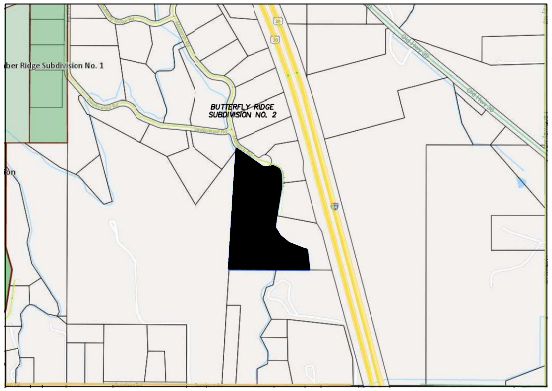
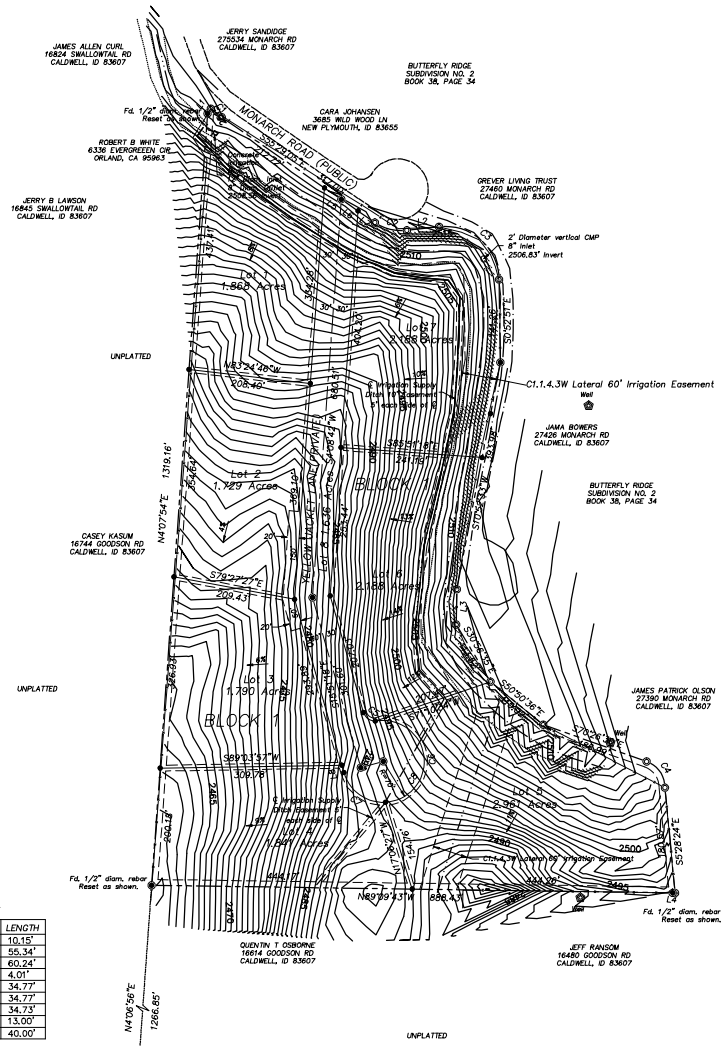
HORNET COVE SUBDIVISION

A PORTION OF THE S 1/2 OF SECTION 17,
TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2023

VICINITY MAP
Scale: 1" = 600'





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Reference Surveys:
Inst. No. 2007048509
Inst. No. 2002052466
Inst. No. 2019012437
Inst. No. 2006061049
Inst. No. 1986002962
Inst. No. 1998016437
Butterfly Ridge Subdivision No. 2
Bk: 38 Pg: 34

Reference Deed:
Inst. No. 2011011492

0' 100' 200'
Scale: 1" = 100'

LEGEND

- BRASS CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" x 24" REBAR – SET
- 1/2" x 24" REBAR – FOUND
- 1/2" x 24" REBAR – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- LOT LINE
- EDGE OF PAVEMENT
- TOP OF BANK
- CENTERLINE DITCH
- EDGE OF ROAD
- FENCE LINE
- INGRESS/EGRESS, UTILITY, IRRIGATION & DRAINAGE EASEMENT LINE

UNLESS OTHERWISE NOTED, EASEMENT WIDTHS SHALL BE:
10 FEET ALONG SUBDIVISION BOUNDARY
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)

SLOPES GREATER THAN 15%
NO BUILD ZONE

NOTES:

1. This development recognizes Section 22-4503, Idaho Code, Right to Farm, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.."

2. Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.

3. Sewage disposal shall be by individual septic systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.

4. This development recognizes and is in compliance with Idaho Code 31-3805(1)(b). Lots will be provided with surface irrigation water and are subject to assessments from the Black Canyon Irrigation District.

5. The subject property is zoned RR RESIDENTIAL.

6. The development is 16.197 acres.

7. This development consists of 7 residential lots and 1 private road lot.

8. Post development storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, wholly on the lot generating the run-off. The design, construction and maintenance of these facilities is to be the responsibility of each lot owner.

9. Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on subdivision property unless otherwise approved.

10. No permanent structure shall be located closer than seventy feet (70') to any section or quarter line preserved for a future road unless the highway district having jurisdiction waives the seventy foot (70') setback requirement.

11. There is no buildable areas that have slopes greater than 15%. Slopes with a slope of greater than 15% shall not be disturbed.

12. Lot 8, Block 1 is a private road lot and is also a blanket Ingress/Egress, Utility, Irrigation and Drainage Easement for use only by this development.

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	185.00'	7°13'12"	23.31'	S51°52'59"E	23.30'
C2	80.00'	40°58'11"	57.20'	S76°05'32"E	55.99'
C3	92.00'	95°40'17"	153.62'	S48°40'42"E	136.39'
C4	47.00'	70°46'32"	58.06'	S35°06'39"E	54.44'
C5	20.00'	77°13'07"	26.95'	N54°27'51"W	24.96'
C6	70.00'	188°22'58"	230.15'	N7°05'43"W	139.63'
C7	70.00'	77°02'56"	94.13'	N54°22'46"W	87.20'
C8	70.00'	265°25'54"	324.29'	S31°25'45"W	102.86'

LINE TABLE

NO	BEARING	LENGTH
L1	N36°40'16"E	10.15'
L2	N83°27'35"E	55.34'
L3	S0°50'00"W	60.24'
L4	N87°45'12"W	4.01'
L5	S55°29'05"E	34.77'
L6	S55°29'05"E	34.77'
L7	S55°29'05"E	34.73'
L8	N15°51'18"W	13.00'
L9	N74°08'42"E	40.00'

Surveyor's Narrative:
This survey was performed at the request of Joe Rumsey to subdivide the property as shown. Section control and existing property corner monuments were located and held to establish the boundary. The property was then subdivided at the clients direction. The basis of bearing and elevations for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. Elevations are NAVD88 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

PROFESSIONAL LAND SURVEYOR LICENSED 15352 10/02/23 STATE OF IDAHO THOMAS A. WILLARD

DEVELOPMENT DATA:
TOTAL ACRES..... 16.197 ACRES
TOTAL LOTS..... 8
SINGLE FAMILY LOTS..... 7
SINGLE FAMILY AVERAGE LOT SIZE.... 2.08 ACRES
EXISTING ZONING..... RR(RESIDENTIAL)
PROPOSED ZONING..... RR(RESIDENTIAL)
ROAD LENGTH.....982'

SETBACKS RURAL RESIDENTIAL
FRONT 20'
REAR 20'
SIDE 10'
CORNER 20'

DEVELOPER
JOE RUMSEY
25 S. KINGS ROAD
NAMPA, IDAHO 83687
208-890-9440

REVISIONS

2	10/02/23 add buried lateral easement from potholed locations
1	3/21/23 address county comments, add irrigation easement

PRELIMINARY PLAT

Drawn By: ZCL
Date: May 31, 2021
Surveyed By: KPL
Job No. FE0321

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

Exhibit 3