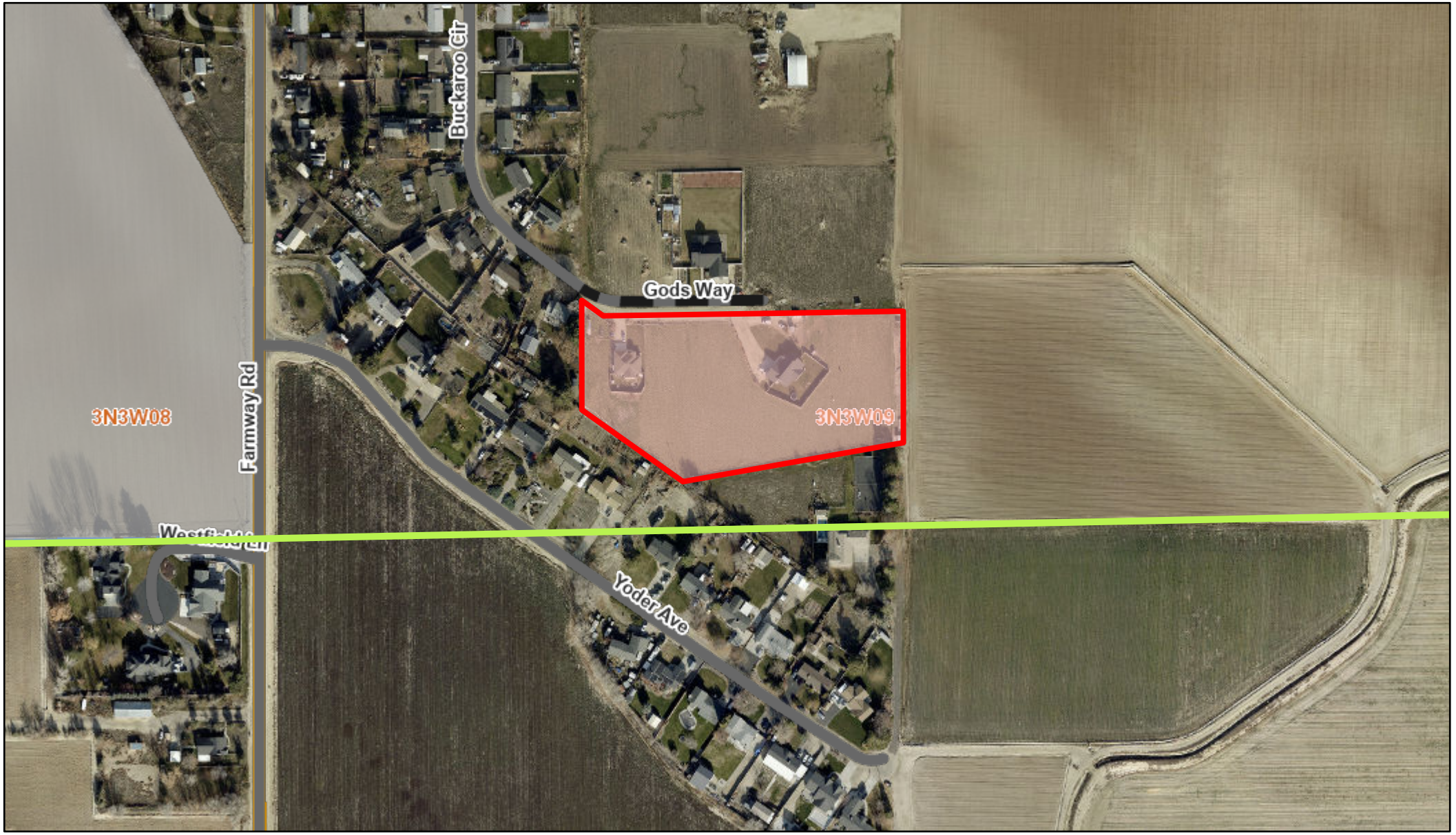
Canyon County, ID Web Map



5/15/2026, 12:46:22 PM

Multiple Parcel Search _Query result
Quarter Line
CanyonCountyRoads
Roads
CC_PrivateRoads
County Boundary
Current Impact Area
City Limits
Sections
Imagery_2025_2026
Red: Band_1
Green: Band_2

1:4,514

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Nampa |

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

PROPERTY OWNER	OWNER NAME: Jose D Rodriguez
	MAILING ADDRESS: 15821 Gods Way Lane
	PHONE: [redacted] EMAIL: [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

*Signature:*_____ *Date:*_____

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Clemente Salinas
	COMPANY NAME:
	MAILING ADDRESS: 121 Forest Pkwy, Caldwell, ID 83607
	PHONE [redacted] EMAIL [redacted]

SITE INFO	STREET ADDRESS: 15821 Gods Way Lane
	PARCEL #: 32703010B[redacted] LOT SIZE/AREA: 4.5 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SW¼NW¼ SECTION: 9 TOWNSHIP: 3N RANGE: 3W
	ZONING DISTRICT: Rural Residential FLOODZONE (YES/NO): No

HEARING LEVEL APPS	_____CONDITIONAL USE	_____COMP PLAN AMENDMENT	_____CONDITIONAL REZONE
	_____ZONING AMENDMENT (REZONE)	_____DEV. AGREEMENT MODIFICATION	_____VARIANCE > 33%
	_____MINOR REPLAT	_____VACATION	_____APPEAL
	✓ SHORT PLAT SUBDIVISION	_____ PRELIMINARY PLAT SUBDIVISION	_____FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	_____ ADMINISTRATIVE LAND DIVISION	_____EASEMENT REDUCTION	_____SIGN PERMIT
	_____PROPERTY BOUNDARY ADJUSTMENT	_____HOME BUSINESS	_____VARIANCE 33% >
	_____PRIVATE ROAD NAME	_____TEMPORARY USE	_____DAY CARE
	_____OTHER_____		

CASE NUMBER: SD2026-0013		DATE RECEIVED: 5-14-26	
RECEIVED BY: Emily Bunn		APPLICATION FEE:	CK MO CC CASH

Grace Haven Subdivision

Revised 3/1/22

SHORT PLAT SUBMITTAL LIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov | Phone: 208-402-4164

ONLY USE THIS APPLICATION IF:

A. The proposed subdivision does not exceed fourteen (14) lots,
B. The proposed subdivision does not require construction drawing review for subdivision improvements,
C. No major special development considerations are involved such as development in the floodplain, hillside development, etc., and
D. All required information for both preliminary and final plat is complete and in acceptable form.

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

Staff Review

- ☑ Master Application completed and signed ✓
- ☑ Completed Application for Irrigation Plan Approval form ✓
- ☑ Detailed letter fully describing the request or project, include total number of lots, buildable lots, open space lots, size of lots, and how you will mitigate negative impacts ✓
- ☑ Subdivision Worksheet ✓
- ☑ Irrigation Plan Application ✓
- ☑ Copy of Preliminary and Final Plat*
- ☑ Private Road application (if internal roads are private) with additional $80 fee Not needed
- ☑ Easement reduction application (if requesting an easement width less than 60 feet) with additional fee per adopted fee schedule 60 ft ✓
- ☑ Preliminary Drainage Plan*, if applicable
- ☑ Preliminary Irrigation Plan*, if applicable
- ☑ Preliminary Grading Plan*, if applicable
- ☑ Final Drainage Plan*, if applicable
- ☑ Final Irrigation Plan*, if applicable
- ☑ Final Grading Plan*, if applicable
- ☐ Deed or evidence of property interest to all subject properties
- ☐ **Fees per adopted schedule + per/Lot + fee (if in City Area of Impact): non-refundable fees**

* Submittal must include a full-size paper copy, an electronic copy in PDF format, and the CAD file (if a CAD file exists).

NOTES:

1. Short plats follow the standard public hearing process with the preliminary plat being heard by the Planning and Zoning Commission or Hearing Examiner and the preliminary plat and final plat heard by the Board of County Commissioners.
2. Any conditions of approval given during the rezoning process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
3. After the plat is reviewed and found to be in compliance, an **additional five (5) paper copies of the final plat** may be required to be submitted.
4. Since other affected agencies have their own subdivision review process, it is highly recommended you approach agencies such as the local Highway District, local Fire Department, local Irrigation District, Idaho Department of Water Resources and Southwest District Health and meet regarding the proposed subdivision development prior to submittal to this department.

Revised 5/17/22

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

GENERAL

1. **HOW MANY LOTS ARE YOU PROPOSING?**
   Residential 3 Non-buildable _____ Common _____

2. **AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS**
   1 ACRES

IRRIGATION

1. **IRRIGATION WATER IS PROVIDED VIA:**
   ☐ Irrigation Well ☑ Surface Water

2. **WHAT PERCENTAGE OF THE PROPERTY HAS WATER?** 100 %

3. **HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY?** 191.25 inches

4. **HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?**
   Borrow ditch along norther property boundaries

5. **HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?**
   All surfaced drainage

ROADS

1. **ROADS WITHIN THE DEVELOPMENT WILL BE:**
   ☐ Public ☑ Private ☐ N/A

*** Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat***

HILLSIDE DEVELOPMENT

1. **OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?**
   Residential 0 Non-Buildable _____ Common _____

2. **WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?**
   ☐ **YES** ☑ **NO**

***If YES, a grading plan is required.**

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. **WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?**
   ☐ YES ☑ NO

2. **IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?**
   ☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

Applicant(s)

Jose D Rodriguez (208)739-2812

Name Daytime Telephone Number

15821 Gods Way Ln. Caldwell ID 83607

Street Address City, State Zip

Representative Name

Clemente Salinas [redacted]

Daytime Telephone Number / E-mail Address

121 Forest PKWY Caldwell, ID 83607

Street Address City, State Zip

Location of Subject Property: 15821 Gods Way Ln. Caldwell

Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 32703010B Section 9 Township 3N Range 3W

This land:

☑ Has water rights available to it.

☐ Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"**

a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or

b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:

1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? ✓ Yes _____ No
   If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

   Irrigation: Wilder Irrigation District

   Drainage: Wilder Irrigation District

3. How many acres is the property being subdivided? 4.5

4. What percentage of this property has water? 100%

5. How many inches of water are available to the property? 45 inches/acre = 191.25 inches

6. How is the land currently irrigated?
   ☑ Surface ☐ Irrigation Well
   ☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided?
   ☑ Surface ☐ Irrigation Well
   ☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.
   Thier is a cement ditch at the top of the property that will water the land with gravity flow from South to the North. The property will get irrigated the way it does now.

9. Are there irrigation easement(s) on the property? ☐ Yes ☑ No

10. How do you plan to retain storm and excess water on each lot?
    Borrow ditches, swales, no changes to be made to current irrigation system

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)
    Borrow ditches, swales, no changes to be made to current irrigation system

========== **Applicant Acknowledgement** ==========

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: Joe Rodriguez Date: 4 / 19 / 2026
Property Owner (Application Submitted)

Signed: _____ Date: ____/____/____
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

1. ☒ All canals, ditches, and laterals with their respective names.
2. ☒ Head gate location and/or point if delivery of water to the property by the irrigation entity.
3. ☒ Rise locations and types, if any. NA
4. ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
5. ☒ Slope of the property in various locations.
6. ☒ Direction of water flow (use short arrows → on your map to indicate water flow direction).
7. ☐ Direction of wastewater flow (use long arrows ---------→ on you map to indicate wastewater direction).
8. ☒ Location of drainage ponds or swales, anywhere wastewater will be retained on the property.
9. ☐ Other information: _____

_____

_____

Also, provide the following documentation:

☒ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities. NA

Canyon County Planning & Zoning Department
111 N. 11th Ave
Caldwell, ID 83605

Subject: Parcel Split Request – 4.5 Acre Property into Three Residential Lots

Dear Planning and Zoning Committee,

I am writing to formally request consideration and approval for a proposed minor land division of an approximately 4.5-acre parcel located in Canyon County.

The intent of this request is to subdivide the existing parcel into three separate residential lots. The proposed division is as follows:

- **Lot 1:** Approximately 1.5 acres
- **Lot 2 (Middle Lot):** Approximately 1.0 acre
- **Lot 3:** Approximately 1.0 acre

The primary purpose of this subdivision is to allow for the construction of a single-family residential home on the middle 1.0-acre lot. The remaining two lots will remain as they are—rural residential lots that currently contain single-family residential homes.

This proposal has been designed with careful consideration to preserve the rural character of the area, maintain appropriate lot sizes, and comply with all applicable zoning, access, and utility requirements. Access to each lot will be provided via the existing private lane; the addition of a single-family dwelling is not expected to significantly impact traffic volume or patterns. All necessary services, including water, septic, and utilities, will be provided in accordance with applicable regulatory guidelines.

We believe this subdivision aligns with Canyon County's comprehensive plan and supports responsible growth while preserving the integrity of the surrounding community.

Please let me know if additional documentation, site plans, or applications are required to move forward with this request. I appreciate your time and consideration.

Sincerely,
Clemente Salinas representing Joe Rodriguez
121 Forest Pkwy
Caldwell, ID. 83605
[redacted]

UNOFFICIAL COPY

2024-003190
RECORDED
02/02/2024 12:38 PM

00795762202400031900030035

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 MBROWN $15.00
DEED
RODRIGUEZ, JOSE DOLORES

Canyon County Recorder's Office Document Cover Sheet

UNOFFICIAL COPY

UNOFFICIAL COPY

QUITCLAIM DEED

FOR VALUE RECEIVED, Jose Dolores Rodriguez does hereby convey, release, remise and forever quit claim unto Jose Dolores Rodriguez and Rhonda Rodriguez husband and wife

whose current address is: 15821 Gods Way Ln. Caldwell, Id. 83607

the following described premises:

See Attached Surveyed Legal Description

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: Feb. 2, 2024

By: Joe Rodriguez

[Grantor's Name]

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

On this 2 day of February, in the year 2024, before me Mary Ann Brown, personally appeared Jose Dolores Rodriguez, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument, and acknowledged that he(she)(they) executed the same.

Mary Ann Brown
Notary Public Nampa, ID
My Commission Expires on 08-09-2024

MARY ANN BROWN
COMMISSION #34475
NOTARY PUBLIC
STATE OF IDAHO

Exhibit A

UNOFFICIAL COPY

Parcel 3

This parcel is a portion of the SW ¼ NW ¼ of Section 9 in Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the said SW ¼ NW ¼, (CW1/16 Corner, Section 9), a found 5/8 inch diameter rebar;

thence North 00°49'40" East along the East boundary of the SW ¼ NW ¼ a distance of 169.89 feet to the **TRUE POINT OF BEGINNING**, a point witnessed by a found 5/8 inch diameter rebar bearing South 80°56'52" West a distance of 0.16 feet;

thence South 80°56'52" West a distance of 461.67 feet to a point on the Northeasterly boundary of Yoder First Subdivision, a found aluminum cap monument;

thence North 53°48'16" West along said Northeasterly boundary a distance of 255.35 feet to the Southeast corner of the Maverick Subdivision, a found 5/8 inch diameter rebar;

thence North 00°50'22" East along said East boundary a distance of 222.78 feet to a found 5/8 inch diameter rebar;

thence South 53°32'00" East a distance of 53.71 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 89°52'51" East a distance of 619.44 feet to a point on the East boundary of the SW ¼ NW ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°49'40" West along said East boundary a distance of 270.31 feet to the **TRUE POINT OF BEGINNING**, said parcel being 4.486 acres more or less, and being subject to any and all easements and rights of way of record or implied.

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 88408 Date: 5/14/2026

Date Created: 5/14/2026 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Breann Rodriguez

Comments: SD2026-0013

Site Address: 15821 GODS WAY LN, Caldwell ID 83607 / Parcel Number: 32703010B0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Case Mapping (Fee Per Case Set)	SD2026-0013	$50.00	$0.00	$0.00
Planning - Short Plat - (No Improvements Required)	SD2026-0013	$1,000.00	$0.00	$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	SD2026-0013	$600.00	$0.00	$0.00
Planning - Short Plat Engineering Fee - Area of City Impact Review (If Applicable)	SD2026-0013	$200.00	$0.00	$0.00
Planning - Short Plat Engineering Fee - Per Lot Fee	SD2026-0013	$60.00	$0.00	$0.00
Planning - Short Plat Engineering Fee - When No Improvements are Required	SD2026-0013	$600.00	$0.00	$0.00

Sub Total: $2,510.00

Sales Tax: $0.00

Total Charges: $2,510.00

PAYMENTS

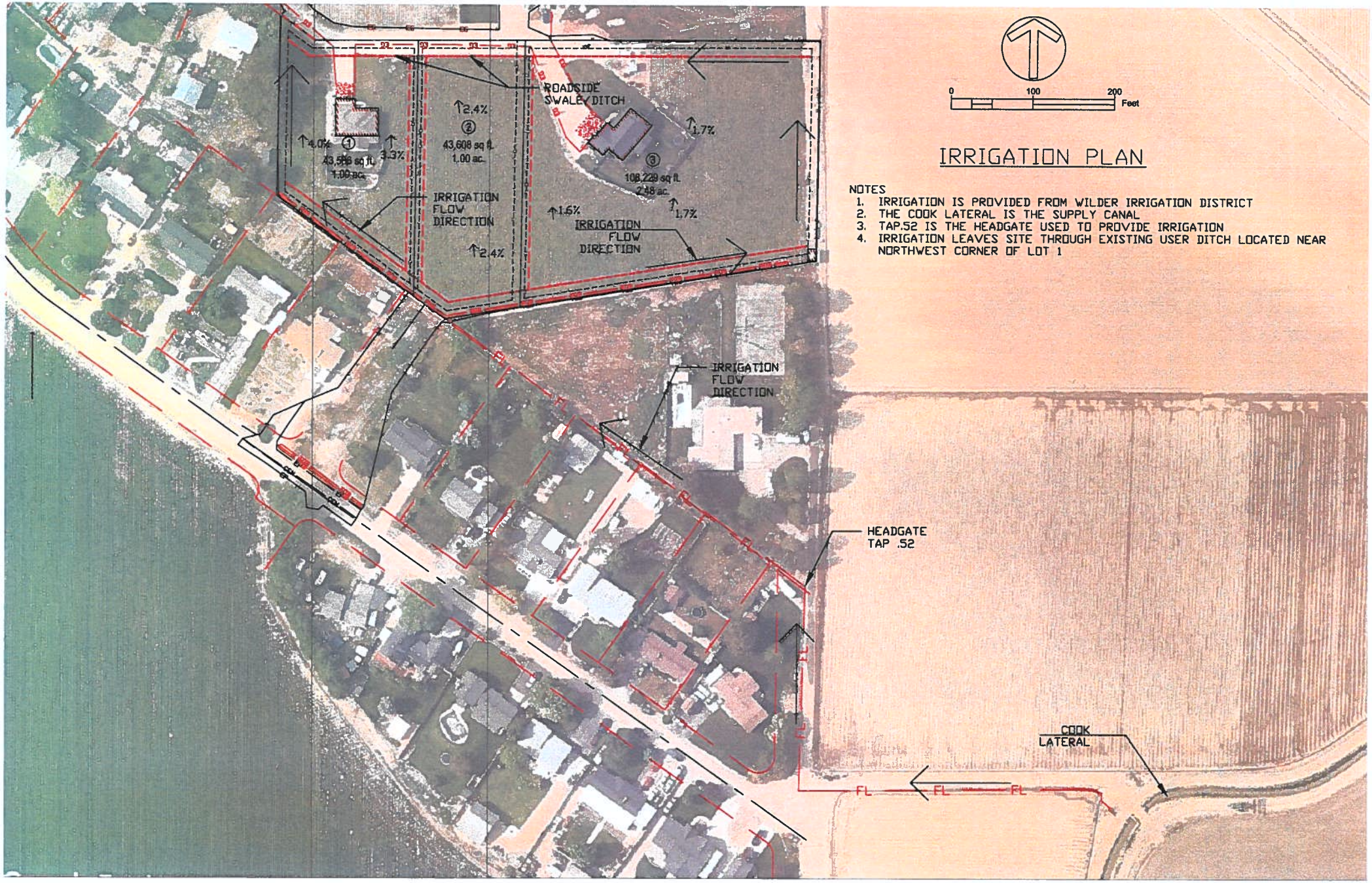
Type of Payment:	Check/Ref Number:	Amount:
Check	1004	$2,510.00

Total Payments: $2,510.00

ADJUSTMENTS

Receipt Balance: $0.00

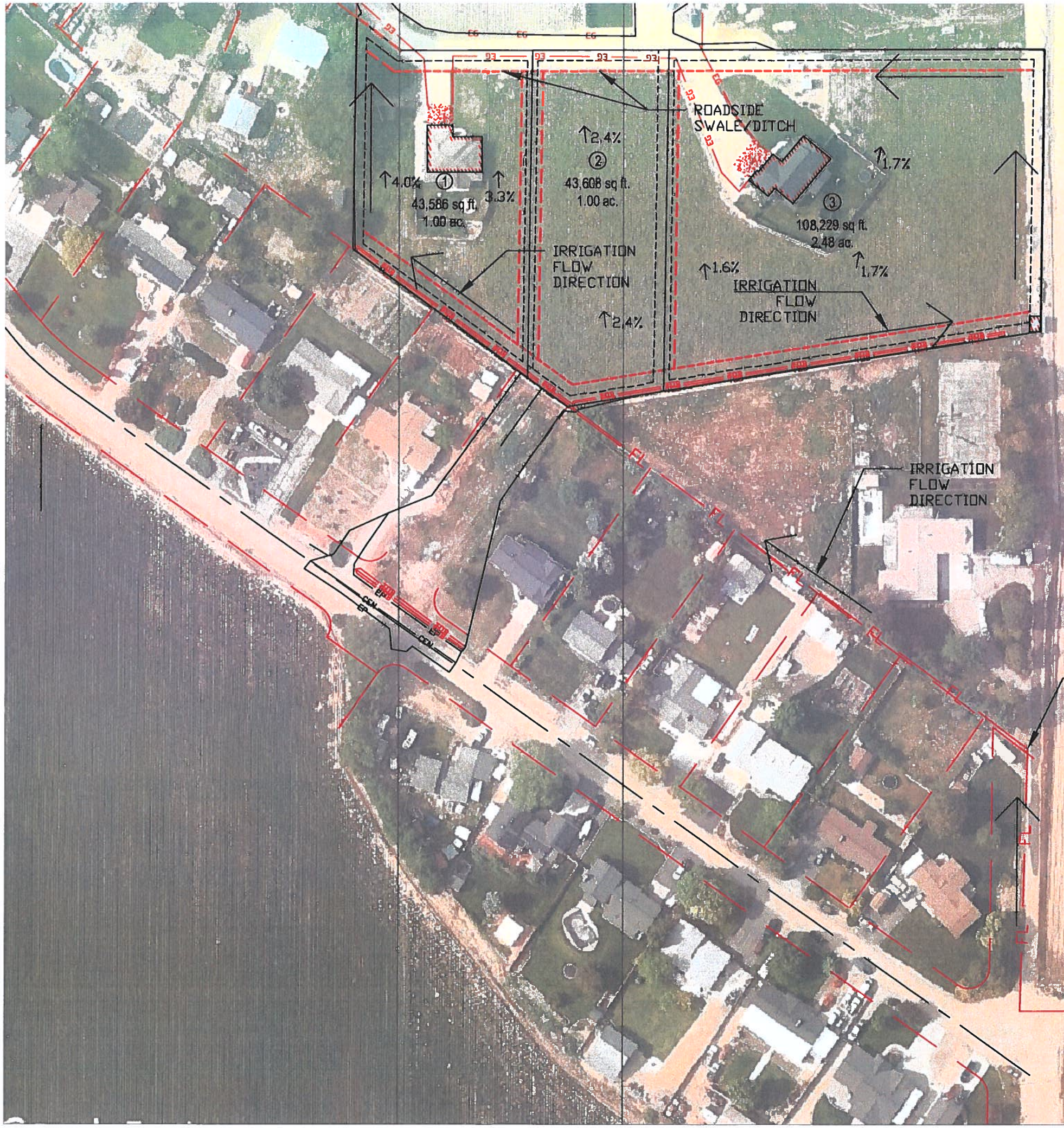
Issued By: nolachea

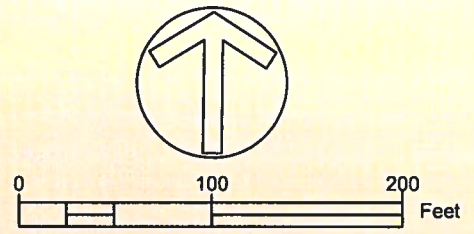


IRRIGATION PLAN

NOTES

1. IRRIGATION IS PROVIDED FROM WILDER IRRIGATION DISTRICT
2. THE COOK LATERAL IS THE SUPPLY CANAL
3. TAP.52 IS THE HEADGATE USED TO PROVIDE IRRIGATION
4. IRRIGATION LEAVES SITE THROUGH EXISTING USER DITCH LOCATED NEAR NORTHWEST CORNER OF LOT 1





IRRIGATION PLAN

NOTES

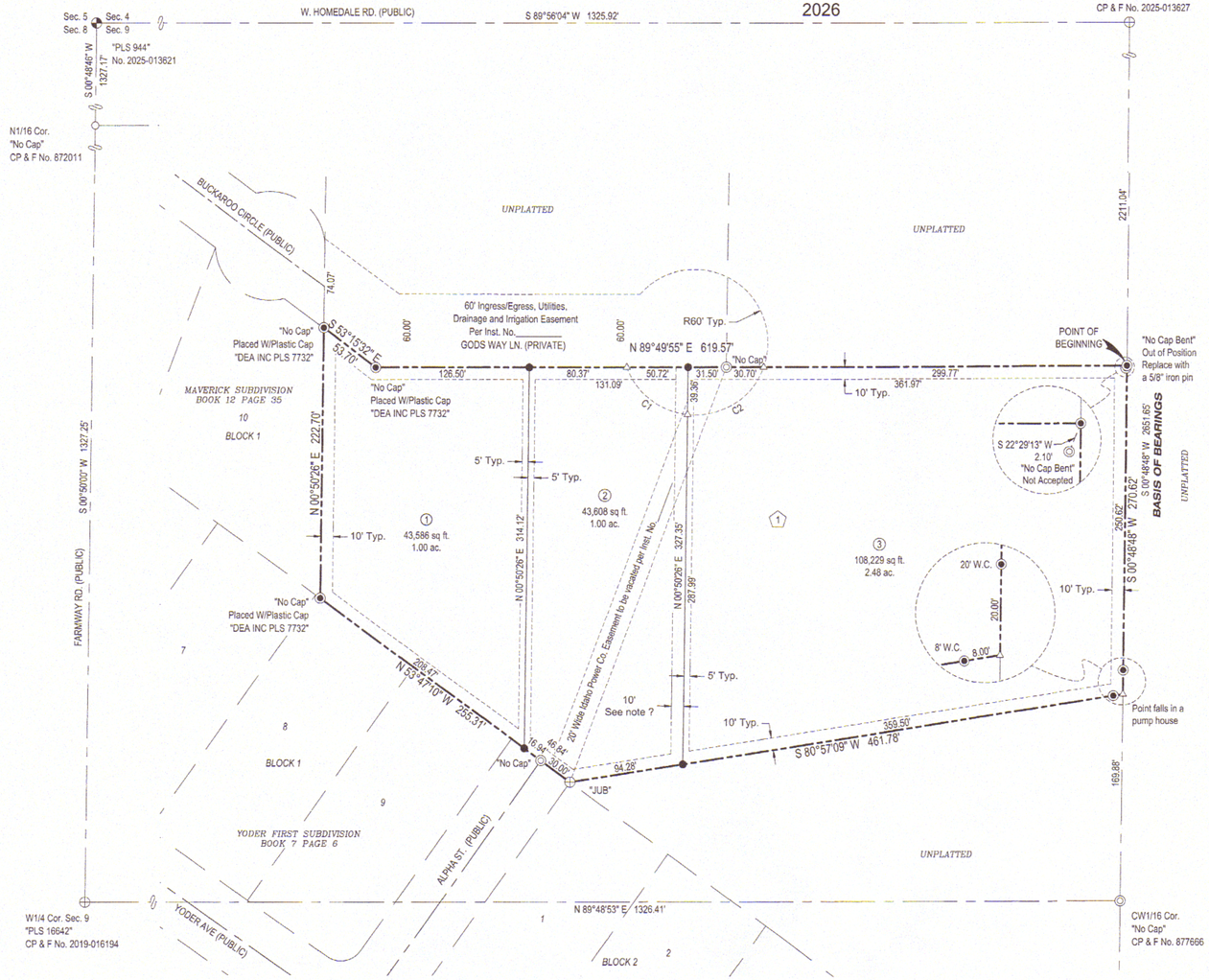
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3. TAP.52 IS THE HEADGATE USED TO PROVIDE IRRIGATION
4. IRRIGATION LEAVES SITE THROUGH EXISTING USER DITCH LOCATED NEAR NORTHWEST CORNER OF LOT 1

PLAT OF

GRACE HAVEN SUBDIVISION

LOCATED IN THE SW1/4 NW1/4 OF SECTION 9,
T. 3 N., R. 3 W., B.M., CANYON COUNTY, IDAHO
2026

BK_____PG_____



0 30 60 120
Scale: 1" = 60'

LEGEND

- Calculated point
- Found brass cap monument
- Found aluminum cap monument
- Found 5/8 inch dia. iron pin
- Found 1/2 inch dia. iron pin
- Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Boundary line
- Property line
- Section line
- Easement Line
- (1) Lot Number
- (1) Block Number
- 1 Existing Lot Number

NOTES

1. This Development recognizes Section 22-4503, Idaho Code, Right to Farm Act, 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 (R1) 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. Domestic water shall be supplied by Individual wells. Lots 1 & 3 have existing 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. Lots 1 & 3 have existing Septic Systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.
4. Irrigation water has been provided from Wilder Irrigation District, in compliance with Idaho Code 31-3805(1)(b). Lots within the subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Wilder Irrigation District,
5. 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.
6. 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.
7. Unless otherwise noted, easement widths shall be ten feet (10') along subdivision boundary and five feet (5') on each side of interior lot line.
8. Access is through Buckaroo Circle and through the 60' Ingress/Egress Easement shown hereon. Alpha Street has not been improved, Lot 2 Block 1 can have access to Alpha Street when improved.

REFERENCE DATA

R1) ROS No. 1996038779
R2) ROS No. 1999024598
R3) ROS No. 2004004639
R4) ROS No. 2020006950
R5) YODER FIRST SUBDIVISION - BK 7 PG 6
R6) MAVERICK SUBDIVISION - BK 12 PG 35

SURVEYORS NARRATIVE:

This Plat requested to establish a Subdivision of the referenced parcel of land. All found monuments are referenced and accepted as shown hereon, unless otherwise note. The alignment of the new Subdivision and lots within are marked with set monuments. The boundary was established by retracing Maverick Subdivision, Book 12, Page 35, Yoder First Subdivision, Book 7, Page 6, ROS Inst. No. 2020-006950, Records of Canyon County, and the found Monumentation of the surrounding Subdivisions as shown hereon.

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	60.00'	064°04'24"	67.10'	S 51°58'47" E	63.66'
C2	60.00'	076°22'37"	79.98'	N 57°47'43" E	74.19'

PROFESSIONAL LAND SURVEYOR REGISTERED 7732 3/26/26 STATE OF IDAHO RICHARD A. GRAY

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

SHEET NO. 1 OF 3

03/26/2026

File: SV_FP_OBOI02130001_GRACE HAVEN SUB-2026-03-11.dwg

PLAT OF

GRACE HAVEN SUBDIVISION

BK_____PG_____

CERTIFICATE OF OWNERS

Known all men by these presents that Jose Dolores Rodriguezs, Does Hereby Certify that they are the Owners of the Real Parcel of Land Hereinafter Described and that it is their Intention to include said Real Property in this Subdivision Plat.

A parcel of land being a portion of the SW1/4 NW1/4 of Section 9, Township 3 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

COMMENCING at a found Aluminum Cap monument stamped "PLS 11334" Marking the Northeast corner of the said NW1/4 NW1/4 of Section 9 (W1/16 corner common to Sections 4 and 9), said W1/16 corner bears N 89°56'04" E a distance of 1325.92 feet from to a found Brass Cap monument stamped "PLS 944" marking the NW corner of said NW1/4 NW1/4 of Section 9, (NW corner common to Sections 4, 5, 8 and 9);

Thence, along the East line of said NW1/4 NW1/4 & SW1/4 NW1/4 of Section 9, S 00°48'48" W, a distance of 2211.04 feet to a set 5/8-inch diameter iron pin stamped "DEA INC PLS 7732" being the **POINT OF BEGINNING**;

Thence, continuing along said East line, S 00°48'48" W, a distance of 270.62 feet from which a set 5/8-inch diameter iron pin Witness Corner Stamped "W.C. PLS 7732" bears N 00°48'48' E, a distance of 20.00 feet;

Thence, leaving said East line, S 80°57'09" W, a distance of 461.78 feet to a found Aluminum Cap monument stamped "JUB" marking a point on the Northerly boundary line of Yoder First Subdivision, Recorded in Book 7 of Plats at Page 6, Canyon County Recorders office;

Thence, along said Northerly boundary line, N 53°47'10" W, a distance of 255.31 feet to a set 5/8-inch diameter iron pin stamped "DEA INC PLS 7732" marking the Southeast corner of Maverick Sub Recorded in Book 12 of Plats at Page 35, Canyon County Recorders office;

Thence, leaving said Northerly boundary line and along the Easterly boundary line of said Maverick Subdivision, N 00°50'26" E, a distance of 222.70 feet to a set 5/8-inch diameter iron pin stamped "DEA INC PLS 7732";

Thence, leaving said Easterly boundaryl line, S 53°15'32" E, a distance of 53.70 feet to a set 5/8-inch diameter iron pin stamped "DEA INC PLS 7732" ;

Thence, N 89°49'55" E, a distance of 619.57 feet to the **POINT OF BEGINNING.**

This parcel contains 195,423 square feet or 4.49 acres, more or less.

The Private Lane Easement and rights-of-way shown on this Plat is not dedicated to the public. However the right to use said Private Lane is hereby perpetually reserved for access use and any other uses as designated hereon.

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 are to be erected within the lines of said Easements.

_____

Jose Dolores Rodriguez, Owner Date

_____

Rhonda Rodriguez, Owner Date

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF _____ } SS

On this_____ day of_____, 20____, before me, the undersigned, a notary public in and for said state, personally appeared Jose Dolores & Rhonda Rodriguez, husband and wife, Owners, known or identified to me to be persons whose name are subscribed to the within instrument, and acknowledged to me that they 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.

_____

Notary Public For _____
Residing At _____
Commission Expires _____

CERTIFICATE OF SURVEYOR

I, Richard A. Gray 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 and the attached plat, was drawn from an actual survey made on the ground, made by me or under my direct supervision and accurately represents the points platted hereon: and is in conformity with State of Idaho Codes relating to Plats, Surveys and the Corner Perpetuation and Filing Act, Idaho Codes 55-1601 through 55-1612.

Richard A. Gray 3/26/26

RICHARD A. GRAY P.L.S. LICENSE NO. 7732

PROFESSIONAL LAND SURVEYOR REGISTERED 7732 STATE OF IDAHO RICHARD A. GRAY

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-900-9049

File: SV_FP_OBOI02130001_GRACE HAVEN SUB-2026-03-11.dwg

PLAT OF

GRACE HAVEN SUBDIVISION

BK_____PG_____

SATISFACTION OF SANITARY RESTRICTION

Sanitary restrictions as required by Idaho Code, Title 50 Chapter 13 have been satisfied. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a Certificate of Disapproval.

_____ _____

Southwest District Health Department Date

APPROVAL OF HIGHWAY DISTRICT NO. 4

Highway District No. 4 does hereby accept this plat, and the dedicated public streets, highways, and rights-of-way as are depicted on this plat, in accordance with the provisions of Idaho Code 50-1312.

_____ _____

Commissioner, Highway District No. 4 Date

APPROVAL OF PLANNING AND ZONING COMMISSION

Accepted and approved this _____ day of _____, 20____, by the Canyon County Planning and Zoning Commission, Canyon County, Idaho.

_____

Chairman

APPROVAL OF COUNTY COMMISSIONERS

Accepted and approved this _____ day of _____, 20____, by the Canyon County Planning and Zoning Commission, Canyon County, Idaho.

_____

Chairman

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, a Licensed, Professional Land Surveyor for Canyon 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 vacations.

_____ _____

Canyon County Surveyor Date

CERTIFICATE OF THE 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 subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

_____ _____

County Treasurer Date

PROFESSIONAL LAND SURVEYOR REGISTERED 7732 3/24/22 STATE OF IDAHO RICHARD A. GRAY

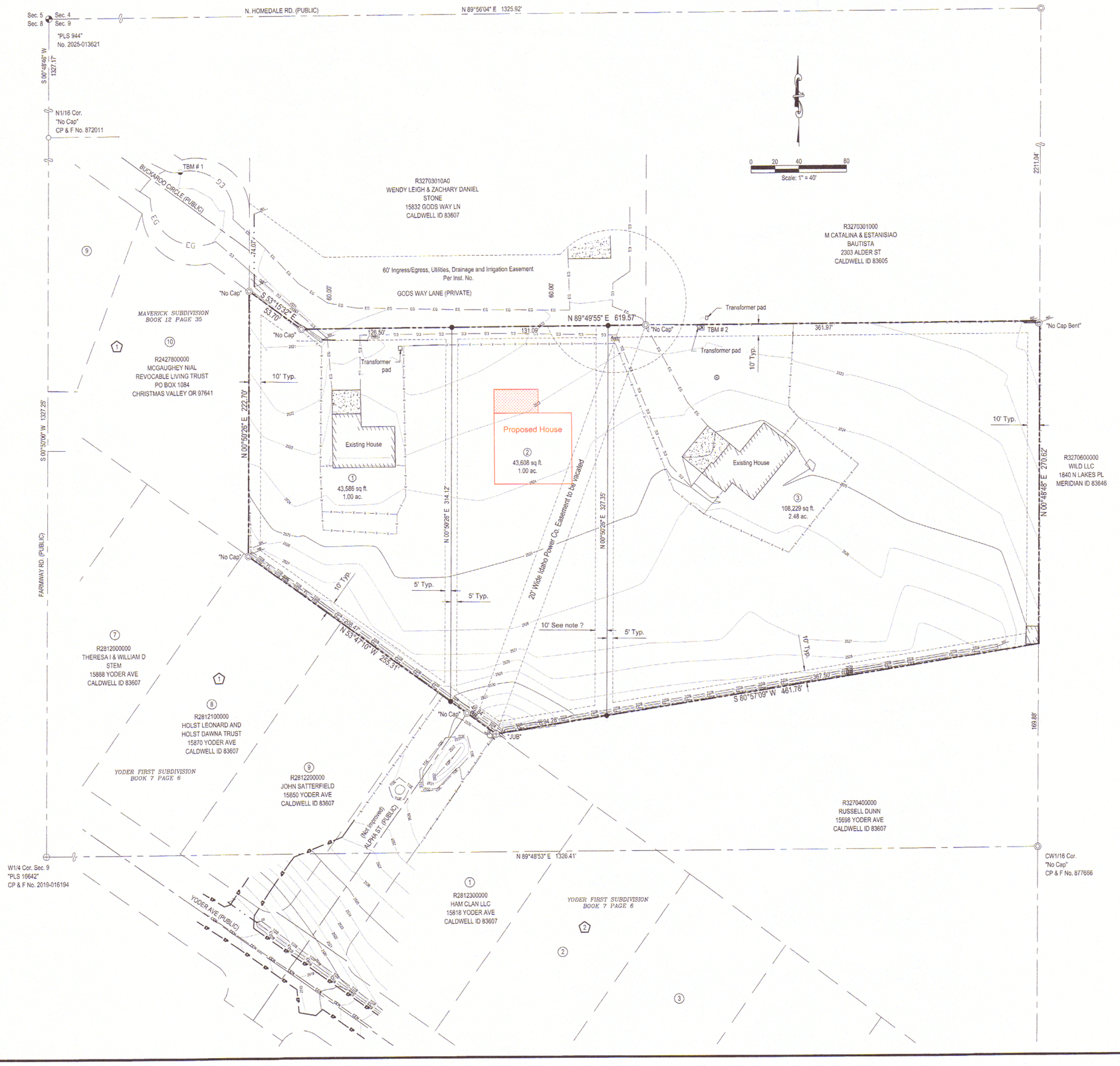
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PLAT OF

GRACE HAVEN SUBDIVISION

LOCATED IN THE SW1/4 NW1/4 OF SECTION 9, T. 3 N., R. 3 W., B.M., CANYON COUNTY, IDAHO 2026



NOTES

1. This Development recognizes Section 22-4503, Idaho Code, Right to Farm Act, 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 (R1) 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. Domestic water shall be supplied by individual wells. Lots 1 & 3 have existing 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. Lots 1 & 3 have existing Septic Systems. Sanitary restrictions designating areas reserved for the construction of drain fields shall be subject to the approval of Southwest District Health.
4. Irrigation water has been provided from Wilder Irrigation District, in compliance with Idaho Code 31-3805(1)(b). Lots within the subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Wilder Irrigation District,
5. The subject property is currently Zoned RR (Rural Residential)
6. The development is 4.49 acres.
7. This development consists of 3 residential lots
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. Run-off 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. Unless otherwise noted, easement widths shall be ten feet (10') along subdivision boundary and five feet (5') on each side of interior lot line if a lot line.
12. Access is through Buckaroo Circle and through the 60' Ingress/Egress Easement shown hereon. Alpha Street has not been approved, Lot 2 Block 1 can have access to Alpha Street when approved.

PROJECT DATUM

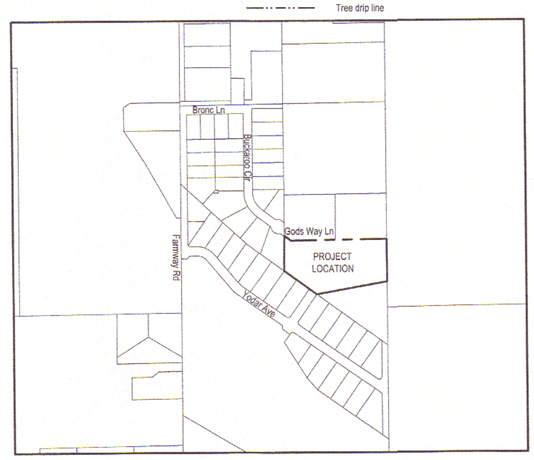
1) All contours were derived from an opus solution using designator 11TNJ2356928599(NAD 83) Horizontal NAD_83(2011) (1103 Idaho West Zone), Vertical datum NAVD88(GEOID18) Combined Scale factor - 0.99988842.
2) Project Temporary Benchmark Elevation were established by GPS observations.
- TBM #1 = Set Mag Nail in edge of pavement of Buckaroo Circle
  N = 710,720.56
  E = 2,370,258.70
  Elev = 2520.42'
- TBM #2 = Set Chiseled "x" in transformer pad
  N = 710,568.17
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REFERENCE DATA

R1) ROS No. 1996038779
R2) ROS No. 1999024598
R3) ROS No. 2004004639
R4) ROS No. 2020006950
R5) YODER FIRST SUBDIVISION - BK 7 PG 6
R6) MAVERICK SUBDIVISION - BK 12 PG 35

LEGEND

△	Calculated point
◓	Found brass cap monument
⊕	Found aluminum cap monument
◎	Found 5/8 inch dia. iron pin
○	Found 1/2 inch dia. iron pin
●	Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
◖	Set Mag nail
⊠	Set Chiseled "X"
UM	Underground marker
—○—	Utility power pole
TR	Telephone riser
MB	Mail Box
W	Well
355	Pipe invert
	Gate
1	Block number
1	Lot number
	Subdivision Boundary line
	Existing Property line
	Lot line
	Section line
	Easement Line
X X X	Fence line barbed wire
EP	Edge of pavement
FL	Flow line
EG	Edge of gravel
TOE	Toe of slope
TOP	Top of slope
TOB	Top of bank
	Tree drip line
	Tree drip line



VICINITY MAP
Scale 1" = 500'

No.	BY	DATE	DESCRIPTION

REVISIONS

CLIENT: CLEMENTE SALINAS

DAVID EVANS AND ASSOCIATES INC.
9175 W. BLACK EAGLE DR.
BOISE, IDAHO 83709
Phone: 208-900-8049

File: S:_PP_OBO\0213\0001_GRACE HAVEN SUB-2026-03-23.dwg

PROFESSIONAL LAND SURVEYOR REGISTERED 7732 3/26/26 STATE OF IDAHO RICHARD A. GRAY

TITLE: PRELIMINARY PLAT
A PORTION OF THE SW1/4 NW1/4 SEC. 9
TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.
CANYON COUNTY, IDAHO

DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
03/23/26	DAA	DAA	RAG

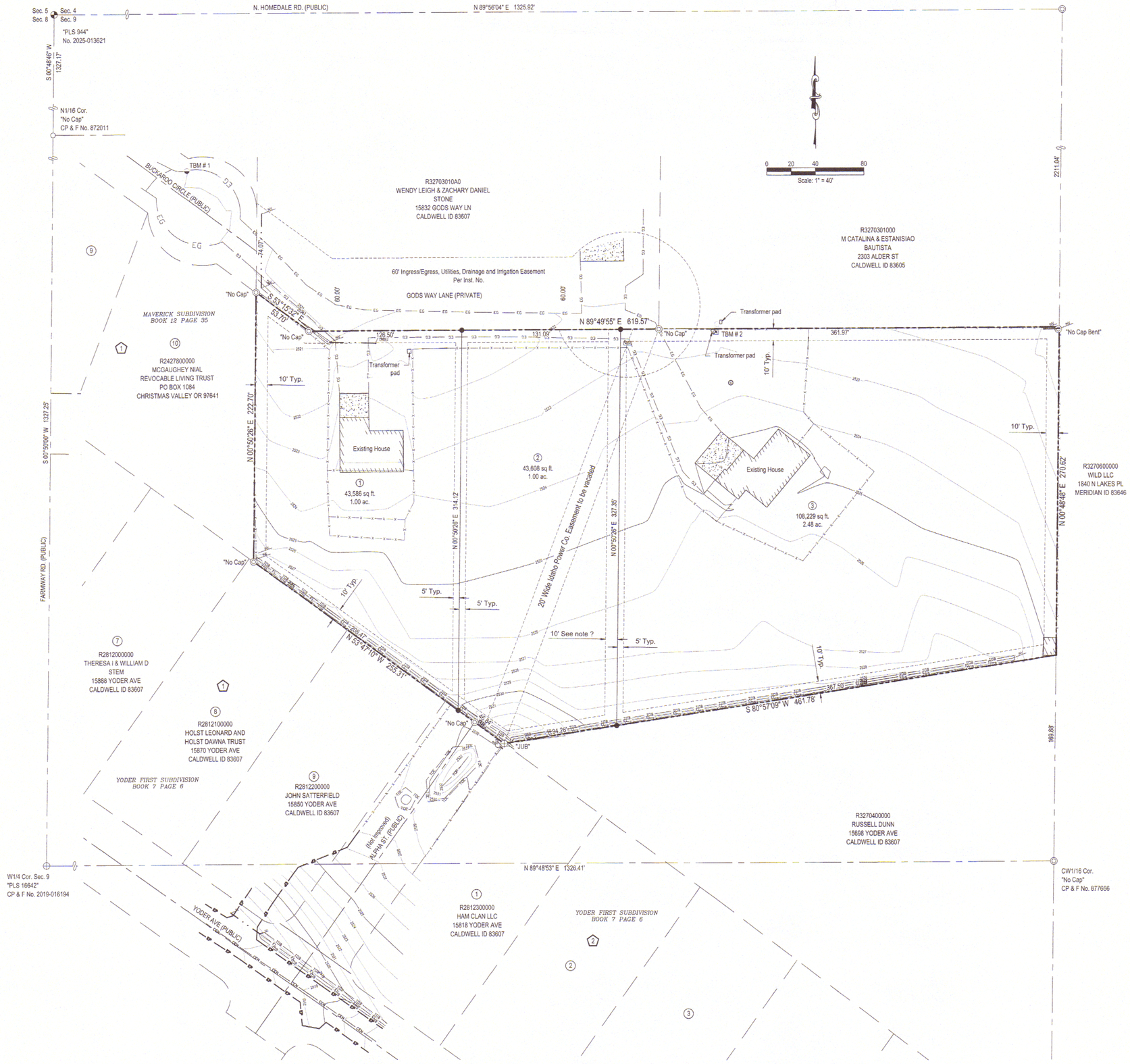
DRAWING NO:	JOB NO.
1924TOPO	1924

SHEET 1 OF 1

PLAT OF

GRACE HAVEN SUBDIVISION

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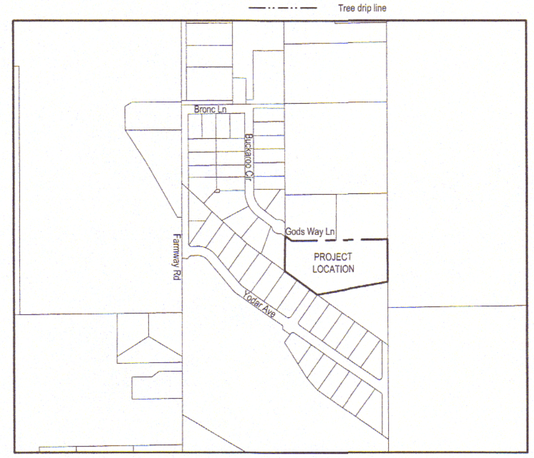
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VICINITY MAP
Scale 1" = 500'

No.	BY	DATE	DESCRIPTION

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CLIENT: *CLEMENTE SALINAS*

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SHEET 1 OF 1