



# SKY RANCH BUSINESS CENTER PHASE 1

200605697

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THOUGH 6 AND LOTS 12 THOUGH 17, PARKS ORCHARD TRACTS, AND LOCATED IN THE SW 1/4 OF SECTION 25 T.4N., R.3W., B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO 2006

RECORDED

1:08 PM '06 PM 1 40  
6 WHEL HALLS  
CANYON CITY RECORDER

### OWNERS CERTIFICATE

Know all men by this presents: That, the undersigned is the owner of the property described as follows and intends to include said property in this plat:

A parcel of land located in the southwest 1/4 of Section 25, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

- COMMENCING** at a found brass cap, corner record #984-2015, marking the North 1/4 corner of said Section 25;
- Thence South 00°41'19" West coincident with the east line of the northwest 1/4 of said Section 25, a distance of 2640.56 feet to a found 5/8" rebar/cap PLS 4477 marking the **POINT OF BEGINNING**;
- Thence South 00°42'06" West, 578.44 feet to a found 5/8" rebar/cap PLS 4477;
- Thence South 53°19'14" West, 100.25 feet to a set 5/8" rebar/cap PLS 5461;
- Thence South 36°07'08" West, 471.48 feet to a found 5/8" rebar/cap PLS 4477;
- Thence South 35°55'06" West, 382.66 feet to a found 5/8" rebar/cap PLS 4477;
- Thence South 89°34'24" West, 306.94 feet to a set 5/8" rebar/cap PLS 5461;
- Thence North 35°39'34" West, 744.65 feet to a set 5/8" rebar/cap PLS 5461;
- Thence North 00°36'23" East, 79.38 feet to a set 5/8" rebar/cap PLS 5461;
- Thence South 89°35'34" West, 57.96 feet to a set 5/8" rebar/cap PLS 5461;
- Thence North 35°39'34" West, 781.15 feet to a set 5/8" rebar/cap PLS 5461;
- Thence North 89°36'17" East, 520.12 feet to a found 5/8" rebar/cap PLS 4477 and the center west 1/16 corner;
- Thence North 89°36'25" East, 1323.35 feet to the **POINT OF BEGINNING**.

The above parcel described contains 36.16 acres more or less.

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. However the easements shown on this plat are not dedicated to the public. However the other uses as designated hereon, including public utilities and any other uses within the lines of said easements, and no permanent structures are to be erected within the lines of said easements.

All lots shown on this plat will be eligible to receive water service from the City of Caldwell's Municipal Water Department and the City of Caldwell's Municipal Water Department has agreed in writing to serve all of the lots in this subdivision.

  
JAMES HOOVER, MEMBER  
FREEHOLD DEVELOPMENT L.L.C.

### ACKNOWLEDGMENT

State of Idaho } ss  
County of Canyon }

On this 17th day of JANUARY 2006, before me Carl Fortz, a Notary Public in and for the State of Idaho, personally appeared James Hoover or identified a member of the firm of Freehold Development, LLC and the member who subscribed said limited liability company's name to the foregoing instrument, and acknowledged to me that he executed the within instrument on behalf of said limited liability company's name.

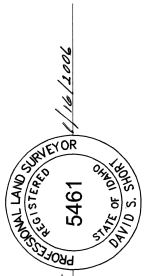
In witness whereof, I have hereunto set my hand and notarial seal the day and year last above written.



Carl Fortz  
Notary Public for  
Residing at  
My commission expires 2/28/07

### CERTIFICATE OF SURVEYOR

I, David S. Short, do hereby state that I am a Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Ownership, is a subdivision of land, and that the points plotted thereon, in conformity with the State of Idaho Codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.







BK 37 H  
PA H

# SKY RANCH BUSINESS CENTER PHASE 1

A PARCEL OF LAND BEING A PORTION OF LOTS 1 THOUGH 6 AND LOTS 12 THOUGH 17, PARKS ORCHARD TRACTS, AND LOCATED IN THE SW 1/4 OF SECTION 25 T.4N., R.3W., B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO 2006

**CERTIFICATE OF COUNTY SURVEYOR**

I, DAVID R. KINZEB, Canyon County Surveyor, do hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

*David R. Kinzeb*  
 Canyon County Surveyor  
DAVID R. KINZEB PE/LS 2659

1/24/06  
 Date

**APPROVAL OF CITY ENGINEER**

I, London M. Smith, City Engineer, in and for the City of Caldwell, Canyon County, Idaho hereby approve this plat.

*London M. Smith PE. No. 6998*  
 City of Caldwell Engineer

18 Jan 2006  
 Date

**APPROVAL OF CITY COUNCIL**

I, the undersigned, City Clerk in and for the City of Caldwell, Canyon County, Idaho do hereby certify that at a regular meeting of the City Council held on the 14 day of DECEMBER, 2005, this plat was accepted and approved.

*Monica Jones*  
 City Clerk, Caldwell, Idaho

1-5-2006  
 Date

**HEALTH CERTIFICATE**

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied based on the State of Idaho, Department of Environmental Quality (DEQ) approval of the design plans, 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 or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, 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.

*Robert M. Parshley*  
 District Health Department, REHS

1/24/06  
 Date

**CERTIFICATE OF COUNTY TREASURER**

I, Traaci Lloyd, 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 proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

*Traaci Lloyd by As*  
 County Treasurer

1/25/06  
 Date

**COUNTY RECORDERS CERTIFICATE**

STATE OF IDAHO }  
 COUNTY OF CANYON }

I hereby certify that this instrument was filed for record at the request of W&H Pacific at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M., on this \_\_\_\_\_ day of \_\_\_\_\_, in Book \_\_\_\_\_ of plats at Pages \_\_\_\_\_ through \_\_\_\_\_.

Deputy \_\_\_\_\_  
 Ex-Officio Recorder



APR 3 11  
 PA



# SKY RANCH BUSINESS CENTER PHASE 2

A PARCEL OF LAND ALL LOCATED IN THE NW 1/4 OF THE  
NE 1/4 OF SECTION 25 T.4N., R.3W., B.M., CITY OF  
CALDWELL, CANYON COUNTY, IDAHO  
2006

## OWNERS CERTIFICATE

Know all men by this presents: That the undersigned is the owner of the property described as follows and intends to include said property in this plat:

A parcel of land all located in the northwest 1/4 of the northeast 1/4 of Section 25, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

**COMMENCING** at a found brass cap, corner record #9842015, marking the North 1/4 corner of said Section 25;

Thence South 00°41'19" West coincident with the east line of the NW 1/4 of said Section 25 a distance of 50.00 feet;

**BEGINNING;** Thence North 89°25'20" East, 40.06 feet to a set 5/8" rebar/cap PLS 5461 marking the **POINT OF**

Thence North 89°24'16" East, 993.56 feet to a set 5/8" rebar/cap PLS 5461;

Thence North 28°14'16" East, 372.36 feet to a set 5/8" rebar/cap PLS 5641;

Thence South 37°28'05" East, 140.78 feet to a set 5/8" rebar/cap PLS 5461;

Thence South 10°16'05" East, 71.21 feet to a set 5/8" rebar/cap PLS 5461;

Thence South 00°38'46" West, 73.30 feet to a set 5/8" rebar/cap PLS 5461;

Thence South 89°27'18" West, 309.06 feet to a set 5/8" rebar/cap PLS 5461;

Thence South 00°38'49" West, 451.98 feet to a set 5/8" rebar/cap PLS 5461 and the beginning of a tangent curve;

Thence 74.44 feet along the arc of said curve to the right, having a radius of 48.00 feet, a central angle of 88°51'32", and subtended by a chord bearing South 45°04'35" West, 67.20 feet to a set 5/8" rebar/cap PLS 5461;

Thence South 89°30'21" West, 884.21 feet to a set 5/8" rebar/cap PLS 5461;

Thence North 00°41'19" East, 383.26 feet to a set 5/8" rebar/cap PLS 5461 and the beginning of a non-tangent curve;

Thence 170.34 feet along the arc of said curve to the left, having a radius of 2010.93 feet, a central angle of 04°51'12", and subtended by a chord bearing North 01°40'40" West, 170.29 feet to a set 5/8" rebar/cap PLS 5461;

Thence North 04°05'45" West, 312.72 feet to a set 5/8" rebar/cap PLS 5461 and the beginning of a non-tangent curve;

Thence 163.60 feet along the arc of said curve to the right, having a radius of 1960.00 feet, a central angle of 04°46'37", and subtended by a chord bearing North 01°42'17" West, 163.55 feet to a set 5/8" rebar/cap PLS 5461;

Thence North 00°41'12" East 50.83 feet to the **POINT OF BEGINNING**.

The parcel above described contains 25.95 acres more or less.

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. However the right to use said easements is perpetually reserved for public utilities and for any other uses as designated hereon, and no permanent structures are to be erected within the line of said easements.

All lots shown on this plat will be eligible to receive water service from the City of Caldwell's Municipal Water Department and the City of Caldwell's Municipal Water Department has agreed in writing to serve all of the lots in this subdivision.

*James Hoover*  
JAMES HOOVER, MEMBER  
FREEHOLD DEVELOPMENT L.L.C.

## ACKNOWLEDGMENT

State of Idaho }  
County of Canyon } ss

On this 16<sup>th</sup> day of JANUARY, 2006, before me Carl Porter, a Notary Public in and for said State, personally appeared James Hoover, known or identified to me to be a member of Freehold Development L.L.C., and the member who subscribed said limited liability company's name to the foregoing instrument, and acknowledged to me that he executed the within instrument on behalf of said limited liability company's name.

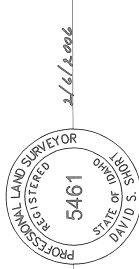
In witness whereof, I have hereunto set my hand and notarial seal the day and year last above written.

*Carl Porter*

Notary Public for \_\_\_\_\_  
Residing at \_\_\_\_\_  
My commission expires 4/27/07

## CERTIFICATE OF SURVEYOR

I, David S. Short, do hereby state that I am a Land Surveyor, licensed by the State of Idaho, and that this plat, as described in the Certificate of Owners and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points plotted thereon, in conformity with the laws and regulations relating to land surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.



*David S. Short*

**W&H PACIFIC**  
3130 S. Overline Street  
Boise, Idaho 83705  
(208) 312-5400  
PLANNING • ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

# SKY RANCH BUSINESS CENTER PHASE 2

A PARCEL OF LAND ALL LOCATED IN THE NW 1/4 OF THE  
NE 1/4 OF SECTION 25 T.4N., R.3W., B.M., CITY OF  
CALDWELL, CANYON COUNTY, IDAHO  
2006

**CERTIFICATE OF COUNTY SURVEYOR**

I, DAVID R. KINER, Canyon County Surveyor, do hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

  
Canyon County Surveyor  
DAVID R. KINER Falls 2659

2/17/06  
Date

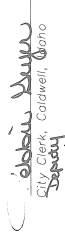
**APPROVAL OF CITY ENGINEER**

I, GORDON M. LAW, City Engineer, in and for the City of Caldwell, Canyon County, Idaho hereby approve this plat.

  
City of Caldwell Engineer  
29 Jan 2006  
Date

**APPROVAL OF CITY COUNCIL**

I, the undersigned, City Clerk in and for the City of Caldwell, Canyon County, Idaho do hereby certify, that at a regular meeting of the City Council held on the 14th day of December, 2005, this plat was accepted and approved.

  
City Clerk, Caldwell, Idaho

6/27/06  
Date

**HEALTH CERTIFICATE**

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on the State of Idaho, Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for sanitary construction. It is the condition of this approval that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, 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, RENS  
2/28/06  
Date

**CERTIFICATE OF COUNTY TREASURER**

I, Travis LUND, 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 proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

  
County Treasurer Travis Lund Deputy

7-7-06  
Date

**COUNTY RECORDERS CERTIFICATE**

STATE OF IDAHO }  
COUNTY OF CANYON } SS

I hereby certify that this instrument was filed for record at the request of W&H Pacific of \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M., on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in Book \_\_\_\_\_ of plats \_\_\_\_\_ of Pages \_\_\_\_\_ through \_\_\_\_\_.

Deputy \_\_\_\_\_  
Ex-Officio Recorder \_\_\_\_\_

