

MIDDLETON INDUSTRIAL PARK NO. 2

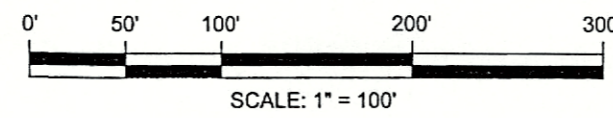
LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 18
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CITY OF MIDDLETON, CANYON COUNTY, IDAHO

2024

7
18 CP&F INST. NO.
2008019835

7 8 CP&F INST. NO.
2008019836

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°25'56"W	28.41'
L2	N45°35'44"E	28.40'
L3	N89°26'05"W	53.22'
L4	N83°58'15"W	105.02'
L5	N89°26'05"W	84.81'
L6	N89°26'05"W	271.50'
L7	S44°02'12"E	49.15'
L8	N00°34'04"E	30.00'
L9	N00°34'04"E	30.00'
L10	S89°26'05"E	50.09'
L11	S89°26'05"E	50.09'



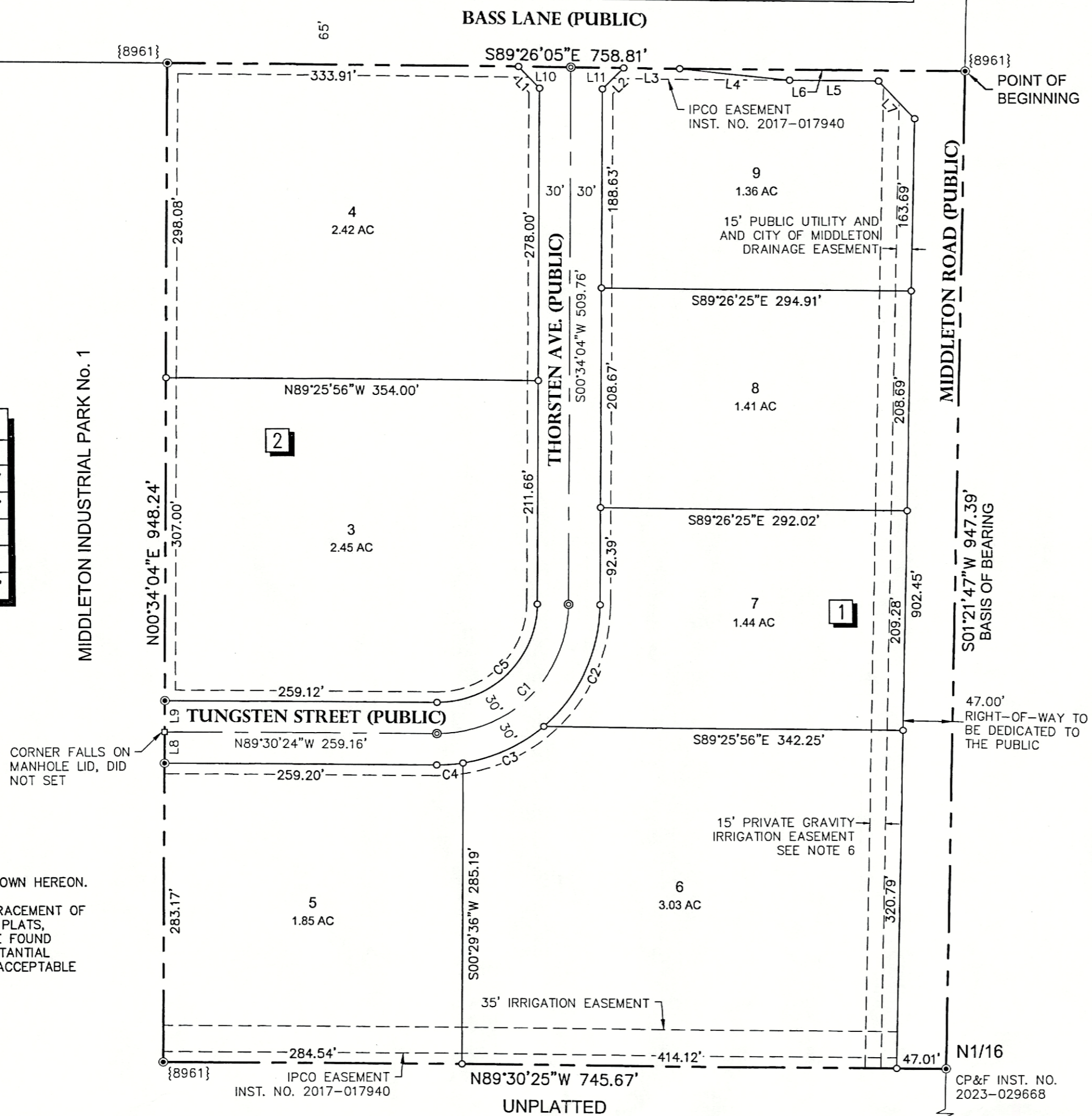
LEGEND

---	SECTION LINE
- - - - -	SUBDIVISION BOUNDARY
---	LOT LINE/RIGHT-OF-WAY LINE
---	EXISTING LOT LINE
---	ROAD CENTERLINE
- - - - -	EASEMENT LINE
⊙	FOUND BRASS CAP MONUMENT
⊙	FOUND 5/8" REBAR
⊙	SET 5/8" REBAR, PLS 13765
⊙	SET 1/2" REBAR, PLS 13765
○	CALCULATED POINT
1	LOT NUMBER
1	BLOCK NUMBER
{8961}	PLS NUMBER FOUND ON MONUMENT

NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MIDDLETON AT THE TIME OF BUILDING PERMIT ISSUANCE.
3. THE AREA SHOWN AS ROADWAY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE DEDICATED TO THE CITY OF MIDDLETON FOR PUBLIC USE.
4. UNLESS OTHERWISE SHOWN, A TEN FOOT WIDE PERMANENT PUBLIC UTILITIES EASEMENT IS CONTIGUOUS TO ALL PUBLIC RIGHT-OF-WAY AND A TEN FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT IS CONTIGUOUS TO ALL REAR LOT LINES.
5. THE OWNER OF THIS SUBDIVISION SHALL COMPLY WITH IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS CONCERNING IRRIGATION WATER. THIS PLAT IS WITHIN THE MASON CREEK DITCH COMPANY AND SUITABLE WATER DELIVERIES HAVE NOT BEEN PROVIDED. THE PURCHASER OF THE LOT MUST REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THE IRRIGATION ENTITY; AND THE INDIVIDUAL PURCHASER SHALL BE RESPONSIBLE TO PAY SUCH LEGAL ASSESSMENTS; AND THE ASSESSMENTS ARE A LIEN ON THE LAND WITHIN THE IRRIGATION ENTITY; AND THE PURCHASER MAY AT A FUTURE DATE PETITION THE APPROPRIATE IRRIGATION ENTITY FOR EXCLUSION FROM SAID DITCH COMPANY.
6. LOTS 6 THROUGH 9 BLOCK 1 ARE SUBJECT TO A PRIVATE GRAVITY IRRIGATION EASEMENT. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE DISTRICT.
7. NO STRUCTURES SHALL BE CONSTRUCTED OR INSTALLED IN AN EASEMENT. FENCES, LANDSCAPING, OR ANY OTHER STRUCTURES CONSTRUCTED OR INSTALLED IN AN EASEMENT MAY BE REMOVED BY THE CITY AND UTILITY COMPANIES, AND REPLACED AT THE LANDOWNER'S EXPENSE.
8. MAINTENANCE OF THE STORMDRAIN AND PROPERTY DRAINAGE FACILITIES ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS UNLESS SUCH RESPONSIBILITY IS ASSUMED BY A BUSINESS ASSOCIATION
9. PORTIONS OF THIS SUBDIVISION ARE 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, OR PROVIDE THE COMPLETED LOMR-F REFERENCED IN THE FLOODPLAIN DEVELOPMENT PERMIT AND SUBSEQUENT FEMA APPROVAL.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	125.00'	196.19'	89°55'32"	N45°31'50"E	176.66'
C2	155.00'	132.33'	48°54'59"	N25°01'33"E	128.35'
C3	155.00'	85.86'	31°44'22"	N65°21'15"E	84.77'
C4	155.00'	25.08'	9°16'11"	N85°51'31"E	25.05'
C5	95.00'	149.10'	89°55'33"	N45°31'50"E	134.26'



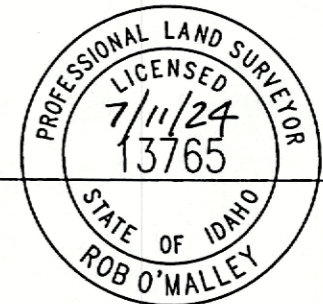
SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE LAND SHOWN HEREON.

THE SURVEY OF THIS SUBDIVISION WAS BASED ON THE RETRACEMENT OF EXISTING SECTION LINES AND RIGHTS-OF-WAY AS WELL AS PLATS, SURVEYS AND DEEDS OF RECORD. A FIELD SURVEY OF THE FOUND MONUMENTS SHOWN HEREON WERE VERIFIED TO BE IN SUBSTANTIAL CONFORMANCE WITH RECORD INFORMATION AND FIT WITHIN ACCEPTABLE TOLERANCE OF THE REFERENCED DOCUMENTS BELOW.

REFERENCES:
RECORD OF SURVEY INSTRUMENT NO. 2020-040290
RECORD OF SURVEY INSTRUMENT NO. 2019-013144
RECORD OF SURVEY INSTRUMENT NO. 2018-024878
RECORD OF SURVEY INSTRUMENT NO. 2017-002883
MIDDLETON INDUSTRIAL PARK NO.1

Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765



ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

BOOK _____ PAGE _____

SHEET NO. 1 OF 3

18 17 CP&F INST. NO.
200682324

230218-V-FP.DWG

MIDDLETON INDUSTRIAL PARK No. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE, ALONG THE EAST BOUNDARY OF SAID NE1/4 OF THE NE1/4,

- A) S.01'21'47"W., 364.93 FEET TO THE SOUTH RIGHT-OF-WAY OF BASS LANE, AND THE POINT OF BEGINNING; THENCE, CONTINUING,
1) S.01'21'47"W., 947.39 FEET TO THE SOUTHEAST CORNER OF SAID NE1/4 OF THE NE1/4; THENCE, ALONG THE SOUTH BOUNDARY THEREOF,
2) N.89'30'25"W., 745.67 FEET TO THE SOUTHEAST CORNER OF MIDDLETON INDUSTRIAL PARK NO. 1, RECORDED IN BOOK 48 OF PLATS AT PAGE 27, RECORDS OF CANYON COUNTY, IDAHO; THENCE, ALONG THE EAST BOUNDARY OF SAID MIDDLETON INDUSTRIAL PARK NO. 1,
3) N.00'34'04"E., 948.24 FEET TO NORTHEAST CORNER OF SAID MIDDLETON INDUSTRIAL PARK NO. 1 AND THE SOUTH RIGHT-OF-WAY OF SAID BASS LANE; THENCE, ALONG SAID RIGHT-OF-WAY,
4) S.89'26'05"E., 758.81 FEET TO THE POINT OF BEGINNING.

CONTAINING: 16.37 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF MIDDLETON, IDAHO, AND SAID CITY OF MIDDLETON HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 16 DAY OF October, 2023.

BY: [Signature]
ROBERT NASH, MIDDLETON INDUSTRIAL HOLDINGS, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS 16 DAY OF October, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT NASH, WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID COMPANY, AND THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME IN NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

[Signature: Lisa D. Martin]
NOTARY PUBLIC FOR THE STATE OF IDAHO



CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, 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" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

[Signature: Rob O'Malley]
PROFESSIONAL LAND SURVEYOR
LICENSED 10/16/23
13765
STATE OF IDAHO
ROB O'MALLEY

MIDDLETON INDUSTRIAL PARK No. 2

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 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. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Anthony Lee
SOUTHWEST DISTRICT HEALTH, R.E.H.S.

10/06/2023
DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED 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 RELATING TO PLATS AND SURVEYS.

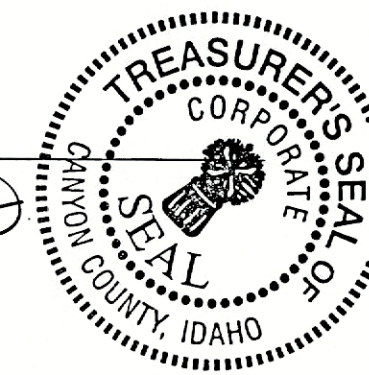
David Kinzer
CANYON COUNTY SURVEYOR UNDER I.C. 50-1305
DAVID R. KINZER PEIPUS 7659

11/1/23
DATE

CERTIFICATE OF THE 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 SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Tracie Lloyd by JLD
CANYON COUNTY TREASURER



7/20/2024
DATE

APPROVAL OF MIDDLETON CITY ENGINEER

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

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

07/18/2024
DATE

APPROVAL OF MIDDLETON CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF MIDDLETON, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE DAY OF July 17, 2024, THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED.

M. Marshall
MAYOR ~ MIDDLETON, IDAHO
City Clerk

Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765

