

SITUATED IN A PORTION OF THE NW1/4 AND A PORTION OF GOV'T LOTS 3 AND 4 OF SECTION 8,
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO.
2023

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	365.00'	67.37'	10°34'30"	N66°30'43"E	67.27'
C2	30.00'	52.37'	100°01'37"	N11°12'39"E	45.97'
C3	30.00'	52.60'	100°27'02"	S89°01'41"E	46.11'
C4	370.00'	168.27'	26°03'26"	N27°43'05"E	166.82'
C5	230.00'	332.66'	82°52'12"	N56°07'28"E	304.41'
C6	375.00'	30.77'	4°42'03"	S84°47'26"E	30.76'
C7	925.00'	21.22'	1°18'52"	S47°14'59"E	21.22'
C8	1005.37'	195.10'	1°07'06"	N15°35'37"W	194.79'
C9	1960.08'	102.58'	2°59'55"	N22°39'07"W	102.57'

RECORDED

12/19/2023 01:13 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#6 LBERG \$11.00
PLAT
TRADITION CAPITAL PARTNERS

BASIS OF BEARING
N89°30'32"W 2657.54'

FOUND LEAD & TACK
C 1/4 CORNER SECTION 8
NE CORNER GOVERNMENT LOT 3
PER CP&F No. 2008019832

Unplatted

Hess Properties
CALDWELL, IDAHO



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JOB NO. 19-053

SHEET 1 OF 6

PLAT OF
RIVER WALK CROSSING SUBDIVISION No. 1
SITUATED IN A PORTION OF THE NW1/4 AND A PORTION OF GOV'T LOTS 3 AND 4 OF SECTION 8,
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO.
2023

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	365.00'	67.37'	10°34'30"	N66°30'43"E	67.27'
C2	30.00'	52.37'	100°01'37"	N11°12'39"E	45.97'
C3	30.00'	52.60'	100°27'02"	S89°01'41"E	46.11'
C4	370.00'	168.27'	26°03'26"	N27°43'05"E	166.82'
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C6	375.00'	30.77'	4°42'03"	S84°47'26"E	30.76'
C7	925.00'	21.22'	1°18'52"	S47°14'59"E	21.22'
C8	1005.37'	195.10'	11°07'06"	N15°35'37"W	194.79'
C9	1960.08'	102.58'	2°59'55"	N22°39'07"W	102.57'

LEGEND

- ⊕ FOUND ALUMINUM CAP
- FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "11574"
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "KSK 16662"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "KSK 16662" FOR EASEMENT
- WC WITNESS CORNER, AS NOTED
- ⊙ SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "KSK 16662"
- MAG SET MAG NAIL
- ① LOT NUMBER
- - - SECTION LINE
- ===== SUBDIVISION BOUNDARY LINE
- ==== LOT LINE
- . - . ADJACENT LOT LINE
- - - - EASEMENT LINE
- XXXXXX POND EASEMENT (SEE NOTE 11)
- ZZZZZZ DRAINAGE EASEMENT (SEE NOTE 13)
- ITALIC TEXT EASEMENT TIE

SHEET INDEX

SHEET 1	- OVERALL SUBDIVISION MAP
SHEET 2	- DETAIL PLAT MAP
SHEET 3	- DETAIL PLAT MAP AND CURVE TABLE
SHEET 4	- DETAIL PLAT MAP
SHEET 5	- CERTIFICATE OF OWNERS AND NOTES
SHEET 6	- CERTIFICATES AND APPROVALS

REFERENCES

R1. RECORD OF SURVEY No. 2019-019791, 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. THE SOUTHERLY BOUNDARY LINE OF THIS SUBDIVISION WAS DETERMINED BY A FIELD DELINEATION PERFORMED BY DEAN JOHNSON AT IDAHO DEPARTMENT OF LANDS ON FEBRUARY 17, 2017.

REVISIONS

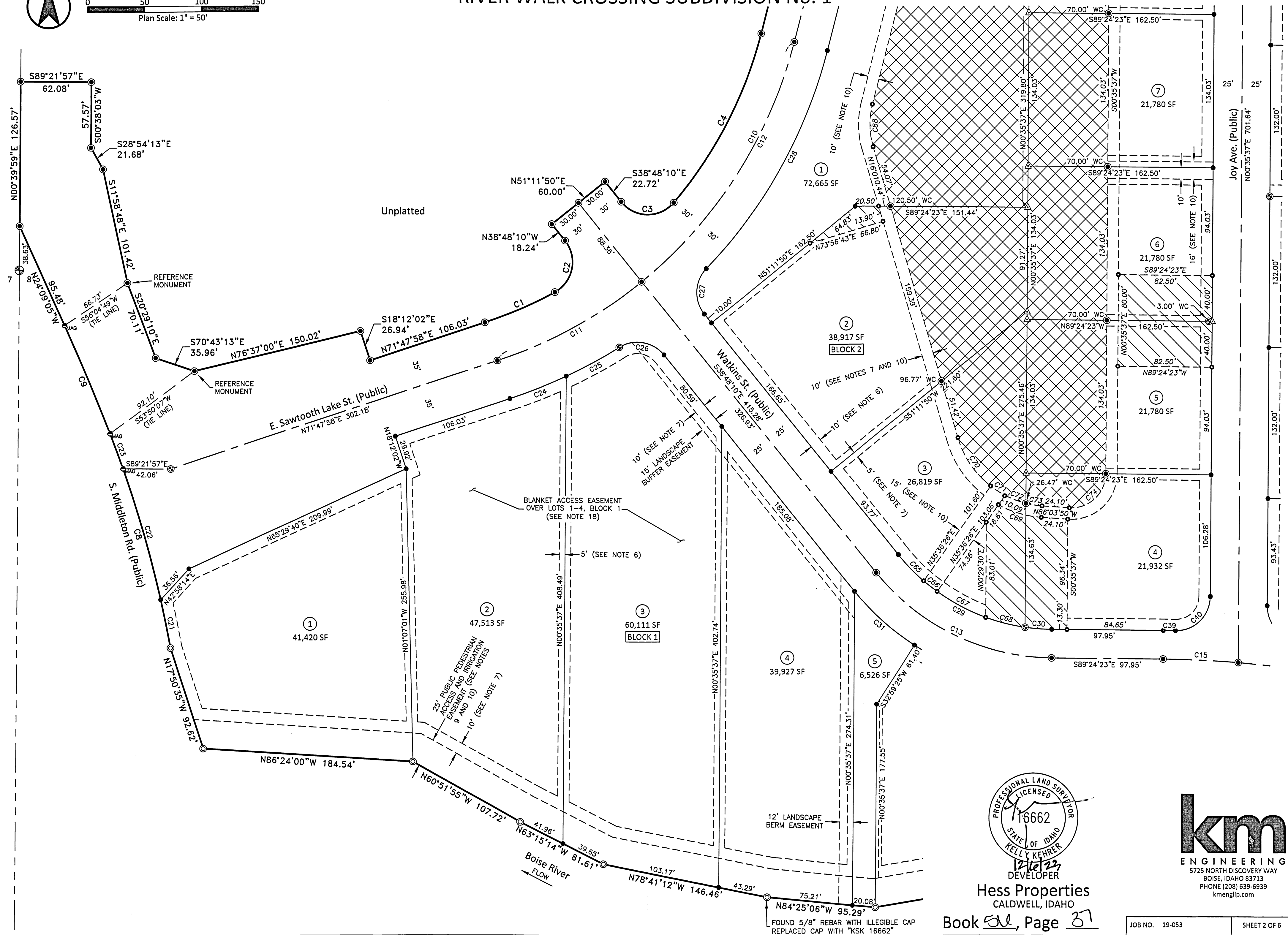
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Plan Scale: 1" = 50'

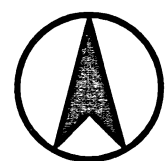
PLAT OF RIVER WALK CROSSING SUBDIVISION No. 1



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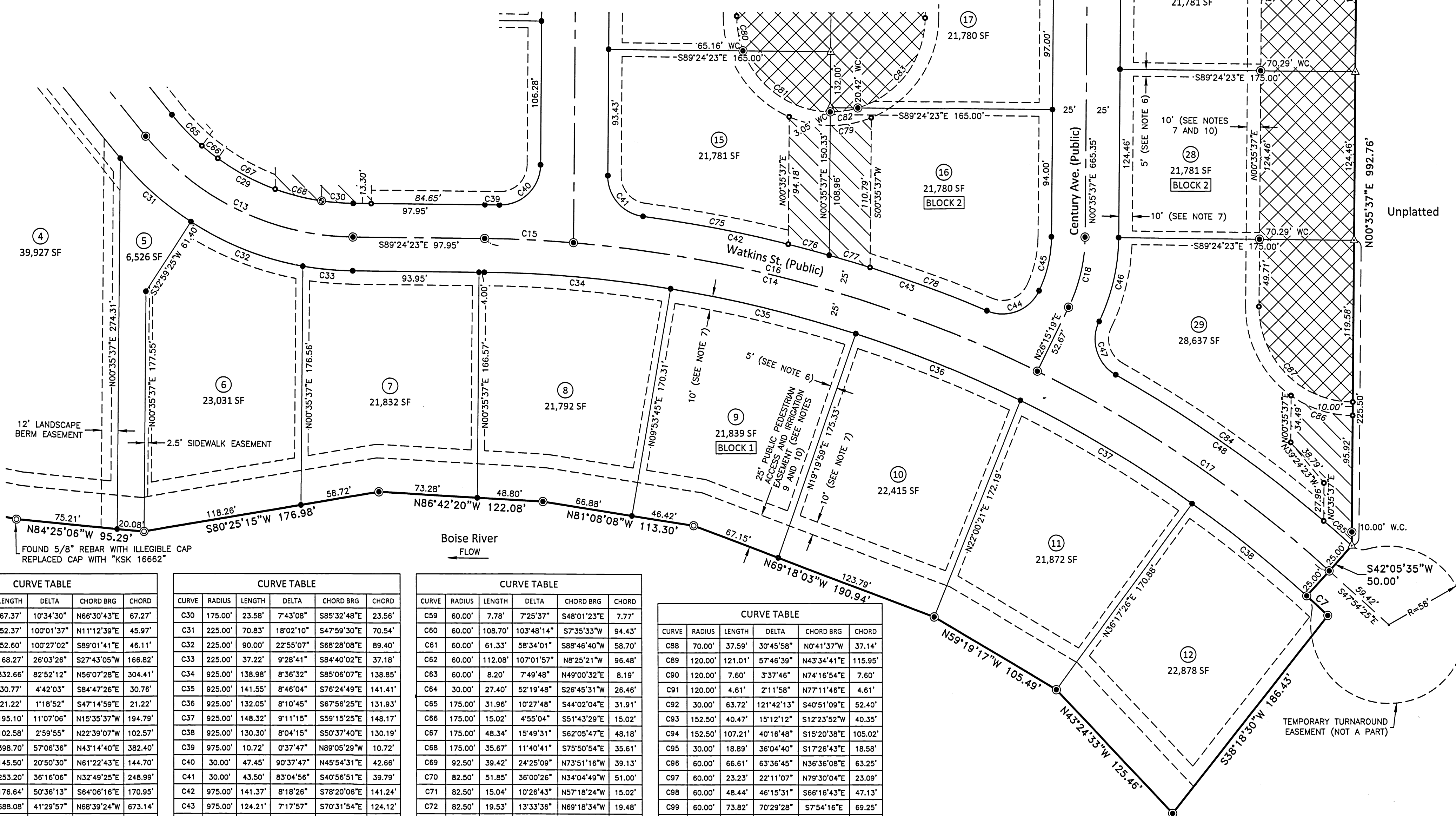
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0 50 100 150
Plan Scale: 1" = 50'

PLAT OF RIVER WALK CROSSING SUBDIVISION No. 1



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	365.00'	67.37'	10°34'30"	N66°30'43"E 67.27'
C2	30.00'	52.37'	100°01'37"	N11°12'39"E 45.97'
C3	30.00'	52.60'	100°27'02"	S89°01'41"E 46.11'
C4	370.00'	168.27'	26°03'26"	S27°43'05"W 166.82'
C5	230.00'	332.66'	82°52'12"	N56°07'28"E 304.41'
C6	375.00'	30.77'	4°42'03"	S84°47'26"E 30.76'
C7	925.00'	21.22'	1°18'52"	S47°14'59"E 21.22'
C8	1005.37'	195.10'	11°07'06"	N15°35'37"W 194.79'
C9	1960.08'	102.58'	2°59'55"	N22°39'07"W 102.57'
C10	400.00'	398.70'	57°06'36"	N43°14'40"E 382.40'
C11	400.00'	145.50'	20°50'30"	N61°22'43"E 144.70'
C12	400.00'	253.20'	36°16'06"	N32°49'25"E 248.99'
C13	200.00'	176.64'	50°36'13"	S64°06'16"E 170.95'
C14	950.00'	688.08'	41°29'57"	N68°39'24"W 673.14'
C15	950.00'	66.10'	3°59'11"	S87°24'47"E 66.09'
C16	950.00'	359.39'	21°40'30"	S74°34'56"E 357.25'
C17	950.00'	262.60'	15°50'16"	S55°49'33"E 261.76'
C18	120.00'	53.75'	25°39'42"	N13°25'28"E 53.30'
C19	200.00'	289.27'	82°52'12"	S56°07'28"W 264.71'
C20	405.00'	32.88'	4°39'07"	S84°45'59"E 32.87'
C21	1005.37'	43.16'	2°27'34"	N11°15'51"W 43.15'
C22	1005.37'	119.36'	6°48'08"	N15°53'42"W 119.29'
C23	1005.37'	32.58'	1°51'24"	N20°13'28"W 32.58'
C24	435.00'	53.21'	7°00'30"	N68°17'43"E 53.18'
C25	435.00'	53.21'	7°00'30"	N61°17'13"E 53.18'
C26	30.00'	43.68'	83°24'53"	S80°30'36"E 39.92'
C27	30.00'	43.42'	82°55'23"	S23°39'32"W 39.73'
C28	430.00'	220.88'	29°25'52"	N29°24'18"E 218.46'
C29	175.00'	154.56'	50°36'13"	S64°06'16"E 149.59'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C30	175.00'	23.58'	7°43'08"	S85°32'48"E 23.56'
C31	225.00'	70.83'	18°02'10"	S47°59'30"E 70.54'
C32	225.00'	90.00'	22°55'07"	S68°28'08"E 89.40'
C33	225.00'	37.22'	9°28'41"	S84°40'02"E 37.18'
C34	925.00'	138.98'	8°36'32"	S85°06'07"E 138.85'
C35	925.00'	141.55'	8°46'04"	S76°24'49"E 141.41'
C36	925.00'	132.05'	8°10'45"	S67°56'25"E 131.93'
C37	925.00'	148.32'	9°11'15"	S59°15'25"E 148.17'
C38	925.00'	130.30'	8°04'15"	S50°37'40"E 130.19'
C39	975.00'	10.72'	0°37'47"	N89°05'29"W 10.72'
C40	30.00'	47.45'	90°37'47"	N45°54'31"E 42.66'
C41	30.00'	43.50'	83°04'56"	S40°56'51"E 39.79'
C42	975.00'	141.37'	8°18'26"	S78°20'06"E 141.24'
C43	975.00'	124.21'	7°17'57"	S70°31'54"E 124.12'
C44	30.00'	45.86'	87°35'22"	N69°19'23"E 41.52'
C45	95.00'	41.34'	24°56'04"	N13°03'39"E 41.02'
C46	145.00'	64.26'	25°23'29"	N13°17'22"E 63.73'
C47	30.00'	45.34'	86°35'34"	S17°18'41"E 41.15'
C48	975.00'	216.13'	12°42'03"	N54°15'27"W 215.69'
C49	170.00'	185.55'	62°32'13"	N45°57'28"E 176.48'
C50	170.00'	60.33'	20°20'00"	N87°23'35"E 60.01'
C51	435.00'	35.32'	4°39'07"	S84°45'59"E 35.31'
C52	30.00'	27.40'	52°19'48"	N25°34'17"W 26.46'
C53	60.00'	59.20'	56°31'57"	N23°28'13"W 56.83'
C54	60.00'	89.85'	85°47'52"	N47°41'41"E 81.68'
C55	60.00'	122.26'	116°44'53"	S31°01'56"E 102.18'
C56	60.00'	26.79'	25°34'56"	S40°07'58"W 26.57'
C57	30.00'	27.40'	52°19'48"	S26°45'31"W 26.46'
C58	30.00'	27.40'	52°19'48"	N25°34'17"W 26.46'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C59	60.00'	7.78'	7°25'37"	S48°01'23"E 7.77'
C60	60.00'	108.70'	103°48'14"	S73°35'33"W 94.43'
C61	60.00'	61.33'	58°34'01"	S88°46'40"W 58.70'
C62	60.00'	112.08'	107°01'57"	N8°25'21"W 96.48'
C63	60.00'	8.20'	7°49'48"	N49°00'32"E 8.19'
C64	30.00'	27.40'	52°19'48"	S26°45'31"W 26.46'
C65	175.00'	31.96'	12°14'21"	S44°02'04"E 31.91'
C66	175.00'	15.02'	4°55'04"	S51°43'29"E 15.02'
C67	175.00'	48.34'	15°49'31"	S62°05'47"E 48.18'
C68	175.00'	35.67'	11°40'41"	S75°50'54"E 35.61'
C69	92.50'	39.42'	24°25'09"	N73°51'16"W 39.13'
C70	82.50'	51.85'	36°00'26"	N34°04'49"W 51.00'
C71	82.50'	15.04'	10°26'43"	N57°18'24"W 15.02'
C72	82.50'	19.53'	13°33'36"	N69°18'34"W 19.48'
C73	82.50'	14.36'	9°58'28"	N81°04'36"W 14.34'
C74	30.00'	48.87'	93°20'59"	S47°15'54"W 43.65'
C75	975.00'	109.89'	6°27'27"	S79°15'35"E 109.83'
C76	975.00'	31.48'	1°50'59"	S75°06'22"E 31.48'
C77	975.00'	31.76'	1°51'58"	S73°14'54"E 31.75'
C78	975.00'	92.45'	5°25'58"	S69°35'55"E 92.42'
C79	80.00'	62.58'	44°49'20"	S89°24'23"E 61.00'
C80	70.00'	26.19'	21°26'19"	N10°07'31"W 26.04'
C81	70.00'	83.76'	68°33'42"	N55°07'32"W 78.85'
C82	70.00'	20.72'	16°57'42"	S82°06'46"W 20.65'
C83	70.00'	89.23'	73°02'19"	S37°06'46"W 83.31'
C84	975.00'	188.43'	11°04'24"	S55°04'16"E 188.14'
C85	975.00'	27.69'	1°37'39"	S48°43'15"E 27.69'
C86	80.00'	48.87'	34°59'56"	S72°06'43"E 48.11'
C87	70.00'	110.12'	90°07'56"	N44°34'29"W 99.11'

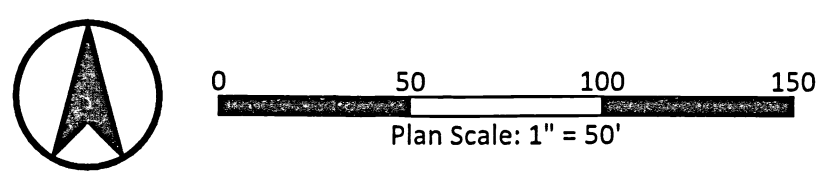
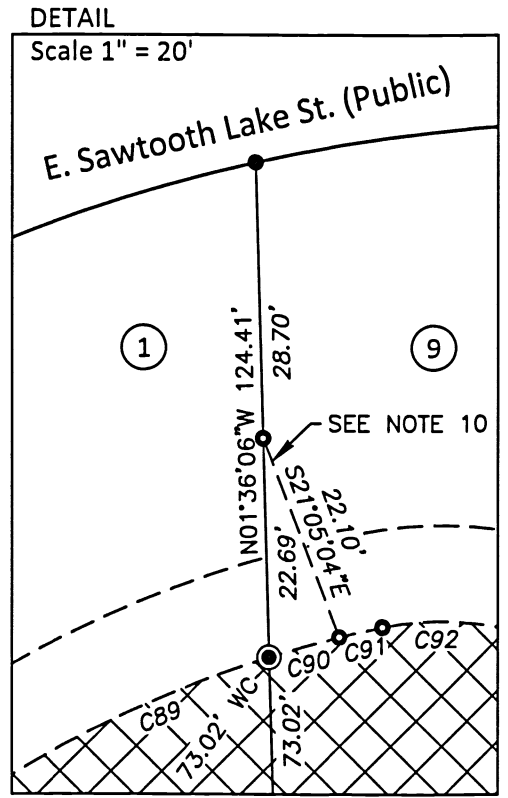
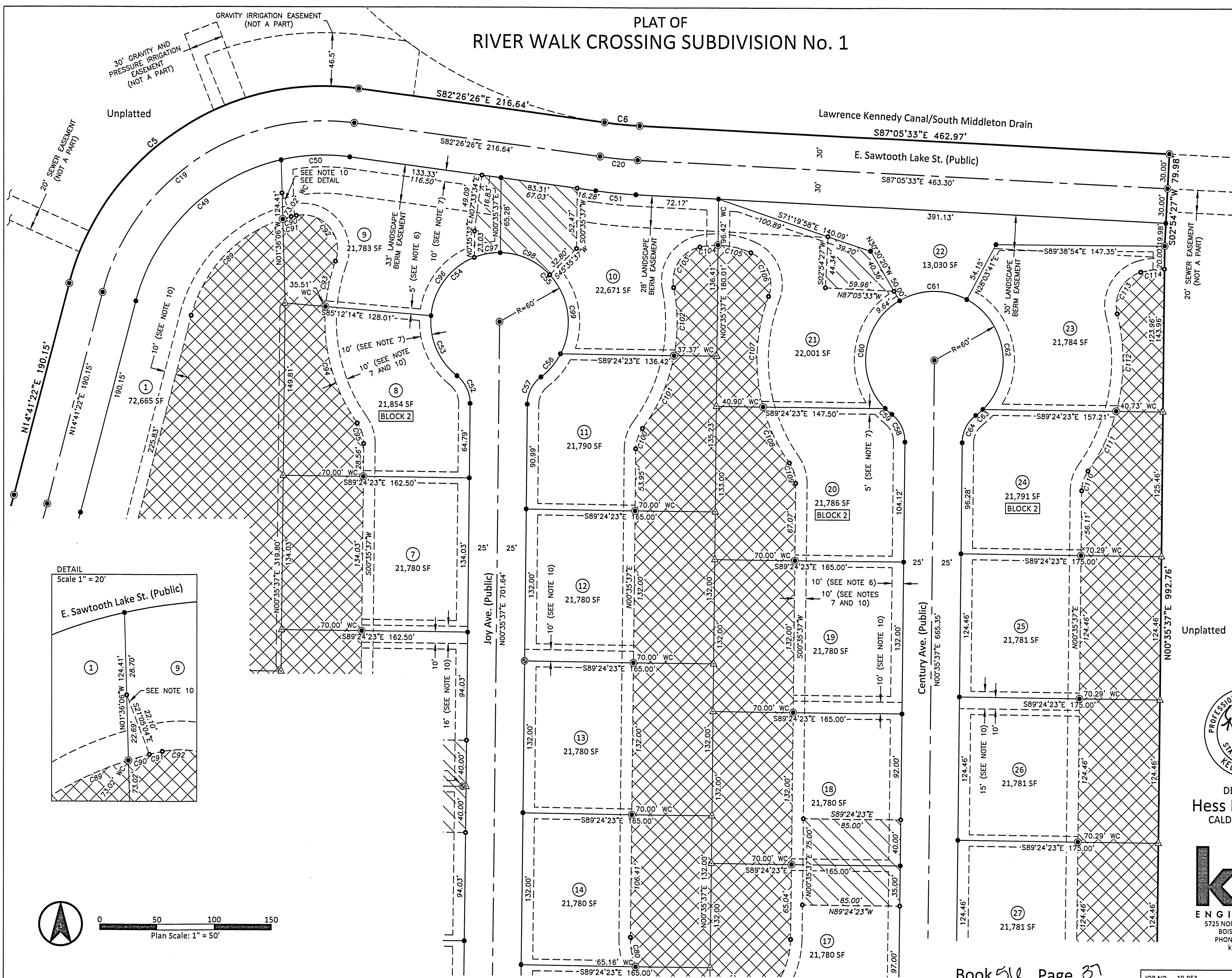
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C88	70.00'	37.59'	30°45'58"	N0°41'37"W 37.14'
C89	120.00'	121.01'	57°46'39"	N43°34'41"E 115.95'
C90	120.00'	7.60'	3°37'46"	N74°16'54"E 7.60'
C91	120.00'	4.61'	2°11'58"	N77°11'46"E 4.61'
C92	30.00'	63.72'	121°42'13"	S40°51'09"E 52.40'
C93	152.50'	40.47'	15°12'12"	S12°23'52"W 40.35'
C94	152.50'	107.21'	40°16'48"	S15°20'38"E 105.02'
C95	30.00'	18.89'	36°04'40"	S17°26'43"E 18.58'
C96	60.00'	66.61'	63°36'45"	N36°36'08"E 63.25'
C97	60.00'	23.23'	22°11'07"	N79°30'04"E 23.09'
C98	60.00'	48.44'	46°15'31"	S66°16'43"E 47.13'
C99	60.00'	73.82'	70°29'28"	S75°41'16"E 69.25'
C100	30.00'	18.76'	35°49'29"	N18°30'22"E 18.45'
C101	155.00'	69.77'	25°47'30"	N23°31'22"E 69.19'
C102	155.00'	59.53'	22°00'24"	N0°22'35"W 59.17'
C103	30.00'	46.56'	88°55'57"	N33°05'11"E 42.03'
C104	70.00'	15.93'	13°02'24"	N84°04'22"E 15.90'
C105	70.00'	29.70'	24°18'21"	S77°15'16"E 29.47'
C106	30.00'	45.02'	85°58'22"	S22°06'54"E 40.91'
C107	155.00'	97.76'	36°08'09"	S2°48'12"W 96.14'
C108	155.00'	54.01'	19°58'00"	S25°14'52"E 53.74'
C109	30.00'	18.76'	35°49'29"	S17°19'07"E 18.45'
C110	30.00'	18.27'	34°53'51"	N18°02'33"E 17.99'
C111	164.73'	57.81'	20°06'24"	N25°26'17"E 57.51'
C112	164.73'	85.47'	29°43'43"	N0°31'13"E 84.52'
C113	30.00'	46.15'	88°08'06"	N29°43'25"E 41.73'
C114	70.00'	20.81'	17°02'14"	N82°18'34"E 20.74'



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PLAT OF
RIVER WALK CROSSING SUBDIVISION No. 1



Hess Properties
CALDWELL, IDAHO



PLAT OF
RIVER WALK CROSSING SUBDIVISION No. 1

CERTIFICATE OF OWNERS

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

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 AND A PORTION OF GOVERNMENT LOTS 3 AND 4 OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND AXLE MARKING THE WEST 1/4 CORNER OF SAID SECTION 8 AND THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4, WHICH BEARS N89°30'32"W A DISTANCE OF 2,657.54 FEET FROM THE CENTER 1/4 CORNER OF SAID SECTION 8;
THENCE FOLLOWING THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, N00°39'59"E A DISTANCE OF 38.63 FEET TO FOUND 5/8-INCH REBAR BEING THE POINT OF BEGINNING.

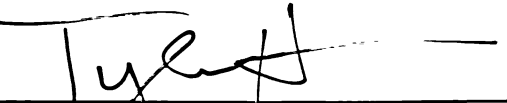
THENCE FOLLOWING SAID WESTERLY LINE, N00°39'59"E A DISTANCE OF 126.57 FEET;
THENCE LEAVING SAID WESTERLY LINE, S89°21'57"E A DISTANCE OF 62.08 FEET;
THENCE S00°38'03"W A DISTANCE OF 57.57 FEET;
THENCE S28°54'13"E A DISTANCE OF 21.68 FEET;
THENCE S11°58'48"E A DISTANCE OF 101.42 FEET;
THENCE S20°29'10"E A DISTANCE OF 70.11 FEET;
THENCE S70°43'13"E A DISTANCE OF 35.96 FEET;
THENCE N76°37'00"E A DISTANCE OF 150.02 FEET;
THENCE S18°12'02"E A DISTANCE OF 26.94 FEET;
THENCE N71°47'58"E A DISTANCE OF 106.03 FEET;
THENCE 67.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 365.00 FEET, A DELTA ANGLE OF 10°34'30", A CHORD BEARING OF N66°30'43"E AND A CHORD DISTANCE OF 67.27 FEET;
THENCE 52.37 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 100°01'37", A CHORD BEARING OF N11°12'39"E AND A CHORD DISTANCE OF 45.97 FEET;
THENCE N38°48'10"W A DISTANCE OF 18.24 FEET;
THENCE N51°11'50"E A DISTANCE OF 60.00 FEET;
THENCE S38°48'10"E A DISTANCE OF 22.72 FEET;
THENCE 52.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 100°27'02", A CHORD BEARING OF S89°01'41"E AND A CHORD DISTANCE OF 46.11 FEET;
THENCE 168.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 370.00 FEET, A DELTA ANGLE OF 26°03'26", A CHORD BEARING OF N27°43'05"E AND A CHORD DISTANCE OF 166.82 FEET;
THENCE N14°41'22"E A DISTANCE OF 190.15 FEET;
THENCE 332.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, A DELTA ANGLE OF 82°52'12", A CHORD BEARING OF N56°07'28"E AND A CHORD DISTANCE OF 304.41 FEET;
THENCE S82°26'26"E A DISTANCE OF 216.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH MIDDLETON DRAIN;
THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
1. 30.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 04°42'03", A CHORD BEARING OF S84°47'26"E AND A CHORD DISTANCE OF 30.76 FEET;
2. S87°05'33"E A DISTANCE OF 462.97 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, S02°54'27"W A DISTANCE OF 79.98 FEET;
THENCE S00°35'37"W A DISTANCE OF 992.76 FEET;
THENCE S42°05'35"W A DISTANCE OF 50.00 FEET;
THENCE 21.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 925.00 FEET, A DELTA ANGLE OF 01°18'52", A CHORD BEARING OF S47°14'59"E AND A CHORD DISTANCE OF 21.22 FEET;
THENCE S38°18'30"W A DISTANCE OF 186.43 FEET TO THE NORTH BANK ORDINARY HIGH WATER LINE OF SAID BOISE RIVER;
THENCE FOLLOWING SAID NORTH BANK ORDINARY HIGH WATER LINE THE FOLLOWING ELEVEN (11) COURSES:
1. N43°24'33"W A DISTANCE OF 125.46 FEET;
2. N59°19'17"W A DISTANCE OF 105.49 FEET;
3. N69°18'03"W A DISTANCE OF 190.94 FEET TO A FOUND 5/8-INCH REBAR;
4. N81°08'08"W A DISTANCE OF 113.30 FEET;
5. N86°42'20"W A DISTANCE OF 122.08 FEET;
6. S80°25'15"W A DISTANCE OF 176.98 FEET TO A FOUND 5/8-INCH REBAR;
7. N84°25'06"W A DISTANCE OF 95.29 FEET TO A FOUND 5/8-INCH REBAR;
8. N78°41'12"W A DISTANCE OF 146.46 FEET TO A FOUND 5/8-INCH REBAR;
9. N63°15'14"W A DISTANCE OF 81.61 FEET TO A FOUND 5/8-INCH REBAR;
10. N60°51'55"W A DISTANCE OF 107.72 FEET TO A FOUND 5/8-INCH REBAR;
11. N86°24'00"W A DISTANCE OF 184.54 FEET TO A FOUND 5/8-INCH REBAR ON THE NORTH BANK MEANDER LINE OF SAID BOISE RIVER;

THENCE LEAVING SAID NORTH BANK ORDINARY HIGH WATER LINE AND FOLLOWING SAID NORTH BANK MEANDER LINE, N17°50'35"W A DISTANCE OF 92.62 FEET TO A FOUND 5/8-INCH REBAR MARKING THE EASTERLY RIGHT-OF-WAY LINE OF MIDDLETON ROAD;
THENCE LEAVING SAID NORTH BANK MEANDER LINE AND FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES:
1. 195.10 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,005.37 FEET, A DELTA ANGLE OF 11°07'06", A CHORD BEARING OF N15°35'37"W AND A CHORD DISTANCE OF 194.79 FEET;
2. 102.58 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,960.08 FEET, A DELTA ANGLE OF 02°59'55", A CHORD BEARING OF N22°39'07"W AND A CHORD DISTANCE OF 102.57 FEET;
3. N24°09'05"W A DISTANCE OF 95.48 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 31.461 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.


TYLER HESS, MANAGER
HESS PROPERTIES, LLC.

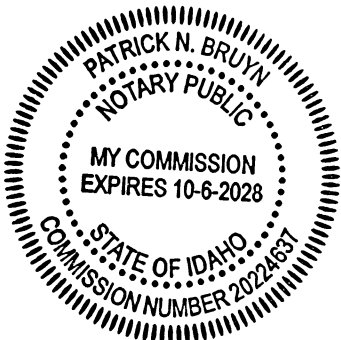
ACKNOWLEDGMENT


STATE OF IDAHO }
COUNTY OF ADA }SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON December 6th, 2023,
BY TYLER HESS, AS MANAGER OF HESS PROPERTIES, LLC.


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 10-6-2028




SPENCER KOFOED, MANAGER
TRADITION CAPITAL PARTNERS, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA }SS


THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON December 6th, 2023,
BY SPENCER KOFOED, AS MANAGER OF TRADITION CAPITAL PARTNERS, LLC.


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 10-6-2028

NOTES


- 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 BUILDING PERMIT ISSUANCE EXCEPT FOR THE SETBACKS AND STANDARDS THAT WERE CHANGED BY THE DEVELOPMENT AGREEMENT.
- DIRECT LOT OR PARCEL ACCESS TO S. MIDDLETON RD. AND E. SAWTOOTH LAKE ST. IS PROHIBITED.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM MIDDLETON CANAL COMPANIES, WHICH INCLUDE THE MIDDLETON MILL DITCH COMPANY AND THE BLACK CANYON IRRIGATION DISTRICT FOR THE NEWMAN LATERAL, IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE MIDDLETON MILL DITCH COMPANY AND THE BLACK CANYON IRRIGATION DISTRICT FOR THE NEWMAN LATERAL.
- LOT 5, BLOCK 1, AND LOTS 1 AND 22, BLOCK 2 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.
- UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PRESSURE IRRIGATION, LOT DRAINAGE, AND PUBLIC/PRIVATE UTILITIES.
- UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES AND LOTS ADJOINING A POND EASEMENT CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PRESSURE IRRIGATION, LOT DRAINAGE AND PUBLIC/PRIVATE UTILITIES. ALL LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
- 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 ANY FUTURE AMENDMENTS.
- AS SHOWN HEREON, LOTS 1-12, BLOCK 1 ARE SUBJECT TO A PUBLIC ACCESS EASEMENT FOR PEDESTRIAN USE.
- AS SHOWN HEREON, LOTS 1-12, BLOCK 1, AND LOTS 1-21 AND 23-29, BLOCK 2 ARE SUBJECT TO A HOMEOWNER'S ASSOCIATION IRRIGATION EASEMENT.
- AS SHOWN HEREON, LOTS 1-21 AND 23-29, BLOCK 2 ARE SUBJECT TO A POND EASEMENT.
- WATER RIGHT SHALL BE PROVIDED VIA STORM DRAIN BASINS. IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE SECTION 31-3805(2), IRRIGATION WATER DELIVERY SYSTEM HAS NOT BEEN PROVIDED FOR BY THE DEVELOPER. THIS SUBDIVISION HAS NOT BEEN EXCLUDED FROM THE IRRIGATION DISTRICT, AND THE LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS AS STATED IN NOTE 4.
- AS SHOWN HEREON, LOTS 2-6, 9, 10, 15-18, 21, AND 29, BLOCK 2 ARE SUBJECT TO A PERMANENT STORM WATER RETENTION EASEMENT.
- ALL ROADWAY STORM WATER SHALL BE COLLECTED AND INFILTRATED WITHIN THE DRAINAGE EASEMENTS LOCATED OVER A PORTION OF LOTS 1-4, 9, 10, 15, 16, 21, 22, AND 29, BLOCK 2. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- LOTS 1 AND 22, BLOCK 2 ARE SUBJECT TO A BLANKET EASEMENT FOR STORM WATER RETENTION.
- THE HOMEOWNER'S ASSOCIATION (HOA) OWNS AND MANAGES THE COMMON AREAS, WHICH AREAS INCLUDE STORMWATER 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. THE O&M PLAN SHALL BE RECORDED WITH THE CC&RS. THE O&M PLAN SHALL BE USED FOR MAINTENANCE AND OPERATION OF THE STORM WATER FACILITIES.
- ANY FENCES, LANDSCAPING OR OTHER STRUCTURES INSTALLED IN AN EASEMENT AREA MAY BE REMOVED BY THE CITY OF MIDDLETON OR UTILITY COMPANIES. THE REPLACEMENT COSTS OF SUCH STRUCTURES OR LANDSCAPING WILL BE BORNE BY THE LANDOWNER OR HOA.
- ALL OF LOTS 1-4, BLOCK 1 ARE SUBJECT TO A CROSS ACCESS EASEMENT PER THIS PLAT.
- PORTIONS OF THIS SUBDIVISION LIE WITHIN ZONE "AE" AS PER FEMA FIRM PANEL 16027C0253G. ELEVATION CERTIFICATES WILL BE REQUIRED FOR STRUCTURES BEING BUILT ON LOTS WITHIN THE FLOODPLAIN.

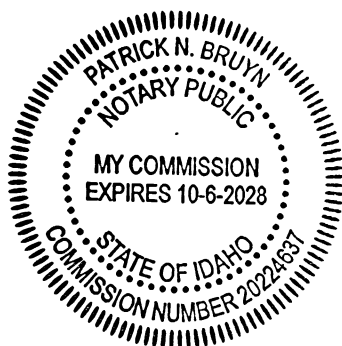

RICHARD A. PORTER, OWNER

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA }SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON December 6th, 2023,
BY RICHARD A. PORTER, OWNER.


SIGNATURE OF NOTARY PUBLIC
MY COMMISSION EXPIRES 10-6-2028



CERTIFICATE OF SURVEYOR

I, KELLY KEHRER, 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. 1 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.

KELLY KEHRER, P.L.S. 16662



Hess Properties
CALDWELL, IDAHO

BOOK 50, PAGE 37

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

PLAT OF
RIVER WALK CROSSING SUBDIVISION No. 1

CERTIFICATE AND APPROVAL OF 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, TITLE 50, CHAPTER 13, RELATING TO PLATS AND SURVEYS.

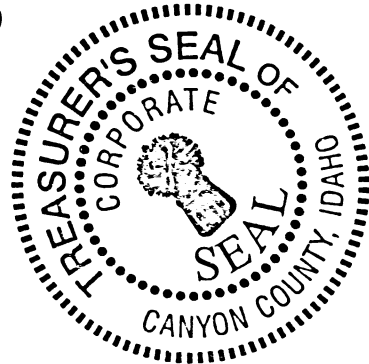
Dan Hoff PLS 9366
CANYON COUNTY SURVEYOR

5/10/23
DATE

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.

Tuan Lloyd by CP
CANYON COUNTY TREASURER



12/19/2023
DATE

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.

Jack Nyg
OFFICER
SOUTHWEST DISTRICT HEALTH DEPARTMENT

02/10/2023
DATE

APPROVAL OF CITY OF MIDDLETON

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE CITY OF MIDDLETON, IDAHO ON THE

DAY OF December 6, 2023.

Thomas J. Kade
MAYOR

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.

Civil Dynamics PC
CITY OF MIDDLETON ENGINEER
by: Amy J. Woodruff, PE

12/11/2023
DATE



DEVELOPER
Hess Properties
CALDWELL, IDAHO

BOOK 56, PAGE 37

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