

PLAT OF
RIVER WALK CROSSING SUBDIVISION No. 2

SITUATED IN A PORTION OF THE SE 1/4 OF THE NW1/4 AND A PORTION OF GOV'T LOT 3 OF
SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.
2024

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

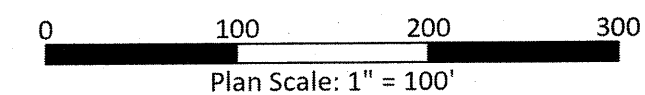
- R1. RECORD OF SURVEY No. 2019-019791, RECORDS OF CANYON COUNTY, IDAHO
R2. RECORD OF SURVEY No. 2018-052377, RECORDS OF CANYON COUNTY, IDAHO
R3. RIVER WALK CROSSING SUBDIVISION No. 1, BOOK 56 OF PLATS, PAGE 37, RECORDS OF CANYON COUNTY, IDAHO.

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 AS SHOWN IN R1 AND R2. THE EASTERLY LINE OF GOVERNMENT LOT 3 WAS DETERMINED BY THE FOUND ALUMINUM CAP BEING THE CENTER 1/4 OF SECTION 8 AND THE FOUND 5/8-INCH REBAR AS SHOWN IN R2.

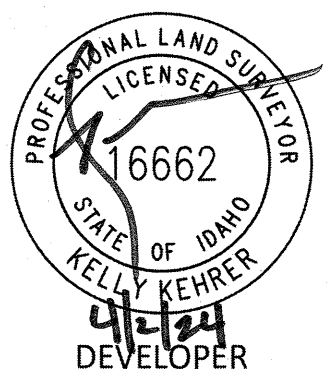
REVISIONS

- 1.



LEGEND

- FOUND ALUMINUM CAP, UNLESS NOTED OTHERWISE
FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "KSK 16662" UNLESS OTHERWISE NOTED
FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "KSK 16662" UNLESS OTHERWISE NOTED
SET 5/8" 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"
CALCULATED POINT
LOT NUMBER
EXISTING LOT NUMBER
SECTION LINE
SUBDIVISION BOUNDARY LINE
LOT LINE
ADJACENT LOT LINE
EASEMENT LINE
POND EASEMENT (SEE NOTE 10)
DRAINAGE EASEMENT (SEE NOTE 12)
EASEMENT TIE
ITALIC TEXT



Hess Properties
CALDWELL, IDAHO

km
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5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
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Book _____, Page _____

JOB NO. 19-053

SHEET 1 OF 6



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	925.00'	21.22'	1°18'52"	N47°14'59"W	21.22'

PLAT OF RIVER WALK CROSSING SUBDIVISION No. 2

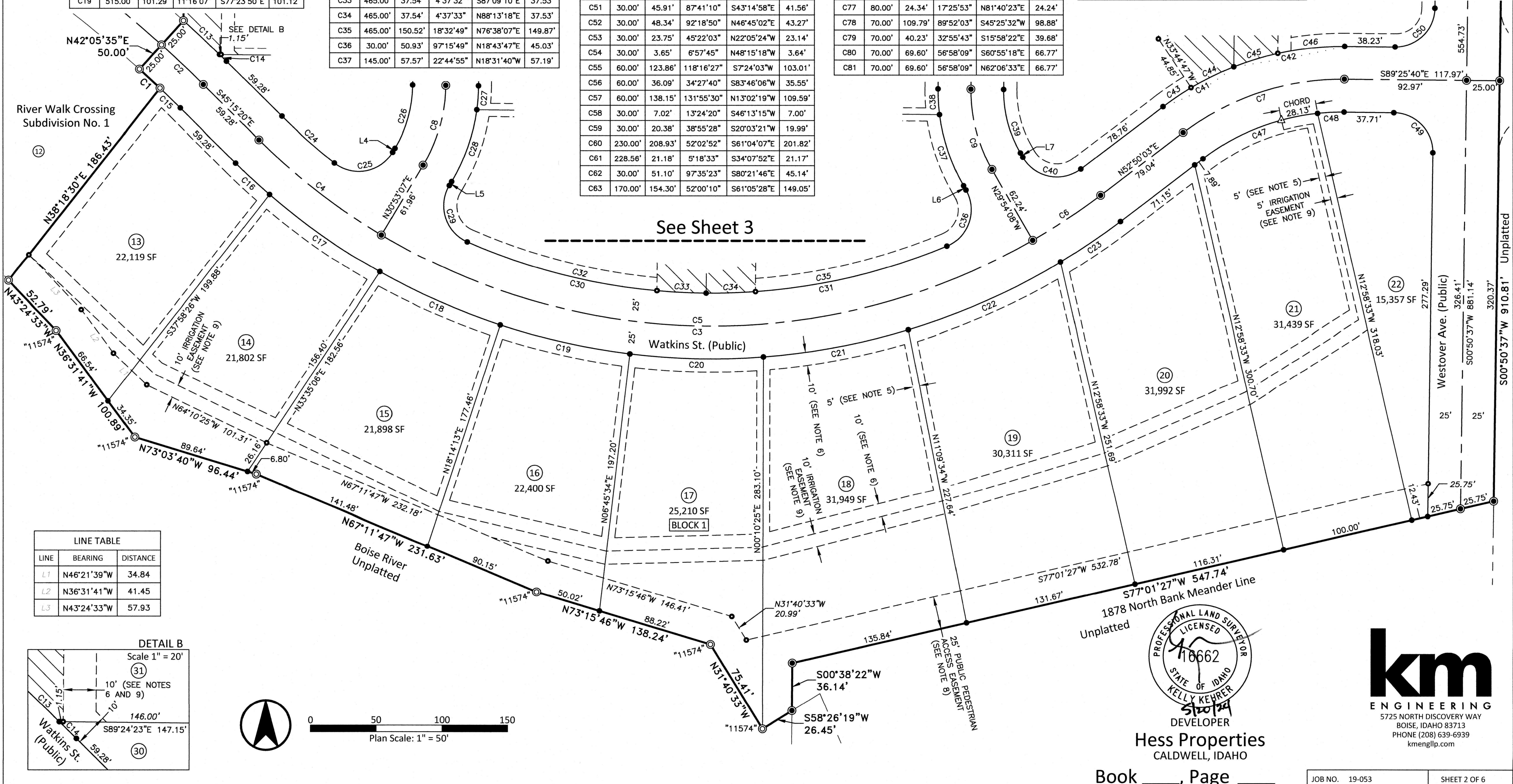
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	925.00'	21.22'	1°18'52"	N47°14'59"W	21.22'
C2	950.00'	43.96'	2°39'05"	S46°34'53"E	43.96'
C3	490.00'	700.51'	81°54'37"	S56°12'08"E	642.36'
C4	490.00'	118.53'	13°51'33"	S82°11'37"E	118.24'
C5	490.00'	519.86'	60°47'14"	S89°30'30"E	495.82'
C6	490.00'	62.12'	7°15'49"	N56°27'58"E	62.08'
C7	200.00'	131.73'	37°44'17"	N71°42'12"E	129.36'
C8	120.00'	63.44'	30°17'29"	N15°44'22"E	62.71'
C9	120.00'	63.87'	30°29'45"	N14°39'15"W	63.12'
C10	200.00'	200.87'	57°32'41"	S58°19'12"E	192.53'
C11	1030.00'	7.43'	0°24'48"	N50°09'56"E	7.43'
C12	200.00'	35.18'	10°04'44"	S34°35'14"E	35.14'
C13	975.00'	37.85'	2°13'27"	S46°47'42"E	37.85'
C14	975.00'	7.27'	0°25'38"	S45°28'09"E	7.27'
C15	925.00'	21.58'	1°20'13"	S45°55'26"E	21.58'
C16	515.00'	35.03'	3°53'50"	S47°12'15"E	35.02'
C17	515.00'	103.10'	11°28'13"	S45°53'16"E	102.93'
C18	515.00'	100.13'	11°08'25"	S66°11'34"E	99.98'
C19	515.00'	101.29'	11°16'07"	S77°23'50"E	101.12'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C20	515.00'	101.92'	11°20'19"	S88°42'04"E	101.75'
C21	515.00'	112.54'	12°31'15"	N79°22'09"E	112.32'
C22	515.00'	127.10'	14°08'27"	N66°02'18"E	126.78'
C23	515.00'	55.13'	6°08'01"	N55°54'03"E	55.11'
C24	465.00'	53.53'	6°35'44"	S48°33'12"E	53.50'
C25	30.00'	50.93'	97°15'49"	N79°31'01"E	45.03'
C26	95.00'	50.23'	30°17'29"	N15°44'22"E	49.64'
C27	145.00'	18.22'	7°11'52"	S4°11'33"W	18.20'
C28	145.00'	58.44'	23°05'37"	S19°20'18"W	58.05'
C29	30.00'	50.93'	97°15'49"	S17°44'48"E	45.03'
C30	465.00'	187.37'	23°05'13"	S77°55'19"E	186.10'
C31	465.00'	188.07'	23°10'23"	N78°56'53"E	186.79'
C32	465.00'	149.83'	18°27'41"	S75°36'33"E	149.18'
C33	465.00'	37.54'	4°37'32"	S87°09'10"E	37.53'
C34	465.00'	37.54'	4°37'33"	N88°13'18"E	37.53'
C35	465.00'	150.52'	18°32'49"	N76°38'07"E	149.87'
C36	30.00'	50.93'	97°15'49"	N18°43'47"E	45.03'
C37	145.00'	57.57'	22°44'55"	N18°31'40"W	57.19'

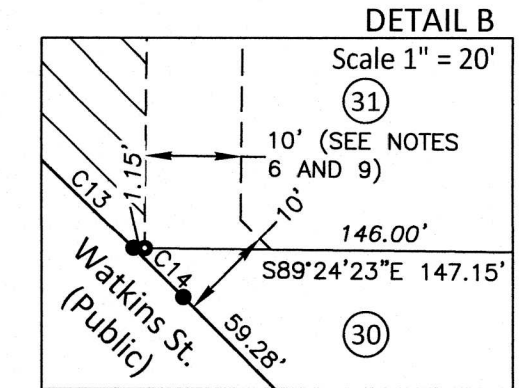
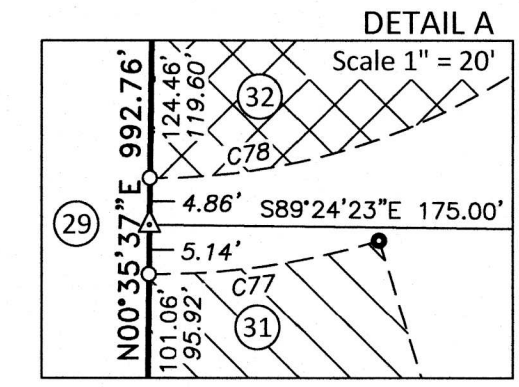
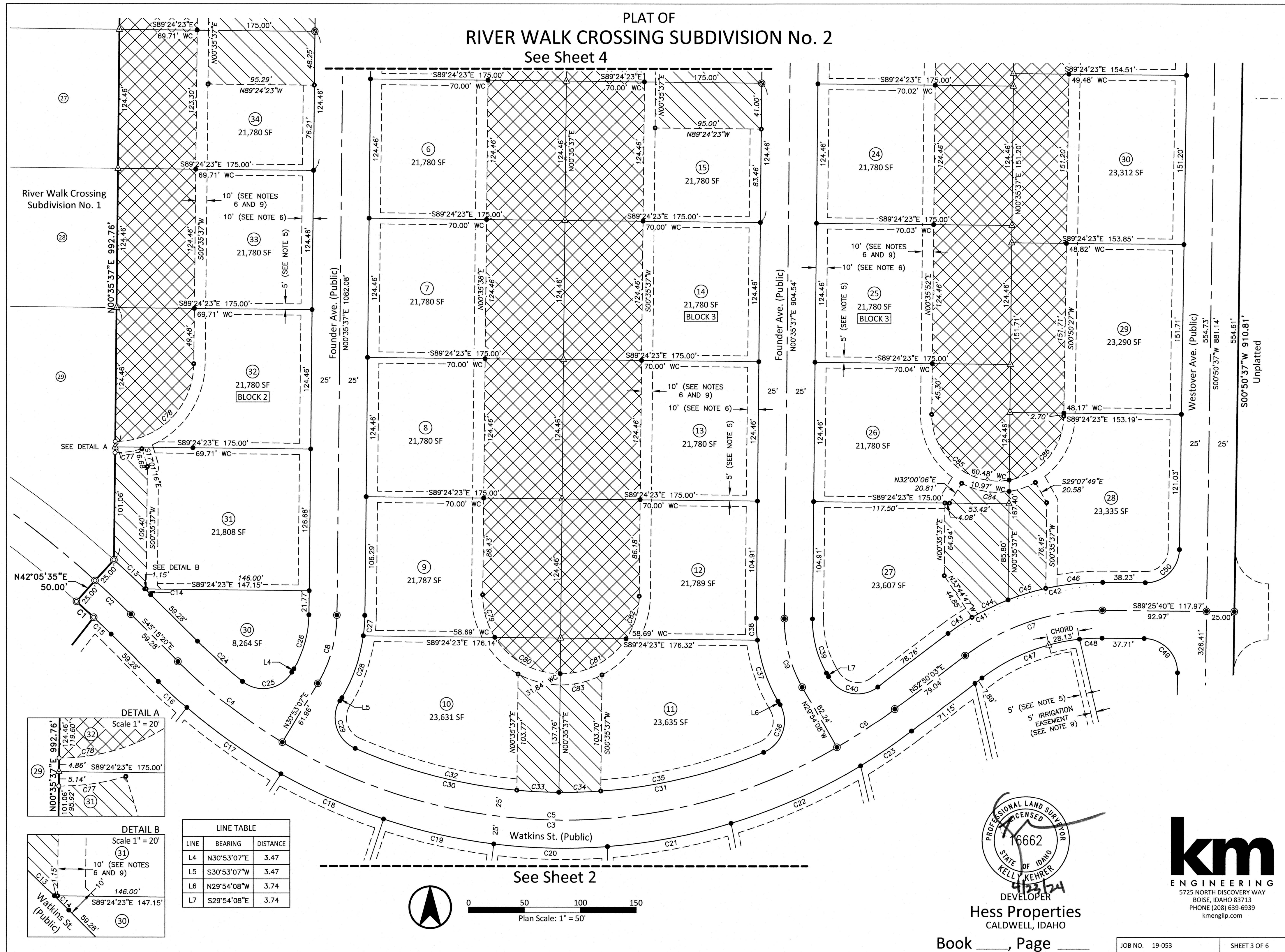
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C38	145.00'	19.61'	7°44'50"	N3°16'48"W	19.59'
C39	95.00'	50.56'	30°29'45"	S14°39'15"E	49.97'
C40	300.00'	50.93'	97°15'49"	S78°32'02"E	45.03'
C41	225.00'	61.91'	15°45'53"	N60°38'42"E	61.71'
C42	225.00'	86.57'	22°02'42"	N79°33'00"E	86.04'
C43	225.00'	25.84'	6°34'48"	N56°03'10"E	25.83'
C44	225.00'	36.07'	9°11'04"	N63°56'06"E	36.03'
C45	225.00'	35.18'	8°57'29"	N73°00'23"E	35.14'
C46	225.00'	51.39'	13°05'13"	N84°01'44"E	51.28'
C47	174.88'	95.04'	31°08'09"	N68°23'21"E	93.87'
C48	174.88'	20.23'	6°37'42"	N87°16'16"E	20.22'
C49	30.00'	47.27'	90°16'17"	S44°17'31"E	42.53'
C50	30.00'	46.98'	89°43'43"	N45°42'29"E	42.33'
C51	30.00'	45.91'	87°41'10"	S43°14'58"E	41.56'
C52	30.00'	48.34'	82°18'50"	N46°45'02"E	43.27'
C53	30.00'	23.75'	45°22'03"	N22°05'24"W	23.14'
C54	30.00'	3.65'	6°57'45"	N48°15'18"W	3.64'
C55	60.00'	123.86'	118°16'27"	S72°40'34"E	103.01'
C56	60.00'	36.09'	34°20'49"	S83°46'06"W	35.55'
C57	60.00'	138.15'	131°55'30"	N13°02'19"W	109.59'
C58	30.00'	7.02'	13°24'20"	S46°13'15"W	7.00'
C59	30.00'	20.38'	38°55'28"	S20°03'21"W	19.99'
C60	230.00'	208.93'	52°02'52"	S61°04'07"E	201.82'
C61	228.56'	21.18'	5°18'33"	S34°07'52"E	21.17'
C62	30.00'	51.10'	97°35'23"	S80°21'46"E	45.14'
C63	170.00'	154.30'	52°00'10"	S61°05'28"E	149.05'

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C64	171.20'	15.48'	5'10"49"	S30°08'40"E	15.47'
C65	160.00'	160.70'	57°32'41"	S58°19'12"E	154.03'
C66	20.00'	17.11'	49°01'28"	S5°02'08"E	16.60'
C67	71.50'	43.98'	35°14'34"	S1°51'19"W	43.29'
C68	71.50'	34.22'	27°25'22"	S5°45'55"W	33.90'
C69	71.50'	9.76'	7°49'13"	S11°51'22"E	9.75'
C70	19.00'	16.46'	49°38'38"	S2°42'21"E	15.95'
C71	64.00'	110.20'	98°39'16"	S27°12'40"E	97.08'
C72	36.00'	12.25'	19°29'57"	S66°47'20"E	12.19'
C73	14.50'	12.56'	49°38'45"	S2°42'28"E	12.17'
C74	68.50'	19.19'	16°03'10"	S14°05'19"W	19.13'
C75	31.50'	22.39'	40°43'02"	S26°25'16"W	21.92'
C76	240.00'	9.59'	2'17"24"	N30°41'34"W	9.59'
C77	80.00'	24.34'	17°25'53"	N81°40'23"E	24.24'
C78	70.00'	109.79'	89°52'03"	S45°25'32"W	98.88'
C79	70.00'	40.23'	32°55'43"	S15°58'22"E	39.68'
C80	70.00'	69.60'	56°58'09"	S60°55'18"E	66.77'
C81	70.00'	69.60'	56°58'09"	N62°06'33"E	66.77'

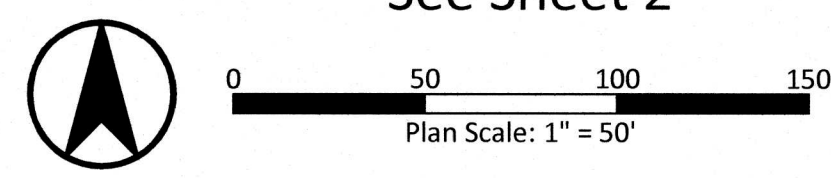
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C82	70.00'	40.48'	33°07'58"	N17°03'29"E	39.92'
C83	80.00'	78.06'	55°54'23"	S89°24'23"E	75.00'
C84	69.10'	68.68'	56°56'38"	N89°21'38"E	65.88'
C85	59.10'	103.81'	100°38'06"	S49°45'36"E	90.97'
C86	59.10'	81.53'	79°02'27"	N40°04'08"E	75.22'
C87	70.00'	109.71'	89°47'53"	S44°16'22"E	98.82'
C88	70.00'	110.68'	90°35'37"	N49°17'49"E	99.51'
C89	70.00'	24.50'	27°03'01"	S79°22'52"E	24.37'
C90	30.00'	45.63'	80°08'34"	S25°47'05"E	41.36'
C91	165.00'	100.20'	34°47'34"	S0°23'25"W	98.66'
C92	165.00'	49.72'	17°15'51"	S25°38'17"E	49.53'
C93	30.00'	18.25'	34°51'50"	N16°50'18"E	17.97'
C94	30.90'	19.93'	36°57'56"	N19°28'38"E	19.59'
C95	20.00'	40.97'	11°22'50"	S86°26'13"E	34.17'
C96	111.50'	46.10'	23°41'12"	S39°35'24"E	45.77'



PLAT OF RIVER WALK CROSSING SUBDIVISION No. 2 See Sheet 4



LINE TABLE		
LINE	BEARING	DISTANCE
L4	N30°53'07"E	3.47
L5	S30°53'07"W	3.47
L6	N29°54'08"W	3.74
L7	S29°54'08"E	3.74



Hess Properties
CALDWELL, IDAHO

Book _____, Page _____



Lawrence Kennedy Canal/South Middleton Drain
S87°05'33"E 1002.59'

E. Sawtooth Lake Dr. (Public)
S87°05'33"E 643.88'



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

JOB NO. 19-053

SHEET 4 OF 6

PLAT OF
RIVER WALK CROSSING SUBDIVISION No. 2

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

BEGINNING AT A FOUND ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SAID SECTION 8 AND THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3, WHICH BEARS S89°30'32"E A DISTANCE OF 2,657.54 FEET FROM A FOUND AXLE MARKING THE WEST 1/4 CORNER OF SAID SECTION 8; THENCE FOLLOWING THE EASTERLY LINE OF SAID GOVERNMENT LOT 3, S00°50'37"W A DISTANCE OF 910.81 FEET TO THE NORTH BANK MEANDER LINE OF THE BOISE RIVER;

THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING SAID NORTH BANK MEANDER LINE THE FOLLOWING TWO (2) COURSES:

- S77°01'27"W A DISTANCE OF 547.74 FEET;
- S00°38'22"W A DISTANCE OF 36.14 FEET TO THE NORTH BANK ORDINARY HIGH WATER LINE OF SAID BOISE RIVER;

THENCE LEAVING SAID NORTH BANK MEANDER LINE AND FOLLOWING SAID NORTH BANK ORDINARY HIGH WATER LINE THE FOLLOWING SEVEN (7) COURSES:

- S58°26'19"W A DISTANCE OF 26.45 FEET TO A FOUND 5/8-INCH REBAR;
- N31°40'33"W A DISTANCE OF 75.41 FEET TO A FOUND 5/8-INCH REBAR;
- N73°15'46"W A DISTANCE OF 138.24 FEET TO A FOUND 5/8-INCH REBAR;
- N67°11'47"W A DISTANCE OF 231.63 FEET TO A FOUND 5/8-INCH REBAR;
- N73°03'40"W A DISTANCE OF 96.44 FEET TO A FOUND 5/8-INCH REBAR;
- N36°31'41"W A DISTANCE OF 100.89 FEET TO A FOUND 5/8-INCH REBAR;
- N43°24'33"W A DISTANCE OF 52.79 FEET TO A FOUND 5/8-INCH REBAR BEING THE SOUTHEAST CORNER OF RIVER WALK CROSSING SUBDIVISION NO. 1 (BOOK ____ OF PLATS, PAGE ____);

THENCE LEAVING SAID NORTH BANK ORDINARY HIGH WATER LINE AND FOLLOWING THE BOUNDARY LINE OF SAID RIVER WALK CROSSING SUBDIVISION NO. 1 THE FOLLOWING FIVE (5) COURSES:

- N38°18'30"E A DISTANCE OF 186.43 FEET TO A FOUND 5/8-INCH REBAR;
- 21.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 925.00 FEET, A DELTA ANGLE OF 01°18'52", A CHORD BEARING OF N47°14'59"W AND A CHORD DISTANCE OF 21.22 FEET TO A FOUND 5/8-INCH REBAR;
- N42°05'35"E A DISTANCE OF 50.00 FEET TO A FOUND 5/8-INCH REBAR;
- N00°35'37"E A DISTANCE OF 992.76 FEET TO A FOUND 5/8-INCH REBAR;
- N02°54'27"E A DISTANCE OF 79.98 FEET TO A FOUND 5/8-INCH REBAR ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH MIDDLETON DRAIN;

THENCE LEAVING SAID SUBDIVISION BOUNDARY LINE AND FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE, S87°05'33"E A DISTANCE OF 1,002.59 FEET TO THE EASTERLY LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE AND FOLLOWING SAID EASTERLY LINE, S00°35'37"W A DISTANCE OF 477.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 34.378 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 }
 }SS
COUNTY OF ADA }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2024,
BY TYLER HESS, AS MANAGER OF HESS PROPERTIES, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

SPENCER KOFOED, MANAGER
TRADITION CAPITAL PARTNERS, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO }
 }SS
COUNTY OF ADA }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2024,
BY SPENCER KOFOED, AS MANAGER OF TRADITION CAPITAL PARTNERS, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

RICHARD A. PORTER, OWNER

ACKNOWLEDGMENT

STATE OF IDAHO }
 }SS
COUNTY OF ADA }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2024,
BY RICHARD A. PORTER, OWNER.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

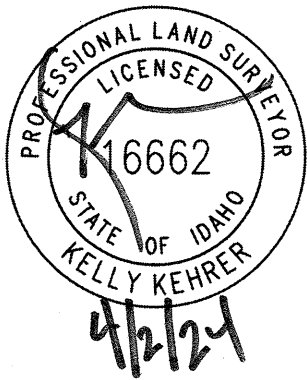
NOTES

- 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 ISSUANCE OF THE BUILDING PERMIT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE 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".
- 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 22, BLOCK 1, LOTS 30 AND 39, BLOCK 2, AND LOT 1, BLOCKS 3, 4, AND 5 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 AND LOT DRAINAGE.
- UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES AND LOTS ADJOINING A POND EASEMENT 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.
- 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.
- AS SHOWN HEREON, LOTS 13-22, BLOCK 1 ARE SUBJECT TO A PUBLIC ACCESS EASEMENT FOR PEDESTRIAN USE.
- AS SHOWN HEREON, LOTS 31-38, BLOCK 2, AND LOTS 2-19 AND 21-31, BLOCK 3 ARE SUBJECT TO A HOMEOWNER'S ASSOCIATION IRRIGATION EASEMENT.
- AS SHOWN HEREON, LOTS 32-38, BLOCK 2, AND LOTS 2-19 AND 21-31, BLOCK 3 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 3.
- AS SHOWN HEREON, LOTS 31, 34, AND 35, BLOCK 2, AND LOTS 2, 10, 11, 15, 16, 19, AND 26-28, BLOCK 3 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 31, 34, AND 35, BLOCK 2, LOTS 1, 2, 10, 11, 15, 16, 19, AND 26-28, BLOCK 3, AND LOT 1, BLOCK 5. THE HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- LOT 1, BLOCK 3, AND LOT 1, BLOCK 5 ARE SUBJECT TO A BLANKET EASEMENT FOR STORM WATER RETENTION.
- LOTS 38 AND 39, BLOCK 2, AND LOTS 1 AND 20, BLOCK 3 ARE SUBJECT TO A LANDSCAPE BERM EASEMENT.
- THIS SUBDIVISION IS LOCATED WITHIN ZONE AE AS SHOWN ON THE FIRM PANEL 16027C02530, 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.
- THE HOMEOWNERS ASSOCIATION (HOA) OWNS AND MANAGES THE COMMON AREAS, WHICH AREAS INCLUDE STORM WATER FACILITIES. A PLAN FOR OPERATION, MAINTENANCE AND REPAIR OF STORM WATER FACILITIES (O&M PLAN) HAS BEEN PREPARED FOR ALL STORM WATER FACILITIES MAINTAINED BY THE HOA. THE O&M PLAN SHALL BE RECORDED WITH THE CC&R'S. 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.
- DIRECT LOT OR PARCEL ACCESS TO E. SAWTOOTH LAKE DR. IS PROHIBITED.

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. 2 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



DEVELOPER
Hess Properties
CALDWELL, IDAHO

Book _____, Page _____

JOB NO. 19-053

SHEET 5 OF 6

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

PLAT OF
RIVER WALK CROSSING SUBDIVISION No. 2

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.

CANYON COUNTY SURVEYOR

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.

CANYON COUNTY TREASURER

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 (QPE) REPRESENTING THE CITY OF MIDDLETON AND THE QPE 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

02/12/2024
DATE

APPROVAL OF CITY OF MIDDLETON

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE CITY OF MIDDLETON, IDAHO ON THE DAY OF _____, 2024.

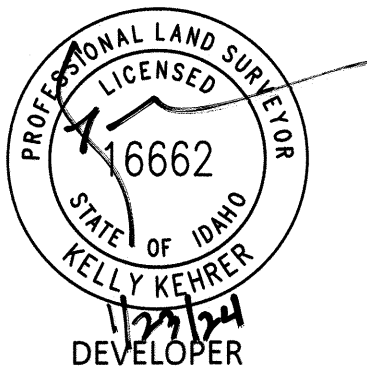
MAYOR

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.

CITY OF MIDDLETON ENGINEER

DATE



Hess Properties
CALDWELL, IDAHO

Book _____, Page _____

km
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