



This document
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EAST RIDGEVUE ESTATES SUBDIVISION NO. 2

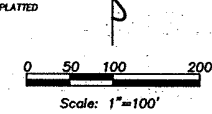
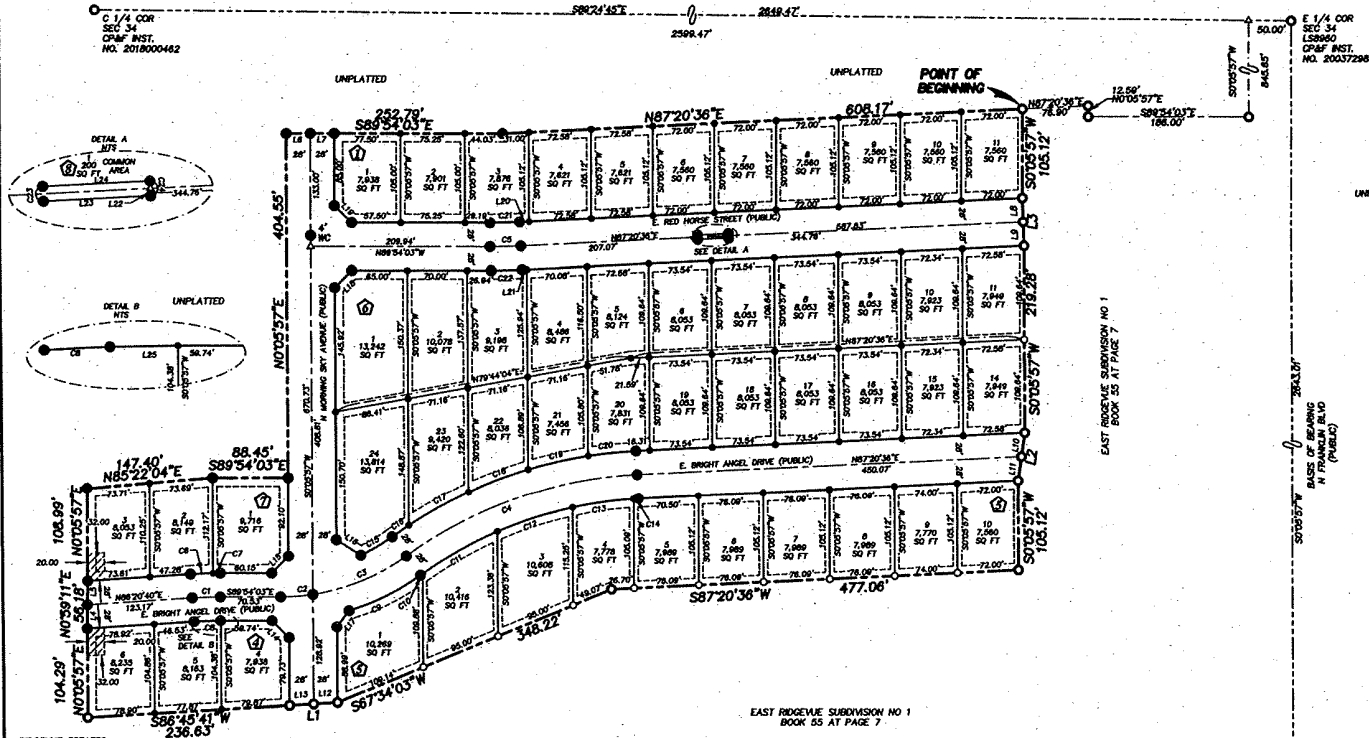
A PART OF THE SE 1/4, SECTION 34, T. 4 N., R. 2 W., B.M.,
NAMPA, CANYON COUNTY, IDAHO
2024

2024-011248

RECORDED
04/15/2024 03:51 PM



20240424202400112480030036
RICK HOGABOAM
CANYON COUNTY RECORDER
PUB-3 MBROWN 511.00
PLAT
MASON & ASSOCIATES



LEGEND

- CALCULATED POINT
FOUND BRASS CAP MONUMENT
FOUND 1/2" IRON PIN
FOUND 5/8" IRON PIN
SET 1/2" X 24" IRON PIN
W/ PLASTIC CAP PLS 8366
SET 8/8" X 30" IRON PIN
W/ PLASTIC CAP PLS 8366
BLOCK NUMBER
SUBDIVISION BOUNDARY LINE
SECTION LINE
TE LINE
STREET CENTERLINE
RIGHT OF WAY LINE
LOT LINE
EASEMENT LINE
TEMPORARY EMERGENCY
TURN AROUND EASEMENT

NOTES

- IRRIGATION WATER HAS BEEN PROVIDED FROM NAMPA MUNICIPAL IRRIGATION DISTRICT 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 NAMPA MUNICIPAL IRRIGATION DISTRICT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF NAMPA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE CITY OF NAMPA ZONING ORDINANCE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE — EXCEPT 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.
- EASEMENTS — UNLESS OTHERWISE NOTED NOTICES SHALL BE:
10 FOOT UTILITY & IRRIGATION EASEMENT ALONG SUBDIVISION BOUNDARY
10 FOOT UTILITY & IRRIGATION EASEMENT ALONG STREET FRONTAGE
8 FOOT UTILITY & IRRIGATION EASEMENT ALONG REAR LOT LINES
5 FOOT UTILITY & IRRIGATION EASEMENT ALONG SIDE LOT LINES
- LOT 3 BLOCK 7, AND LOT 6 BLOCK 4, ARE SUBJECT TO A TEMPORARY EMERGENCY TURN AROUND EASEMENT AS SHOWN, TO BE VACATED UPON EXTENSION OF BRIGHT ANGEL DRIVE (PUBLIC).

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.



Mason & Associates
Professional Engineers,
Land Surveyors
& Planners
804 3rd St. Suite 200, Nampa, ID 83655
(208) 464-0285 Fax (208) 467-4130

AU1320002 PH2 07/06/2021
SHEET 1 of 3
BK. 57, PG. 12

RIDGEVUE ESTATES
SUBDIVISION NO. 2
BOOK 50 PAGE 46

EAST RIDGEVUE SUBDIVISION NO. 1
BOOK 55 AT PAGE 7

USTUCK ROAD (PUBLIC) 34.35
CP&F INST
NO. 2018045371

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.76	500.00	3°45'18"	S88°13'19"W	32.76
C2	37.78	250.00	8°39'13"	N85°48'20"E	37.72
C3	119.88	250.00	27°28'32"	N87°42'28"E	118.74
C4	291.24	500.00	33°22'24"	S70°30'24"W	287.14
C5	36.07	750.00	2°45'21"	N88°43'16"E	36.07
C6	28.29	528.00	2°51'09"	S87°48'15"W	28.28
C7	8.31	528.00	0°54'07"	S89°38'53"W	8.31
C8	30.83	472.00	3°45'18"	S88°13'19"W	30.82
C9	84.28	278.00	19°25'58"	N63°41'11"E	93.84
C10	3.11	472.00	0°22'37"	S54°09'30"W	3.11
C11	101.13	472.00	12°16'33"	S80°28'08"W	100.83
C12	92.35	472.00	11°12'34"	S72°13'40"W	92.20
C13	72.75	472.00	8°49'53"	S82°14'54"W	72.68
C14	5.59	472.00	0°40'45"	S87°00'13"W	5.59
C15	42.82	222.00	11°03'07"	N59°28'45"E	42.78
C16	24.03	528.00	2°36'27"	S55°16'25"W	24.03
C17	80.24	528.00	8°42'27"	S60°55'52"W	80.17
C18	74.92	528.00	8°07'47"	S68°20'09"W	74.86
C19	71.84	528.00	7°47'43"	S77°18'44"W	71.78
C20	56.52	528.00	6°08'01"	S84°16'35"W	56.50
C21	34.73	722.00	2°45'21"	N88°43'16"E	34.72
C22	37.42	778.00	2°45'21"	N88°43'16"E	37.42
C23	7.85	2.50	180°00'00"	S2°36'24"E	5.00
C24	7.85	2.50	180°00'00"	N2°36'24"W	5.00

Line Table		
Line #	Length	Direction
L1	56.10	S86°42'49"W
L2	57.00	S80°05'06"W
L3	56.01	S1°45'04"E
L4	28.08	N0°59'11"E
L5	28.09	N0°59'11"E
L6	28.01	S89°54'03"E
L7	28.00	S89°54'03"E
L8	28.00	S1°45'04"E
L9	28.00	S1°45'04"E
L10	28.50	S80°05'06"W
L11	28.50	S80°05'06"W
L12	28.05	S86°42'49"W
L13	28.05	S86°42'49"W
L14	28.28	S44°54'03"E
L15	28.28	N45°05'57"E
L16	33.75	N57°26'22"W
L17	23.88	N36°45'03"E
L18	28.28	N45°05'57"E
L19	28.28	S44°54'03"E
L20	11.11	N87°20'36"E
L21	5.86	N87°20'36"E
L22	2.50	S2°36'24"E
L23	36.00	N87°20'36"E
L24	36.00	N87°20'36"E
L25	0.41	S89°54'03"E

EAST RIDGEVUE ESTATES SUBDIVISION NO. 2

OWNERS CERTIFICATE

WE, CHALLENGER DEVELOPMENT INC., AN IDAHO CORPORATION, BEING FIRST DULY SWORN, DEPOSE AND SAY WE ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT KNOWN AS EAST RIDGEVUE ESTATES SUBDIVISION NO. 2 MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION BELOW, STATE THAT IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT, WE DO FOR OURSELVES, OUR HEIRS, TRANSFEREES, SUCCESSORS AND ASSIGNS, DO HEREBY DEDICATE, DONATE AND CONVEY TO THE PUBLIC FOREVER THE PUBLIC STREETS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES OTHER THAN THOSE FOR UTILITY, IRRIGATION, OR DRAINAGE PURPOSES IS TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS. THE OWNERS FURTHER CERTIFY THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF NAMPA WATER DEPARTMENT, AND THAT THE CITY HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF THE SE1/4 OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, NAMPA, CANYON COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF THE SE1/4;

THENCE N 00° 05' 57" E A DISTANCE OF 2643.01 FEET ALONG THE EAST BOUNDARY OF THE SE1/4 TO THE NORTHEAST CORNER OF THE SE1/4;

THENCE N 89° 24' 45" W A DISTANCE OF 50.00 FEET ALONG THE NORTH BOUNDARY OF THE SE1/4;

THENCE S 00° 05' 57" W A DISTANCE OF 845.65 FEET PARALLEL WITH THE EAST BOUNDARY OF THE SE1/4;

THENCE N 89° 54' 03" W A DISTANCE OF 186.00 FEET;

THENCE N 00° 05' 57" E A DISTANCE OF 12.59 FEET;

THENCE S 87° 20' 36" W A DISTANCE OF 76.90 FEET TO THE POINT OF BEGINNING;

THENCE S 00° 05' 57" W A DISTANCE OF 105.12 FEET;

THENCE S 01° 45' 04" E A DISTANCE OF 56.01 FEET;

THENCE S 00° 05' 57" W A DISTANCE OF 219.28 FEET;

THENCE S 08° 05' 06" W A DISTANCE OF 57.00 FEET;

THENCE S 00° 05' 57" W A DISTANCE OF 105.12 FEET;

THENCE S 87° 20' 36" W A DISTANCE OF 477.06 FEET;

THENCE S 67° 34' 03" W A DISTANCE OF 348.22 FEET;

THENCE S 86° 42' 49" W A DISTANCE OF 56.10 FEET;

THENCE S 86° 45' 41" W A DISTANCE OF 236.63 FEET;

THENCE N 00° 05' 57" E A DISTANCE OF 104.29 FEET;

THENCE N 00° 59' 11" E A DISTANCE OF 56.18 FEET;

THENCE N 00° 05' 57" E A DISTANCE OF 108.99 FEET;

THENCE N 85° 22' 04" E A DISTANCE OF 147.40 FEET;

THENCE S 89° 54' 03" E A DISTANCE OF 88.45 FEET;

THENCE N 00° 05' 57" E A DISTANCE OF 404.55 FEET;

THENCE S 89° 54' 03" E A DISTANCE OF 252.79 FEET;

THENCE N 87° 20' 36" E A DISTANCE OF 608.17 FEET TO THE POINT OF BEGINNING.

EAST RIDGEVUE ESTATES SUBDIVISION NO. 2 CONTAINS 12.778 ACRES MORE OR LESS.

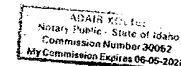
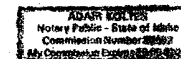
ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON } SS

Be it remembered that on this 7th day of November, 2023, before me, the undersigned, a notary public in and for said state, personally appeared COREY D BARTON, who is known or identified to me to be the President of Challenger Development Inc., an Idaho Corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Adair Kellie
Notary Public for Idaho
Residing at Nampa, ID
Commission expires 6-05-2028



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 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.

Darin Holzhey



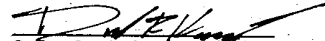
P.L.S. License No. 9366

COREY D BARTON
COREY D BARTON, - PRESIDENT

EAST RIDGEVUE ESTATES SUBDIVISION NO. 2

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, Hereby Certify that I have examined this plat and find that it complies with the STATE OF IDAHO code relating to Plats and Vacations: SURVEYS


Canyon County Surveyor UNDER I.C.C. 50-1308
DAVID R. KINZER PLS 2659

11/21/23
Date

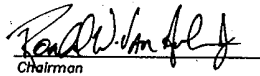
APPROVAL OF CITY ENGINEER

I, The Undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho hereby approve this plat.


Nampa City Engineer

4-2-24
Date

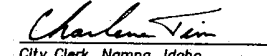
APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION


Chairman

11/29/23
Date

APPROVAL OF CITY COUNCIL

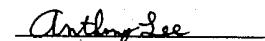
I, the undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho do hereby certify that at a regular meeting of the City Council held on the 21st day of December, 2020, this plat was accepted and approved.


City Clerk, Nampa, Idaho



HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then the sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

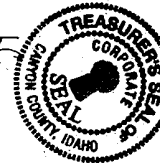

District Health Department, EHS

11/27/2023
Date

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



4/15/2024
Date



ACCOMMODATION RECORDING

2024-014371

RECORDED

05/13/2024 08:30 AM

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=10 JWINSLOW

\$37.00

TYPE: CCR

TITLEONE BOISE

ELECTRONICALLY RECORDED

**FIRST SUPPLEMENT TO THE
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR EAST RIDGEVUE ESTATES SUBDIVISION**

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**FIRST SUPPLEMENT TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR EAST RIDGEVUE ESTATES SUBDIVISION**

This First Supplement To The Declaration Of Covenants, Conditions And Restrictions For East Ridgevue Estates Subdivision (this "First Supplement") is made this 25th day of April, 2024, by Challenger Development Inc., an Idaho corporation ("Declarant").

ARTICLE I: SUPPLEMENT/PURPOSES

Section 1. Supplement to Declaration. This First Supplement is a supplement to that certain Declaration of Covenants, Conditions and Restrictions for East Ridgevue Estates Subdivision, recorded on February 22, 2023, as Canyon County, Idaho Instrument Number 2023-005505 ("Master Declaration"). This First Supplement supplements the Master Declaration with respect to that certain real property legally described on the attached Exhibit A, which is made a part hereof ("First Supplement Property"). The First Supplement Property is shown on the East Ridgevue Estates Subdivision No. 2 final plat, a copy of which is attached hereto as Exhibit B, which is made a part hereof ("First Supplement Plat"). The covenants, conditions and restrictions contained in this First Supplement are in addition to those covenants, conditions and restrictions contained in the Master Declaration, except insofar as the covenants, conditions and restrictions of the Master Declaration are hereinafter expressly modified hereby.

Section 2. Purposes. The purposes of this First Supplement are to designate the First Supplement Property and subject the First Supplement Property to all the terms and Restrictions contained in the Master Declaration and this First Supplement.

ARTICLE II: DECLARATION

Pursuant to Article I, Section 1 and Article XI, Section 4 of the Master Declaration, Declarant hereby declares that the First Supplement Property, including any parcel or portion thereof, is hereby annexed into, and made a part of, the Property, as that term is defined in the Master Declaration, and is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to all the terms and Restrictions of the Master Declaration and this First Supplement. In addition, each Owner of any Lot within the First Supplement Property shall be a Member in the Association, and shall pay all Assessments levied thereby.

ARTICLE III: DEFINITIONS

Except as otherwise defined or modified herein, all terms appearing herein initially capitalized shall have the same meanings as are ascribed to such terms in the Master Declaration.

ARTICLE IV: GENERAL USES AND REGULATION OF USES

Section 1. Exterior Lighting. Notwithstanding Article IV, Section 24 of the Master Declaration, exterior lights (other than exterior lighting provided by Declarant or any of its affiliates) are prohibited from remaining on all night. Exterior lights programmed for on and off times, as well as motion sensor lights, are allowed.

Section 2. Unclaimed Infrastructure Improvement Maintenance and Repairs. To the extent any portion of the First Supplement Property contains drainage pipes and/or other infrastructure improvements (including associated equipment and facilities) the ownership and/or maintenance responsibilities thereof are unknown or unclear (for example, subsurface agricultural irrigation water run-off pipes (including access manholes) serving one or more neighboring farms), the Association shall be responsible for the maintenance and repair of such pipes and/or other infrastructure improvements and the costs thereof shall be passed onto all Owners in the form of Regular Assessments.

ARTICLE V: GENERAL PROVISIONS

Section 1. Enforcement. The Association, Declarant and/or any Owner, shall have the right to enforce, by any proceeding at law or in equity, any terms or Restrictions now or hereafter imposed by the provisions of this First Supplement. Failure by the Association, Declarant or any Owner to immediately enforce any such term or Restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidity of any one of these terms or Restrictions by judgment or court order shall in no way affect any other term or Restrictions which shall remain in full force and effect.

Section 3. Term and Amendment. The terms and Restrictions of this First Supplement shall run with and bind the land concurrently with the term of the Master Declaration. This First Supplement may be amended pursuant to the amendment process(es) contained in the Master Declaration.

Section 4. Duration and Applicability to Successors. The terms and Restrictions contained within this First Supplement shall run with the land and shall inure to the benefit of and be binding upon the Declarant, Association and all Owners, as well as all their successors in interest.

Section 5. Attorneys Fees. In the event it shall become necessary for the Association, Declarant or any Owner to retain legal counsel to enforce any term or Restriction contained within this First Supplement, the prevailing party to any court proceeding shall be entitled to recover their reasonable attorneys' fees and costs of suit, including any bankruptcy, appeal or arbitration proceeding.

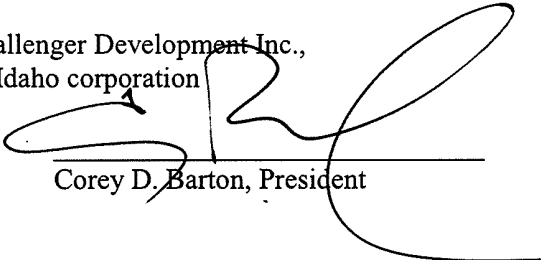
Section 6. Governing Law. This First Supplement shall be construed and interpreted in accordance with the laws of the State of Idaho.

[End of Text]

IN WITNESS WHEREOF, the undersigned has duly executed this First Supplement as of the date first above written.

Declarant:

Challenger Development Inc.,
an Idaho corporation

By: 
Corey D. Barton, President

STATE OF IDAHO)
) ss.
County of Ada)

This record was acknowledged before me on April 25th, 2024, by Corey D. Barton as the President of Challenger Development Inc.



Signature of Notary Public

My commission expires: 6-05-28

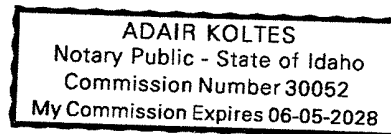


EXHIBIT A
LEGAL DESCRIPTION OF THE FIRST SUPPLEMENT PROPERTY

Lots 1 through 11, Block 1; Lots 4 through 6, Block 4; Lots 1 through 10, Block 5; Lots 1 through 24, Block 6; and Lots 1 through 3, Block 7, East Ridgevue Estates Subdivision No. 2, according to the official plat thereof, filed in Book 57 of Plats at Page 12, Records of Canyon County, Idaho.

EXHIBIT B
EAST RIDGEVUE ESTATES SUBDIVISION NO. 2 FINAL PLAT

See attached.

EAST RIDGEVUE ESTATES SUBDIVISION NO. 2

A PART OF THE SE 1/4, SECTION 34, T. 4 N., R. 2 W., B.M.,
NAMPA, CANYON COUNTY, IDAHO
2024

2024-011248
RECORDED
04/15/2024 03:51 PM

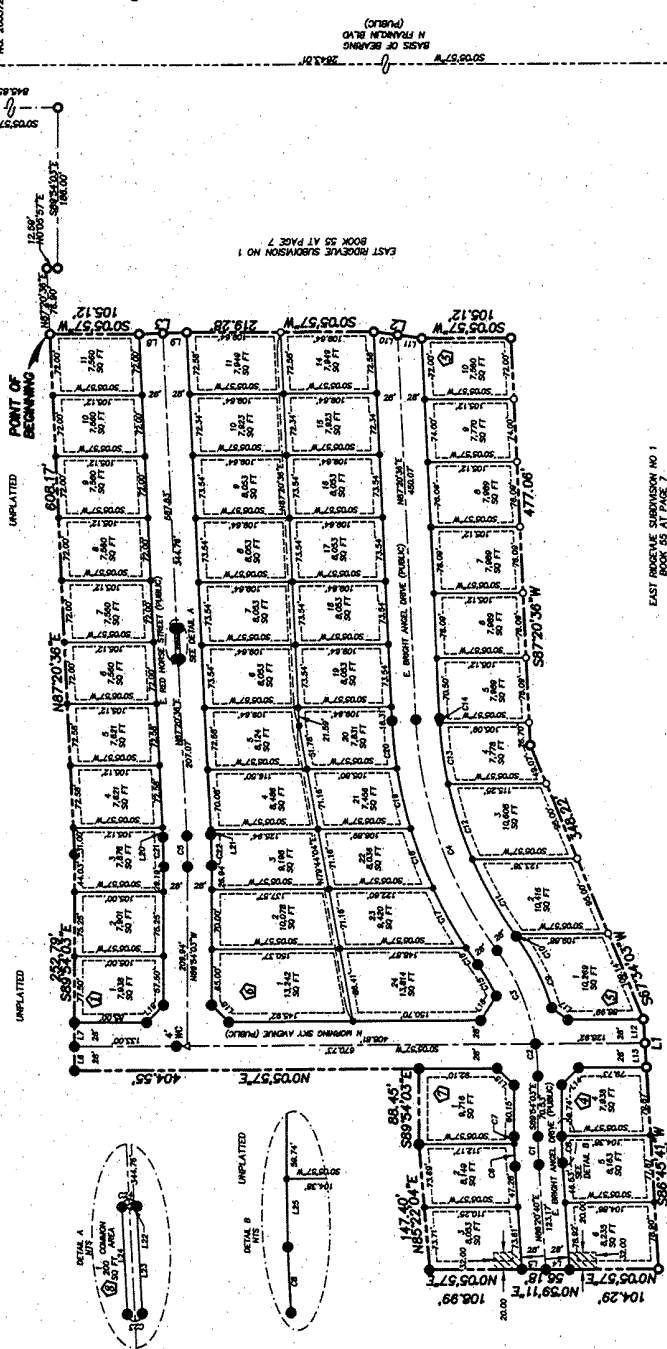


08964232401124803032
RICK HOGABOOM
CANYON COUNTY RECORDER
PLAT
\$11.00
MASON & ASSOCIATES

E 1/4 COR
SEC 34
T4N R2W
CANYON COUNTY
NO. 200372868

89624.55' ±
2594.47' ±
2518.32' ±

E 1/4 COR
SEC 34
T4N R2W
CANYON COUNTY
NO. 201804042



RODGEVUE ESTATES
SUBDIVISION NO. 2
BOOK 55 AT PAGE 4

EAST RIDGEVUE SUBDIVISION NO. 1
BOOK 55 AT PAGE 7

Curve Table				
Curve #	Length	Radius	Chord Direction	Tangent
C1	32.76	500.00	345°18'	32.76
C2	37.76	250.00	89°13'	37.72
C3	118.88	250.00	273°32'	118.74
C4	291.24	500.00	332°24'	287.14
C5	36.07	750.00	245°21'	36.07
C6	26.26	528.00	231°09'	26.26
C7	8.31	528.00	074°07'	8.31
C8	30.83	472.00	345°16'	30.82
C9	84.28	276.00	192°55'	47.60
C10	3.11	472.00	072°37'	3.11
C11	101.15	472.00	121°43'	100.93
C12	82.35	472.00	112°35'	82.20
C13	72.75	472.00	049°45'	72.68
C14	5.59	472.00	049°45'	5.59
C15	42.82	222.00	113°07'	42.78
C16	24.03	528.00	230°27'	24.03
C17	80.24	528.00	042°27'	80.17
C18	71.84	528.00	077°43'	71.78
C19	56.52	528.00	098°01'	56.50
C20	34.73	722.00	245°21'	34.72
C21	37.42	776.00	245°21'	37.42
C22	7.85	2.50	80°00'00"	INFINITY
C23	7.85	2.50	80°00'00"	INFINITY
C24	7.85	2.50	123°32'44"	5.00

Line Table		
Line #	Length	Direction
L1	56.10	S89°42'46"W
L2	57.00	S70°00'00"W
L3	56.01	S145°04'E
L4	28.09	N075°11'E
L5	28.09	N075°11'E
L6	28.01	S89°41'03"E
L7	28.00	S89°41'03"E
L8	28.00	S145°04'E
L9	28.00	S145°04'E
L10	28.50	S70°00'00"W
L11	28.50	S70°00'00"W
L12	28.05	S89°42'46"W
L13	28.05	S89°42'46"W
L14	28.28	S44°41'00"E
L15	28.28	N45°05'57"E
L16	33.75	N57°28'22"W
L17	23.85	N35°41'03"E
L18	28.28	N45°05'57"E
L19	28.28	S44°41'00"E
L20	11.11	N87°20'30"E
L21	5.56	N87°20'30"E
L22	2.50	S23°22'41"E
L23	36.00	N87°20'30"E
L24	36.00	N87°20'30"E
L25	0.41	S89°41'03"E

LEGEND

- QUADRANT CORNER MONUMENT
- ROUND IRON PIN
- ROUND 1/2" IRON PIN
- SET 1/2" X 3/4" IRON PIN
- SET 1/2" X 3/4" IRON PIN
- SET 1/2" X 3/4" IRON PIN
- W/ PLASTIC CAP PLS 8396
- BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- TRAIL CENTERLINE
- PORT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- TEMPORARY EASEMENT
- TURN AROUND EASEMENT

Scale: 1"=100'

NOTES

- IRIGATION WATER HAS BEEN PROVIDED FROM NAMPA MUNICIPAL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE 31-30000. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA MUNICIPAL IRRIGATION DISTRICT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- UNIMPROVED BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF NAMPA ZONING ORDINANCE. UNIMPROVED BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF NAMPA ZONING ORDINANCE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4003 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "AGRICULTURAL OPERATIONS, AGRICULTURAL FACILITIES OR EXPANSION THEREOF, NOT A RESIDENCE OR SECOND HOME, SHALL BE PERMITTED ON ANY LOT OR TRACT OF LAND, WHETHER OR NOT A RESIDENCE OR SECOND HOME, PROVIDED THAT THE OPERATIONS OR FACILITIES ARE NOT A PUBLIC NUISANCE, DO NOT VIOLATE ANY APPLICABLE ZONING ORDINANCES, AND DO NOT INTERFERE WITH THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A MASSAGE RESULTS FROM THE CONSTRUCTION, OPERATION OR EXPANSION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- THE CITY OF NAMPA ZONING ORDINANCE, CHAPTER 17.01, 17.02, 17.03, 17.04, 17.05, 17.06, 17.07, 17.08, 17.09, 17.10, 17.11, 17.12, 17.13, 17.14, 17.15, 17.16, 17.17, 17.18, 17.19, 17.20, 17.21, 17.22, 17.23, 17.24, 17.25, 17.26, 17.27, 17.28, 17.29, 17.30, 17.31, 17.32, 17.33, 17.34, 17.35, 17.36, 17.37, 17.38, 17.39, 17.40, 17.41, 17.42, 17.43, 17.44, 17.45, 17.46, 17.47, 17.48, 17.49, 17.50, 17.51, 17.52, 17.53, 17.54, 17.55, 17.56, 17.57, 17.58, 17.59, 17.60, 17.61, 17.62, 17.63, 17.64, 17.65, 17.66, 17.67, 17.68, 17.69, 17.70, 17.71, 17.72, 17.73, 17.74, 17.75, 17.76, 17.77, 17.78, 17.79, 17.80, 17.81, 17.82, 17.83, 17.84, 17.85, 17.86, 17.87, 17.88, 17.89, 17.90, 17.91, 17.92, 17.93, 17.94, 17.95, 17.96, 17.97, 17.98, 17.99, 18.00, 18.01, 18.02, 18.03, 18.04, 18.05, 18.06, 18.07, 18.08, 18.09, 18.10, 18.11, 18.12, 18.13, 18.14, 18.15, 18.16, 18.17, 18.18, 18.19, 18.20, 18.21, 18.22, 18.23, 18.24, 18.25, 18.26, 18.27, 18.28, 18.29, 18.30, 18.31, 18.32, 18.33, 18.34, 18.35, 18.36, 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EAST RIDGEVUE ESTATES SUBDIVISION NO. 2

OWNERS CERTIFICATE

WE, CHALLENGER DEVELOPMENT INC., AN IDAHO CORPORATION, BEING FIRST DULY SWORN, DEPOSE AND SAY, WE ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT KNOWN AS EAST RIDGEVUE ESTATES SUBDIVISION NO. 2 MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION BELOW, STATE THAT IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT. WE DO FOR OURSELVES, OUR HEIRS, PROPRETORS, SUCCESSORS AND ASSIGNS, DO HEREBY DEDICATE, DONATE AND CONVEY TO THE PUBLIC, FOR THE USE OF THE PUBLIC, PUBLIC STREETS SHOWN ON THIS PLAT, THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC UTILITIES, HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED TO THE PUBLIC UTILITIES, AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES OTHER THAN THOSE FOR UTILITY, IRRIGATION, OR DRAINAGE PURPOSES IS TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS. THE OWNERS FURTHER CERTIFY THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF NAMPA WATER DEPARTMENT, AND THAT THE CITY HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

A PARCEL OF LAND BEING A PORTION OF THE SE1/4 OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, NAMPA, CANYON COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF THE SE1/4;

THENCE N 00° 05' 57" E A DISTANCE OF 2643.01 FEET ALONG THE EAST BOUNDARY OF THE SE1/4 TO THE NORTHEAST CORNER OF THE SE1/4;

THENCE N 89° 24' 45" W A DISTANCE OF 50.00 FEET ALONG THE NORTH BOUNDARY OF THE SE1/4;

THENCE S 00° 05' 57" W A DISTANCE OF 845.65 FEET PARALLEL WITH THE EAST BOUNDARY OF THE SE1/4;

THENCE N 89° 54' 03" W A DISTANCE OF 186.00 FEET;

THENCE N 00° 05' 57" E A DISTANCE OF 12.59 FEET;

THENCE S 87° 20' 36" W A DISTANCE OF 76.90 FEET TO THE POINT OF BEGINNING;

THENCE S 00° 05' 57" W A DISTANCE OF 105.12 FEET;

THENCE S 01° 45' 04" E A DISTANCE OF 56.01 FEET;

THENCE S 00° 05' 57" W A DISTANCE OF 219.28 FEET;

THENCE S 08° 05' 06" W A DISTANCE OF 57.00 FEET;

THENCE S 00° 05' 57" W A DISTANCE OF 105.12 FEET;

THENCE S 87° 20' 36" W A DISTANCE OF 477.06 FEET;

THENCE S 67° 34' 03" W A DISTANCE OF 348.22 FEET;

THENCE S 86° 42' 49" W A DISTANCE OF 56.10 FEET;

THENCE S 86° 45' 41" W A DISTANCE OF 236.63 FEET;

THENCE N 00° 05' 57" E A DISTANCE OF 104.29 FEET;

THENCE N 00° 59' 11" E A DISTANCE OF 56.18 FEET;

THENCE N 00° 05' 57" E A DISTANCE OF 108.99 FEET;

THENCE N 85° 22' 04" E A DISTANCE OF 147.40 FEET;

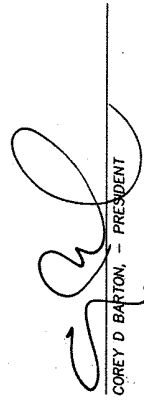
THENCE S 89° 54' 03" E A DISTANCE OF 88.45 FEET;

THENCE N 00° 05' 57" E A DISTANCE OF 404.55 FEET;

THENCE S 89° 54' 03" E A DISTANCE OF 252.79 FEET;

THENCE N 87° 20' 36" E A DISTANCE OF 608.17 FEET TO THE POINT OF BEGINNING.

EAST RIDGEVUE ESTATES SUBDIVISION NO. 2 CONTAINS 12.778 ACRES MORE OR LESS.


COREY D. BARTON, - PRESIDENT

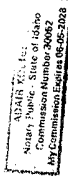
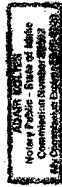
ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON } SS

Be it remembered that on this 1st day of November, 2023, before me, the undersigned, a notary public in and for said state, personally appeared COREY D. BARTON, who is known or identified to me to be the President of Challenger Development Inc., an Idaho Corporation, that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

Notary Public for Idaho
Residing at Nampa, ID
Commission expires 6-03-2028



CERTIFICATE OF SURVEYOR

I, Darin Holzey 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 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.



Darin Holzey

P.L.S. License No. 9366

EAST RIDGEVUE ESTATES SUBDIVISION NO. 2

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, Hereby Certify that I have examined this plat and find that it complies with the STATE OF IDAHO code relating to Plats and Metes. SURVEYS

David R. Kanner
Canyon County Surveyor UNDER IC 50-1305
DAVID R. KANNER PERMITS 2059

11/21/23
Date

APPROVAL OF CITY ENGINEER

I, The Undersigned, City Engineer, in and for the City of Nampa, Canyon County, Idaho hereby approve this plat.

Tracie Lloyd
Nampa City Engineer
4-2-24
Date

APPROVAL OF CITY OF NAMPA PLANNING AND ZONING COMMISSION

Reid W. Smith
Chairman

11/21/23
Date

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 21st day of December, 2020, this plat was accepted and approved.

Charlene Tim
City Clerk, Nampa, Idaho



HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then the sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Anthony Lee
District Health Department, EHS

11/27/2023
Date

CERTIFICATE OF COUNTY TREASURER

I, Tracie Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of IC 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.

Tracie Lloyd
County Treasurer
4/15/2024
Date

