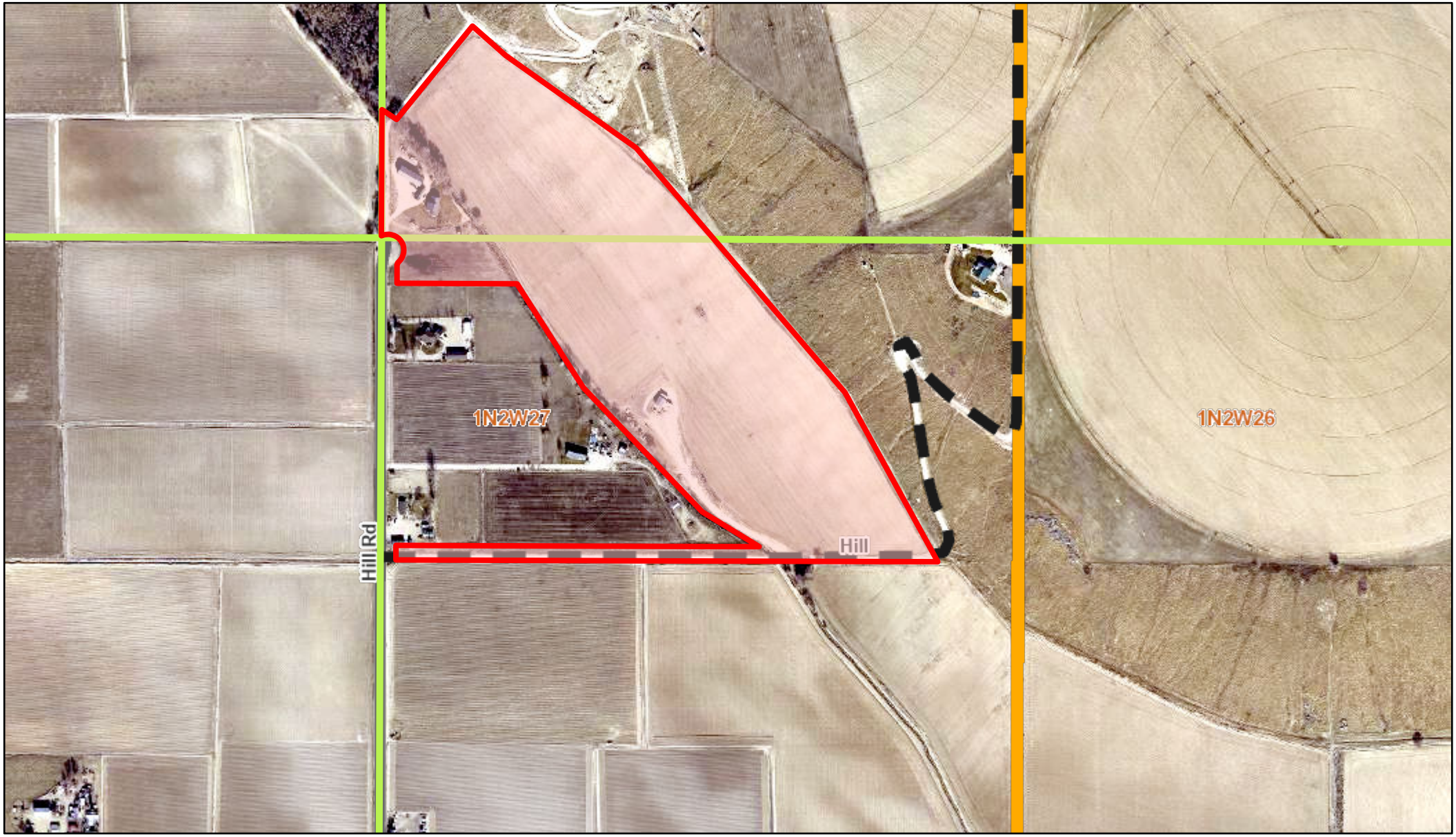
# Canyon County, ID Web Map




2/12/2026, 12:33:25 PM

Multiple Parcel Search _Query result
Quarter Line
CanyonCountyRoads
Roads
CC_PrivateRoads
County Boundary
Current Impact Area
City Limits
Sections
Imagery_2025_3in
Red: Band_1
Green: Band_2

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

# FINAL PLAT
## PUBLIC HEARING - MASTER APPLICATION

| | | |
|---|---|---|
| **PROPERTY OWNER** | OWNER NAME: Mark & Tammy Satterwhite | |
| | MAILING ADDRESS: | |
| | PHONE: | 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:* Mark Satterwhite Tammy Satterwhite *Date:* 1-28-26

| | | |
|---|---|---|
| **APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER** | APPLICANT NAME: Will Mason | |
| | COMPANY NAME: Mason & Associates Inc. | |
| | MAILING ADDRESS: 924 3rd Street S | |
| | PHONE: [redacted] | EMAIL: [redacted] |

| | | |
|---|---|---|
| **SITE INFO** | STREET ADDRESS: 1484 Hill Rd | |
| | PARCEL NUMBER: R28608103 | |
| | PARCEL SIZE: 49.82 | |
| | NUMBER OF LOTS: 4 - 3 New 1 existing | |
| | PROPOSED SUBDIVISION NAME: Bad River Subdivision | |
| | FLOOD ZONE (YES (NO)) | ZONING DISTRICT: CR-RR |

Bad River S.D.

**FOR DSD STAFF COMPLETION ONLY:**

| | | | |
|---|---|---|---|
| CASE NUMBER | SD2026-0002 | DATE RECEIVED: | 1-2-2026 |
| RECEIVED BY: | Emily Bunn | APPLICATION FEE: | (CK) MO CC CASH |

#7274

# 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 | | X |
| Copy of Final Plat: 1 Hard Copy, 1 Digital | X | X |
| Final Drainage Plan, if applicable | / | X |
| Final Irrigation Plan, if applicable | / | X |
| Final Grading Plan, if applicable | / | – |
| Completed Final Plat Checklist | X | X |
| As-Built or Record Drawings if applicable CCZO §07-17-29(3) | X | X |
| Condition Compliance Proof (Conditional Rezone/D.A.) | X | X |
| Proof of approval from: | | |
| Southwest District Health | X | X on final plat |
| Irrigation District | X | X once development |
| Fire District | X | X |
| Highway District/ Idaho Transportation Dept. | X | X on final plat |
| City Impact Area | X | N/A |
| Bonding Instructions | — | N/A |
| Deed or evidence of property interest to the subject property | X | X |
| **Fee: Per Adopted Fee Schedule**<br>**+ Per lot fee**<br>**+ for Area of City Impact Fee** | $2,005.00 | ✓ |
| **Fees are non-refundable** | | |

- applicant says no check marks mean it is complete

*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.

Fee Schedule:
Planning –
$700 - Final Plat Base Cost
$125 - DA/ conformity Review
Engineering
$500 Final Plat Base Cost
$200 for grading
$1 Lot Fee - $100 total
Private Road Review $400

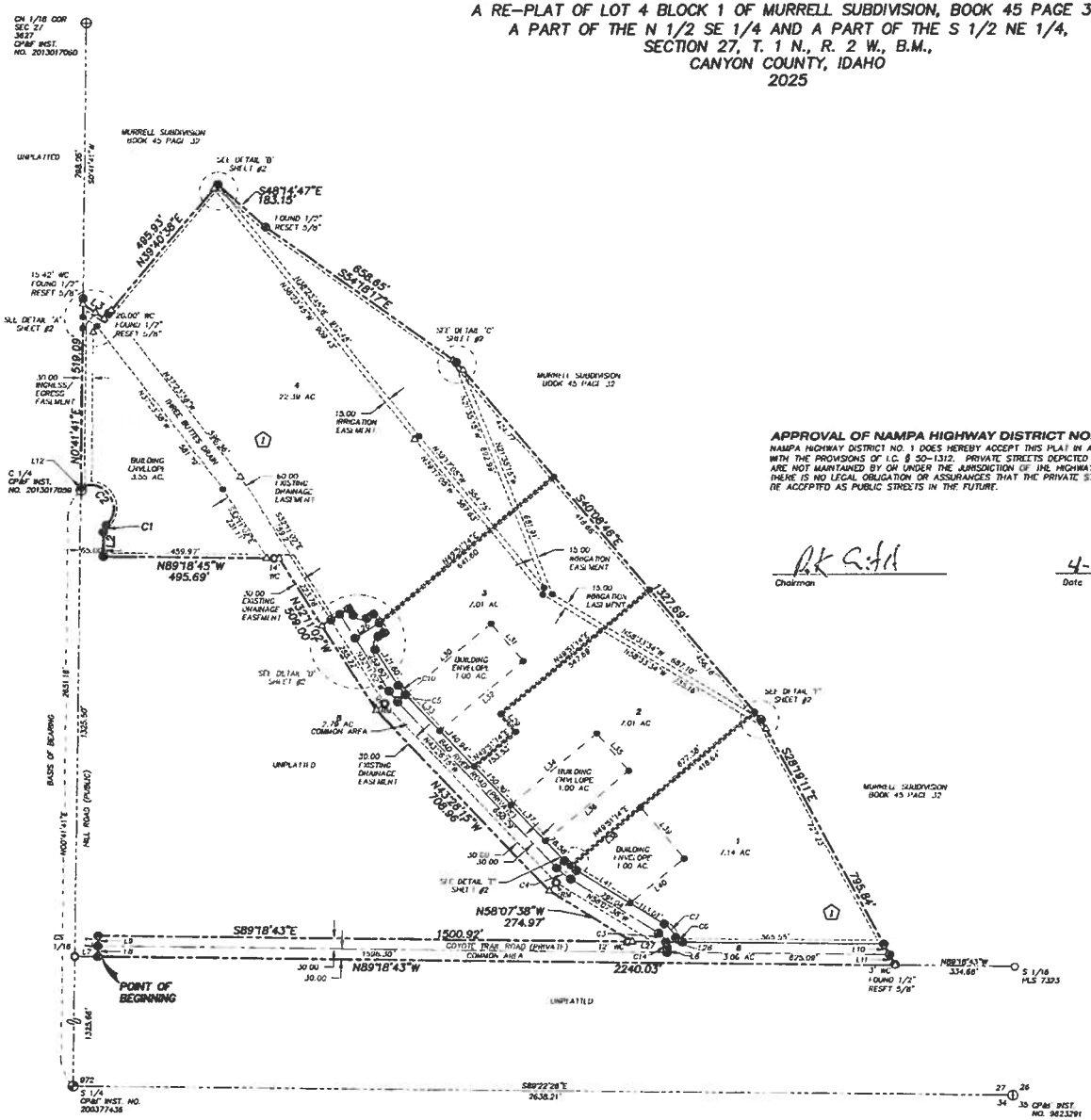
**NOTES:**

1. 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.
2. 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.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/30/23

# BAD RIVER SUBDIVISION

A RE-PLAT OF LOT 4 BLOCK 1 OF MURRELL SUBDIVISION, BOOK 45 PAGE 32,
A PART OF THE N 1/2 SE 1/4 AND A PART OF THE S 1/2 NE 1/4,
SECTION 27, T. 1 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2025



# BAD RIVER SUBDIVISION

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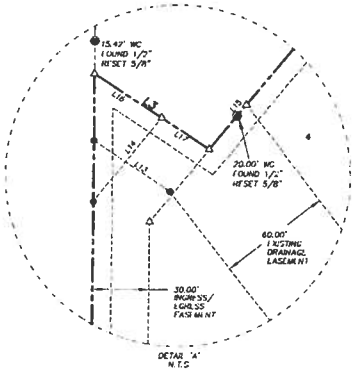
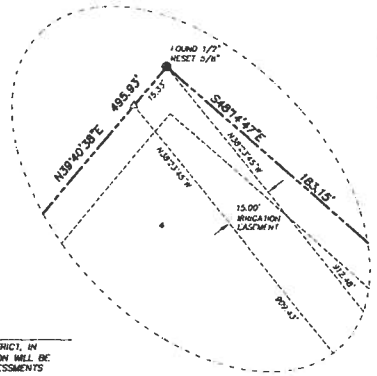
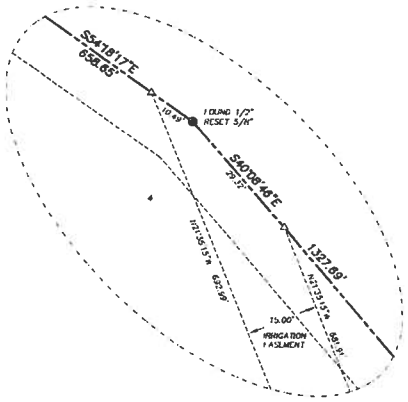


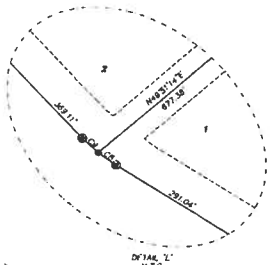
DETAIL 'A'
N.T.S.



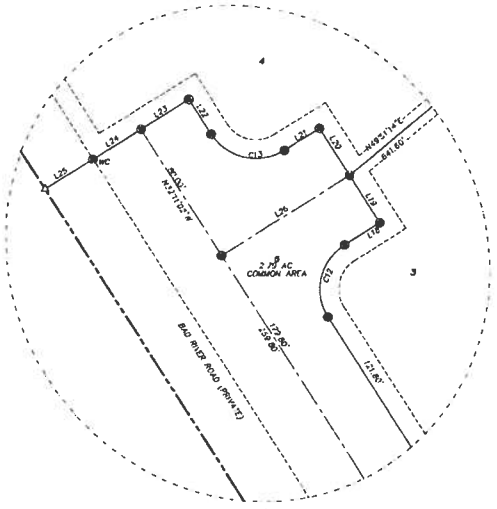
DETAIL 'B'
N.T.S.



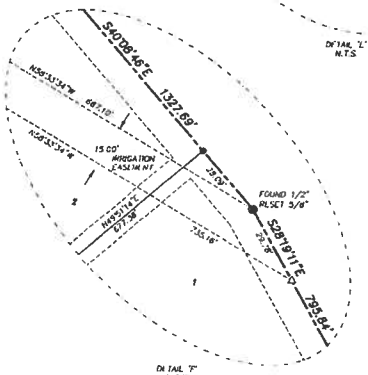
DETAIL 'C'
N.T.S.



DETAIL 'E'
N.T.S.



DETAIL 'D'
N.T.S.



DETAIL 'F'
N.T.S.

## NOTES

1. IRRIGATION WATER HAS BEEN PROVIDED FROM BOISE KUNA 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 BOISE KUNA IRRIGATION DISTRICT.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE. NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY FEET TO ANY SECTION LINE UNLESS THE HIGHWAY DISTRICT WAIVES THE SEVENTY FEET SETBACK REQUIREMENT.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
4. 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 -- EXCEPTION. 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.
5. ALL LOTS WILL BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS INSTALLED BY HOMEOWNERS.
6. WORK DONE WITHIN THE NAMPA HIGHWAY DISTRICT #1 RIGHT-OF-WAY SHALL CONFORM TO ACHD STANDARDS.
7. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
8. NO NEW DEVELOPMENT OR RE-DEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT MUNICIPAL SEPARATE STORM SEWER SYSTEM.
9. ANY PROPOSED AND/OR FUTURE USAGE OF THE BOISE PROJECT BOARD OF CONTROL FACILITIES ARE SUBJECT TO IDAHO STATUTES, TITLE 42-1102.
10. THIS PROPERTY IS SUBJECT TO CONSENT TO USE/CROSSING AGREEMENT CONTRACT NO. 6-07-11-L3681 AND CONTRACT NO. 6-07-11-L3785.
11. LOT 5 BLOCK 1 IS A COMMON AREA LOT SUBJECT TO A BLANKET INGRESS/EGRESS, (BAD RIVER ROAD (PRIVATE)), PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT AND SHALL BE OWNED AND MAINTAINED AS OUTLINED IN THE EASEMENT AND ROAD MAINTENANCE DECLARATION FOR BAD RIVER SUBDIVISION.
12. LOT 6 BLOCK 1 IS A COMMON AREA LOT SUBJECT TO A BLANKET INGRESS/EGRESS, COYOTE TRAIL ROAD (PRIVATE), PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENT AS OUTLINED BY INSTRUMENT NUMBER 2016-030145, ORIGINAL DECLARATION FOR MURRELL SUBDIVISION, AS AMENDED BY INSTRUMENT NUMBER 2022-015097.
13. LOTS WILL HAVE ACCESS OFF OF BAD RIVER ROAD (PRIVATE).
14. ACCESS TO ANY DWELLING UNIT CONSTRUCTED UPON LOT 4 BLOCK 1 SHALL BE DIRECTLY FROM HILL ROAD.
15. NO ACCESS SHALL BE ALLOWED TO LOTS IN A PLATTED SUBDIVISION INCLUDING THOSE CREATED BY LAND DIVISION OTHER THAN TO INTERNAL SUBDIVISION STREETS OR AS OTHERWISE SHOWN ON THE PLAT.

Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length | Tangent |
|---|---|---|---|---|---|---|
| C1 | 16.72 | 20.00 | 47°53'15" | N74°38'18"E | 16.23 | 8.88 |
| C2 | 185.38 | 65.00 | 163°24'14" | N33°07'11"W | 128.64 | 445.67 |
| C3 | 33.99 | 50.00 | 38°57'18" | N38°36'58"W | 33.34 | 17.66 |
| C4 | 50.78 | 198.00 | 14°41'23" | S50°48'37"E | 50.63 | 25.52 |
| C5 | 38.89 | 198.00 | 11°15'13" | S37°48'38"E | 38.83 | 19.51 |
| C6 | 23.84 | 20.00 | 68°17'34" | S55°09'56"E | 22.45 | 13.56 |
| C7 | 51.81 | 80.00 | 37°06'29" | N39°34'24"W | 50.91 | 26.85 |
| C8 | 21.35 | 168.00 | 7°16'47" | S54°28'15"E | 21.33 | 10.69 |
| C9 | 21.73 | 168.00 | 7°24'36" | S47°08'33"E | 21.71 | 10.88 |
| C10 | 33.00 | 168.00 | 11°15'13" | S37°48'38"E | 32.94 | 16.56 |
| C12 | 43.98 | 28.00 | 90°00'00" | S12°48'58"W | 39.60 | 28.00 |
| C13 | 43.98 | 28.00 | 90°00'00" | S77°11'02"E | 39.60 | 28.00 |
| C14 | 17.33 | 50.00 | 19°51'37" | N81°47'37"W | 17.24 | 8.75 |

Line Table

| Line # | Direction | Length |
|---|---|---|
| L1 | N0°41'41"E | 60.00 |
| L2 | N0°41'41"E | 73.64 |
| L3 | S36°07'58"E | 73.08 |
| L4 | N39°13'03"E | 30.25 |
| L5 | N52°11'21"E | 30.15 |
| L6 | S0°41'17"W | 13.01 |
| L7 | S89°18'43"E | 85.00 |
| L8 | N0°41'41"E | 30.00 |
| L9 | N0°41'41"E | 30.00 |
| L10 | S28°19'11"E | 34.30 |
| L11 | S28°19'11"E | 34.31 |
| L12 | S0°41'41"W | 8.84 |
| L13 | N58°07'58"W | 48.52 |
| L14 | S38°40'38"W | 57.11 |
| L15 | N39°39'48"E | 10.78 |
| L16 | S36°07'58"E | 42.92 |
| L17 | S36°07'58"E | 30.15 |
| L18 | N57°48'58"E | 22.00 |
| L19 | N32°11'02"W | 30.00 |
| L20 | N32°11'02"W | 30.00 |
| L21 | N57°48'58"E | 22.00 |
| L22 | N32°11'02"W | 22.00 |
| L23 | N57°48'58"E | 30.00 |
| L24 | N57°48'58"E | 30.00 |
| L25 | S57°48'58"W | 30.00 |
| L26 | S57°48'58"W | 88.00 |
| L27 | S89°18'43"E | 84.40 |
| L28 | S89°18'43"E | 45.88 |
| L29 | N40°08'46"W | 66.10 |
| L30 | N49°31'14"E | 315.20 |
| L31 | S40°08'46"E | 140.00 |
| L32 | N49°31'14"E | 307.15 |
| L33 | N43°28'15"W | 140.23 |
| L34 | N49°31'14"E | 315.20 |
| L35 | S40°08'46"E | 140.00 |
| L36 | N49°31'14"E | 307.15 |
| L37 | N43°28'15"W | 140.23 |
| L38 | N49°31'14"E | 256.74 |
| L39 | S40°08'46"E | 190.00 |
| L40 | S49°31'14"W | 198.50 |
| L41 | N58°07'58"W | 178.03 |

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 STATE OF IDAHO DARIN HOLZNEY 3/31/22

Mason & Associates
Professional Engineers, Land Surveyors & Planners
[illegible] South Kuna, ID 83634
[illegible] 454-1356 FAX (208) 454-1400

JN0621002 10/12/21
SHEET 2 of 4
BK._____, PG_____

# BAD RIVER SUBDIVISION

## OWNERS CERTIFICATE

WE, MARK AND TAMMY SATTERWHITE BEING FIRST DULY SWORN, DEPOSE AND SAY WE ARE THE OWNERS OF BAD RIVER SUBDIVISION MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION BELOW, STATE THAT IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT. THE EASEMENTS AND PRIVATE ROADS 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 ERECTED WITHIN THE LIMITS OF SAID EASEMENTS. NO LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM A WATER SYSTEM COMMON TO ONE OR MORE LOTS BUT WILL BE SERVED BY INDIVIDUAL WELLS.

BAD RIVER SUBDIVISION BEING A RE-PLAT OF ALL OF LOT 4 BLOCK 1 OF MURRELL SUBDIVISION IN BOOK 45 AT PAGE 32 RECORDED IN THE CANYON COUNTY RECORDER'S OFFICE BEING A PORTION OF THE N1/2 SE1/4 AND A PORTION OF THE S1/2 NE1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 2 WEST, BOISE MERIDIAN, NAMPA, CALDWELL, CANYON COUNTY IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4;

THENCE N 00° 41' 41" E A DISTANCE OF 1325.66 FEET ALONG THE WEST BOUNDARY OF THE SW1/4 SE1/4 TO THE SOUTHWEST CORNER OF THE N1/2 SE1/4;

THENCE S 89° 18' 43" E A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING,

THENCE ALONG THE NORTHERLY, WESTERLY, EASTERLY, AND SOUTHERLY BOUNDARIES OF LOT 4 THE FOLLOWING COURSES AND DISTANCES;

THENCE N 00° 41' 41" E A DISTANCE OF 60.00 FEET;

THENCE S 89° 18' 43" E A DISTANCE OF 1500.92 FEET;

THENCE N 58° 07' 38" W A DISTANCE OF 274.97 FEET;

THENCE N 43° 26' 15" W A DISTANCE OF 708.96 FEET;

THENCE N 32° 11' 02" W A DISTANCE OF 509.00 FEET;

THENCE N 89° 18' 45" W A DISTANCE OF 495.69 FEET,

THENCE N 00° 41' 41" E A DISTANCE OF 73.64 FEET;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 47° 55' 15", AND WHOSE LONG CHORD BEARS N 24° 38' 19" E A DISTANCE OF 16.23 FEET;

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, A DELTA ANGLE OF 163° 24' 14", AND WHOSE LONG CHORD BEARS N 33° 07' 11" W A DISTANCE OF 128.64 FEET;

THENCE N 00° 41' 41" E A DISTANCE OF 519.09 FEET;

THENCE S 56° 07' 59" E A DISTANCE OF 73.08 FEET;

THENCE N 39° 40' 38" E A DISTANCE OF 495.93 FEET;

THENCE S 48° 14' 47" E A DISTANCE OF 183.15 FEET;

THENCE S 54° 18' 17" E A DISTANCE OF 658.65 FEET;

THENCE S 40° 08' 46" E A DISTANCE OF 1327.69 FEET;

THENCE S 28° 19' 11" E A DISTANCE OF 795.84 FEET;

THENCE N 89° 18' 43" W A DISTANCE OF 2240.03 FEET TO THE POINT OF BEGINNING.

BAD RIVER SUBDIVISION CONTAINS 49.403 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

MARK SATTERWHITE

TAMMY SATTERWHITE

## ACKNOWLEDGMENT

STATE OF IDAHO } SS
COUNTY OF CANYON }

Be it remembered that on this 26th day of February, 2025 before me, the undersigned, a notary public in and for said state, personally appeared MARK SATTERWHITE, who is known or identified to me 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 hereunto set my hand and notarial seal the day last above written.

Angelene Cuellar

Notary Public for State of Idaho
Residing at Middleton, ID
Commission expires February 04, 2031

ANGELENE CUELLAR COMMISSION NUMBER 20190193 NOTARY PUBLIC STATE OF IDAHO

## ACKNOWLEDGMENT

STATE OF IDAHO } SS
COUNTY OF CANYON }

Be it remembered that on this 26th day of February, 2025 before me, the undersigned, a notary public in and for said state, personally appeared TAMMY SATTERWHITE, who is known or identified to me 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 hereunto set my hand and notarial seal the day last above written.

Angelene Cuellar

Notary Public for State of Idaho
Residing at Middleton ID
Commission expires February 04 2031

ANGELENE CUELLAR COMMISSION NUMBER 20190193 NOTARY PUBLIC STATE OF IDAHO

ANGELENE CUELLAR COMMISSION NUMBER 20190193 NOTARY PUBLIC STATE OF IDAHO

## 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 platted theron 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.

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 3/11/25 STATE OF IDAHO DARIN HOLZHEY

Darin Holzhey — P.L.S. License No. 9366

JN06218S 09/15/21
SHEET 3 of 4

BK. _____, PG. _____

# BAD RIVER SUBDIVISION

## 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~~ IC 50-1305 DAVID R. KINSEY PE/PLS 21659 — DATE 3/17/25

## APPROVAL OF CANYON COUNTY COMMISSIONERS

I, THE UNDERSIGNED, CHAIRMAN OF THE CANYON COUNTY COMMISSIONERS, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE COMMISSIONERS HELD ON THE _____ DAY OF _____, IN THE YEAR OF 20___, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CHAIRMAN — DATE

CLERK — DATE

## APPROVAL OF NAMPA HIGH WAY DISTRICT NO. 1

NAMPA HIGHWAY DISTRICT NO. 1 DOES HEREBY ACCEPT THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-1312. PRIVATE STREETS DEPICTED ON THIS PLAT ARE NOT MAINTAINED BY OR UNDER THE JURISDICTION OF THE HIGHWAY DISTRICT. THERE IS NO LEGAL OBLIGATION OR ASSURANCES THAT THE PRIVATE STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE.

CHAIRMAN — DATE 4-10-25

## CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C.50-1308, 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 CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER — DATE

## HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTION MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, REHS — DATE 02/24/2025

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 7/1/26 STATE OF IDAHO DARIN HOLZNEY

JN06218S 09/15/21
SHEET 4 of 4

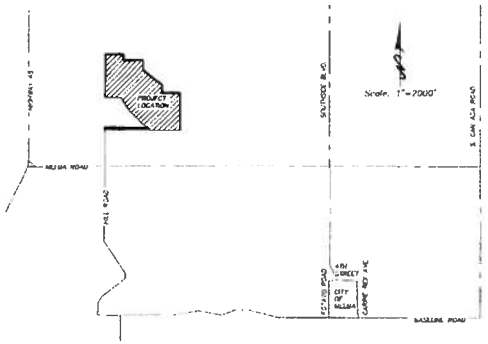
BK. _____, PG. _____

# BAD RIVER SUBDIVISION

A RE-PLAT OF LOT 4 BLOCK 1 OF MURRELL SUBDIVISION, BOOK 45 PAGE 32,
A PART OF THE N 1/2 SE 1/4 AND A PART OF THE S 1/2 NE 1/4,
SECTION 27, T. 1 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2022

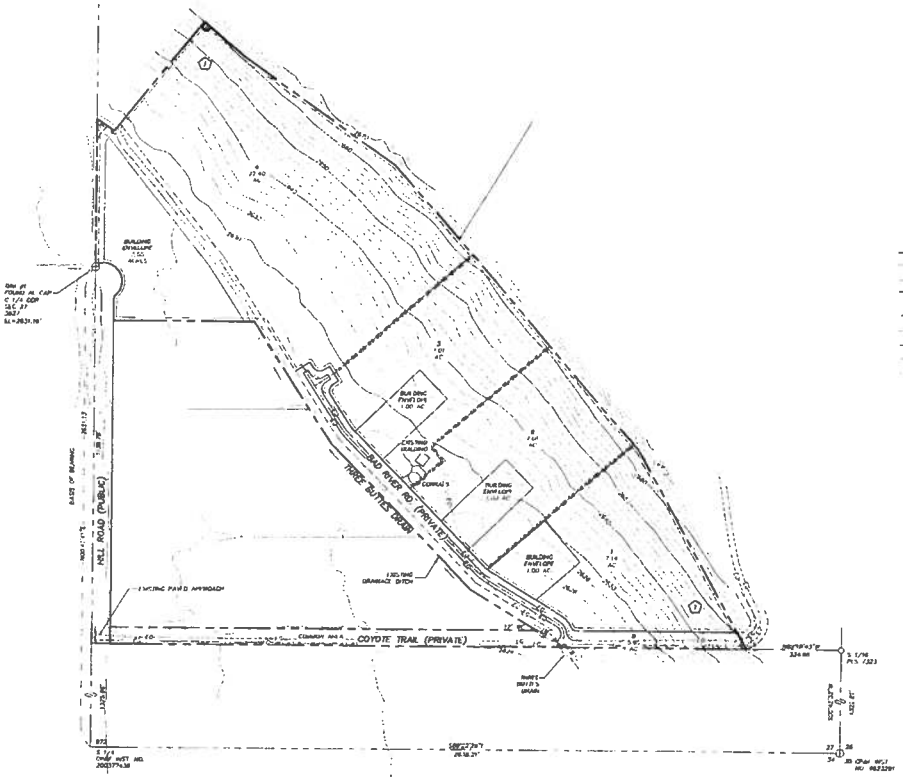
This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional service and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express written Authorization of Mason and Associates, Inc.©

All construction shall conform to the 2020 edition of the Idaho Standards for Public Works Construction.




## GENERAL

1. UNLESS OTHERWISE SHOWN, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2020 EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.) AND CANYON COUNTY SUPPLEMENTAL SPECIFICATIONS AND STANDARDS. CANYON COUNTY REQUIREMENTS (FOR PRIVATE ROADWAYS)
2. A PRE-CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS, AND UTILITY CONTRACTORS SHALL BE PRESENT
3. MASON & ASSOCIATES, INC. WILL PROVIDE (1) SET OF CONSTRUCTION STAKES FOR THE FOLLOWING ITEMS: ROUGH GRADING, AND TOP OF CONCRETE IN ACCORDANCE TO CANYON HIGHWAY DISTRICT (FOR PRIVATE ROADWAYS) INSPECTION POLICY.
4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO PLANNED USE
5. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, WEEDS, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENT AND/OR STRUCTURES. ALL MATERIAL NOT SUITABLE FOR THE FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTORS EXPENSE
6. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR ITS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE CAUSE FOR CHARGING THE CONTRACTOR FOR COST OF RE-ESTABLISHING SAID POINTS.
7. THE CONTRACTOR(S) SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
8. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOBSITE SAFETY LAWS AND CONDITIONS OF TRENCH, WITHIN AND AROUND THE CONSTRUCTION AREA.
9. EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR RIGHT ANGULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. EXISTING CONCRETE PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL HAVE DOWELS INSTALLED AND THE EDGE COATED WITH TAR AS REQUIRED BY THE ENGINEER.
10. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE
11. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE ABOVE REQUIREMENTS AT THE REQUEST OF THE AGENCY AND/OR ENGINEER. MATERIAL SUBMITTAL SHALL BE SUBMITTED TO THE CANYON HIGHWAY DISTRICT IN ACCORDANCE WITH CANYON HIGHWAY DISTRICT INSPECTION POLICY (FOR PRIVATE ROADWAYS)
12. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL DIGLINE AT 1-800-342-1585.
13. ALL COSTS OF ANY TESTING FOR UNSUITABLE FAILED TESTS SHALL BE BACKCHARGED TO THE CONTRACTOR BY THE OWNER
14. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION
15. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION AND/OR AGENCY MUST BE APPROVED BY ENGINEER OF RECORD PRIOR TO: (A) PLACING OF CONCRETE, (B) PLACING OF AGGREGATE BASE, (C) PLACING OF ASPHALT PAVING, (D) BACKFILLING TRENCHES FOR UTILITIES OR OTHER SIMILAR WORK. SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER
16. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A PERMIT OR WAIVER FROM THE HIGHWAY DISTRICT NO LESS THAN 48 HOURS PRIOR TO ANY CONSTRUCTION
17. THE CONTRACTOR IS RESPONSIBLE FOR FILING THE NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY UNDER THE NPDES GENERAL PERMIT WITH THE EPA, AS REQUIRED.
18. NO DIRT, MUD, GRAVEL OR SUBBASE AGGREGATE SHALL BE PLACED ON ANY ROAD OR STREET UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE ENGINEER OF RECORD.
19. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF RECORD DRAWINGS TO THE ENGINEER. THE ENGINEER WILL THEN SUBMIT RECORD DRAWINGS TO THE CANYON HIGHWAY DISTRICT (FOR PRIVATE ROADWAYS)



## LEGEND

- Calculated point
- Found aluminum cap monument
- Found brass cap monument
- Found 5/8 inch dia. iron pin
- Found 1/2 inch dia. iron pin
- Witness Corner
- Deed line
- Section line
- Easement line
- Lot line
- Contour line
- Existing Edge of Gravel Road
- Edge of Gravel Road
- Flow Line of Ditch
- Top Bank of Drain
- Irrigation Bubbler

## SHEET INDEX

SHEET 1 – COVER SHEET
SHEET 2 – SUBDIVISION LAYOUT
SHEET 3 – BAD RIVER ROAD PROFILE

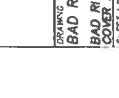
## PROJECT BENCHMARKS

TBM #1
FOUND AL CAP
C 1/4 COR
SEC 27
3627
EL=2631.16'

## STORM DRAIN

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2020 EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.), AND THE CANYON COUNTY REQUIREMENTS (FOR PRIVATE ROADWAYS).
2. SEPARATION BETWEEN POTABLE AND NON-POTABLE WATER LINES SHALL COMPLY WITH THE IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS SECTION 542.07
3. FINAL APPROVAL AND ACCEPTANCE OF ALL STORM DRAIN SHALL BE BY THE DESIGN ENGINEER (FOR PRIVATE ROADWAYS). INSPECTIONS SHALL BE BY THE DESIGN ENGINEER (PRIVATE ROADWAYS) AND THEIR DESIGN SHOULD BE CONSIDERED FINAL INSPECTIONS. SHALL BE SCHEDULED A MINIMUM OF 48 HOURS IN ADVANCE.



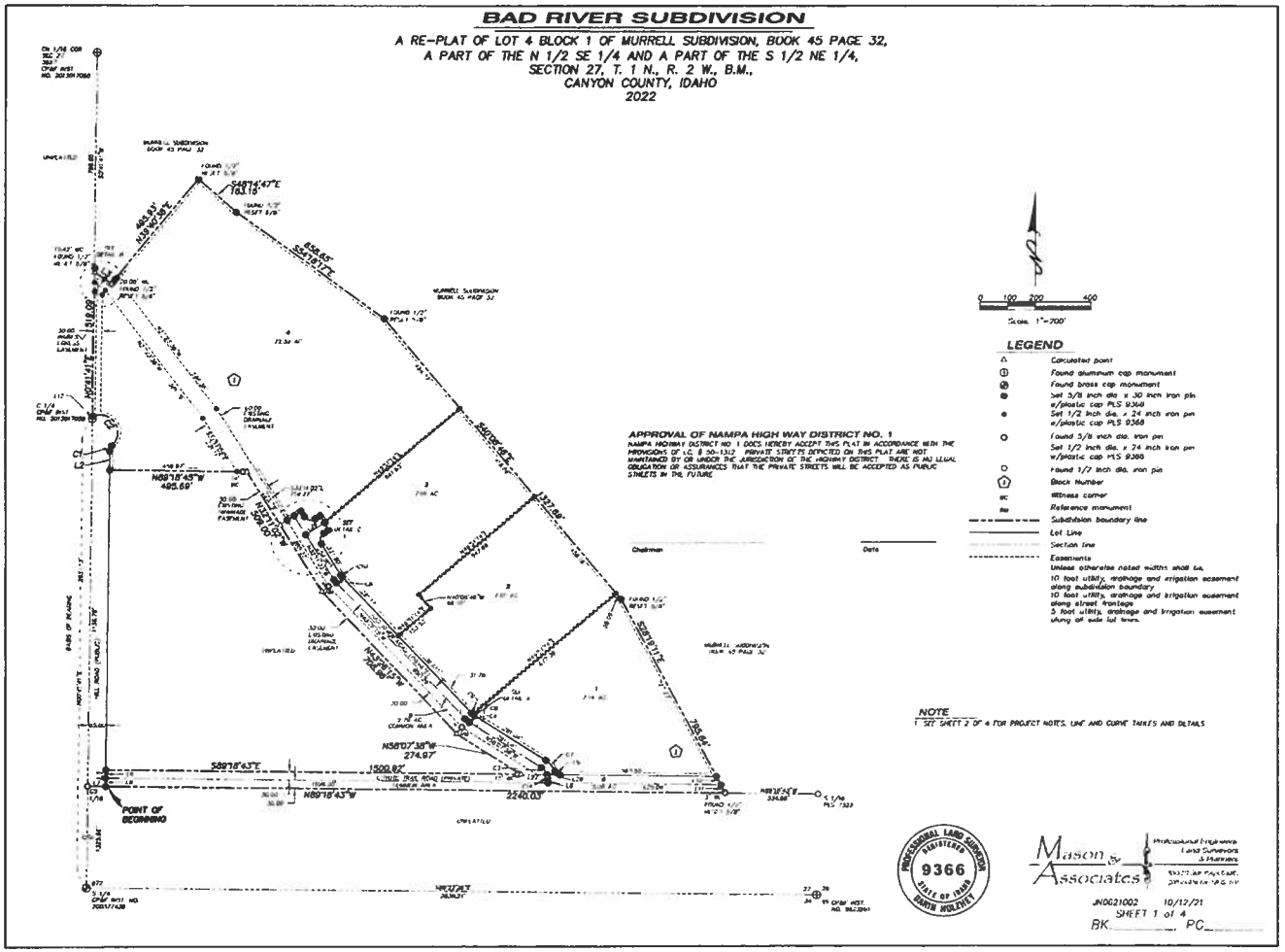

January 19, 2022

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| DRAWING FILE: BAD RIVER SUBDIVISION COVER SHEET | JOB NO. 21621 | CLIENT: TAMMY SATTERWHITE | | | | | |
| | DWG NO. 21621 | 1484 HILL ROAD | | | | | |
| | SCALE: N/A | MELBA, ID 83641 | | | | | |
| | DATE: 1-19-22 | (208) 362-0739 | | | | | |
| SHEET NO 1 OF 3 SHEETS | Rev. | Rev. | Rev. | Rev. | Rev. | Rev. | Rev. |

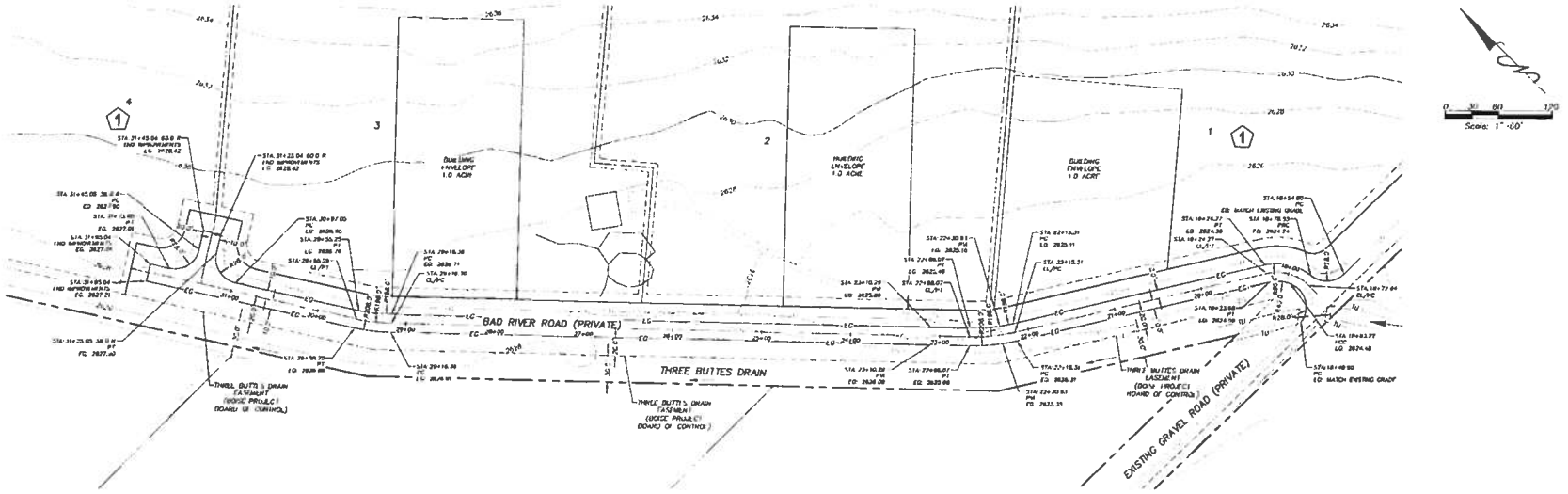
Mason & Associates
PLANNING • SURVEYING • CIVIL ENGINEERING
LAND SURVEYING & PLANNING
1539 W. MAIN ST. SUITE A
BOISE, ID 83702
(208) 362-0739

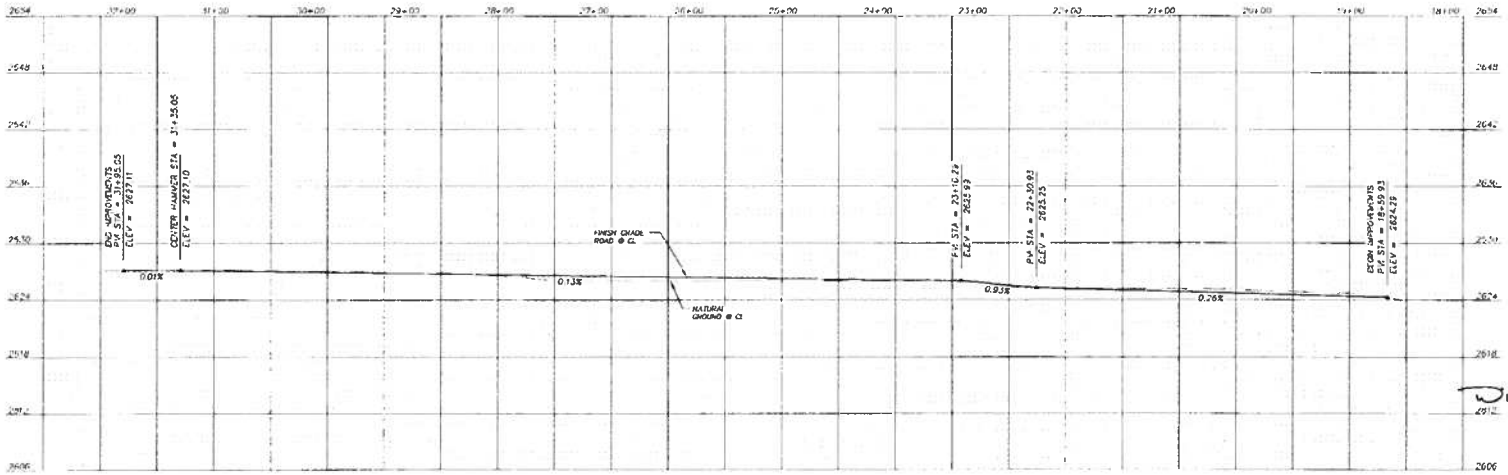
# BAD RIVER SUBDIVISION

A RE-PLAT OF LOT 4 BLOCK 1 OF MURRELL SUBDIVISION, BOOK 45 PAGE 32,
A PART OF THE N 1/2 SE 1/4 AND A PART OF THE S 1/2 NE 1/4,
SECTION 27, T. 1 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2022


S48°14'47"E
183.15'
S28°18'47"E
808.65'
S40°08'48"E
1327.66'
S38°18'43"E
1500.87'
N89°18'43"W
2240.03'
N89°18'45"W
495.69'
N38°07'38"W
274.97'
POINT OF BEGINNING
BASIS OF BEARING
MURRELL SUBDIVISION
BOOK 45 PAGE 32
BAD RIVER SUBDIVISION
LOT 4 BLOCK 1
72.34 AC
LOT 3
7.16 AC
LOT 2
7.16 AC
LOT 1
7.16 AC
COMMON AREA A
2.78 AC
30.00' PUBLIC DRAINAGE EASEMENT
30.00' PUBLIC DRAINAGE EASEMENT
30.00' PUBLIC DRAINAGE EASEMENT

This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional services and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Mason and Associates, Inc.©
All construction shall conform to the 2020 edition of the Idaho Standards for Public Works Construction.




BAD RIVER ROAD (PRIVATE)
VERTICAL SCALE 1"=6'
HORIZONTAL SCALE 1"=60'

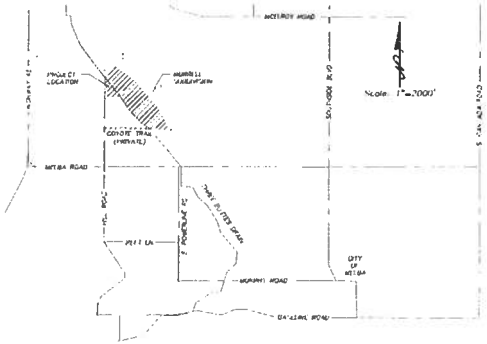
PROFESSIONAL ENGINEER ACCREDITED 9212 STATE OF IDAHO WILLIAM J. MASON

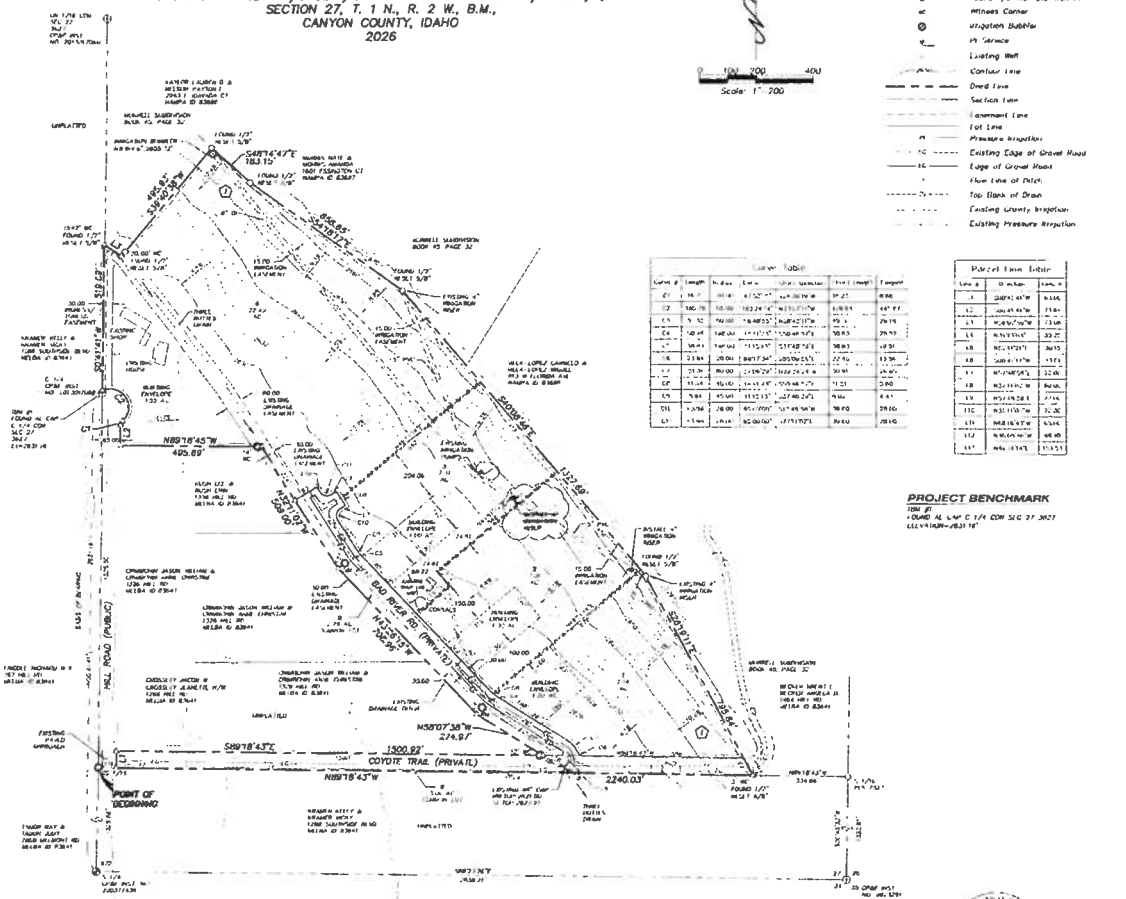
January 19, 2022

| | |
|---|---|
| DRAWING TITLE | BAD RIVER SUBDIVISION<br>BAD RIVER ROAD (PRIVATE)<br>ROAD PROFILE |
| SHEET NO. 3 OF 3 SHEETS | |
| JOB NO. | |
| DWG NO. | |
| SCALE | 1"=6'<br>1"=60' |
| DESIGN | |
| FIELD BOOK NO. | |
| CLIENT | TAMMY SATTERWHITE<br>1484 HILL ROAD<br>MELBA, ID 83641<br>(208) 352-0759 |
| Mason & Associates | |
| REVISIONS | |
| DRAWN BY | |
| CHECKED BY | |
| APPROVED BY | |
| DATE | 01/19/22 |

# BAD RIVER SUBDIVISION
# AGRICULTURAL PRESERVATION PLAN & IRRIGATION & DRAINAGE PLAN

A RE-PLAT OF LOT 4 BLOCK 1 OF MURRELL SUBDIVISION, BOOK 45 PAGE 32,
A PART OF THE N 1/2 SE 1/4 AND A PART OF THE S 1/2 NE 1/4,
SECTION 27, T. 1 N., R. 2 W., B.M.,
CANYON COUNTY, IDAHO
2026




| Curve Table | | | | | | | |
|---|---|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length | Tangent |
| C1 | 31.42' | 20.00' | 90°00'00" | S44°18'43"E | 28.28' | 20.00' |
| C2 | 180.76' | 115.00' | 90°04'23" | S44°16'31"E | 162.74' | 115.09' |
| C3 | 9.32' | 40.00' | 13°20'53" | N82°21'17"E | 9.30' | 4.68' |
| C4 | 140.44' | 140.00' | 57°28'27" | S60°02'57"E | 134.63' | 76.93' |
| C5 | 144.41' | 140.00' | 59°05'47" | S31°48'29"E | 138.03' | 78.31' |
| C6 | 23.56' | 15.00' | 90°00'00" | S44°18'43"E | 21.21' | 15.00' |
| C7 | 31.42' | 20.00' | 90°00'00" | S45°41'17"W | 28.28' | 20.00' |
| C8 | 31.42' | 20.00' | 90°00'00" | N44°18'43"W | 28.28' | 20.00' |
| C9 | 9.84' | 45.00' | 12°32'13" | S24°00'24"E | 9.82' | 4.93' |
| C10 | 43.56' | 28.00' | 89°08'09" | S43°48'38"W | 39.30' | 27.66' |
| C11 | 43.96' | 28.00' | 89°58'51" | N45°41'17"W | 39.58' | 28.00' |

| Parcel Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | S89°41'49"W | 9.66' |
| L2 | N44°41'49"W | 7.84' |
| L3 | N48°40'38"W | 13.48' |
| L4 | N43°33'45"E | 33.27' |
| L5 | N01°59'21"E | 36.15' |
| L6 | S00°41'17"E | 11.71' |
| L7 | N71°48'43"E | 32.46' |
| L8 | N23°11'17"W | 84.94' |
| L9 | N54°48'38"E | 7.16' |
| L10 | N35°11'17"W | 31.30' |
| L11 | N88°18'43"W | 63.36' |
| L12 | N46°48'43"W | 66.49' |
| L13 | N46°18'43"W | 113.51' |

**PROJECT BENCHMARK**
ITEM #1
FOUND AL CAP C 1/4 COR SEC 27 2007
ELEVATION=2831.78'

## OWNER/ DEVELOPER

MAR

Mason & Associates Inc.

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph [redacted]
Email: [redacted]

LETTER OF EXPLANATION
BAD RIVER SUBDIVISION
FINAL PLAT

This is a submittal for the final plat for Bad River Subdivision. The submittal contains record drawings, final plat drawing with signatures of required agencies, certified inspection of built road and master application/checklist signed.

Addressing the items in the Development Agreement:

1. The development has met all applicable Federal, State, and County laws ordinances, rule and regulations that pertain to the property.
2. The parcels were divided in general compliance with conceptual plan, Exhibit C.
    a. The division has not exceeded four residential lots.
    b. It is recognized that secondary dwellings are prohibited on lots 1,2, and 3.
    c. Lots 1,2 and 3 meet the 7 acre minimum. Areas outside the building envelops shall remain agricultural.
    d. Lot 4 building envelope is less that 4.5 acres the remainder is agricultural
    e. Pressurized irrigation system is installed. See record drawings.
    f. Irrigation plan is included in the record drawings. The property will continue to be irrigated as it has been in the agricultural portions. Pressure irrigation was extended to lots 1, 2 and 3 for use in the agricultural portion of each lot and the building envelopes.
        i. The majority of the property will continue to be watered as it has been historically. Additional pressure irrigation lines have been added to lots 1,2 and 3 building envelopes.
        ii. Building locations are located on the agricultural land as recommended by the County. The locations support the continuation of agricultural activites.
3. Historic irrigation lateral, drain and ditch flow patters have not been disturbed.
4. Improvements have been made. The commencement of this project has been delayed because of back log in the County's que. The development agreement was signed in February of 2021 and the preliminary plat was submitted in January 2022. The Board of County Commissioners did not approve until October of 2024.

We believe we have met all the conditions of the Development Agreement.
Please let us know if there is anything you need. Thank you.

# Development Services Department

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

**• Engineering Division •**

## Final Plat Check-List

| | |
|---|---|
| **Applicant:** Sa Hemhike / Mason & Associate | **Case Number:** |
| **Subdivision Name:** Bad River Subdivision | **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** | **Meets Code / Comments** |
|---|---|
| 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 *prior to submission.* | |
| 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** | **Meets Code / Comments** |
| 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.<br>• *Check boundary measurements on plat with legal description measurements, verify they are the same*<br>• *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.* | |
| 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.<br>• *Make sure it matches the legal description*<br>• *Reference to point of beginning* | |

| **4. DESCRIPTIVE DATA REQUIRED** | **Meets Code / Comments** |
|---|---|
| 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.<br>• 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** | **Meets Code / Comments** |
| 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** | **Meets Code / Comments** |
| 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. *Make sure stamp is signed and dated.* | |
| 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: January 28, 2026
Applicant: Satterwhite / Mason & Associates
Parcel Number: R28608103
Site Address: 1481 Hill Road

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

**Fire District:** District: _____
☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

**Highway District:** District: _____
☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

**Irrigation District:** District: Boise-Kuna Irrigation District
☒ Applicant submitted/met for informal review.

Date: 1-29-2026 Signed: Secretary-Treasurer
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

BK 836 48.89 acres water right

**Area of City Impact** City: _____
☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

# AGENCY ACKNOWLEDGMENT

Date: January 28, 2026
Applicant: Satterwhite / Mason & Associates
Parcel Number: R28408103
Site Address: 1481 Hill Road

**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: _____ Signed: _____

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

**Fire District:** District: Melba Fire

☒ Applicant submitted/met for informal review.

Date: 1-29-26 Signed: _____

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

**Highway District:** District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

**Irrigation District:** District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

**Area of City Impact** City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

2019-018821
RECORDED
05/03/2019 03:24 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 DLSTEPHENS $15.00
TYPE DEED
ALLIANCE TITLE - BOISE PRODUCT ON
*ELECTRONICALLY RECORDED*

# WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:428777

**FOR VALUE RECEIVED**

**Edmond E. Murrell and Kimberly A. Murrell, husband and wife**

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

**Mark Satterwhite and Tammy Satterwhite, husband and wife**

whose current address is

**1484 Hill Road**
**Melba, ID 83641**

the grantee(s), the following described premises, in Canyon County, Idaho, TO WIT:

**Lot 4 in Block 1 of Murrell Subdivision, according to the official plat thereof, filed in Book 45 of Plats at Page(s) 32, records of Canyon County, Idaho.**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: April 30, 2019

Edmond E. Murrell
Edmond E. Murrell

Kimberly A. Murrell
Kimberly A. Murrell

State of Washington ) ss
County of Clark )

On this 2 day of May, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared Edmond E. Murrell and Kimberly A. Murrell, 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/they executed 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.

Bobbie JH Morris
Notary Public for the State of Washington
Residing at: Camas WA
Commission Expires: for 04/22/2021

BOBBIE JH MORRIS
Notary Public
State of Washington
My Appointment Expires
Apr 22, 2021

File No. 428777

## 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:** 87522 Date: 2/11/2026

**Date Created:** 2/11/2026 **Receipt Type:** Normal Receipt **Status:** Active

**Customer's Name:** Timber-Steel Building Inc

**Comments:** SD2026-0002

**Site Address:** 1484 HILL RD, Melba ID 83641 / Parcel Number: R286081030

**CHARGES**

| Item Being Paid For: | Application Number: | Amount Paid: | Prevs Pymnts: | Unpaid Amnt: |
|---|---|---|---|---|
| Planning - Final Plat | SD2026-0002 | $700.00 | $0.00 | $0.00 |
| Planning - Final Plat - Conformity Review with Development Agreement (If Applicable) | SD2026-0002 | $125.00 | $0.00 | $0.00 |
| Planning - Final Plat Engineering Fee | SD2026-0002 | $500.00 | $0.00 | $0.00 |
| Planning - Final Plat Engineering Fee - Per Lot Fee | SD2026-0002 | $80.00 | $0.00 | $0.00 |
| Planning - Private Road Review Engineering Fee | SD2026-0002 | $400.00 | $0.00 | $0.00 |
| Planning - Grading/Drainage Review Engineering Fee - No Engineered Drainage Facility | SD2026-0002 | $200.00 | $0.00 | $0.00 |

| | |
|---|---|
| **Sub Total:** | $2,005.00 |
| **Sales Tax:** | $0.00 |
| **Total Charges:** | $2,005.00 |

**PAYMENTS**

| Type of Payment: | Check/Ref Number: | Amount: |
|---|---|---|
| Check | 7274 | $2,005.00 |

| | |
|---|---|
| **Total Payments:** | $2,005.00 |

**ADJUSTMENTS**

| | |
|---|---|
| **Receipt Balance:** | $0.00 |

**Issued By:** lheidel