

A. GENERAL INFORMATION

Subdivision Name MOSSY CREEK SUBDIVISION
 Total Acres 16.53
 Intended Land Uses Circle (residential, single-family, multi-family, commercial, industrial)
 Property Address(es) 2726 + 2878 SOUTHSIDE BOULEVARD, NAMPA, ID 83651
 Legal Description SEE ATTACHED
 Canyon County Parcel Account Number(s) 21153000-0, 21154000-0
 Existing Zoning. (Circle one) RA RSM RD RML RMH RP BN CB BC BF IP IL IH AG
 (County Zoning) RS-7

B. OWNER/ APPLICANT INFORMATION**Owner of Record**

Name	IAG MOSSY CREEK LLC
Address	3327 N EAGLE RD SUITE 110-148
City	MERIDIAN 83646
State	ID
Telephone	208-639-3262
Email	RYAN@IAGROUPLLC.COM
Fax	208-209-8563

Applicant

Name	IAG MOSSY CREEK LLC
Address	3327 N EAGLE RD SUITE 110-148
City	MERIDIAN 83646
State	ID
Telephone	208-871-0004
Email	BRADY@LASHERENTERPRISES.COM
Fax	208-209-8563

Engineer/Surveyor/Planner

Name	LEAVITT & ASSOCIATES ENGINEERS, INC
Address	1324 FIRST STREET SOUTH
City	NAMPA 83651
State	ID
Telephone	208-463-0333 208-463-7670
Email	DLARDIE@LEAVITTENGINEERS.COM
Fax	208-463-9040

RECEIVED
 SEP 17 2018
 BY: Sm

C. SUBDIVISION INFORMATION

Lot Types	Number of Lots	Acres
Residential	54	10.47
Dwelling units per acre (gross /net)	GROSS=3.21 / NET=4.39	
Commercial	0	
Industrial	0	
Common (Landscape, Utility, Other)	4	1.82 + 4.24
Open Space	-	
Total	58	16.53

DEADLINES FOR SUBMITTALS

The completed application and plat documents must be submitted to the Planning Department not later than _____. The Planning Commission meets on _____; applications are due approximately ___ weeks prior to that date.

All supplemental information to be added to the application file must be received by the Planning Department no later than 15 days prior to the public hearing date.

*****Please do not submit a subdivision application until all items are completed. Incomplete applications will not be accepted or reviewed.*****

I understand:

1. This application is subject to acceptance by the City of Nampa upon determination that the application is complete.
2. The hearing date is tentative and subject to change with notice.
3. This application is subject to a public hearing before the Nampa Planning and Zoning Commission.
4. The application fee is non-refundable.

All information, statements, attachments, and exhibits included with this application submittal are true to the best of my knowledge.

Signature  Date 9-16-2019

For City Office Use Only

FEE \$: _____ CASH: _____ CHECK: _____ RECEIPT NO.: _____

DATE RECEIVED: _____ RECEIVED BY: _____ HEARING DATE: _____

MOSSY CREEK SUBDIVISION PRELIMINARY PLAT

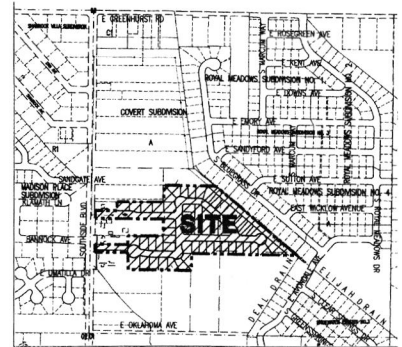
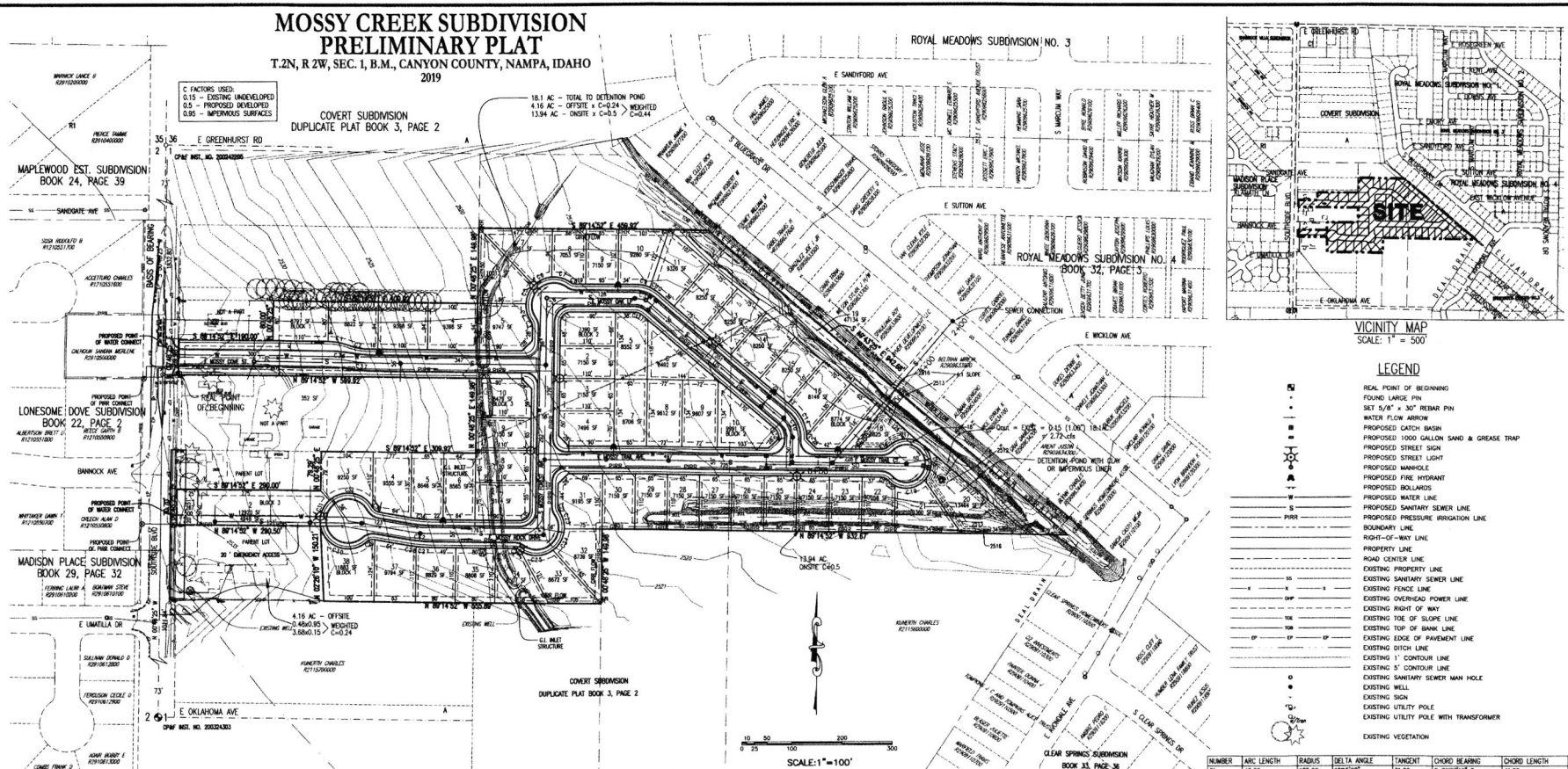
T.2N, R.2W, SEC. 1, B.M., CANYON COUNTY, NAMPA, IDAHO
2019

COVERT SUBDIVISION
DUPLICATE PLAT BOOK 3, PAGE 2

C FACTORS USED:
0.15 - EXISTING UNDEVELOPED
0.10 - PROPOSED UNDEVELOPED
0.95 - IMPERVIOUS SURFACES

18.1 AC - TOTAL TO DETENTION POND
4.16 AC - OFFSITE + C=0.24 - WEIGHTED
13.94 AC - ONSITE + C=0.5 - C=0.44

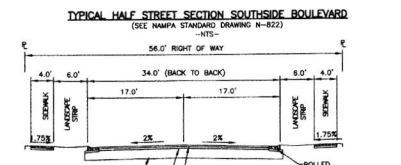
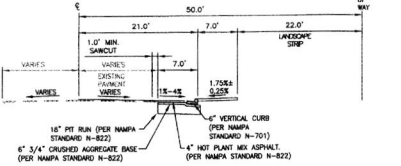
ROYAL MEADOWS SUBDIVISION NO. 3



LEGEND

⊠	REAL POINT OF BEGINNING
○	FOUR CORNER PIN
⊠	SET 5/8" x 30" REBAR PIN
→	WATER FLOW ARROW
→	PROPOSED CATCH BASIN
→	PROPOSED 1000 GALLON SAND & GREASE TRAP
→	PROPOSED STREET SIGN
→	PROPOSED FIRE HYDRANT
→	PROPOSED BOLLARDS
→	PROPOSED WATER LINE
→	PROPOSED SANITARY SEWER LINE
→	PROPOSED PRESSURE IRRIGATION LINE
→	BOUNDARY LINE
→	RIGHT-OF-WAY LINE
→	PROPERTY LINE
→	ROAD CENTER LINE
→	EXISTING PROPERTY LINE
→	EXISTING SANITARY SEWER LINE
→	EXISTING FENCE LINE
→	EXISTING OVERHEAD POWER LINE
→	EXISTING RIGHT OF WAY
→	EXISTING TOE OF SLOPE LINE
→	EXISTING TOP OF BANK LINE
→	EXISTING EDGE OF PAVEMENT LINE
→	EXISTING OTHER LINE
→	EXISTING 1' CONTOUR LINE
→	EXISTING 5' CONTOUR LINE
→	EXISTING SANITARY SEWER MAN HOLE
→	EXISTING WELL
→	EXISTING SIGN
→	EXISTING UTILITY POLE WITH TRANSFORMER
→	EXISTING VEGETATION

- ### NOTES:
- UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LIQUID DRAINAGE OVER THE TOP (E) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OR MAINTENANCE OF OVERHEAD OR UNDERGROUND UTILITIES TO THE LOTS TO WHICH THE EASEMENT APPLIES.
 - UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LIQUID DRAINAGE OVER THE TOP (E) FEET ADJACENT TO ALL REAR LOT LINES.
 - UNLESS OTHERWISE SHOWN, EACH SIDE OF THE INTERIOR LOT LINES HAVE A 5' PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LIQUID DRAINAGE OVER THE TOP (E) FEET ADJACENT TO ALL REAR LOT LINES.
 - UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LIQUID DRAINAGE OVER THE TOP (E) FEET ADJACENT TO ALL REAR LOT LINES.
 - UNLESS OTHERWISE SHOWN, ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LIQUID DRAINAGE OVER THE TOP (E) FEET ADJACENT TO ALL REAR LOT LINES.
 - ALL PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCES OR AS SPECIFICALLY APPROVED.
 - THE OWNER SHALL COMPLY WITH THE IDAHO CODE SECTION 31-3805 OR ITS PROVISIONS THAT APPLY TO NEIGHBORHOODS.
 - MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
 - RESTRICTIVE COVENANTS ARE IN EFFECT FOR THIS SUBDIVISION.
 - NO AGRICULTURAL OPERATION OR AN APPOINTMENT 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 OF THE SAME IS NOT A NECESSARY PART OF THE OPERATION OF THE BUSINESS OF THE OPERATOR OF THE SAME AND NOT A NECESSARY PART OF THE OPERATION OF THE BUSINESS OF THE OPERATOR OF THE SAME.
 - THE PROVISIONS OF THIS PLAT SHALL NOT BE APPLICABLE TO ANY AGRICULTURAL OPERATION OR AN APPOINTMENT TO IT, IN THE FEDERAL OR STATE ENVIRONMENTAL PERMIT OR CAUSED BY A VIOLATION OF THE PERMITS, TERMS OR CONDITIONS. THE AFFECTED PARTY SHALL SEEK ENFORCEMENT OF THE TERMS OF THE PERMIT.
 - LOT 19, BLOCK 1, SHALL BE DEDICATED TO THE CITY AS A PARKWAY.
 - ALL STREET LIGHTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED TO CITY OF NAMPA STANDARDS.
 - THIS SUBDIVISION IS NOT IN A SPECIAL DEVELOPMENT PLAN.
 - ALL LOTS WILL BE SERVED BY PRESSURE IRRIGATION BY THE CITY OF NAMPA.
 - THERE IS A 12' BOUNDARY EASEMENT THAT IS WITHIN THE ENTIRE SITE.
 - LOTS 1 AND 2, BLOCK 3 ARE SUBJECT TO A 20' EGRESS ACCESS EASEMENT, AND A SEWER AND WATER EASEMENT TO BE MAINTAINED BY THE HOA.
 - LOTS 18 AND 20, BLOCK 3 ARE SUBJECT TO A 20' EGRESS ACCESS EASEMENT, AND A SEWER AND WATER EASEMENT TO BE MAINTAINED BY THE HOA.
 - SANITARY SEWER CONNECTION WITH ROYAL MEADOWS WILL CROSS THE ELLAH DRAIN THROUGH LOTS 18 AND 19 BLOCK 3.



RESIDENTIAL LOT SIZE	EXCLUDED FROM AVERAGE
BLOCK 1 LOT AREA	BLOCK 1 LOT AREA
LOT 1 8797 SF	LOT 1 8398 SF
LOT 2 8922 SF	LOT 4 8388 SF
LOT 3 7150 SF	LOT 5 8747 SF
LOT 4 8280 SF	LOT 6 10013 SF
LOT 5 8280 SF	LOT 7 9961 SF
LOT 6 8280 SF	LOT 8 7053 SF
LOT 7 8280 SF	LOT 9 7150 SF
LOT 8 8280 SF	LOT 10 7150 SF
LOT 9 8280 SF	LOT 11 8280 SF
LOT 10 8280 SF	LOT 12 7058 SF
LOT 11 8280 SF	LOT 13 7150 SF
LOT 12 8280 SF	LOT 14 8280 SF
LOT 13 8280 SF	LOT 15 8280 SF
LOT 14 8280 SF	LOT 16 8149 SF
LOT 15 8280 SF	LOT 17 8774 SF
LOT 16 8280 SF	LOT 18 9360 SF
LOT 17 8280 SF	LOT 19 7159 SF
LOT 18 8280 SF	LOT 20 9195 SF
LOT 19 8280 SF	LOT 21 8739 SF
LOT 20 8280 SF	LOT 22 8507 SF
LOT 21 8280 SF	LOT 23 8808 SF
LOT 22 8280 SF	LOT 24 8829 SF
LOT 23 8280 SF	LOT 25 8507 SF
LOT 24 8280 SF	LOT 26 7150 SF
LOT 25 8280 SF	LOT 27 7150 SF
LOT 26 8280 SF	LOT 28 7150 SF
LOT 27 8280 SF	LOT 29 7150 SF
LOT 28 8280 SF	LOT 30 7159 SF
LOT 29 8280 SF	LOT 31 9195 SF
LOT 30 8280 SF	LOT 32 8739 SF
LOT 31 8280 SF	LOT 33 8774 SF
LOT 32 8280 SF	LOT 34 8507 SF
LOT 33 8280 SF	LOT 35 8808 SF
LOT 34 8280 SF	LOT 36 8829 SF
LOT 35 8280 SF	LOT 37 8507 SF
LOT 36 8280 SF	LOT 38 11053 SF
LOT 37 8280 SF	LOT 39 7150 SF
LOT 38 8280 SF	LOT 40 7150 SF
LOT 39 8280 SF	LOT 41 8482 SF
LOT 40 8280 SF	LOT 42 7150 SF
LOT 41 8280 SF	LOT 43 8482 SF
LOT 42 8280 SF	LOT 44 8555 SF
LOT 43 8280 SF	LOT 45 8555 SF
LOT 44 8280 SF	LOT 46 8164 SF
LOT 45 8280 SF	LOT 47 7150 SF
LOT 46 8280 SF	LOT 48 7150 SF
LOT 47 8280 SF	LOT 49 7150 SF
LOT 48 8280 SF	LOT 50 8479 SF
LOT 49 8280 SF	
LOT 50 8280 SF	

PRELIMINARY PLAT DATA

TOTAL ACRES	18.53
RESIDENTIAL LOT AREA	10.47
COMMON LOT AREA	1.82
STREET AREA	4.24
MINIMUM LOT SIZE	7053 SF
MAXIMUM LOT SIZE	12900 SF
AVERAGE LOT SIZE	8394 SF
GROSS DENSITY	3.26
NET DENSITY	4.39
TOTAL LOTS	50
BLANDABLE LOTS	54
COMMON LOTS	4
ZONING	R-7
EXISTING R-7	5

PLANNER

JESSE BUSTER
STACK ROCK GROUP
404 8TH ST.
BOISE, IDAHO 83702
PHONE: 208-345-0500

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LEAVITT & ASSOCIATES ENGINEERS, INC.
STRUCTURAL / CIVIL SURVEYING

PRELIMINARY PLAT

MOSSY CREEK SUBDIVISION
NAMPA, IDAHO

ISSUED FOR APPROVAL
DATE: 08/02/19
BY: LARRY KINE

REVISIONS

LEAVITT & ASSOCIATES ENGINEERS, INC.
STRUCTURAL / CIVIL SURVEYING

1354 FIRST STREET SOUTH, NAMPA, IDAHO 83701
PHONE (208)465-8848 FAX (208)465-8840

PROJECT NO. 19-0019
DATE: 08/02/19
BY: LARRY KINE
CHECKED BY: JRL
SCALE: 1"=100'



First American

ISSUED BY
First American Title Insurance Company

File No: 4103-3251054

Exhibit A

Commitment File No.: 4103-3251054

The Land referred to herein below is situated in the County of Canyon, State of ID, and is described as follows:

Parcel I:

A parcel of land being a portion of Lots 17, 19, 20, 22 and 24 of Covert Subdivision, located in the Northwest Quarter of Section 1, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 1, Township 2 North, Range 2 West, Boise Meridian; thence South 00°48'25" West 2062.07 feet along the West line of the Northwest Quarter of said Section 1 to a point; thence South 89°14'52" East 33.00 feet to a point on the West line of Lot 19 of the Plat of Covert Subdivision, as recorded in Book 3 of Plats at Page 2, records of Canyon County, Idaho, also being the Easterly right of way of Southside Boulevard, the Real Point of Beginning of this description; thence continuing South 89°14'52" East 290.00 feet to a point; thence North 00°48'25" East 79.29 feet to a point on the line common to Lots 18 and 19 of said Covert Subdivision; thence South 89°14'52" East 309.92 feet along said line to a point on the West line of Lot 17 of said Covert Subdivision; thence North 00°48'25" East 20.00 feet along said West line to a point; thence North 66°24'07" East 695.67 feet to a point on the centerline of the Elijah Drain, also being the Easterly of said Covert Subdivision, and the Westerly line of Royal Meadows Subdivision No. 4; thence South 49°43'25" East 717.81 feet along said centerline to a point; thence North 89°14'52" West 932.67 feet to the Northerly corner common to Lots 22 and 23 of said Covert Subdivision; thence South 00°48'25" West 149.98 feet along the common line of said Lots 22 and 23 to a point; thence North 89°14'52" West 555.89 feet to a point on the South line of Lot 20 of said Covert Subdivision; thence North 02°26'10" West 150.21 feet along an existing fence line to point on the common line of said Lots 19 and 20; thence North 89°14'52" West 290.50 feet along said common line to a point on the Easterly right of way of Southside Boulevard; thence North 00°48'25" East 70.70 feet along said right of way to the Real Point of Beginning of this description.

Parcel II:

Lot 16 of Covert Subdivision, according to the plat thereof, filed in Book 3 of Plats at Page 2, records of Canyon County, Idaho.

Excepting Therefrom:

The North 80 feet of the West 190 feet of Lot 16 of Covert Subdivision, Canyon County, Idaho according to the plat filed in Book 3 of Plats at Page 2, records of said County.

Further Excepting that portion deeded to the City of Nampa disclosed in Deed recorded April 27, 2009 as Instrument No. 2009020667, records of Canyon County, Idaho.

Parcel III:

This parcel is part of Lots 17 and 24 of Covert Subdivision in the Northwest Quarter of Section 1, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Commencing at the Southeast corner of Lot 18 of said Covert Subdivision and bearing North 00°00'00" East 20.00 feet along the Eastern boundary of said Lot 18 to the True Point of Beginning; thence continuing North 00°00'00" East 279.97 feet (stated as 280 feet) to the Southeast corner of Lot 15 of Covert Subdivision; thence North 89°58'20" East 150.00 feet and parallel with the Southern boundary of said Lot 17; thence North 00°00'00" East 149.98 feet (stated as 150.00 feet); thence North 89°58'20" East 309.33 feet to the approximate centerline of Elijah Drain; thence South 50°31'00" East 224.90 feet along the approximate centerline of Elijah Drain; thence South 65°35'42" West 695.01 feet to the True Point of Beginning.

Parcel IV:

Commencing at the Southeast corner of Lot 15 of Covert Subdivision; thence running East, on a line parallel with the South line of Lot 17, a distance of 150 feet; thence running North, on a line parallel with the West line of said Lot 17, a distance of 150 feet; thence running West, on a line parallel with the South line of said Lot 17, a distance of 150 feet to the Northeast corner of Lot 15; thence running South, along the East boundary line of Lot 15, which is also the West boundary line of Lot 17, a distance of 150 feet to the Point of Beginning, all in Covert Subdivision, Canyon County, Idaho, according to the Plat filed in Book 3 of Plats at Page 2, records of said County.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 5030016 (5-9-17)	Page 11 of 11	ALTA Commitment for Title Insurance (8-1-16) Idaho
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AFTER RECORDING MAIL TO:

IAG Mossy Creek, LLC
800 W Main Street, Ste. 1460
Boise, ID 83702

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

2019-038008
RECORDED
08/16/2019 01:24 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 LBERG \$15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

WARRANTY DEED

File No.: **4103-3251054 (DS)**

Date: **August 14, 2019**

For Value Received, **Robert R. Nash, a married man as his sole and separate property**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **IAG Mossy Creek, LLC**, hereinafter referred to as Grantee, whose current address is **800 W Main Street, Ste. 1460, Boise, ID 83702**, the following described premises, situated in **Canyon County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

Parcel I:

A parcel of land being a portion of Lots 17, 19, 20, 22 and 24 of Covert Subdivision, located in the Northwest Quarter of Section 1, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

**Commencing at the Northwest corner of Section 1, Township 2 North, Range 2 West, Boise Meridian; thence
South 00°48'25" West 2062.07 feet along the West line of the Northwest Quarter of said Section 1 to a point; thence
South 89°14'52" East 33.00 feet to a point on the West line of Lot 19 of the Plat of Covert Subdivision, as recorded in Book 3 of Plats at Page 2, records of Canyon County, Idaho, also being the Easterly right of way of Southside Boulevard, the Real Point of Beginning of this description; thence continuing
South 89°14'52" East 290.00 feet to a point; thence
North 00°48'25" East 79.29 feet to a point on the line common to Lots 18 and 19 of said Covert Subdivision; thence
South 89°14'52" East 309.92 feet along said line to a point on the West line of Lot 17 of said Covert Subdivision; thence
North 00°48'25" East 20.00 feet along said West line to a point; thence
North 66°24'07" East 695.67 feet to a point on the centerline of the Elijah Drain, also being the Easterly of said Covert Subdivision, and the Westerly line of Royal Meadows Subdivision No. 4; thence
South 49°43'25" East 717.81 feet along said centerline to a point; thence
North 89°14'52" West 932.67 feet to the Northerly corner common to Lots 22 and 23 of said**

**Covert Subdivision; thence
South 00°48'25" West 149.98 feet along the common line of said Lots 22 and 23 to a point;
thence
North 89°14'52" West 555.89 feet to a point on the South line of Lot 20 of said Covert
Subdivision; thence
North 02°26'10" West 150.21 feet along an existing fence line to point on the common line
of said Lots 19 and 20; thence
North 89°14'52" West 290.50 feet along said common line to a point on the Easterly right of
way of Southside Boulevard; thence
North 00°48'25" East 70.70 feet along said right of way to the Real Point of Beginning of this
description.**

Parcel II:

**Lot 16 of Covert Subdivision, according to the plat thereof, filed in Book 3 of Plats at Page 2,
records of Canyon County, Idaho.**

Excepting Therefrom:

**The North 80 feet of the West 190 feet of Lot 16 of Covert Subdivision, Canyon County,
Idaho according to the plat filed in Book 3 of Plats at Page 2, records of said County.**

**Further Excepting that portion deeded to the City of Nampa disclosed in Deed recorded April
27, 2009 as Instrument No. 2009020667, records of Canyon County, Idaho.**

Parcel III:

**This parcel is part of Lots 17 and 24 of Covert Subdivision in the Northwest Quarter of
Section 1, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and is
more particularly described as follows:
Commencing at the Southeast corner of Lot 18 of said Covert Subdivision and bearing North
00°00'00" East 20.00 feet along the Eastern boundary
of said Lot 18 to the True Point of Beginning; thence continuing
North 00°00'00" East 279.97 feet (stated as 280 feet) to the Southeast corner of Lot 15 of
Covert Subdivision; thence
North 89°58'20" East 150.00 feet and parallel with the Southern boundary of said Lot 17;
thence
North 00°00'00" East 149.98 feet (stated as 150.00 feet); thence
North 89°58'20" East 309.33 feet to the approximate centerline of Elijah Drain; thence
South 50°31'00" East 224.90 feet along the approximate centerline of Elijah Drain; thence
South 65°35'42" West 695.01 feet to the True Point of Beginning.**

Parcel IV:

**Commencing at the Southeast corner of Lot 15 of Covert Subdivision; thence running East,
on a line parallel with the South line of Lot 17, a distance of 150 feet; thence running
North, on a line parallel with the West line of said Lot 17, a distance of 150 feet; thence
running**

APN: 21153000 0

Warranty Deed
- continued

File No.: 4103-3251054 (DS)
Date: 08/14/2019

West, on a line parallel with the South line of said Lot 17, a distance of 150 feet to the Northeast corner of Lot 15; thence running South, along the East boundary line of Lot 15, which is also the West boundary line of Lot 17, a distance of 150 feet to the Point of Beginning, all in Covert Subdivision, Canyon County, Idaho, according to the Plat filed in Book 3 of Plats at Page 2, records of said County.

APN: 21153000 0; 21154000 0; 21154010 0; 21152011 0

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.



SUBDIVISION SUBMITTAL FEES

PRELIMINARY PLAT & PLANNED UNIT DEVELOPMENT FEES

PRELIMINARY PLAT SUBMITTAL FEE	PLANNING DEPT	\$ 244.00	\$ 244
PLUS \$5.98 PER LOT	PLANNING DEPT	\$ 5.98 x (58) =	\$ 346.84
PLANNED UNIT DEVELOPMENT FEE	PLANNING DEPT	\$ 790.00	\$
SEWER MODEL PRELIMINARY PLAT FEE	ENGINEERING DEPT	\$ 250.00	\$ 250
WATER MODEL PRELIMINARY PLAT FEE	ENGINEERING DEPT	\$ 250.00	\$ 250
FIRE DEPARTMENT: PRELIMINARY PLAT FEE	FIRE DEPT	\$ 160.00	\$ 160
PLUS \$1.00 PER LOT	FIRE DEPT	\$ 1.00 x (58) =	\$ 58
FIRE DEPARTMENT PUD APPLICATION FEE	FIRE DEPT	\$ 250.00	\$
PLUS \$1.00 PER LOT	FIRE DEPT	\$ 1.00 x () =	\$
		TOTAL	\$ 1308.84

FINAL PLAT & PLANNED UNIT DEVELOPMENT FEES

FINAL PLAT SUBMITTAL FEE	PLANNING DEPT	\$ 375.00	\$
PLUS \$25.79 PER LOT	PLANNING DEPT	\$ 25.79 x () =	\$
FIRE DEPARTMENT FINAL PLAT FEE	FIRE DEPT	\$ 50.00	\$
FIRE DEPARTMENT PUDT FEE	FIRE DEPT	\$ 50.00	\$
SEWER MODEL FINAL PLAT FEE	ENGINEERING DEPT	\$ 300.00	\$
WATER MODEL FINAL PLAT FEE	ENGINEERING DEPT	\$ 300.00	\$
		TOTAL	\$

SHORT PLAT & CONDO PLAT FEES

SHORT PLAT SUBMITTAL FEE	PLANNING DEPT	\$244.00	\$
PLUS \$5.98 PER LOT	PLANNING DEPT	\$5.98 x () =	\$
FIRE DEPARTMENT	FIRE DEPT	\$160.00	\$
PLUS \$1.00 PER LOT		\$1.00 x () =	\$
SEWER MODEL FEE ()	ENGINEERING DEPT	\$250.00	\$
WATER MODEL FEE (AS/IF NEEDED)	ENGINEERING DEPT	\$250.00	\$
CONDO PLAT SUBMITTAL FEE	PLANNING DEPT	\$244.00	\$
PLUS \$5.98 PER LOT	PLANNING DEPT	\$5.98 x () =	\$
		TOTAL	\$