

Boise County Planning and Zoning Department

413 Main Street, PO Box 1300

Idaho City, Idaho 83631

Phone: 208-392-2293

www.boisecounty.us



MASTER PUBLIC HEARING APPLICATION

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- | | | |
|---|--|---|
| <input type="checkbox"/> APPEAL | <input checked="" type="checkbox"/> MINOR PLAT SUBDIVISION | <input type="checkbox"/> AMENDED PLAT SUBDIVISION |
| <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION | <input type="checkbox"/> PLANNED UNIT DEVELOPMENT |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> FINAL PLAT SUBDIVISION | <input type="checkbox"/> OTHER _____ |
| <input type="checkbox"/> ROAD NAME CHANGE | <input type="checkbox"/> VACATION OF SUBDIVISION | |

HEARING BEFORE: ☒ BOARD OF COUNTY COMMISSIONERS

☐ P&Z COMMISSION

PROJECT NAME: Dace Subdivision

SITE INFORMATION: (THIS INFORMATION CAN BE FOUND ON THE ASSESSOR'S PROPERTY INFORMATION ASSESSMENT SHEET.)

Quarter: NE Section: 9 Township: 6N Range: 2E Total Acres: 27.88

Subdivision Name (if applicable): Webster Ranch No. 3 Lot: 14A Block: _____

Site Address: 0 Horseshoe Bend, Id. 83629 City: _____

Tax Parcel Number(s): RPO6 N02E09014A Current Land Use: Dry Grazing

OWNER(S) OF RECORD:

Name: Katherine Dace

APPLICANT:

Name: _____

Address: 4 Dusty Trail, P.O. Box 430

Address: _____

City: Horseshoe Bend State: ID Zip: 83629

City: _____ State: _____ Zip: _____

Telephone: 512-987-7486 Fax: _____

Telephone: _____ Fax: _____

Email: knwhite85@gmail.com

Email: _____

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

Katherine Dace
Owner(s) Signature:

12/11/2019
Date

Applicant Signature:

Date

Changes to the parcel(s) boundary listed on this application may not become effective in the Assessor's Office until the calendar year following the application date.

EXHIBIT 1
1015

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AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

Katherine Dace, "Owner" whose address is 4 Dusty Trail,
P.O. Box 430 City Horseshoe Bend State ID Zip 83629

As owner of property more specifically described as:

Parcel RP06N02E09014A

HEREBY AUTHORIZES Lawrence P. White as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Boise County Board of Commissioners, Boise County Planning and Zoning Commission, Boise County Planning and Zoning Staff, and or other Boise County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Boise County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Boise County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

Katherine Dace
(Signature of Owner)

Katherine Dace Owner
(Print Name) (Title)

(Signature of Owner)

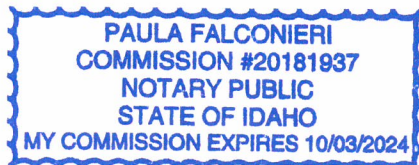
(Print Name) (Title)

(Secretary or Corporate Owner)

(Print Name)

STATE OF IDAHO) ss
COUNTY OF ~~BOISE~~ Ada pf

On This 11th day of December, in the year 2019, before me, a Notary Public in and for said State, personally appeared Katherine Dace, known or identified to me to be the person(s) whose name(s) ~~was/were~~ subscribed to the within Instrument, and acknowledged to me that she executed the same.



Paula Falconieri
Notary Public of Idaho
Residing at Eagle, Idaho
Commission expires: 10-3-2024

EXHIBIT 1
2815

Boise County Planning and Zoning Department

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MINOR PLAT SUBDIVISION APPLICATION

SUB-M-P # 2020-001

The Planning and Zoning staff is available to discuss this application and answer questions. Upon receipt of the required materials the Planning & Zoning Administrator will stamp the application received and review the application for completeness. Once the application is deemed complete a public hearing will be scheduled with the Planning & Zoning Commission. It is recommended that the Applicant review the Amended Unified Land Use Ordinance #2016-01 (ULO) prior to submittal. This Ordinance along with application materials are located on the County website at www.boisecounty.us.

ULO #2016-01, Section 5.16: MINOR PLAT REVIEW: Division of a parcel of land into four (4) or fewer parcels, each of which is a minimum of two (2) acres for the purpose of sale, lease or transfer of ownership. If an original parcel was subdivided per the "Subdivision Exception" process then any new parcel created by such a Subdivision Exception would be eligible for a Minor Subdivision, provided all criteria is met.

SECTION I: PROPERTY OWNER INFO AND CONTACTS

Owner: Katherine and Joshua Pace

Mailing Address: 4 Dusty Trail, P.O. Box 430, Horseshoe Bend, ID 83629

Email: Knwhite85@gmail.com

Phone: (510) 987-7486

Applicant (if different): Lawrence P. White

Mailing Address: 5802 122nd ST, Gig Harbor, WA 98332

Email: scifiLarry50@gmail.com

Phone: (206) 409-8991

Engineering Firm: Innovate Geotechnical

Contact Person: Seth Olsen

Phone: (208) 484-1090

Address: 1550 S. Cloverdale Rd, Ste 201, Boise, ID 83709

Email: setho@innovategeo.com

Surveyor: Sawtooth Land Surveying

Phone: (208) 398-8104

Address: 2030 S. Washington Ave, Emmett, Id. 83617

Email: Fred@sawtoothls.com

Location and size:

Property Address: 0 Horseshoe Bend, Id. 83629

Parcel Number(s): RP06NOZE09014A

Section: 9 Township: 6N Range: 2E Total Acreage of Parcel(s): 27.87

Assessor Exemptions (i.e. agriculture, timber, etc.): No: X Yes: X list: Agriculture

Proposed Units/ Lots: 2 Proposed Open Space Acres: 0

Proposed Subdivision name: Dace Subdivision

Is property currently mortgaged? Y (if yes, Certificate of Acceptance of Mortgage is required on survey)

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and/or a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Applicant Signature: Katherine Dace
 Date: 12/11/11

I, the undersigned, am the owner of the referenced property and do hereby give my permission to ~~Katherine Dace~~ ^{Lawrence} ~~White~~ as my agent and represent me in the matters of this application. I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and/or a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Owner Signature: Katherine Dace
 Date: 12/11/11

SECTION II: GENERAL INFORMATION

1. TYPE OF DEVELOPMENT:

Proposed Subdivision Name: Pace Subdivision

☒ Single Family Residential ☐ Commercial, _____
☐ Industrial, _____ ☐ Other, _____
☐ Cemetery Subdivision, Section 5.14.A ☐ Hillside Construction, Section 5.14B

Attach copies of applicable deed(s), with the instrument number(s)

Describe and attach copies of liens and/or encumbrances filed against this property:

None

2. LAND USE and COMPATIBILITY

Describe the current and past land use:

Dry Grazing

Describe surrounding land uses:

Dry Grazing

Describe *and include copies* of any easements attached to this parcel(s).

County Bypass Rd, Burnsey Rd, and Loraine Ln. as shown on Webster Ranch Subdivision Inst. No. 198933

Describe *and attach copies* of any deed restriction attached to this parcel(s):

Webster Ranch Covenants and restrictions apply. COPY ATTACHED. Includes building and activity restrictions, unrestricted subdividing, minimum home square footage.

3. LAND DEVELOPMENT DESIGN:

Number of proposed lots in this subdivision: 2 Common area 0

Minimum lot area: 11,27, Maximum lot area: 16,61, Average lot area 13,94

Will this development be complete One Phase X or more NA how many? NA

If Phased, give phase dates and describe completion or work for each phase:

NA

Is proposed access from a Public Right-of-Way? X Yes: X No. If yes, name of public right-of way: _____

If No, describe the easement to cross private land and attach copies of the recorded easements granting legal access:

Rumsey Rd, private common use road, Inst. No. 195934 and County Bypass Rd, Inst. No. 198934

4. PROPOSED STREETS and UTILITIES

What streets within the subdivision are currently public right-of-ways?

None

What streets within the subdivision are currently private common use (PCU) roads?

Rumsey Rd, County Bypass Rd, and Lorraine Ln.

Refer to the ULO #2016-01, Chapter 3, Section 3.3 Road Construction Specifications: attach two copies of the road profile drawings and outline of construction specifications for all private common use (PCU) roads. If the road(s) is (are) existing; please attach drawings, photos and/or specifications showing the existing condition, width, easements, and road construction material.

What material(s) will be used to construct the road(s)?

Roads are existing

Maximum street gradient? _____ % Platted width of the streets? _____

Utility Easements shall meet Section 5.7.B of the ULO.

Will the utilities be underground? X Yes, X No. Both

Domestic water supply will be: Individual Well _____ Central Well X.

Describe proposed and/or existing domestic water supply system and any proposed alterations is an existing water supply system:

There is an existing well lot 2

Have test wells been dug? ☒ Yes, _____ No:

If yes, attach a well log report from the Idaho Department of Water Resources and show depth of well, flow, and purity of water verified. Nearest adjacent well location:

Sanitary waste shall be by: Individual Septic ☒ Central collection/treatment. _____

Attach a copy of the Central District Health Department application with this application.

5. LAND CHARACTERISTICS/SITE FEATURES:

Present Ground Cover (in %): _____ Timber, _____ Trees, 5 Brush, 95 Grass, ☒ Bare, _____ Agriculture, _____ Other.

Type of Soil(s): ☒ Rocky, ☒ Sandy, _____ Silty, ☒ Clay.

Central District Health Department (CDHD) Classification:

Present ground slope (% of each category):

30 ~~20~~ 0-10%, 60 ~~30~~ 10-20%, 10 Over 20%

~~Less than 10%~~
Describe any streams, ditches, drainages, or water bodies that are on this property or adjacent properties: Attach a topographic vicinity map (scale 1" = 1/4 mile) within 600 feet of proposed subdivision showing all streams, ditches, drainages, or bodies of water:

~~None~~ Parcels lie above and midway between Robbs Creek on west side and Cottonwood Creek on east side. Drainage goes to both creeks. No other water bodies on or near parcel.

Is any part of the proposed subdivision located in a floodplain? _____ Yes, ☒ No.

If yes include a copy of the NFIP panel with the parcel location outlined.

Have you submitted a FEMA/NFIP request for a LOMA and/or LOMR? _____ Yes ☒ No

6. STORM WATER MANAGEMENT PLAN

Attach a copy of the Storm Water Management Plan which meets the requirements of Section 5.8 of the ULO. No significant change from natural runoff.

7. SEDIMENT/EROSION CONTROL PLAN

No significant change from natural erosion.

Attach a copy of the Sediment/Erosion Control Plan which meets the requirements of Section 5.9 of the ULO.

8. FIRE PROTECTION PLAN

Attach a copy of the Fire Protection Plan which meets the requirements of Section 5.11 of the ULO *Attached, copy provided to Fire Chief - Horseshoe Bend*

9. PROTECTIVE COVENANTS

Attach a copy of the proposed Protective Covenants which meet the requirements of Section 5.13 of the ULO. *Attached*

10. FLOOD DAMAGE PREVENTION

If the proposed subdivision is within areas subject to a flood hazard attach a copy of the flood damage prevention plan which meets the requirements of Section 4.5 of the ULO.

SECTION III: ITEMS REQUIRED ON THE MINOR PLAT DOCUMENTS

- ✓ 1. Five (5) copies of the Preliminary Plat: 2 each sized 18" X 27" and 3 each sized 8 ½" x 11";

The Minor Plat is labeled as "Minor Plat of (insert Development Name)" at the top of the plat, submitted with the complete application.

2. Minor Plat shall also contain:

- ✓ ☐ The Sections, Township, Range and sectional reference to the location of the proposed subdivision.
- ✓ ☐ Name of the proposed subdivision.
- ✓ ☐ Name and address of all owners, sponsors, designers, engineers, land surveyors and builders.
- ✓ ☐ Size and area of subdivision, and all existing easements and deed restrictions pertinent thereto.
- ✓ ☐ A drawing and related data showing number, depth and width of lots and dimensions of streets and their maximum and minimum gradient.
- ✓ ☐ Legal metes and bounds description of area to be platted.
- ✓ ☐ The data, scale, and reference to true north point.
- ✓ ☐ Monuments, consisting of the section corner, the quarter section corner or the meander corner, including historical and existing meander lines or such other makers or record as required by the county recorder.
- ✓ ☐ The boundary lines of the tract to be subdivided.
- ☐ Contours with intervals acceptable to the County Engineer.
- ✓ ☐ The tract designation of any immediate adjacent subdivision as shown in the files of the Boise County Recorder.
- NA ☐ All parcels of land or interests therein ordained to be dedicated or temporarily reserved for public use or to be reserved in the deeds for the common use of the property owners of the subdivision with purpose, condition, or limitations of such reservations clearly indicated; in residential plats, all parcels intended for or other than residential use to be appropriately labeled.
- ✓ ☐ The proposed street names and the number of lots and blocks, together with the layout of the proposed street rights-of-way lines, lot lines, alley and easement lines,

and building setback lines, including all approximate dimensions and any and all proposed extensions, and other important features, such as the general outline of the following: existing buildings, water courses, power lines, telephone lines, railroad lines, and existing easements, municipal boundaries, and section lines.

- Typical cross section and profiles of streets and/or drainage easements showing grades approved by the County Engineer. The profiles shall be drawn to county standard scales and elevations and shall be based on a datum plane approved by the County Engineer.
- ✓ ▪ Right of Way widths for both public and private-common use streets shall be in accordance with those standards adopted by the Boise County Road Standards Ordinance, or its successor.
- For subdivision with community water and/or sewer systems, a rough layout showing the proposed location, length and approximate size and grade or pressures at various locations, of water distribution systems, pipes, valves and hydrants, type and size of services, source of water supply storage, and so on.
- NA ▪ A rough layout showing the proposed location, length and grades of sewer lines, catch basins, pumps and other drainage and sewage structures, types and sizes of service, treatment and disposal facilities and so on.

SECTION IV: OTHER REQUIRED ITEMS FOR MINOR PLAT

This section contains other items necessary to fulfill the requirements for approval of the subdivision preliminary plat application.

- NA • Draft Letter of Credit or Bond for financial guarantee of public improvements
- NA • Engineers cost of public improvements
- NA • Three (3) Sets of "Final Stamped" construction drawings for public improvements
 - Preliminary approval letter from Central District Health Department *Attached*
 - Preliminary approval letter from Fire District *Pending*

SECTION V: STAFF SUMMARY

This subdivision minor plat application will be reviewed under the provision of the ULO #2016-01, Chapter 5, and other chapters, as applicable. The above checklist is self-explanatory as to the requirements that are necessary to grant approval of this application.

SECTION VI: PUBLIC HEARING AND NOTICE

The public hearing for this subdivision minor plat application shall be duly noticed in the Idaho World and notification shall be sent via mail or email to agencies and surrounding property owners in accordance with the ULO Sections 2.4.C and 2.4.D.

P&Z COMMISSION PUBLIC HEARING DATE SET: February 20, 2020

PUBLIC HEARING TIME: 6:30pm LOCATION: Crouch Community Hall, GV

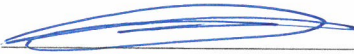
SECTION VII: PLANNING AND ZONING COMMISSION ACTION

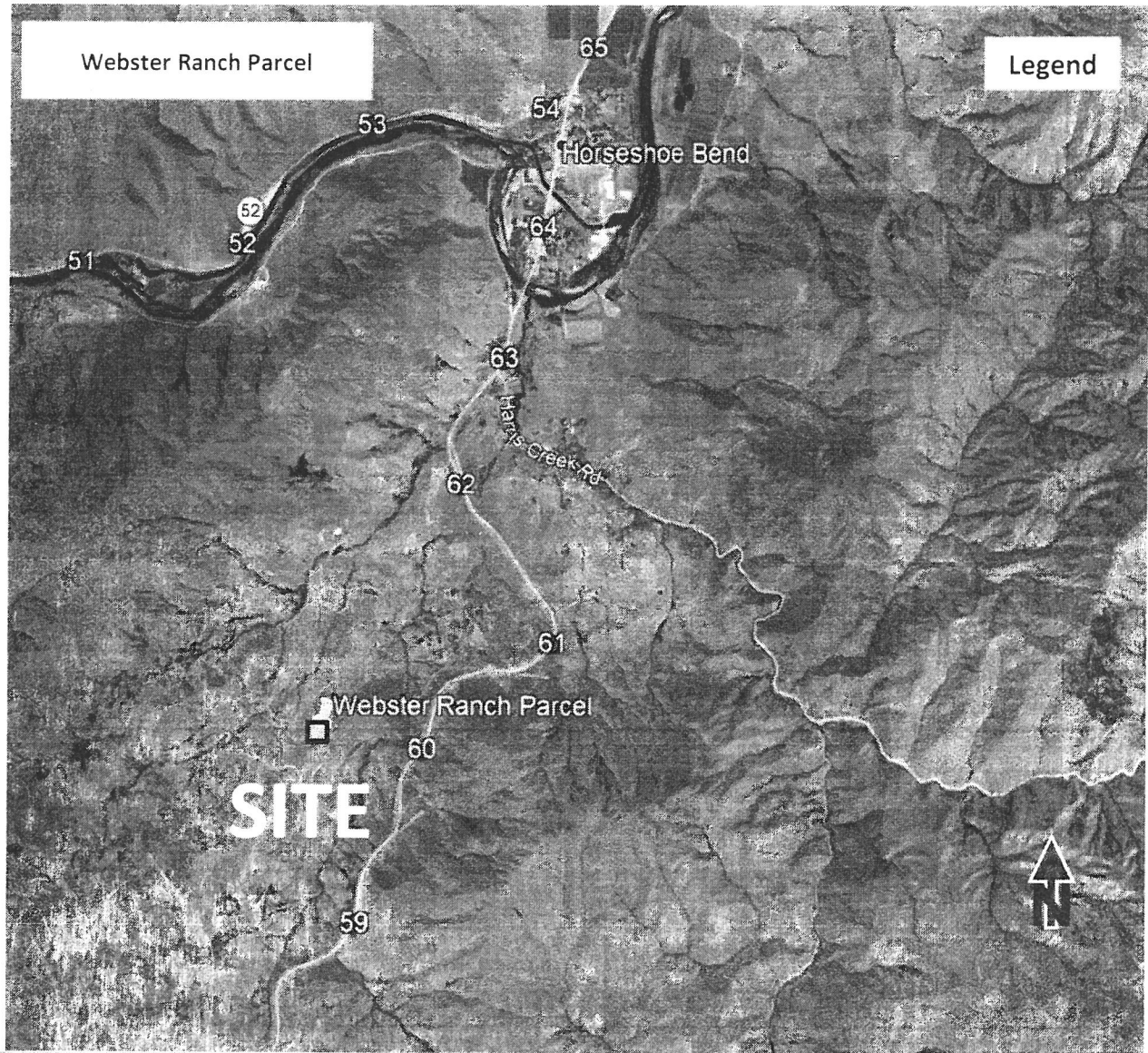
The Commission shall consider all public comments. After thorough consideration the Commission shall recommend approval, approval with conditions, or denial, to the Board of the Minor Plat application.

SECTION VIII: BOARD OF COUNTY COMMISSIONERS ACTION

If the Commission recommends approval or approval with conditions the minor plat subdivision application shall be scheduled for a public hearing before the Board.

Please note that applications will be returned if they are (substantially) incomplete or missing clearly required information. Be sure to complete each question fully and to attach all documents where required. The County reserves the right to request a copy of a recent title insurance policy, if inadequate information is offered.

THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>SMP 2020-201</u>	Rec'd Date: <u>12-12-19</u>
Fee paid: <u>2685.00</u>	Date: <u>12-12-19</u>
Payment type: <u>ck</u>	Number: <u>5137</u>
Receipt #: <u>969524</u>	Are application materials attached? Yes <u>X</u> No <u> </u>
ACCEPTED BY <u></u>	Date: <u>12-31-19</u>



□ Approximate Site Location

INNOVATE
TECHNICAL
Vicinity Map
Horseshoe Bend, Idaho

Webster Ranch Parcel
Date: 30-Aug-19
Proj: 319023
Owner: Katherine Dace
Client: Katherine Dace

Figure:

1

EXHIBIT

11/28/15

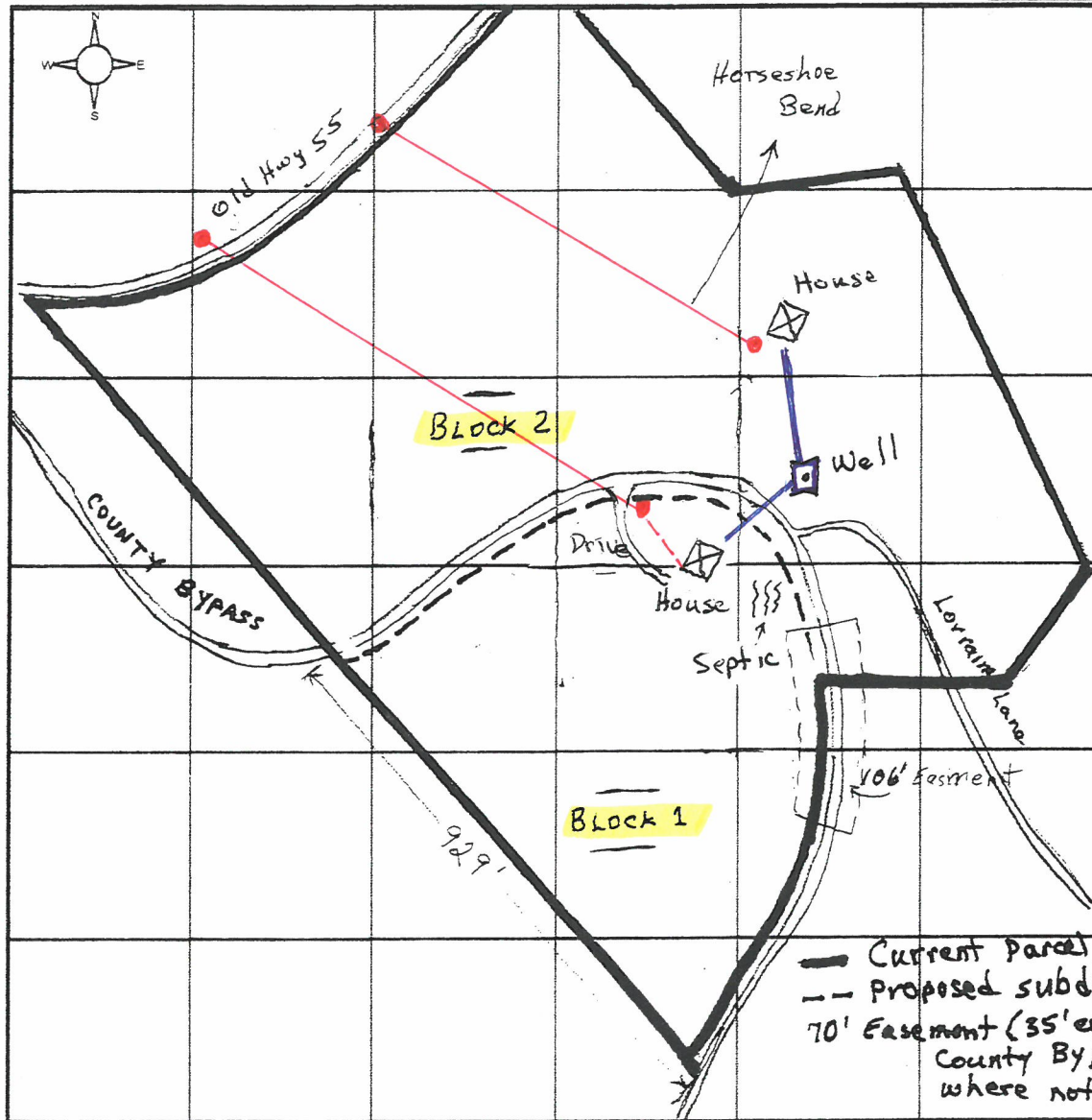
1

DACE SUBDIVISION

Parcel RP06N02E09014A

Plot Plan

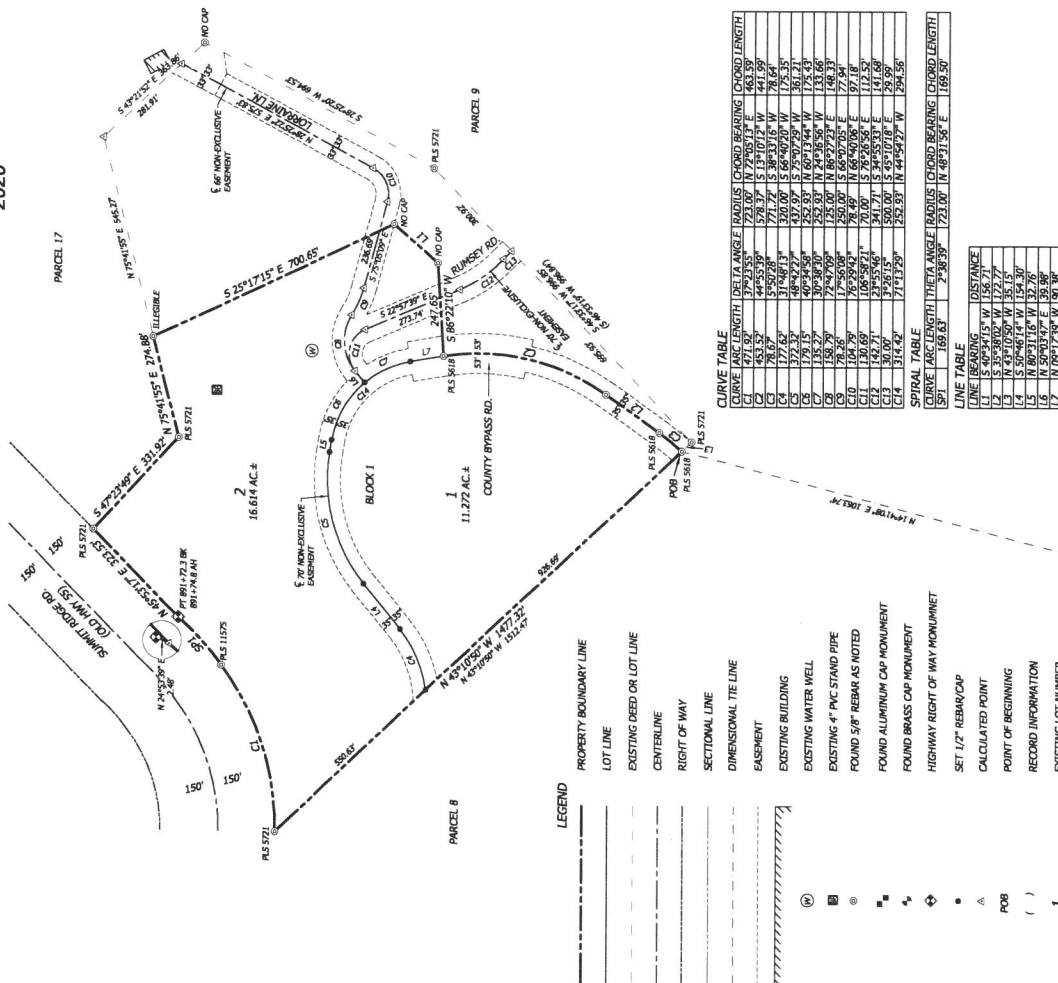
Scale: 1" = 400'



— Current Parcel Boundary
-- Proposed subdivision
70' Easement (35' each side) along County Bypass except where noted

— Idaho Power Electric (Overhead)
--- Underground Electric
— Underground Water Line

MINOR PLAT OF DACE SUBDIVISION
A REPLAT OF PARCEL 14 OF WEBSTER RANCH NO. 3
LOCATED IN THE SE 1/4 OF SECTION 9,
T. 6 N., R. 2 E., B.M., BOISE COUNTY, IDAHO
2020



NOTES:

1. THE EXISTING ZONING OF THIS SUBDIVISION IS MULTIPLE USE.
2. PER I.C. 31-3005 THIS PLAT IS NOT WITHIN IRRIGATION DISTRICT AND THEREFORE IS NOT SUBJECT TO ASSESSMENTS FROM A IRRIGATION DISTRICT, AND ARE NOT ELIGIBLE TO RECEIVE WATER FROM A IRRIGATION DISTRICT.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE, AS AMENDED, AND SHALL BE IN FULL FORCE AND EFFECT AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED, OR AS REQUIRED, OR AS SHOWN ON THIS PLAT.
4. THIS REPLENISHMENT RECOGNIZES SECTION 22-403 OF THE IDAHO CODE, RIGHT TO HARM AND INDEMNITY. THE REPLENISHMENT 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 EXISTENCE FOR A PERIOD OF FIVE YEARS, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME OF CONSTRUCTION. 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.
5. ANY FUTURE STRUCTURES ERECTED WITHIN THE SUBDIVISION SHOWN HEREON SHALL REMAIN OUTSIDE ANY PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENTS, AND SHALL MEET ALL REQUIRED BOISE COUNTY BUILDING SETBACKS.
6. THERE IS A 10 FOOT WIDE PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT ADJACENT TO ALL BOUNDARY AND LOT LINES WITHIN THIS SUBDIVISION.

REFERENCES:
 R.O.S. INST. NO. 220227
 R.O.S. INST. NO. 228857

FEMA NOTE
 MAP NOT PRINTED NO DATA AVAILABLE
 MAP NO. 1601SCH008, EFFECTIVE DATE 4/5/1988

OWNERS: JOSHUA AND KATHERINE DACE



SURVEY INDEX NO. 624-9-2-0-00-00

2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105

SAWTOOTH
 Land Surveying, LLC

CHECKED BY: JUDGE
 DATE: 11/2019
 WFS GP 19399-PP

WWW.SAWTOOTHLS.COM

MINOR PLAT OF DACE SUBDIVISION
PARCEL 14 OF WEBSTER RANCH NO. 3
LOCATED IN THE SE 1/4 OF SECTION 9,
T. 6 N., R. 2 E., B.M., BOISE COUNTY, IDAHO
2020

BOOK _____, PAGE _____.

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW
AND IT IS THEIR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.
THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS
INHERENT IN THE LAND AND IS NOT DEDICATED TO THE PUBLIC, AND NO PERMANENT
STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.
PURSUANT TO IDAHO CODE 50-1334, WE THE UNDERSIGNED, DO HEREBY STATE THAT THE INDIVIDUAL LOTS SHOWN HEREON
WILL ~~BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.~~
be served by a common well.
THE LOTS IN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
THE STREETS SHOWN HEREON ARE NON-EXCLUSIVE EASEMENTS, (COUNTY BYPASS, RUMSEY RD. AND LORRAINE LN.) AND ARE
NOT DEDICATED TO THE PUBLIC.

BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89°22'29" WEST, BETWEEN AN ALUMINUM CAP MARKING THE
SOUTHEAST CORNER OF SECTION 9 AND A BRASS CAP MARKING THE S1/4 CORNER OF SECTION 9, BOTH IN T. 6 N., R. 2 E.,
B.M., BOISE COUNTY, IDAHO.

A PORTION OF PARCEL 14 WEBSTER RANCH NO. 3, LOCATED IN THE SE1/4 OF SECTION 9, T. 6 N., R. 2 E., B.M., BOISE
COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A BRASS CAP MARKING THE S1/4 CORNER OF SAID SECTION 9;

THENCE NORTH 14°41'08" EAST, 1063.74 FEET TO A 5/8" REBAR PLS 5618 TO THE **POINT OF BEGINNING**;

THENCE NORTH 49°10'50" WEST, COINCIDENT WITH THE WESTERLY BOUNDARY OF PARCEL 14 OF WEBSTER RANCH NO.3, A
BRASS CAP MARKING THE S1/4 CORNER OF SECTION 9, 5721.00 FEET TO A 5/8" REBAR PLS 5721 ON THE SOUTHERLY RIGHT OF WAY OF OLD HIGHWAY 55, AND THE
BEGINNING OF A NON-TANGENT CURVE;

THENCE COINCIDENT WITH SAID RIGHT OF WAY, 471.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A CENTRAL
ANGLE OF 37°23'55", A RADIUS OF 723.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 72°05'13" EAST, 463.59 FEET TO THE
BEGINNING OF A SPIRAL CURVE;

THENCE COINCIDENT TO SAID RIGHT OF WAY, 169.63 FEET ALONG THE ARC OF A SPIRAL CURVE TO THE LEFT, WITH A THETA
ANGLE OF 7°39'39", A RADIUS OF 723.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 48°31'16" EAST, 169.30 FEET TO A
BRASS CAP RIGHT OF MONUMENT;

THENCE NORTH 49°53'17" EAST, COINCIDENT WITH SAID RIGHT OF WAY, 323.53 FEET TO A 5/8" REBAR PLS 5721;

THENCE LEAVING SAID RIGHT OF WAY, SOUTH 47°23'49" EAST, 331.92 FEET TO A 5/8" REBAR PLS 5721;

THENCE NORTH 75°41'55" EAST, 274.88 FEET TO A 5/8" REBAR (ILLEGIBLE CAP);

THENCE SOUTH 25°17'15" EAST, 700.56 FEET TO A 5/8" REBAR NO CAP;

THENCE SOUTH 40°34'15" WEST, 156.71 FEET TO A 5/8" REBAR NO CAP;

THENCE SOUTH 80°22'10" WEST, 247.65 FEET TO A 5/8" REBAR PLS 5618 ON THE CENTERLINE OF COUNTY BYPASS AND THE
BEGINNING OF A NON-TANGENT CURVE;

THENCE COINCIDENT WITH SAID CENTERLINE, 463.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A CENTRAL
ANGLE OF 44°53'39", A RADIUS OF 576.37 FEET, SUBTENDED BY A CHORD BEARING SOUTH 13°10'12" WEST, 441.59 FEET TO
A 5/8" REBAR PLS 5618;

THENCE SOUTH 35°30'24" WEST, COINCIDENT WITH SAID CENTERLINE, 172.77 FEET TO A 5/8" REBAR PLS 5618 AND THE
BEGINNING OF A TANGENT CURVE;

THENCE COINCIDENT WITH SAID CENTERLINE, 78.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A CENTRAL ANGLE
OF 5°02'28", A RADIUS OF 771.72 FEET, SUBTENDED BY A CHORD BEARING SOUTH 38°33'16" WEST, 78.64 FEET TO THE **POINT OF
BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 27.886 ACRES MORE OR LESS.

JOSHUA DACE

KATHERINE DACE

ACKNOWLEDGEMENT

STATE OF IDAHO } SS
COUNTY OF BOISE }

ON THIS _____ DAY OF _____, 2020, BEFORE ME THE UNDERSIGNED
A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOSHUA AND KATHERINE DACE,
HUSBAND AND WIFE, KNOWN TO ME TO BE THE OWNERS, THAT EXECUTED THE INSTRUMENT AND
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR
IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I, CARL PORTER, B.S. DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY
THE STATE OF IDAHO, AND THAT THE SURVEY HEREON IS A TRUE AND CORRECT REPRESENTATION
DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND ON 2/20/2018 UNDER MY DIRECT SUPERVISION
AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE
STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND FILING ACT,
IDAHO CODE 55-1601 THROUGH 55-1612.



CARL PORTER P.L.S. 14221

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC

WWW.SAWTOOTHLS.COM

SHEET: 2 OF 3	DATE: 11/2019	DRAWN BY: WJF	CHECKED BY: TWE/F	CP	15399	15399-FP
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MINOR PLAT OF DACE SUBDIVISION
PARCEL 14 OF WEBSTER RANCH NO. 3
LOCATED IN THE SE 1/4 OF SECTION 9,
T. 6 N., R. 2 E., B.M., BOISE COUNTY, IDAHO
2020

BOOK _____, PAGE _____.

SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 59, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 59-1306, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

SOUTHWEST DISTRICT HEALTH DEPARTMENT, DHS _____ DATE _____

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR BOISE 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.

COUNTY SURVEYOR _____ DATE _____

CERTIFICATE OF COUNTY ASSESSOR

I, THE UNDERSIGNED COUNTY ASSESSOR, IN AND FOR THE COUNTY OF BOISE, STATE OF IDAHO, DO HEREBY STATE THAT THIS PLATING IS ACCEPTABLE FOR ASSESSMENT PURPOSES.

BOISE COUNTY ASSESSOR _____ DATE _____

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

THIS PLAT OF DACE SUBDIVISION, SHOWN HEREON IS HEREBY ACCEPTED AND CONFIRMED THIS DAY OF _____, 2020, BY THE BOARD OF COUNTY COMMISSIONERS OF BOISE COUNTY, IDAHO.

CHAIRMAN _____ DATE _____

CERTIFICATE OF COUNTY RECORDER

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF BOISE, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50.1308, DO HEREBY CERTIFY AND AFFIRM THAT THE PROPERTY TAX FOR THE PROPERTY DESCRIBED HEREIN IS PAID IN FULL THROUGH THE _____ TAX YEAR. THE PROPERTY TAX LEVIED FOR THE _____ TAX YEAR IS A LIEN DUE AND NOT YET PAYABLE. THIS CERTIFICATION IS VALID IF RECORDED WITHIN THIRTY (30) DAYS OF CERTIFICATION.

BOISE COUNTY TREASURER _____ DATE _____



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3 OF 3
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CP 10399
19399-PP