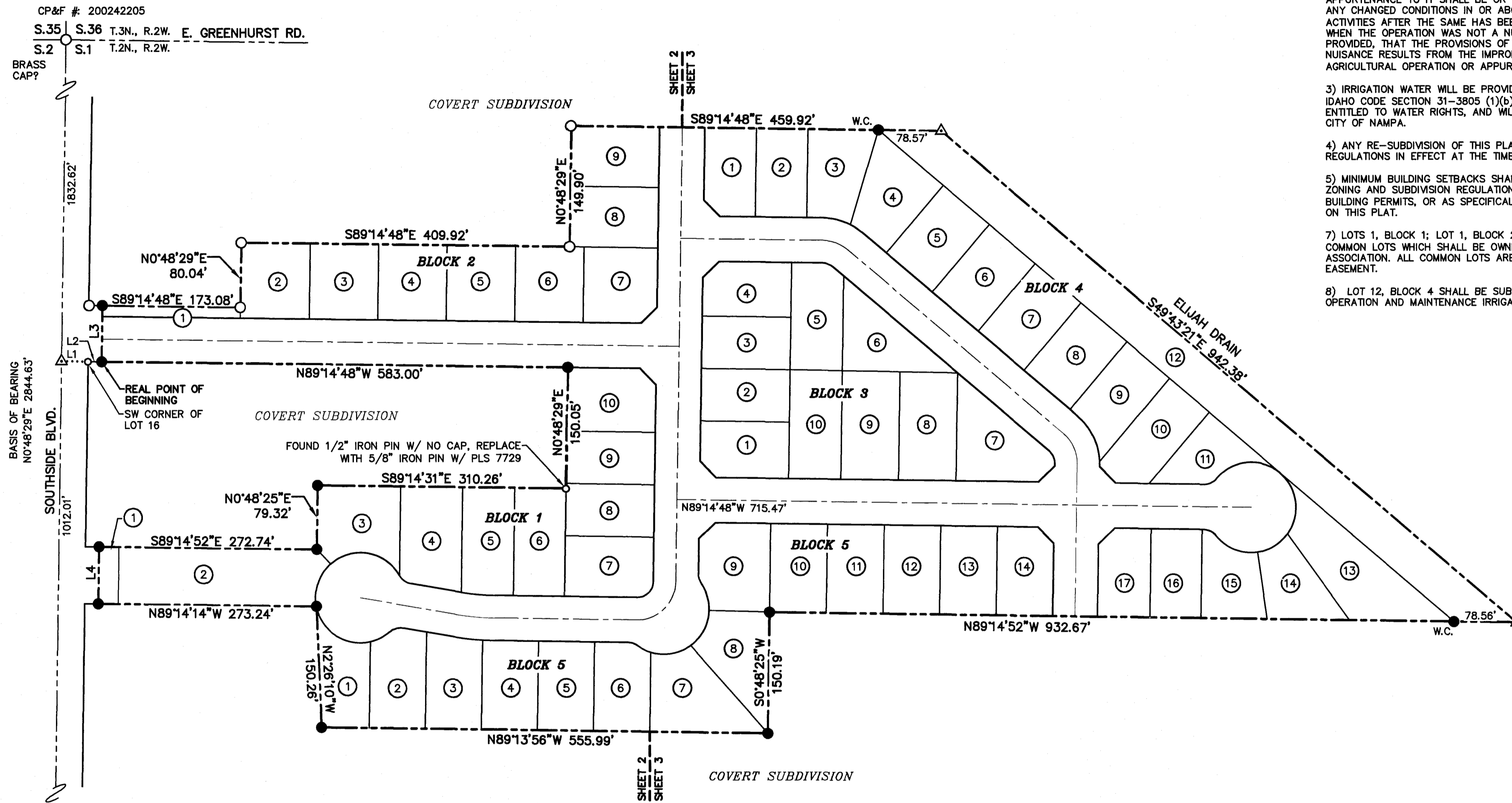


PLAT SHOWING  
**MOSSY CREEK SUBDIVISION**  
 A RE-SUBDIVISION OF A PORTION LOTS 16, 19, 20, 22 AND 24 AND ALL OF LOT 17  
 OF COVERT SUBDIVISION LOCATED IN THE S 1/2 OF THE NW 1/4 SECTION 1,  
 T.2N., R.2W., B.M. NAMPA, CANYON COUNTY, IDAHO  
 2020

**NOTES**

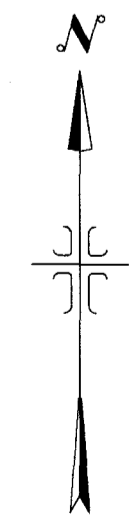
- 1) A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY. A TEN (10) FOOT WIDE PERMANENT LOT DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL REAR LOT LINES. A FIVE (5) FOOT WIDE PERMANENT LOT DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG THE SIDES OF INTERIOR LOT LINES AS SHOWN. THE ABOVE EASEMENTS ARE AS SHOWN ON THIS PLAT.
- 2) THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 22, CHAPTER 45 RIGHT TO FARM, SECTION 22-4503, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- 3) IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF NAMPA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805 (1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF NAMPA.
- 4) ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 5) MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- 7) LOTS 1, BLOCK 1; LOT 1, BLOCK 2 AND LOTS 11, 12 AND 13, BLOCK 4 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT.
- 8) LOT 12, BLOCK 4 SHALL BE SUBJECT TO A BLANKET EASEMENT FOR THE OPERATION AND MAINTENANCE IRRIGATION EASEMENT FOR THE ELIJAH DRAIN



CP&F # 200242205  
 S.35 S.36 T.3N., R.2W. E. GREENHURST RD.  
 S.2 S.1 T.2N., R.2W.

BASIS OF BEARING  
 N0°48'29"E 2844.63'  
 SOUTH SIDE BLVD.  
 1012.01'  
 1/4  
 S.2 S.1  
 CP&F #  
 200324303

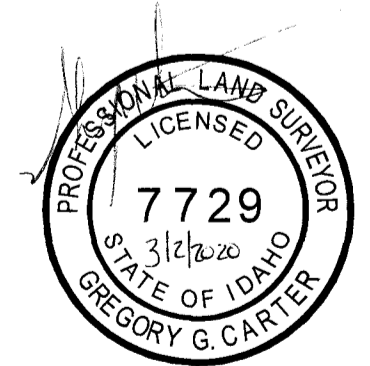
| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 33.00  | S89°14'48"E |
| L2   | 17.00  | S89°14'48"E |
| L3   | 69.78  | N0°48'29"E  |
| L4   | 70.65  | N0°48'29"E  |



SCALE: 1" = 100'

**LEGEND**

- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN W/ PLS 8444
- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- SET 1/2 IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- △ CALCULATED POINT
- W.C. WITNESS CORNER
- SUBDIVISION BOUNDARY LINE
- \_\_\_ LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- ⑦ LOT NO.



Page 7 Option Agreement  
 Preliminary Plat

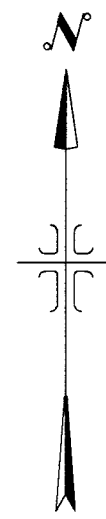
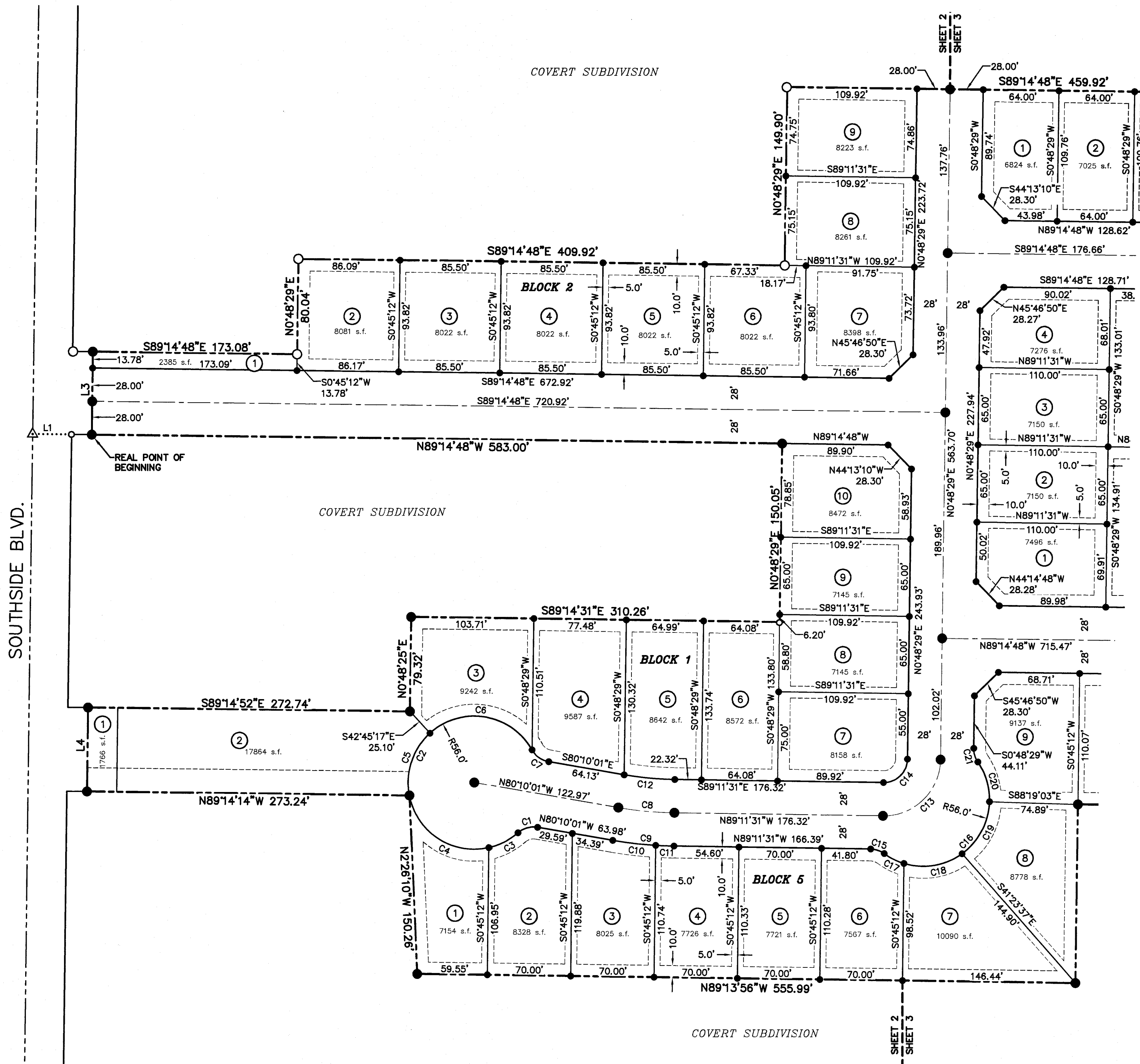
BOOK PAGE



JOB NO. 20-014  
 SHEET 1 OF 5

9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

# MOSSY CREEK SUBDIVISION



SCALE: 1" = 60'

### LEGEND

- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN W/ PLS 8444
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- SET 1/2 IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- △ CALCULATED POINT
- W.C. WITNESS CORNER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- ⑦ LOT NO.



BOOK PAGE

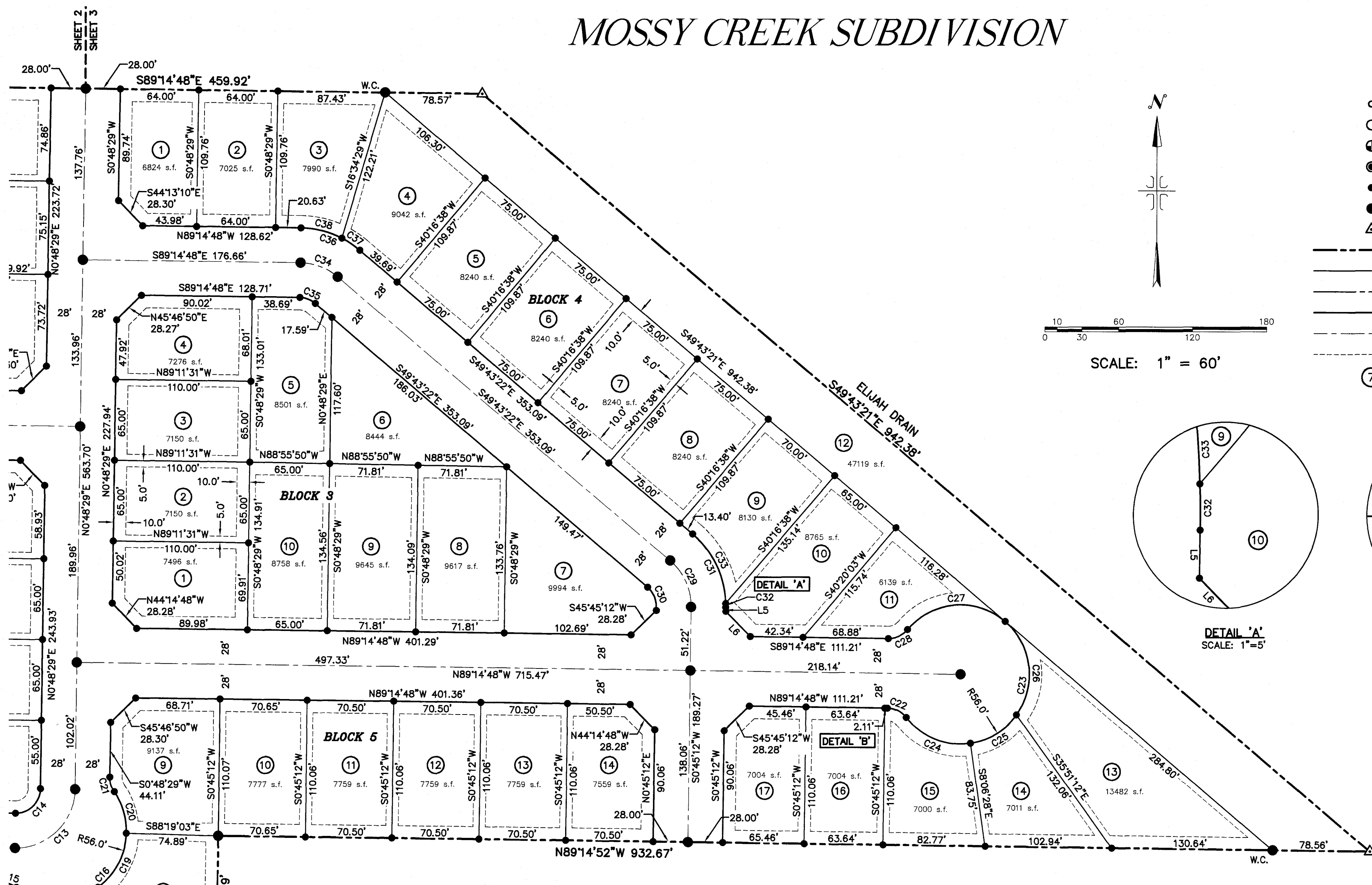


IDAHO  
SURVEY  
GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

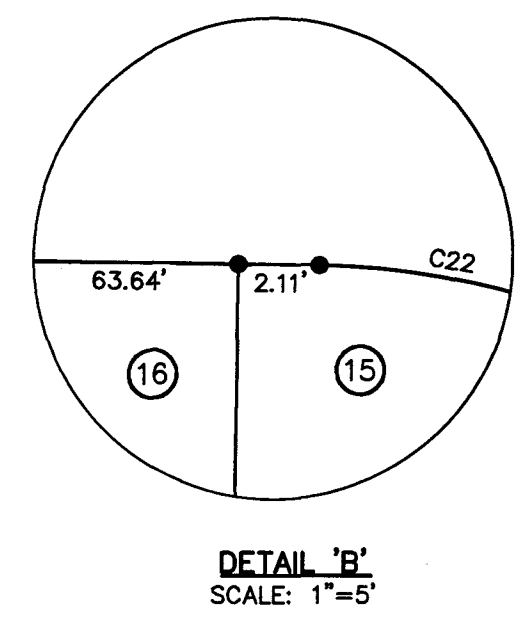
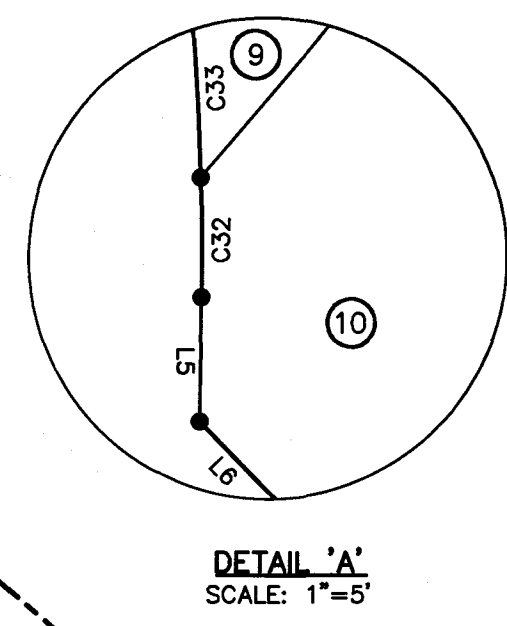
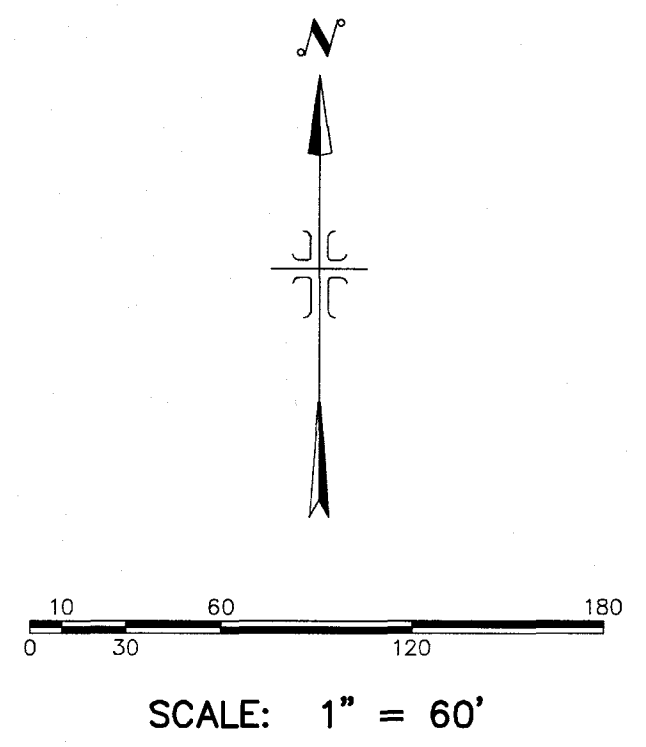
JOB NO. 20-014  
SHEET 2 OF 5

# MOSSY CREEK SUBDIVISION



### LEGEND

- FOUND 1/2" IRON PIN
- FOUND 5/8" IRON PIN W/ PLS 8444
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- △ CALCULATED POINT
- PROPERTY BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- ⑦ LOT NO.



| CURVE TABLE |        |        |             |             |            |
|-------------|--------|--------|-------------|-------------|------------|
| CURVE       | RADIUS | LENGTH | CHORD DIST. | CHORD BRG.  | DELTA      |
| C1          | 20.00  | 17.78  | 17.20       | S74°22'09"W | 50°55'39"  |
| C2          | 56.00  | 275.30 | 70.74       | S9°44'19"W  | 281°39'59" |
| C3          | 56.00  | 27.70  | 27.42       | N63°04'36"E | 28°20'32"  |
| C4          | 56.00  | 89.73  | 80.43       | S56°50'57"E | 91°48'23"  |
| C5          | 56.00  | 57.65  | 55.14       | S18°32'44"W | 58°58'59"  |
| C6          | 56.00  | 100.22 | 87.37       | N80°41'44"W | 102°32'06" |
| C7          | 20.00  | 17.71  | 17.14       | S54°47'51"E | 50°44'20"  |
| C8          | 300.00 | 47.26  | 47.21       | S84°40'46"E | 9°01'30"   |
| C9          | 328.00 | 51.67  | 51.61       | S84°40'46"E | 9°01'30"   |
| C10         | 328.00 | 36.25  | 36.24       | S83°20'00"E | 6°19'59"   |
| C11         | 328.00 | 15.41  | 15.41       | S87°50'46"E | 2°41'31"   |
| C12         | 272.00 | 42.84  | 42.80       | S84°40'46"E | 9°01'30"   |
| C13         | 48.00  | 75.40  | 67.88       | N45°48'29"E | 90°00'00"  |

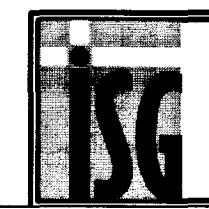
| CURVE TABLE |        |        |             |             |            |
|-------------|--------|--------|-------------|-------------|------------|
| CURVE       | RADIUS | LENGTH | CHORD DIST. | CHORD BRG.  | DELTA      |
| C14         | 20.00  | 31.42  | 28.28       | N45°48'29"E | 90°00'00"  |
| C15         | 20.00  | 12.31  | 12.11       | N71°33'48"W | 35°15'28"  |
| C16         | 56.00  | 156.89 | 110.38      | N45°48'29"E | 160°30'55" |
| C17         | 56.00  | 18.59  | 18.51       | S63°26'41"E | 19°01'15"  |
| C18         | 56.00  | 51.83  | 50.00       | N80°31'48"E | 53°01'46"  |
| C19         | 56.00  | 51.15  | 49.39       | N27°50'56"W | 52°19'58"  |
| C20         | 56.00  | 35.32  | 34.73       | N16°23'01"W | 36°07'56"  |
| C21         | 20.00  | 12.31  | 12.11       | S16°49'15"E | 35°15'28"  |
| C22         | 20.00  | 17.74  | 17.17       | N63°49'48"W | 50°50'00"  |
| C23         | 56.00  | 275.30 | 70.74       | N0°45'12"E  | 281°40'00" |
| C24         | 56.00  | 58.55  | 55.92       | S68°22'06"E | 59°54'35"  |
| C25         | 56.00  | 44.98  | 43.78       | N58°39'52"E | 46°01'29"  |
| C26         | 56.00  | 83.44  | 75.94       | N7°02'07"W  | 85°22'29"  |

| CURVE TABLE |        |        |             |             |           |
|-------------|--------|--------|-------------|-------------|-----------|
| CURVE       | RADIUS | LENGTH | CHORD DIST. | CHORD BRG.  | DELTA     |
| C27         | 56.00  | 88.31  | 79.44       | S85°05'55"W | 90°21'27" |
| C28         | 20.00  | 17.74  | 17.17       | N65°20'12"E | 50°50'00" |
| C29         | 48.00  | 42.29  | 40.93       | N24°29'05"W | 50°28'34" |
| C30         | 20.00  | 17.62  | 17.06       | N24°29'05"W | 50°28'34" |
| C31         | 76.00  | 66.95  | 64.81       | N24°29'05"W | 50°28'34" |
| C32         | 76.00  | 3.11   | 3.11        | N0°25'08"W  | 2°20'40"  |
| C33         | 76.00  | 63.84  | 61.98       | N25°39'25"W | 48°07'54" |
| C34         | 48.00  | 33.11  | 32.46       | N69°29'05"W | 39°31'26" |
| C35         | 20.00  | 13.80  | 13.52       | N69°29'05"W | 39°31'26" |
| C36         | 76.00  | 52.43  | 51.39       | N69°29'05"W | 39°31'26" |
| C37         | 76.00  | 17.64  | 17.60       | N56°22'22"W | 13°18'01" |
| C38         | 76.00  | 34.78  | 34.48       | N76°08'06"W | 26°13'25" |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 33.00  | S89°14'48"E |
| L2         | 17.00  | S89°14'48"E |
| L3         | 69.78  | N0°48'29"E  |
| L4         | 70.65  | N0°48'29"E  |
| L5         | 3.22   | S0°45'12"W  |
| L6         | 28.28  | S44°14'48"E |



BOOK PAGE



IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

JOB NO. 20-014  
SHEET 3 OF 5

# MOSSY CREEK SUBDIVISION

## CERTIFICATE OF OWNERS

Know all men by these presents: That IAG Mossy Creek, LLC, an Idaho Limited Liability Company, is the owner of the property described as follows:

A re-subdivision of a portion of Lots 16, 19, 20, 22 and 24 and all of lot 17 of Covert Subdivision as filed in Book 3 of Plats at Page 2, records of Canyon County, Idaho located in the S 1/2 of the NW 1/4 of Section 1, Township 2 North, Range 2 West., Boise Meridian, Nampa, Canyon County, Idaho, more particularly described as follows:

Commencing at the W1/4 corner of said Section 1 from which the NW corner of said Section 1 bears North 00°48'29" East, 2844.63 feet;  
thence along the West boundary line of said Section 1 North 00°48'29" East, 1,012.01 feet;  
thence leaving said West boundary line South 89°14'48" East, 33.00 feet the SW corner of said Lot 16;  
thence along the South boundary line of said Lot 16 South 89°14'48" East, 17.00 feet to a point on the East right-of-way line of Southside Blvd., said point also being the **REAL POINT OF BEGINNING**;  
thence along said East right-of-way line North 00°48'29" East, 69.78 feet;  
thence leaving said East right-of-way line South 89°14'48" East, 173.08 feet;  
thence North 00°48'29" East, 80.04 feet to a point on the North boundary line of said Lot 16;  
thence along said North boundary line South 89°14'48" East, 409.92 feet to the NE corner of said Lot 16;  
thence along said East boundary line of Lot 15 of said Covert Subdivision North 00°48'29" East, 149.90 feet to the NE corner of said Lot 15;  
thence South 89°14'48" East, 459.92 feet to a point on the centerline of the Elijah Drain;  
thence along said centerline South 49°43'21" East, 942.38 feet;  
thence leaving said centerline North 89°14'52" West, 932.67 feet to the NE corner of said Lot 22;  
thence the East boundary line of said Lot 22 South 00°48'25" West, 150.19 feet;  
thence leaving said East boundary line and along the South boundary line of said Lot 20 and the easterly extension thereof North 89°13'56" West, 555.99 feet;  
thence leaving said South boundary line North 02°26'10" West, 150.26 feet to a point on the North boundary line of said Lot 20;  
thence along said North boundary line North 89°14'14" West, 273.24 feet to a point on the East right-of-way line of Southside Blvd.;  
thence along said East right-of-way line North 00°48'29" East, 70.65 feet;  
thence leaving said East right-of-way line South 89°14'52" East, 272.74 feet;  
thence North 00°48'25" East, 79.32 feet to a point on the North boundary line of said Lot 19;  
thence along said North boundary line South 89°14'31" East, 310.26 feet to the NE corner of said Lot 19;  
thence along said East boundary line of Lot 18 of said Covert Subdivision North 00°48'29" East, 150.05 feet to the SE corner of said Lot 16;  
thence along the South boundary line of said Lot 16 North 89°14'48" West, 583.00 feet to the **REAL POINT OF BEGINNING**. Containing 16.47 acres, more or less.

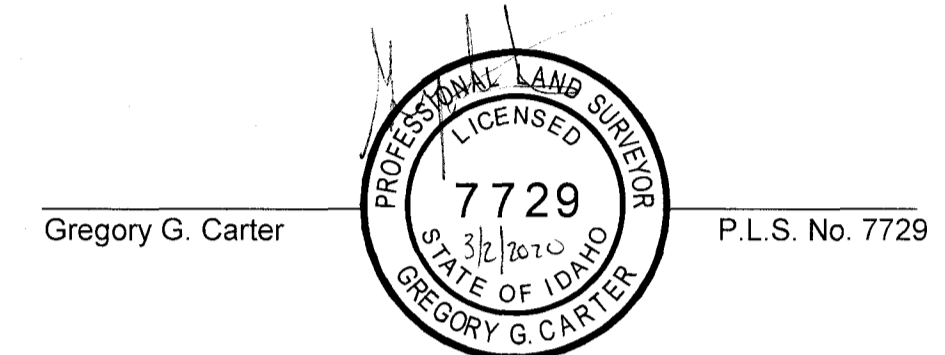
It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Nampa main line located adjacent to the subject subdivision, and City of Nampa has agreed in writing to serve all the lots in this subdivision.

IAG Mossy Creek, LLC, an Idaho Limited Liability Company

\_\_\_\_\_  
Ryan Minert, member

## CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, 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 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.



## ACKNOWLEDGMENT

State of Idaho )  
                  ) s.s.  
County of Ada )

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared Ryan Minert, known or identified to me to be a member of IAG Mossy Creek, LLC, an Idaho Limited Liability Company, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public for Idaho  
Residing in \_\_\_\_\_, Idaho

BOOK                      PAGE

JOB NO. 20-014  
SHEET 4 OF 5



IDAHO  
SURVEY  
GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

# MOSSY CREEK SUBDIVISION

## HEALTH CERTIFICATE

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 Nampa Public Works, 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 reimposed, 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.

\_\_\_\_\_  
District Health Department, REHS      Date

## APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Nampa, Canyon County, Idaho do hereby certify that at a regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, this plat was duly accepted and approved.

\_\_\_\_\_  
City Clerk, Nampa, Idaho

## APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Nampa, Canyon County, Idaho, hereby approve this plat

\_\_\_\_\_  
City Engineer      Date

## CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, do hereby certify that I have checked this plat in accordance with Idaho Code, Title 50, Chapter 13 relating to plats and vacations.

\_\_\_\_\_  
Canyon County Surveyor

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
County Treasurer

## APPROVAL OF CITY PLANNING AND ZONING COMMISSION

Accepted and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission of the City of Nampa, Idaho.

\_\_\_\_\_  
Chairman, Nampa Planning & Zoning Commission

\_\_\_\_\_  
Secretary, Nampa Planning & Zoning Commission



BOOK      PAGE

JOB NO. 20-014  
SHEET 5 OF 5



IDAHO  
SURVEY  
GROUP, LLC

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