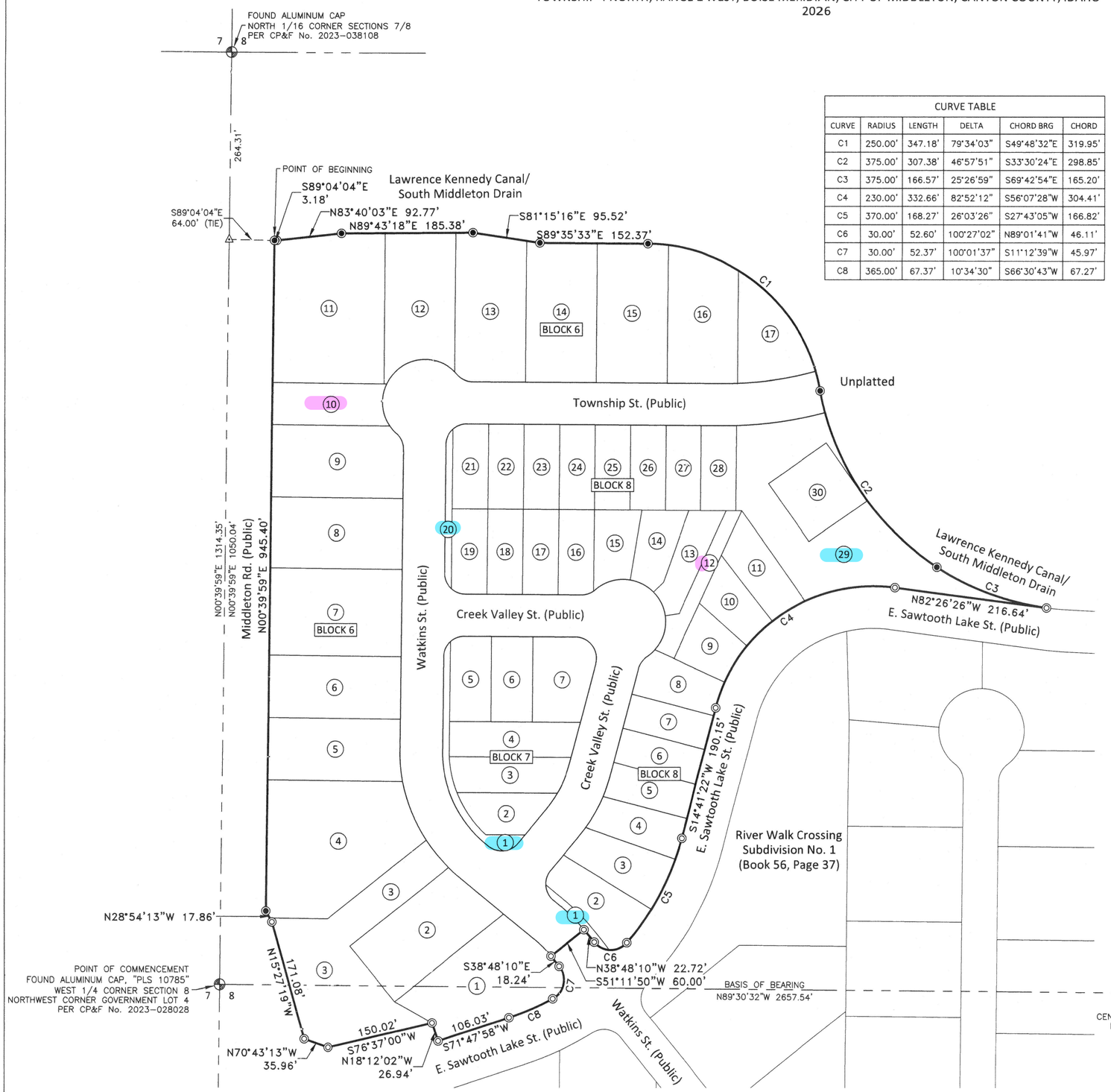
PLAT OF
RIVER WALK CROSSING SUBDIVISION No. 3

SITUATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 AND A PORTION OF GOV'T LOT 4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2026



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	250.00'	347.18'	79°34'03"	S49°48'32"E	319.95'
C2	375.00'	307.38'	46°57'51"	S33°30'24"E	298.85'
C3	375.00'	166.57'	25°26'59"	S69°42'54"E	165.20'
C4	230.00'	332.66'	82°52'12"	S56°07'28"W	304.41'
C5	370.00'	168.27'	26°03'26"	S27°43'05"W	166.82'
C6	30.00'	52.60'	100°27'02"	N89°01'41"W	46.11'
C7	30.00'	52.37'	100°01'37"	S11°12'39"W	45.97'
C8	365.00'	67.37'	10°34'30"	S66°30'43"W	67.27'

0 100 200 300
Plan Scale: 1" = 100'

LEGEND

- FOUND ALUMINUM CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "KSK 16662" UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "BTH 20906"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "BTH 20906"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "BTH 20906" FOR EASEMENT
- CALCULATED POINT
- (3) LOT NUMBER
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- ROAD CENTERLINE
- EASEMENT LINE
- STORM WATER DRAINAGE EASEMENT (SEE NOTE 10)
- *ITALIC TEXT* EASEMENT TIE

SHEET INDEX

SHEET 1 – OVERALL SUBDIVISION MAP
SHEET 2 – DETAIL PLAT MAP
SHEET 3 – DETAIL PLAT MAP AND LINE/CURVE TABLE
SHEET 4 – CERTIFICATE OF OWNERS, CERTIFICATE OF SURVEYOR, AND NOTES
SHEET 5 – CERTIFICATES AND APPROVALS

REFERENCES

R1. RECORD OF SURVEY PER INST. No. 2019-019791, RECORDS OF CANYON COUNTY, IDAHO

R2. RIVER WALK CROSSING SUBDIVISION No. 1, BOOK 56 OF PLATS, PAGE 37, RECORDS OF CANYON COUNTY, IDAHO.

R3. WARRANTY DEED PER INST. No. 2022-036887, RECORDS OF CANYON COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR
LICENSED
Bill Hynson
20906
STATE OF IDAHO
BILL HYNSON
6/29/2026

2026-026397
RECORDED
07/02/2026 03:02 PM
00938356202600263970050058
JESS URRESTI
CANYON COUNTY RECORDER
Pgs=5 JWINSLOW $11.50
PLAT
KM ENGINEERING

DEVELOPER
Hess Properties
CALDWELL, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

Book 60, Page 40

JOB NO. 23-023 | SHEET 1 OF 5

PLAT OF
RIVER WALK CROSSING SUBDIVISION No. 3

BLUE HIGHLIGHTED LOTS ARE COMMON LOTS & ARE HOA OWNED AND MAINTAINED. SEE NOTE SECTIONS #4 & #12 FOR DETAILS.

PINK HIGHLIGHTED LOTS ARE COMMON DRIVE LOTS & ARE HOA OWNED AND MAINTAINED. SEE NOTE SECTION #5 FOR DETAILS.

FOUND ALUMINUM CAP
NORTH 1/16 CORNER SECTIONS 7/8
PER CP&F No. 2023-038108

S89°04'04"E 64.00' (TIE)
POINT OF BEGINNING
S89°04'04"E 3.18'
N83°40'03"E 92.77'
Lawrence Kennedy Canal/
South Middleton Drain
N89°43'18"E 185.38'
S81°15'16"E 95.52'
S89°35'33"E 152.37'
264.31'
199.33'
61.20'
100.01'
24.17'
76.64'
18.88'
81.32'
71.05'
C19
C20
C1
C21
10' (SEE NOTE 9)
5' (SEE NOTE 6)
S89°35'33"E 55.00'
60' TEMPORARY CROSS ACCESS EASEMENT (SEE NOTE 22)
S00°24'27"W 211.63'
S00°24'27"W 195.67'
S00°24'27"W 195.42'
24' LANDSCAPE BERM EASEMENT (SEE NOTE 13)
10' (SEE NOTES 7 AND 9)
S00°24'27"W 193.74'
S00°24'27"W 159.17'
11 32,527 SF
12 18,698 SF
13 20,397 SF
14 19,568 SF
BLOCK 6
15 19,526 SF
16 18,063 SF
17 11,023 SF
706
732
758
790
822
854
886
SEE NOTE 15
N00°24'27"E 120.31'
S00°24'27"W 195.16'
S00°24'27"W 120.31'
C32
C31
C30
46.97'
74.47'
27.50'
27.50'
72.50'
100.00'
100.00'
79.78'
C27
C26
4.11'
157.41'
S89°20'01"E 161.52'
64'
HOA - COMMON DRIVE
10 9,513 SF
C33
C22
SEE DETAIL
R=58'
C23
78.65'
C9
C24
Unplatted
Township St. (Public)
N89°35'33"W 361.58'
30'
N44°27'47"W 25.00'
C11
C10
C12
95.12'
C28
SEE DETAIL
N00°39'59"E 1314.35'
N00°39'59"E 1050.04'
Middleton Rd. (Public)
N00°39'59"E 945.40'
60.00'
102.00'
30' (SEE NOTE 9)
9 18,743 SF
339
69.05'
C34
C35
N89°20'01"W 166.56'
CL - HOA
30'
20
21 6,002 SF
763
781
809
817
833
841
865
745
763
781
809
817
833
841
865
C36
C37
30.55'
50.00'
50.00'
50.50'
50.00'
50.00'
50.00'
30.53'
C29
112.45'
12.5' (SEE NOTES 6, 9, AND 13)
22 6,000 SF
23 6,000 SF
24 6,060 SF
25 6,000 SF
BLOCK 8
26 6,000 SF
27 6,001 SF
28 6,002 SF
S00°39'59"W 120.00'
S00°39'59"W 120.35'
SEE NOTE 15
8.56'
10' (SEE NOTE 9)
SEE DETAIL
S34°59'50"E 100.00'
N55°00'10"E 100.00'
10' POWER EASEMENT
S34°37'48"E 138.75'
919
30 10,000 SF
EAST CORNER LOT 30
S53°54'31"W 0.53' RADIALLY
FROM SUBDIVISION BOUNDARY
N34°59'50"W 100.00'
S55°00'10"W 100.00'
C25
Lawrence Kennedy Canal/
South Middleton Drain
C3
N82°26'26"W 216.64'
C51
C52
C4
E. Sawtooth Lake St. (Public)
29 34,480 SF
COMMON LOT
(CL) - HOA
N03°44'34"E 84.07' (TIE)
CANYON COUNTY WATER COMPANY EASEMENT (SEE NOTE 20)
N35°02'38"W 155.46'
69.01'
410
11 7,765 SF
426
10 6,091 SF
434
N47°53'45"W 90.76'
S24°46'11"W 228.74'
74.30'
5,066 SF
836
12
S24°46'11"W 159.86'
S19°43'36"W 107.31'
13 6,542 SF
S09°30'42"W 99.85'
14 6,003 SF
828
15 6,021 SF
814
N45°24'45"E 20.00'
C45
C46
C47
C48
C49
29.58'
N65°40'51"W 109.07'
79.49'
9 6,002 SF
86.43'
5' (SEE NOTE 6)
10' (SEE NOTE 14)
C53
C54
C43
C44
S00°39'59"W 114.66'
2,110 SF
112.27'
180.00'
S00°39'59"W 224.72'
C38
C39
C40
C41
30.27'
37.84'
58.25'
60.20'
33.44'
C42
50.00'
50.00'
50.00'
50.00'
50.00'
50.00'
50.00'
50.41'
66.84'
66.78'
52.98'
21.95'
N89°35'33"W
18 6,000 SF
19 6,000 SF
738
762
776
800
836
N89°35'33"W
762
776
800
836
S00°39'59"W 120.00'
10' (SEE NOTE 7)
17 6,000 SF
16 6,031 SF
Watkins St. (Public)
S00°39'59"W 429.69'
S00°39'59"W 240.27'
Creek Valley St. (Public)
S89°35'33"E 216.03'
N52°32'54"E 25.00'
R=60'
C14
C15
L1
HOA
189.42'
30'
N89°20'01"W 186.00'
10.63'
11.50'
19.37'
18.50'
8 18,600 SF
413
100.00'
22' (SEE NOTES 7 AND 9)
10' (SEE NOTE 7)
7 23,009 SF
427
123.70'
C50
0 50 100 150
Plan Scale: 1" = 50'

See Sheet 3

DETAIL
Scale 1" = 30'
C23
C9
C24
Unplatted
Township St. (Public)
C29
45.53'
42.39'
20' ACCESS EASEMENT
S11°18'48"E 25.48'
N77°36'46"E 8.96'
C80
C2
70.95'
N76°27'22"E
33.91'
100.00'
S34°59'50"E
30' (SEE NOTE 20)
S31°40'39"E 12.85'
N55°00'10"E 100.00'
66.09'
N21°26'30"E 73.23'
28
29
30
30'
10'
N65°59'52"W 2.12'
30.00'
N24°00'08"E
S65°59'52"E 15.88'
S89°35'33"E 6.28'
12
11

PROFESSIONAL LAND SURVEYOR
LICENSED
20906
STATE OF IDAHO
BILL HYNSON
6/29/2026

DEVELOPER
Hess Properties
CALDWELL, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

Book 60, Page 46

JOB NO. 23-023 | SHEET 2 OF 5

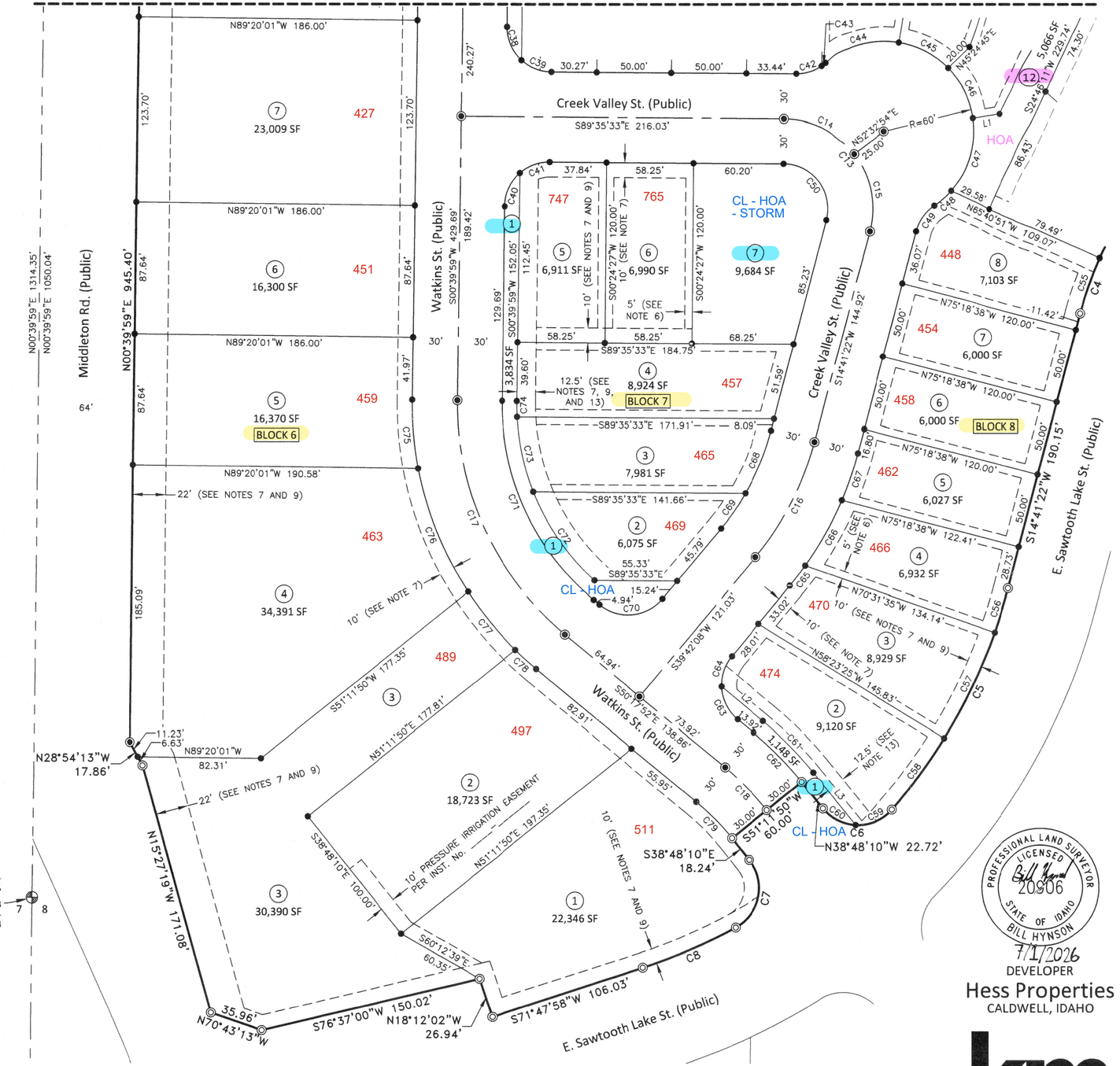
PLAT OF
RIVER WALK CROSSING SUBDIVISION No. 3

See Sheet 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	250.00'	347.18'	79°34'03"	S49°48'32"E	319.95'
C2	375.00'	307.38'	46°57'51"	S33°30'24"E	298.85'
C3	375.00'	166.57'	25°26'59"	S69°42'54"E	165.20'
C4	230.00'	332.66'	82°52'12"	S56°07'28"W	304.41'
C5	370.00'	168.27'	26°03'26"	S27°43'05"W	166.82'
C6	30.00'	52.60'	100°27'02"	N89°01'41"W	46.11'
C7	30.00'	52.37'	100°01'37"	S11°12'39"W	45.97'
C8	365.00'	67.37'	10°34'30"	S66°30'43"W	67.27'
C9	510.00'	139.20'	15°38'17"	S82°35'18"W	138.77'
C10	60.00'	93.98'	89°44'27"	S45°32'13"W	84.66'
C11	60.00'	46.99'	44°52'14"	S67°58'20"W	45.80'
C12	60.00'	46.99'	44°52'14"	S23°06'06"W	45.80'
C13	60.00'	109.20'	104°16'55"	S37°27'06"E	94.74'
C14	60.00'	54.60'	52°08'28"	S63°31'20"E	52.74'
C15	60.00'	54.60'	52°08'28"	S11°22'52"E	52.74'
C16	200.00'	87.31'	25°00'46"	S27°11'45"W	86.62'
C17	200.00'	177.90'	50°57'52"	S24°48'56"E	172.09'
C18	200.00'	40.13'	11°29'42"	S44°33'01"E	40.06'
C19	250.00'	29.01'	6°38'58"	S86°16'05"E	29.00'
C20	250.00'	106.47'	24°24'04"	S70°44'34"E	105.67'
C21	250.00'	183.50'	42°03'18"	S37°30'53"E	179.41'
C22	250.00'	28.20'	6°27'43"	S13°15'22"E	28.18'
C23	375.00'	1.84'	0°16'55"	S10°09'55"E	1.84'
C24	375.00'	30.04'	4°35'22"	S12°36'04"E	30.03'
C25	375.00'	275.50'	42°05'34"	S35°56'32"E	269.34'
C26	480.00'	111.92'	13°21'34"	S81°18'49"W	111.67'
C27	480.00'	20.22'	2°24'51"	N89°12'01"E	20.22'
C28	540.00'	126.53'	13°25'30"	S81°37'41"W	126.24'
C29	540.00'	19.48'	2°04'00"	N89°22'26"E	19.48'
C30	30.00'	25.34'	48°23'39"	N65°23'44"W	24.59'
C31	60.00'	4.49'	4°17'00"	N43°20'24"W	4.48'
C32	60.00'	113.66'	108°32'27"	S80°14'53"W	97.41'
C33	60.00'	63.08'	60°14'01"	S4°08'21"E	60.21'
C34	60.00'	14.11'	13°28'18"	S40°59'31"E	14.08'
C35	30.00'	25.34'	48°23'39"	S23°31'50"E	24.59'
C36	30.00'	21.76'	41°33'04"	S69°37'54"W	21.28'
C37	30.00'	25.23'	48°11'23"	S24°45'41"W	24.49'
C38	30.00'	25.23'	48°11'23"	S23°25'42"E	24.49'
C39	30.00'	22.03'	42°04'10"	S68°33'28"E	21.54'
C40	30.00'	25.23'	48°11'23"	N24°45'41"E	24.49'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C41	30.00'	21.76'	41°33'04"	N69°37'54"E	21.28'
C42	30.00'	18.18'	34°42'48"	N73°03'03"E	17.90'
C43	30.00'	3.34'	6°22'27"	N52°30'26"E	3.34'
C44	60.00'	52.56'	50°11'30"	N74°24'57"E	50.90'
C45	60.00'	37.59'	35°54'02"	S62°32'16"E	36.98'
C46	60.00'	37.99'	36°16'49"	S26°26'51"E	37.36'
C47	60.00'	52.18'	49°49'42"	S16°36'25"W	50.55'
C48	60.00'	14.93'	14°15'21"	S48°38'56"W	14.89'
C49	30.00'	21.51'	41°05'14"	S35°13'59"W	21.06'
C50	30.00'	54.60'	104°16'55"	N37°27'06"W	47.37'
C51	230.00'	129.94'	32°22'08"	S81°22'31"W	128.22'
C52	230.00'	54.61'	13°36'15"	S58°23'19"W	54.48'
C53	230.00'	50.10'	12°28'49"	S45°20'47"W	50.00'
C54	230.00'	59.36'	14°47'14"	S31°42'46"W	59.19'
C55	230.00'	38.66'	9°37'47"	S19°30'15"W	38.61'
C56	370.00'	30.89'	4°47'03"	S17°04'53"W	30.89'
C57	370.00'	78.37'	12°08'10"	S25°32'30"W	78.23'
C58	370.00'	59.00'	9°08'13"	S36°10'41"W	58.94'
C59	30.00'	27.36'	52°15'39"	S66°52'38"W	26.43'
C60	30.00'	25.23'	48°11'23"	N62°53'51"W	24.49'
C61	240.00'	48.15'	11°29'42"	N44°33'01"W	48.07'
C62	230.00'	46.14'	11°29'42"	N44°33'01"W	46.07'
C63	30.00'	25.23'	48°11'23"	N26°12'11"W	24.49'
C64	30.00'	21.89'	41°48'37"	N18°47'49"E	21.41'
C65	230.00'	17.00'	4°14'02"	N37°35'07"E	16.99'
C66	230.00'	50.10'	12°28'49"	N29°13'42"E	50.00'
C67	230.00'	33.31'	8°17'55"	N18°50'20"E	33.28'
C68	170.00'	45.60'	15°22'06"	N22°22'25"E	45.46'
C69	170.00'	28.62'	9°38'40"	N34°52'48"E	28.58'
C70	30.00'	47.12'	90°00'00"	N84°42'08"E	42.43'
C71	170.00'	151.21'	50°57'52"	S24°48'56"E	146.28'
C72	160.00'	72.55'	25°58'48"	N34°29'01"W	71.93'
C73	160.00'	51.47'	18°25'56"	N12°16'39"W	51.25'
C74	160.00'	10.41'	3°43'41"	N1°11'51"W	10.41'
C75	230.00'	45.97'	11°27'07"	S5°03'34"E	45.89'
C76	230.00'	89.52'	22°17'59"	S21°56'07"E	88.95'
C77	230.00'	50.10'	12°28'51"	S39°19'32"E	50.00'
C78	230.00'	18.99'	4°43'55"	S47°55'55"E	18.99'
C79	170.00'	34.11'	11°29'42"	N44°33'01"W	34.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°41'34"E	20.00
L2	N50°17'52"W	36.28
L3	N38°48'10"W	45.08



0 50 100 150

Plan Scale: 1" = 50'

PROFESSIONAL LAND SURVEYOR
LICENSED
20906
STATE OF IDAHO
BILL HYNSON

7/1/2026

DEVELOPER

Hess Properties

CALDWELL, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

Book 60, Page 40

JOB NO. 23-023

SHEET 3 OF 5

PLAT OF
RIVER WALK CROSSING SUBDIVISION No. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND A PORTION OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 8, WHICH BEARS N89°30'32"W A DISTANCE OF 2,657.54 FEET FROM A FOUND ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SAID SECTION 8;
THENCE FOLLOWING THE WESTERLY LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, N00°39'59"E A DISTANCE OF 1,050.04 FEET;
THENCE S89°04'04"E A DISTANCE OF 64.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE SOUTH MIDDLETON DRAIN AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES:
1. S89°04'04"E A DISTANCE OF 3.18 FEET;
2. N83°40'03"E A DISTANCE OF 92.77 FEET;
3. N89°43'18"E A DISTANCE OF 185.38 FEET;
4. S81°15'16"E A DISTANCE OF 95.52 FEET;
5. S89°35'33"E A DISTANCE OF 152.37 FEET;
6. 347.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 79°34'03", A CHORD BEARING OF S49°48'32"E AND A CHORD DISTANCE OF 319.95 FEET;
7. 307.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 46°57'51", A CHORD BEARING OF S33°30'24"E AND A CHORD DISTANCE OF 298.85 FEET;
8. 166.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 25°26'59", A CHORD BEARING OF S69°42'54"E AND A CHORD DISTANCE OF 165.20 FEET TO A FOUND 5/8-INCH REBAR ON THE NORTHERLY BOUNDARY OF RIVER WALK CROSSING SUBDIVISION NO. 1 (BOOK 56 OF PLATS AT PAGE 37, RECORDS OF CANYON COUNTY, IDAHO);

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND FOLLOWING SAID NORTHERLY SUBDIVISION BOUNDARY THE FOLLOWING FOURTEEN (14) COURSES:
1. N82°26'26"W A DISTANCE OF 216.64 FEET TO A FOUND 5/8-INCH REBAR;
2. 332.66 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A DELTA ANGLE OF 82°52'12", A CHORD BEARING OF S56°07'28"W AND A CHORD DISTANCE OF 304.41 FEET TO A FOUND 5/8-INCH REBAR;
3. S14°41'22"W A DISTANCE OF 190.15 FEET TO A FOUND 5/8-INCH REBAR;
4. 168.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 370.00 FEET, A DELTA ANGLE OF 26°03'26", A CHORD BEARING OF S27°43'05"W AND A CHORD DISTANCE OF 166.82 FEET TO A FOUND 5/8-INCH REBAR;
5. 52.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 100°27'02", A CHORD BEARING OF N89°01'41"W AND A CHORD DISTANCE OF 46.11 FEET TO A FOUND 5/8-INCH REBAR;
6. N38°48'10"W A DISTANCE OF 22.72 FEET TO A FOUND 5/8-INCH REBAR;
7. S51°11'50"W A DISTANCE OF 60.00 FEET TO A FOUND 5/8-INCH REBAR;
8. S38°48'10"E A DISTANCE OF 18.24 FEET TO A FOUND 5/8-INCH REBAR;
9. 52.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 100°01'37", A CHORD BEARING OF S11°12'39"W AND A CHORD DISTANCE OF 45.97 FEET TO A FOUND 5/8-INCH REBAR;
10. 67.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 365.00 FEET, A DELTA ANGLE OF 10°34'30", A CHORD BEARING OF S66°30'43"W AND A CHORD DISTANCE OF 67.27 FEET TO A FOUND 5/8-INCH REBAR;
11. S71°47'58"W A DISTANCE OF 106.03 FEET TO A FOUND 5/8-INCH REBAR;
12. N18°12'02"W A DISTANCE OF 26.94 FEET TO A FOUND 5/8-INCH REBAR;
13. S76°37'00"W A DISTANCE OF 150.02 FEET TO A FOUND 5/8-INCH REBAR;
14. N70°43'13"W A DISTANCE OF 35.96 FEET TO A FOUND 5/8-INCH REBAR ON THE EASTERLY RIGHT-OF-WAY OF MIDDLETON ROAD;

THENCE LEAVING SAID NORTHERLY SUBDIVISION BOUNDARY AND FOLLOWING SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES:
1. N15°27'19"W A DISTANCE OF 171.08 FEET TO A FOUND 5/8-INCH REBAR;
2. N28°54'13"W A DISTANCE OF 17.86 FEET;
3. N00°39'59"E A DISTANCE OF 945.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17.096 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. THE OWNER CERTIFIES THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF MIDDLETON AND THAT THE CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

THE OWNER(S) HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

TYLER HESS, MANAGER
HESS PROPERTIES, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
COUNTY OF Canyon)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON Tyler Hess, 2026
BY TYLER HESS, AS MANAGER OF HESS PROPERTIES, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 03/27/2029

Jacob Riley Thibault
Notary Public, State of Idaho
My Commission Expires 03/27/2029
Commission # 20231160

SPENCER KOFOED, MANAGER
TRADITION CAPITAL PARTNERS, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
COUNTY OF Canyon)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON Spencer Kofoed, 2026
BY SPENCER KOFOED, AS MANAGER OF TRADITION CAPITAL PARTNERS, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 03/27/2029

Jacob Riley Thibault
Notary Public, State of Idaho
My Commission Expires 03/27/2029
Commission # 20231160

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF MIDDLETON STANDARDS FOR THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT ISSUANCE EXCEPT FOR THE SETBACKS AND STANDARDS THAT WERE CHANGED BY THE DEVELOPMENT AGREEMENT AND AMENDMENT THERETO.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
3. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE CANYON COUNTY WATER COMPANY SERVICE AREA (208-455-1735). IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY CANYON COUNTY WATER COMPANY. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.
4. LOTS 1 AND 7, BLOCK 7, AND LOTS 1, 20, AND 29, BLOCK 8 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE RIVER WALK CROSSING SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURE IRRIGATION.
5. LOT 12, BLOCK 8 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 9-11, BLOCK 8.
6. AS SHOWN HEREON, LOTS 13 AND 14, BLOCK 6, AND UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES IN BLOCKS 7 AND 8 CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PRESSURE IRRIGATION AND LOT DRAINAGE.
7. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PRESSURE IRRIGATION AND LOT DRAINAGE. ALL LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
8. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT THAT IS FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE PER INSTRUMENT No. 2023-019842 AND AMENDED PER INSTRUMENT No. 2024-007416.
9. AS SHOWN HEREON, ALL LOTS ARE SUBJECT TO A HOMEOWNER'S ASSOCIATION IRRIGATION EASEMENT.
10. AS SHOWN HEREON, LOTS 13 AND 14, BLOCK 6 ARE SUBJECT TO A PERMANENT STORM WATER RETENTION EASEMENT.
11. MCC 5-4-10-8 REQUIRES DEVELOPER AND/OR ITS SUCCESSORS AND ASSIGNS, INCLUDING AN HOA, TO REPAIR AND MAINTAIN ALL PATHWAYS ON SITE ENCUMBERED WITH A PUBLIC ACCESS EASEMENT.
12. LOT 7, BLOCK 7 IS SUBJECT TO A BLANKET EASEMENT FOR STORM WATER RETENTION.
13. AS SHOWN HEREON, LOTS 11-17, BLOCK 6, LOTS 1-5, BLOCK 7, AND LOTS 1, 2, AND 19-21, BLOCK 8 ARE SUBJECT TO A LANDSCAPE BERM EASEMENT. THIS EASEMENT SHALL NOT PRECLUDE THE INSTALLATION OF LANDSCAPING, CONSTRUCTION OF FENCING, HARD SURFACE DRIVES OR APPROACHES, WALKWAYS AND PARKING, OR OTHER SUCH NON-PERMANENT STRUCTURES.
14. AS SHOWN HEREON, LOTS 8 AND 9, BLOCK 8 ARE SUBJECT TO A SANITARY SEWER EASEMENT.
15. THE TEMPORARY TURNAROUND EASEMENT SHOWN HEREON AT THE END OF TOWNSHIP STREET IS TO BE VACATED UPON THE COMPLETION OF TOWNSHIP STREET IN RIVER WALK PHASE 4.
16. THIS SUBDIVISION IS LOCATED WITHIN ZONE AE AS SHOWN ON THE FIRM PANEL 16027C0253G, CITY OF MIDDLETON, CANYON COUNTY, IDAHO AND INCORPORATED AREAS. A BUILDING PERMIT SHALL NOT BE ISSUED FOR ANY LOT THAT IS LOCATED WITHIN THE MAPPED FLOODPLAIN UNTIL A FLOOD PLAIN DEVELOPMENT PERMIT IS OBTAINED FOR THE INDIVIDUAL LOT. EACH LOT WITHIN THE MAPPED FLOODPLAIN SHALL REQUIRE AN INDIVIDUAL FLOOD PLAIN DEVELOPMENT PERMIT.
17. ANY FENCES, LANDSCAPING OR ANY OTHER STRUCTURES INSTALLED IN AN EASEMENT AREA MAY BE REMOVED BY THE CITY OF MIDDLETON OR UTILITY COMPANIES AND REPLACED AT THE LANDOWNER'S OR HOMEOWNER ASSOCIATION'S EXPENSE.
18. DIRECT LOT ACCESS TO MIDDLETON ROAD AND E. SAWTOOTH LAKE STREET IS PROHIBITED.
19. NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINE OR INTERSTATE PETROLEUM PRODUCTS PIPELINE, AS RECOGNIZED BY THE PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION, WAS DETERMINED TO BE WITHIN 1,000 FEET OF THIS SUBDIVISION.
20. THIS SUBDIVISION IS SUBJECT TO A LICENSE AGREEMENT WITH CANYON COUNTY WATER COMPANY PER INSTRUMENT No. 2025-013690. THE CANYON COUNTY WATER COMPANY EASEMENT LOCATED WITHIN LOTS 11-29, BLOCK 8 SHALL BE MAINTAINED AND KEPT CLEAR OF WEEDS, DEBRIS, AND TRASH BY THE HOMEOWNER'S ASSOCIATION, OR IT'S ASSIGNS. ANY BUILDINGS, FENCES, OR OBSTRUCTIONS SHALL NOT BE ALLOWED WITHIN SAID EASEMENT.
21. LOT 10, BLOCK 6, AND LOT 12, BLOCK 8 SHALL BE OWNED AND MAINTAINED BY THE RIVER WALK CROSSING SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ASSIGNS, AND ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND IRRIGATION.
22. LOT 10, BLOCK 6 IS SUBJECT TO A TEMPORARY CROSS ACCESS EASEMENT PER INSTRUMENT No. 2026-023448
23. THE HOA AND ANY BUSINESS ASSOCIATION OWN AND MANAGE THE COMMON AREAS, WHICH INCLUDE STROMWATER FACILITIES. A PLAN FOR OPERATION, MAINTENANCE AND REPAIR OF STORMWATER FACILITIES (O&M PLAN) HAS BEEN PREPARED FOR ALL STORMWATER FACILITIES MAINTAINED BY THE HOA/BUSINESS ASSOCIATION. THE O&M PLAN SHALL BE RECORDED WITH THE CC&RS. THE O&M PLAN SHALL BE USED FOR MAINTENANCE AND OPERATION OF THE STORMWATER FACILITIES.

CERTIFICATE OF SURVEYOR

I, BILL HYNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF RIVER WALK CROSSING SUBDIVISION No. 3 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

BILL HYNSON, P.L.S. 20906

PROFESSIONAL LAND SURVEYOR LICENSED 20906 STATE OF IDAHO BILL HYNSON
5/27/2026

DEVELOPER
Hess Properties
CALDWELL, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

Book 60, Page 40

JOB NO. 23-023 | SHEET 4 OF 5

PLAT OF
RIVER WALK CROSSING SUBDIVISION No. 3

CERTIFICATE AND APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED 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, TITLE 50, CHAPTER 13, RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR UNDER IC 50-1305
DAVID TC KINZER PLS 7659

DATE 1/22/26

CERTIFICATE AND APPROVAL OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THE SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER Jennifer Watters by JDSmart

DATE July 2, 2026

CERTIFICATE OF APPROVAL - SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF MIDDLETON AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Anthony Lee
OFFICER
SOUTHWEST DISTRICT HEALTH DEPARTMENT

09/10/2025
DATE

APPROVAL OF CITY OF MIDDLETON

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE CITY OF MIDDLETON, IDAHO ON THE DAY OF June 3, 2026

CITY CLERK

APPROVAL OF CITY OF MIDDLETON ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

CITY OF MIDDLETON ENGINEER
Kevin Craig, PE17882
Civil Dynamics, PLLC

6/10/2026
DATE

PROFESSIONAL LAND SURVEYOR LICENSED 20906 STATE OF IDAHO BILL HYNSON
8/25/2025

DEVELOPER
Hess Properties
CALDWELL, IDAHO

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

Book 60, Page 40

JOB NO. 23-023 | SHEET 5 OF 5