

2023-000889

RECORDED

01/11/2023 01:06 PM

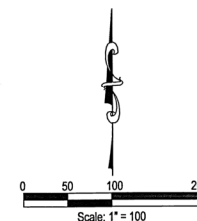


CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#6 LBERG \$11.00
PLAT
1 FHMAR HOMES

PLAT OF MANDALAY RANCH SUBDIVISION PHASE 4

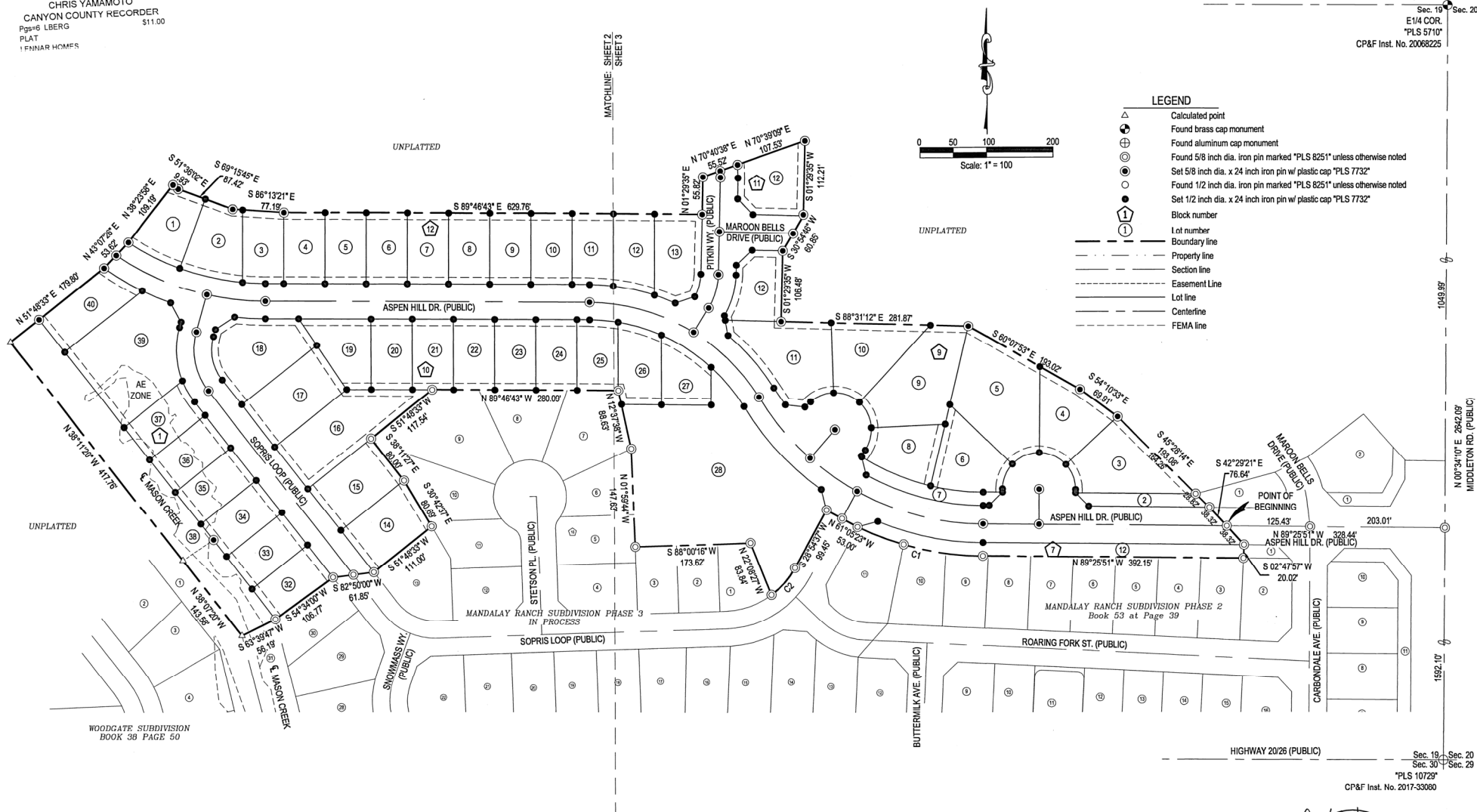
LOCATED IN THE SE1/4 OF SECTION 19, T. 4 N., R. 2 W., B.M.,
CITY OF CALDWELL, CANYON COUNTY, IDAHO

MATCHLINE: SHEET 2
SHEET 3



LEGEND

- △ Calculated point
- ⊕ Found brass cap monument
- ⊙ Found aluminum cap monument
- Found 5/8 inch dia. iron pin marked "PLS 8251" unless otherwise noted
- Found 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Found 1/2 inch dia. iron pin marked "PLS 8251" unless otherwise noted
- Found 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- ① Block number
- ① Lot number
- Boundary line
- Property line
- Section line
- Easement Line
- Lot line
- Centerline
- FEMA line



Sec. 19
E1/4 COR.
"PLS 5710"
CP&F Inst. No. 20068225

Sec. 19
Sec. 20
Sec. 30
"PLS 10729"
CP&F Inst. No. 2017-33090

SURVEYORS NARRATIVE:

This Plat requested by AG Essential Housing Multi State 2, LLC is to establish a Subdivision of the referenced parcel of land. All found monuments are referenced and accepted, as shown hereon. The alignment of the new Subdivision and lots within are marked with set monuments. The boundary was established by retracing the plats of Mandalay Ranch Subdivision Phase 1, Records of Canyon County, and the found Monumentation of the surrounding Subdivision as shown hereon.

SPECIAL NOTE:

See sheet 4 of 6 for Line and Curve Table Data.

FEMA INFORMATION:

- 1) This Plat is encumbered by floodzone areas as shown. All FEMA information is taken from panel 16027C0261 G with an effective date of June 7, 2019.
- 2) Lots 32 thru 39, Block 1 lie within Zone "AE" of FEMA Map panel 16027C0261G. These lots will require an Elevation Certificate for Building Construction.

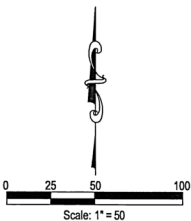


COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83665
Office: (208) 442-0115
JN 11121 08/25/2022
SHEET 1 OF 6

PLAT OF
MANDALAY RANCH SUBDIVISION PHASE 4

LOCATED IN THE SE1/4 OF SECTION 19, T. 4 N., R. 2 W., B.M.,
CITY OF CALDWELL, CANYON COUNTY, IDAHO

UNPLATTED



LEGEND

- △ Calculated point
- Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊙ Found 5/8 inch dia. iron pin marked "PLS 8251" unless otherwise noted
- ⊙ Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- ⊙ Found 1/2 inch dia. iron pin marked "PLS 8251" unless otherwise noted
- ⊙ Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- ① Block number
- ① Lot number
- Boundary line
- - - Property line
- - - Section line
- - - Easement line
- - - Lot line
- - - Centerline
- - - FEMA line



SPECIAL NOTE:
See sheet 4 of 6 for Line and Curve Table Data.

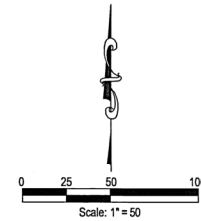


COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115
JN 11121 08/08/2022
SHEET 2 OF 6

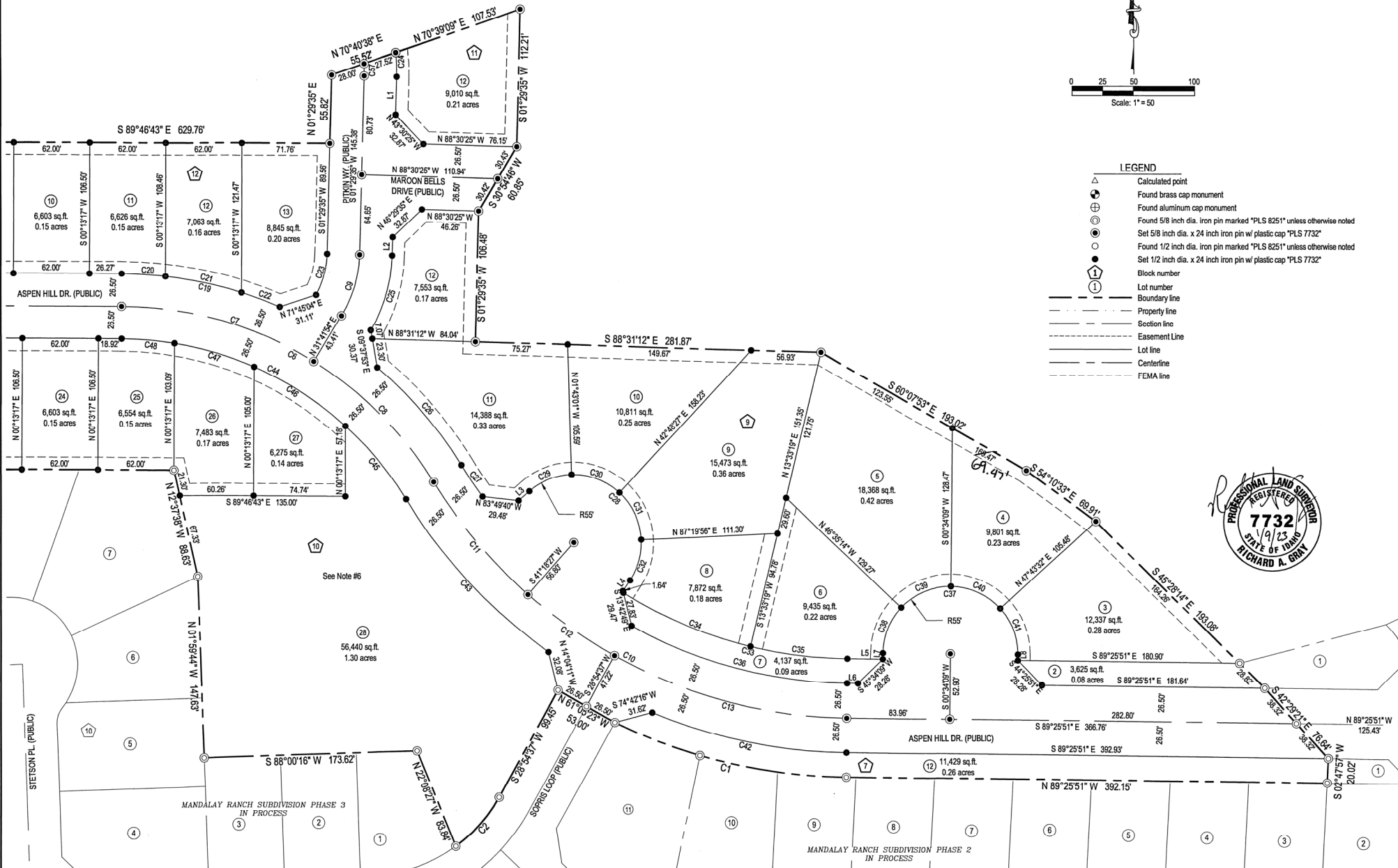
PLAT OF MANDALAY RANCH SUBDIVISION PHASE 4

LOCATED IN THE SE1/4 OF SECTION 19, T. 4 N., R. 2 W., B.M.,
CITY OF CALDWELL, CANYON COUNTY, IDAHO

BK 65 PG 30



- LEGEND**
- △ Calculated point
 - ⊙ Found brass cap monument
 - ⊕ Found aluminum cap monument
 - ⊙ Found 5/8 inch dia. iron pin marked "PLS 8251" unless otherwise noted
 - ⊙ Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
 - ⊙ Found 1/2 inch dia. iron pin marked "PLS 8251" unless otherwise noted
 - ⊙ Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
 - ① Block number
 - ① Lot number
 - Boundary line
 - - - Property line
 - - - Section line
 - - - Easement Line
 - Lot line
 - Centerline
 - - - FEMA line



See Note #6

SPECIAL NOTE:

See sheet 4 of 6 for Line and Curve Table Data.

COMPASS LAND SURVEYING, PLLC

623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115

JN 11121 08/25/2022

SHEET 3 OF 6

PLAT OF MANDALAY RANCH SUBDIVISION PHASE 4

BK 55 PG 20

NOTES:

- Any Resubdivision of this Plat shall Comply with the Applicable Zoning Regulations in Effect at that time.
- Building Setbacks and Dimensional Standards in this Subdivision shall conform to the Applicable Zoning Regulations at the time of Resubdivision, or as Allowed by the Current Zoning and Regulations set forth by City of Caldwell. "Setbacks not shown for Clarity".
- The property has appurtenant irrigation water rights and assessment obligation through Pioneer Irrigation District. The developer is designing an irrigation plan and, after appropriate approvals, will construct an irrigation water delivery system in compliance with Idaho Code 31-3805.
- A Permanent Easement for Public Utilities, Drainage and Irrigation is hereby Designated as follows, Unless otherwise Dimensioned:
 - 10' along Subdivision Boundary.
 - 10' along the Frontage of each Lot, Public Right-of-Way.
 - 10' along the Rear Lot Lines where it is not a Subdivision Boundary.
 If any Lot Lines are Adjusted, the Easement Shall also be Adjusted Accordingly, Providing that Facilities have not been Installed within the Easement.
- This Development Recognizes Section 22-4503, Idaho Code, Right to Farm Act, which states: "No Agricultural Operation, Agricultural Facility or Expansion thereof shall be or become a nuisance, Private or Public, by any changed Conditions in or about the Surrounding nonagricultural activities after it has been in operation for more than one (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.
- Lot 39, Block 1 is a Storm Retention Common Area Lot, Lot 12, Block 7, Lots 2 and 7, Block 9, and Lot 28 Block 10 are designated as common area lots to be owned and maintained by the Mandalay Ranch Subdivision Home Owners Association as established in the covenants. Said lots are subject to a blanket public utility, irrigation and Drainage easement.
- Stormwater Facilities to be constructed to City of Caldwell Standards.
- Water and Sewer shall be provided by the City of Caldwell.
- Lots 34 thru 39, Block 1 lie within Zone "AE" of FEMA Map panel 1602/C0261G. These lots will require an Elevation Certificate for Building Construction.
- Lot 16 Block 10 is subject to a 10' side yard swale easement.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	195.09	448.00	24°57'00"	N 76°57'21" W	193.55
C2	53.78	123.50	24°56'58"	S 41°23'06" W	53.35
C3	238.60	400.00	34°10'36"	S 72°41'25" E	235.08
C4	149.84	400.00	21°27'47"	S 66°20'00" E	148.97
C5	88.76	400.00	12°42'49"	S 83°25'19" E	88.58
C6	304.54	300.00	58°09'46"	N 60°41'50" W	291.63
C7	164.81	300.00	31°28'37"	N 74°02'25" W	162.75
C8	139.73	300.00	26°41'10"	N 44°57'32" W	138.47
C9	52.72	100.00	30°12'19"	N 16°35'44" E	52.11
C10	403.62	400.00	57°48'54"	S 60°31'24" E	386.72
C11	119.55	400.00	17°07'27"	S 40°07'04" E	119.10
C12	86.25	400.00	12°21'16"	S 54°59'43" E	86.08
C13	197.86	400.00	28°20'28"	S 75°15'37" E	195.85
C14	94.17	100.00	53°57'27"	S 11°12'44" E	90.73
C15	218.72	373.50	33°33'08"	S 73°00'09" E	215.61
C16	86.96	373.50	13°20'26"	S 62°53'48" E	86.77
C17	97.49	373.50	14°57'19"	S 77°02'41" E	97.21
C18	34.27	373.50	05°15'23"	S 87°09'02" E	34.25
C19	132.61	326.50	23°16'13"	N 78°08'36" W	131.70
C20	35.81	326.50	06°17'03"	N 86°38'12" W	35.79
C21	63.45	326.50	11°08'04"	N 77°55'38" W	63.35
C22	33.35	326.50	05°51'06"	N 69°26'03" W	33.33
C23	35.18	73.50	27°25'36"	N 15°12'23" E	34.85
C24	19.77	176.50	06°25'04"	N 01°42'57" W	19.76
C25	64.12	176.50	29°02'31"	N 16°09'49" E	63.44
C26	105.38	326.50	18°29'33"	N 40°51'43" W	104.92
C27	30.85	373.50	04°43'56"	S 33°58'55" E	30.84
C28	158.52	55.00	165°08'25"	N 48°49'57" W	109.08
C29	37.95	55.00	39°32'08"	S 68°21'55" W	37.20
C30	42.57	55.00	44°20'46"	N 69°41'38" W	41.51
C31	42.75	55.00	44°32'05"	N 25°15'12" W	41.68
C32	35.25	55.00	36°43'26"	N 15°22'33" E	34.65
C33	192.48	352.00	31°19'51"	S 73°45'56" E	190.09
C34	112.70	352.00	18°20'40"	S 67°16'20" E	112.22
C35	79.78	352.00	12°58'10"	S 82°56'16" E	79.61
C36	183.52	372.00	28°19'57"	S 75°17'52" E	181.86
C37	172.79	55.00	180°00'01"	N 89°25'51" W	110.00
C38	41.13	55.00	42°50'37"	S 21°59'28" W	40.18
C39	45.27	55.00	47°09'23"	S 66°59'28" W	44.00
C40	45.27	55.00	47°09'23"	N 65°51'10" W	44.00
C41	41.13	55.00	42°50'38"	N 20°51'09" W	40.18
C42	162.43	428.50	21°44'40"	S 78°33'31" E	161.46
C43	170.93	426.50	22°57'44"	S 43°05'40" E	169.78
C44	277.64	273.50	58°09'46"	N 60°41'50" W	265.87
C45	77.41	273.50	16°12'57"	N 39°43'25" W	77.15
C46	89.12	273.50	16°40'10"	N 57°09'59" W	88.72
C47	67.85	273.50	14°12'51"	N 73°36'29" W	67.68
C48	43.26	273.50	09°03'48"	N 85°14'49" W	43.22
C49	46.29	426.50	06°13'08"	S 86°40'12" E	46.27
C50	69.22	73.50	63°67'27"	S 11°12'43" E	66.69
C51	119.13	126.50	53°57'27"	S 11°12'44" E	114.78
C52	37.21	126.50	16°51'20"	S 29°45'47" E	37.08
C53	81.92	126.50	37°06'07"	S 02°47'03" E	80.49
C54	112.97	426.50	15°10'34"	S 62°38'39" E	112.61
C55	46.04	426.50	06°11'07"	S 67°08'21" E	46.02
C56	66.93	426.50	08°59'27"	S 59°33'05" E	66.86
C57	9.96	150.00	03°48'11"	N 00°24'31" W	9.95

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 01°29'35" W	30.99
L2	S 01°29'35" W	14.91
L3	S 48°41'32" W	11.65
L4	S 33°44'15" W	10.34
L5	S 89°25'51" E	28.96
L6	S 89°25'51" E	8.96
L7	S 00°34'09" W	4.90
L8	S 00°34'09" W	4.90
L9	S 15°46'00" W	11.12
L10	S 15°46'00" W	8.68



PLAT OF
MANDALAY RANCH SUBDIVISION PHASE 4

BK 55 PG 20

CERTIFICATE OF OWNERS

Known by these presents that AG Essential Housing Multi State 2, LLC., are the Owners of a Real Parcel of Land herein after described and that it is their intention to include said Real Property in this Subdivision Plat.

The following Describes a Parcel of Land Lying in a portion of the SE1/4 of Section 19, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County Idaho, and more particularly described as follows:

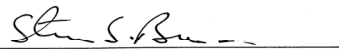
COMMENCING at a Found Aluminum Cap Marking the Southeast Corner of the SE 1/4 said Section 19; From which, the East 1/4 Corner of said Section 19 bears, North 00°34'10" East, 2642.09 feet which is being Monumented with a found Brass Cap;
Thence along the Easterly Boundary Line of the SE 1/4 of said Section 19, North 00°34'10" East, 1592.10 feet;
Thence North 89°25'51" West, 328.44 feet to a found 5/8" Iron Pin with Plastic Cap "CLS PLS 7732" marking the POINT OF BEGINNING;
Thence, South 42°29'21" East, 38.32 feet to a found 5/8" Iron Pin with Plastic Cap "CLS PLS 7732";
Thence, South 02°47'57" West, 20.02 feet to a found 5/8" Iron Pin with Plastic Cap "CLS PLS 7732";
Thence North 89°25'51" West, 392.15 feet to a found 5/8" Iron Pin with Plastic Cap "CLS PLS 7732", marking the beginning of a curve right;
Thence Northwesterly 195.09 feet along the arc of said curve right, having a radius of 448.00 feet, a Central angle of 24°57'00", and a Long Chord which bears, North 76°57'21" West, 193.55 feet to a found 5/8" Iron Pin with Plastic Cap "CLS PLS 7732";
Thence tangent to said curve, North 61°05'23" West, 53.00 feet to a found 5/8" Iron Pin with Plastic Cap "CLS PLS 7732";
Thence, South 28°54'37" West, 99.45 feet to a found 5/8" Iron Pin with Plastic Cap "CLS PLS 7732", marking the beginning of a curve right;
Thence a distance of 53.78 feet along the arc of said curve right, having a radius of 123.50 feet, a central angle of 24°56'58", the long chord of which bears South 41°23'06" West, a distance of 53.35 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence non-tangent to said curve right, North 22°08'27" West, 83.84 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 88°00'16" West, 173.62 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 01°59'44" West, 147.63 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 12°37'38" West, 88.63 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 89°46'43" West, 280.09 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 51°48'33" West, 117.54 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 38°11'27" East, 80.00 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 30°42'37" East, 80.69 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 51°48'33" West, 111.00 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 82°50'00" West, 61.85 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 54°34'00" West, 106.77 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 63°39'47" West, 56.19 feet to the Centerline of said Mason Creek from said point, a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732" which is Witnessing said point bears, North 63°39'47" East, 56.19 feet;
Thence along the Centerline of said Mason Creek, North 38°07'20" West, 143.58 feet, from said point, a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732" which is Referencing said point bears, North 56°44'39" East, 55.20 feet;
Thence continuing along the Centerline of said Mason Creek, North 38°11'20" West, 417.76 feet, from said point, a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732" which is Witnessing said point bears, North 51°48'33" East, 55.00 feet;
Thence leaving said Centerline, North 51°48'33" East, 179.80 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 43°07'26" East, 53.62 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 38°23'58" East, 109.19 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 51°36'02" East, 9.93 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 69°15'45" East, 87.42 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 86°13'21" East, 77.19 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 89°46'43" East, 629.76 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 01°29'35" East, 55.82 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 70°40'38" East, 55.52 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 70°39'09" East, 107.53 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 01°29'35" West, 112.21 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 30°54'46" West, 60.85 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 01°29'35" West, 106.48 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 88°31'12" East, 281.87 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 60°07'53" East, 193.02 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 54°10'33" East, 69.91 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 45°28'14" East, 193.08 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 42°29'21" East, 38.32 feet to the **POINT OF BEGINNING**.

The above Described Parcel of Land contains 15.16 Acres, more or less.

The Public Streets as shown on this Plat are hereby Dedicated to the Public. The Easements are not Dedicated to the Public, but are intended only for the right and purpose as designated within this plat and no permanent structures other than those for Utility, Irrigation or Drainage Purposes are to be erected within the limits of said Easements.

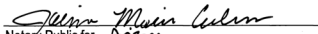
All Lots within this Plat will be eligible to receive Water Service from the City of Caldwell's Municipal Water Department, and City of Caldwell's Municipal Water Department has agreed in writing to serve all Lots within this Subdivision.

In witness whereof, we have here unto set our hands this 22 Day of June, 2022.


Steven S. Benson, Manager for AGWIP Asset Management, LLC,
the Authorized Agent of AG Essential Housing Multi State 2, LLC.

ACKNOWLEDGMENT
STATE OF ARIZONA
COUNTY OF MARICOPA } SS

The foregoing instrument was acknowledged before me this 22 day of June, 2022, by Steven S. Benson, the manager of AGWIP Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG ESSENTIAL HOUSING MULTI STATE 2, LLC, a Delaware limited liability company, for and on behalf thereof.


Notary Public for Arizona
Residing at Maricopa County
Commission expires 07/01/2025



CERTIFICATE OF SURVEYOR

I, Richard A Gray do hereby Certify that I am a Professional Land Surveyor Licensed by the State of Idaho, and that this Plat as Described in the Certificate of Owners and the attached Plat, was Drawn from an actual Survey made on the ground, made by me or under my direct supervision and accurately represents the points Platted hereon, and is in Conformity with State of Idaho codes relating to Plats, Surveys and the Corner Perpetuation and filing act, Idaho Codes 55-1601 through 55-1612.

Richard A. Gray



License No. 7732

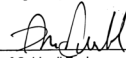
COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115
JN 11121 6/07/2022
SHEET 5 OF 6

PLAT OF
MANDALAY RANCH SUBDIVISION PHASE 4

BK 55 PG 20

APPROVAL OF CITY ENGINEER

I, the Undersigned, City Engineer in and for the City of Caldwell, Canyon County, Idaho do hereby certify that I have checked this final plat and that the City of Caldwell's requirements regarding final plats have been met.

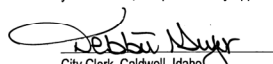

City of Caldwell Engineer



1-3-23
Date

APPROVAL OF CITY COUNCIL

I, the Undersigned, City Clerk in and for the City of Caldwell, Canyon County, Idaho, do hereby certify that at a regular meeting of the City Council held on the 20th day of October, in the year of 2022, this plat was duly approved and accepted.


City Clerk, Caldwell, Idaho



11/6/2023
Date

CERTIFICATE OF CANYON COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor, in and for Canyon County, Idaho, do hereby certify that I have checked this Plat, and that it complies with the State of Idaho Code relating to Plats and Surveys.


Canyon County Surveyor

8/25/22
Date

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 proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.


County Treasurer

1/11/2023
Date



APPROVAL OF 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 City of Caldwell Municipal Water Department and City of Caldwell Municipal Sewer Department and the QLPE approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer lines 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 a certificate of disapproval.


Health District Signature

08/11/2022
Date

