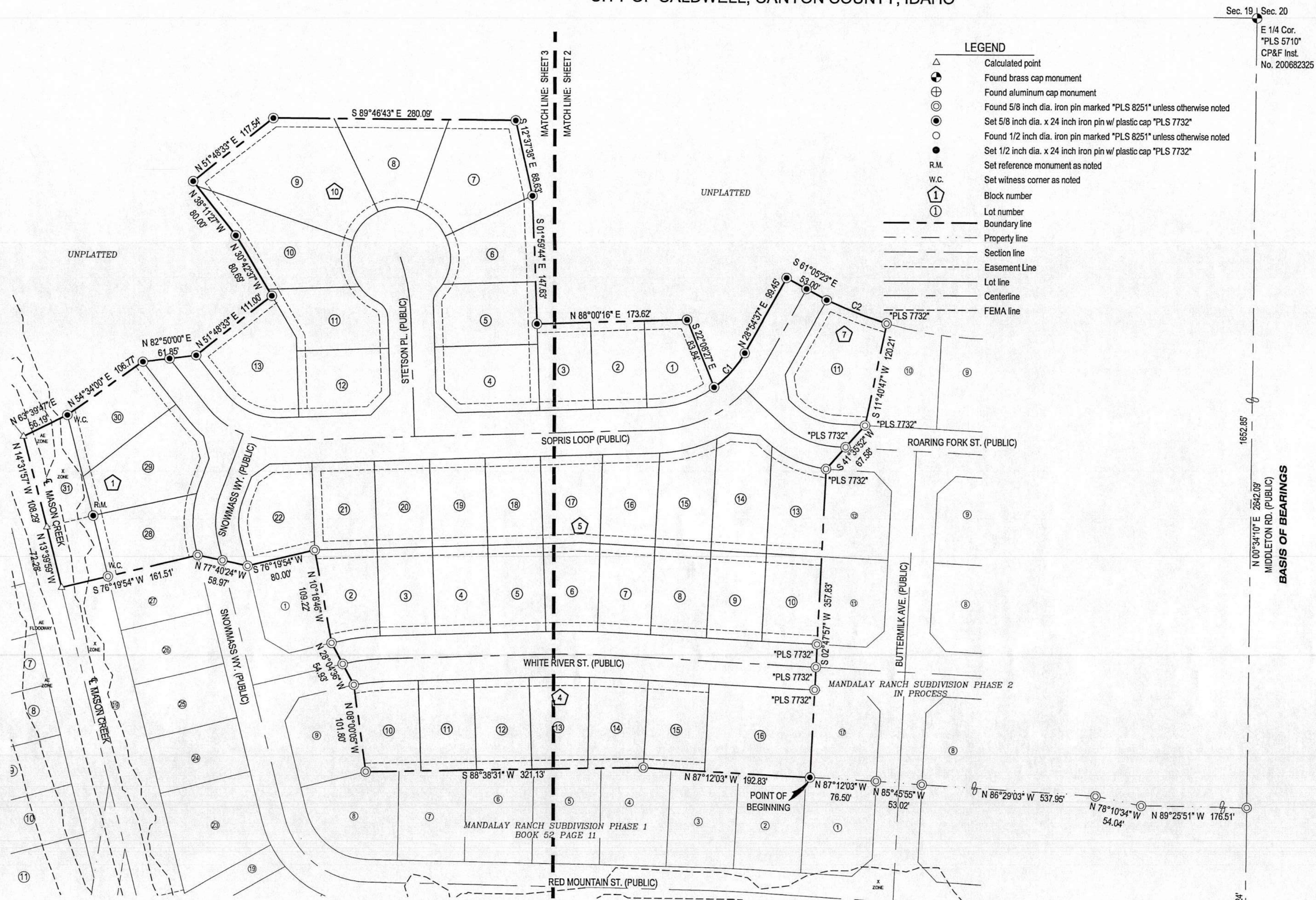


PLAT OF MANDALAY RANCH SUBDIVISION PHASE 3

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

BK 54 PG 42



SURVEYORS NARRATIVE:

1) This Plat requested by Stanley Ray 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 and Mandalay Ranch Subdivision Phase 2, Records of Canyon County, and the found Monumentation of the surrounding Subdivisions as shown hereon.

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.

HIGHWAY 20/26 (PUBLIC) Sec. 19 Sec. 20
Sec. 30 Sec. 29
PLS 10729
CP&F Inst.
No. 2017-33080

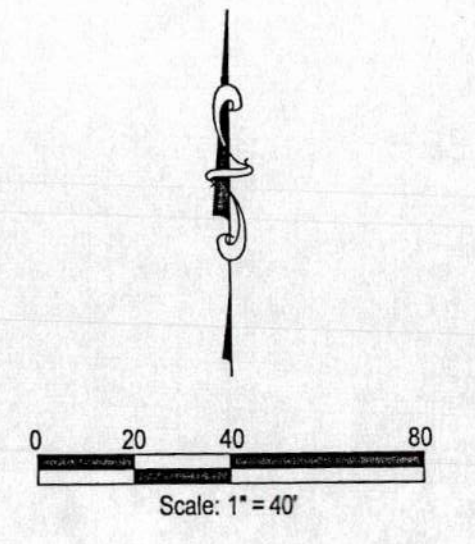


COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115
JN 8721 08/08/2022
SHEET 1 OF 6



PLAT OF MANDALAY RANCH SUBDIVISION PHASE 3

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



















- 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"
 - Set reference monument as noted
 - W.C. Set witness corner as noted
 - ① Block number
 - ① Lot number
 - Boundary line
 - Property line
 - Section line
 - Easement Line
 - Lot line
 - Centerline
 - FEMA line



COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115
JN 8721 08/08/2022
SHEET 2 OF 6

BK 54 PG 42

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" |
| R.M. | Set reference monument as noted |
| W.C. | Set witness corner as noted |
|  | Block number |
|  | Lot number |
|  | Boundary line |
|  | Property line |
|  | Section line |
|  | Easement line |
|  | Lot line |
|  | Centerline |
|  | FEMA line |



COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115
JN 8721 08/08/2022

PLAT OF
MANDALAY RANCH SUBDIVISION PHASE 3

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

BK 54 PG 42

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 13°40'06" W	21.76
L2	NOT USED	-
L3	N 87°12'03" W	11.88
L4	N 13°40'06" W	8.84
L5	S 20°25'24" W	31.23
L6	S 14°23'22" E	26.67
L7	N 13°40'06" W	34.68
L8	S 20°25'24" W	28.52
L9	S 54°12'50" W	25.99
L10	N 43°00'16" E	32.87
L11	S 46°59'44" E	32.87
L12	S 08°55'36" E	28.67
L13	S 46°51'19" E	11.51
L14	N 87°12'03" W	33.18
L15	S 46°51'19" E	7.38
L16	S 76°19'54" W	4.19
L17	S 85°43'12" E	36.13
L18	N 88°00'16" E	44.35
L19	S 87°12'03" E	21.49

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	53.78	123.50	24°56'58"	N 41°23'06" E	53.35
C2	74.19	448.00	09°29'16"	S 69°13'29" E	74.10
C3	51.58	100.00	29°33'04"	S 52°57'59" E	51.01
C4	42.33	100.00	24°15'13"	S 79°52'08" E	42.02
C5	93.91	100.00	53°48'17"	S 65°05'36" E	90.49
C6	59.50	100.00	34°05'30"	S 03°22'39" W	58.63
C7	117.44	150.00	44°51'35"	N 65°34'28" E	114.47
C8	37.27	150.00	14°14'06"	N 36°01'38" E	37.17
C9	154.71	150.00	59°05'41"	N 58°27'25" E	147.94
C10	70.42	100.00	40°20'44"	S 67°01'41" E	68.97
C11	101.26	1210.00	04°47'41"	N 89°35'54" W	101.23
C12	48.31	250.00	11°04'20"	S 82°28'06" W	48.24
C13	63.83	126.50	28°54'46"	S 00°47'17" W	63.16
C14	11.43	126.50	05°10'44"	S 17°50'02" W	11.43
C15	75.27	126.50	34°05'30"	S 03°22'39" W	74.16
C16	23.37	126.50	10°34'58"	S 43°28'56" E	23.33
C17	43.73	73.50	34°05'30"	S 03°22'39" W	43.09
C18	21.68	20.00	62°05'56"	N 33°02'42" W	20.63
C19	28.32	58.00	27°58'17"	S 50°06'31" E	28.03
C20	55.89	58.00	55°12'40"	S 08°31'02" E	53.75
C21	45.80	58.00	45°14'21"	S 41°42'29" W	44.61
C22	45.80	58.00	45°14'21"	S 86°56'50" W	44.61
C23	45.80	58.00	45°14'21"	N 47°48'49" W	44.61
C24	58.03	58.00	57°19'32"	N 03°28'08" E	55.64
C25	9.57	58.00	09°27'26"	N 36°51'37" E	9.56
C26	289.19	58.00	285°41'00"	S 78°44'50" W	70.07
C27	15.21	20.00	43°35'04"	S 19°47'48" W	14.85
C28	69.02	73.50	53°48'17"	S 65°05'36" E	66.51
C29	73.60	123.50	34°08'41"	N 70°55'55" E	72.51
C30	51.76	73.50	40°20'44"	S 67°01'41" E	50.69
C31	68.84	126.50	31°10'53"	S 67°27'27" E	68.00
C32	11.06	126.50	05°00'41"	S 49°21'40" E	11.06
C33	79.91	126.50	36°11'34"	S 64°57'07" E	78.59
C34	15.77	176.50	05°07'06"	N 61°52'48" E	15.76
C35	68.22	176.50	22°08'46"	N 75°30'45" E	67.80
C36	4.37	176.50	01°25'08"	N 87°17'42" E	4.37
C37	88.36	176.50	28°41'01"	N 73°39'46" E	87.44
C38	52.48	276.50	10°52'32"	S 81°46'09" W	52.40
C39	3.85	276.50	00°47'53"	S 87°36'21" W	3.85
C40	56.33	276.50	11°40'25"	S 82°10'05" W	56.24
C41	11.66	1236.50	00°32'26"	S 88°16'29" W	11.66
C42	59.67	1236.50	02°45'55"	S 89°55'39" W	59.67
C43	32.14	1236.50	01°29'21"	N 87°56'43" W	32.14
C44	103.48	1236.50	04°47'41"	N 89°35'54" W	103.44
C45	38.82	1183.50	01°52'46"	N 88°08'26" W	38.82
C46	60.22	1183.50	02°54'55"	S 89°27'43" W	60.21
C47	99.04	1183.50	04°47'41"	N 89°35'54" W	99.01
C48	36.05	223.50	09°14'31"	S 83°23'00" W	36.01
C49	65.69	214.05	17°34'58"	N 10°47'13" W	65.43

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.
- Mandalay Ranch Subdivision Home Owners Association will Provide a Pressure Irrigation System to each Lot and will be Owned and Maintained by the Mandalay Ranch Subdivision Home Owners Association.
- Irrigation Water has been Provided from Caldwell Municipal Irrigation District in Compliance with Section 31-3805(B). Lots within this Subdivision will be Entitled to Irrigation Water Rights and will be Obligated for Assessments from Caldwell Municipal Irrigation District.
- 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 16, Block 4 is a Storm Retention Common Area Lot having a Blanket Easement for Access, Utilities, Pressure irrigation, Drainage and Landscaping Purposes and will be Owned and Maintained by the Mandalay Ranch Subdivision Home Owners Association.
- Stormwater Facilities to be constructed to City of Caldwell Standards.
- Water shall be provided by the City of Caldwell Municipal Water Department.
- Sewer shall be provided by the City of Caldwell Municipal Sewer Department.
- Lots 10 through 15 Block 4, Lots 13 through 22 Block 5 and Lots 4 through 12, Block 10 are subject to a storm drainage pipe easement within the ten (10') foot wide rear lot easements.
- Lot 21 Block 5 is subject to a ten (10') foot wide storm drainage pipe easement along the west lot line.
- The availability of building permits for this development may be limited pursuant to Caldwell City Code Section 11-04-07(4)(5)(6) which limits the number of building permits that may be issued prior to final completion of the development. Applicant shall disclose to lot purchasers whether the issuance of building permits is in fact restricted per City Code previously referenced and lot purchasers are encouraged to contact Caldwell City Building Department prior to closing.



MANDALAY RANCH SUBDIVISION PHASE 3

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

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 stamped "PLS 10729" 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 stamped "PLS 5710";
Thence along the Easterly Boundary Line of the SE 1/4 of said Section 19, North 00°34'10" East,
989.24 feet to a found 5/8 inch Iron Pin with Plastic cap stamped "Koerner PLS 8251", marking the North East corner of Mandalay Ranch Subdivision Phase 1 as on file in Book 52 of Plats at Page 11 in the Office of the Recorder of Canyon County, Idaho, recorded as Instrument No. 2021-025114;
Thence along the North boundary of said Mandalay Ranch Subdivision Phase 1 the following courses and distances:
Thence, North 89°25'51" West, 176.51 feet to a found 5/8 inch Iron Pin with Plastic Cap "Koerner PLS 8251";
Thence, North 78°10'34" West, 54.04 feet to a found 5/8 inch Iron Pin with Plastic Cap "Koerner PLS 8251";
Thence, North 86°29'03" West, 537.95 feet to a found 5/8 inch Iron Pin with Plastic Cap "Koerner PLS 8251";
Thence, North 85°45'55" West, 53.02 feet to a found 5/8 inch Iron Pin with Plastic Cap "Koerner PLS 8251";
Thence, North 87°12'03" West, 76.50 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732" marking the **POINT OF BEGINNING**;
Thence continuing along said Northerly boundary, North 87°12'03" West, 192.83 feet to a found 5/8 inch Iron Pin with Plastic Cap "Koerner PLS 8251";
Thence, South 88°38'31" West, 321.13 feet to a found 5/8 inch Iron Pin with Plastic Cap "Koerner PLS 8251";
Thence, North 08°00'05" West, 101.80 feet to a found 5/8 inch Iron Pin with Plastic Cap "Koerner PLS 8251";
Thence, North 28°04'36" West, 54.93 feet to a found 5/8 inch Iron Pin with Plastic Cap "Koerner PLS 8251";
Thence, North 10°18'46" West, 109.22 feet to a found 5/8 inch Iron Pin with Plastic Cap "Koerner PLS 8251";
Thence, South 76°19'54" West, 80.00 feet to a found 5/8 inch Iron Pin with Plastic Cap "Koerner PLS 8251";
Thence, North 77°40'24" West, 58.97 feet to a found 5/8 inch Iron Pin with Plastic Cap "Koerner PLS 8251";
Thence South 76°19'54" West, 161.51 feet to a point on the Centerline of Mason Creek; From said point, a found 5/8 inch Iron Pin with Plastic Cap "Koerner PLS 8251" which is Witnessing said point bears, North 76°19'54" East, 55.00 feet;

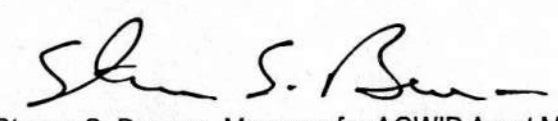
Thence leaving the North boundary of said Mandalay Ranch Subdivision Phase 1 and along the Centerline of said Mason Creek, North 13°39'59" West, 72.28 feet, from said point, a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732" which is Witnessing said point bears, North 75°54'02" East, 55.00 feet;
Thence continuing along the Centerline of said Mason Creek, North 14°31'57" West, 108.29 feet, from said point, a set 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 leaving said Centerline, North 63°39'47" East, 56.19 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 54°34'00" East, 106.77 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 82°50'00" East, 61.85 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 51°48'33" East, 111.00 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 30°42'37" West, 80.69 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 38°11'27" West, 80.00 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 51°48'33" East, 117.54 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 89°46'43" East, 280.09 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 12°37'38" East, 88.63 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 01°59'44" East, 147.63 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence North 88°00'16" East, 173.62 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 22°08'27" East, 83.84 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732" marking the beginning of a non-tangent curve left;
Thence a distance of 53.78 feet along the arc of said curve left, having a radius of 123.50 feet, a central angle of 2°56'58", the long chord of which bears North 41°23'06" East, a distance of 53.35 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence tangent to said curve, North 28°54'37" East, 99.45 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence South 61°05'23" East, 53.00 feet to a set 5/8 inch Iron Pin with Plastic Cap "PLS 7732" marking the beginning of a tangent curve left;
Thence a distance of 74.19 feet along the arc of said curve left, having a radius of 448.00 feet, a central angle of 0°29'16", the long chord of which bears South 61°13'29" East, a distance of 74.10 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence non tangent to said curve left, South 11°40'47" West, 120.21 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence, South 41°35'52" West, 67.58 feet to a found 5/8 inch Iron Pin with Plastic Cap "PLS 7732";
Thence, South 02°47'57" West, 357.83 feet to the **POINT OF BEGINNING**.

The above Described Parcel of Land contains 10.53 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.

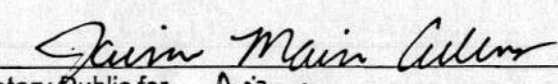
In witness whereof, we have here unto set our hands this 22 Day of June, 2022.

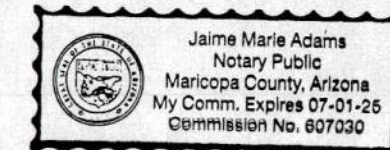

Steven S. Benson, Manager for AGWIP Asset Managment, LLC,
the Authorized Agent of AG Essential Housing Multi State 2, LLC.

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

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 8721

05/12/2022

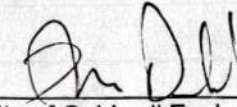
SHEET 5 OF 6

MANDALAY RANCH SUBDIVISION PHASE 3

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

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.

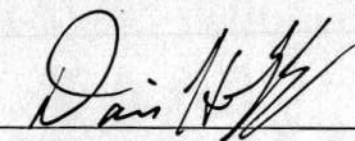

City of Caldwell Engineer



8/22/22
Date

CERTIFICATE OF CANYON COUNTY SURVEYOR

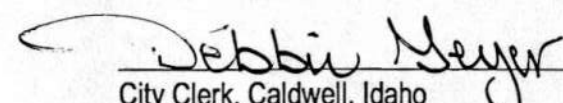
I, the undersigned, Professional Land Surveyor, in and for Canyon County, Idaho, do hereby certify that I have checked this Plat, and that it complies with the State of Idaho Code relating to Plats and Surveys.

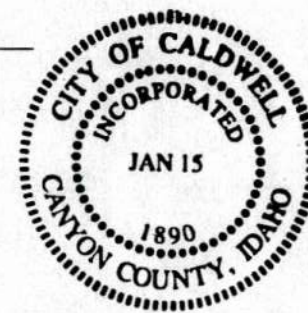

Canyon County Surveyor PLS 9366

8/09/22
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 18th day of August, in the year of 2022, this plat was duly approved and accepted.

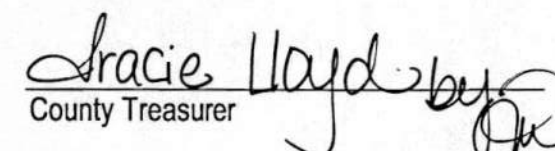

City Clerk, Caldwell, Idaho



8/22/2022
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

8/26/2022
Date



APPROVAL OF CANYON HIGHWAY DISTRICT NO. 4

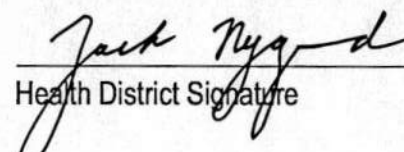
Canyon Highway District No. 4 does hereby accept this plat, and the dedicated public streets, highways and rights-of-way as are depicted on this plat, in accordance with the provisions of I.C. Sec 50-1312.


District Chairman

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

06/29/2022
Date

