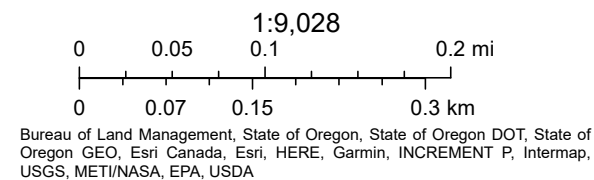


Canyon County, ID Web Map



6/30/2026, 8:37:21 AM

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





FINAL PLAT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME	LGD Ventures, LLC	
	MAILING ADDRESS	PO Box 9325, Boise, ID 83707	
	PHONE	[REDACTED]	EMAIL

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

Signature: [Signature] Date: 06/26/26

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME	Zane Cradic	
	COMPANY NAME	Upland Engineers	
	MAILING ADDRESS	PO Box 190316, Boise, ID 83719	
	PHONE	[REDACTED]	EMAIL

SITE INFO	STREET ADDRESS	O Lewis Lane, Nampa ID, 83686	
	PARCEL NUMBER	R3011700000	
	PARCEL SIZE	78.55 AC	
	NUMBER OF LOTS	Phase 1: 23 Lots (17 buildable, 6 common)	
	PROPOSED SUBDIVISION NAME	Lewis Heights Subdivision No. 1	
	FLOOD ZONE (YES/NO)	No	ZONING DISTRICT

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	SD2026-6018	DATE RECEIVED	6/29/26
RECEIVED BY	M. Bawon	APPLICATION FEE	1,785.00
		CHECK	MO CC CASH



FINAL PLAT

PUBLIC HEARING - CHECKLIST

FINAL PLAT - CCZO Section 07-02-03

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed		✓
Copy of Final Plat: 1 Hard Copy, 1 Digital	x	✓
Final Drainage Plan, if applicable	x	✓
Final Irrigation Plan, if applicable	N/A	
Final Grading Plan, if applicable	x	✓
Completed Final Plat Checklist	x	not filled in
As-Built or Record Drawings if applicable CCZO §07-17-29(3)	N/A	
Condition Compliance Proof (Conditional Rezone/D.A.)	x	
Proof of approval from:		
Southwest District Health	Submitted	✓
Irrigation District	Submitted	✓
Fire District	Submitted	✓
Highway District/ Idaho Transportation Dept.	Submitted	✓
City Impact Area	N/A	
Bonding Instructions	N/A	
Deed or evidence of property interest to the subject property	x	✓
Fee: Per Adopted Fee Schedule		
+ Per lot fee		
+ for Area of City Impact Fee		
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

NOTES:

- Any conditions of approval given during the rezoning or preliminary plat process, if applicable, must be addressed as part of submittal materials to ensure condition compliance is met.
- Evidence that all improvements have been completed or bonded per CCZO §07-17-29(4) must be submitted after construction drawing approval and before the final plat signature by the Board of County Commissioners.



Development Services Department



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

▪ Engineering Division ▪

Final Plat Check-List

Applicant: Zane Cradic - Upland Engineers	Case Number:
Subdivision Name: Lewis Heights	Plat Date:

CANYON COUNTY CODE OF ORDINANCES 07-17-13 (1-6)

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data.

1. METHOD & MEDIUM OF PRESENTATION	<u>Meets Code / Comments</u>
A. All plats to be recorded shall be prepared on a drafting medium in accordance with Requirements of Idaho Code Title 55, Chapter 19, paragraph (1) for Records of Survey Maps.	
B. The plat shall be drawn to an accurate scale of not more than one hundred feet to an inch (1"=100') unless otherwise approved by DSD <i>prior to submission</i> .	
C. The final plat drawing shall be additionally submitted in digital form approved by the Director.	
2. IDENTIFICATION DATA REQUIRED	
A. A title which includes the name of the subdivision and its location by number of section, township, range and county shall be placed together at one location at the top of the sheet and generally centered.	
B. Name, address and official seal of the surveyor preparing the plat.	
C. North arrow.	
D. Date of preparation.	
E. Revision block showing dates of any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing.	

3. SURVEY DATA REQUIRED	<u>Meets Code / Comments</u>
A. Boundaries of the tract to be subdivided and the interior lots are to be fully balanced and closed, showing all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof. • <i>Check boundary measurements on plat with legal description measurements, verify they are the same</i> • <i>Request closure report be sent along with final plat when it gets routed to the County Surveyor. Closure report should include the metes and closure error ratio for each individual lot and the metes and closure error ratio for the exterior boundary of the subdivision.</i>	
B. Any excepted lots within the plat boundaries shall show all bearings and distances determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	
C. Basis of bearing on the plat shall be referenced. • <i>Make sure it matches the legal description</i> • <i>Reference to point of beginning</i>	

4. DESCRIPTIVE DATA REQUIRED	<u>Meets Code / Comments</u>
A. Name, right-of-way lines, courses, lengths, width of all private and public streets, alleys, pedestrian ways and utility easements.	
B. All drainage ways.	
C. All easements provided for public services or utilities and any limitations of the easements. • Applicable description for easements	
D. All lots and blocks shall be numbered throughout the plat in accordance with Idaho Code. "Exceptions", "tracts", and "private parks" shall be so designated, lettered or named and clearly dimensioned.	
E. All sites to be dedicated to the public will be indicated and the intended use specified.	
F. All roads must be labeled as either "private" or "public" behind or beneath the road name.	
G. The area of each lot shall be stated in acres and decimals thereof.	
H. The statement from Idaho Code 22-4503 or any later amended statutory language shall appear on all final plats located in a zone where agricultural uses are allowed or permitted.	
I. A note as to the type of sewage disposal facilities to be provided.	

J. A note as to the type of water supply facilities to be provided.	
K. Required section and quarter-section line setbacks.	
5. DEDICATION AND ACKNOWLEDGMENT	<u>Meets Code / Comments</u>
A. A statement of dedication of all streets, alleys, pedestrian ways and other easements for public use by the person holding title of record and by person holding title as vendees under land contract.	
B. Acknowledgement of dedication: The dedication referred to in Section 07-18-17 of this Chapter shall be in the form of a certificate acknowledged in accordance with Idaho Code 50-1309.	
6. REQUIRED CERTIFICATIONS	<u>Meets Code / Comments</u>
A. Landowner's signature.	
B. Certification by a surveyor stating that the plat is correct and accurate and that the monuments described in it have been located as described. <i>Make sure stamp is signed and dated.</i>	
C. Certification of plat approval by the County Surveyor.	
D. Certification of plat approval by the Board.	
E. Approval or certification of comment by impacted agencies that may include: Highway Districts, Health Department, the City when the development is in an area of City Impact, Treasurer, Recorder, and State and Federal agencies having jurisdiction.	



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 6-26-2026 Signed: _____

Submitted to Anthony Lee at SWDH

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Upper Deer Flat / Nampa Fire Prevention Julianna Linan

☒ Applicant submitted/met for informal review.

Date: 6-26-2026 Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Nampa Highway District - Eddie Thiel

☒ Applicant submitted/met for informal review.

Date: 6-26-2026 Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Boise Project Board of Control - Tom Ritthaler

☒ Applicant submitted/met for informal review.

Date: 6-26-2026 Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: Not Applicable

☐ Applicant submitted/met for informal review.

Date: Not Applicable Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)



Development Services Department



Canyon County, 1115 Albany Street, Caldwell, ID 83605

(208) 454 7458 Zoninginfo@canyoncounty.id.gov www.canyoncounty.id.gov/dsd

This letter is to inform you of Canyon County requirements regarding subdivision improvements.

Canyon County requires that all subdivision improvements must be either bonded or completed and certified by a registered professional engineer prior to the Board of County Commissioner's signature on the final plat.

Subdivision improvements consist of curbs, gutters, sidewalks, streetlights, paving, roads, irrigation, water, and sewer systems, and any other amenities within the subdivision.

If said items are completed prior to the Board's signature on the final plat, you must submit a letter from a registered professional engineer certifying that all improvements are constructed per code requirements and are completed. This letter must be stamped (sealed) by the engineer making the certification.

If said items are not going to be completed prior to the Board's signature on the final plat, they must be bonded.

Bonding Procedure (Canyon County Zoning Ordinance 07-17-29(4):

Developer obtains three (3) contractor bids for the estimated cost to construct the improvements.

Developer obtains a bond, irrevocable letter of credit, or other acceptable form of guarantee in the amount of 120% of the highest of the three (3) bid amounts.

Developer will submit the three (3) contractor bids and the bond, irrevocable letter of credit, or other acceptable form of guarantee in the amount of 120% of the highest of the three (3) bid amounts to Development Services Department (DSD).

If the internal roads are to be public, the Developer must bond these roads with the Highway District having jurisdiction and submit a copy of the bond to DSD.

DSD forwards these items to the Canyon County Prosecuting Attorney's Office for legal review.

Prosecuting Attorney reviews and approves bonding submittals.

DSD will secure the bonding instrument.

DSD requests a hearing date before the BOCC to consider signing the Final Plat.

DSD will release the bond only upon written request from the DSD Director. This will only occur when DSD has received a letter from a registered professional engineer certifying that all improvements included in the bond are complete. This letter must be stamped (sealed) by the engineer making the certification. The bonded improvements shall be constructed within two (2) years from the date of recordation of the final plat; provided, however, the Board may extend the period one year upon showing of just cause by the developer.

The scheduling of any payment to the developer will be in accordance with the County's current claim and payment schedule.

O:\Department Forms\Subdivisions\Bonding\Bonding Form Letter\Bonding Form Letter.doc
Planning
Zoning Building Code Enforcement

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.



Canyon County Development Services
 111 North 11th Avenue, #310
 Caldwell, Idaho 83605
www.canyoncounty.id.gov
 208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Darren Goldberg (name) 2844 Poinsettia Dr. (address)
SAN DIEGO (city) CA (state) 92106 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

ZANE CRADIC (name) Po Box 190316, Boise, ID 83719 (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 26th day of JUNE, 20 26

CALIFORNIA
 STATE OF IDAHO)
SAN DIEGO
 COUNTY OF CANYON)

SS

(signature)

On this 26 day of June, in the year 20 26, before me SOFIA AFRIDI, a notary public, personally appeared Darren Andreas Goldberg personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

Notary: Sofia Afridi

My Commission Expires: Aug 14, 2027





Re: Lewis Heights Subdivision No. 1 - Submittal Review

From Tom Ritthaler <tritthaler@boiseproject.org>

Date Mon 6/29/2026 9:28 AM

To Melanie Hankerd [REDACTED]

Cc Zane Cradic [REDACTED]

Received and Thank You,
tom

Thomas B Ritthaler
Assistant Project Manager
Boise Project Board of Control
2465 Overland Rd.
Boise, Idaho 83705
208-344-1141



From: Melanie Hankerd [REDACTED]

Sent: Friday, June 26, 2026 10:15 AM

To: Tom Ritthaler <tritthaler@boiseproject.org>

Cc: Zane Cradic [REDACTED]

Subject: Lewis Heights Subdivision No. 1 - Submittal Review

Good morning Tom,

Please find in the link below the submittal for Phase One for Lewis Heights Subdivision located in Canyon County:
 [Submittal 1](#)

This property is adjacent to the Mora Canal.

Please let me know if you have any issues with access or need any additional information.

Thanks!

Melanie Hankerd, PE (ID)



O:



C:

www.uplandengineers.com

Melanie Hankerd

From: Melanie Hankerd
Sent: Friday, June 26, 2026 10:46 AM
To: 'Eddy Thiel'
Cc: Zane Cradic
Subject: Lewis Heights Subdivision No. 1 Submittal

Good morning Eddy,

Please find in the link below the submittal for Phase One for Lewis Heights Subdivision located in Canyon County:

 [Submittal 1](#)

We are planning to have hard copies dropped off as well. Please let me know if you have any issue with accessing the link.

Thank you!

Melanie Hankerd, PE (ID)




www.uplandengineers.com

Melanie Hankerd

From: Zane Cradic
Sent: Friday, June 26, 2026 10:04 AM
To: Anthony Lee
Cc: Melanie Hankerd; Brooke Rhodes
Subject: Re: SER Submittal

Anthony,

Here is the draft SER and Final Plat for your review.

 [Submittal 1](#)

There are a few other documents in there for the other agencies as well but there is a folder just for SER and one for the Final Plat.

Thanks,

Zane Cradic, PE
Upland Engineers
602.456.ZANE

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, June 26, 2026 7:44 AM
To: Zane Cradic [REDACTED]
Cc: Melanie Hankerd [REDACTED] Brooke Rhodes [REDACTED]
Subject: RE: SER Submittal

Hi Zane,

Please send me a digital copy of the SER for review.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)
Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
[13307 Miami Ln., Caldwell, ID 83607](#)

From: Zane Cradic [REDACTED]
Sent: Thursday, June 25, 2026 3:40 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>

Cc: [REDACTED]; Brooke Rhodes [REDACTED]

Subject: SER Submittal

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Anthony,

For the SER submittal, how do I get it to you? Do I just send you a onedrive link or something to download it?

Thanks,

Zane Cradic, PE



O: 208.918.4050

C: 602.456.ZANE

Melanie Hankerd

From: Melanie Hankerd
Sent: Friday, June 26, 2026 10:13 AM
To: 'Nampa Fire Prevention'
Cc: Zane Cradic
Subject: RE: Upper Deer Flat Fire District - Lewis Heights Subdivision Submittal

Hi Julianna,

Please find in the link below the submittal for Phase One for Lewis Heights Subdivision located in Canyon County:

 [Submittal 1](#)

This will be part of the Upper Deer Flat Fire District.

Please let me know if you have any issues with access or need any additional information.

Thanks!

Melanie Hankerd, PE (ID)



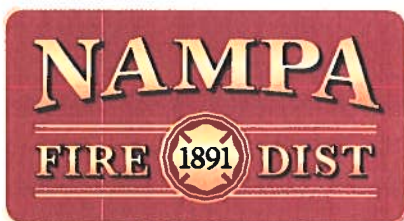
O: [REDACTED]
C: [REDACTED]

www.uplandengineers.com

From: Nampa Fire Prevention <prevention@nampafire.org>
Sent: Friday, June 26, 2026 9:49 AM
To: Melanie Hankerd [REDACTED]
Cc: Zane Cradic [REDACTED]
Subject: Re: Upper Deer Flat Fire District - Subdivision Submittal

Yes, electronic works for us. I want to make sure this is for agency acknowledgement, or is this needing a full review?

Thank you,



Julianna Linan

Prevention Bureau Admin Assistant

9 12th Ave South, Nampa, ID



Order No.: C0511610

REQUEST
TYPE Deed FEE 6.00

TIMEONE

CANYON COUNTY RECORDER
[Signature]
ap

2005 NOV 8 PM 4 32

RECORDED

200574698

WARRANTY DEED

FOR VALUE RECEIVED,

JOHN P. HOWARD and PATRICIA HOWARD, husband and wife, the Grantors, do hereby grant, bargain sell and convey unto LGD VENTURES, L.L.C., an Idaho limited liability company whose current address is 702 West Idaho Street, Suite 330, Boise, ID 83702 the Grantee, the following described premises, in Canyon County, Idaho, TO WIT:

The Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 13, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho;

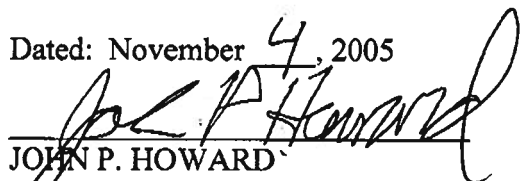
Excepting therefrom:

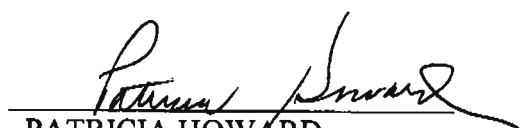
Commencing at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 13, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, the INITIAL POINT of this road right-of-way; thence
South 0°05'02" East (formerly stated at South 0°13'25" West) 1,325.25 feet along the East line of the said Northwest Quarter of the Northeast Quarter, to the Southeast corner thereof; thence
South 89°44'01" West 60.00 feet along the South line of the said Northwest Quarter of the Northeast Quarter; thence
North 0°05'02" West 1,325.22 feet parallel with the said East line to a point on the North line of said Northwest Quarter of the Northeast Quarter; thence
North 89°42'12" East 60.00 feet along the said North line to the INITIAL POINT of this road right-of-way.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments,

including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: November 4, 2005

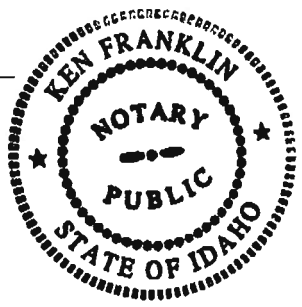

JOHN P. HOWARD


PATRICIA HOWARD

State of Idaho)
) ss:
County of Ada)

On this 4th day of November 2005 before me, the undersigned a Notary Public in and for said state personally appeared John P. Howard and Patricia Howard known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same. IN WITNESS WHEREOF I have set my hand and official seal on the date shown above.


Notary Public
Commission Expires: 10/5/10



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: 88767

Date: 6/29/2026

Date Created: 6/29/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: LGD Ventures LLC

Comments: SD2026-0018

Site Address: 0 LEWIS LN, Nampa ID / Parcel Number: 30117000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Final Plat	SD2026-0018	\$700.00	\$0.00	\$0.00
Planning - Final Plat - Conformity Review with Development Agreement (If Applicable)	SD2026-0018	\$125.00	\$0.00	\$0.00
Planning - Final Plat Engineering Fee	SD2026-0018	\$500.00	\$0.00	\$0.00
Planning - Final Plat Engineering Fee - Per Lot Fee	SD2026-0018	\$460.00	\$0.00	\$0.00

Sub Total: \$1,785.00

Sales Tax: \$0.00

Total Charges: \$1,785.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	3411	\$1,785.00

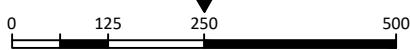
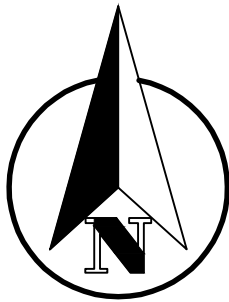
Total Payments: \$1,785.00

ADJUSTMENTS

Receipt Balance: \$0.00

LEWIS HEIGHTS SUBDIVISION NO. 1

LOCATED IN THE N1/2 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 WEST
BOISE MERIDIAN, CANYON COUNTY, IDAHO
2026

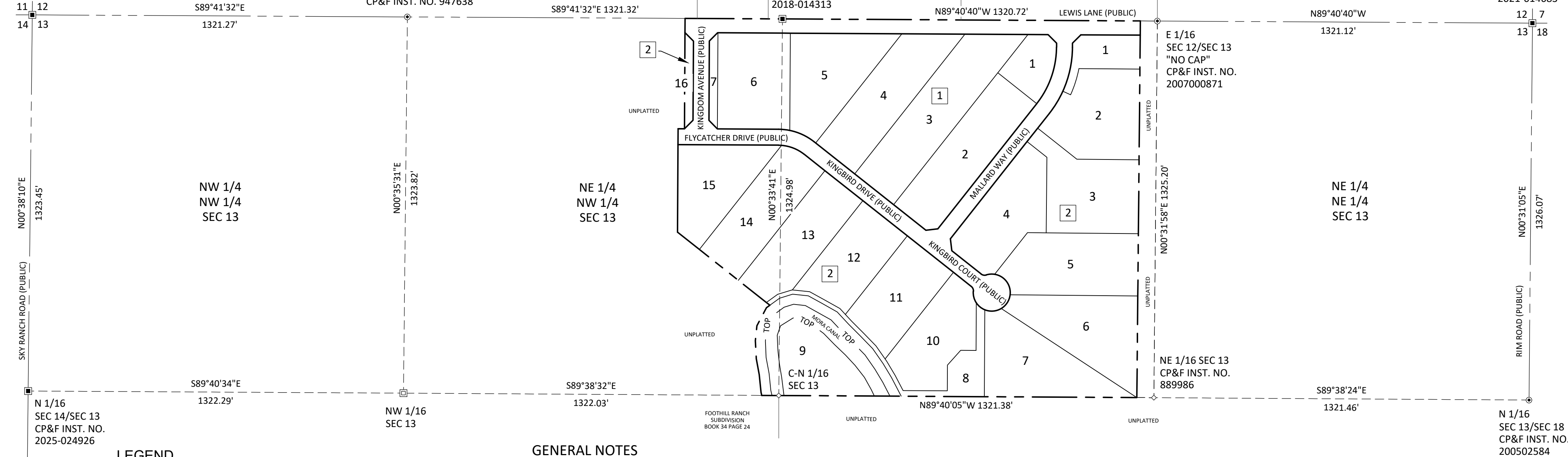


CP&F INST. NO.
2021-034679

W 1/16
SEC 12/SEC 13
"NO CAP"
CP&F INST. NO. 947638

N 1/4
SEC 13
CP&F INST. NO.
2018-014313

CP&F INST. NO.
2021-014683



LEGEND

	FOUND ALUMINUM CAP MONUMENT
	SET 5/8" X 24" REBAR PLS # 9071969
	FOUND 5/8" REBAR W/ILLEGIBLE CAP, OR AS NOTED
	SET 1/2" X 24" REBAR PLS # 9071969
	CALCULATED POINT
	BLOCK NUMBER
	LOT NUMBER
	SECTION LINE
	SUBDIVISION BOUNDARY LINE
	RIGHT-OF-WAY LINE
	ROAD CENTERLINE
	LOT LINE
	EXISTING LOT LINE
	EASEMENT LINE
	1/16 LINE
	TOP OF BANK MORA CANAL

W 1/4
SEC 13
CP&F INST. NO.
2025-024927

APPROVAL OF NAMPA HIGHWAY DISTRICT #1

NAMPA HIGHWAY DISTRICT NO. 1 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS AND RIGHTS-OF-WAY AS ARE SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-1312.

CHAIRMAN _____ DATE _____

GENERAL NOTES

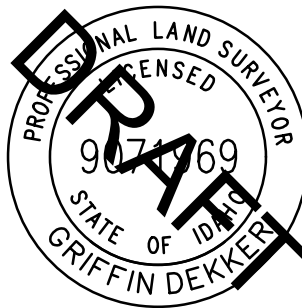
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH ALL APPLICABLE ZONING, SUBDIVISION, AND LAND USE REGULATIONS IN EFFECT AT THE TIME OF SUCH RE-SUBDIVISION.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- BUILDING SETBACKS SHALL COMPLY WITH THE ZONING REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ALL LOT LINES ADJOINING A PUBLIC RIGHT-OF-WAY ARE SUBJECT TO A 15 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND LOT DRAINAGE. ALL INTERIOR LOT LINES ARE SUBJECT TO A FIVE 5 FOOT WIDE EASEMENT (EACH SIDE) FOR PUBLIC UTILITIES, AND LOT DRAINAGE.
- LOT 14, BLOCK 2 IS SUBJECT TO A 10 FOOT WIDE PRIVATE WATERLINE, ACCESS AND MAINTENANCE EASEMENT FOR THE BENEFIT OF, AND TO BE OWNED BY THE HOMEOWNER'S ASSOCIATION.
- REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY ARE SUBJECT TO A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND LOT DRAINAGE. REAR LOT LINES THAT ARE NOT ADJACENT TO THE SUBDIVISION BOUNDARY ARE SUBJECT TO A 5 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND LOT DRAINAGE.
- SEWAGE DISPOSAL SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS. ALL SEPTIC SYSTEMS SHALL BE APPROVED BY THE SOUTHWEST DISTRICT HEALTH DEPARTMENT, AND MUST BE SIZED IN ACCORDANCE WITH THEIR RULES AND REGULATIONS.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- IRRIGATION WATER SHALL BE PROVIDED IN ACCORDANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS HAVE GROUND WATER RIGHTS SERVED BY THE PRIVATE PRESSURE IRRIGATION SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503 (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 (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."
- LOTS 1 AND 7, BLOCK 1, AND LOTS 1, 8, 9, AND 16, BLOCK 2, ARE COMMON LOTS AND ARE SUBJECT TO A BLANKET EASEMENT FOR UTILITIES, IRRIGATION, AND DRAINAGE. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOT 1, BLOCK 1, IS A COMMON LOT FOR THE PURPOSE OF WATER SUPPLY AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 16, BLOCK 2, IS A COMMON LOT FOR THE PURPOSE OF AN IRRIGATION PUMP STATION TO PROVIDE IRRIGATION WATER SUPPLY AND WILL BE OWNED AND MAINTAIN BY THE HOMEOWNERS ASSOCIATION.
- LOT 8, BLOCK 2, IS SUBJECT TO A BLANKET PUBLIC PATHWAY AND ACCESS EASEMENT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOT 9, BLOCK 2, IS SUBJECT TO AN IRRIGATION EASEMENT FOR THE MORA CANAL. SAID EASEMENT EXTENDS 35 FEET ON EACH SIDE OF THE TOP OF BANK OF THE MORA CANAL AND IS OWNED AND MAINTAINED BY THE BOISE PROJECT BOARD OF CONTROL.

SURVEYOR'S NARRATIVE

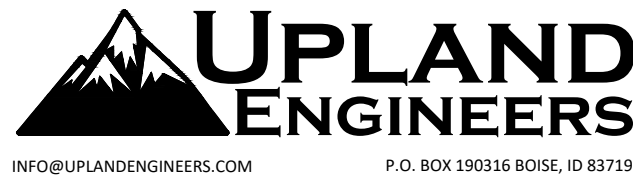
THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF SUBDIVIDING THE PROPERTY SHOWN HEREON. THE BOUNDARY WAS ESTABLISHED BY RETRACEMENT OF RECORD PLATS, DEEDS, AND SURVEYS, TOGETHER WITH A FIELD SURVEY OF EXISTING MONUMENTATION. RECOVERED MONUMENTS WERE FOUND TO BE IN SUBSTANTIAL AGREEMENT WITH RECORD DATA AND WERE HELD AS CONTROLLING UNLESS OTHERWISE NOTED. COMPUTED THE NW1/16 CORNER AND C-N1/16 BY HOLDING RECORD INFORMATION SHOWN ON PLAT OF FOOTHILL RANCH SUB AND PLAT OF WILD PRAIRIE ESTATES SUB.

REFERENCES

WARRANTY DEED INSTRUMENT NO. 200574698
R.O.S. 875420
R.O.S. 886188
R.O.S. 889965
R.O.S. 2025-010315
PLAT OF FOOTHILL RANCH SUB
PLAT OF WILD PRAIRIE ESTATES SUB



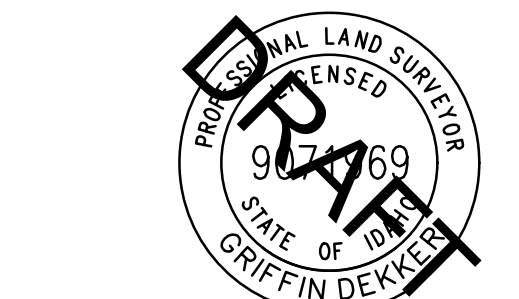
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INFO@UPLANDENGINEERS.COM P.O. BOX 190316 BOISE, ID 83719

SHEET NO. 1 OF 5

LOCATED IN THE N1/2 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 3 WEST
BOISE MERIDIAN, CANYON COUNTY, IDAHO
2026



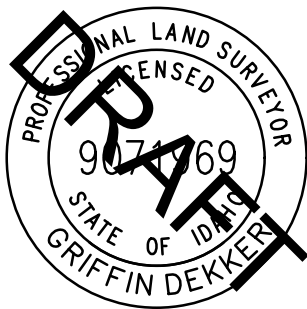
LEWIS HEIGHTS SUBDIVISION NO. 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S12°54'41"E	11.38'
L2	S05°50'43"E	62.13'
L3	S10°35'19"E	57.15'
L4	S02°50'09"E	63.24'
L5	S05°50'33"W	52.81'
L6	S27°49'27"W	71.98'
L7	S54°06'15"W	14.82'
L8	N89°41'32"W	22.48'
L9	S89°39'44"E	80.48'
L10	S51°40'40"E	260.00'
L11	S00°18'28"W	94.19'
L12	S89°41'32"E	1.00'
L13	N45°18'28"E	41.01'
L14	N44°41'32"W	42.43'
L15	S51°40'40"E	7.67'
L16	N83°19'20"E	42.43'
L17	N38°19'20"E	0.68'
L18	S00°18'28"W	14.18'
L19	S44°40'40"E	42.45'
L20	N45°19'20"E	41.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N00°18'28"E	14.81'
L22	S06°40'40"E	42.43'
L23	N00°18'28"E	28.00'
L24	N00°18'28"E	28.00'
L25	S45°18'28"W	42.43'
L26	S44°41'32"E	42.43'
L27	N65°32'54"W	30.00'
L28	N27°34'49"W	59.79'
L29	N30°57'48"W	58.10'
L30	N34°50'35"W	10.11'
L31	N34°50'35"W	55.92'
L32	N44°20'57"W	63.19'
L33	N44°49'04"W	58.38'
L34	N43°02'51"W	33.22'
L35	N43°02'51"W	28.17'
L36	N60°34'33"W	65.00'
L37	N61°29'14"W	56.87'
L38	N83°54'22"W	61.34'
L39	N83°54'22"W	0.62'
L40	S72°57'50"W	53.13'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	S54°06'15"W	49.26'
L42	S54°06'15"W	42.53'
L43	S72°57'50"W	47.57'
L44	N83°54'22"W	55.92'
L45	N61°29'14"W	53.78'
L46	N60°34'33"W	62.56'
L47	N43°02'51"W	59.31'
L48	N44°49'04"W	58.55'
L49	N44°20'57"W	61.88'
L50	N34°50'35"W	64.28'
L51	N30°57'48"W	57.15'
L52	N27°34'49"W	74.04'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	175.00'	116.11'	38°00'53"	N70°41'06"W	113.99'
C2	350.00'	232.22'	38°00'53"	S19°18'54"W	227.98'
C3	203.00'	39.78'	11°13'44"	N84°04'41"W	39.72'
C4	203.00'	94.90'	26°47'09"	N65°04'14"W	94.04'
C5	322.00'	213.64'	38°00'53"	S19°18'54"W	209.74'
C6	378.00'	159.29'	24°08'38"	N12°22'47"E	158.11'
C7	378.00'	91.51'	13°52'14"	N31°23'13"E	91.29'
C8	20.00'	19.41'	55°37'05"	N79°29'12"W	18.66'
C9	65.00'	29.64'	26°07'33"	S85°46'01"W	29.38'
C10	65.00'	99.79'	87°57'42"	N37°11'21"W	90.27'
C11	65.00'	59.83'	52°44'08"	N33°09'34"E	57.74'
C12	65.00'	60.00'	52°53'18"	N85°58'17"E	57.89'
C13	65.00'	39.47'	34°47'39"	S50°11'15"E	38.87'
C14	65.00'	41.67'	36°43'51"	S14°25'30"E	40.96'
C15	20.00'	19.41'	55°37'05"	S23°52'07"E	18.66'
C16	147.00'	86.47'	33°42'11"	S68°31'45"E	85.23'
C17	147.00'	11.06'	4°18'42"	S87°32'12"E	11.06'
C18	408.00'	96.89'	13°36'23"	S17°38'54"W	96.66'



LEWIS HEIGHTS SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE REAL PROPERTY DESCRIBED HEREON.

A parcel of land located in the N1/2 of Section 13, Township 2 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the northeast corner of said Section 13; thence along the north boundary of said N1/2,

A. N.89°40'40"W., 1321.12 feet to the northwest corner of the NE1/4 of the NE1/4 of said Section 13; thence continuing along said north boundary,

B. N.89°40'40"W., 59.98 feet to the **POINT OF BEGINNING**; thence leaving said north boundary,

1. S.00°32'02"W., 1325.16 feet; thence,
2. N.89°40'10"W., 1261.38 feet to the southwest corner of the NW1/4 of the NE1/4 of said Section 13, a calculated position that falls in the Mora Canal; thence along the south boundary of the NE1/4 of the NW1/4 of said Section 13,
3. N.89°38'32"W., 59.92 feet; thence leaving said south boundary,
4. N.12°54'41"W., 11.38 feet; thence,
5. N.05°50'43"W., 62.13 feet; thence,
6. N.10°35'19"W., 57.15 feet; thence,
7. N.02°50'09"W., 63.24 feet; thence,
8. N.05°50'33"E., 52.81 feet; thence,
9. N.27°49'27"E., 71.98 feet; thence,
10. N.54°06'15"E., 14.82 feet; thence,
11. N.51°40'40"W., 414.53 feet; thence,
12. N.00°18'28"E., 364.12 feet; thence,
13. S.89°41'32"E., 22.48 feet; thence,
14. N.00°18'28"E., 388.24 feet to the north boundary of the N1/2 of said Section 13; thence along said north boundary,
15. S.89°41'32"E., 343.12 feet to the northeast corner of the NE1/4 of the NW1/4 of said Section 13; thence continuing along said north boundary,
16. S.89°40'40"E., 1260.74 feet to the **POINT OF BEGINNING**.

CONTAINING: 46.13 acres, more or less.

THE UNDERSIGNED DOES/DO HEREBY INCLUDE SAID PROPERTY IN THIS PLAT AND CERTIFY THAT THIS PLAT IS MADE WITH THEIR FREE CONSENT.

THE UNDERSIGNED DOES/DO HEREBY DEDICATE TO THE PUBLIC STREETS, RIGHTS-OF-WAY, AND PUBLIC EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE NOTED.

EASEMENTS SHOWN HEREON ARE RESERVED FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE PURPOSES. NO PERMANENT STRUCTURES SHALL BE PLACED WITHIN SAID EASEMENTS EXCEPT AS APPROVED.

ALL LOTS SHALL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF NAMPA, AND THE CITY HAS AGREED IN WRITING TO SERVE THIS SUBDIVISION.

IRRIGATION WATER SHALL BE PROVIDED IN ACCORDANCE WITH IDAHO CODE 31-3805.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS/HAVE SET THEIR HAND(S) THIS ____ DAY OF _____, 20____.

OWNER NAME / ENTITY

BY: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF CANYON }

ON THIS ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

NOTARY PUBLIC FOR THE STATE OF IDAHO

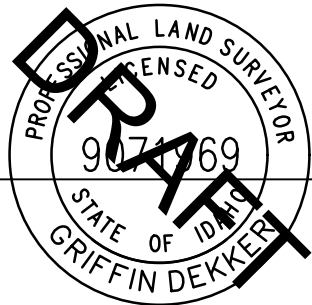
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

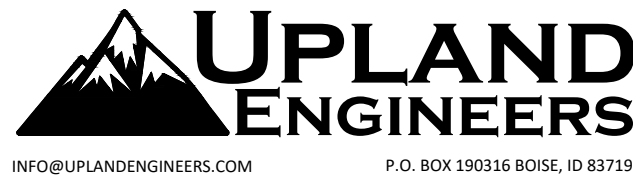
I, GRIFFIN DEKKER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN HEREON, WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT IT ACCURATELY REPRESENTS THE POINTS PLATTED HEREON.

I FURTHER CERTIFY THAT THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE LAWS OF THE STATE OF IDAHO RELATING TO PLATS AND SURVEYS, INCLUDING THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

GRIFFIN DEKKER
IDAHO NO. 9071969



BOOK ____ PAGE ____



LEWIS HEIGHTS SUBDIVISION NO. 1

APPROVAL OF SOUTHWEST DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY CHAPTER 13, TITLE 50, IDAHO CODE, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH DISTRICT SIGNATURE

DATE

APPROVAL OF NAMPA HIGHWAY DISTRICT #1

NAMPA HIGHWAY DISTRICT NO. 1 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS AND RIGHTS-OF-WAY AS ARE SHOWN ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-1312.

CHAIRMAN

DATE

APPROVAL OF CANYON COUNTY COMMISSIONERS

I, THE UNDERSIGNED, CHAIRMAN OF THE CANYON COUNTY COMMISSIONERS FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED DURING A REGULAR MEETING OF THE CANYON COUNTY COMMISSIONERS DATED _____.

CHAIRMAN, CANYON COUNTY BOARD OF COMMISSIONERS

DATE

CERTIFICATE OF COUNTY SURVEYOR

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

CANYON COUNTY SURVEYOR

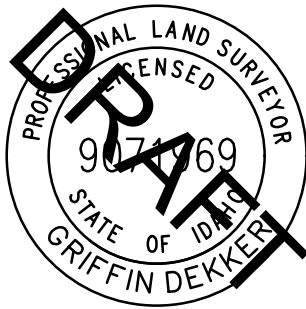
DATE

CERTIFICATE OF COUNTY TREASURER

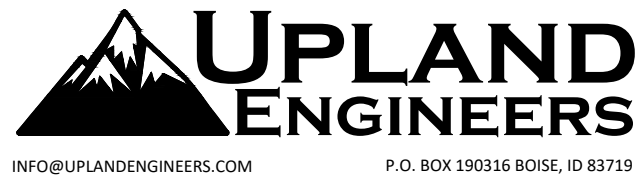
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER

DATE



BOOK _____ PAGE _____





LEWIS HEIGHTS | LANDSCAPE PLAN

JUNE 22, 2026