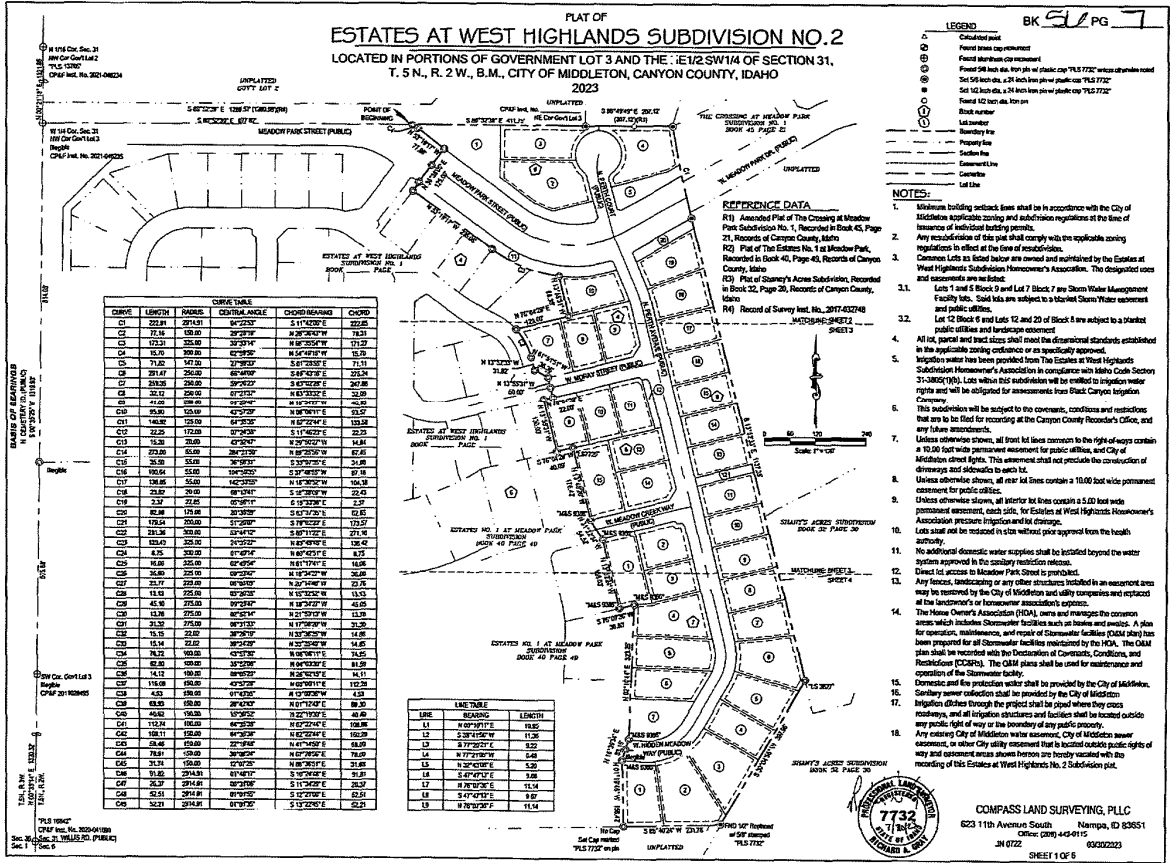
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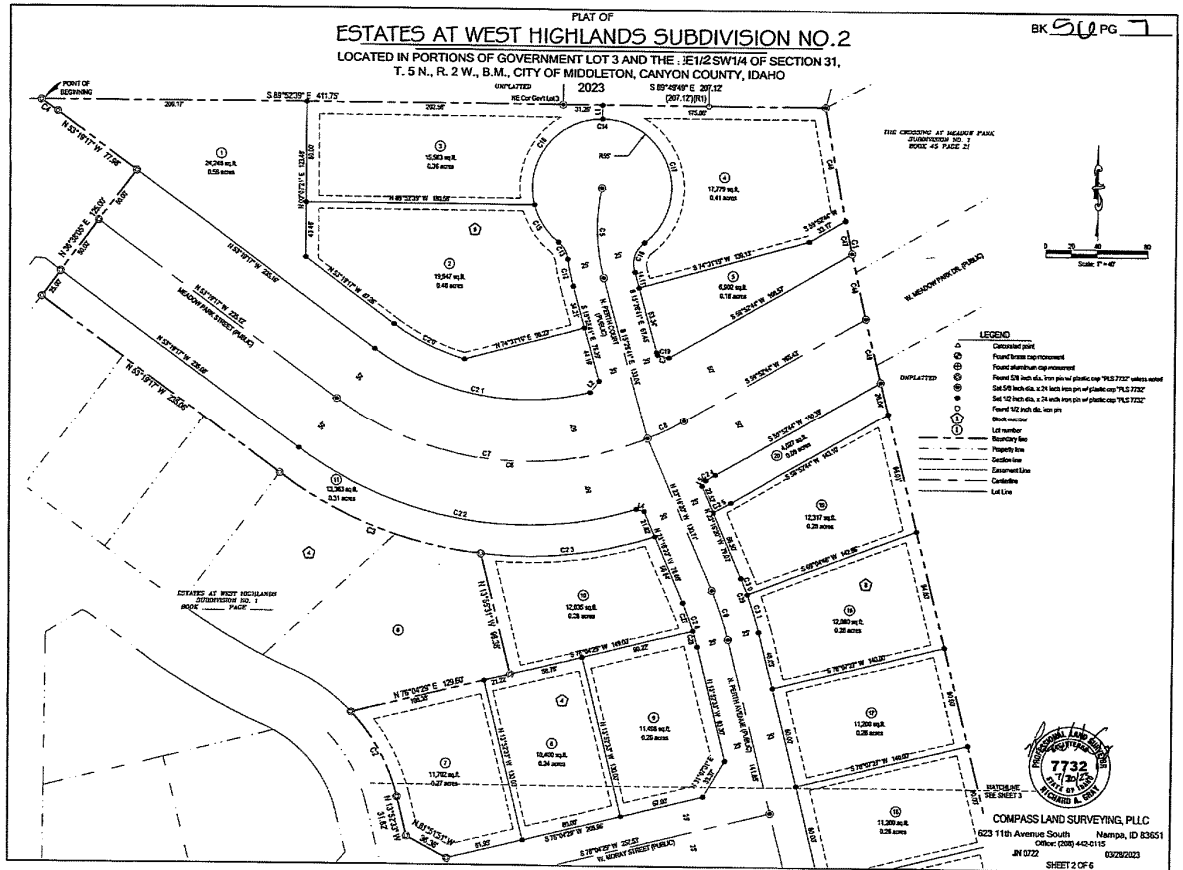
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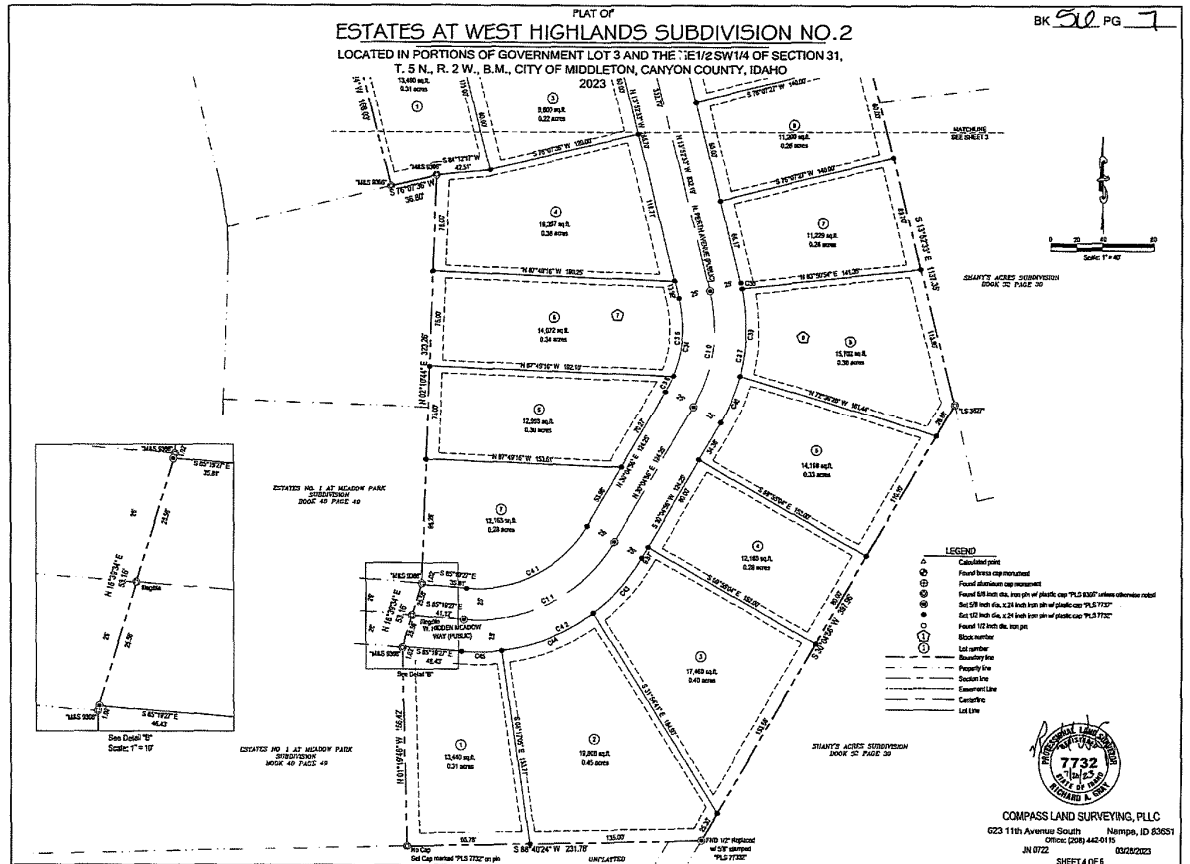
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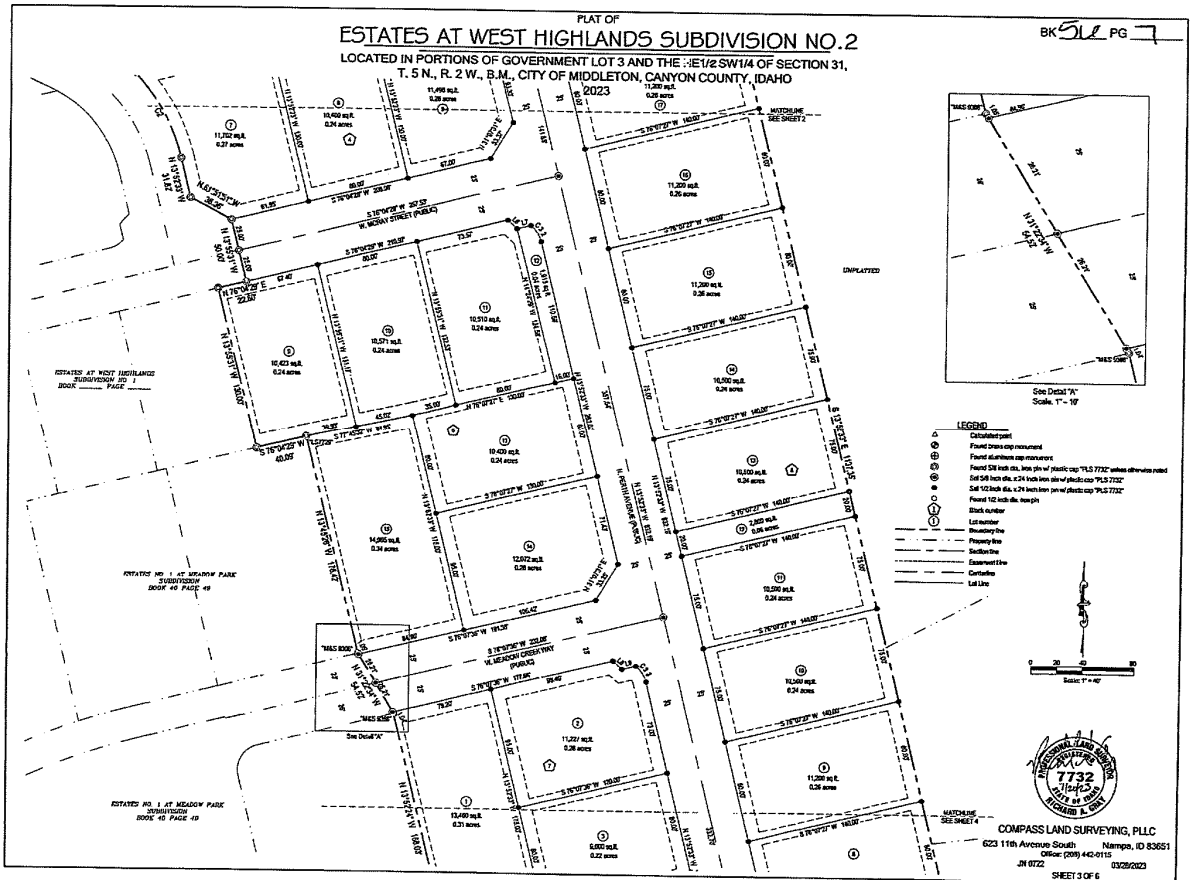


CHRIS YAMAMOTO
CANYON COUNTY RECORDER
PLAT
Fees-6 LIBERG \$11.00
COMPASS LAND SURVEYING









PLAT OF
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LOCATED IN PORTIONS OF GOVERNMENT LOT 3 AND THE ¹/₂ SW ¹/₄ OF SECTION 31,
T. 5 N., R. 2 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2022

CERTIFICATE OF OWNERS

Know all men by these presents that Donald G. Humeil, Manager, of Estates 81, LLC, as the owner of a real parcel of land hereinafter described and that it is his intention to include said real property in this subdivision plat.

Know all men by these presents that the undersigned is the owner of the real property hereinafter described.

A parcel of land being a portion of the Government Lot 3 and a portion of the ¹/₂ SW ¹/₄ of Section 31, Township 5 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County Idaho, more particularly described as follows:

Commencing at a found 3 inch diameter aluminum cap stamped "W 1/4 CLS PLS 7732" marking the Northwest corner of said Government Lot 3, (that 1/4 corner of said Section 31), from which a found 3/8 inch diameter aluminum cap marking the Southwest corner of said Government Lot 3, (South 1/2 corner corner); bears S. 40° 25' 25" W., a distance of 1318.23 feet.

Thence along the Northernly boundary of said Government Lot 3, S. 89° 52' 29" E., a distance of 877.82 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the POINT OF BEGINNING;

Thence continuing along said Northernly boundary, S. 89° 52' 39" E., a distance of 411.75 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the Northeast corner of said Government Lot 3;

Thence along the Northernly boundary of said NE 1/4 SW 1/4, S. 89° 49' 49" E., a distance of 207.12 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence leaving said Northernly boundary a distance of 222.81 feet along the arc of said curve left, having a radius of 2314.91 feet, a central angle of 44° 22' 52" W., the long chord of which bears S. 11° 42' 00" E., a distance of 223.85 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence S. 30° 04' 50" W., a distance of 1127.35 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence S. 88° 49' 24" W., a distance of 231.78 feet to a found 5/8 inch diameter iron pin with no cap, set cap stamped "CLS PLS 7732";

Thence N. 01° 18' 40" W., a distance of 155.42 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PLS 26364";

Thence N. 16° 38' 34" E., a distance of 53.16 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PLS 26366";

Thence N. 02° 10' 44" E., a distance of 323.25 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PLS 26368";

Thence S. 78° 07' 30" W., a distance of 78.89 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PLS 26369";

Thence N. 13° 52' 24" W., a distance of 168.03 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PLS 26369";

Thence N. 31° 22' 34" W., a distance of 54.52 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PLS 26368";

Thence N. 15° 45' 30" W., a distance of 125.62 feet to a found 5/8 inch diameter iron pin with cap stamped "CLS PLS 7732";

Thence S. 76° 04' 29" W., a distance of 49.03 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 13° 52' 31" W., a distance of 123.03 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 76° 04' 29" E., a distance of 22.00 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 13° 52' 31" W., a distance of 50.00 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 81° 51' 31" W., a distance of 25.38 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 13° 52' 33" W., a distance of 51.82 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the beginning of a tangent curve left;

Thence a distance of 77.18 feet along the arc of said curve left, having a radius of 120.00 feet, a central angle of 29° 29' 10", the long chord of which bears N. 28° 38' 43" W., a distance of 78.31 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence east tangent to said curve, N. 76° 04' 29" E., a distance of 129.00 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 13° 52' 31" W., a distance of 88.38 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the beginning of a tangent curve right;

Thence a distance of 173.31 feet along the arc of said curve right, having a radius of 323.00 feet, a central angle of 30° 32' 14", the long chord of which bears N. 08° 35' 56" W., a distance of 171.27 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence tangent to said curve, N. 03° 10' 17" W., a distance of 255.56 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 35° 38' 00" E., a distance of 122.00 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 03° 10' 17" W., a distance of 77.88 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the beginning of a tangent curve left;

Thence a distance of 15.70 feet along the arc of said curve left, having a radius of 203.00 feet, a central angle of 02° 59' 59", the long chord of which bears N. 54° 03' 25" W., a distance of 15.70 feet to the POINT OF BEGINNING.

This parcel contains 16.36 acres more or less.

The Public Streets as shown on this Plat are Dedicated to the Public. The Public Utility and Drainage Easements are not Dedicated to the Public, but the right of Access to and use of Public Utility and Drainage Easements required to Service all Lots and Parcels within this Plat are Perpetually Reserved.

All Lots in this Subdivision will be Eligible to receive Water Service from the City of Middleton, and the City of Middleton has agreed in writing to serve all Lots within this Subdivision.

The Owner has provided Irrigation Water to each lot through a Pressure Irrigation System to be owned and maintained by the Estates at West Highlands Subdivision Homeowner's Association in compliance with Idaho Code Section 24-2805(10). All lots will be subject to assessments from the Black Canyon Irrigation District.

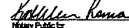
In witness whereof, we have hereunto set our hands this 6 day of May, 2022.

 5/6/22
Donald G. Humeil, Manager
Estates 81, LLC

ACKNOWLEDGMENT
STATE OF IDAHO
COUNTY OF CANYON } SS

On this 6th day of May, in the year 2022 before me, Donald G. Humeil, personally appeared, known or identified to me to be the Manager of Estates 81, LLC, the LLC that Executed the Instrument or the person who Executed the Instrument on behalf of said Corporation and acknowledged to me that said Corporation Executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.


Notary Public for
Residing at Boise, ID
Commission expires 04/2024



CERTIFICATE OF SURVEYOR

I, Richard A. Gray 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, made by me or under my direct supervision and accuracy represents the public-platted survey, and is in conformity with Rules of Idaho Codes relating to Plats, Surveys and the Corner Perpetuation and Filing Act, Idaho Codes 55-1801 through 55-1813.


RICHARD A. GRAY



5/4/2022
P.L.S. LICENSE NO. 7732

PLAT OF
ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
LOCATED IN PORTIONS OF GOVERNMENT LOT 3 AND THE .E1/2 SW1/4 OF SECTION 31,
T. 5 N., R. 2 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2022

BK 510 PG 7

APPROVAL OF CITY COUNCIL

I, the Undersigned, City Clerk in and for the City of Middleton, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 11th day of July, in the year of 2022, this plat was duly accepted and approved.

Bryndal C. Cook
City Clerk, Middleton, Idaho

7/11/2022
Date

APPROVAL OF CITY ENGINEER

I, the Undersigned, City Engineer in and for the City of Middleton, Canyon County, Idaho, do hereby approve this plat.

Civil Dynamics, PC 7/15/2022
City Engineer B. J. McNeil, P.E. 122446 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 depicted on this plat, in accordance with the provisions of I.C. 50-1312.~~

~~Chairman _____ Date _____~~

CERTIFICATE OF 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.

Dave H. H. 8/2/2022
Canyon County Surveyor Date

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Middleton and the QLPE approval of the district plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be removed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of discontinuance.

Michelle Brown 8/1/2022
District Health Department, EHS Date

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1306, 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.

Teresa A. H. 8/2/2022
County Treasurer Date



COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Phone: (208) 442-0115
JN 0722 89042022
SHEET 6 OF 6

EXHIBIT C
STORM DRAINAGE FACILITY
OPERATIONS AND MAINTENANCE MANUAL

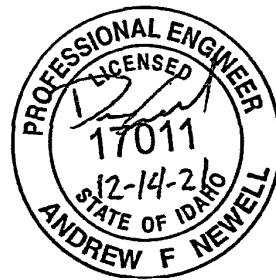
See attached.

Prepared For:

- Estates 81, LLC
- City of Middleton

**Estates at West Highlands
Subdivision Phase 2
Star, Idaho**

**Storm Drainage Facility
Operations And
Maintenance Manual**



Prepared By:

Andrew Newell, P.E.
Blaine A. Womer Civil Engineering
4355 W. Emerald Street, Suite 145
Boise, ID 83706
(208) 593-7555
andrew@bawce.com

December 14, 2021



Project No: N1420001

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Component Maintenance	2

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Appendix A - Figures

Vicinity Map
Roadway and Storm Drainage Plans
Final Plat

Appendix B - Checklists

Inspection Checklist

INTRODUCTION

The purpose of this manual is to assure the continued, successful operation of the storm drainage system that collects, transports, and disposes storm water run-off for this development. The primary purpose of the storm water facility is for storm water remediation. Any additions to the facility (such as trail pathways or additional landscaping) should be considered temporary and may be removed when heavy maintenance of the facility is needed. Replacement of these items will be the responsibility of the Estates at West Highlands Subdivision Homeowners Association (HOA).

This development of the residential subdivision includes 44 lots: 37 single-family residential lots and 7 common lots. The proposed improvements to the site include roadways, sidewalks, lot grading, and site utilities.

SYSTEM DESCRIPTION

The site's proposed storm drain system consists of curb and gutter, inlets, storm drain manholes, pipes, sand and grease traps and retention ponds. The storm water within the project site sheet flows into the curb and gutter, where it is channeled to the inlets. Storm water is conveyed through a sand and grease trap, used for pretreatment, and then sending the water to a retention facility. Like most systems, the storm drainage facilities at this site require periodic maintenance to assure continued performance of the system components.

System Failure

A storm water infiltration system will be considered failing when the storm water runoff remains in the facility for more than 48 hours after the conclusion of a storm or if sediment loading within the chambers exceeds 6" in depth.

Inspection Records

Inspection records shall be kept five years following the date of inspection.

O&M RESPONSIBILITY

The maintenance duties for the storm water system exist under two categories: heavy duty maintenance and light duty maintenance. The heavy-duty maintenance will be the responsibility of the City of Middleton. The light duty maintenance will be conducted by the HOA.

Heavy Duty Maintenance

It will be the responsibility of the City of Middleton to maintain and repair the storm drainage system components within the public right-of-way and easements shown on

the Estates at Werst Highlands Subdivision No. 2 - Final Plat. The City of Middleton shall have the right to maintain and repair the storm water drainage system including, but not limited to, the curb and gutter, inlets, retention pond, sand and grease traps and pipes.

Light Duty Maintenance

It will be the responsibility of the HOA to maintain landscape areas within the public right-of-way and easements including:

- Care for grass within the public right-of-way and storm drainage easements during the growing season. Grass should be cut per the landscaper's recommendation to provide adequate cover of the roots and reduce the effects of evaporation.
- Keep shrubs and trees pruned or trimmed as needed to reduce overgrowth.
- Maintain and repair the pressurized irrigation system on an annual basis to ensure the proper irrigation of vegetation in planted areas. The irrigation system shall be drained prior to the winter months to reduce damage caused by freezing.
- Clean trash and debris within the subdivision as needed.
- Inspect pond banks on monthly basis for erosion and rodent holes and repair as necessary.
- Inspect pond for standing water or wet spots that may result from clogged orifices and remove debris as necessary.
- Provide weed control within the detention pond to prevent overgrowth.
- Remove sediment accumulation from pond infiltration area and rake/till sand for positive drainage.

At a minimum, storm water facilities should be monitored according to the checklist found in the Appendix. Any maintenance activities should be recorded on the checklist including who performed the activity and an approximate amount of materials removed. More frequent maintenance may be necessary, so periodic inspections should be performed to monitor the level of trapped debris or nonfunctioning storm drainage systems. The HOA should contact the City of Middleton if it has determined that a storm drainage component has failed or is not functioning properly.

COMPONENT MAINTENANCE

Operation and maintenance of the storm water facilities at Estates at West Highlands Subdivision No. 2 shall be governed by this Manual for the storm drainage system, which may only be modified at the direction of the Board of the HOA, **with written approval by the City of Middleton.**

Drainage

There shall be no interference with the established drainage pattern over any portion of the property unless an adequate alternative provision is made for proper drainage and is first approved in writing by the City of Middleton. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise, which exists at the time the overall grading of any portion of the property is completed, or that drainage which is shown on any plans approved by the City of Middleton, which may include drainage from common areas or any building lot in the property.

City of Middleton Right to Inspect and Maintain

The City of Middleton shall have the right at all times to inspect the storm water drainage system and perform any required maintenance and repairs.

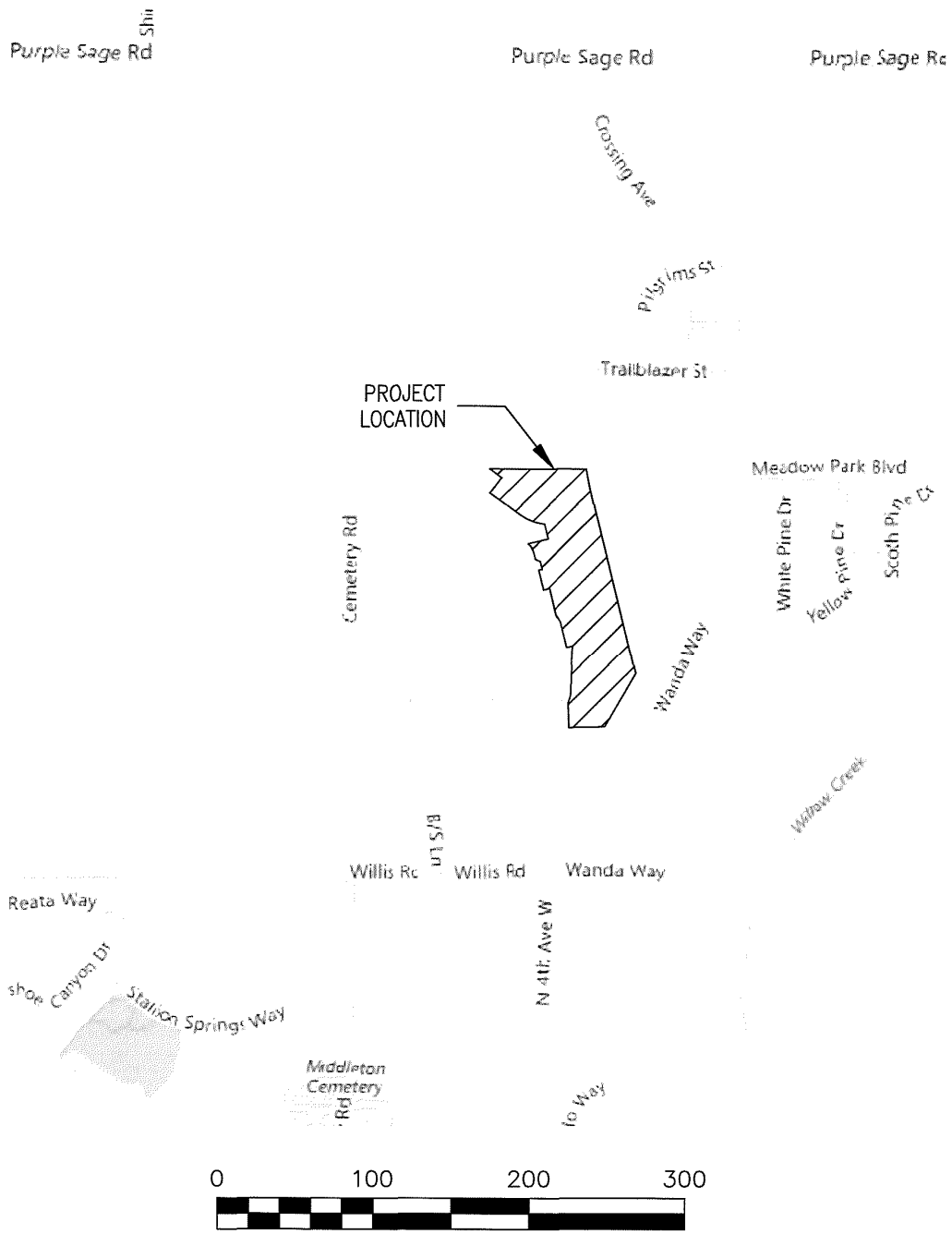
City of Middleton Approval of Amendments

Any amendment of this Manual for Storm Water Facilities having any direct impact or effect on the City of Middleton storm water drainage system shall be subject to prior review and approval by the City of Middleton.

Grading

The owner of any building lot within the property on which grading or other work has been performed pursuant to a grading plan approved under applicable provisions of the City of Middleton Code or by the HOA, shall maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures, means or devices which are not the responsibility of the City of Middleton, or other public agency, and plantings and ground cover installed or completed thereon.

APPENDIX A - FIGURES



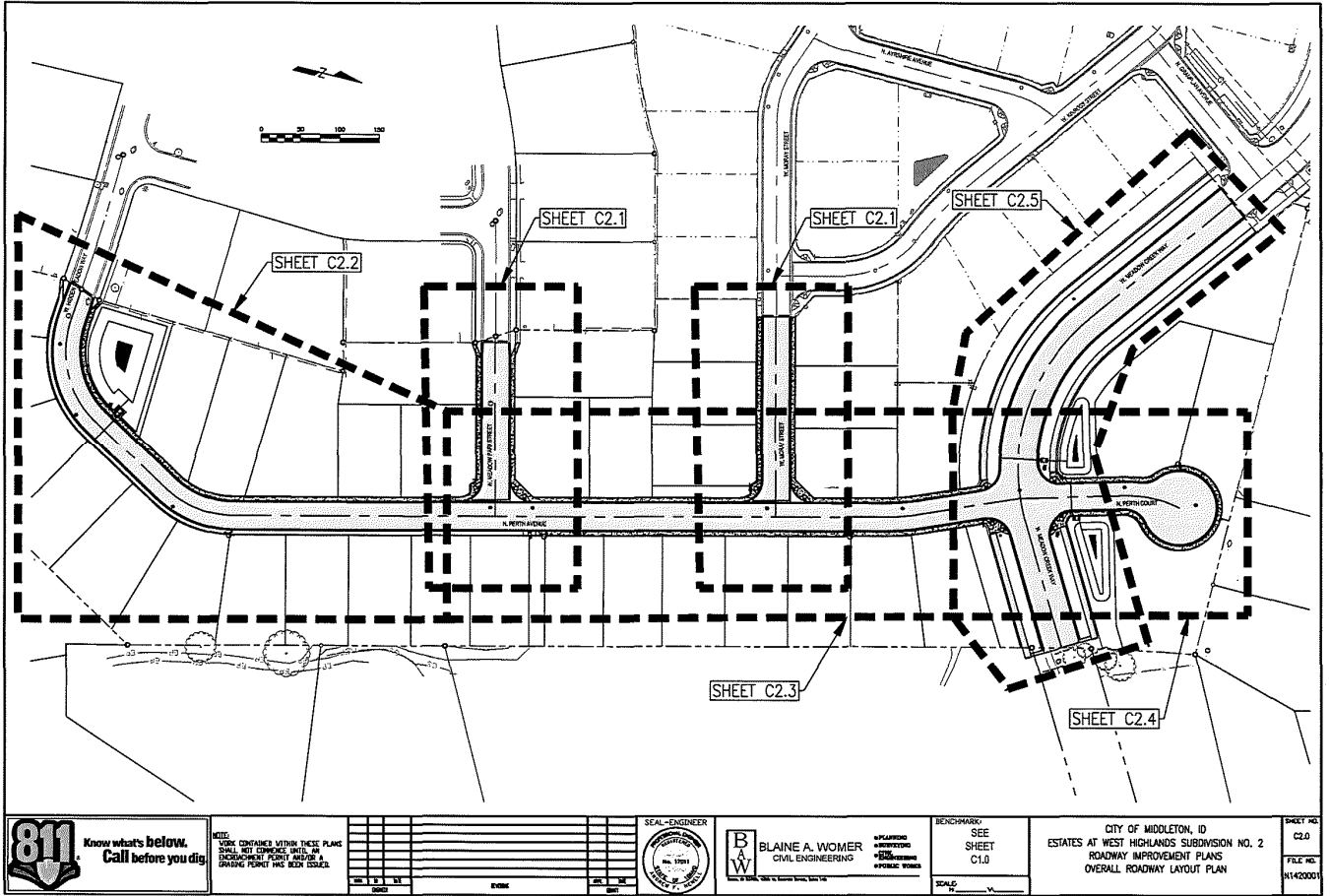
BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL ENGINEERING
- PUBLIC WORKS

Bolton, ID 83706, 4355 W. Emerald Street, Suite 145

ESTATES AT WEST HIGHLANDS SUBDIVISION No. 2

FIGURE 1
VICINITY MAP



811 Know what's below.
 Call before you dig

NOTE: USER ASSUMES RESPONSIBILITY FOR THESE PLANS. ALL WORK SHALL BE CONDUCTED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. A GRADING PERMIT HAS BEEN ISSUED.

NO.	DATE	DESCRIPTION	BY	CHECKED

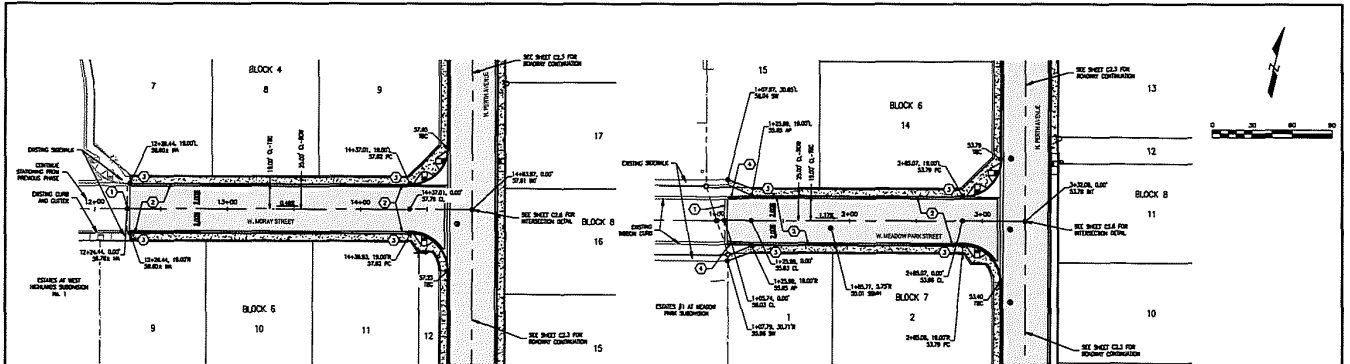
SEAL-ENGINEER

B
W
BLAINE A. WOMER
 CIVIL ENGINEERING

BENCHMARK:
 SEE SHEET C1.0

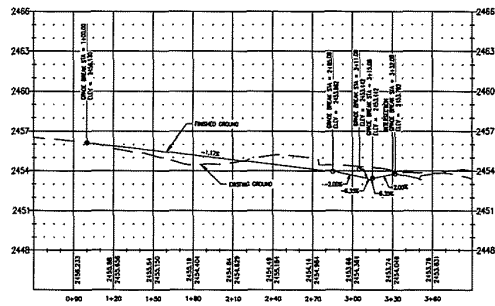
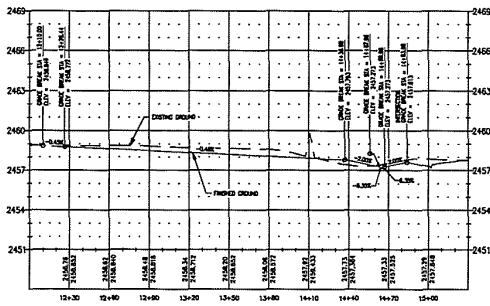
CITY OF MIDDLETON, ID
 ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
 ROADWAY IMPROVEMENT PLANS
 OVERALL ROADWAY LAYOUT PLAN

SHEET NO. C2.0
 FILE NO. 14420001



W. MORAY STREET (STA. 12+26.44 TO 14+83.97)

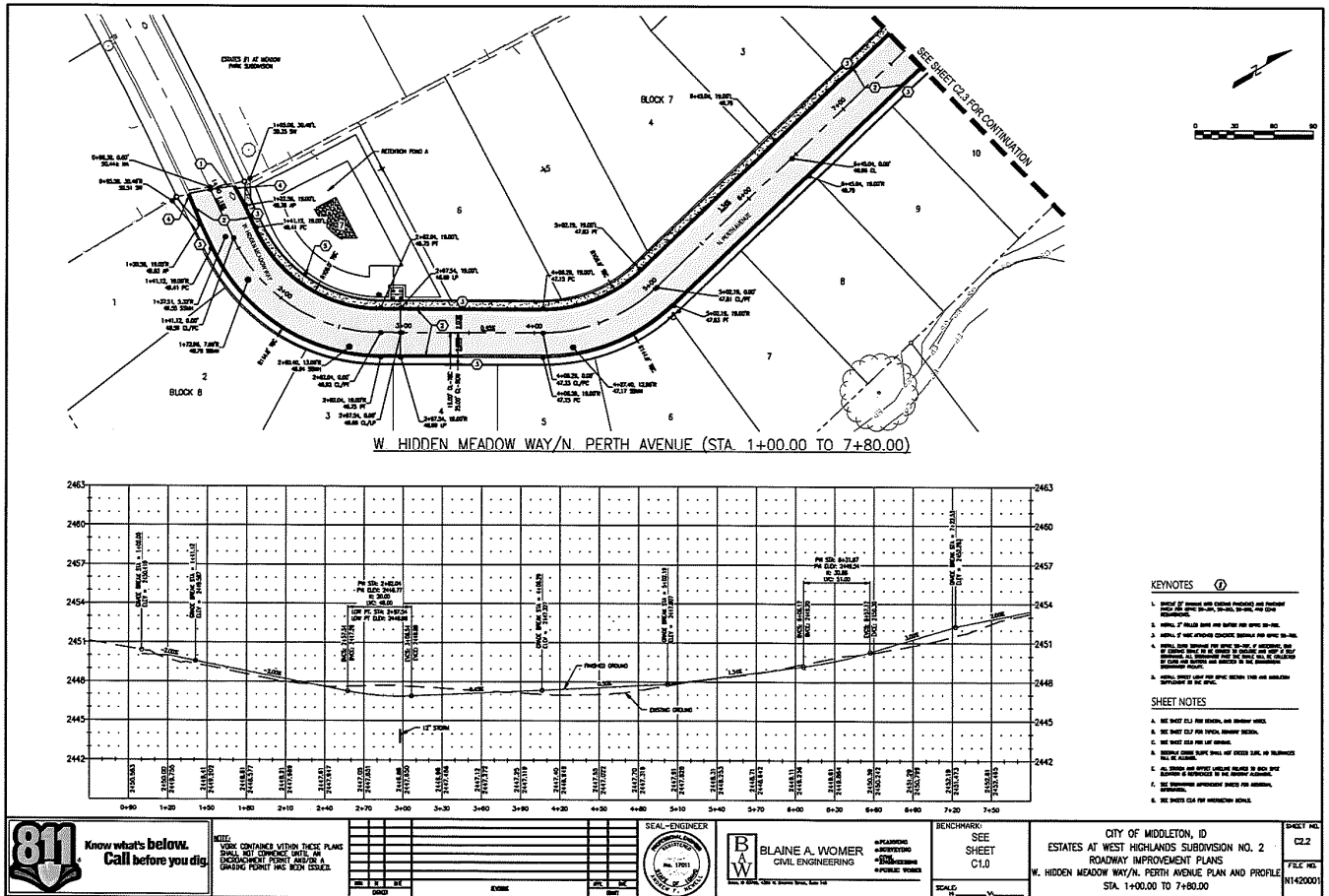
W. MEADOW PARK STREET (STA. 1+00.00 TO 3+32.08)



- KEYNOTES** (1)
1. SEE SHEET C1.0 FOR PROPOSED ROADWAY AND UTILITY CONSTRUCTION.
 2. SEE SHEET C1.0 FOR PROPOSED ROADWAY AND UTILITY CONSTRUCTION.
 3. SEE SHEET C1.0 FOR PROPOSED ROADWAY AND UTILITY CONSTRUCTION.
 4. SEE SHEET C1.0 FOR PROPOSED ROADWAY AND UTILITY CONSTRUCTION.

- SHEET NOTES**
- A. SEE SHEET C1.0 FOR EXISTING AND PROPOSED GRADES.
 - B. SEE SHEET C1.0 FOR EXISTING AND PROPOSED GRADES.
 - C. SEE SHEET C1.0 FOR EXISTING AND PROPOSED GRADES.
 - D. SEE SHEET C1.0 FOR EXISTING AND PROPOSED GRADES.
 - E. SEE SHEET C1.0 FOR EXISTING AND PROPOSED GRADES.
 - F. SEE SHEET C1.0 FOR EXISTING AND PROPOSED GRADES.
 - G. SEE SHEET C1.0 FOR EXISTING AND PROPOSED GRADES.

<p>Know what's below. Call before you dig.</p>	<p>NEED WORK COMPANED WITHIN THESE PLANS SHALL BE AT OWNERS RISK. NO ENGINEERING PERMIT NUMBER & GRADING PERMIT HAS BEEN ISSUED.</p>	<p>SEAL-ENGINEER</p>	<p>BW BLAINE A. WOMER CIVIL ENGINEERING</p> <p>REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS NO. 17011</p>	<p>BENCHMARK: SEE SHEET C1.0</p>	<p>CITY OF MIDDLETON, ID ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2 ROADWAY IMPROVEMENT PLANS W. MORAY STREET & W. MEADOW PARK STREET PLAN AND PROFILES STA. 12+26.44 TO 14+83.97 & STA. 1+00.00 TO 3+32.08</p>	<p>SHEET NO. C2.1 FILE NO. N1420001</p>
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811 Know what's below. Call before you dig.

NOTE: THESE COORDINATES WITHIN THESE PLANS SHALL NOT BE CONSIDERED AS A GUARANTEE OF ACCURACY. A GRADING PERMIT HAS BEEN ISSUED.

NO.	DATE	REVISION	BY	CHKD.

SEAL-ENGINEER

BLAINE A. WOMER
 CIVIL ENGINEERS

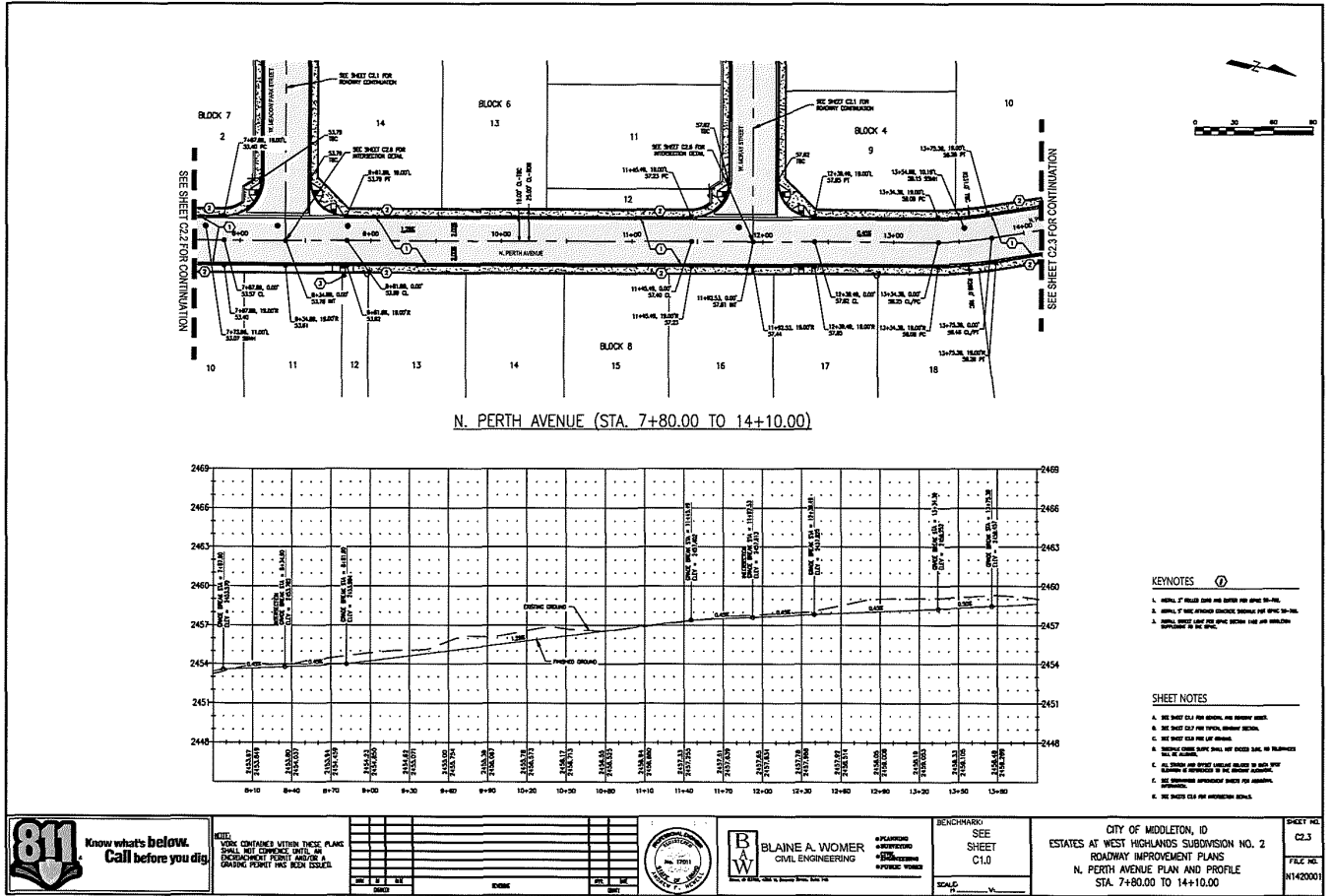
REGISTERED PROFESSIONAL ENGINEER
 NO. 17011
 STATE OF MICHIGAN

BENCHMARK:
 SEE SHEET C1.0

SCALE: 1" = 40'

CITY OF MIDDLETON, ID
 ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
 ROADWAY IMPROVEMENT PLANS
 W. HIDDEN MEADOW WAY/N. PERTH AVENUE PLAN AND PROFILE
 STA. 1+00.00 TO 7+80.00

SHEET NO. C2.2
 FILE NO. N1420001



811 Know what's below.
 Call before you dig.

NOTE: VERIFY CONDITIONS WITH THESE PLANS
 BEFORE ANY CONSTRUCTION. OBTAIN ALL
 NECESSARY PERMITS FROM ALL
 AFFECTED AGENCIES BEFORE ANY
 CONSTRUCTION PERMITS ARE ISSUED.

NO.	DATE	BY	CHKD.	APP.	REV.

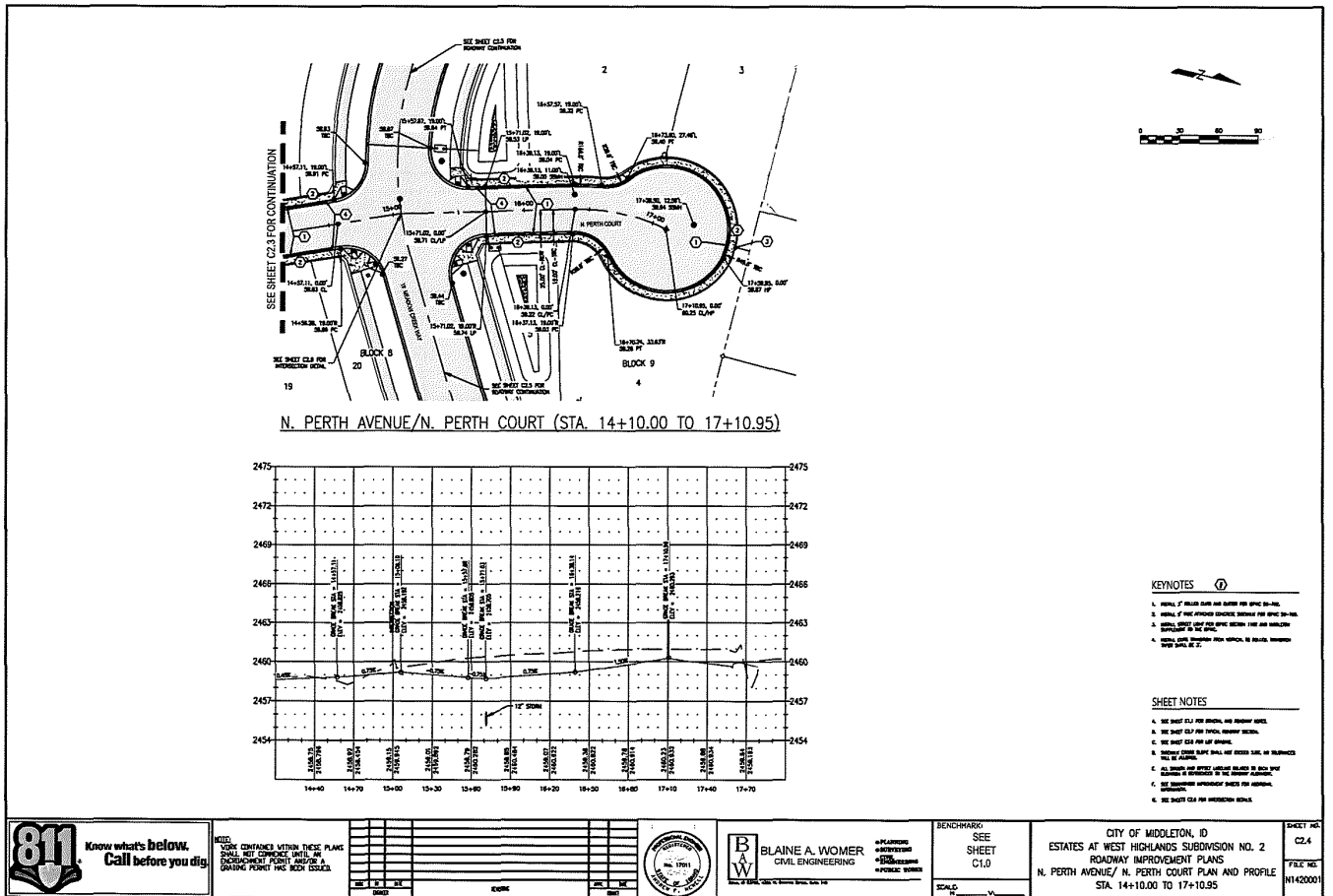


BWA
BLAINE A. WOMER
 CIVIL ENGINEERING

BENCHMARK
 SEE SHEET
 C1.0

CITY OF MIDDLETON, ID
 AT WEST HIGHLANDS SUBDIVISION NO. 2
 ROADWAY IMPROVEMENT PLANS
 N. PERTH AVENUE PLAN AND PROFILE
 STA. 7+80.00 TO 14+10.00

SHEET NO.
 C2.3
 FILE NO.
 11420001



811 Know what's below.
 Call before you dig.

NOTE: VERIFY DIMENSIONS WITHIN THESE PLANS
 BEFORE ANY CONSTRUCTION. THESE PLANS
 DO NOT GUARANTEE THE ACCURACY OF THE
 INFORMATION. THE USER ASSUMES ALL
 LIABILITY FOR ANY DAMAGE OR INJURY
 RESULTING FROM THE USE OF THESE PLANS.

DATE	BY	CHKD	APP'D



BLAINE A. WOMER
 CIVIL ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
 STATE OF IDAHO, LICENSE NO. 17911

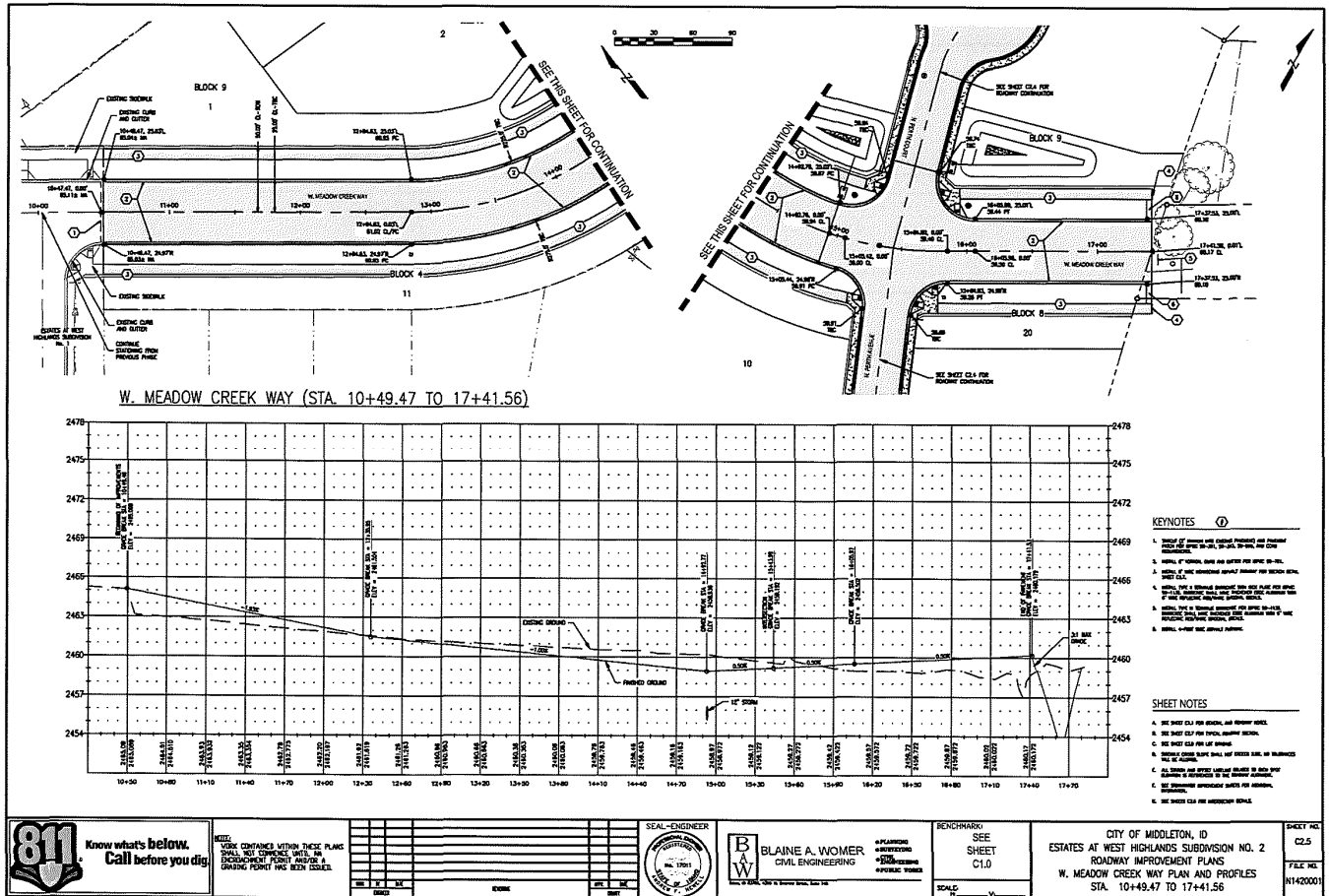
BENCHMARK:
 SEE SHEET C1.0

SCALE: 1" = 40'

CITY OF MIDDLETON, ID
 ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
 ROADWAY IMPROVEMENT PLANS
 N. PERTH AVENUE/ N. PERTH COURT PLAN AND PROFILE
 STA. 14+10.00 TO 17+10.95

SHEET NO:
 C2.4

FILE NO:
 M1420001



811 Know what's below. Call before you dig.

NOTE: THESE CONTRACTS WITHIN THESE PLANS SHALL NOT BE CONSIDERED VALID UNLESS THE CONTRACT POINTS AND A GRADING PERMIT HAS BEEN ISSUED.

NO.	DATE	DESCRIPTION	BY	CHK

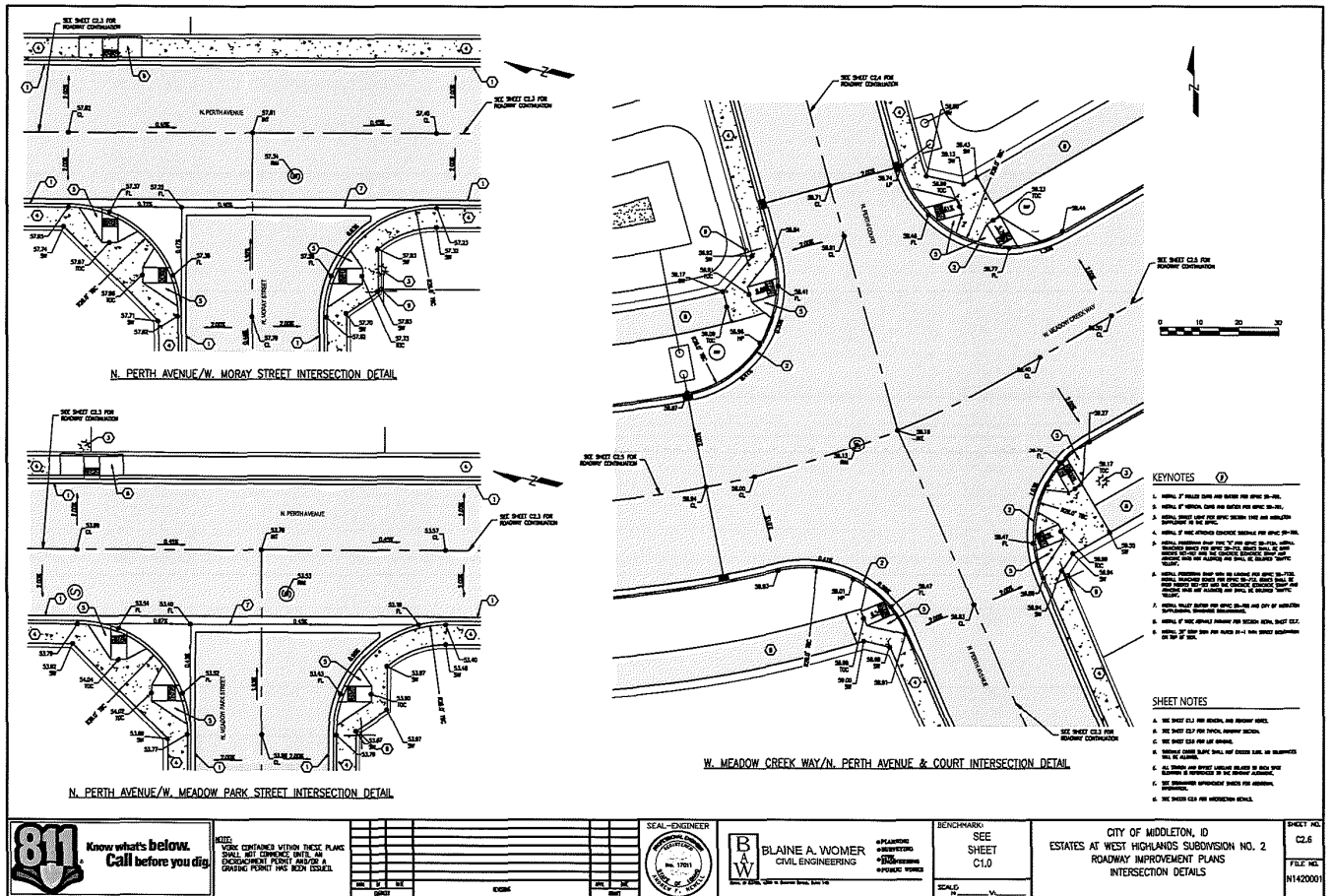
SEAL-ENGINEER

B A W **BLAINE A. WOMER**
 CIVIL ENGINEERING

BENCHMARK:
 SEE SHEET C10
 SCALE: 1" = 40'

CITY OF MIDDLETON, ID
 ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
 ROADWAY IMPROVEMENT PLANS
 W. MEADOW CREEK WAY PLAN AND PROFILES
 STA. 10+49.47 TO 17+41.56

SHEET NO. C2.5
 FILE NO. N1420001



811 Know what's below. Call before you dig.

NOTE: WORK CONTRACTS WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN EROSION CONTROL PLAN HAS BEEN ISSUED.

NO.	DATE	DESCRIPTION

SEAL-ENGINEER

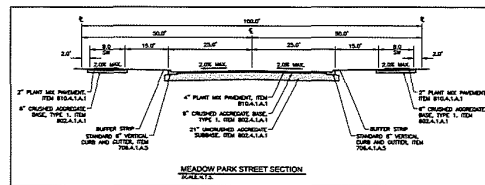
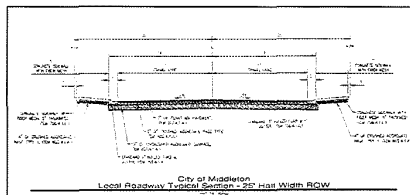
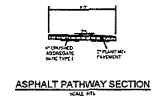
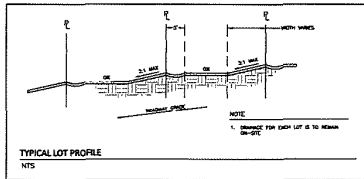
B A W BLAINE A. WOMER
 CIVIL ENGINEERING

PLANNING
 SURVEYING
 DESIGN
 CONSTRUCTION

BENCHMARK:
 SEE SHEET C1.0
 SCALE: 1" = 40'

CITY OF MIDDLETON, ID
 ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
 ROADWAY IMPROVEMENT PLANS
 INTERSECTION DETAILS

SHEET NO. C2.6
 FILE NO. INT420001



811 Know what's below.
 Call before you dig.

NOTE: ANY WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF FITNESS AND/OR A DRAWING PERMIT HAS BEEN ISSUED.

NO.	DATE	REVISION

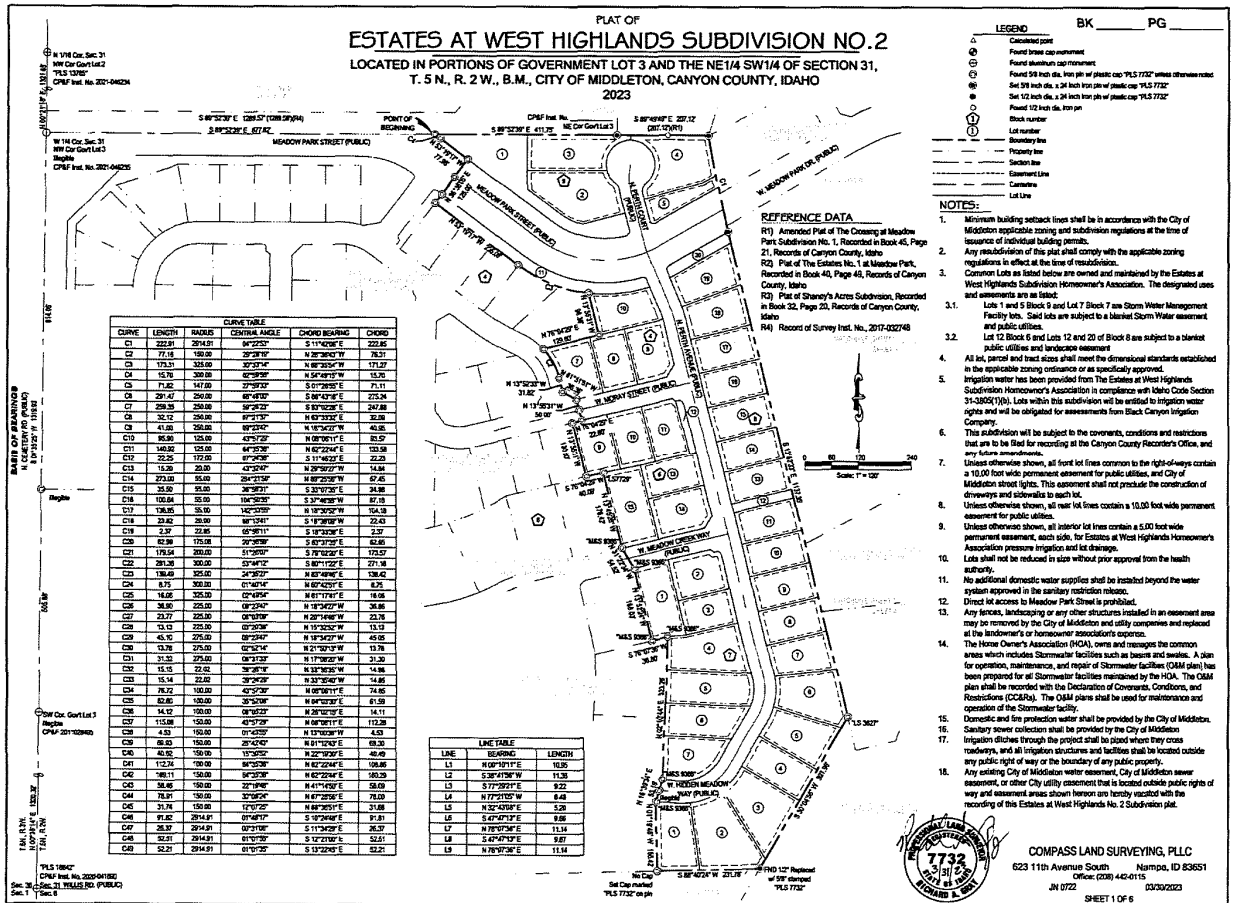
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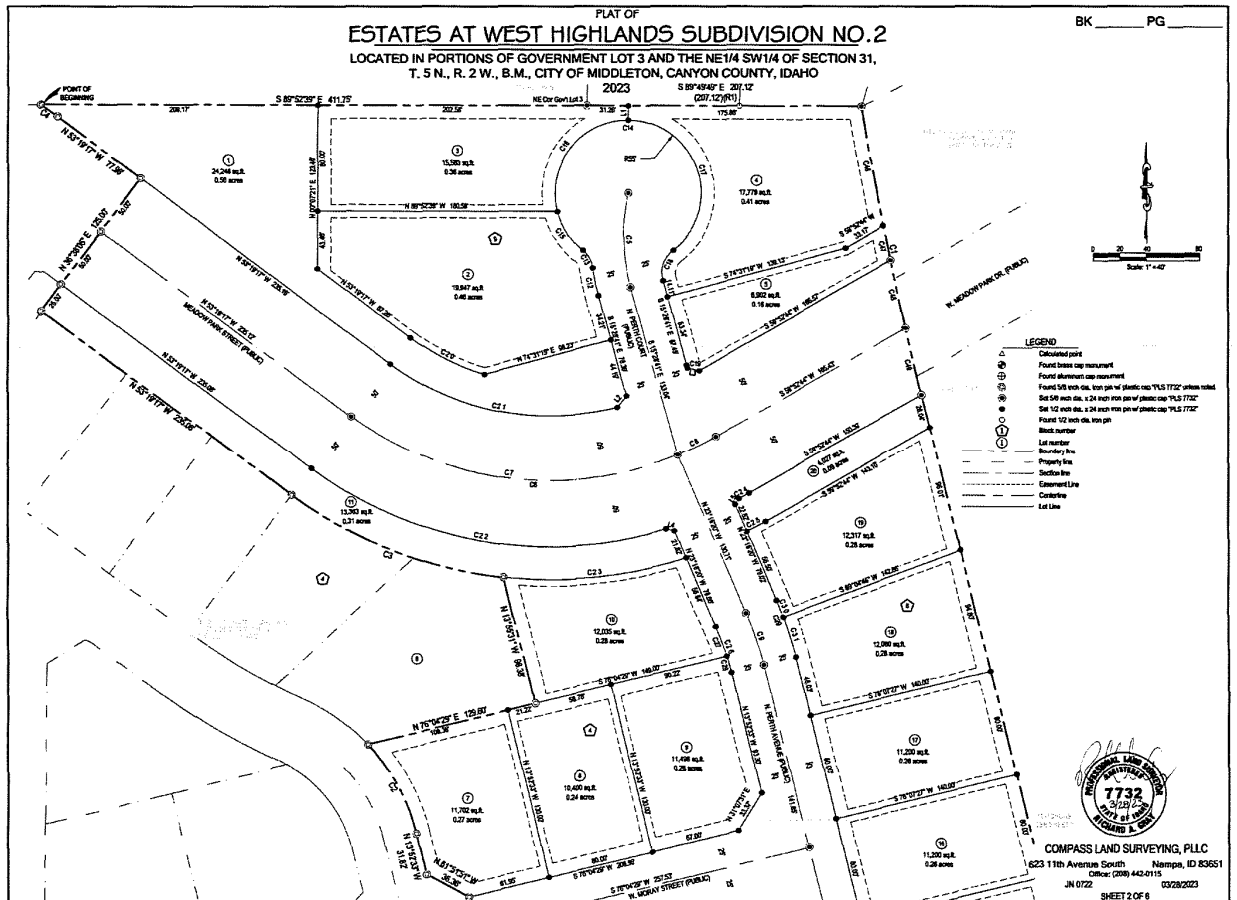
B W BLAINE A. WOMER
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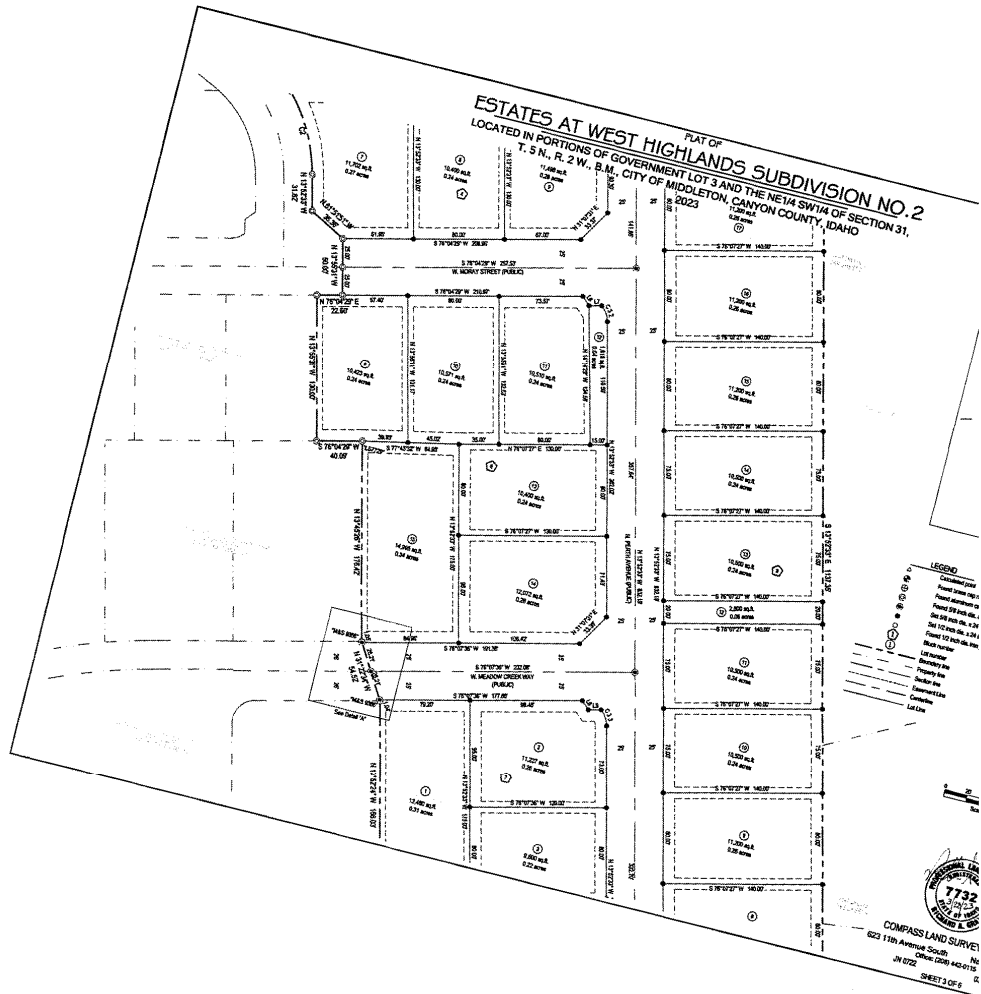
BENCHMARK
 SEE SHEET C1.0

CITY OF MIDDLETON, ID
 ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
 ROADWAY IMPROVEMENT PLANS
 ROADWAY SECTIONS AND GENERAL DETAILS

SHEET NO. C2.7
 FILE NO. H1420001







PLAT OF
ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
LOCATED IN PORTIONS OF GOVERNMENT LOT 3 AND THE NE 1/4 SW 1/4 OF SECTION 31,
T. 5 N., R. 2 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2022

BK _____ PG _____

CERTIFICATE OF OWNERS

Know all men by these presents that Donald G. Newell, Manager, of Estates B1, LLC, are the owners of a real parcel of land hereinafter described and that it is their intention to include said real property in this subdivision plat.

Know all men by these presents that the undersigned is the owner of the real property hereinafter described.

A parcel of land being a portion of the Government Lot 3 and a portion of the NE 1/4 SW 1/4 of Section 31, Township 5 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County Idaho, more particularly described as follows:

Commencing at a found 3 inch diameter aluminum cap stamped "W 1/4 CLS PLS 7732" marking the Northwest corner of said Government Lot 3, (West 1/4 corner of said Section 31), from which a found Ingot aluminum cap marking the Southwest corner of said Government Lot 3, (South 1/4 corner corner);

bears S. 40 57 25" W., a distance of 1378.83 feet;
Thence along the Northern boundary of said Government Lot 3, S. 89 52 30" E., a distance of 877.82 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the POINT OF BEGINNING;

Thence continuing along said Northern boundary, S. 89 52 30" E., a distance of 411.75 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the Northeast corner of said Government Lot 3;

Thence along the Northern boundary of said NE 1/4 SW 1/4, S. 89 45 49" E., a distance of 207.12 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence leaving said Northern boundary a distance of 222.91 feet along the arc of said curve left, having a radius of 294.31 feet, a central angle of 04 22' 57", the long chord of which bears S. 11 42 00" E., a distance of 222.95 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence S. 13 52 37" E., a distance of 1137.35 feet to a found 5/8 inch diameter iron pin stamped "S. 3027";

Thence S. 30 04 50" W., a distance of 337.56 feet to a found 1/2 inch diameter iron pin with no cap, replaced with a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence S. 88 40 24" W., a distance of 231.78 feet to a found 5/8 inch diameter iron pin with no cap, set cap stamped "CLS PLS 7732";

Thence N. 01 19 48" W., a distance of 156.47 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PLS 528366";

Thence N. 16 39 34" E., a distance of 53.18 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PLS 528366";

Thence N. 02 10 44" E., a distance of 323.26 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PLS 528366";

Thence S. 70 00 20" W., a distance of 50.90 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PLS 528366";

Thence N. 13 52 24" W., a distance of 168.03 feet to a found 5/8 inch diameter iron pin with cap stamped "M&S PLS 528366";

Thence N. 13 47 23" W., a distance of 176.45 feet to a found 5/8 inch diameter iron pin with cap stamped "PLS 7732";

Thence S. 76 04 29" W., a distance of 40.09 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 13 53 31" W., a distance of 50.00 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 01 51 51" W., a distance of 50.30 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 13 52 23" W., a distance of 31.82 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the beginning of a tangent curve left;

Thence a distance of 77.16 feet along the arc of said curve left, having a radius of 182.07 feet, a central angle of 29 28' 18", the long chord of which bears N. 28 38' 43" W., a distance of 76.31 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence non tangent to said curve, N. 76 04 29" W., a distance of 129.00 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 13 50 31" W., a distance of 88.38 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the beginning of a non-tangent curve right;

Thence a distance of 173.31 feet along the arc of said curve right, having a radius of 225.03 feet, a central angle of 30 33' 14", the long chord of which bears N. 68 39' 54" W., a distance of 171.27 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence tangent to said curve, N. 53 19' 17" W., a distance of 236.06 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 36 38' 05" E., a distance of 125.00 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence N. 53 19' 17" W., a distance of 77.88 feet to a found 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the beginning of a tangent curve left;

Thence a distance of 15.70 feet along the arc of said curve left, having a radius of 300.00 feet, a central angle of 02 59' 00", the long chord of which bears N. 54 48' 15" W., a distance of 15.70 feet to the POINT OF BEGINNING.

This parcel contains 16.36 acres more or less.

The Public Streets as shown on this Plat are Dedicated to the Public. The Public Utility and Drainage Easements are not Dedicated to the Public, but the right of Access to and use of Public Utility and Drainage Easements required to Service all Lots and Parcels within this Plat are Perpetually Reserved.

All Lots in this Subdivision will be Eligible to receive Water Service from the City of Middleton, and the City of Middleton has agreed to extend to serve all Lots within this Subdivision.

The Owner has provided Irrigation Water to each lot through a Pressure Irrigation System to be owned and maintained by the Estates at West Highlands Subdivision Homeowner's Association in compliance with Idaho Code Section 31-3802(1)(b). All lots will be subject to assessments from the Black Canyon Irrigation District.

In witness whereof, we have hereunto set our hands this 6 Day of May, 2022

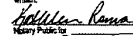

Donald G. Newell, Manager
Estates B1, LLC

5/16/22
Date

ACKNOWLEDGMENT
STATE OF IDAHO
COUNTY OF CANYON } SS

On this 6 day of May, in the year 2022, before me, Donald G. Newell, personally appeared, known or identified to me to be the Manager of Estates B1, LLC, the LLC that Executed the instrument or the person who Executed the instrument on behalf of said Corporation and acknowledged to me that said Corporation Executed the same.

In witness whereof, I have hereunto set my hand and natural seal the day last above written.


Notary Public to
Residing at Boise, ID
Commission Expires 12/31/24



CERTIFICATE OF SURVEYOR

I, Richard A. Gray 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, made by me or under my direct supervision and accuracy represents the points plotted hereon; and is in conformity with State of Idaho Codes relating to Plans, Surveys and the Corner Perpetuation and Filing Act, Idaho Codes 55-1601 through 55-1612.


RICHARD A. GRAY



5/16/2022
P.L.S. LICENSE NO. 7732

PLAT OF
ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 2
LOCATED IN PORTIONS OF GOVERNMENT LOT 3 AND THE NE1/4 SW1/4 OF SECTION 31,
T. 5 N., R. 2 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2022

BK _____ PG _____

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk, in and for the City of Middleton, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the _____ day of _____ in the year of 20____, this plat was duly accepted and approved.

City Clerk, Middleton, Idaho

Date

APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Middleton, Canyon County, Idaho do hereby approve this plat.

City Engineer

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.

Chairman

Date

CERTIFICATE OF 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 SOUTHWEST DISTRICT HEALTH DEPARTMENT

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Middleton and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.


District Health Department, EHS

5/11/2022
Date

CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1206, 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



COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-9115
JN 0722 05/04/2022
SHEET 6 OF 6

APPENDIX B - CHECKLISTS

