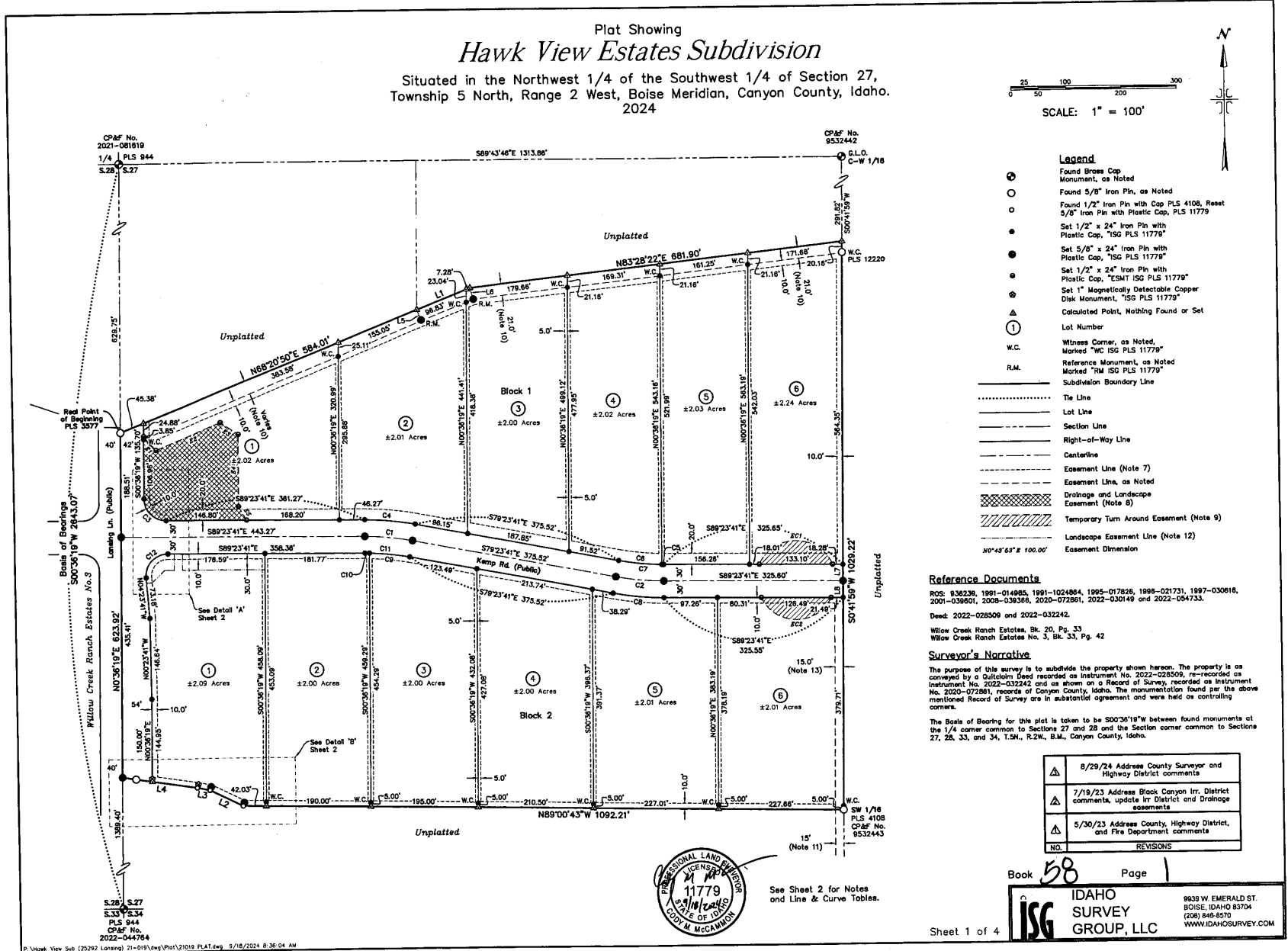


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RICK HOGABOAM
CANYON COUNTY RECORDER \$11.00
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PLAT
COTNER DEVELOPMENT COMPANY

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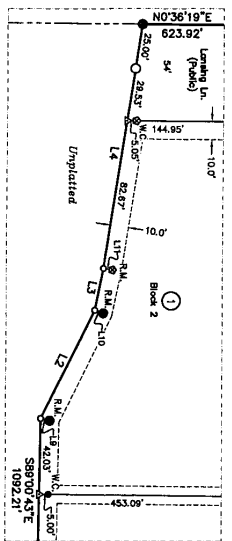
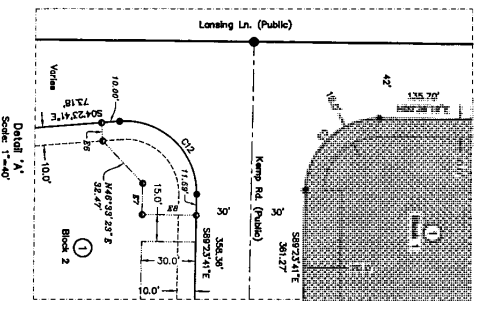
Map No. 21-019 (Survey) 21-019-001 (Public Right-of-Way) 9/19/2024 8:42:21 AM

1. Building setbacks and conform to the applicable zoning regulations at the time of this subdivision. The setbacks shall be measured from the exterior face of the building to any section, line or quarter section, the entire highway district unless the seventy feet set back requirement.
2. Any subdivision of this plat shall comply with the applicable regulations in effect at the time of subdivision.
3. The development recognizes Idaho code Section 22-4023, Right to Farm Act, which allows a person to continue to operate a farm, ranch or other agricultural operation on a parcel of land, or become a full-time, part-time or public, by any changed conditions in or about the parcel, provided the operation, facility or use has been in operation for more than one (1) year immediately preceding the date of the subdivision. The provisions of this section shall not apply if the parcel is subdivided into lots for residential or agricultural purposes.
4. Irrigation water for all lots will be provided through a permitted irrigation system, to be owned and maintained by the Hawk View Estates Homeowners Association in accordance with Idaho Code Section 21-2002 (H.A.). All lots will be entitled to the same water service as the original lot owner. The water service shall be provided by the Hawk View Estates Homeowners Association.
5. The Homeowners Association, underlying property owners or adjacent property owners are responsible for all items (drainage facilities outside of the public right-of-way) that are not shown on this plat.
6. The Homeowners Association or adjacent property owners are responsible for maintaining the drainage facilities shown on this plat.
7. A public utility, power, irrigation and slope easement is hereby reserved adjacent to all lot lines common to a public street or easement and referenced herein. The easement shall be reserved to the public utility or power company, as shown on this plat, and shall be reserved to each side of the lot line unless otherwise indicated and referenced. A ten (10) foot wide public utility and property drainage easement is reserved to the benefit of the Homeowners Association as shown on this plat.
8. A drainage, landscape and access easement is hereby reserved on Lot 1, Block 1 to the benefit of the Homeowners Association as defined and referenced.
9. Temporary vehicle turn around easement - See Instrument No. 2024-027791.
10. Block-Corner Irrigation District Easement - See Instrument No. 2024-027461.
11. A Fifteen (15) Irrigation District Easement - See Instrument No. 2020-03117, records of Canyon County, Idaho.
12. A landscape easement is hereby reserved on Lot 1, Block 2 as defined and referenced herein.
13. A fifteen (15) foot wide public utility, access, power, irrigation and property drainage easement is hereby reserved as defined and referenced. The access easement is to the benefit of the Homeowners Association.
14. Direct lot access to Latching Lane is prohibited.
15. Water supply shall be provided by individual septic systems.
16. Sanitary sewer to be provided by individual septic systems.
17. At the time of home construction, the borrower shall along the south side of Kemp Road adjacent to Lots 1-4, Block 2 shall be lined with a 6" thick layer of 3" concrete curb and footings and shall be protected by the Dedication of Covenants, Conditions and Restrictions of the Homeowners Association.
18. At the time of home construction, Lots 1-4, Block 1 and Lots 2-4, Block 2 require oriented curbs of driveway per the Dedication of Covenants, Conditions and Restrictions of the Homeowners Association.
19. All lots shall be subject to the Dedication of Covenants, Conditions and Restrictions recorded in conjunction with this plat and as subsequently amended.

Hawk View Estates Subdivision

LINE	BEARING	LENGTH
L1	N88°10'55"E	104.11
L2	N63°52'27"W	68.70
L3	N78°16'04"W	23.64
L4	N81°23'11"W	137.20
L5	S22°09'10"E	21.80
L6	S18°19'10"E	21.31
L7	S2°11'59"W	30.00
L8	S2°11'59"W	30.00
L9	N12°31'50"E	5.12
L10	N18°54'47"E	5.04
L11	N10°10'25"E	5.00

CURVE	RADIUS	DELTA	LENGTH	CHORD BEG.	CHORD END.	CHORD DIST.
C1	500.00	100°00'	67.27	N64°23'41"W	87.18	87.18
C2	500.00	100°00'	67.27	N64°23'41"W	87.18	87.18
C3	40.00	80°00'00"	62.83	S44°23'41"E	66.57	66.57
C4	500.00	100°00'	67.27	N64°23'41"W	87.29	87.29
C5	470.00	107°21'	3.74	S88°10'07"E	3.74	3.74
C6	470.00	107°21'	3.74	S88°10'07"E	3.74	3.74
C7	470.00	107°21'	3.74	S88°10'07"E	3.74	3.74
C8	500.00	100°00'	67.27	N64°23'41"E	87.29	87.29
C9	470.00	89°59'00"	73.80	N63°33'36"W	73.73	73.73
C10	470.00	100°00'	67.27	N64°23'41"W	87.29	87.29
C11	470.00	100°00'	67.27	N64°23'41"W	87.29	87.29
C12	40.00	85°00'00"	66.32	S43°06'19"W	66.98	66.98



See Sheet 1 for Legend

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	107.60'	78.00'	121°28'11"	N69°23'41"W	128.10'
C2	107.60'	78.00'	121°28'11"	S89°23'41"E	128.60'

Line	Bearing	Length
L1	N42°52'35"E	33.89
L2	N87°45'28"W	122.07
L3	N00°36'19"E	158.13
L4	S20°18'52"E	28.80
L5	N82°38'19"E	19.00
L6	S88°23'41"E	12.87
L7	N00°36'19"E	30.00

Job No. 21-019
 Sheet 2 of 4

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Hawk View Estates Subdivision

Certificate of Owners

Know all men by these presents, that Colter Development Company, LLC, an Idaho Limited Liability Company is the Owner of the Property described as follows:

A parcel of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 27 and 28, Township 5 North, Range 2 West, from which the Section corner common to Sections 27, 28, 33 and 34, Township 5 North, Range 2 West, bears South 00°36'19" West, 2643.07 feet; thence on the west boundary line of said Section 27, South 00°36'19" West, 629.75 feet to the centerline of an irrigation ditch and the REAL POINT OF BEGINNING;

thence on said centerline the following three courses and distances:

North 69°20'50" East, 584.01 feet;

North 69°20'50" East, 104.11 feet;

North 83°28'22" East, 681.80 feet to the east boundary line of the Northwest 1/4 of the Southwest 1/4 of said Section 27;

thence leaving said centerline on said east boundary line, South 00°41'59" West, 1029.22 feet to the Southwest 1/16 corner of said Section 27;

thence leaving said east boundary line, North 89°00'43" West, 1092.21 feet;

thence North 63°56'27" West, 66.70 feet;

thence North 78°16'04" West, 23.84 feet;

thence North 81°23'11" West, 137.20 feet to the west boundary line of said Section 27;

thence on said west boundary line, North 00°36'19" East, 623.92 feet to the REAL POINT OF BEGINNING.

Containing 28,909 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public the right of way shown on this plat to the public forever. The easements indicated on said plat are not dedicated to the public. However, the easements are intended for public utilities and for such other uses as designated hereon, no permanent structures, buildings or other improvements or such other uses are to be erected within the limits of said easements. The owner also hereby certifies that this plat complies with Idaho Code 50-1334 (1). The lots within this subdivision will not be served by any water system common to one (1) or more lots, but will be served by individual wells.

Colter Development Company, LLC an Idaho Limited Liability Company

John M. Colter
John M. Colter, Member

Acknowledgment

State of Idaho)
County of Canyon) S.S.

On this 14th day of August, 2024, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared John M. Colter, known or identified to me to be a member of Colter Development Company, LLC, an Idaho Limited Liability Company, or the person who executed the instrument on behalf of said Limited Liability Company, and acknowledged to me that Colter Development Company, LLC executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Sternae Garner
Notary Public for Idaho
Residing in Blaine, Idaho
My Commission expires on 7-31-2030

Certificate of Surveyor

I, Cody M. McComman, 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 is drawn from an actual survey made on the ground under my supervision and accurately represents the points plotted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cody M. McComman



P.L.S. No. 11778

Book 58 Page 1

Sheet 3 of 4

IDAHO SURVEY GROUP, LLC
8639 W. EBERHARD ST.
BOISE, IDAHO 83748
WWW.IDAHOSURVEY.COM

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Hawk View Estates Subdivision

Health Certificate

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

Anthony Lee
Health District Signature
09/04/2024
Date

Approval of Canyon County Commissioners

I, the undersigned, Chairman of the Canyon County Commissioners for Canyon County, Idaho, do hereby certify that at a regular meeting of the County Commissioners held on the 10-2-2024 day of October, 2024, this plot was accepted and approved.

Brenda H. Allen
Chairman of Canyon County Commissioners
10-2-2024
Date



Approval of Canyon Highway District No. 4

Canyon Highway District No. 4 does hereby accept and approve this plot, and the dedicated public street shown on the plat, and rights-of-way as are depicted on this plat, in accordance with the provisions of I.C. 50-1312.

[Signature]
Chairman
9-11-2024
Date

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor, licensed for Canyon County, Idaho, do hereby certify that the plat for the subdivision complies with the requirements of Idaho State Code, relating to plats and surveys.

[Signature]
Canyon County Surveyor License #253-1305
DAVID R. KENTZ 12/12/25 2689
9/10/24

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 only 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.



Jennifer Walters
County Treasurer
09/23/2024
Date

