

Meadow Vista Ranch Subdivision

A PORTION OF THE SW1/4 AND THE NW1/4 OF SECTION 16,
TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO
2005

0 150 300
Scale: 1" = 300'

RECORDED



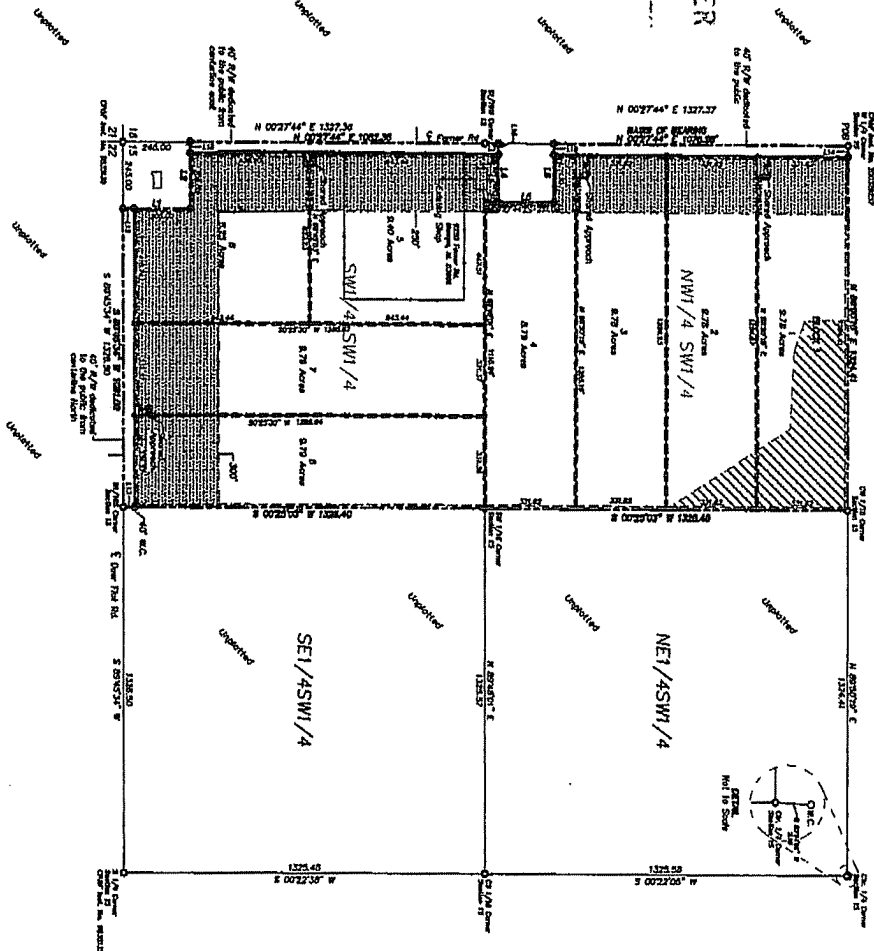
2005 OCT 2 PM 2 01

HOLLANDS

CANADIAN ORDER

21. John Doe

LINC			LINC TABLE	
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[illegible]

LEGEND

- 5/8" REBAR - TIEBARS
- 5/8" x 30" REBAR - SET
- 1/2" REBAR - TIEBARS
- 1/2" x 36" REBAR - SET

PROPERTY DOCUMENT LINE
FENCE - EXISTING

W.C.
BUSINESS CORNER

NO-BUILD ZONE (PERMITTED)

NO-BUILD ZONE (EXISTS FOR AN ORIENTING)

[illegible]

Date of Preparation
April 24, 2006
By JLS
MFO206



**Skinner Land
Survey Co. Inc.**

2012 E. Georgia Avenue
Caldwell, ID 83605
(208)-434-0333

Sheet 1 of 5

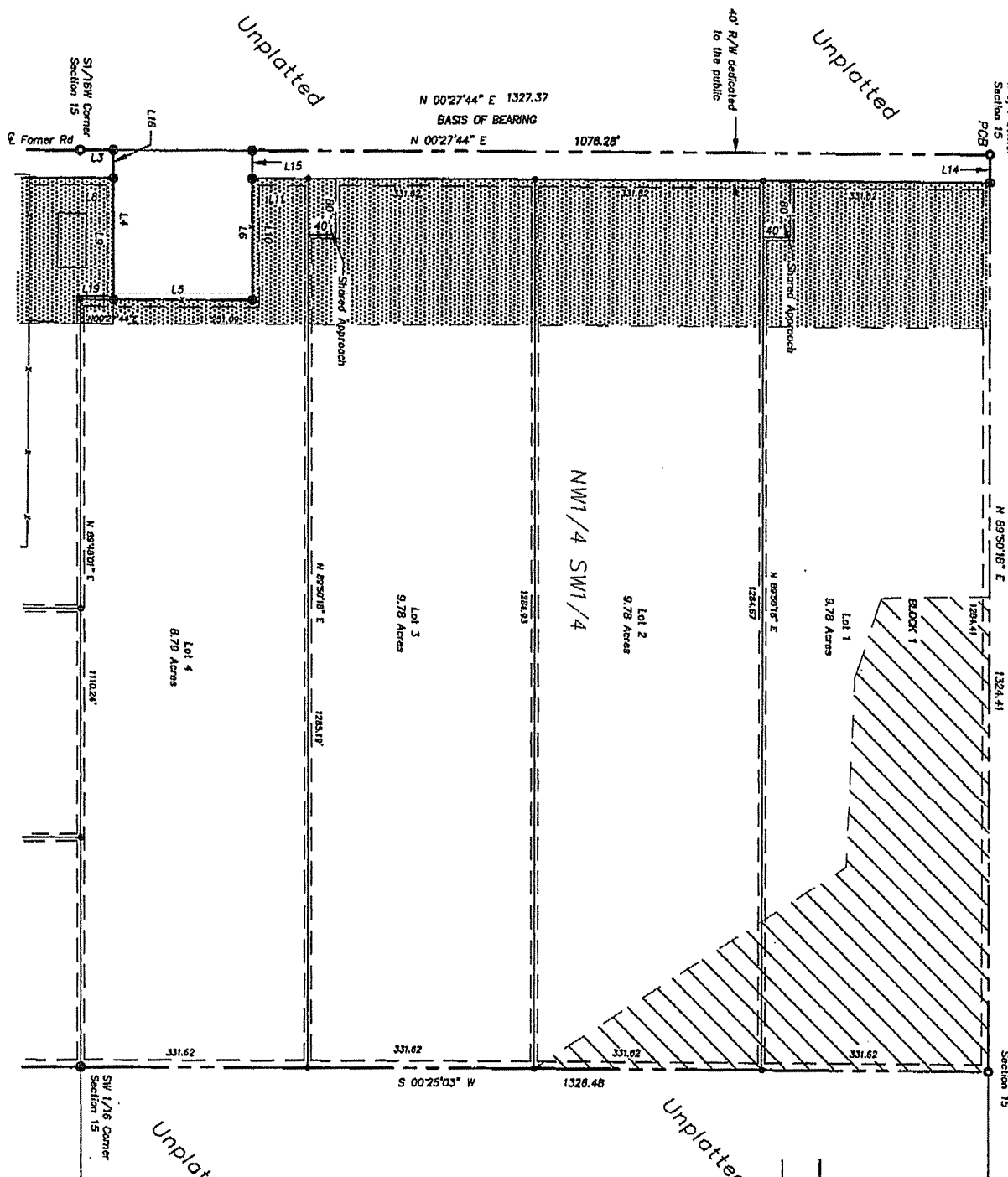
Bk. 38 Pg. 35

Meadow Vista Ranch Subdivision

A PORTION OF THE SW 1/4 SW 1/4 AND THE NW 1/4 SW 1/4 OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2006

CRP# Inst. No. 200329257
W 1/4 Corner
Section 15

CW 1/16 Corner
Section 15



0 100 200
Scale: 1" = 100'

LEGEND

- 5/8" REBAR - FOUND
- 5/8" x 10" REBAR - SET
- 1/2" x 24" REBAR - SET
- PROPERTY BOUNDARY LINE
- W.C. WITNESS CORNER

Utility, drainage and irrigation easement,
Unless otherwise noted widths shall be:
10 feet along street frontage
5 feet on each side of interior lot lines

NO-BUILD ZONE (SETBACK)

NO-BUILD ZONE (SLOPES 10% OR GREATER)

SEE PAGE 4 FOR DEVELOPMENT DATA
AND LINE TABLE

THIS DEVELOPMENT RECOGNIZES TITLE 22, CHAPTER 45, IDAHO CODE, THE RIGHT TO FARM ACT AND IDAHO CODE 42-2-4503 WHICH STATES IN PERTINENT PART, "NO AGRICULTURAL OPERATION OR APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING AGRICULTURAL ACTIVITIES OR THE STATE HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, THE DEPARTMENT OF AGRICULTURE SHALL, AT THE TIME THE OPERATION BEGAN, PROMOTE THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT."

Date of Preparation
April 24, 2006
JLS MK0205



Skinner Land
Survey Co. Inc.

2516 S. Georgia Ave.
Caldwell, ID 83405
(208) 464-0855
Sheet 2 of 2

Bk. _____ Pg. _____

Meadow Vista Ranch Subdivision

A PORTION OF THE SW 1/4 SW 1/4 AND THE NW 1/4 SW 1/4 OF SECTION 15
TOWNSHIP 2 NORTH, RANGE 3 WEST, BASE MERIDIAN
CANYON COUNTY, IDAHO
2006

0 100 200
Scale: 1" = 100'

LEGEND

- 5/8" REBAR - FOUND
- 5/8" x 30" REBAR - SET
- 1/2" x 24" REBAR - SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- W.C. WINDY CORNER
- UTILITY, drainage and irrigation easement. Unless otherwise noted widths shall be:
10 feet along street frontage
10 feet on each side of back lot lines
5 feet on each side of interior lot lines
If a lot line is moved the easement(s) shall move with the lot line, provided that utilities have not been installed within the easement(s).

NO-BUILD ZONE (SETBACK)

NO-BUILD ZONE (SLOPES 10% OR GREATER)

SEE PAGE 4 FOR DEVELOPMENT DATA AND LINE TABLE

THIS DEVELOPMENT RECOGNIZES TITLE 24, CHAPTER 45, IDAHO CODE, WHICH PROVIDES FOR THE REGULATION OF LANDS WHICH ARE USED FOR RECREATION, AMUSEMENT, OR OPERATION OR APPEARANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE NUISANCE RESULTS FROM A REASONABLY APPROPRIATE OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPEARANCE TO IT.

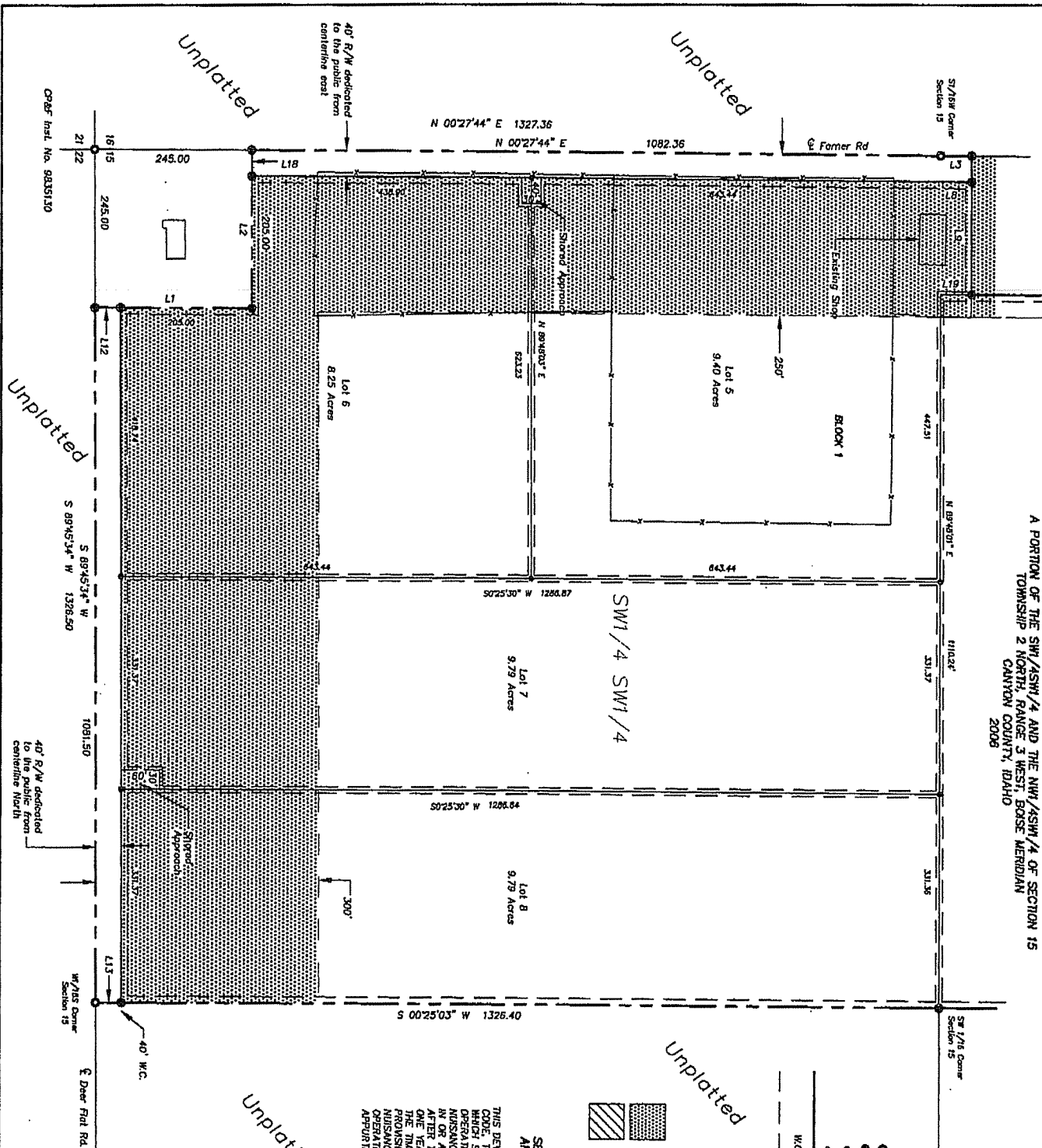


Date of Preparation
April 24, 2006
LS 180205

Skinner Land
Survey Co. Inc.

2515 S. Chicago Ave.
Caldwell, ID 83406
(200)-454-0000
Sheet 3 of 5

Bk. _____ Pg. _____



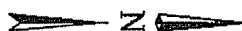
Meadow Vista Ranch Subdivision

A PORTION OF THE SW1/4SW1/4 AND THE NW1/4SW1/4 OF SECTION 15,
TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2005

DEVELOPMENT DATA:

1. Water for domestic purposes shall be supplied by single party wells.
2. Sewage disposal will be individual septic systems.
3. Post Development Storm Water runoff shall be contained on site by means of swales, borrow ditches and retention ponding areas as needed.
4. Subject property does not have irrigation water rights. Developer shall be in compliance with Idaho Code 31-3805 pertaining to irrigation waters.
5. Current zone classification is A (agriculture).
6. Utility and irrigation easement along the subdivision boundary are as noted. The street frontage of each lot shall have a 10ft. wide general utility easement.
7. Should lot lines be adjusted the existing easement shall move with the adjusted lot line, provided that the utilities are not currently installed within the easements.
8. Sanitary restrictions designating areas reserved for well placement will be subject to approval of Southwest District Health.
9. All utilities such as telephone and power lines shall be underground within the utility easement.
10. Total number of residential lots is 8.
11. Excluding any existing structures on the subject property, lots in the development shall have a 300 foot residential building (houses, barns and storage sheds) setback or no build zones from the center of Deer Flat Rd. on the southern boundary of the subject property, and a 250 foot residential building (houses, barns and sheds) setback or no-build zone from the center of Farmer Rd. on the western boundary of the subject property, to minimize negative impact on surrounding agricultural operations.

Scale: 1" = 100'



LEGEND

- 5/8" REBAR - FOUND
- 5/8" x 30" REBAR - SET
- 1/2" REBAR - FOUND
- 1/2" x 24" REBAR - SET
- PROPERTY BOUNDARY LINE
- FENCE - EXISTING
- WITNESS CORNER

NO-BUILD ZONE (SETBACK)

NO-BUILD ZONE (SLOPES 10% OR GREATER)

Utility drainage and irrigation easement. Unless otherwise noted widths shall be:

- 10 feet along street frontage
- 10 feet at back lot lines
- 5 feet on each side of interior lot lines



LINE	LENGTH	BEARING
L1	245.00	N 00°27'44" E
L2	245.00	S 89°45'34" W
L3	48.69	N 00°27'44" E
L4	215.22	N 89°48'01" E
L5	202.40	N 00°27'44" E
L6	215.22	S 89°48'01" W
L8	48.69	N 00°27'44" E
L9	175.22	N 89°48'01" W
L10	175.22	S 89°48'01" E
L11	81.38	N 00°27'44" E
L12	40.00	N 00°27'44" E
L13	40.00	S 00°25'03" W
L14	40.00	N 89°50'18" E
L15	40.00	S 89°48'01" W
L16	40.00	N 89°48'01" E
L18	40.00	S 89°45'34" W
L19	48.69	N 00°27'44" E



Date of Preparation
April 24, 2005
LS 000205

Skinner Land
Survey Co. Inc.

2012 E. Georgia Ave.
Caldwell, ID 83605
(208) 464-0583
Sheet 4 of 5

OWNERS' CERTIFICATE

We, Scott E. Englund and Theresa Englund being first duly sworn depose and say we are the owners of MEADOW VISTA RANCH SUBDIVISION, being more particularly described in the legal description below, state that it is our intention to include said property in this subdivision plot, and that we do for ourselves, our heirs, devisees, successors and assigns, we hereby dedicate, reserve and convey to the public forever the streets shown on this plot. The easements shown on this plot are intended only for the right and purpose set forth and no structures other than those for utility, irrigation or drainage purposes are to be erected within limits of the easements. Also, we hereby certify that this subdivision is in compliance with paragraph 1, section 50-1334 of the Idaho Code - the individual lots described in the plot will not be served by any water system common to one (1) or more of the lots, but will be served by individual wells.

MEADOW VISTA RANCH SUBDIVISION
2006

SURVEYOR'S CERTIFICATE

I, Greg L. Skinner, P.L.S., do hereby certify that I am a professional land surveyor licensed by the State of Idaho, and that this plot, as described in the certificate of owners and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon in conformity with the State of Idaho codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.

Greg L. Skinner P.L.S. 3627

Date

CERTIFICATION AND APPROVAL OF
SOUTHWEST DISTRICT HEALTH DEPARTMENT

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

Southwest District Health Department

Date

Scott E. Englund

Theresa Englund

STATE OF IDAHO

COUNTY OF CANYON

ACKNOWLEDGEMENT

Be it remembered that on this _____ day of _____, 2006, personally appeared Scott E. Englund and Theresa Englund who are known to me to be the owners of MEADOW VISTA RANCH SUBDIVISION and that executed the above instrument, in witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for _____
Residing at _____
Commission expires _____

CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR

I, the undersigned, 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 vacations.

County Surveyor

Date

CERTIFICATION AND APPROVAL OF CANYON COUNTY
PLANNING AND ZONING COMMISSION

Accepted and approved this _____ day of _____, 2006 by _____ by the Canyon County Planning and Zoning Commission, Canyon County, Idaho.

Chairman

CERTIFICATE OF COUNTY TREASURER

I, Tracie Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

County Treasurer

Date

CERTIFICATION AND APPROVAL OF BOARD OF COUNTY
COMMISSIONERS OF CANYON COUNTY

Accepted and approved this _____ day of _____, 2006 by _____ by the Canyon County Commissioners, Canyon County, Idaho.

Chairman

Clerk

COUNTY RECORDER'S CERTIFICATE

INSTRUMENT NUMBER _____ FEE _____
STATE OF IDAHO } S.S.
COUNTY OF CANYON }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS
FILED AT THE REQUEST OF SKINNER LAND
SURVEY CO. AT _____ MINUTES PAST _____ O'CLOCK
ON THIS _____ DAY OF _____, 2006.
IN BOOK _____ OF SURVEYS, AT PAGE _____

EX-OFFICIO RECORDER DEPUTY

Sheet 5 of 5