

MIDDLETON COMMONS CONDOMINIUM PHASE 2

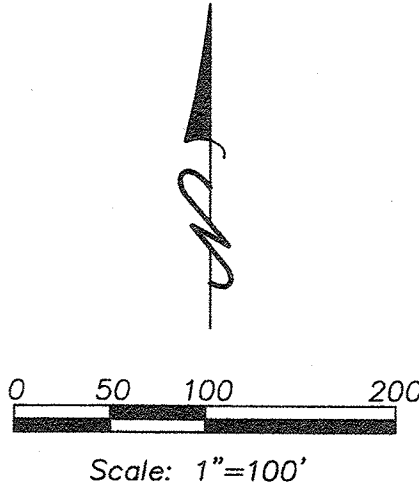
A RE-PLAT OF MIDDLETON INDUSTRIAL PARK NO. 2
ALL OF LOTS 5-9 BLOCK 1 OF MIDDLETON INDUSTRIAL PARK NO. 2
IN THE NE1/4 NE1/4, SECTION 18, T. 4 N., R. 2 W., B.M.,
MIDDLETON, CANYON COUNTY, IDAHO
2025

2025-033947
RECORDED
09/22/2025 04:29 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=6 PBRIDGES \$11.00
PLAT
MASON & ASSOCIATES



LEGEND

- 2 BLOCK NUMBER
+ FOUND BRASS CAP MONUMENT
o FOUND 1/2" IRON PIN
o FOUND 5/8" IRON PIN
o FOUND 1/2" IRON PIN PLS 13765 RESET WITH 5/8" X 30" IRON PIN W/ PLASTIC CAP PLS 9366
--- SUBDIVISION BOUNDARY LINE
--- SECTION LINE
--- CENTER LINE
--- LOT LINE
--- EASEMENT LINE
--- TIE LINE
--- RIGHT-OF-WAY LINE



NOTES

- THE BUILDING UNITS SHOWN CONTIGUOUS TO ONE ANOTHER MUST BE CONSTRUCTED WITHIN A SINGLE PERIMETER SHELL THAT INCORPORATES ALL BUILDING UNITS IN TRUE CONDOMINIUM STYLE. NO SINGLE BUILDING UNIT MAY BE CONSTRUCTED AS A STAND-ALONE UNIT.
- ANY AMENDMENTS TO THIS CONDOMINIUM PLAT ARE COVERED IN THE DECLARATION AND SHALL CONFORM TO THE APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF AMENDMENT, OR AS ALLOWED BY CONDITIONAL USE.
- COMMON AREA SHALL BE OWNED IN COMMON AS PROVIDED IN THE CONDOMINIUM DECLARATION FOR THE MIDDLETON COMMONS CONDOMINIUM PHASE 2. NO OWNER MAY BRING ANY ACTION FOR THE PARTITION THEREOF. EACH OWNER SHALL HAVE THE NONEXCLUSIVE RIGHT TO USE AND ENJOY THE COMMON AREA.
- THIS PLAT IS SUBJECT TO THE CONDOMINIUM PROPERTY ACT TITLE 55, CHAPTER 15, IDAHO CODE, AND THE PROVISIONS OF THE CONDOMINIUM DECLARATION FOR THE MIDDLETON COMMONS CONDOMINIUM PHASE 2 INSTRUMENT NO.
- FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES, MAINTENANCE, AND RELATIONSHIPS OF THE UNITS AND COMMON AREA AND COMMON/CROSS ACCESS, PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS. SEE THE PROVISIONS OF THE CONDOMINIUM DECLARATION FOR THE MIDDLETON COMMONS CONDOMINIUM PHASE 2, FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE.
- EACH COMMON LOT IS SUBJECT TO A PERMANENT OPERATION AND MAINTENANCE AGREEMENT FOR STORMWATER FACILITIES (AGREEMENT) THAT IS EXECUTED AND RECORDED AS A CONDITION OF BUILDING OCCUPANCY.
- IRRIGATION WATER HAS BEEN PROVIDED FROM MASON CREEK DITCH COMPANY IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM MASON CREEK DITCH COMPANY.
- NO STRUCTURES SHALL BE CONSTRUCTED OR INSTALLED IN AN EASEMENT. FENCES, LANDSCAPING OR ANY OTHER STRUCTURES CONSTRUCTED OR INSTALLED IN AN EASEMENT MAY BE REMOVED BY THE CITY AND/OR UTILITY COMPANIES. REPLACEMENT WILL BE BY THE LANDOWNER AND AT LANDOWNER'S EXPENSE.
- PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN ZONE AE AS SHOWN ON THE FIRM PANEL 16027C0263G, CITY OF MIDDLETON, CANYON COUNTY, IDAHO NO SPECIAL FLOOD HAZARD AREAS, PER FEMA PANEL NUMBER 16027C0378F, PANEL NOT PRINTED.
- EASEMENTS - UNLESS OTHERWISE SHOWN WIDTHS SHALL BE:
10 FOOT PUBLIC UTILITY EASEMENT ALONG STREET FRONTAGE
10 FOOT PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT ALONG REAR COMMON LOT LINES
- UNDER MCC 1-15-2, CITY COUNCIL GRANTED DEVELOPER WAIVERS TO THE SETBACK AND DIMENSIONS TABLE FOUND AT MCC 5-4-1, TABLE 2. THE FRONT SETBACK FOR ANY CONDOMINIUM STYLE LOT IS 0', RESULTING IN ALL LOTS SUBJECT TO 0' SETBACK ON THE FRONT, SIDE, AND REAR OF EACH LOT. CITY COUNCIL ALSO GRANTED A WAIVER TO MCC 5-4-1, TABLE 2 TO ALLOW 100% COVERAGE TO ACCOMMODATE THE CONDOMINIUM STYLE OF THIS FINAL PLAT.
- ALL UNIT ANGLES ARE 90° UNLESS OTHERWISE SPECIFIED.
- TIES FROM BOUNDARY TO BUILDING ARE MEASURED AT OUTSIDE WALLS.
- LOTS 300, 400, 500, & 600 BLOCK 2 ARE SUBJECT TO AN EXISTING PRIVATE GRAVITY IRRIGATION EASEMENT. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNERS UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE DISTRICT.

Line Table		
Line #	Direction	Length
L1	N45°34'04"E	26.42
L2	N89°26'05"W	53.22
L3	S89°26'05"E	84.81
L4	S44°02'09"E	49.15
L5	N89°30'25"W	47.01
L6	N72°34'30"W	81.55
L7	S79°42'00"W	79.48
L8	N70°16'01"W	82.63
L9	S68°33'55"W	84.18
L10	N70°12'12"W	82.66
L11	N50°42'26"E	101.68
L12	S42°02'49"E	115.27
L13	S76°51'36"W	135.03
L14	S11°42'36"E	47.94
L15	N82°23'17"W	87.55
L16	S39°58'16"W	90.76

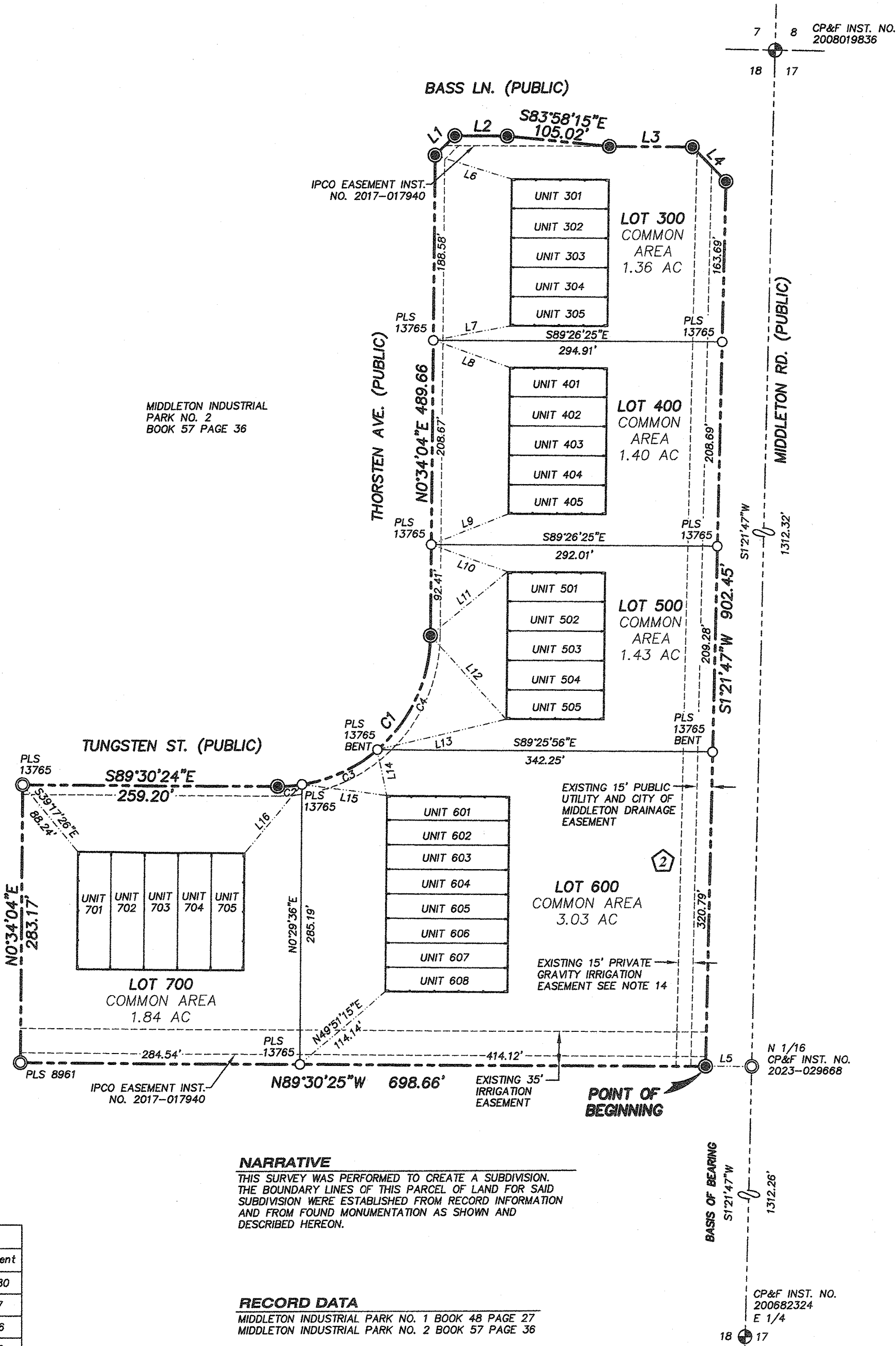
Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	243.27	155.00	89°55'32"	N45°31'50"E	219.06	154.80
C2	25.08	155.00	9°16'11"	N85°51'30"E	25.05	12.57
C3	85.86	155.00	31°44'21"	N65°21'14"E	84.77	44.06
C4	132.33	155.00	48°55'00"	N25°01'34"E	128.35	70.50

NARRATIVE

THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.

RECORD DATA

MIDDLETON INDUSTRIAL PARK NO. 1 BOOK 48 PAGE 27
MIDDLETON INDUSTRIAL PARK NO. 2 BOOK 57 PAGE 36

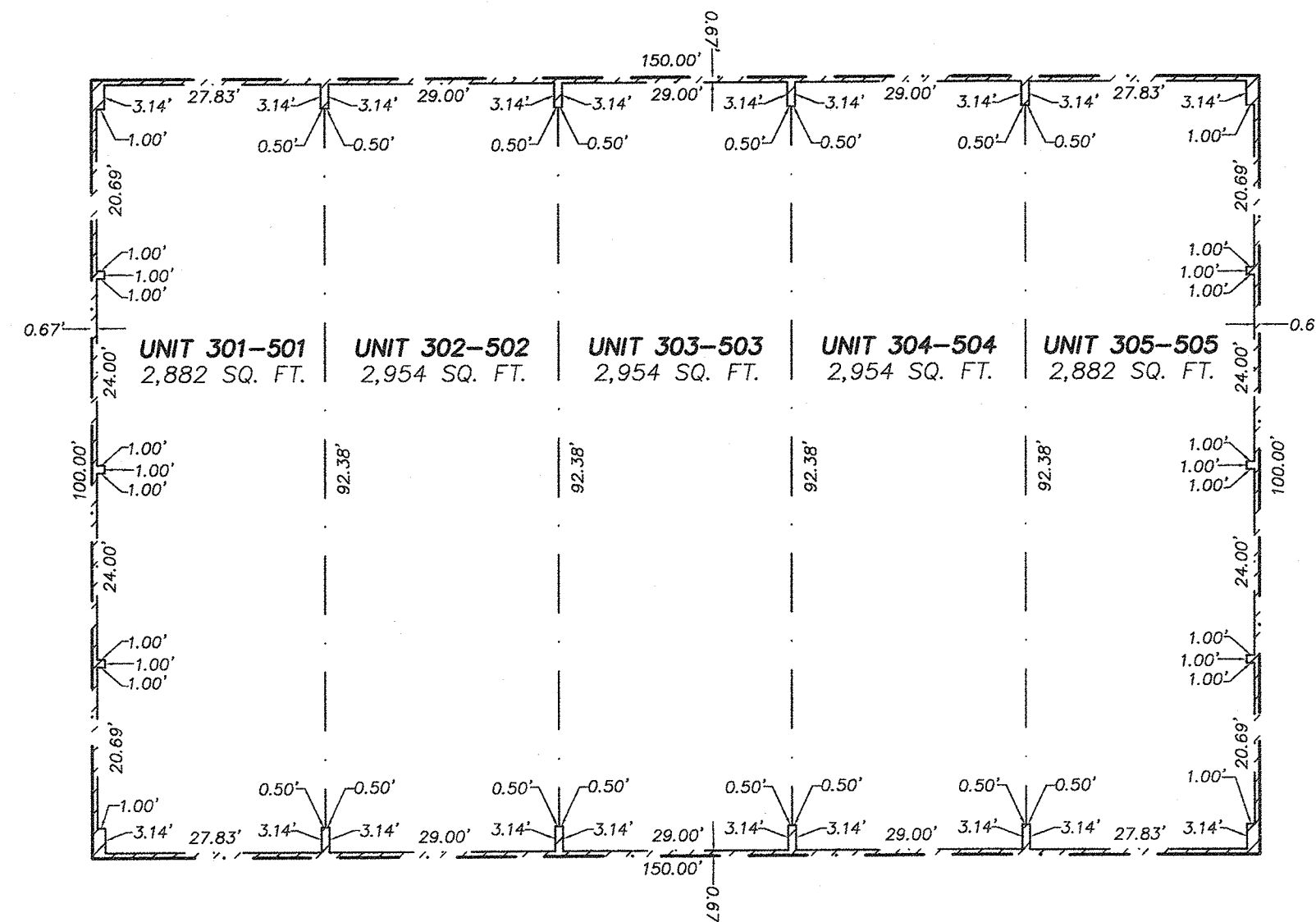


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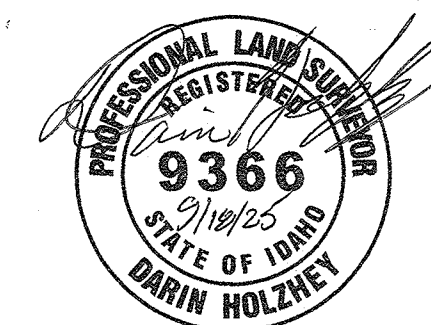
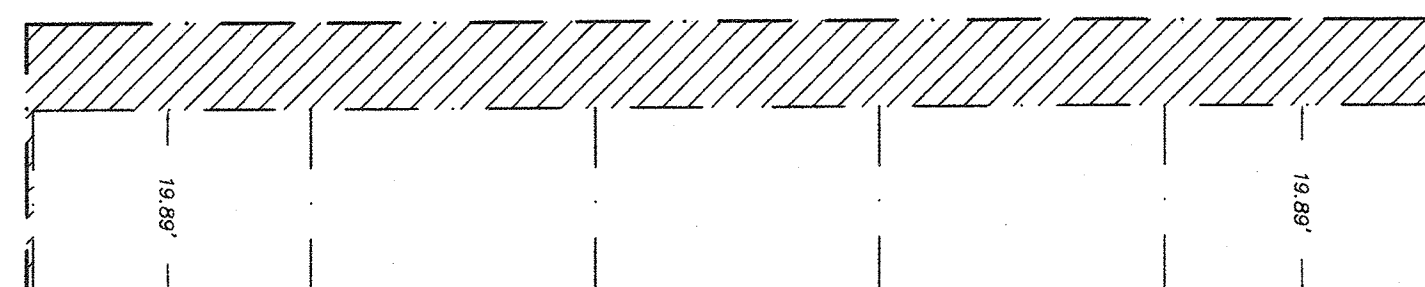
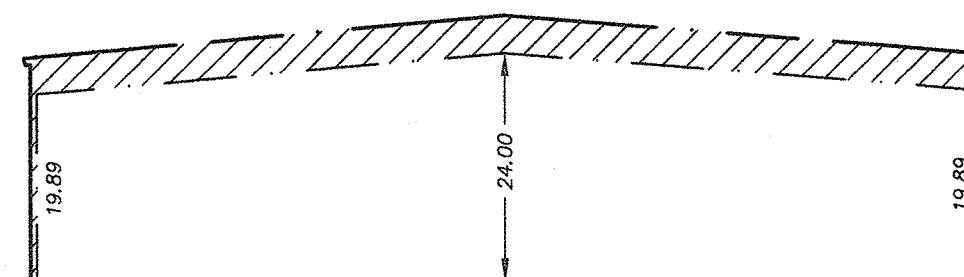
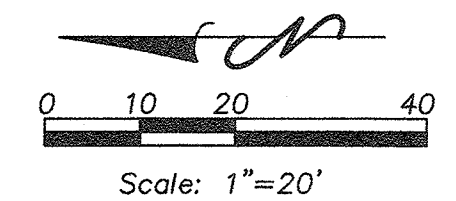
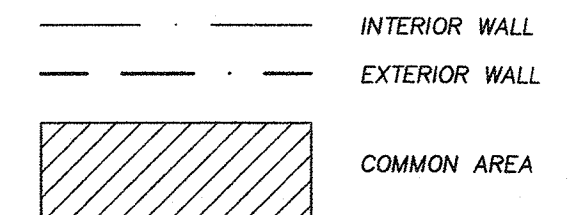
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BUILDINGS FOR
LOTS 300 - 500



LEGEND

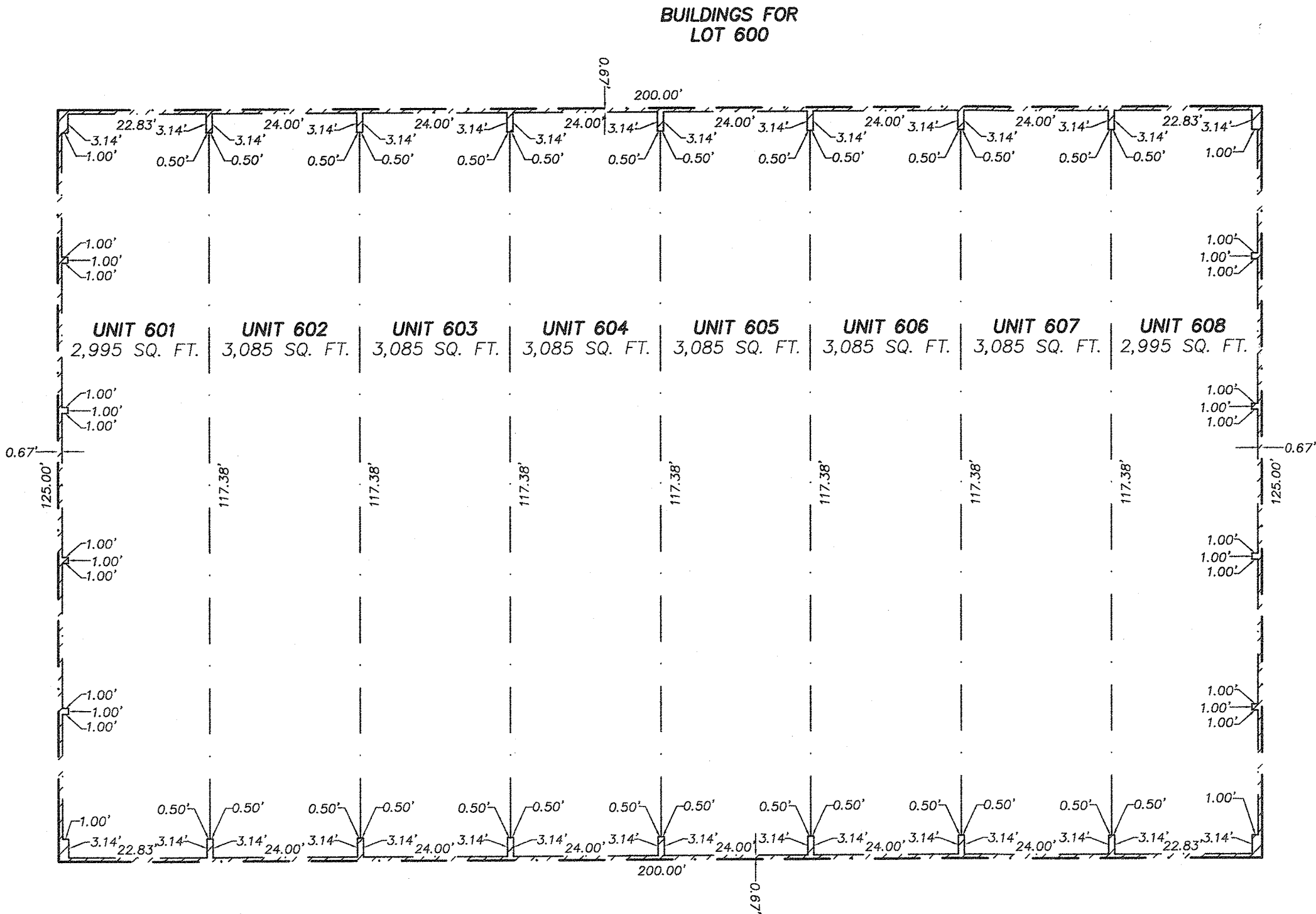


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06/30/25
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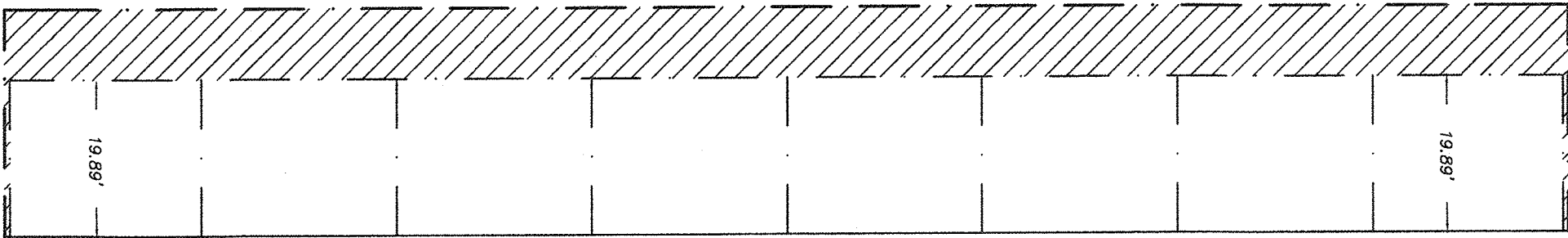
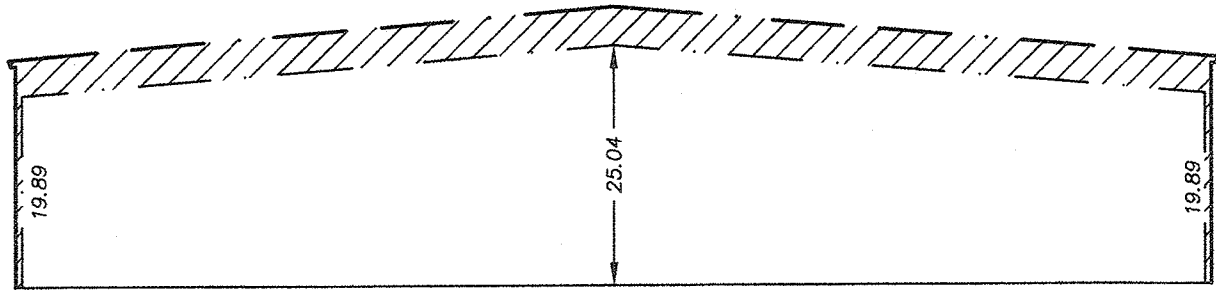
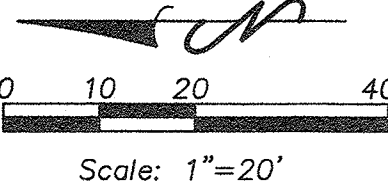
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LEGEND

— INTERIOR WALL
- - - EXTERIOR WALL
COMMON AREA

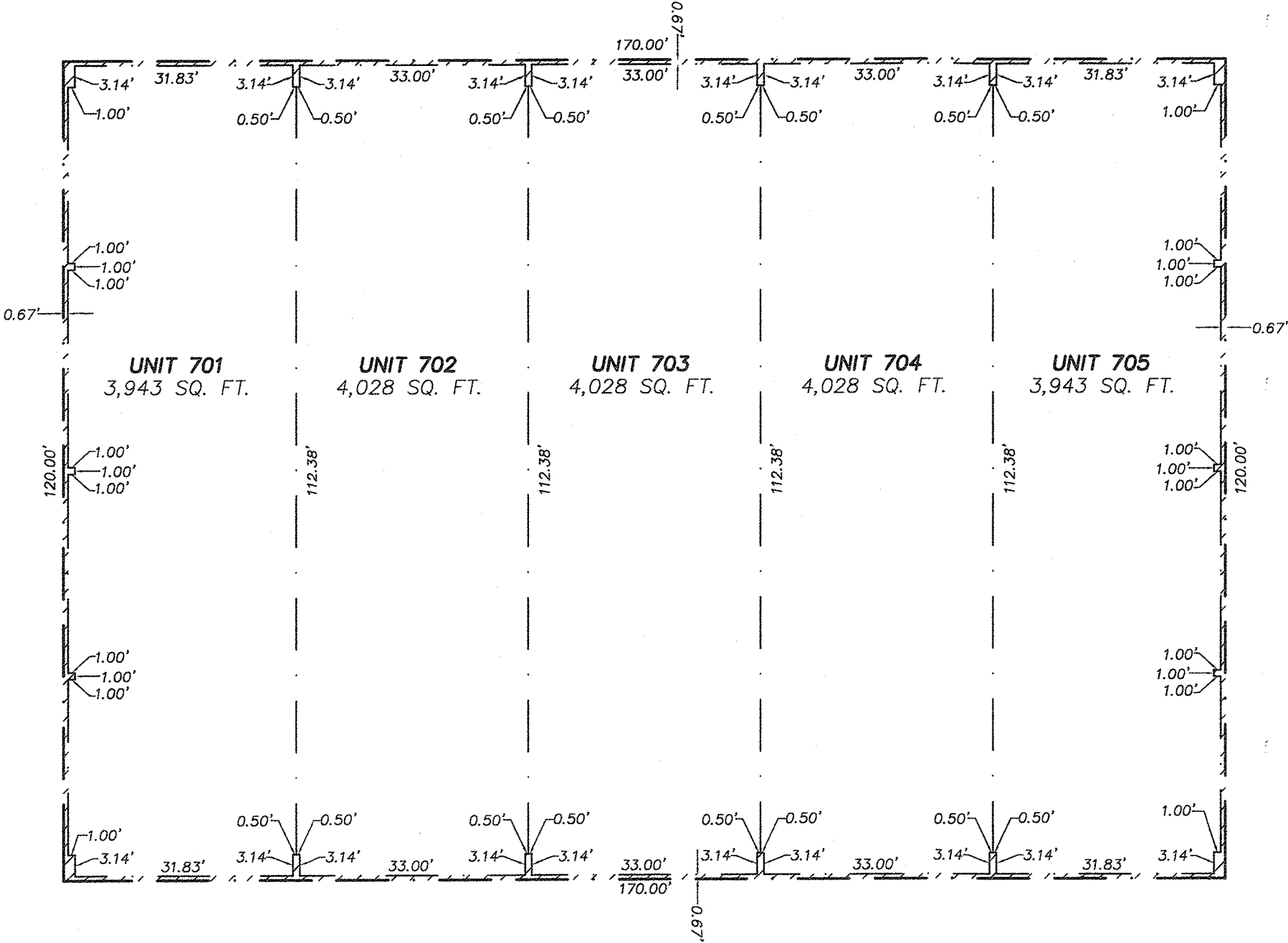


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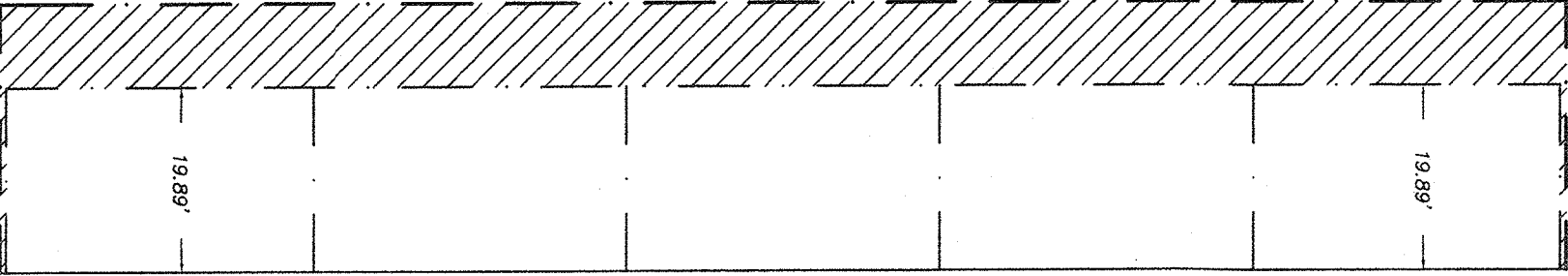
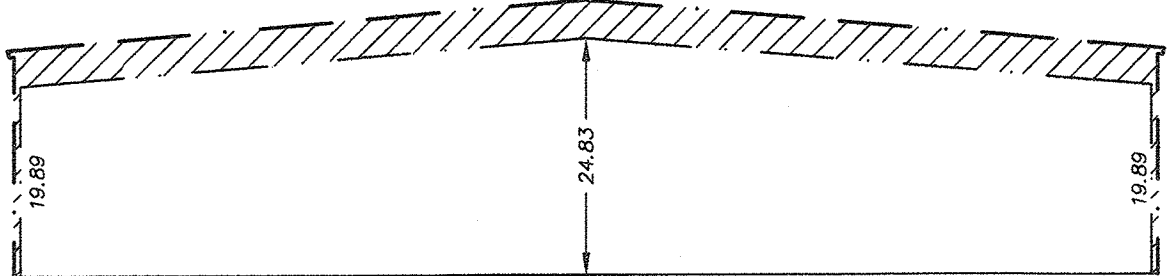
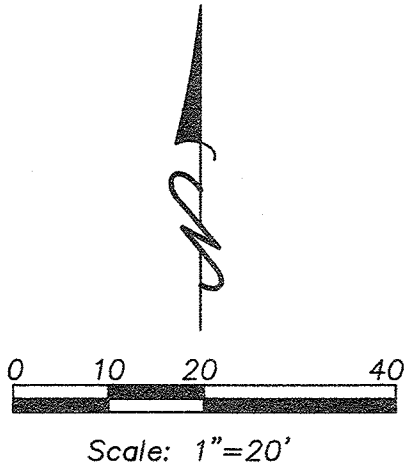
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BUILDINGS FOR
LOT 700



LEGEND

- INTERIOR WALL
- EXTERIOR WALL
- COMMON AREA



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OC064002PH2 06/30/25

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MIDDLETON COMMONS CONDOMINIUM PHASE 2

OWNERS CERTIFICATE

Know all persons by these presents:
That it is the undersigned's intention to create a project including said real property in this condominium plat. MIDDLETON INDUSTRIAL HOLDINGS LLC., an Idaho limited liability company owner security interest holder, organized and existing under the laws of the State of Idaho and duly qualified to do business in said State of Idaho, do hereby certify that they are the owners and security interest holder of the real property in this condominium plat. The owners and security interest holder also hereby certify that they consent to the recordation of documents pursuant to Chapter 15, Title 55 of the Idaho Code and that this Plat complies with Idaho Code 50-1334, (2). The easements on this plat are not dedicated to the public, but are reserved only for the right and purpose set forth and no structure other than those for utility, irrigation, or drainage purpose is to be erected within the limits of the easements. All units in this condominium shall receive domestic water from an existing system and the City of Middleton has agreed in writing to serve this condominium.

A parcel of land being all of Lots 5, 6, 7, 8, & 9 of Block 1 of Middleton Industrial Park No. 2 recorded in Book 57 at Page 36 in the Canyon County Recorder's Office, in the NE1/4 NE1/4 of Section 18, Township 4 North, Range 2 West, Boise Meridian, City of Middleton, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of the NE1/4 NE1/4;

Thence S 01° 21' 47" W., 1312.32 feet along the east boundary of the NE1/4 NE1/4 to the southeast corner of the NE1/4 NE1/4;

Thence N 89° 30' 25" W., 47.01 feet to the southeast corner of Said Lot 6, said corner being the POINT OF BEGINNING;

Thence along the northerly, easterly, southerly, and westerly boundaries of Lots 5, 6, 7, 8, & 9 the following courses and distances;

Thence N 89° 30' 25" W., 698.66 feet;

Thence N 00° 34' 04" E., 283.17 feet;

Thence S 89° 30' 24" E., 259.20 feet to the beginning of a curve left;

Thence a distance of 243.27 feet along a curve left, having a radius of 155.00 feet, a central angle of 89° 55' 32", the long chord of which bears N 45° 31' 50" E., a distance of 219.06 feet;

Thence N 00° 34' 04" E., 489.66 feet;

Thence N 45° 34' 04" E., 28.42 feet;

Thence S 89° 26' 05" E., 53.22 feet;


Thence S 83° 58' 15" E., 105.02 feet;

Thence S 89° 26' 05" E., 84.81 feet;

Thence S 44° 02' 09" E., 49.15 feet;

Thence S 01° 21' 47" W., 902.45 feet to the POINT OF BEGINNING.

MIDDLETON COMMONS CONDOMINIUM PHASE 2 contains 9.08 acres more or less.

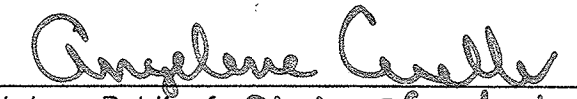

Robert Nash - President

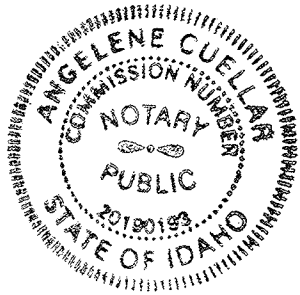
ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON } SS

Be it remembered that on this 8th day of September, 2025, before me, the undersigned, a notary public in and for said state, personally appeared ROBERT NASH, who is known or identified to me to be the President of Middleton Industrial Holdings LLC., an Idaho limited liability company, that executed the instrument or the person who executed the instrument on behalf of said limited liability company., and acknowledged to me that such corporation executed the same.

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


Notary Public for State of Idaho
Residing at Middleton ID
Commission expires February 06, 2031



CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted 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.


Darin Holzhey P.L.S. License No. 9366

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(208) 464-0236

MIDDLETON COMMONS CONDOMINIUM PHASE 2

CERTIFICATE OF CANYON COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODES RELATING TO CONDOMINIUMS, PLATS AND SURVEYS.

David R. Kinzer 9/18/25
CANYON COUNTY SURVEYOR UNIDOT I.C.-50-1305 DATE
DAVID R. KINZER PE/PLS 2659

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 6th DAY OF August, 2025, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

M. H. H. H.
MIDDLETON CITY CLERK

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS CONDOMINIUM PLAT.

Civil Dynamics, PLLC 9/18/25
MIDDLETON CITY ENGINEER
By: *RE* ID PE 17882 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 CONDOMINIUM HAVE BEEN PAID IN FULL.

THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Anna Yotton September 22, 2025
COUNTY TREASURER
by: *Anna Yotton*
county treasurer DATE

HEALTH CERTIFICATE

SANITARY RESTRICTION AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING THE CITY OF MIDDLETON, AND THE QPE 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.

Anthony Lee 09/15/2025
DISTRICT HEALTH DEPARTMENT, REHS DATE



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OC0624BS PH2 6/30/2025
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