APPLICATION
&
DEED

Owyhee County
Planning & Zoning

PO Box 128, Murphy Id. 83650
Phone (208) 495-2095 Fax (208) 495-2051

FINAL PLAT APPLICATION

Requiring Public Hearing

Drake & Whitnee Hungate, and Wayne & Teri Hungate
APPLICANT/ APPLICANT REPRESENTATIVE

18895 Weitz Rd
MAILING ADDRESS

Caldwell | Idaho | 83607
CITY | STATE | ZIP CODE

208 697 4022 | wdhungate@gmail.com
TELEPHONE | FAX OR EMAIL

Drake & Whitnee Hungate, and Wayne & Teri Hungate
OWNER'S NAME

18895 Weitz Rd
OWNER'S MAILING ADDRESS

Caldwell | Idaho | 83607
CITY | STATE | ZIP CODE

208 697 4022
OWNER'S TELEPHONE NUMBER

Owyhee Heights
SUBDIVISION NAME

10 | 2N | 4W
SECTION | TOWNSHIP | RANGE

Have you contacted Southwest District Health? (Y) N

RP02N04W106001, RP02N04W106020
TAX ASSESSOR'S PARCEL NUMBER(s)

Z25-14 Recorded 7-23-2025
PP FILE NUMBER AND DATE RECORDED

Z23-02
CUP FILE NUMBER

0 Howard Rd, 0 Marsing Murphy Rd
SITE ADDRESS

No
AREA OF CITY IMPACT

I DECLARE UNDER PENALTY OF PERJURY that I/we, Drake & Whitnee Hungate/ Wayne & Teri Hungate, being duly sworn, depose and say that I/we am/are the applicant(s) in the foregoing application, that I/we have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge. Furthermore, all information and data submitted to Owyhee County in support of my application is true and correct to the best of my knowledge. I/we acknowledge that by submitting this application a member or members of the planning and zoning commission may physically make a site visit to the proposed site and surrounding vicinity. I/we understand that this will be done at an unannounced time without conversation with owners, applicants, or the public.

Dated: 3/30/26 Signed: Whitnee Hungate

Dated: 3/30/26 Signed: Wayne Hungate Teri Hungate

On the 30 day of March, 2026, before me, the undersigned Notary Public, personally appeared, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.

LAURA JOHNSON NOTARY PUBLIC Comm. No. 36718 STATE OF IDAHO

Laura Johnson
Notary Public

Residing at Owyhee County
Commission Expires 8/15/31

FOR ADMINISTRATIVE USE

File No. Z26-36 Rec'd by: CBallard Date: 8/20/26 Pd. ✓ Check No. CC

SUBMITTAL REQUIREMENTS:

With the exception of full size plat documents, all other documents must be submitted in collated, bound, or three hole fastened presentation folders or binders. Clipped, loose, rubber banded, or non-collated packets will not be accepted. One copy must be the originals of any documents signed by the applicant/developer.

Plat documents shall have a minimum dimension of 18" x 27" and shall be drawn at a horizontal scale of 50 feet to one inch or such other scale as the department determines will clearly portray all of the required information. All copies of the plat documents shall be folded so as to have a maximum dimension no larger than 9" x 14". The title block shall be prominently visible when so folded. Please submit 15 collated packets of the following documents.

- ☑ Application (Typically, the name on the deed will be the name of the applicant, not the consulting firm. If the applicant is someone other than the landowner on the deed, an affidavit from the land owner must be included)
- ☑ Copy of recorded warranty deed for the subject property
- ☑ Copy of decision from Preliminary Plat, and any other required documents (i.e. CC&Rs, etc.) that were conditions of approval
- ☑ Final approved irrigation plan from irrigation entity (if applicable)
- ☑ Full size final plat documents, plus an emailed electronic copy. Paper copies folded to no larger than 9" x 14".
- ☑ Final engineered plans for any required improvements
- ☑ Reduced 8½" x 11" copies of final plat
- ☑ Reduced 8½" x 11" copies of lot development plans showing building envelopes
- ☑ Statement providing explanation of how each preliminary plat condition of approval has been met
- ☑ Final draft of CC&Rs that will be imposed for purpose of privately regulating this development

SUBDIVISION FEATURES:

Total Area: 33.489 acres Number of Lots: 6 Buildable (excluding common lots)

Smallest Buildable Lot Data: (excluding common lots)

Width: ~235 Depth: 284 Area: 65,775.6 sq.ft.

Proposed Number of Dwelling Units: (multi-family developments only) _____

Type of Dwelling(s) Proposed:

- ☑ Single Family Detached
- □ Single Family Attached
- □ Townhomes
- □ Duplexes
- □ Multi-Family
- □ Other

Type of Utilities Proposed:

Water: Wells Electric: IPCO Septic: Individual

Will you be bonding for improvements? If yes, list: No

Is this a phased project? If yes, list phase: No

For phased developments, list the lot and block numbers of this phase:

Does the proposed development require special development considerations? No

If yes, please submit additional documentation pursuant to Owyhee County Code 10-6-1.

Lot Types	# of lots in preliminary plat	# of lots in final plat
Residential	6	6
Commercial		
Industrial		
Common (landscape, utility, or other)	2(one common one AG lot)	2(one common one AG lot)
Open space		
TOTAL	8	8

PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

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

File No. 698600 CH/TG

WARRANTY DEED

For Value Received **Drake Wyatt Hungate, a married man as his sole and separate property** hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Wayne Hungate and Teri Hungate, husband and wife

hereinafter referred to as Grantees, whose current address is 18694 Chicken Dinner Rd., Caldwell, ID 83607

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 12, 2019

Drake Wyatt Hungate

State of IDAHO, County of CANYON

This record was acknowledged before me on 12/13/19 by Drake Wyatt Hungate.

Signature of notary public
Commission Expires: 11/2/2025

CARI HECK
COMMISSION #37142
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

A parcel of land being a portion of the Southwest Quarter of the Southwest Quarter and a portion of the Southeast Quarter of the Southwest Quarter of Section 10, Township 2 North, Range 4 West, Boise Meridian, Owyhee County Idaho, more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of the Southwest Quarter; thence
North 00°39'26" West a distance of 387.05 feet along the west boundary of the Southwest Quarter of the Southwest Quarter; thence
South 57°32'33" East a distance of 39.40 feet; thence
North 00°39'26" West a distance of 291.15 feet parallel with the west boundary of the Southwest Quarter of the Southwest Quarter to the POINT OF BEGINNING; thence
North 00°39'26" West a distance of 106.23 feet parallel with the west boundary of the Southwest Quarter of the Southwest Quarter; thence
Along a curve to the right, having a radius of 5696.58 feet, a delta angle of 00°57'10", and whose long chord bears
North 00° 10° 51" West a distance of 94.72 feet; thence
South 89°48'38" East a distance of 432.91 feet; thence
South 00°39' 26" East a distance of 200.96 feet parallel with the west boundary of the Southwest Quarter of the Southwest Quarter; thence
North 89°48'38" West a distance of 433.70 feet to the POINT OF BEGINNING.

TOGETHER WITH a 60.00 foot wide ingress-egress and utility easement as follows:

Commencing at the southwest corner of the Southwest Quarter of the Southwest Quarter; thence
North 00°39'26" West a distance of 387.05 feet along the west boundary of the Southwest Quarter of the Southwest Quarter; thence
South 57°32'33" East a distance of 39.40 feet; thence
North 00°39'26" West a distance of 231.16 feet parallel with the west boundary of the Southwest Quarter of the Southwest Quarter to the POINT OF BEGINNING; thence
North 00°39'26" West a distance of 60.00 feet parallel with the west boundary of the Southwest Quarter of the Southwest Quarter; thence
South 89°48'38" East a distance of 433.70 feet; thence
South 00°39'26" East a distance of 60.00 feet parallel with the west boundary of the Southwest Quarter of the Southwest Quarter; thence
North 89°48'38" West a distance of 433.70 feet to the POINT OF BEGINNING.

PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

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

File No. 661486 CH/TG

WARRANTY DEED

For Value Received **John M. Larsen, Trustee of the John M. Larsen Trust**

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Drake Wyatt Hungate, an unmarried man DH

hereinafter referred to as Grantee, whose current address is 18694 Chicken Dinner Rd., Caldwell, ID 83607

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 17, 2018

John M. Larsen, Trustee of the John M. Larsen Trust

By: John M. Larsen Trustee
John M. Larsen, Trustee

State of IDAHO, County of CANYON

This record was acknowledged before me on November 17, 2018 by John M. Larsen, as Trustee of The John M. Larsen Trust.

Cari Heck
Signature of notary public
Commission Expires: 11/2/2019

CARI HECK
COMMISSION #37142
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

A parcel of land being a portion of the South Half of the Southwest Quarter of Section 10, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, and more particularly described as follows:

Commencing at a found 1-inch pipe marking the west quarter corner of said Section 10, which bears North 89°51'31" West a distance of 2,643.86 feet from a found axle marking the center of said Section 10, thence following the westerly line on the Northwest Quarter of the Southwest Quarter of said Section 10, South 00°35'58" East a distance of 1,332.92 feet to a found brass cap marking the South 1/16 corner of Sections 9 and 10; thence leaving said westerly line and following the northerly line of the said South Half of the Southwest Quarter of Section 10, South 89°48'38" East a distance of 466.70 feet to a found 5/8-inch rebar and being the POINT OF BEGINNING; thence following said northerly line,

South 89°48'38" East a distance of 1,217.48 feet to a point on the centerline of an existing irrigation lateral being witnessed by a set 5/8-inch rebar which bears North 89°48'38" West a distance of 55.00 feet from said point; thence leaving said northerly line and following the said centerline of an existing irrigation lateral the following courses:

South 57°06'10" West a distance of 78.64 feet to a point;

South 32°17'08" West a distance of 160.00 feet to a point;

73.09 feet along the arc of a circular curve to the left, said curve having a radius of 108.24 feet, a delta angle of 38°41'24", a chord bearing of South 12°56'27" West a chord distance of 71.71 feet to a point;

South 06°24'15" East a distance of 183.17 feet to a point;

88.83 feet along the arc of a circular curve to the right, said curve having a radius of 225.43 feet, a delta angle of 22°34'41", a chord bearing of South 04°53'06" West and a chord distance of 88.26 feet to a point;

South 16°10'27" West a distance of 192.85 feet to a point;

86.59 feet along the arc of a circular curve to the right, said curve having a radius of 128.87 feet, a delta angle of 38°29'52", a chord bearing of South 35°25'22" West and a chord distance of 84.97 feet to a point;

South 54°40'18" West a distance of 107.12 feet to a point;

South 57°45'05" West a distance of 150.12 feet to a point;

97.08 feet along the arc of a circular curve to the left, said curve having a radius of 164.29 feet, a delta angle of 33°51'18", a chord bearing of South 40°49'26" West and a chord distance of 95.67 feet to a point;

South 23°53'47" West a distance of 371.06 feet to a set 5/8-inch rebar on the southerly line of the Southwest Quarter of the Southwest Quarter of said Section 10; thence leaving said centerline of an existing irrigation lateral and following said southerly line of the Southwest Quarter of the Southwest Quarter,

North 89°36'10" West a distance of 373.44 feet to a set 5/8-inch rebar; thence leaving said southerly line,

North 57°32'33" West a distance of 689.64 feet to a set 5/8-inch rebar on the easterly right-of-way line of State Highway 78; thence following said easterly right-of-way line,

North 00°39'26" West a distance of 397.38 feet to a found 5/8-inch rebar; thence following said easterly right-of-way line,

94.72 feet along the arc of a circular curve to the right, said curve having a radius of 5,696.58 feet, a delta angle of 00°57'10", a chord bearing of North 00°10'52" West and a chord distance of 94.72 feet to a found 5/8-inch rebar; thence leaving said easterly right-of-way line,

South 89°48'38" East a distance of 432.91 feet to a found 5/8-inch rebar; thence

North 00°39'26" West a distance of 466.70 feet to the POINT OF BEGINNING.

DECISION FROM PRELIMINARY PLAT & CONDITIONS OF APPROVAL MET

BEFORE THE OWYHEE COUNTY PLANNING AND ZONING COMMISSION

Re: Preliminary Plat Filed by Drake and Whitnee Hungate Owyhee Heights Subdivision	)	No. Z25-14 Memorandum of Decision

Instrument # 320760
MURPHY, OWYHEE, IDAHO
7-23-2025 03:51:49 PM No. of Pages: 1
Recorded for : OWYHEE COUNTY PLANNING & ZONING
ANGELA BARKELL Fee: 0.00
Ex-Officio Recorder Deputy
Index to: MEMORANDUM

SUMMARY

Darke and Whitnee Hungate (hereinafter "Applicant") filed an application requesting approval of the preliminary plat for a previously approved 6-lot residential subdivision on approximately 10.57 acres of land, parcel number RP02N04W106001. The subject parcel is in a multi-use zone, located off Highway 78 on Howard Road, approximately 1.25 miles South of Marsing city limits. The parcel lies in a portion of the SW¼ SW¼ and a portion of the SE¼ SW¼ of Section 10, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho. After a duly noticed hearing conducted on July 23, 2025, the Commission enters the following decision.

FINDINGS AND CONCLUSIONS

1. The Commission finds that the County Engineer reviewed the preliminary plat documents and recommends approval based on conformance with the subdivision ordinance.
2. The Commission finds that the preliminary plat is in conformance with the ordinance requirements and concludes that the preliminary plat should be approved.

ORDER

In consideration of the information provided in the application, the testimony provided at the hearing, and the findings stated above, the Commission concludes that the preliminary plat is approved. Notice is hereby given that the Applicant has a right to request a regulatory taking analysis pursuant to section 67-8003, Idaho Code.

Issued: This 23rd day of July, 2025

Chad Nettleton – Acting Chairman

Attest:
Appeal Deadline: August 12, 2025

BEFORE THE OWYHEE COUNTY PLANNING AND ZONING COMMISSION

Re: Application for Conditional Use Permit)	No. Z23-02
)	Memorandum of Decision
Filed by:)	
Drake & Whitnee Hungate)	
Owyhee Heights Subdivision)	
)	

Instrument # 314563
MURPHY, OWYHEE, IDAHO
2-17-2023 03:21:52 PM No. of Pages: 8
Recorded for : OWYHEE COUNTY PLANNING & ZONING
ANGELA BARKELL Fee: 0.00
Ex-Officio Recorder Deputy
Index to: MEMORANDUM

SUMMARY

Drake & Whitnee Hungate, (hereinafter "Applicant") applied for a conditional use permit seeking approval to develop a 22-lot residential subdivision on approximately 33 acres of land located near the corner of Howard Road and Highway 78, approximately 1 mile south of Marsing. The subject parcels, RP02N04W10600 and RP02N04W106020 are in a multiuse zone in a portion of the SW¼ of Section 10, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho. After a duly noticed hearing conducted on November 16, 2022, the Commission enters the following decision:

FINDINGS

All statements in this narrative summary of the evidence are findings of fact made by the Commission after the hearing, and considering evidence admitted in the case. The statements of fact contained herein are "Findings of Fact" made by the Commission, even absent the phrase "The Commission finds." The same applies to narrative statements. All facts contained therein are "Findings of Fact."

1. The Commission finds that the Applicant proposed a 22–lot residential subdivision on approximately 33 acers of land with lots averaging 1 acre in size.
2. The Commissions finds that the property is located near the corner of Howard Road and Highway 78 approximately one mile south of Marsing.
3. The Commission finds that the subject parcel is located in an area of Owyhee County that has been designated a Multiuse District (hereinafter "District M"). Owyhee County Code, Title 9, Chapter 5, Article B., Section 9-5B-3 sets forth allowed uses in District M. Contained therein, "Uses allowed in the R district except residential subdivisions." Therefore, a residential subdivision requires approval of a conditional use permit.
4. The Commission finds that Owyhee County Code, Title 9, Chapter 9-6-4 sets forth the process and criteria used for issuance of a conditional use permit. This section sets out that the Applicant has the burden of proof justifying approval of the conditional use permit. Section 9-6-4 B requires that the Applicant meet the burden of proof on the following criteria:
   - Whether this Code permits the use by conditional use permit.
   - Whether the intended use is necessary or desirable to the public convenience and welfare.
   - Whether the proposed use may create a hazard, nuisance, detriment, or other injury to other property in the immediate vicinity or to the health or safety to the citizens of the county in general.

- Whether essential public services, or the general public health or safety, or the general public environment may be negatively impacted by such use or whether there may be a requirement of additional public funding in order to meet the needs created by the requested use.
- Whether adequate sewer, water and drainage facilities, and utility and other service systems are to be provided by the applicant to accommodate said use.
- When a permit is granted with appropriate conditions, bonds and safeguards which are in conformity with this title may be prescribed. Violations of such conditions, bonds, or safeguards, when made a part of the terms under which the conditional use is granted, shall be deemed a violation of this title.
- Whether the proposed use may have adverse impact on water and water supplies, both surface, aquifer and underground in the county.
- Whether the geological base on which the use is to be placed may or may not support such proposed use.
- Whether the proposed use at the proposed site may endanger human health, animal life and plant life in the surrounding area and/or the county in general.
- Whether the proposed use complements, benefits, and is compatible with the surrounding land uses.
- Whether special conditions could be imposed upon the proposed use which would so minimize any adverse impact as to justify the granting of the conditional use permit.

5. The Commission finds that the land located to the north, east, and west of the property is zoned multiuse and the land immediately to the south is zoned agricultural.
6. The Commission finds that the proposed development is in the Gem Herd District and finds that the Applicants are aware that all livestock are required to be fenced in.
7. The Commission finds that 8 neighbors were against the proposed use, 1 neutral, and 2 citizens in support.
8. The Commission finds that the Applicants propose to add amenities to the development such as: a school bus stop, mailbox kiosk, landscaping, stone signage, and a pressurized irrigation system.
9. The Commission finds credible the Applicant's testimony that they are willing to commit to requiring drilling of specialized wells such as a mud rotary drilled wells which helps eliminate ground contamination, and each well will have a full depth seal.
10. The Commission finds credible well logs provided in the application which indicate that the average well depth is approximately 276 feet.
11. The Commission finds credible the well driller's reports provided in the application which reports that out of the 13 well logs pulled from the surrounding area, 7 of those wells are at risk and two wells have already had to be replaced.
12. The Commission finds that the Applicants propose to drill individual wells for each of the 22 lots, which may have an adverse impact on water and water supplies, both surface, and underground.
13. The Commission finds credible the testimony of the Applicants that the traffic study that was done in this area indicated that an additional 220 trips per day will be expected from their proposed development.
14. The Commission finds credible information provided by the Applicant that access for the development would be from Howard Road since the Idaho Transportation Department (ITD) would not grant access directly to the State Highway.

15. The Commission finds credible the testimony of the neighbors that the current intersection of Howard Road and Highway 78 is already hazardous due to the low visibility. The Commission finds that the proposed additional 22 lots would greatly increase traffic.
16. The Commission finds that by reducing the number of lots of the development, traffic would be reduced and could alleviate the need for a turn lane, and reduce some of the added traffic hazards.
17. The Commission finds credible the testimony of the neighbors in the area that 22 additional homes and traffic in this area may create a hazard, nuisance, detriment or other injury to other property in the immediate by increased demand on water, and public services.
18. The Commission finds credible concerns about the adverse impact to public services in the area which are largely run by volunteers. Incidents continue to increase as more people move in and they are not seeing a proportional increase in new volunteers so the volunteer services are being overwhelmed.
19. The Commission finds that from past economic studies, it has been shown that residential developments do not pay their way for the amount of services needed for such developments.
20. The Commission finds credible the testimony of the neighbors in the area that all the additional families in the proposed homes would impact the Marsing School District from increased student population but that by reducing the number of lots, it would lessen that impact and be more consistent with the area, and control development to a more sustainable pace.
21. The Commission finds credible the concerns of neighbors that no CC&Rs were proposed in the application, but also finds credible the Applicant's testimony that if approved, they are willing to put CC&Rs in place to ensure upkeep of the properties.
22. The Commission finds credible the testimony of the neighbors which stated that the density proposed in this development is too high and is inconsistent with the surrounding properties and immediate vicinity in general and is not desirable to the public at the proposed density.
23. The Commission finds that it is in the best interest of the citizens of Owyhee County and the public services we all depend on for this density of development to originate within residential zones, cities, and areas of city impact rather than going further out to edge of the multiuse zone where we plan for lower density development and where it borders the agricultural zone.
24. The Commission finds from testimony in the record that approximately 24 acres of farm ground would be taken out of production if the proposed development was approved as presented.
25. The Commission finds that the subject parcels were rezoned to multiuse zone where some development is expected, but that it would be out of character with the immediate vicinity to develop the fringe of the multiuse zone at the proposed density before the areas between the city and the edge of the multiuse zone are developed.
26. The Commission finds that the density proposed is not consistent with, or compatible with the surrounding land where it was proposed.
27. The Commission finds that the multiuse zone is a transition zone from residential to agriculture and that a reduction of the number of lots would better fit within the multiuse zone and the surrounding area.
28. The Commission finds credible testimony that the average size of residential lots already in this area is generally between 5 - 9 acres.
29. The Commission finds that while they are not opposed to some residential development in this area, the Applicant indicated that they would consider a lower density. The Commission finds six lots would be more appropriate in this area.

CONCLUSION

In consideration of the information provided in the application, the testimony provided at the hearing, and the findings stated above, the Commission concludes that the application should be approved for six (6) residential lots subject to the following special conditions:

SPECIAL CONDITIONS

1. Applicants must recognize, and any future occupant or purchaser of subject parcel must be advised, through recorded marketing disclosure and /or deed restrictions, that any agricultural activity, which is in existence on lands adjoining or in the vicinity of the subject property, may not be considered a nuisance pursuant to the Idaho Right to Farm Act. A signed and recorded Right to Farm affidavit must be provided to the Administrator prior to the issuance of a Certificate of Occupancy.
2. Approval by Southwest District Health Subdivision Engineering Report must be submitted prior to preliminary plat.
3. This decision will be recorded by the Administrator prior to the issuance of a certificate of compliance, recording fee having been included in the application fee.
4. The Applicant must comply with all applicable laws and regulations.
5. All structures, improvements, and construction must be developed according to the approval granted and the presentation given under oath at the public hearing for which the conditional use permit was approved.
6. Any new exterior lighting must be shielded. The bulb shall not be visible below a horizontal plane running through the lowest point of the fixture, and no light shall be emitted from the sides of the fixture.
7. Abandoned and/or junk vehicles, debris, rubbish, or other solid waste will not be allowed to accumulate on the property.
8. A containment area for trashcans must be constructed to minimize the occurrence of wind, animals, or other uncontrollable sources spreading trash to surrounding areas.
9. Applicant will control weeds and pests (including, but not limited to, gophers) on the parcel for which the permit is granted.
10. The subdivision is approved for a maximum of six residential lots.
11. Due to the change in configuration, the platting process will not be allowed to short plat, but shall separately apply for preliminary plat, and then final plat.
12. The Applicants shall work with South Board of Control to get an approved irrigation plan, water users' agreement, and all irrigation easements shall be shown on the preliminary plat.
13. Applicants shall either drill specialized wells such as a mud rotary drilled well or require such drilling via a plat note and marketing disclosure at the sale of each lot.
14. The Applicant shall present a plan for fencing at preliminary plat.
15. A Road users' agreement shall be developed and presented at preliminary plat.
16. CC&Rs shall be development and presented at preliminary plat.
17. This conditional use permit will expire twenty-four (24) months from the date the written decision is signed if the preliminary plat application and submittals have not been filed with the Administrator.

ORDER

Conditional use permit Z23-02 filed by Drake & Whitnee Hungate is approved as modified and subject to the conditions set forth in the Conclusion above. Notice is hereby given that the Applicant has a right to request a regulatory taking analysis pursuant to section 67-8003, Idaho Code.

Issued: This 17th day of February, 2023

Chad Nettleton – Acting Chair

Attest: Mary Hauff

Appeal Deadline: March 9th, 2023

ORTON ENGINEERING
Designing the Future

Brent L. Orton, PE
17338 Sunnydale Place Caldwell, ID, 83607
208) 350 - 9422 | brentorton@ortonengineers.com

Owyhee Heights Subdivision

Drake & Whitnee Hungate,
and Wayne & Teri Hungate
18895 Weitz Rd, Caldwell, ID 83607

April 1, 2026

Owyhee County Planning & Zoning
PO Box 128,
Murphy ID, 83650

Statement of How Conditions Have Been Met– Final Plat Application

Subdivision Name: Owyhee Heights Subdivision
Property Owners: Drake and Whitnee Hungate, Wayne & Teri Hungate
Property Address: 0 Howard Rd, 0 Marsing Rd
Case Number: Z25-14
Parcel Numbers: RP02N04W106001, RP02N04W106020
Total Acreage: 33.49
Zoning: Multi Use

Condition	How it was Met	Reference
1. Right-to-Farm Disclosure Applicants must recognize, and any future occupant or purchaser of subject parcel must be advised, through recorded marketing disclosure and/or deed restrictions, that any agricultural activity, which is in existence on lands adjoining or in the vicinity of the subject property, may not be considered a nuisance pursuant to the Idaho Right to Farm Act. A signed and recorded Right to Farm affidavit must be provided to the Administrator prior to the issuance of a Certificate of Occupancy.	This requirement is satisfied by the Declaration of Covenants, Conditions, and Restrictions (CC&Rs), which includes a Right-to-Farm disclosure acknowledging the presence of agricultural operations in the area. A Right to Farm Statement is also present on the Final Plat	Final Plat (Exhibit A) CC&Rs, Article 7, Section 1 (Exhibit B)

2. Approval by Southwest District Health Approval by Southwest District Health Subdivision Engineering Report must be submitted prior to preliminary plat.	A Nutrient Pathogen study was completed and reviewed by SWDH, and Approval from Southwest District Health was received on April 12, 2026.	Nutrient Pathogen Study Approval Addendum (Exhibit C) SWDH Approval Letter of Subdivision Engineering Report (Exhibit D) Septic Placement Map (Exhibit E)
3. Recording of Decision This decision will be recorded by the Administrator prior to the issuance of a certificate of compliance, recording fee having been included in the application fee.	The Decision was recorded on 7/23/2025, and recording fee paid.	See Instrument Number 320760
4. Compliance with Applicable Laws The Applicant must comply with all applicable laws and regulations.	The Final Plat establishes that all setbacks, zoning, and building standards must adhere to county regulations and state laws. All property owners will seek their own septic and building permits through Southwest District Health and Owyhee County. The CC&Rs outline any regulations and restrictions.	See CC&Rs, Article 7, Sections 11 & 17 (Exhibit B)
5. Conformance with Approved Plans All structures, improvements, and construction must be developed according to the approval granted and the presentation given under oath at the public hearing for which the conditional use permit was approved.	The Final Plat is consistent with the Preliminary Plat and all plans presented at the public hearing.	See Preliminary Plat Maps and Final Plat (Exhibit A)

Orton Engineering, LLC~ 17338 Sunnydale Place ,Caldwell, ID, 83607 ~ Phone 208 350 9422
brentorton@ortonengineers.com

6. Exterior Lighting Any new exterior lighting must be shielded. The bulb shall not be visible below a horizontal plane running through the lowest point of the fixture, and no light shall be emitted from the sides of the fixture.	The CC&Rs require exterior lighting to be shielded and directed downward to minimize off-site impacts.	See CC&Rs, Article 7, Sections 6 & 25 (Exhibit B)
7. Junk and Debris Abandoned and/or junk vehicles, debris, rubbish, or other solid waste will not be allowed to accumulate on the property.	The CC&Rs prohibit the accumulation of junk, debris, and inoperable vehicles on any lot.	See CC&Rs, Article 7, Section 9 (Exhibit B)
8. Trash Containment A containment area for trash cans must be constructed to minimize the occurrence of wind, animals, or other uncontrollable sources spreading trash to surrounding areas.	Trash containers and containment areas are required to be maintained to prevent wind-blown debris and nuisances as outlined in the CC&Rs.	See CC&Rs, Article 7, Section 21 (Exhibit B)
9. Weed and Pest Control Applicant will control weeds and pests (including, but not limited to, gophers) on the parcel for which the permit is granted.	The CC&Rs require lot owners to control weeds and pests on their property.	See CC&Rs, Article 7, Section 26 (Exhibit B)
10. Maximum of Six Lots The subdivision is approved for a maximum of six residential lots.	The Final Plat includes six (6) residential lots, consistent with the approved density.	See Final Plat (Exhibit A)

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brentorton@ortonengineers.com

11. Full Platting Process Due to the change in configuration, the platting process will not be allowed to short plat, but shall separately apply for preliminary plat, and then final plat.	Preliminary Plat is complete and approved and this is the 2nd step of applying for the Final Plat.	See Final Plat and this application for Final Plat
12. Irrigation Plan and Easements The Applicants shall work with South Board of Control to get an approved irrigation plan, water users' agreement, and all irrigation easements shall be shown on the preliminary plat.	Met with Irrigation Board, shared irrigation plan, approval given by email by the irrigation board on Water User's Agreement is notarized and included in this application, needs to be recorded. Irrigation easements are shown on the Final Plat.	Irrigation Approval Request (Exhibit F), Water Users Association Agreement (Exhibit B), See Final Plat (Exhibit A)
13. Specialized Wells Applicants shall either drill specialized wells such as a mud rotary drilled well or require such drilling via a plat note and marketing disclosure at the sale of each lot.	The CC&Rs require each lot owner to drill and maintain a specialized mud rotary well	See CC&Rs, Article 7, Sections 2 & 10 (Exhibit B) Future Owners will be notified on marketing material
14. Fencing Plan The Applicant shall present a plan for fencing at preliminary plat.	Fencing standards outlined in the CC&Rs require all fences to be maintained in good condition and constructed in an approved manner.	See CC&Rs, Article 7, Section 8 (Exhibit B)

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brentorton@ortonengineers.com

15. Road User's Agreement A road users' agreement shall be developed and presented at preliminary plat.	A Road Maintenance Agreement has been developed and notarized for Juniper Ridge Lane addressing shared access, maintenance, and responsibilities. This agreement still needs to be recorded.	See Road User's Maintenance Agreement (Exhibit B)
16. CC&Rs CC&R's shall be developed and presented at preliminary plat.	CC&Rs have been prepared and will be recorded with the Final Plat to establish standards and operational requirements.	See CC&Rs (Exhibit B)
17. Permit Validity This conditional use permit will expire twenty-four (24) months from the date the written decision is signed if the preliminary plat application and submittals have not been filed with the Administrator.	Preliminary Plat was submitted on July 23rd, 2025 and the final plat application is being submitted on 4/23/2026	

Respectfully submitted,

Brent L. Orton, PE
Orton Engineering, LLC

Orton Engineering, LLC~ 17338 Sunnydale Place ,Caldwell, ID, 83607 ~ Phone 208 350 9422
brentorton@ortonengineers.com

Owyhee County, Idaho

RIGHT TO FARM
Disclosure Statement

A. It is the intent of the Legislature of the State of Idaho pursuant to IDAHO CODE Title 22 Chapter 45, RIGHT TO FARM ACT to reduce the loss to the state of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance.
B. It is the intent of the Owyhee County Board of Commissioners and the Planning and Zoning Commission to uphold, support, and enforce the RIGHT TO FARM ACT.
C. The County of Owyhee fully supports and permits "agricultural operations" as defined in IDAHO CODE 22-4502, Definitions, when operated in accordance with generally recognized agricultural practices which includes conformity with Federal, State, and local laws and regulations and when not adversely affecting public health and safety.

I acknowledge Idaho's RIGHT TO FARM, and I accept the agricultural environment they protect and do agree to live within said environment.

Name: Drake Hungate

Name: Wayne Hungate

Address: 18895 Weitz Rd Caldwell, ID 83607

Legal: Section: 10 Township: 2N Range: 4W

Assessor's Parcel Number: RP02N04W106020, RP02N04W106001

Signature — 6/21/22 Date

Wayne Hungate — 6/21/22
Signature Date

STATE OF IDAHO, County of Owyhee ss.

On this 21 **day of** June **, 20**22**, before me, the undersigned, a Notary Public in and for said State, personally appeared:**

Drake Hungate / Wayne Hungate

Known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: Laura Johnson
Name: Laura Johnson
Residing at: Owyhee County
My Commission expires: 8/15/2025

LAURA JOHNSON NOTARY PUBLIC Comm. No. 36718 STATE OF IDAHO

SOUTHWEST DISTRICT HEALTH

Facilities Number: 018140

April 14, 2026

Whitnee Hungate
18895 Weitz Rd
Caldwell, ID 83607

Re: Owyhee Heights Subdivision

Whitnee Hungate,

Southwest District Health (SWDH) has completed its review of the Subdivision Engineering Report (SER) for the proposed **Owyhee Heights Subdivision**, located in a part of the ***SW ¼ of the SW ¼ and a portion of the SE ¼ of the SW ¼ of Section 10, Township 2N, Range 4W, B.M.***, The subject property encompasses approximately 33.49 acres. The proposed development consists of six (6) buildable lots with a minimum lot size of 1.51 acres. Based on the review, the SER has been found to meet applicable requirements and is hereby approved as of April 14, 2026.

The Engineering Report and associated plans and specifications appear to meet applicable regulations. If changes are made in the design plans to the plat map submitted to Southwest District Health at the time of this approval, re-engineering will be required.

Conditions(s) of final subdivision approval:

- The final plat map must be signed by a designated REHS/RS from Southwest District Health.
- Provide a 24'x36' full-scale copy of the informational plat map.

If you have questions, contact me at 208.899.1285 or via e-mail: anthony.lee@swdh.idaho.gov

Sincerely,

Anthony Lee, REHS/RS
Land Development Senior

Cc: William Mason, P.E./ Mason & Associates, Inc.
Angie Cuellar, P.E./ Mason & Associates, Inc.
Brent Orton, P.E./ Orton Engineering

MEMORANDUM

Date: January 7, 2026

To: Anthony Lee, Mitch Kiester, Southwest District Health Department

From: Skye Bensel, Department of Environmental Quality

Subject: Level 1 Nutrient Pathogen Evaluation Revision for Owyhee Heights Subdivision, Owyhee County, Idaho

On December 18, 2025, the Idaho Department of Environmental Quality (DEQ) received *Level 1 Nutrient Pathogen Evaluation for Owyhee Heights* (Revision). The proposed Owyhee Heights Subdivision (Property) is in northwest Owyhee County, Idaho, located one mile south of Marsing, bound to the west by Marsing Murphy Road and to the south by Howard Road. The NP Evaluation was prepared by Bowen Collins and Associates in October of 2024 for Orton Engineering of Caldwell, Idaho.

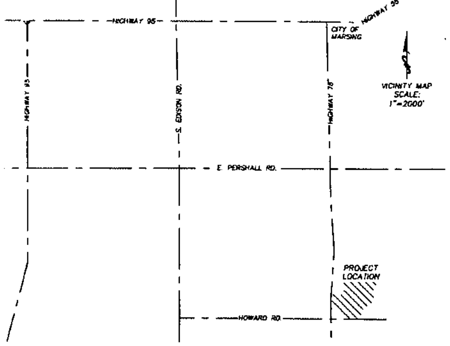
In a November 5, 2025 memorandum to Southwest District Health (SWDH), DEQ reviewed the original *Level 1 Nutrient Pathogen Evaluation for Owyhee Heights* (NP Study), and requested a revision of the NP Study. The current Revision includes an alteration of the required elements requested by DEQ in the November 5th memo. Revisions include:

Section 1.5: Nutrient pathogen studies for two subdivisions were presented in the revised NP Evaluation. Leilani Estates Subdivision (EDMS #2015AGJ257) and Maple Estates Subdivision (EDMS #2015AGJ261) are properly located near the Property.

Section 1.3: An updated description and discussion of the likely lithology of the first water bearing aquifer and the general lithology of the overlying material, created utilizing Idaho Department of Water Resources Well Driller's logs.

Section 2.1.2: A revisal of the hydraulic conductivity to 50 feet per day. The revision included an analysis of IDWR Well Driller's Logs, and described the lithology of the first water-bearing aquifer as sand and gravel material, consistent with the proposed hydraulic conductivity. DEQ's review of NP Studies in the surrounding area have revealed a relatively productive sand and gravel aquifer in the Property area. DEQ will accept a hydraulic conductivity value ranging from 50 to 100 feet per day.

2.1.3: Updated groundwater flow direction and gradient using IDWR groundwater contours. The proposed hydraulic gradient of 0.008 feet per foot azimuth of 47 degrees is acceptable.



OWNER/DEVELOPER

WHITNEE HUNGATE
15885 WEITZ ROAD
CALDWELL, ID 83607
(208) 720-3301

ENGINEER/SURVEYOR

MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0256

OWYHEE HEIGHTS SUBDIVISION
SUBDIVISION ENGINEERING REPORT
SEPTIC PLACEMENT MAP

A PARCEL OF LAND BEING A PORTION OF THE SW1/4 SW1/4
AND A PORTION OF THE SE1/4 SW1/4 OF SECTION 10,
T. 2 N., R. 4 W., B.M.,
OWYHEE COUNTY IDAHO, 2025

PROJECT BENCHMARKS

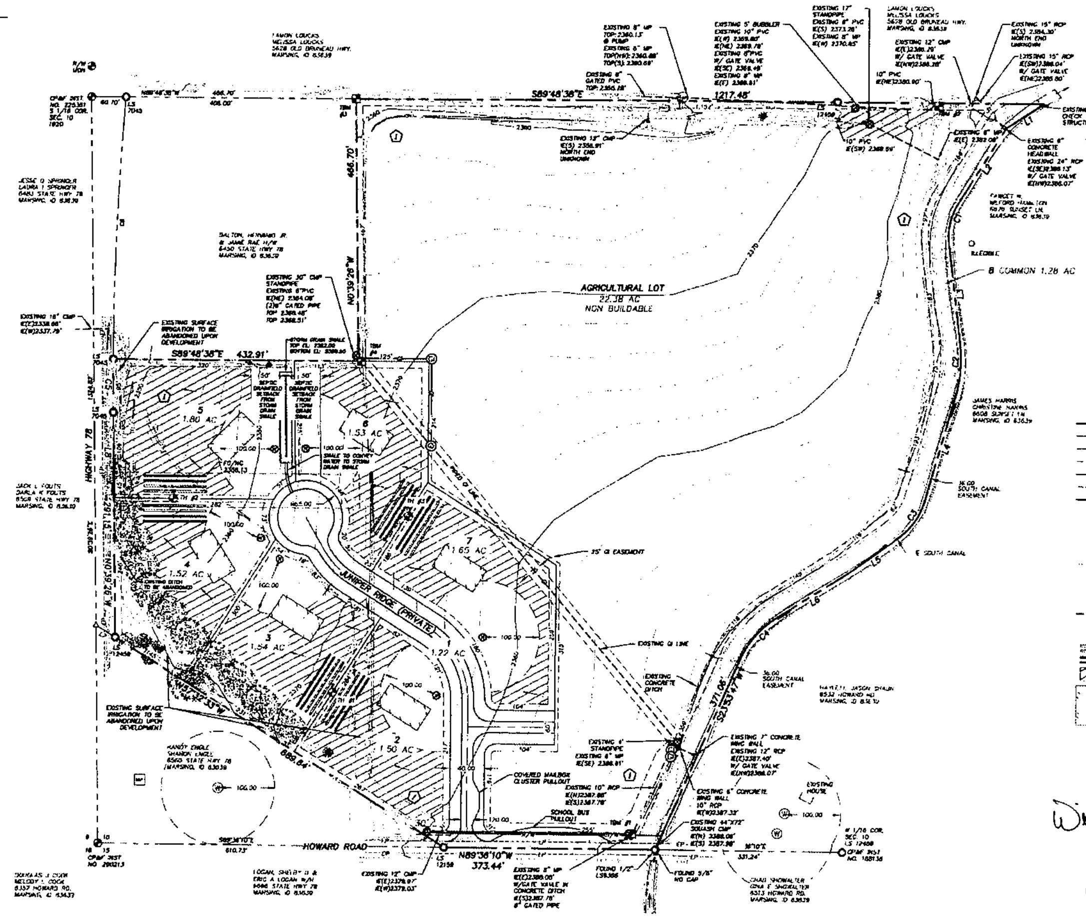
TBM #1
CHISELED "X" SOUTH END CONCRETE DITCH NORTH SIDE OF HOWARD ROAD
ELEVATION= 2388.98'

TBM #2
CHISLED "X" SOUTH END OF WEIR STRUCTURE
ELEVATION= 2383.43'

TBM #3
FOUND 5/8" IRON PIN NO CAP NORTHWEST PROPERTY CORNER
ELEVATION= 2358.37'

TBM #4
FOUND 5/8" IRON PIN "MARKS LS 7045" SOUTH EAST CORNER OF WIRE FENCE
PROPERTY CORNER
ELEVATION= 2367.72'

Scale: 1"=100'



LEGEND

- Benchmark
- Found Brass Cap Monument
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Gravity Irrigation Manhole
- Pressure Irrigation Pump Out
- Existing Power Pole
- Existing Telephone Riser
- Existing Standpipe
- Existing Sign
- Deciduous Tree
- Existing Well
- Existing Septic Tank
- Existing Electric Meter
- Existing Electric Box
- Existing Guy Anchor
- Existing Irrigation Pump
- Block Number
- Natural Ground Contour Line
- Property Boundary Line
- Section Line
- Lot Line
- Easement Line
- Right-of-Way Line
- Pressure Irrigation
- Gravity Irrigation
- Existing Top of Bank
- Existing Edge Dirt Road
- Existing Top of Slope
- Existing Toe
- Existing Edge of Pavement
- Existing Edge of Gravel
- Existing Fence
- Existing Overhead Power
- Existing Pipe
- Test Pit
- Proposed Well
- Primary Septic System
- Replacement Septic System
- Available Septic System Area
- Potential Home Site (45'x85')

PROJECT NARRATIVE

1. PROJECT DATA:
   ZONE DESIGNATION: MULTI-USE, OWYHEE COUNTY
   AREA: ±33.49 ACRES
   RESIDENTIAL AREA: 10.57 ACRES
   AGRICULTURAL AREA: 22.92 ACRES
   NO OF RESIDENTIAL LOTS: 6
   NO. OF COMMON LOTS: 1 ROADWAY LOT 1 REMAINING AGRICULTURAL LOT

   MINIMUM BUILDABLE LOT SIZE: 1.51 ACRE
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE OWYHEE COUNTY STANDARDS FOR THE APPLICABLE ZONE.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
4. IRRIGATION WATER HAS BEEN PROVIDED FROM GEM IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805 1.(B). ALL BUILDABLE LOTS WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM GEM IRRIGATION DISTRICT. WATER TO BE DELIVERED VIA A PRESSURIZED IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE MAINTAINED BY WATER USER'S AGREEMENT.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE. RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION. 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 ON (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.
6. INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED.
7. INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED.
8. STORM DRAINAGE SHALL BE RETAINED IN ROADSIDE BARROW DITCHES.
9. EASEMENTS TO BE PROVIDED UNLESS OTHERWISE SHOWN:
   SUBDIVISION BOUNDARY: 12 FEET
   STREET FRONTAGE: 12 FEET
   REAR LOTS: 6 FEET
   SIDE LOTS: 6 FEET
10. RESIDENTIAL LOTS WILL BE FOR SINGLE FAMILY RESIDENTIAL USE.
11. ALL POWER AND JOINT TRENCH UTILITIES WILL BE LOCATED UNDERGROUND.

PROFESSIONAL ENGINEER LICENSE 9212 STATE OF IDAHO WILLIAM J. MASON

April 13, 2026

REVISIONS			
NO	BY	DATE	DESCRIPTION
1	WJM	3/10/26	ADDED GI PIPE TO ENGLES
2	WJM	4/13/26	SWDH COMMENTS

DESIGNED BY:
DRAWN BY: AMC 01/25
CHECKED BY:
APPV'D BY

Mason & Associates
Professional Engineers, Land Surveyors & Planners

CLIENT
WHITNEE HUNGATE
15885 WEITZ ROAD
CALDWELL, ID 83607
(208) 720-3301

JOB NO: 001420
DWG NO: 001420SEPTIC
SCALE: Vert N/A; Horz 1"=100'
FIELD BOOK NO.

DRAWING TITLE:
OWYHEE HEIGHTS SUBDIVISION
HIGHWAY 78 MARSING IDAHO
SEPTIC PLACEMENT MAP

SHEET NO. 1 OF 1 SHEETS   Rev

Brent Orton <brentorton@ortonengineers.com>

Irrigation Plan Approval Request

4 messages

Brent Orton <brentorton@ortonengineers.com> Tue, Mar 17, 2026 at 2:36 PM
To: Carl Seiders <cseiders@sbocidaho.com>
Cc: Mary Huff <mhuff@co.owyhee.id.us>

Hello Carl!

Thank you for your patience while we waited for the updated plans!

Orton Engineering requests official written approval for the new irrigation plan associated with the Final Plat for the Owyhee Heights project.

The updated plans show the gravity irrigation delivery to the Engles.

Thank you for your time and assistance.

Sincerely,

Sarah Orton

Orton Engineering

Brent L. Orton, PE
(208)350-9422
brentorton@ortonengineers.com

3 attachments

SEPTIC PLACEMENT MAP_MAR_11_2026.pdf
1040K

OC1420 SUBDIVISION ENGINEERING REPORT.pdf
1824K

Owyhee Heights Improvement Drawings_Mar_11_2026.pdf
4715K

Brent Orton <brentorton@ortonengineers.com> Wed, Mar 25, 2026 at 4:19 PM
To: Carl Seiders <cseiders@sbocidaho.com>

Hi Carl - Just following up on the updated irrigation plans sent for Owhyee heights. Do you have any questions for us or other changes needed? Thanks!

Brent
Brent L. Orton, PE
(208)350-9422
brentorton@ortonengineers.com



[Quoted text hidden]

Carl Seiders <Cseiders@sbocidaho.com> Thu, Mar 26, 2026 at 7:42 AM
To: Brent Orton <brentorton@ortonengineers.com>

Looks good.

[Quoted text hidden]

Brent Orton <brentorton@ortonengineers.com> Sat, Mar 28, 2026 at 5:42 PM
To: Carl Seiders <Cseiders@sbocidaho.com>

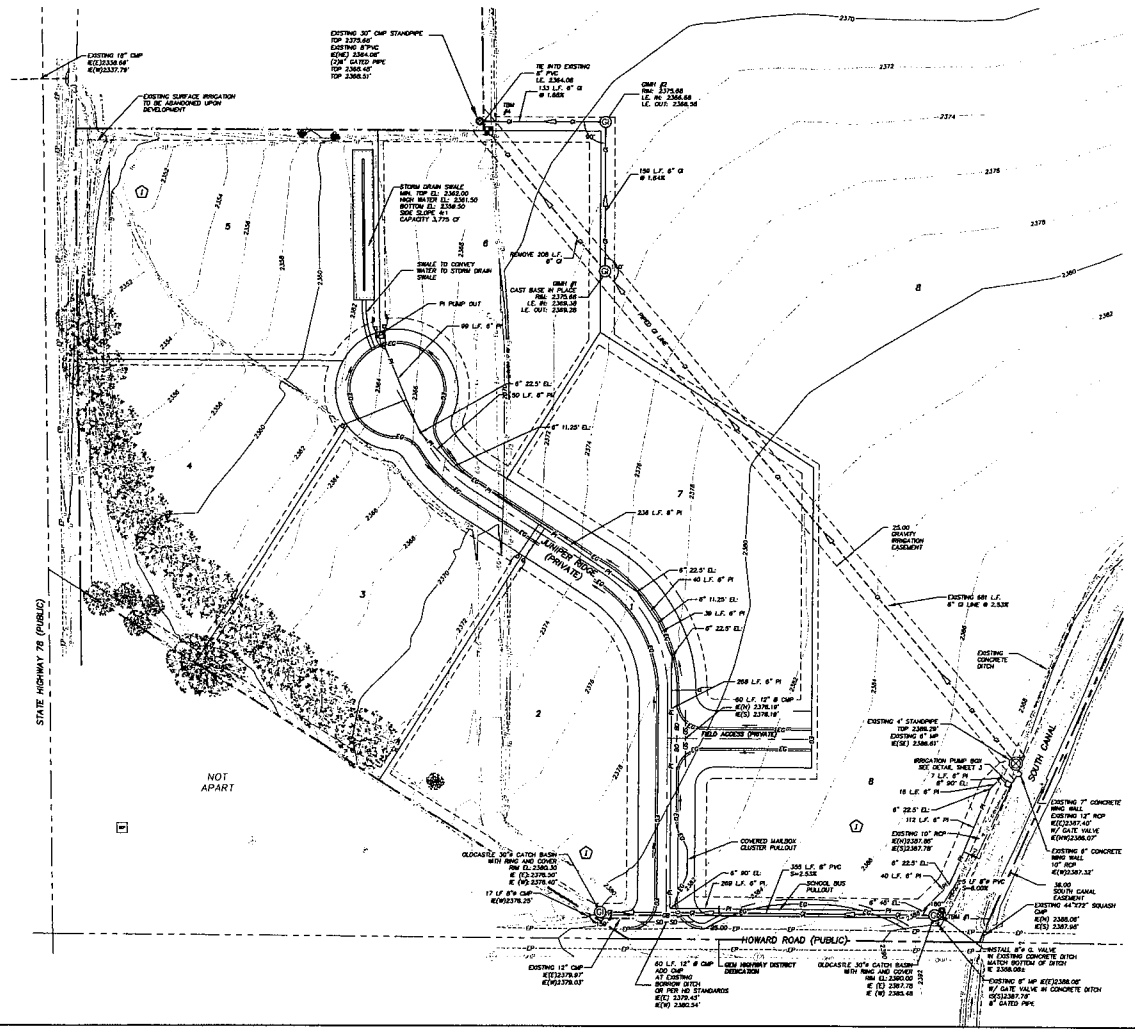
Thank you Carl!
Have a great weekend!
Brent L. Orton, PE
(208)350-9422
brentorton@ortonengineers.com



[Quoted text hidden]

This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional services and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Mason and Associates, Inc.©

All construction shall conform to the 2025 edition of the Idaho Standards for Public Works Construction, the Applicable Irrigation District Standards, and Gem Highway District No. 3 Standards and Development Procedures (for Highway District roads).





NO	BY	DATE	DESCRIPTION
1	WJM	5/10/26	ADDED GI PIPE TO ENDLES

DESIGNED BY:	PE	8/25
DRAWN BY:	PE	8/25
CHECKED BY:	WJM	10/25
APPVD BY:	WJM	10/25

Mason & Associates
Professional Engineers, Land Surveyors & Planners
6470 E 3300 North (Office) Filer, Idaho 83328

CLIENT: WHITNEE HUNGATE
1838 M WITTY ROAD
CALDWELL, ID 83607
(208) 720-3301

JOB NO. OC1420
DWG NO. OC1420
SCALE: N/A
Vert. 1"=60'
Horiz.
FIELD BOOK NO.

DRAWING TITLE
OWYHEE HEIGHTS SUBDIVISION
IRRIGATION AND STORM DRAIN
SHEET NO. 7 OF 7 SHEETS | Rev ◯

CC&RS,
WATER USERS
ASSOCIATION
AGREEMENT,
&
ROAD MAINTENANCE
AGREEMENT

AFTER RECORDING RETURN TO:
Orton Engineering LLC
17338 Sunnydale Place
Caldwell ID 83607
(208)350-9416
Office@ortonengineers.com

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, HOMEOWNERS ASSOCIATION,

WATER USERS ASSOCIATION AGREEMENT

AND ROAD MAINTENANCE AGREEMENT

OWYHEE HEIGHTS SUBDIVISION OWYHEE COUNTY, IDAHO

OWYHEE HEIGHTS SUBDIVISION

Declaration of Covenants, Conditions and Restrictions

THIS DECLARATION made on the date hereinafter set forth by Drake and Whitnee Hungate, 18895 Weitz Road, Caldwell, ID 83607, and Wayne and Teri Hungate, 18694 Chicken Dinner Road, Caldwell, ID 83607 hereinafter referred to as "Declarants."

RECITALS

A. Declarants are the owners of certain real property located in Owyhee County, Idaho, more particularly described in Exhibit A attached hereto.

B. Declarants have subdivided or intend to subdivide the property into six (6) lots known as Owyhee Heights Subdivision.

C. Declarants desire to subject the property to covenants, conditions, restrictions, easements, and obligations which shall run with the land.

NOW, THEREFORE, Declarants hereby declare as follows:

ARTICLE 1 – PROPERTY SUBJECT TO DECLARATION
All property described in Exhibit A and as shown on the recorded plat (Exhibit A) shall be subject to this Declaration.

ARTICLE 2 – ASSOCIATION
A mandatory homeowners association is hereby created known as "Owyhee Heights Home Owners Association". Membership is appurtenant to ownership.

ARTICLE 3 – WATER USERS ASSOCIATION
All lot owners are members. Water use shall be limited to appurtenant rights and managed collectively. Association controls rotation and compliance. See Attached Owyhee Height Water Users Agreement ~~in Exhibit~~

ARTICLE 4 – ROAD MAINTENANCE
Juniper Ridge Lane is a private road for ingress/egress and utilities. Costs shall be

shared equally among lot owners. Road obligations run with the land. See Attached Road User's Maintance Agreement, Exhibit ___

ARTICLE 5 – EASEMENTS
Perpetual easements are reserved for:
- Irrigation lines and water infrastructure
- Road access and maintenance
- Utilities and drainage
No obstruction shall interfere with these easements.

ARTICLE 6 – ARCHITECTURAL CONTROL
ACC approval required prior to construction.

ARTICLE 7 – USE RESTRICTIONS
Includes residential use, minimum size, setbacks, fencing, nuisance restrictions, etc. including the following:

1. "Right to Farm" – The Declarants and Lot Owners recognize that the Subdivision is subject to Sections 22-4501, 22-4502, 22-4503, & 22-4504, of the Idaho Code, "RIGHT TO FARM ACT" which is intended to reduce the loss to the state of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance.

2. "Well Construction Standards" All water wells drilled within the boundaries of the Subdivision must adhere to industry-standard techniques to ensure proper water flow, safety, and compliance with state and local regulations. The preferred and required method for well drilling is **mud rotary drilling**, due to its effectiveness in maintaining borehole stability, preventing collapse, and ensuring accurate well placement.

3. Homes built in Owyhee Heights must meet or exceed 2,000 square feet of living space and receive written approval from the ACC prior to construction.

4. "Garages" – All homes are required to have a two-car garage area and shall be well constructed of good quality material and workmanship. All houses shall have an enclosed garage with a minimum of 500 square feet of floor area.

5. "Exterior Appearance" – Broken rooflines, gables, hip roofs, etc. are encouraged. No Gravel roofs will be allowed. All building exteriors are subject to ACC approval. Exterior colors of earth tones shall be encouraged for the body of the house. Bright or bold colors or very dark colors shall be discouraged. Dark roof colors are encouraged.

6. "Exterior Lighting" - Exterior lighting must be shielded. The bulb shall not be visible below a horizontal plane running through the lowest point of the fixture, and no light shall be emitted from the sides of the fixture.

7. "Landscaping" A landscaping plan shall be approved, in writing, by the ACC prior to installation. Landscaping of the front yard must be completed within ninety (90) days of substantial completion of the home and is to include sod with automatic underground sprinkling system in the front yard, and sprinkling systems in rear yards and pastures. Berms and sculptured planting areas are encouraged. In the event of undue hardship due to weather conditions, this provision may extend for a reasonable period of time. Grass shall be planted in the back yard and pasture, within one year of occupancy. Driveways between the road pavement and the garage apron shall be surfaced with either concrete or asphalt, however rock or gravel may be used as landscaping to provide parking adjacent to driveways.

8. "Fences" – Fences, if desired, shall be of good quality and workmanship and shall be properly finished and maintained. All fences cannot exceed six (6) feet in height.

9. "Vehicles" – Abandoned and/or junk vehicles or other unsightly vehicles, and like items shall not be allowed on any part of said properties nor on public ways adjacent thereto excepting only within the confines of an approved enclosure. Parking or storage of automobiles or other vehicles on any part of the properties or on any common roadway shall be prohibited in excess of five (5) days, except within garages, carports, or other approved parking areas. RV's, trailers, stored vehicles, boats, and vehicles larger than standard family cars, vans, or pickup trucks shall be kept a minimum of 10 feet behind the front corner of the house or garage.

10. "Wells" - Each lot owner shall drill and maintain a specialized well such as a mud rotary drilled well.

11. "Setbacks" – No building shall be located on any Lot nearer than twenty (20) feet from any property line and all other setbacks as per county regulations.

12. "Additional Easements" – In addition to the easements shown on the recorded plat, an easement is further reserved five (5) feet on each side of all other Lot lines for installation and maintenance of utilities, irrigation, and drainage.
    Within these easements no structure, planting, or other material shall be placed or permitted to remain which may damage, or interfere with the

installation and maintenance of utilities or roads, or which may change the direction of the flow of the water through drainage channels in the easements. The easements area of each Lot and all improvements in it shall be maintained continuously by the Owners of the Lot, except for those improvements for which a public authority or utility is responsible.

13. "Construction Time" – Construction of any residence in the subdivision shall be diligently pursued after commencement thereof, to be completed within twelve (12) months. All improvement projects such as fencing, landscaping, etc. shall be approved by the Architectural Committee in writing and completed in a predetermined time frame.

14. "Type of Residence" – No shack, tent, trailer house, or basement only house shall be used within the Subdivision for living quarters, permanent or temporary.

15. "Outbuildings" – All outbuildings shall be constructed of quality building materials, conform with the architectural design of the primary residence and shall be of quality and character that will be in harmony with the other buildings on said properties. Temporary structures such as tents or other canvas buildings shall be limited to use for seven (7) days, with the exception of quality manufactured patio shade canopies. No building shall be moved onto the premises without association approval.

16. "Offensive Items" – As defined by the Architectural Committee, nothing of an offensive, dangerous, odorous, or noisy endeavor shall be conducted or carried on, nor shall anything be done or permitted in said Subdivision which may be or become an annoyance or nuisance to the other property Owners in said Subdivision.

17. "Conducting Business on Properties" – No business shall be conducted on the above properties that cannot be conducted within the residence of the Owner as permitted by law. No oil exploration or development of any nature or kind of mining exploration, development or structure shall be permitted upon the premises of this Subdivision.

18. "Irrigation Water" – This subdivision has pressurized irrigation water for irrigating outside landscaped areas. This pressurized water is NOT potable, drinkable, and does NOT meet safe drinking water standards established from time to time by federal, state, and/or local governments.
The Owyhee Heights irrigation system is privately owned and operated by the Owyhee Heights Water Users Association. Each Lot owner shall be a

member of said Association and by acceptance of a deed to a Lot, covenants and agrees to pay when due assessments are levied to provide for all costs related to the maintenance and operation of said irrigation system.

19. "Sewer Locations" – All bathrooms, sink, and toilet facilities shall be located inside the dwelling house or other suitable appurtenant building and shall be connected by underground pipe to a septic system which shall be installed in compliance with all local building codes and maintained by the Lot owner.

20. "Signs" – No signs of any kind shall be displayed to public view on any building or building site on said Properties except one professional sign or sign to advertise the property for sale of not more than five (5) square feet. If a property is sold or rented, any sign relating thereto shall be removed immediately, except that a "sold" sign may be posed for a reasonable period following the sale. Notwithstanding any provisions to the contrary, the Declarants may display signs of any size and dimension, without limitation thereto, for Subdivision identification.

21. "Waste Disposal" – No Lot or building site included within the Subdivision shall be used or maintained as a dumping ground for waste material, incinerators are not permitted. Receptacles for storage of trash, garbage, etc. shall be manufactured for that purpose and maintained in a neat, sanitary, and clean condition. A containment area for trash cans must be constructed to minimize the occurrence of wind, animals, or other uncontrollable sources spreading trash to surrounding areas.

22. "Construction Equipment" – No machinery, building equipment, or materials shall be stored upon site until the Builder is ready and able to immediately commence construction. Such building materials must be kept within the property line of such building site upon which the structure is to be constructed.

23. "Damage to Improvements" - It shall be the responsibility of the Builder of any residence in the Subdivision to leave street curbs, sidewalk, fences, tiled irrigation lines, if any, and utility facilities free of damage and in good condition at the conclusion of the construction period. It shall be conclusively presumed that all such improvements are in good condition at the time building is begun on each Lot unless contrary is shown in writing on the date of conveyance or by date of possession, whichever date shall first occur. Such notices shall be addressed to the Declarants.

24. "Architectural Approval" – All house plans and other substantial improvements or changes to landscaping or the exterior of a structure, must have architectural approval prior to the start of construction or demolition.

25. Any new exterior lighting must be shielded. The bulb shall not be visible below a horizontal plane running through the lowest point of the fixture, and no light shall be emitted from the sides of the fixture.

26. Owners will control weeds and pests (including, but not limited to, gophers) on their parcel.

27. Owners shall participate in the Road User's Maintenance Agreement for the Private Road - Juniper Ridge for ingress/egress utility and easement access. (Exhibit B)

ARTICLE 8 – ASSESSMENTS AND LIENS

All owners shall pay assessments. Unpaid amounts shall constitute a lien. Association may foreclose in accordance with Idaho law.

ARTICLE 9 – ENFORCEMENT

Enforceable by association or any owner through legal action.

1. "Enforcement" – Enforcement against any person or persons violating or attempting to violate any covenant hereafter ten (10) days notice thereof in writing, served on the offending party, shall be had by an Lot owner/s either at law or equity. In the event of a judgment against any person for such, the Court may award injunction against any person for such violation, require such compliance as the Court deems necessary, award such damages, reasonable counsel fees, and Court costs as may be suffered or incurred, and such other or further relief as may be deemed just and equitable.
   Any Owner, shall have the right to enforce, by proceeding at law or in equity all restrictions, conditions, covenants, reservations, liens, and charges now or thereafter imposed by the provision of the Declaration. Failure by any Owner to enforce any covenant or restriction herein shall in no event be deemed a waiver of the right to do so thereafter or effect the enforceability of any other covenant or restriction herein.

2. "Severability" – Invalidation of any one of these covenants or restrictions by judgment or Court order shall in no way affect any other provisions, which shall remain in full force effect.

ARTICLE 10 – AMENDMENT

"Amendment" – This Declaration may be amended by the Declarants until a lot has been sold to an Owner. Following that period, amendment shall be by an instrument signed by not less than sixty seven (67%) of the Lot Owners. Any amendment must be recorded with the County.

1. "Time Extension of Covenants" – The covenants set forth in this instrument shall run with the land and shall be binding on all persons owning a Lot(s) under them for a period of thirty (30) years from the date of this recording thereof, after which time such covenants shall be automatically extended for successive periods of ten (10) years, unless at any time after the initial recording of this instrument signed by sixty seven (67%) of the Lot Owners of this Subdivision has been recorded agreeing to terminate said covenants in whole or in part.

IN WITNESS WHEREOF, the Declarants have executed this Declaration.

Drake Hungate _____ Date 3/30/26

Whitnee Hungate Whitnee Hungate Date 3/30/26

Wayne Hungate Wayne Hungate Date 3/30/26

Teri Hungate Teri Hungate Date 3-30-26

STATE OF IDAHO)

) ss.

County of Canyon)

This record was acknowledged before me on the 30 day of March 2024 by

Drake Hungate and Whitnee Hungate, husband and wife.

Laura Johnson

Notary Public for Idaho

My commission expires: 8/15/31

STATE OF IDAHO)

) ss.

County of Canyon)

This record was acknowledged before me on the 30 day of March 2024 by

Drake Hungate and Whitnee Hungate, husband and wife.

Laura Johnson

Notary Public for Idaho

My commission expires: 8/15/31

WATER USERS ASSOCIATION AGREEMENT
OWYHEE HEIGHTS SUBDIVISION
OWYHEE COUNTY, IDAHO

THIS WATER USERS ASSOCIATION AGREEMENT ("Agreement") is made effective as of March 30, 2026, by and between:

Drake Hungate and Whitnee Hungate, husband and wife; and

Wayne Hungate and Teri Hungate, husband and wife,
(collectively, the "Declarants"),

for the benefit of all present and future owners of lots within the Owyhee Heights Subdivision ("Subdivision"), Owyhee County, Idaho.

Water Users Agreement

This Water Users Agreement ("Agreement") is established for present and future lot owners ("Members") of the Owyhee Heights Water Users Association ("Association"), an unincorporated non-profit association located in Owyhee, Idaho, for the purpose of managing water usage within the subdivision.

This Agreement is binding upon all Members as of the effective date below.

This Agreement is subject to Idaho State Law and the policies of the South Board of Control (Also known as Gem Irrigation District).

RECITALS

A. Declarants are the owners of real property located in Owyhee County, Idaho, which is being subdivided into six (6) lots known as Owyhee Heights Subdivision.

B. Declarants desire to establish a water users association to manage irrigation water delivery, infrastructure, and allocation for the Subdivision.

C. This Agreement is intended to run with the land and bind all current and future owners of the lots within the Subdivision.

ARTICLE I: CREATION OF ASSOCIATION

The Owyhee Heights Water Users Association ("Association") is hereby established as an unincorporated nonprofit association.

ARTICLE II: PROPERTY SUBJECT TO AGREEMENT

This Agreement applies to all real property described in Exhibit A attached hereto and incorporated herein by this reference.

ARTICLE III: RUNS WITH THE LAND

This Agreement shall constitute covenants running with the land and shall be binding upon all present and future owners, occupants, heirs, successors, and assigns.

ARTICLE IV: WATER MANAGEMENT

The Association shall appoint a Water Rotation Manager annually who will serve as the point of contact with South Board of Control.

Election: The Water Rotation Manager shall be elected by a majority vote of Members, with votes apportioned by lot acreage as a percentage of the total subdivision acreage. Elections will occur annually at the Association's regular meeting.

Duties and Authority:

- The Water Rotation Manager shall have the authority and responsibility to call for water delivery from South Board of Control and to cease water delivery as needed.
- Establish Water Rotation Schedule Owyhee Heights
- The Water Rotation Manager shall adjudicate disputes concerning water rotation and may enforce limitations to ensure compliance with this Agreement.

ARTICLE V: WATER USE AND INFRASTRUCTURE

Proportional Sharing: Members agree to share the costs of operating and maintaining the subdivision's irrigation system in proportion to their lot acreage.

Individual Responsibility: Each lot owner is solely responsible for their on-site irrigation system, which is outside the scope of this Agreement.

Water Allocation:

- Members shall use only the water appurtenant to their respective lots, unless they agree to rotate water usage according to an agreed schedule by a majority vote.
- In the event of a dispute concerning water rotation, the Water Rotation Manager has the authority and responsibility to make the final decision.

ARTICLE VI: ASSESSMENTS AND LIEN

Each lot owner shall pay assessments for water, maintenance, and operation.

Assessments shall constitute a lien upon the lot if unpaid.

The Association may enforce collection through legal action.

ARTICLE VII: VOTING

Regular Meetings: The Association shall hold an annual meeting to address water management, financial obligations, and other matters. Additional meetings may be called by the Water Rotation Manager.

Voting Rights: Each Lot shall have 1 vote

Quorum: A quorum for any meeting shall consist of Members representing at least 51% of the total subdivision acreage.

ARTICLE VIII: AMENDMENTS

Amendments require majority approval based on acreage.

ARTICLE IX: ENFORCEMENT

Compliance: Members agree to comply with this Agreement and the Water Rotation Manager's directives.

2. **Penalties**: Failure to comply with the terms of this Agreement, including non-payment of dues, may result in:
3. Suspension of water delivery to the offending lot.
4. Other remedies as determined by the Association up to and including Civil action.

SIGNATURES

Declarant:
Drake Hungate _____ Date 3/30/26

Whitnee Hungate _____ Date 3/30/26

Wayne Hungate _____ Date 3/30/26

Teri Hungate _____ Date 3-30-26

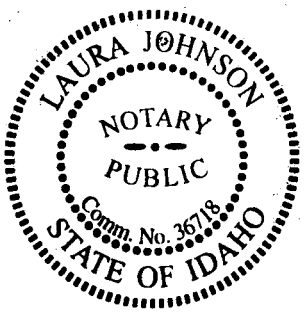
STATE OF IDAHO)

)ss

County of CANYON)

This record was acknowledged before me on the 30th day of March, 2026 by

Drake Hungate, Whitnee Hungate, Wayne Hungate and Teri Hungate.



Laura Johnson

Notary Public

My commission expires: 8/15/31

ROAD USER'S MAINTENANCE AGREEMENT

This Private Road Maintenance Agreement ("Agreement") made and entered into on this 30th day of March, 2026 is established and made by Drake & Whitnee Hungate (owner), and Wayne & Terri Hungate (owner) hereafter "Owners" on behalf of the future six (6) Lot owners of the of Owyhee Heights Subdivision and members of the Owyhee Heights Water Users Association, hereafter "Members".

The undersigned hereby declare that he is the owners of lands in which an ingress/egress Private Roads is attached, such Private Roads being more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

The purpose of this Agreement is to manage the maintenance, repair and usage of the private road serving Members' properties. We hereby agree and declare that we shall bear equal shares of any and all costs required for maintenance and repairs of said Private Roads under the terms and conditions set forth herein.

RECITALS

A. The Owyhee Heights Subdivision Final Plat, Instrument # _____ attached hereto as Exhibit A and incorporated herein by reference;

B. Owners Drake & Whitnee Hungate and Wayne & Teri Hungate are the owners of six (6) adjacent parcels of land more particularly described on the attached exhibit identified as Lots 2, 3, 4, 5, 6, and 7 (Block 1) of the Owyhee Heights Subdivision, hereinafter referred to as "Lots". (Warranty Deeds Exhibit B)

C. Owners Drake & Whitnee Hungate and Wayne & Teri Hungate intend to construct Private Road – Juniper Ridge Lane ("Road") for the benefit of the Members on the Ingress/Egress, Irrigation, Utility, Drainage and Landscape of the Road shown on Exhibit A.

D. Individual Lot Owners hereinafter referred to as "Members" intend to maintain the Private Road, Juniper Ridge Lane ("Road") for the benefit of the Lots on the Ingress/Egress, Irrigation, Utility, Drainage and Landscape. Private Road shown on Exhibit A.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals**. The Parties incorporate herein by this reference the Lots identified in Paragraphs "B", inclusive, as if said Paragraph were set forth herein.

2. **Purpose of Road**. The Road shall be used for ingress and egress, to and from and for the benefit of the members as defined herein, including pedestrian travel, vehicular travel, and utilities.

3. **Road Maintenance:**

3.1 The Members shall maintain, repair, replace, restore, or maintain, including but not limited to pavement, base, signage, striping, drainage, snow removal, and structural integrity.

3.2 The Members agree that they shall meet annually in March for the purpose of discussing and agreeing upon said road maintenance and improvement and costs related thereto for the upcoming year.

3.3 All maintenance and improvement costs for the Road shall be equally apportioned to the Members, with each owner obligated to pay its share ($1/6^{th}$) of costs within [90] days of the annual meeting in Section 3.2 of this Agreement.

3.4 Special Assessments: Additional funds may be assessed as needed for extraordinary repairs, subject to a majority vote of Members.

4 **Exclusions:** This Agreement does not cover maintenance of individual driveways or property outside of the designated ingress/egress and utility Private Road.

5 **Binding on Successors**. This Agreement shall be recorded in the official records of Owyhee County, Idaho, and shall be binding upon any person or entity acquiring an ownership interest in any Parcel, shall be appurtenant to and for the benefit of the other Parcels, and shall run with the land.

6 **Indemnification**. Each Member agrees to indemnify, defend and hold the other members and their successors, assigns, and agents harmless from any and all claims, liability, losses, costs, charges, or expense that arise from such Member's use or use by such Member's family members, guests, tenants, contractors, licensees and invitees of the Road.

7 **Remedies.** In the event that any Member breaches this Agreement or refuses to participate or pay the proportionate share of costs required under Section 3 of this Agreement within [90] days of receiving written notice to do so, the Member's shall have all remedies available at law or in equity, including the availability of injunctive relief. In any suit, action or appeal therefrom to enforce or interpret this Agreement, the prevailing party shall be entitled to recover its costs incurred therein, including reasonable attorneys' fees and disbursements.

8 **Road Obstructions**. No fence or other barrier shall be erected or permitted within or across the Road which would prevent or obstruct the passage of pedestrian or vehicular travel; provided, however, that the foregoing shall not prohibit the temporary erection of barricades which are reasonably necessary for security and/or safety purposes in connection with the construction, reconstruction, repair and maintenance of improvements or the Road, it being agreed by the Members however, that all such work shall be conducted in the most expeditious manner reasonably possible to minimize the interference with the use of the Road, and such work shall be diligently prosecuted to completion. Each Member reserves the right to close off the Road for such reasonable period of time as may be legally necessary to prevent the acquisition of prescriptive rights by anyone other than the other Members; provided, however, that prior to taking such action, such Members shall give advance written notice to the other Members, and to the extent reasonably possible, the Members shall coordinate such closing so that the interruption in the use and enjoyment of the Road is kept to a minimum.

9 **General**.

9.1 Entire Agreement. This Agreement contains the entire agreement between the Parties and supersedes all prior agreements, negotiations or understandings, written or oral, with respect to the subject matter hereof.

9.2 Choice of Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Idaho.

9.3 The said Private Road and easement for ingress and egress hereby created are perpetual and shall run with each of the lots described herein, and any part, parcels, of portions thereof, and shall be binding upon and inure to the benefit of the present and all future owners of said lots, parcels, or any portions thereof, together with their heirs, devisees and assigns.

IN WITNESS WHEREOF, I hereunto have set my hand and seals the day and year below:

_____, Date: 3/30/26
Drake Hungate

_____, Date: 3/30/26
Whitnee Hungate

_____, Date: 3/30/26
Wayne Hungate

_____, Date: 3-30-2026
Teri Hungate

STATE OF IDAHO)
) ss.
County of Canyon)

This record was acknowledged before me on the 30 day of March 2026 by Drake Hungate and Whitnee Hungate, husband and wife.



Laura Johnson
Notary Public for Idaho
My commission expires: 8/15/31

STATE OF IDAHO)
) ss.
County of Canyon)

This record was acknowledged before me on the 30 day of March 2026 by Wayne and Terri Hungate, husband and wife.



Laura Johnson
Notary Public for Idaho
My commission expires: 8/15/31

Exhibit A

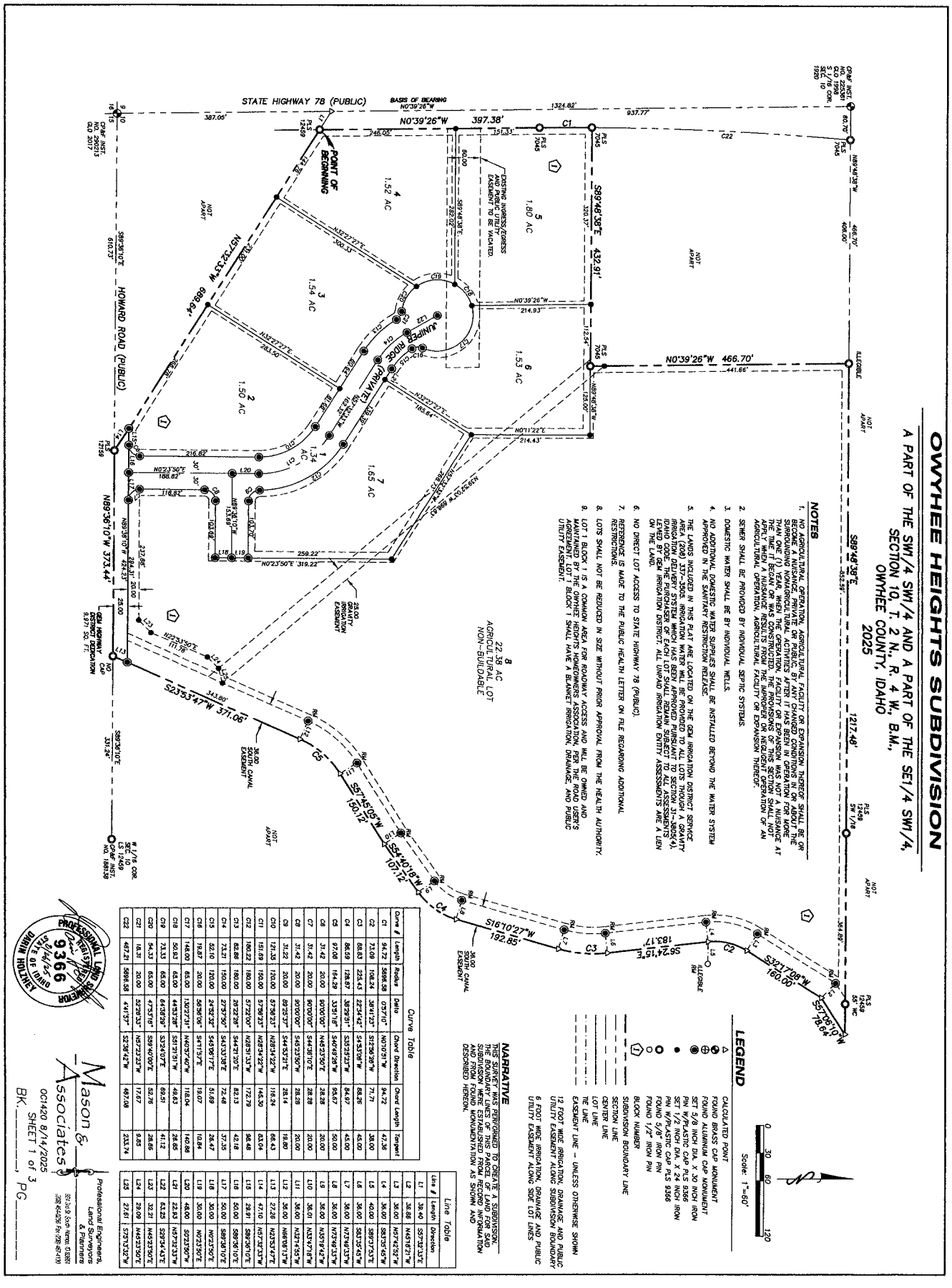

OWYHEE HEIGHTS SUBDIVISION
A PART OF THE SW1/4 SW1/4 AND A PART OF THE SE1/4 SW1/4, SECTION 10, T. 2 N., R. 4 W., B.M., OWYHEE COUNTY, IDAHO
2025
NOTES
1. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS 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, PROVIDED THAT 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.
2. SEWER SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
3. DOMESTIC WATER SHALL BE BY INDIVIDUAL WELLS.
4. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
5. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED ON THE GEM IRRIGATION DISTRICT SERVICE AREA (2016) 337-3905. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A GRAVITY IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LAWFULLY LEVIED BY THE IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.
6. NO DIRECT LOT ACCESS TO STATE HIGHWAY 78 (PUBLIC).
7. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
8. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
9. LOT 1 BLOCK 1 IS A COMMON AREA FOR ROADWAY ACCESS AND WILL BE OWNED AND MAINTAINED BY THE OWYHEE HEIGHTS HOMEOWNERS ASSOCIATION. PER THE ROAD USER'S AGREEMENT LOT 1 BLOCK 1 SHALL HAVE A BLANKET IRRIGATION, DRAINAGE, AND PUBLIC UTILITY EASEMENT.
LEGEND
CALCULATED POINT
FOUND BRASS CAP MONUMENT
FOUND ALUMINUM CAP MONUMENT
SET 5/8 INCH DIA. X 30 INCH IRON PIN W/PLASTIC CAP PLS 9366
SET 1/2 INCH DIA. X 24 INCH IRON PIN W/PLASTIC CAP PLS 9366
FOUND 5/8" IRON PIN
FOUND 1/2" IRON PIN
BLOCK NUMBER
SUBDIVISION BOUNDARY LINE
SECTION LINE
CENTER LINE
LOT LINE
EASEMENT LINE – UNLESS OTHERWISE SHOWN
12 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG SUBDIVISION BOUNDARY
5 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG SIDE LOT LINES
NARRATIVE
THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE DETERMINED FROM INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.
Curve Table
Line Table
PROFESSIONAL LAND SURVEYOR
DAVID M. STEVENSON
IDAHO
9366
8/14/2025
Mason & Associates
Professional Engineers, Land Surveyors & Planners
OC1420 8/14/2025
SHEET 1 of 3
BK. ____, PG ____

Exhibit A

OWYHEE HEIGHTS SUBDIVISION

OWNERS CERTIFICATE

We, Drake W. Hungate, Wayne and Teri Hungate, being first duly sworn, depose and say we are the owners of the following described tract known as OWYHEE HEIGHTS SUBDIVISION more particularly described in the legal description below, state that it is our intention to include said property in this subdivision plat, we do for ourselves, our heirs, transferees, successors and assigns, do hereby dedicate, donate and convey to the public forever the public streets 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 other than those for utility, irrigation, or drainage purposes is to be erected within the limits of said easements. The owners further certify that all lots in this subdivision will receive domestic water from private individual wells.

The owner(s) hereby certify that surface water for irrigation is reasonably available, per Section 67-6537, Idaho Code, and that they are in compliance with Section 31-3805, Idaho Code.

A parcel of land being a portion of the SW1/4 SW1/4 and a portion of the SE1/4 SW1/4 of Section 10, Township 2 North, Range 4 West, Boise Meridian, Owyhee County Idaho, more particularly described as follows:

Commencing at the southwest corner of the SW1/4 SW1/4;

Thence N 00° 39' 26" W a distance of 387.05 feet along the west boundary of the SW1/4 SW1/4;

Thence S 57° 32' 33" E a distance of 39.40 feet to the POINT OF BEGINNING;

Thence N 00° 39' 26" W a distance of 397.38 feet parallel with the west boundary of the SW1/4 SW1/4;

Thence along a curve to the right, having a radius of 5696.58 feet, a delta angle of 00° 57' 10", and whose long chord bears N 00° 10' 51" W a distance of 94.72 feet;

Thence S 89° 48' 38" E a distance of 432.91 feet;

Thence N 00° 39' 26" W a distance of 466.70 feet parallel with the west boundary of the SW1/4 SW1/4 to a point on the north boundary of the SW1/4 SW1/4;

Thence S 89° 48' 38" E a distance of 1217.48 feet along the north boundaries of the SW1/4 SW1/4 and the SE1/4 SW1/4 to a point on the approximate centerline of the South Canal;

Thence along the approximate centerline of the South Canal the following courses and distances;

Thence S 57° 06' 10" W a distance of 78.64 feet;

Thence S 32° 17' 08" W a distance of 160.00 feet;

Thence along a curve to the left, having a radius of 108.24 feet, a delta angle of 38° 41' 23", and whose long chord bears S 12° 56' 26" W a distance of 71.71 feet;

Thence S 06° 24' 15" E a distance of 183.17 feet;

Thence along a curve to the right, having a radius of 225.43 feet, a delta angle of 22° 34' 42", and whose long chord bears S 04° 53' 06" W a distance of 88.26 feet;

Thence S 16° 10' 27" W a distance of 192.85 feet;

Thence along a curve to the right, having a radius of 128.87 feet, a delta angle of 38° 29' 51", and whose long chord bears S 35° 25' 22" W a distance of 84.97 feet;

Thence S 54° 40' 18" W a distance of 107.12 feet;

Thence S 57° 45' 05" W a distance of 150.12 feet;

Thence along a curve to the left, having a radius of 164.29 feet, a delta angle of 33° 51' 18", and whose long chord bears S 40° 49' 26" W a distance of 95.67 feet;

Thence S 23° 53' 47" W a distance of 371.06 feet to a point on the south boundary of the SW1/4 SW1/4;

Thence N 89° 36' 10" W a distance of 373.44 feet along the south boundary of the SW1/4 SW1/4;

Thence N 57° 32' 33" W a distance of 689.64 feet to the POINT OF BEGINNING.

OWYHEE HEIGHTS SUBDIVISION contains 33.49 acres more or less.

Drake W. Hungate

Wayne Hungate

Teri Hungate

ACKNOWLEDGMENT

STATE OF IDAHO } SS
COUNTY OF CANYON }

Be it remembered that on this _____ day of _____, 20___, before me, the undersigned, a notary public in and for said state, personally appeared DRAKE W. HUNGATE, who is known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

Notary Public for _____

Residing at _____

Commission expires _____

ACKNOWLEDGMENT

STATE OF IDAHO } SS
COUNTY OF CANYON }

Be it remembered that on this _____ day of _____, 20___, before me, the undersigned, a notary public in and for said state, personally appeared WAYNE HUNGATE, who is known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

Notary Public for _____

Residing at _____

Commission expires _____

ACKNOWLEDGMENT

STATE OF IDAHO } SS
COUNTY OF CANYON }

Be it remembered that on this _____ day of _____, 20___, before me, the undersigned, a notary public in and for said state, personally appeared TERI HUNGATE, who is known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

Notary Public for _____

Residing at _____

Commission expires _____

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accuratley represents the points platted theron 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.

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 STATE OF IDAHO 12/31/25 DARIN HOLZHEY

Darin Holzhey P.L.S. License No. 9366

Mason & Associates
Professional Engineers, Land Surveyors & Planners
334 2nd St. South Nampa, ID 83651
(208) 454-0566 Fax (208) 467-1130

OC1420 8/14/2025
SHEET 2 of 3
BK._____, PG_____

Exhibit B

PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

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

File No. 698600 CH/TG

WARRANTY DEED

For Value Received **Drake Wyatt Hungate, a married man as his sole and separate property** hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Wayne Hungate and Teri Hungate, husband and wife

hereinafter referred to as Grantees, whose current address is 18694 Chicken Dinner Rd., Caldwell, ID 83607

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 12, 2019

Drake Wyatt Hungate

State of IDAHO, County of CANYON

This record was acknowledged before me on 12/13/19 by Drake Wyatt Hungate.

Signature of notary public
Commission Expires: 11/2/2025

CARI HECK
COMMISSION #37142
NOTARY PUBLIC
STATE OF IDAHO

Exhibit B

EXHIBIT A

A parcel of land being a portion of the Southwest Quarter of the Southwest Quarter and a portion of the Southeast Quarter of the Southwest Quarter of Section 10, Township 2 North, Range 4 West, Boise Meridian, Owyhee County Idaho, more particularly described as follows:

Commencing at the southwest corner of the Southwest Quarter of the Southwest Quarter; thence
North 00°39'26" West a distance of 387.05 feet along the west boundary of the Southwest Quarter of the Southwest Quarter; thence
South 57°32'33" East a distance of 39.40 feet; thence
North 00°39'26" West a distance of 291.15 feet parallel with the west boundary of the Southwest Quarter of the Southwest Quarter to the POINT OF BEGINNING; thence
North 00°39'26" West a distance of 106.23 feet parallel with the west boundary of the Southwest Quarter of the Southwest Quarter; thence
Along a curve to the right, having a radius of 5696.58 feet, a delta angle of 00°57'10", and whose long chord bears
North 00° 10° 51" West a distance of 94.72 feet; thence
South 89°48'38" East a distance of 432.91 feet; thence
South 00°39' 26" East a distance of 200.96 feet parallel with the west boundary of the Southwest Quarter of the Southwest Quarter; thence
North 89°48'38" West a distance of 433.70 feet to the POINT OF BEGINNING.

TOGETHER WITH a 60.00 foot wide ingress-egress and utility easement as follows:

Commencing at the southwest corner of the Southwest Quarter of the Southwest Quarter; thence
North 00°39'26" West a distance of 387.05 feet along the west boundary of the Southwest Quarter of the Southwest Quarter; thence
South 57°32'33" East a distance of 39.40 feet; thence
North 00°39'26" West a distance of 231.16 feet parallel with the west boundary of the Southwest Quarter of the Southwest Quarter to the POINT OF BEGINNING; thence
North 00°39'26" West a distance of 60.00 feet parallel with the west boundary of the Southwest Quarter of the Southwest Quarter; thence
South 89°48'38" East a distance of 433.70 feet; thence
South 00°39'26" East a distance of 60.00 feet parallel with the west boundary of the Southwest Quarter of the Southwest Quarter; thence
North 89°48'38" West a distance of 433.70 feet to the POINT OF BEGINNING.

Exhibit B

PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

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

File No. 661486 CH/TG

WARRANTY DEED

For Value Received **John M. Larsen, Trustee of the John M. Larsen Trust**

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Drake Wyatt Hungate, an unmarried man DH

hereinafter referred to as Grantee, whose current address is 18694 Chicken Dinner Rd., Caldwell, ID 83607

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: November 17, 2018

John M. Larsen, Trustee of the John M. Larsen Trust

By: John M. Larsen Trustee
John M. Larsen, Trustee

State of IDAHO, County of CANYON

This record was acknowledged before me on November 17, 2018 by John M. Larsen, as Trustee of The John M. Larsen Trust.

Cari Heck
Signature of notary public
Commission Expires: 11/2/2019

CARI HECK
COMMISSION #37142
NOTARY PUBLIC
STATE OF IDAHO

Exhibit B

EXHIBIT A

A parcel of land being a portion of the South Half of the Southwest Quarter of Section 10, Township 2 North, Range 4 West, Boise Meridian, Owyhee County, Idaho, and more particularly described as follows:

Commencing at a found 1-inch pipe marking the west quarter corner of said Section 10, which bears North 89°51'31" West a distance of 2,643.86 feet from a found axle marking the center of said Section 10, thence following the westerly line on the Northwest Quarter of the Southwest Quarter of said Section 10, South 00°35'58" East a distance of 1,332.92 feet to a found brass cap marking the South 1/16 corner of Sections 9 and 10; thence leaving said westerly line and following the northerly line of the said South Half of the Southwest Quarter of Section 10, South 89°48'38" East a distance of 466.70 feet to a found 5/8-inch rebar and being the POINT OF BEGINNING; thence following said northerly line,

South 89°48'38" East a distance of 1,217.48 feet to a point on the centerline of an existing irrigation lateral being witnessed by a set 5/8-inch rebar which bears North 89°48'38" West a distance of 55.00 feet from said point; thence leaving said northerly line and following the said centerline of an existing irrigation lateral the following courses:

South 57°06'10" West a distance of 78.64 feet to a point;

South 32°17'08" West a distance of 160.00 feet to a point;

73.09 feet along the arc of a circular curve to the left, said curve having a radius of 108.24 feet, a delta angle of 38°41'24", a chord bearing of South 12°56'27" West a chord distance of 71.71 feet to a point;

South 06°24'15" East a distance of 183.17 feet to a point;

88.83 feet along the arc of a circular curve to the right, said curve having a radius of 225.43 feet, a delta angle of 22°34'41", a chord bearing of South 04°53'06" West and a chord distance of 88.26 feet to a point;

South 16°10'27" West a distance of 192.85 feet to a point;

86.59 feet along the arc of a circular curve to the right, said curve having a radius of 128.87 feet, a delta angle of 38°29'52", a chord bearing of South 35°25'22" West and a chord distance of 84.97 feet to a point;

South 54°40'18" West a distance of 107.12 feet to a point;

South 57°45'05" West a distance of 150.12 feet to a point;

97.08 feet along the arc of a circular curve to the left, said curve having a radius of 164.29 feet, a delta angle of 33°51'18", a chord bearing of South 40°49'26" West and a chord distance of 95.67 feet to a point;

South 23°53'47" West a distance of 371.06 feet to a set 5/8-inch rebar on the southerly line of the Southwest Quarter of the Southwest Quarter of said Section 10; thence leaving said centerline of an existing irrigation lateral and following said southerly line of the Southwest Quarter of the Southwest Quarter,

North 89°36'10" West a distance of 373.44 feet to a set 5/8-inch rebar; thence leaving said southerly line,

North 57°32'33" West a distance of 689.64 feet to a set 5/8-inch rebar on the easterly right-of-way line of State Highway 78; thence following said easterly right-of-way line,

North 00°39'26" West a distance of 397.38 feet to a found 5/8-inch rebar; thence following said easterly right-of-way line,

94.72 feet along the arc of a circular curve to the right, said curve having a radius of 5,696.58 feet, a delta angle of 00°57'10", a chord bearing of North 00°10'52" West and a chord distance of 94.72 feet to a found 5/8-inch rebar; thence leaving said easterly right-of-way line,

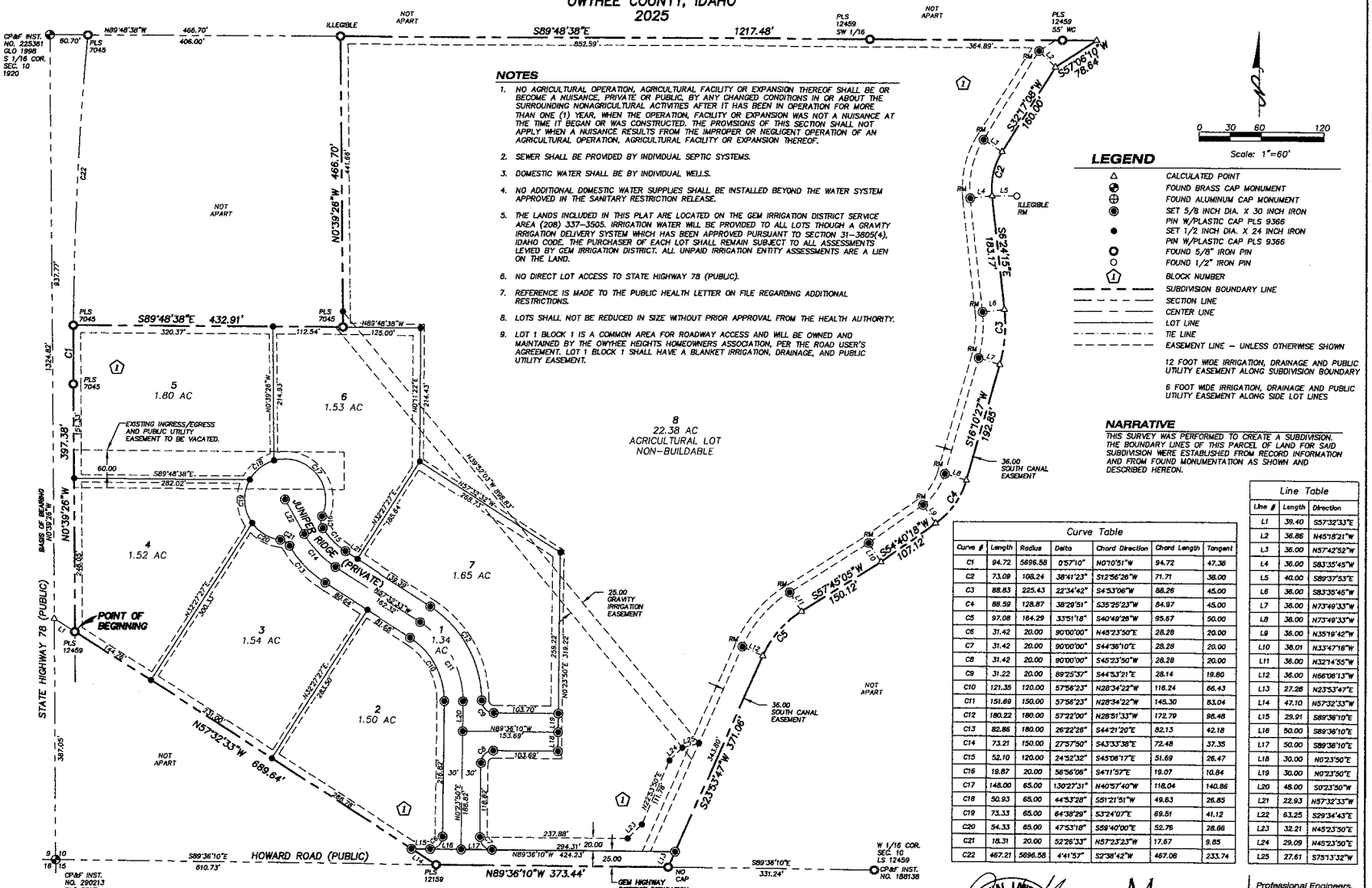
South 89°48'38" East a distance of 432.91 feet to a found 5/8-inch rebar; thence

North 00°39'26" West a distance of 466.70 feet to the POINT OF BEGINNING.

MAPS,
FINAL PLAT
DOCUMENTS,
IMPROVEMENT PLANS,
&
IRRIGATION PLAN

OWYHEE HEIGHTS SUBDIVISION

A PART OF THE SW1/4 SW1/4 AND A PART OF THE SE1/4 SW1/4, SECTION 10, T. 2 N., R. 4 W., B.M., OWYHEE COUNTY, IDAHO 2025



NOTES

1. 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.
2. SEWER SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
3. DOMESTIC WATER SHALL BE BY INDIVIDUAL WELLS.
4. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
5. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED ON THE GEM IRRIGATION DISTRICT SERVICE AREA (208) 337-3505. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THOUGH A GRAVITY IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY GEM IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.
6. NO DIRECT LOT ACCESS TO STATE HIGHWAY 78 (PUBLIC).
7. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
8. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
9. LOT 1 BLOCK 1 IS A COMMON AREA FOR ROADWAY ACCESS AND WILL BE OWNED AND MAINTAINED BY THE OWYHEE HEIGHTS HOMEOWNERS ASSOCIATION, PER THE ROAD USER'S AGREEMENT. LOT 1 BLOCK 1 SHALL HAVE A BLANKET IRRIGATION, DRAINAGE, AND PUBLIC UTILITY EASEMENT.

LEGEND

- △ CALCULATED POINT
- ⊕ FOUND BRASS CAP MONUMENT
- ⊕ FOUND ALUMINUM CAP MONUMENT
- ◉ SET 5/8 INCH DIA. X 30 INCH IRON PIN W/PLASTIC CAP PLS 9366
- ● SET 1/2 INCH DIA. X 24 INCH IRON PIN W/PLASTIC CAP PLS 9366
- ○ FOUND 5/8" IRON PIN
- ○ FOUND 1/2" IRON PIN
- (1) BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- LOT LINE
- TIE LINE
- EASEMENT LINE – UNLESS OTHERWISE SHOWN

12 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG SUBDIVISION BOUNDARY

6 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG SIDE LOT LINES

NARRATIVE

THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	94.72	5696.58	0°57'10"	N0°10'51"W	94.72	47.36
C2	73.09	108.24	38°41'23"	S12°56'26"W	71.71	38.00
C3	88.83	225.43	22°34'42"	S4°53'06"W	88.26	45.00
C4	88.59	128.87	38°29'51"	S35°25'23"W	86.97	45.00
C5	97.08	164.29	33°51'18"	S40°49'26"W	95.67	50.00
C6	31.42	20.00	90°00'00"	N45°23'50"E	28.28	20.00
C7	31.42	20.00	90°00'00"	S44°36'10"E	28.28	20.00
C8	31.42	20.00	90°00'00"	S45°23'50"W	28.28	20.00
C9	31.22	20.00	89°25'37"	S44°53'21"E	28.14	19.86
C10	121.35	120.00	57°56'23"	N28°34'22"W	116.24	66.43
C11	151.69	150.00	57°56'23"	N28°34'22"W	145.30	83.04
C12	180.22	180.00	57°22'00"	N28°51'33"W	172.79	98.48
C13	82.86	180.00	26°22'26"	S44°21'20"E	82.13	42.18
C14	73.21	150.00	27°57'50"	S43°33'38"E	72.48	37.35
C15	52.10	120.00	24°52'32"	S45°06'17"E	51.69	26.47
C16	19.87	20.00	56°56'06"	S4°11'57"E	19.07	10.84
C17	148.00	65.00	130°27'31"	N40°57'40"W	118.04	140.86
C18	50.93	65.00	44°53'28"	S51°21'51"W	49.63	26.85
C19	73.33	65.00	64°38'29"	S3°24'07"E	69.51	41.12
C20	54.33	65.00	47°53'18"	S59°40'00"E	52.76	28.66
C21	18.31	20.00	52°26'33"	N57°23'23"W	17.67	9.85
C22	467.21	5696.58	4°41'57"	S2°38'42"W	467.06	233.74

Line Table

Line #	Length	Direction
L1	39.40	S57°32'33"E
L2	36.86	N45°18'21"W
L3	36.00	N57°42'52"W
L4	36.00	S83°35'45"W
L5	40.00	S89°37'53"E
L6	36.00	S83°35'45"W
L7	36.00	N73°49'33"W
L8	36.00	N73°49'33"W
L9	36.00	N35°19'42"W
L10	36.01	N33°47'18"W
L11	36.00	N32°14'55"W
L12	36.00	N66°08'13"W
L13	27.28	N23°53'47"E
L14	47.10	N57°32'33"W
L15	29.91	S89°36'10"E
L16	50.00	S89°36'10"E
L17	50.00	S89°36'10"E
L18	30.00	N0°23'50"E
L19	30.00	N0°23'50"E
L20	48.00	S0°23'50"W
L21	22.93	N57°32'33"W
L22	63.25	S29°34'43"E
L23	32.21	N45°23'50"E
L24	29.09	N45°23'50"E
L25	27.61	S75°13'32"W

PROFESSIONAL LAND SURVEYOR REGISTERED Darin Holzney 9366 8/14/25 STATE OF IDAHO DARIN HOLZNEY

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0255 Fax (208) 467-4130

OC1420 8/14/2025

SHEET 1 of 3

BK._____, PG_____

OWYHEE HEIGHTS SUBDIVISION

OWNERS CERTIFICATE

We, Drake W. Hungate, Wayne and Teri Hungate, being first duly sworn, depose and say we are the owners of the following described tract known as OWYHEE HEIGHTS SUBDIVISION more particularly described in the legal description below, state that it is our intention to include said property in this subdivision plat, we do for ourselves, our heirs, transferees, successors and assigns, do hereby dedicate, donate and convey to the public forever the public streets 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 other than those for utility, irrigation, or drainage purposes is to be erected within the limits of said easements. The owners further certify that all lots in this subdivision will receive domestic water from private individual wells.

The owner(s) hereby certify that surface water for irrigation is reasonably available, per Section 67-6537, Idaho Code, and that they are in compliance with Section 31-3805, Idaho Code.

A parcel of land being a portion of the SW1/4 SW1/4 and a portion of the SE1/4 SW1/4 of Section 10, Township 2 North, Range 4 West, Boise Meridian, Owyhee County Idaho, more particularly described as follows:

Commencing at the southwest corner of the SW1/4 SW1/4;

Thence N 00° 39' 26" W a distance of 387.05 feet along the west boundary of the SW1/4 SW1/4;

Thence S 57° 32' 33" E a distance of 39.40 feet to the POINT OF BEGINNING;

Thence N 00° 39' 26" W a distance of 397.38 feet parallel with the west boundary of the SW1/4 SW1/4;

Thence along a curve to the right, having a radius of 5696.58 feet, a delta angle of 00° 57' 10", and whose long chord bears N 00° 10' 51" W a distance of 94.72 feet;

Thence S 89° 48' 38" E a distance of 432.91 feet;

Thence N 00° 39' 26" W a distance of 466.70 feet parallel with the west boundary of the SW1/4 SW1/4 to a point on the north boundary of the SW1/4 SW1/4;

Thence S 89° 48' 38" E a distance of 1217.48 feet along the north boundaries of the SW1/4 SW1/4 and the SE1/4 SW1/4 to a point on the approximate centerline of the South Canal;

Thence along the approximate centerline of the South Canal the following courses and distances;

Thence S 57° 06' 10" W a distance of 78.64 feet;

Thence S 32° 17' 08" W a distance of 160.00 feet;

Thence along a curve to the left, having a radius of 108.24 feet, a delta angle of 38° 41' 23", and whose long chord bears S 12° 56' 26" W a distance of 71.71 feet;

Thence S 06° 24' 15" E a distance of 183.17 feet;

Thence along a curve to the right, having a radius of 225.43 feet, a delta angle of 22° 34' 42", and whose long chord bears S 04° 53' 06" W a distance of 88.26 feet;

Thence S 16° 10' 27" W a distance of 192.85 feet;

Thence along a curve to the right, having a radius of 128.87 feet, a delta angle of 38° 29' 51", and whose long chord bears S 35° 25' 22" W a distance of 84.97 feet;

Thence S 54° 40' 18" W a distance of 107.12 feet;

Thence S 57° 45' 05" W a distance of 150.12 feet;

Thence along a curve to the left, having a radius of 164.29 feet, a delta angle of 33° 51' 18", and whose long chord bears S 40° 49' 26" W a distance of 95.67 feet;

Thence S 23° 53' 47" W a distance of 371.06 feet to a point on the south boundary of the SW1/4 SW1/4;

Thence N 89° 36' 10" W a distance of 373.44 feet along the south boundary of the SW1/4 SW1/4;

Thence N 57° 32' 33" W a distance of 689.64 feet to the POINT OF BEGINNING.

OWYHEE HEIGHTS SUBDIVISION contains 33.49 acres more or less.

_____
Drake W. Hungate

_____
Wayne Hungate

_____
Teri Hungate

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF CANYON } SS

Be it remembered that on this _____ day of _____, 20___, before me, the undersigned, a notary public in and for said state, personally appeared DRAKE W. HUNGATE, who is known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

_____
Notary Public for _____
Residing at _____
Commission expires _____

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF CANYON } SS

Be it remembered that on this _____ day of _____, 20___, before me, the undersigned, a notary public in and for said state, personally appeared WAYNE HUNGATE, who is known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

_____
Notary Public for _____
Residing at _____
Commission expires _____

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF CANYON } SS

Be it remembered that on this _____ day of _____, 20___, before me, the undersigned, a notary public in and for said state, personally appeared TERI HUNGATE, who is known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

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

_____
Notary Public for _____
Residing at _____
Commission expires _____

CERTIFICATE OF SURVEYOR

I, Darin Holzhey do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the Owners Certificate and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accuratley represents the points platted theron 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.

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 8/08/25 STATE OF IDAHO DARIN HOLZHEY

_____
Darin Holzhey P.L.S. License No. 9366

Mason & Associates
Professional Engineers, Land Surveyors & Planners
934 3rd St. South, Nampa, ID 83651
(208) 454-0255 Fax (208) 467-4130

OC1420 8/14/2025

BK._____, PG_____

OWYHEE HEIGHTS SUBDIVISION

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Owyhee County, Idaho, do hereby certify that I have examined this plat and find that it complies with the State of Idaho code relating to plats and surveys.

Owyhee County Surveyor _____ Date _____

CERTIFICATE OF COUNTY TREASURER

I,_____, County Treasurer in and for the County of Owyhee, 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 plat have been paid in full.
This certificate is valid for the next thirty (30) days only.

County Treasurer _____ Date _____

APPROVAL OF OWYHEE COUNTY COMMISSIONERS

Accepted and approved this _____ day of _____, 20___ by the Board of County Commissioners of Owyhee County, Idaho.

Chairman _____ Date _____

APPROVAL OF GEM HIGHWAY DISTRICT

Gem Highway District does hereby accept this plat, and the dedicated public streets, highways and rights–of–way as are depicted on this plat, in accordance with the provisions of I.C. Section 50–1312. Private streets depicted on this plat are not maintained by or under the jurisdiction of Gem Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman _____ Date _____

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restriction may be reimposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a certificate of disapproval.

District Health Department, EHS _____ Date _____

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 8/24/25 STATE OF IDAHO DARIN HOLZNEY

Mason & Associates
Professional Engineers, Land Surveyors & Planners
324 3rd St. South, Nampa, ID 83651
(208) 454-1256 Fax (208) 467-4130

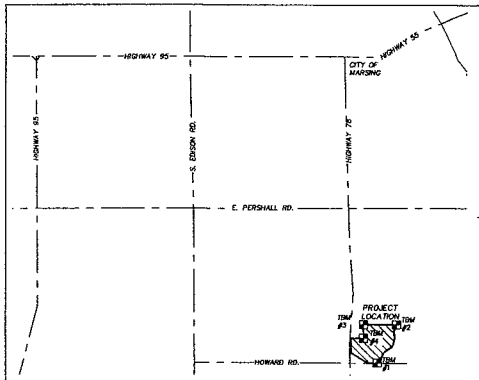
OC1420 8/14/2025
SHEET 3 of 3
BK._____, PG_____

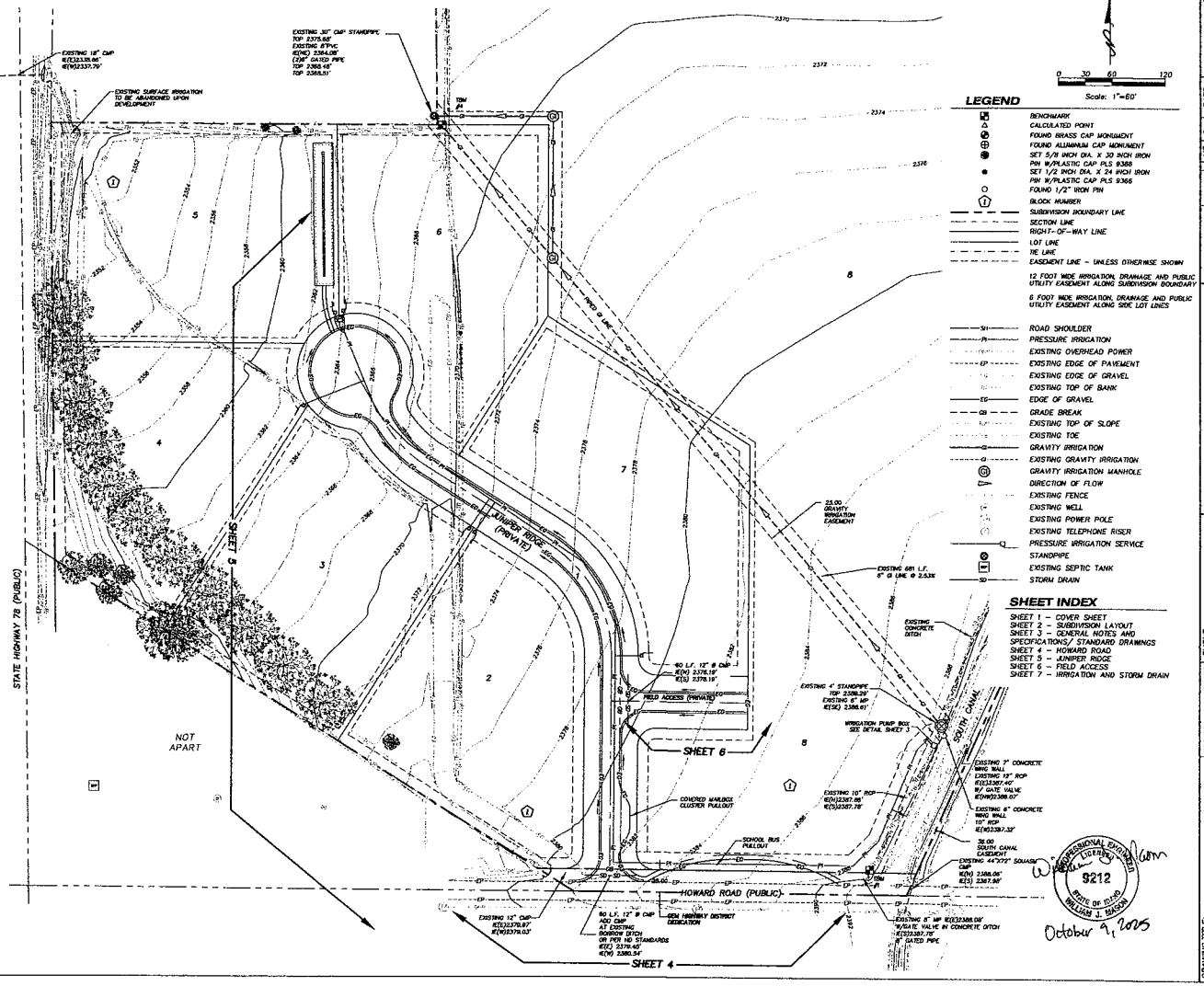
OWYHEE HEIGHTS SUBDIVISION

A PART OF THE SW1/4 SW1/4 AND A PART OF THE SE1/4 SW1/4, SECTION 10, T. 2 N., R. 4 W., B.M., OWYHEE COUNTY, IDAHO
2025

This Document, and the Concepts, Ideas and Design Incorporated herein are an instrument of professional services and are the Property of Mason and Associates, Inc., therefore they are not to be used in whole or part for any other project without the express Written Authorization of Mason and Associates, Inc.©

All construction shall conform to the 2025 edition of the Idaho Standards for Public Works Construction, the Applicable Irrigation District Standards, and Gem Highway District No. 3 Standards and Development Procedures (for Highway District roads).





LEGEND

- BENCHMARK
- CALCULATED POINT
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8 INCH DIA. X 30 INCH IRON PIN W/PLASTIC CAP PLS 9368
- SET 1/2 INCH DIA. X 24 INCH IRON PIN W/PLASTIC CAP PLS 9366
- FOUND 1/2" IRON PIN
- BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- RE LINE
- EASEMENT LINE - UNLESS OTHERWISE SHOWN
- 12 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG SUBDIVISION BOUNDARY
- 6 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG SIDE LOT LINES
- SH — ROAD SHOULDER
- PI — PRESSURE IRRIGATION
- OHP — EXISTING OVERHEAD POWER
- EP — EXISTING EDGE OF PAVEMENT
- EG — EXISTING EDGE OF GRAVEL
- TB — EXISTING TOP OF BANK
- EG — EDGE OF GRAVEL
- GB — GRADE BREAK
- TS — EXISTING TOP OF SLOPE
- TOE — EXISTING TOE
- GI — GRAVITY IRRIGATION
- GI — EXISTING GRAVITY IRRIGATION
- GRAVITY IRRIGATION MANHOLE
- DIRECTION OF FLOW
- EXISTING FENCE
- EXISTING WELL
- EXISTING POWER POLE
- EXISTING TELEPHONE RISER
- PRESSURE IRRIGATION SERVICE
- STANDPIPE
- EXISTING SEPTIC TANK
- SD — STORM DRAIN

SHEET INDEX

SHEET 1 – COVER SHEET
SHEET 2 – SUBDIVISION LAYOUT
SHEET 3 – GENERAL NOTES AND SPECIFICATIONS/ STANDARD DRAWINGS
SHEET 4 – HOWARD ROAD
SHEET 5 – JUNIPER RIDGE
SHEET 6 – FIELD ACCESS
SHEET 7 – IRRIGATION AND STORM DRAIN

PROJECT BENCHMARKS

TBM #1
CHISELED "X" SOUTH END CONCRETE DITCH NORTH SIDE OF HOWARD ROAD
ELEVATION= 2388.98'

TBM #2
CHISELED "X" SOUTH END OF WEIR STRUCTURE
ELEVATION= 2383.43'

TBM #3
FOUND 5/8" IRON PIN NO CAP NORTHWEST PROPERTY CORNER
ELEVATION= 2358.37'

TBM #4
FOUND 5/8" IRON PIN "MARKS LS 7045" SOUTH EAST CORNER OF WIRE FENCE PROPERTY CORNER
ELEVATION= 2367.72'

PROFESSIONAL ENGINEER — LICENSED — 9212 — STATE OF IDAHO — WILLIAM J. MASON
October 9, 2025

NO	BY	DATE	DESCRIPTION
			REVISIONS

DESIGNED BY: PE 8/25
DRAWN BY: PE 8/25
CHECKED BY: WM 10/25
APPVD BY: WM 10/25

Mason & Associates
Professional Engineers, Land Surveyors & Planners
(208) 720-3301

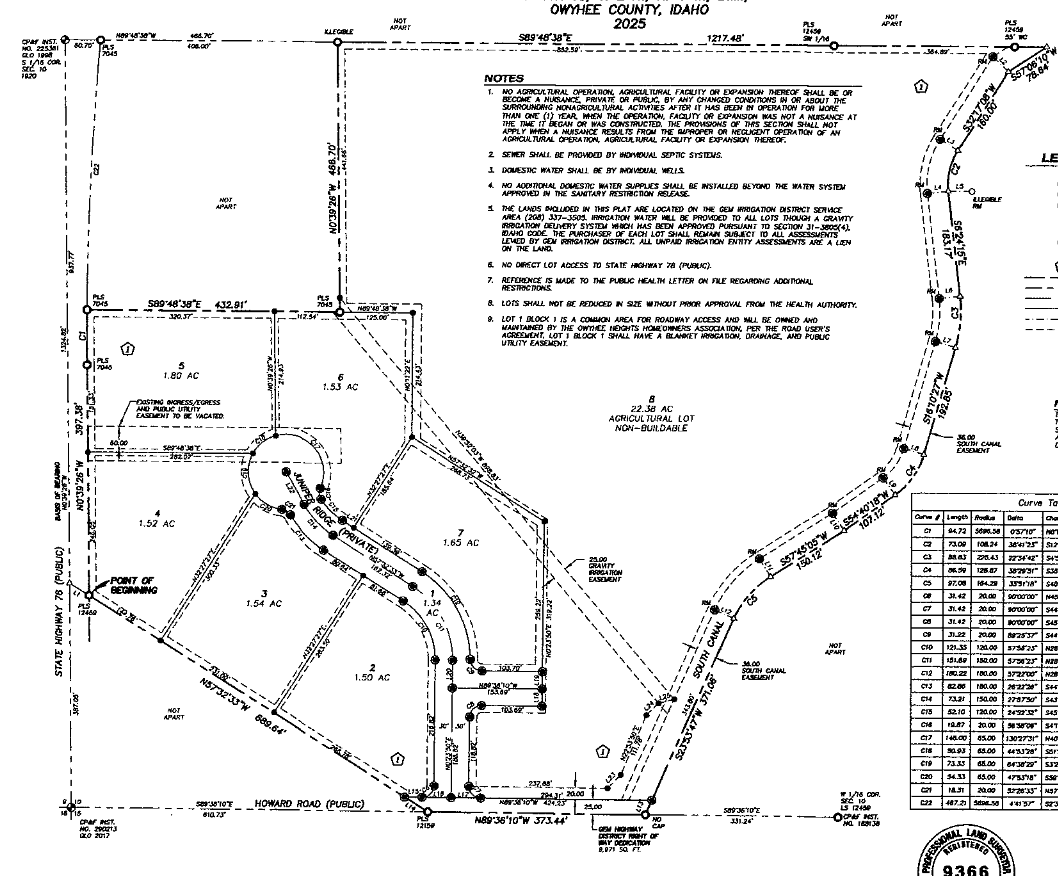
CLIENT: WHITNEE HUNGATE
16895 WEITZ ROAD
CALDWELL, ID 83607

JOB NO. 0C1420
DWG NO. 0C1420
SCALE: Vert: N/A Horz: 1"=60'
FIELD BOOK NO.

DRAWING TITLE: OWYHEE HEIGHTS SUBDIVISION
COVER SHEET
Rev
SHEET NO. 1 OF 7 SHEETS

OWYHEE HEIGHTS SUBDIVISION

A PART OF THE SW1/4 SW1/4 AND A PART OF THE SE1/4 SW1/4, SECTION 10, T. 2 N., R. 4 W., B.M., OWYHEE COUNTY, IDAHO 2025



NOTES

1. 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.
2. SEWER SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
3. DOMESTIC WATER SHALL BE BY INDIVIDUAL WELLS.
4. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
5. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED ON THE GEM IRRIGATION DISTRICT SERVICE AREA (208) 337-3505. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THOUGH A GRAVITY IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY GEM IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.
6. NO DIRECT LOT ACCESS TO STATE HIGHWAY 78 (PUBLIC).
7. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
8. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
9. LOT 1 BLOCK 1 IS A COMMON AREA FOR ROADWAY ACCESS AND WILL BE OWNED AND MAINTAINED BY THE OWYHEE HEIGHTS HOMEOWNERS ASSOCIATION, PER THE ROAD USER'S AGREEMENT. LOT 1 BLOCK 1 SHALL HAVE A BLANKET IRRIGATION, DRAINAGE, AND PUBLIC UTILITY EASEMENT.

Scale: 1"=60'

LEGEND

- CALCULATED POINT
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8 INCH DIA. X 30 INCH IRON PIN W/PLASTIC CAP PLS 9366
- SET 1/2 INCH DIA. X 24 INCH IRON PIN W/PLASTIC CAP PLS 9366
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- LOT LINE
- TIE LINE
- EASEMENT LINE - UNLESS OTHERWISE SHOWN

12 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG SUBDIVISION BOUNDARY

6 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG SIDE LOT LINES

NARRATIVE

THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	94.72	5696.56	0°57'10"	N0°10'51"W	94.72	47.36
C2	73.09	108.24	38°41'25"	S12°56'26"W	71.71	38.00
C3	88.63	225.43	22°34'42"	S4°53'06"W	88.28	45.00
C4	86.59	128.87	38°29'51"	S35°25'23"W	84.97	45.00
C5	97.08	164.29	33°51'18"	S40°49'26"W	95.67	50.00
C6	31.42	20.00	90°00'00"	N45°23'50"E	28.28	20.00
C7	31.42	20.00	90°00'00"	S44°36'10"E	28.28	20.00
C8	31.42	20.00	90°00'00"	S45°23'50"W	28.28	20.00
C9	31.22	20.00	89°25'37"	S44°53'21"E	28.14	19.80
C10	121.35	120.00	57°58'25"	N28°34'22"W	116.24	66.43
C11	151.69	150.00	57°56'23"	N28°34'22"W	145.30	83.04
C12	180.22	180.00	57°22'00"	N28°51'35"W	172.79	98.48
C13	82.86	180.00	26°22'28"	S44°21'20"E	82.13	42.18
C14	73.21	150.00	27°57'50"	S43°33'38"E	72.48	37.35
C15	52.10	120.00	24°52'32"	S45°06'17"E	51.69	26.47
C16	19.87	20.00	56°56'06"	S4°11'57"E	19.07	10.84
C17	148.00	65.00	130°27'31"	N40°57'40"W	118.04	140.68
C18	50.93	65.00	44°53'28"	S51°21'51"W	49.63	26.85
C19	73.33	65.00	64°38'29"	S3°24'07"E	69.51	41.12
C20	54.33	65.00	47°53'18"	S59°40'00"E	52.76	28.86
C21	18.31	20.00	52°26'33"	N57°23'23"W	17.67	9.85
C22	467.21	5696.56	4°41'57"	S2°38'42"W	467.08	233.74

Line Table

Line #	Length	Direction
L1	39.40	S57°32'53"E
L2	36.86	N45°18'21"W
L3	36.00	N57°42'52"W
L4	36.00	S83°36'45"W
L5	40.00	S89°37'53"E
L6	36.00	S83°35'45"W
L7	36.00	N73°49'33"W
L8	36.00	N73°49'33"W
L9	36.00	N35°19'42"W
L10	36.01	N33°47'18"W
L11	36.00	N32°14'55"W
L12	36.00	N86°06'13"W
L13	27.28	N23°53'47"E
L14	47.10	N57°32'33"W
L15	29.91	S89°36'10"E
L16	50.00	S89°36'10"E
L17	50.00	S89°36'10"E
L18	30.00	N0°23'50"E
L19	30.00	N0°23'50"E
L20	48.00	S0°23'50"W
L21	22.93	N57°32'33"W
L22	63.25	S29°34'43"E
L23	32.21	N45°23'50"E
L24	29.09	N45°23'50"E
L25	27.61	S75°13'32"W

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 STATE OF IDAHO DARIN HOLZHEY

Mason & Associates
Professional Engineers, Land Surveyors & Planners

OC1420 8/14/2025
SHEET 1 of 3
BK.________, PG.________

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

October 9, 2025

NOTE:
LAYOUT SHOWN MAY NOT REFLECT THE ACTUAL RECORDED PLAT

DRAWING TITLE: OWYHEE HEIGHTS SUBDIVISION	JOB NO. OC1420	CLIENT: WHITNEE HUNGATE 18895 WEITZ ROAD CALDWELL, ID 83607 (208) 720-3301	Mason & Associates — Professional Engineers, Land Surveyors & Planners
SUBDIVISION LAYOUT	DWG NO. OC1420		
	SCALE: Vert: N/A Horz: 1"=60'		
SHEET NO. 2 OF 7 SHEETS Rev	FIELD BOOK NO.		

			REVISIONS NO	BY	DATE	DESCRIPTION
DESIGNED BY:	PE	8/25				
DRAWN BY:	PE	8/25				
CHECKED BY:	WM	10/25				
APP'VD BY:	WM	10/25				

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All construction shall conform to the 2025 edition of the Idaho Standards for Public Works Construction, the Applicable Irrigation District Standards, and Gem Highway District No. 3 Standards and Development Procedures (for Highway District roads).

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2025 EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.) AND GEM HIGHWAY DISTRICT NO. 3 STANDARDS AND DEVELOPMENT PROCEDURES

2. CONTRACTOR SHALL PROVIDE AND IMPLEMENT A TRAFFIC CONTROL PLAN CONFORMING TO MUTCD PRIOR TO CONSTRUCTION.

3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF-SITE EASEMENTS ARE TO BE TAKEN FROM THE FINAL PLAT OF THIS SUBDIVISION

4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO PLANNED USE.

5. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENT AND/OR STRUCTURES. ALL MATERIAL NOT SUITABLE FOR THE FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTORS EXPENSE.

6. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR COST OF RE-ESTABLISHING SAID POINTS.

7. THE CONTRACTOR(S) SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.

8. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.

9. EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.

10. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.

11. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE ABOVE REQUIREMENTS OF THE AGENCY AND/OR ENGINEER. MATERIAL SUBMITTAL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD.

12. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL DIGLINE.

13. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BACKCHARGED TO THE CONTRACTOR BY THE OWNER.

14. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.

15. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION AND/OR AGENCY MUST BE APPROVED BY ENGINEER OF RECORD PRIOR TO:
(A) PLACING OF AGGREGATE BASE, (B) PLACING OF ASPHALT PAVING, (C) BACKFILLING TRENCHES FOR PIPE. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.

16. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION.

17. THE CONTRACTOR IS RESPONSIBLE FOR FILING THE NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY UNDER THE NPDES GENERAL PERMIT WITH THE EPA, AS REQUIRED. CONTRACTOR SHALL SUBMIT SWPPP PLAN TO THE ENGINEER FOR APPROVAL.

18. NO PIT RUN, BALLAST OR SUBBASE AGGREGATE SHALL BE PLACED ON ANY ROAD OR STREET UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE ENGINEER. TESTING SHALL BE PER GEM HIGHWAY DISTRICT STANDARDS, SECTION 5070.

19. ALL CONSTRUCTION OBSERVATION AND TESTING SHALL BE PER GEM HIGHWAY DISTRICT STANDARDS, SECTION 5070.

20. IRRIGATION WATER TO BE SUPPLIED BY IDAHO DEPARTMENT OF WATER RESOURCES. WATER RIGHT NUMBER 2-10585.

21. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE — EXCEPTION. 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.

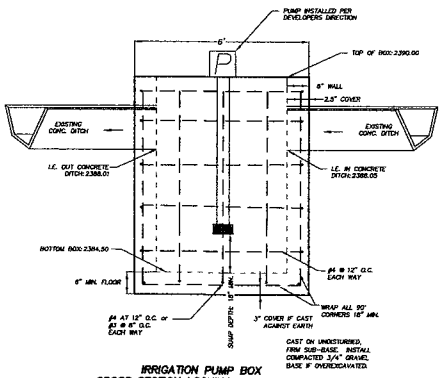
22. INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED.

23. INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED.

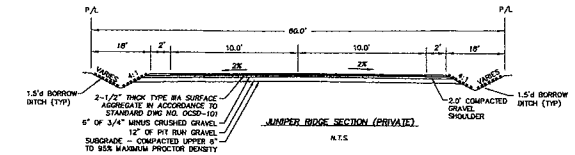
24. STORM DRAINAGE SHALL BE RETAINED IN ROADSIDE BARROW DITCHES.

IRRIGATION

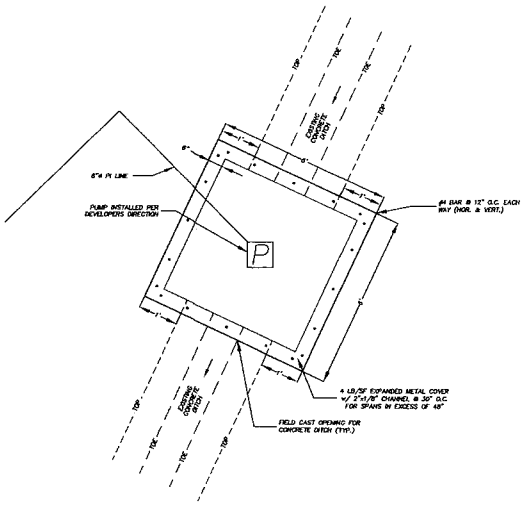
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2025 EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.),
2. SEPARATION BETWEEN POTABLE AND NON-POTABLE WATER PIPES SHALL CONFORM WITH THE IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS, SECTION 542.07
3. A MINIMUM OF 3-1/2 FEET OF COVER SHALL BE REQUIRED FROM FINISH GRADE FOR ALL PRESSURE IRRIGATION.
4. ALL VAULTS AND VALVE BOX COVERS FOR THE PRESSURIZED IRRIGATION SYSTEM SHALL BE IDENTIFIED AS "IRRIGATION" OR "NON POTABLE WATER".
5. PRESSURE IRRIGATION MAINS SHALL BE BEDDED WITH REJECT SAND MEETING GRADATION SPECIFICATIONS OF TABLE-801 OF I.S.P.W.C.
6. CAP ALL PRESSURE IRRIGATION MAIN STUBS AND MARK AT SURFACE.
7. FINAL APPROVAL AND ACCEPTANCE OF ALL PRESSURE IRRIGATION SHALL BE BY OWNER.



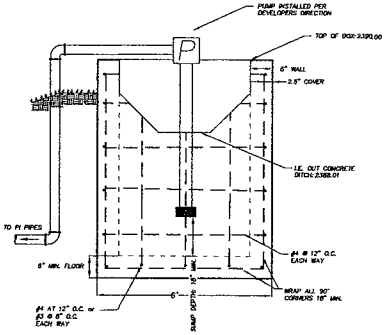
IRRIGATION PUMP BOX
CROSS SECTION LOOKING NORTH WEST
N.T.S.



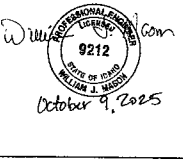
JUNIPER RIDGE SECTION (PRIVATE)
N.T.S.



IRRIGATION PUMP BOX
PLAN VIEW
N.T.S.



IRRIGATION PUMP BOX
CROSS SECTION LOOKING NORTH EAST
N.T.S.



DESIGNED BY: PE 8/25
DRAWN BY: PE 8/25
CHECKED BY: WM 10/25
APPVD BY: WM 10/25

NO	BY	DATE	DESCRIPTION
			SUBDIVISION

Professional Engineers, Land Surveyors & Planners
Mason & Associates
KEYED Just Name, ID #
(208) 454-8126

CLIENT: WHITNEE HUNGATE
19585 KEETLEY ROAD
CALDWELL, ID 83607
(208) 720-3301

JOB NO. OC1420
DWG NO. OC1420
SCALE: N/A
Vert: N/A
Horz:
FIELD BOOK NO.

DRAWING TITLE: OWYHEE HEIGHTS SUBDIVISION
GENERAL NOTES AND SPECIFICATIONS / STANDARD DRAWINGS
Rev

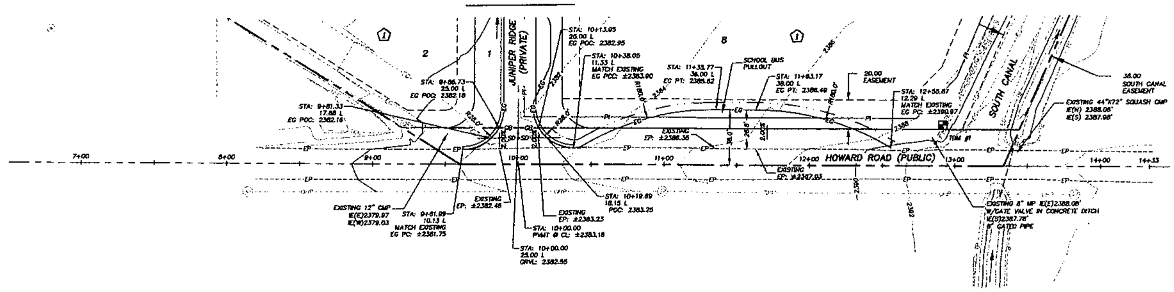
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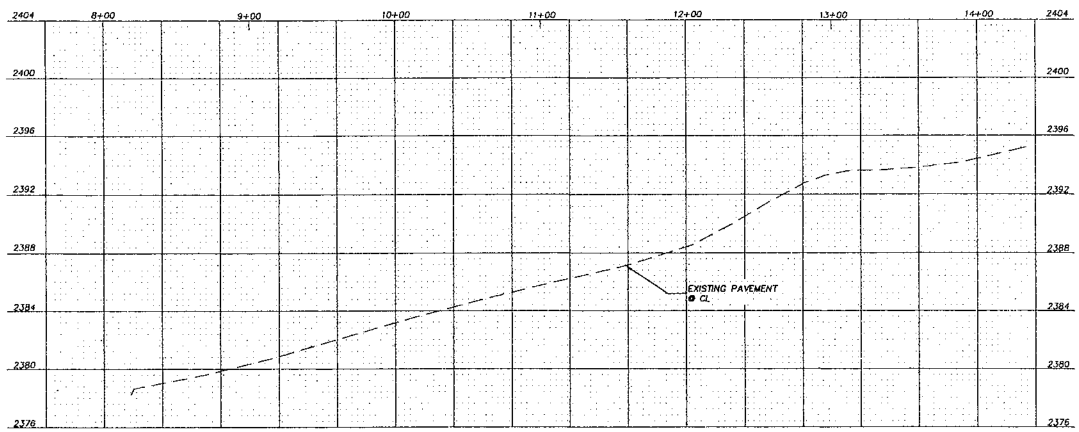
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Scale: 1"=40'

SEE SHEET 5





HOWARD ROAD

VERTICAL SCALE 1"=4'

William J. Mason
PROFESSIONAL ENGINEER 9212 STATE OF IDAHO WILLIAM J. MASON
October 9, 2025

NO	BY	DATE	DESCRIPTION

REVISIONS

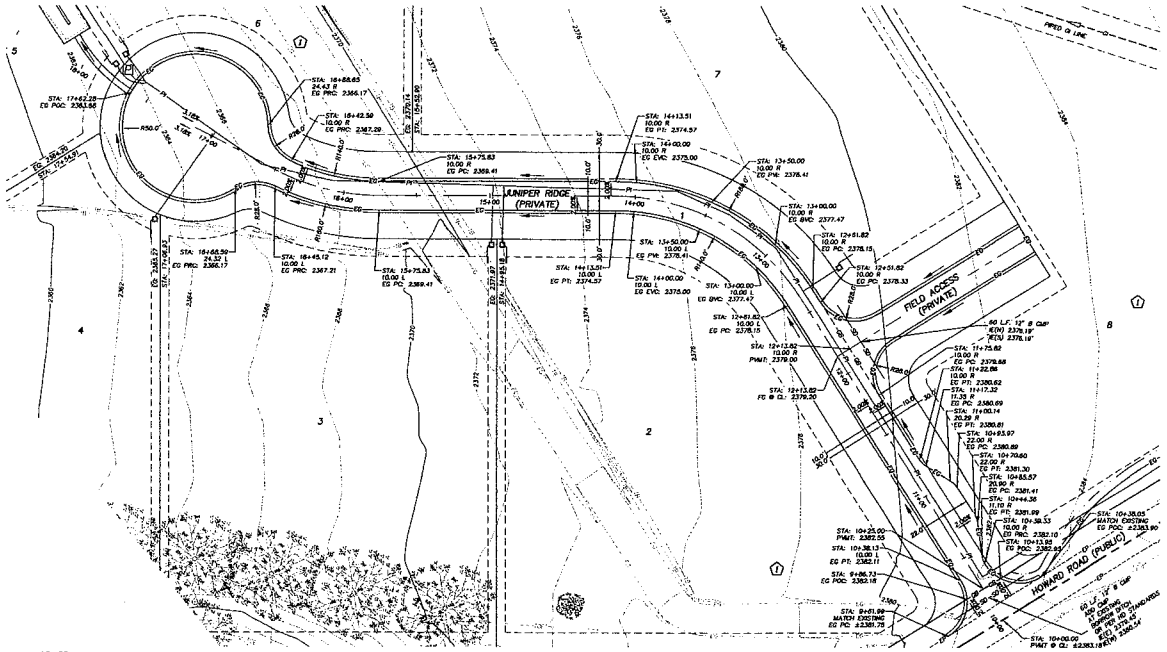
DESIGNED BY: PE 8/25
DRAWN BY: PE 8/25
CHECKED BY: WM 10/25
APP'D BY: WM 10/25

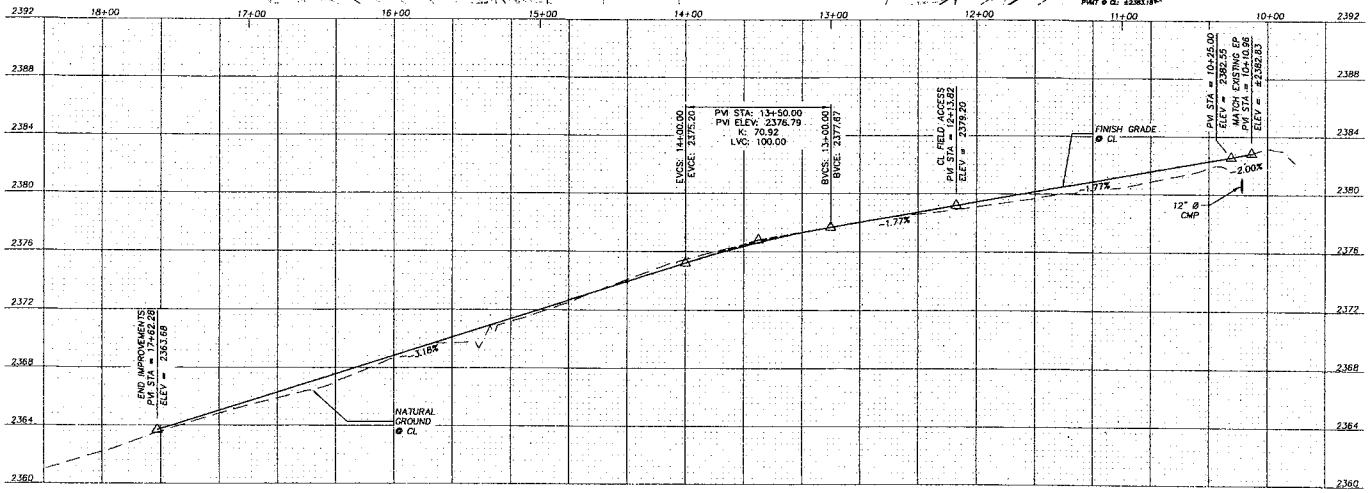
Mason & Associates
Professional Engineers, Land Surveyors & Planners

CLIENT: WHITNEE HUNGATE
18895 WEITZ ROAD
CALDWELL, ID 83607
(208) 720-3301

JOB NO. OC1420
DWG NO. OC1420
SCALE: Vert. 1"=4' Horz. 1"=40'
FIELD BOOK NO.

DRAWING TITLE:
OWYHEE HEIGHTS SUBDIVISION
HOWARD ROAD
Rev





JUNIPER RIDGE (PRIVATE)
VERTICAL SCALE 1"=4'

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PROFESSIONAL ENGINEER
LICENSED
9212
STATE OF IDAHO
WILLIAM J. MASON
October 9, 2025

REVISIONS	DESCRIPTION	DATE	NO.	BY
DESIGNED BY: PE		8/25		
DRAWN BY: PE		8/25		
CHECKED BY: WM		10/25		
APPR'D BY: WM		10/25		

Mason & Associates
Professional Engineers, Land Surveyors & Planners
104 N 3rd Ave Nampa, ID 83687
208.466.1001

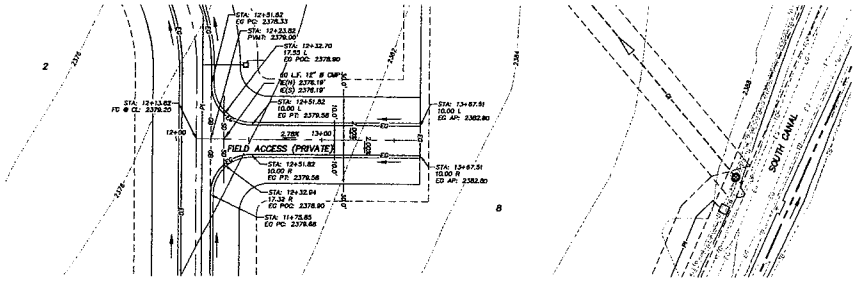
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JUNIPER RIDGE
SHEET NO. 5 OF 7 SHEETS

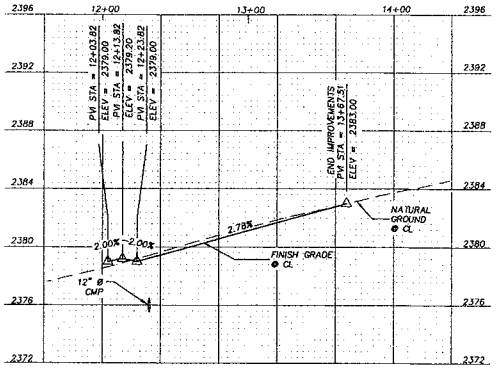
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DWG NO. OC1420
SCALE: Horiz. 1"=40' Vert. 1"=4'
Rev.
FIELD BOOK NO.

CLIENT: WHITNEE HUNGATE
18895 WEITZ ROAD
CALDWELL, ID 83607
(208) 720-3301

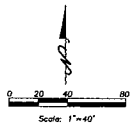
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FIELD ACCESS (PRIVATE)
VERTICAL SCALE 1"=4'





October 7, 2025

NO	BY	DATE	DESCRIPTION
			REVISIONS

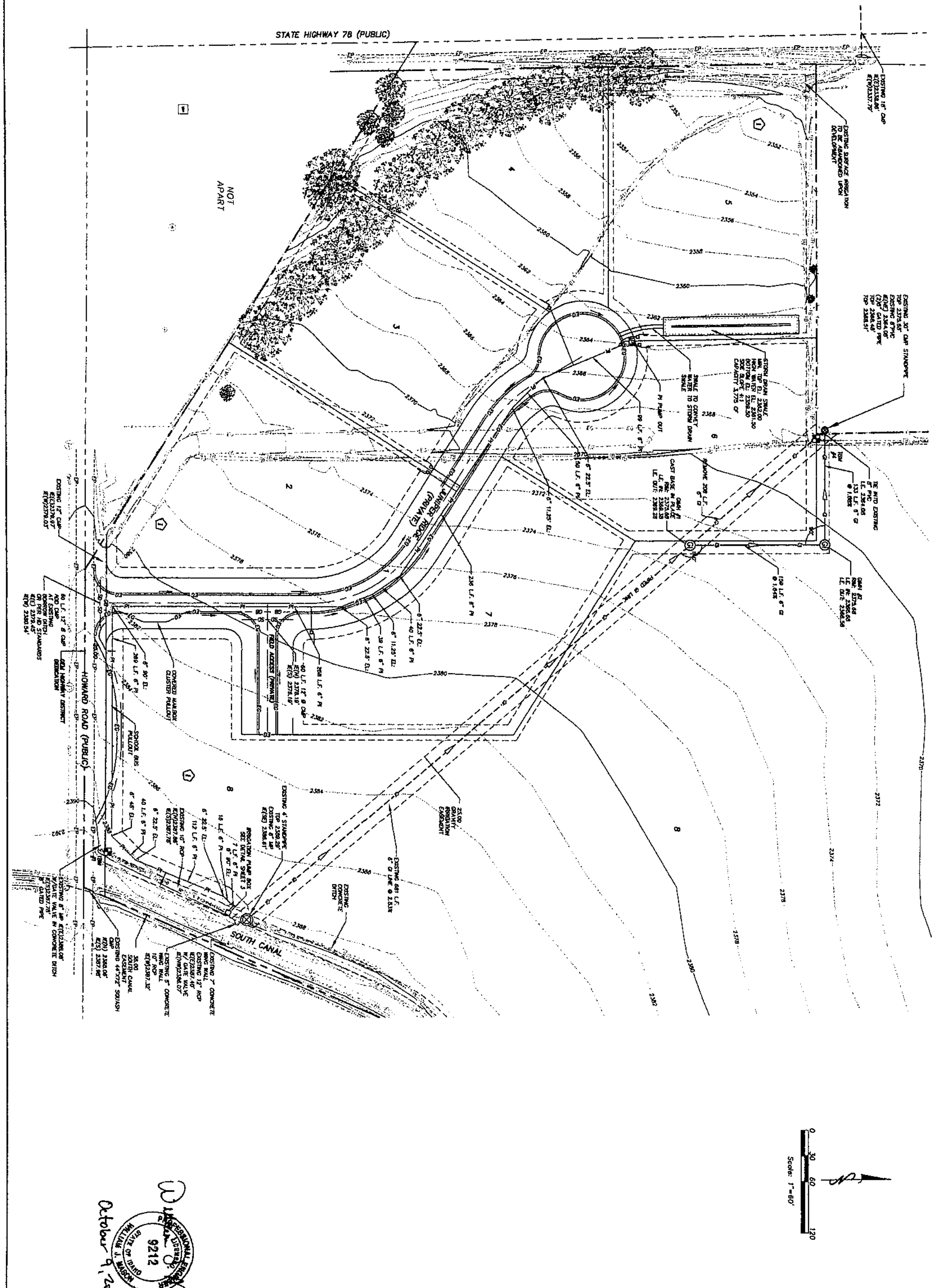
DESIGNED BY: PE 8/25
DRAWN BY: PE 8/25
CHECKED BY: WM 10/25
APPVD BY: WM 10/25

Mason & Associates
Professional Engineers, Land Surveyors & Planners
321 N 23 Ave. Kenyon (208) 454-0156

CLIENT: WHITNEE HUNGATE
13885 WEITZ ROAD
CALDWELL, ID 83607
(208) 720-3301

JOB NO. 0C1420
DWG NO. 0C1420
SCALE: Vert. 1"=4' Horiz. 1"=40'
FIELD BOOK NO.

DRAWING TITLE: OWYHEE HEIGHTS SUBDIVISION
FIELD ACCESS
SHEET NO. 6 OF 7 SHEETS
Rev



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All construction shall conform to the 2025 edition of the Idaho Standards for Public Works Construction, the Applicable Irrigation District Standards, and Gem Highway District No. 3 Standards and Development Procedures (for Highway District roads).

DRAWING TITLE: OWYHEE HEIGHTS SUBDIVISION — IRRIGATION AND STORM DRAIN	JOB NO. OC1420 / DWG NO. OC1420 / SCALE: Vert: N/A, Horz: 1"=60'	CLIENT: WHITNEE HUNGATE, 18895 WEITZ ROAD, CALDWELL, ID 83607	Mason & Associates — Professional Engineers, Land Surveyors & Planners
SHEET NO. 7 OF 7 SHEETS — Rev	FIELD BOOK NO.	(208) 720-3301	

DESIGNED BY:	PE	8/25	
DRAWN BY:	PE	8/25	
CHECKED BY:	WM	10/25	
APP'VD BY:	WM	10/25	

NO	BY	DATE	DESCRIPTION

REVISIONS

OWYHEE HEIGHTS SUBDIVISION
SUBDIVISION ENGINEERING REPORT
SEPTIC PLACEMENT MAP

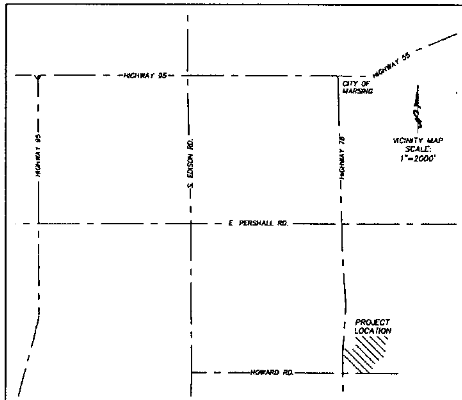
A PARCEL OF LAND BEING A PORTION OF THE SW1/4 SW1/4
AND A PORTION OF THE SE1/4 SW1/4 OF SECTION 10,
T. 2 N., R. 4 W., B.M.,
OWYHEE COUNTY IDAHO, 2025

OWNER/DEVELOPER

WHITNEE HUNGATE
18895 WEITZ ROAD
CALDWELL, ID 83607
(208) 720-3301

ENGINEER/SURVEYOR

MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0256



PROJECT BENCHMARKS

TBM #1
CHISELED "X" SOUTH END CONCRETE DITCH NORTH SIDE OF HOWARD ROAD
ELEVATION= 2388.98'

TBM #2
CHISLED "X" SOUTH END OF WEIR STRUCTURE
ELEVATION= 2383.43'

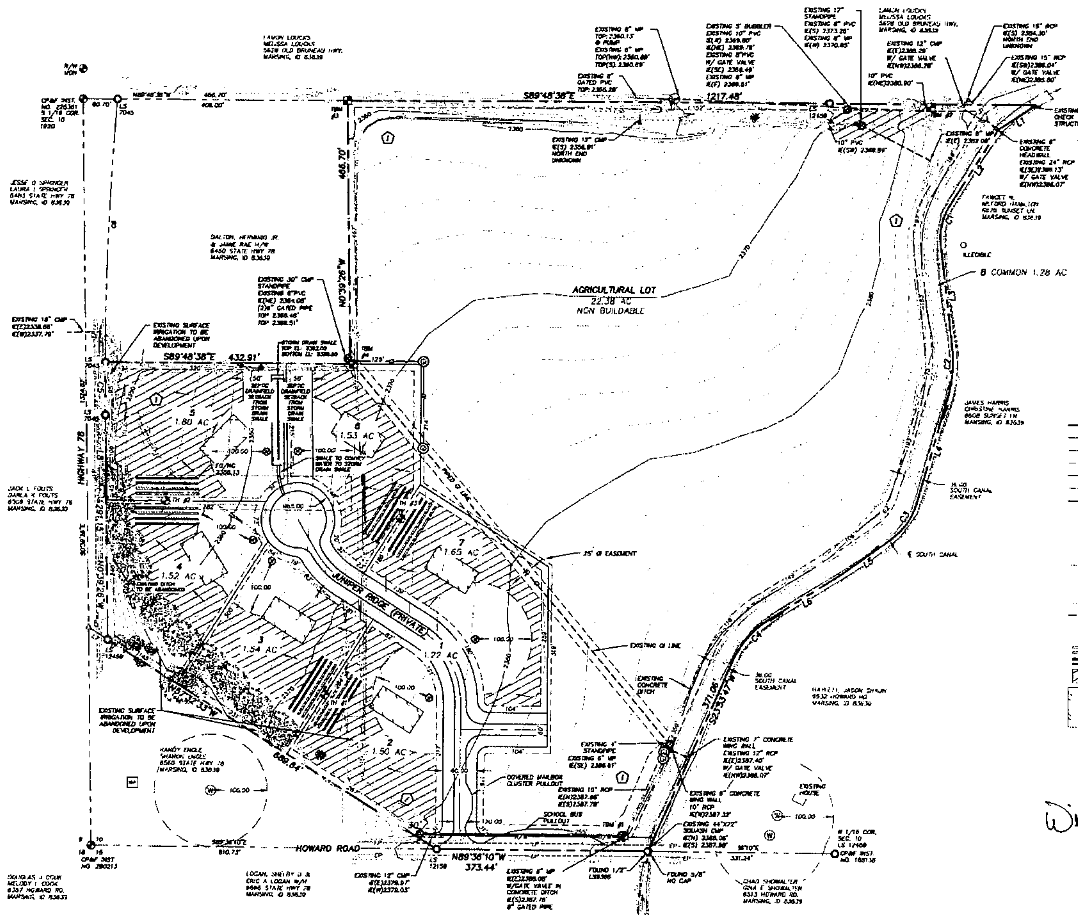
TBM #3
FOUND 5/8" IRON PIN NO CAP NORTHWEST PROPERTY CORNER
ELEVATION= 2358.37'

TBM #4
FOUND 5/8" IRON PIN "MARKS LS 7045" SOUTH EAST CORNER OF WIRE FENCE
PROPERTY CORNER
ELEVATION= 2367.72'

PROJECT NARRATIVE

1. PROJECT DATA:
   ZONE DESIGNATION: MULTI-USE, OWYHEE COUNTY
   AREA: ±33.49 ACRES
   RESIDENTIAL AREA: 10.57 ACRES
   AGRICULTURAL AREA: 22.92 ACRES
   NO OF RESIDENTIAL LOTS: 6
   NO. OF COMMON LOTS: 1 ROADWAY LOT 1 REMAINING AGRICULTURAL LOT

   MINIMUM BUILDABLE LOT SIZE: 1.51 ACRE
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE OWYHEE COUNTY STANDARDS FOR THE APPLICABLE ZONE.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
4. IRRIGATION WATER HAS BEEN PROVIDED FROM GEM IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805 1.(B). ALL BUILDABLE LOTS WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM GEM IRRIGATION DISTRICT. WATER TO BE DELIVERED VIA A PRESSURIZED IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE MAINTAINED BY WATER USER'S AGREEMENT.
5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE. RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION. 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 ON (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.
6. INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED.
7. INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED.
8. STORM DRAINAGE SHALL BE RETAINED IN ROADSIDE BARROW DITCHES.
9. EASEMENTS TO BE PROVIDED UNLESS OTHERWISE SHOWN:
   SUBDIVISION BOUNDARY: 12 FEET
   STREET FRONTAGE: 12 FEET
   REAR LOTS: 6 FEET
   SIDE LOTS: 6 FEET
10. RESIDENTIAL LOTS WILL BE FOR SINGLE FAMILY RESIDENTIAL USE
11. ALL POWER AND JOINT TRENCH UTILITIES WILL BE LOCATED UNDERGROUND.



LEGEND

- Benchmark
- Found Brass Cap Monument
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Gravity Irrigation Manhole
- Pressure Irrigation Pump Out
- Existing Power Pole
- Existing Telephone Riser
- Existing Standpipe
- Existing Sign
- Deciduous Tree
- Existing Well
- Existing Septic Tank
- Existing Electric Meter
- Existing Electric Box
- Existing Guy Anchor
- Existing Irrigation Pump
- Block Number
- Natural Ground Contour Line
- Property Boundary Line
- Section Line
- Lot Line
- Easement Line
- Right-of-Way Line
- Pressure Irrigation
- Gravity Irrigation
- Existing Top of Bank
- Existing Edge Dirt Road
- Existing Toe of Slope
- Existing Toe
- Existing Edge of Pavement
- Existing Edge of Gravel
- Existing Fence
- Existing Overhead Power
- Existing Pipe
- Test Pit
- Proposed Well
- Primary Septic System
- Replacement Septic System
- Available Septic System Area
- Potential Home Site (45'x85')

Scale: 1"=100'

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

April 13, 2026

NO	BY	DATE	DESCRIPTION
1	WJM	3/10/26	ADDED GI PIPE TO ENGLES
2	WJM	4/13/26	SWDH COMMENTS

REVISIONS

DESIGNED BY: | DRAWN BY: AMC 01/25 | CHECKED BY: | APPVD BY:

Mason & Associates — Professional Engineers, Land Surveyors & Planners

JOB NO	OC1420
DWG NO	OC1420SEPTIC
SCALE: Vert.	N/A
Horz.	1"=100'
FIELD BOOK NO.	

CLIENT: WHITNEE HUNGATE
18895 WEITZ ROAD
CALDWELL, ID 83607
(208) 720-3301

DRAWING TITLE:
OWYHEE HEIGHTS SUBDIVISION
HIGHWAY 78 MARSING IDAHO
SEPTIC PLACEMENT MAP

SHEET NO : OF : SHEETS | Rev

South Board of Control, Owyhee Project
P. O. Box 67,
Homedale, ID 83628

Ridgeview Irrigation District
Phone (208)337-3760

office@southboardofcontrol.com

Gem Irrigation District
Fax (208)337-5107

September 9, 2026

Attention Drake & Whitnee Hungate:

The South Board of Control has looked over the Final Plat provided for the Owyhee Heights Subdivision. We have determined that until a meeting with the development parties for the Owyhee Heights Subdivision, South Board of Control's Manager Carl Seiders and our development consultant Kirby Cook with Civil Dynamics can be arranged, irrigation district approval of the final plat cannot be made. Some of the items that remain unclear are as follows:

- Explanation for delivery of water to the land owned by Sharon Engle on the SW corner of the Owyhee Heights Subdivision.
- The listing of the Irrigation District Easements on the Mason and Associates plat/survey maps are not clear. Clarification of this notation needs to be addressed.
- The wastewater ditch on Highway 78 does not seem to be addressed on the plat/survey maps
- District Manager Carl Seiders has requested a meeting with Mason & Associates Inc., and they have not responded to having that meeting.

This meeting with the South Board of Control is required to discuss all items listed above. A copy of the South Board of Control policy for Land Development and Subdivisions is attached. This will include having the consultant from Civil Dynamics Kirby Cook attend meeting, and all costs to the district will be at the Subdivision Developers expense.

Please Contact Carl Seiders, Manager South Board of Control, to set up a meeting at (208)899-5665.

Thank You,

Carl Seiders

Carl Seiders, Manager
South Board of Control

Cc: Owyhee County Planning and Zoning
William Mason, P.E./Mason & Associates, Inc.
Angie Cuellar, P.E./Mason & Associates, Inc.
Brent Orton, P.E. Orton Engineering

Enclosure: Land Development and Subdivision Policy

Christine Ballard

From: William Mason <wmason@masonandassociates.us>
Sent: Tuesday, September 22, 2026 3:15 PM
To: 'Kirby Cook'; Carl Seiders
Cc: brentorton@ortonengineers.com; Christine Ballard
Subject: Owyhee Heights Subdivision
Attachments: OC1420 FINAL PLAT 9-22-26.pdf; Owyhee Heights Improvement Drawings_Sep_22_2026.pdf

Good afternoon,

The attached drawings have been updated to reflect comments made during our phone call with the South Board of Control this morning.

Final plat easements were widened to provide adequate easement for the irrigation piping to the north and west neighbors.

We also noted a waste ditch to be placed between the residential lots and the agricultural lot to prevent gravity irrigation overflow from entering the residential lots.

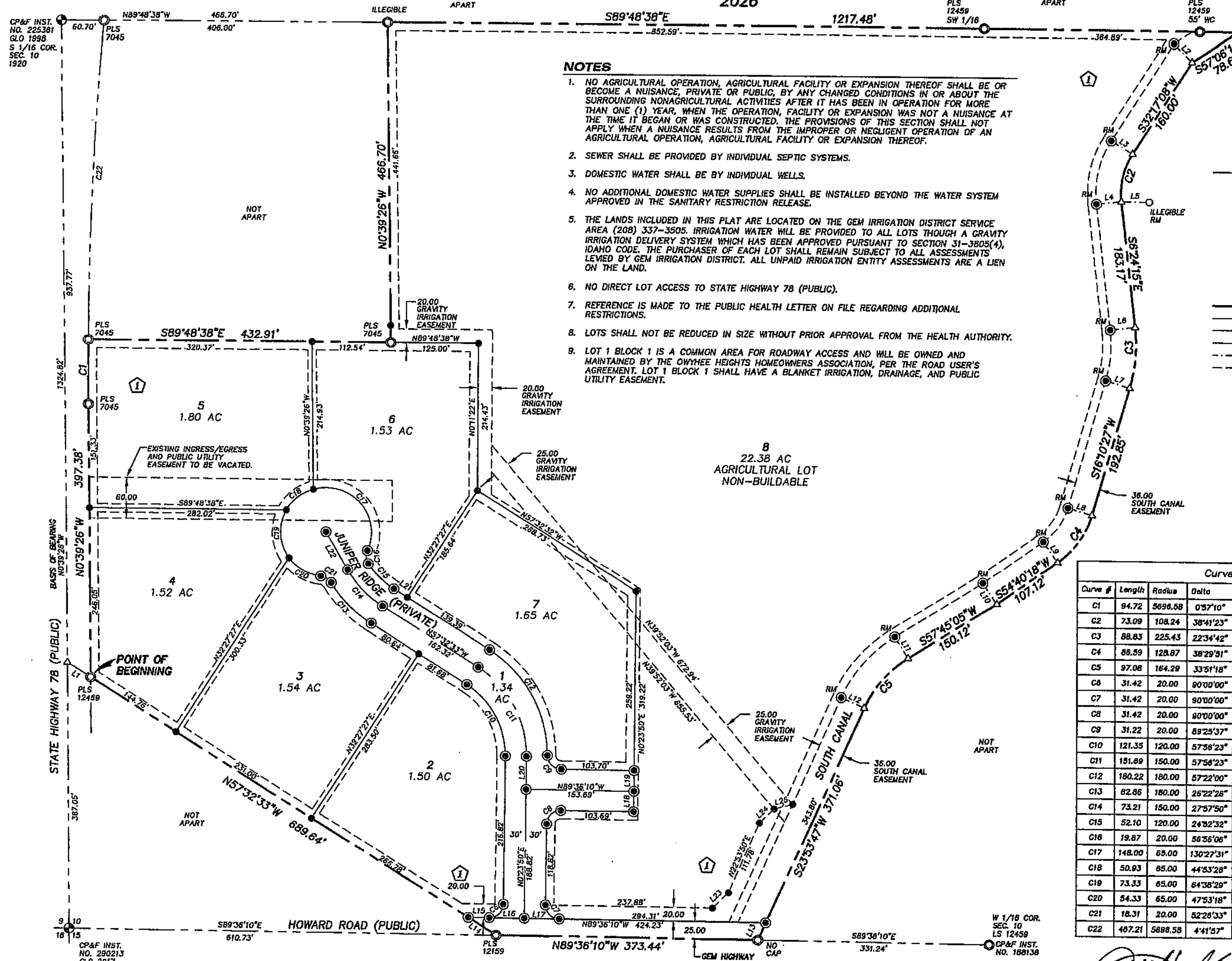
We will have hard copies delivered to Carl at the South Board of Control and Christine m at the Owyhee County Planning and Zoning Office.

-William J. Mason, P.E.
Mason & Associates, Inc.

Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651
Ph (208) 454-0256
e-mail: wmason@masonandassociates.us

OWYHEE HEIGHTS SUBDIVISION

A PART OF THE SW1/4 SW1/4 AND A PART OF THE SE1/4 SW1/4, SECTION 10, T. 2 N., R. 4 W., B.M., OWYHEE COUNTY, IDAHO 2026



NOTES

1. 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.
2. SEWER SHALL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
3. DOMESTIC WATER SHALL BE BY INDIVIDUAL WELLS.
4. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
5. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED ON THE GEM IRRIGATION DISTRICT SERVICE AREA (208) 337-3505. IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THOUGH A GRAVITY IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY GEM IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.
6. NO DIRECT LOT ACCESS TO STATE HIGHWAY 78 (PUBLIC).
7. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
8. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
9. LOT 1 BLOCK 1 IS A COMMON AREA FOR ROADWAY ACCESS AND WILL BE OWNED AND MAINTAINED BY THE OWYHEE HEIGHTS HOMEOWNERS ASSOCIATION, PER THE ROAD USER'S AGREEMENT. LOT 1 BLOCK 1 SHALL HAVE A BLANKET IRRIGATION, DRAINAGE, AND PUBLIC UTILITY EASEMENT.

LEGEND

- CALCULATED POINT
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- SET 5/8 INCH DIA. X 30 INCH IRON PIN W/PLASTIC CAP PLS 9366
- SET 1/2 INCH DIA. X 24 INCH IRON PIN W/PLASTIC CAP PLS 9366
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- BLOCK NUMBER
- SUBDIVISION BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- LOT LINE
- TIE LINE
- EASEMENT LINE – UNLESS OTHERWISE SHOWN

12 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG SUBDIVISION BOUNDARY

6 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG SIDE LOT LINES

NARRATIVE

THIS SURVEY WAS PERFORMED TO CREATE A SUBDIVISION. THE BOUNDARY LINES OF THIS PARCEL OF LAND FOR SAID SUBDIVISION WERE ESTABLISHED FROM RECORD INFORMATION AND FROM FOUND MONUMENTATION AS SHOWN AND DESCRIBED HEREON.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	94.72	5698.58	0°57'10"	N0°10'51"W	94.72	47.36
C2	73.09	108.24	38°41'23"	S12°58'26"W	71.71	38.00
C3	88.83	225.43	22°34'42"	S4°53'08"W	88.26	45.00
C4	88.59	128.87	38°29'51"	S35°25'23"W	84.97	45.00
C5	97.08	164.29	33°51'18"	S40°49'28"W	95.67	50.00
C6	31.42	20.00	90°00'00"	N45°23'50"E	28.28	20.00
C7	31.42	20.00	90°00'00"	S44°36'10"E	28.28	20.00
C8	31.42	20.00	90°00'00"	S45°23'50"W	28.28	20.00
C9	31.22	20.00	89°25'37"	S44°53'21"E	28.14	19.80
C10	121.35	120.00	57°56'23"	N28°34'22"W	116.24	66.43
C11	151.69	150.00	57°56'23"	N28°34'22"W	145.30	83.04
C12	180.22	180.00	57°22'00"	N28°51'33"W	172.79	98.46
C13	82.86	180.00	26°22'28"	S44°21'20"E	82.13	42.18
C14	73.21	150.00	27°57'50"	S43°33'38"E	72.48	37.35
C15	52.10	120.00	24°52'32"	S45°06'17"E	51.69	26.47
C16	19.87	20.00	56°56'06"	S4°11'57"E	19.07	10.84
C17	148.00	65.00	130°27'31"	N40°57'40"W	118.04	140.86
C18	50.93	65.00	44°53'28"	S51°21'51"W	49.63	26.85
C19	73.33	65.00	64°38'29"	S3°24'07"E	69.51	41.12
C20	54.33	65.00	47°53'18"	S59°40'00"E	52.76	28.86
C21	18.31	20.00	52°28'33"	N57°23'23"W	17.67	9.85
C22	467.21	5698.58	4°41'57"	S2°38'42"W	467.08	233.74

Line Table

Line #	Length	Direction
L1	39.40	S57°32'33"E
L2	36.66	N45°18'21"W
L3	36.00	N57°42'52"W
L4	36.00	S83°35'45"W
L5	40.00	S89°37'53"E
L6	36.00	S83°35'45"W
L7	36.00	N73°49'33"W
L8	36.00	N73°49'33"W
L9	36.00	N35°19'42"W
L10	36.01	N33°47'18"W
L11	36.00	N32°14'55"W
L12	36.00	N66°06'13"W
L13	27.26	N23°53'47"E
L14	47.10	N57°32'33"W
L15	29.91	S89°36'10"E
L16	50.00	S89°36'10"E
L17	50.00	S89°36'10"E
L18	30.00	N0°23'50"E
L19	30.00	N0°23'50"E
L20	48.00	S0°23'50"W
L21	22.93	N57°32'33"W
L22	63.25	S29°34'43"E
L23	32.21	N45°23'50"E
L24	29.09	N45°23'50"E
L25	27.61	S75°13'32"W

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 9/22/25 STATE OF IDAHO DARIN HOLZHEY

Mason & Associates

Professional Engineers, Land Surveyors & Planners

924 3rd St. South, Nampa, ID 83651 (208) 454-0256 Fax (208) 467-4130

OC1420 8/14/2025

SHEET 1 of 3

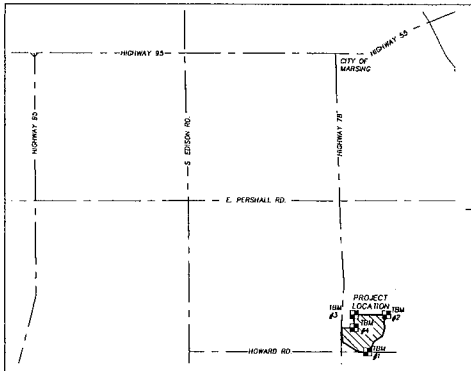
BK.________, PG________

OWYHEE HEIGHTS SUBDIVISION

A PART OF THE SW1/4 SW1/4 AND A PART OF THE SE1/4 SW1/4, SECTION 10, T. 2 N., R. 4 W., B.M., OWYHEE COUNTY, IDAHO
2026

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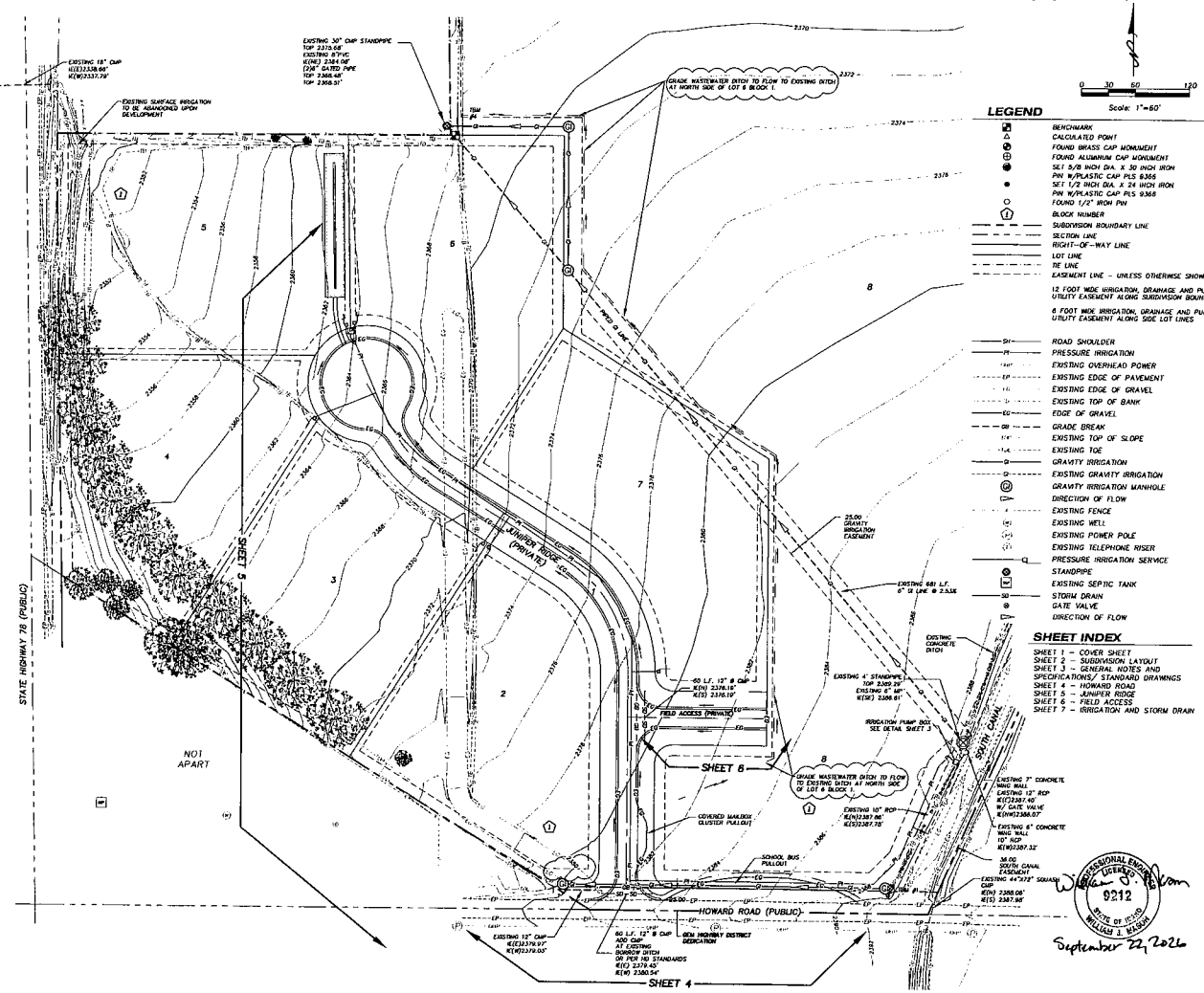
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ELEVATION= 2388.98'

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LEGEND

Scale: 1"=60'

- BENCHMARK
- CALCULATED POINT
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12 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG SUBDIVISION BOUNDARY

6 FOOT WIDE IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG SIDE LOT LINES

- ROAD SHOULDER
- PRESSURE IRRIGATION
- EXISTING OVERHEAD POWER
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING TOP OF BANK
- EDGE OF GRAVEL
- GRADE BREAK
- EXISTING TOP OF SLOPE
- EXISTING TOE
- GRAVITY IRRIGATION
- EXISTING GRAVITY IRRIGATION
- GRAVITY IRRIGATION MANHOLE
- DIRECTION OF FLOW
- EXISTING FENCE
- EXISTING WELL
- EXISTING POWER POLE
- EXISTING TELEPHONE RISER
- PRESSURE IRRIGATION SERVICE
- STANDPIPE
- EXISTING SEPTIC TANK
- STORM DRAIN
- GATE VALVE
- DIRECTION OF FLOW

SHEET INDEX

SHEET 1 – COVER SHEET
SHEET 2 – SUBDIVISION LAYOUT
SHEET 3 – GENERAL NOTES AND SPECIFICATIONS/ STANDARD DRAWINGS
SHEET 4 – HOWARD ROAD
SHEET 5 – JUNIPER RIDGE
SHEET 6 – FIELD ACCESS
SHEET 7 – IRRIGATION AND STORM DRAIN

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

September 22, 2026

NO.	BY	DATE	DESCRIPTION
1	WJM	3/10/26	ADDED GI PIPE TO ENGLES
2	WJM	9/22/26	ADDED WASTE DITCH/EASEMENT PER SBOC

REVISION

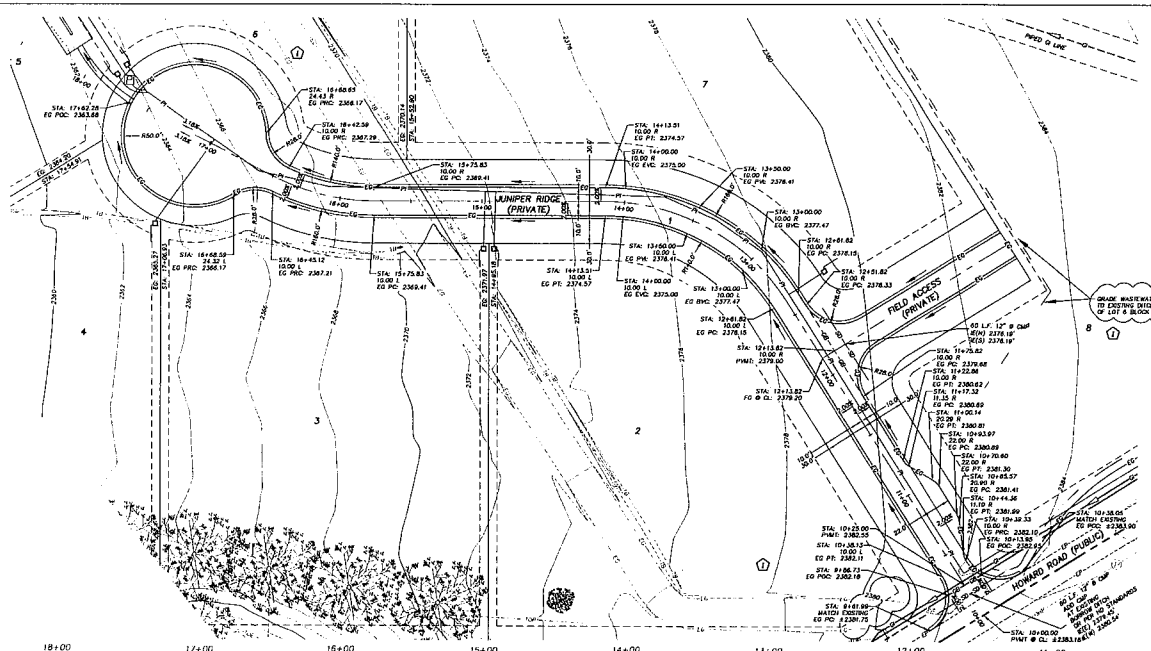
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DRAWN BY: PE 8/25
CHECKED BY: WMJ 10/25
APPVD BY: WMJ 10/25

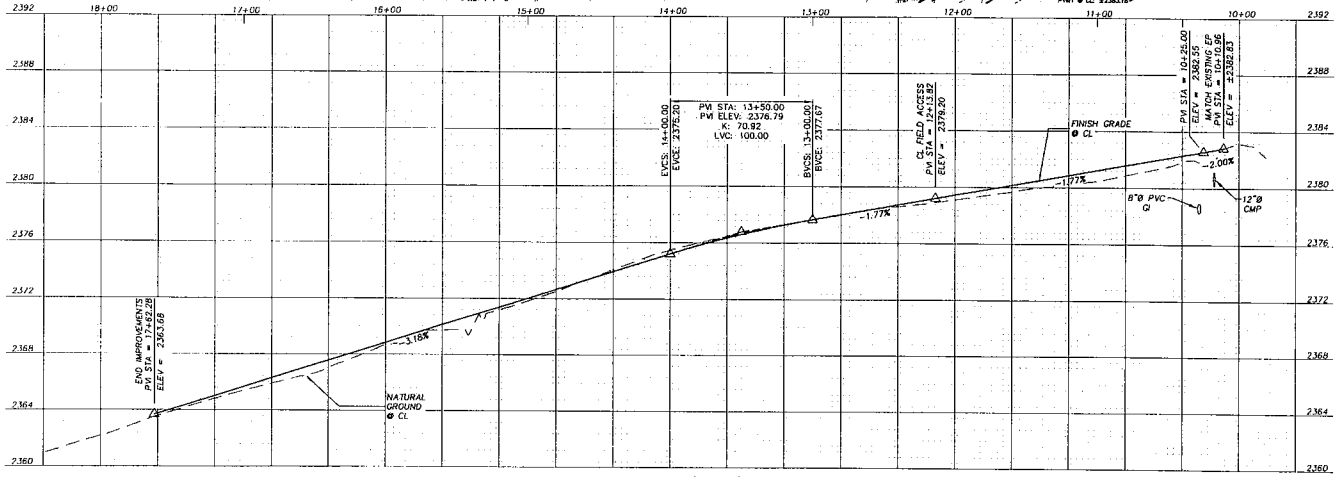
Mason & Associates
Professional Engineers, Land Surveyors & Planners
P.O. Box 1044 Caldwell, ID 83606
208 454-8135

JOB NO. OCT-420
DWG NO. OCT-420
SCALE Vert: N/A Horiz: 1"=60'
FIELD BOOK NO. –

CLIENT: WHITNEE HUNGATE
18885 WEITZ ROAD
CALDWELL, ID 83607
(208) 720-3301

DRAWING TITLE: OWYHEE HEIGHTS SUBDIVISION
COVER SHEET
SHEET NO. 1 OF 7 SHEETS
Rev.

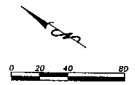




JUNIPER RIDGE (PRIVATE)
VERTICAL SCALE 1"=4'

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DESIGNED BY: PE 8/25
DRAWN BY: PE 8/25
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APPVD BY: WM 10/25

Mason & Associates
Professional Engineers, Land Surveyors & Planners
913 S 3rd West P.O.BOX 28 44121

DRAWING TITLE: OWYHEE HEIGHTS SUBDIVISION
JUNIPER RIDGE
SHEET NO. 5 OF 7 SHEETS Rev:

JOB NO. 0C1420
DWG NO. 0C1420
SCALE: Vert 1"=4' Horiz 1"=40'
FIELD BOOK NO.

CLIENT: WHITNEE HUNGATE
18885 MEITZ ROAD
CALDWELL, ID 83607
(208) 720-3301

PROFESSIONAL ENGINEER LICENSE 9212 STATE OF IDAHO WILLIAM J. MASON

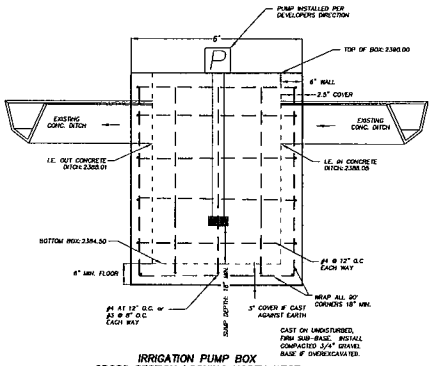
September 22, 2026

GENERAL NOTES

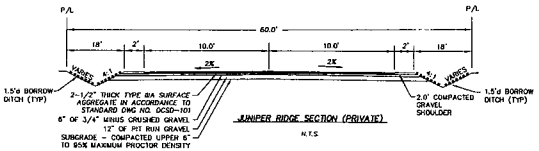
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2025 EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.) AND GEM HIGHWAY DISTRICT NO. 3 STANDARDS AND DEVELOPMENT PROCEDURES
2. CONTRACTOR SHALL PROVIDE AND IMPLEMENT A TRAFFIC CONTROL PLAN CONFORMING TO MUTCD PRIOR TO CONSTRUCTION.
3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF-SITE EASEMENTS ARE TO BE TAKEN FROM THE FINAL PLAT OF THIS SUBDIVISION
4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO PLANNED USE.
5. THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS BOTH ABOVE AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSISTS OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENT AND/OR STRUCTURES. ALL MATERIAL NOT SUITABLE FOR THE FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTORS EXPENSE.
6. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR ITS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR COST OF RE-ESTABLISHING SAID POINTS.
7. THE CONTRACTOR(S) SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
8. ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
9. EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING.
10. ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
11. CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE ABOVE REQUIREMENTS OF THE AGENCY AND/OR ENGINEER. MATERIAL SUBMITTAL SHALL BE SUBMITTED TO THE ENGINEER OF RECORD.
12. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CALL DIGLINE.
13. ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE BACKCHARGED TO THE CONTRACTOR BY THE OWNER.
14. ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
15. WORK SUBJECT TO APPROVAL BY ANY POLITICAL SUBDIVISION AND/OR AGENCY MUST BE APPROVED BY ENGINEER OF RECORD PRIOR TO:
    (A) PLACING OF AGGREGATE BASE, (B) PLACING OF ASPHALT PAVING, (C) BACKFILLING TRENCHES FOR PIPE. WORK DONE WITHOUT SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER.
16. ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION.
17. THE CONTRACTOR IS RESPONSIBLE FOR FILING THE NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY UNDER THE NPDES GENERAL PERMIT WITH THE EPA, AS REQUIRED. CONTRACTOR SHALL SUBMIT SWPPP PLAN TO THE ENGINEER FOR APPROVAL.
18. NO PIT RUN, BALLAST OR SUBBASE AGGREGATE SHALL BE PLACED ON ANY ROAD OR STREET UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE ENGINEER. TESTING SHALL BE PER GEM HIGHWAY DISTRICT STANDARDS, SECTION 507.0.
19. ALL CONSTRUCTION OBSERVATION AND TESTING SHALL BE PER GEM HIGHWAY DISTRICT STANDARDS, SECTION 307.0.
20. IRRIGATION WATER TO BE SUPPLIED BY IDAHO DEPARTMENT OF WATER RESOURCES. WATER RIGHT NUMBER 2-10585.
21. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE — EXCEPTION. 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.
22. INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED.
23. INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED.
24. STORM DRAINAGE SHALL BE RETAINED IN ROADSIDE BARROW DITCHES.

IRRIGATION

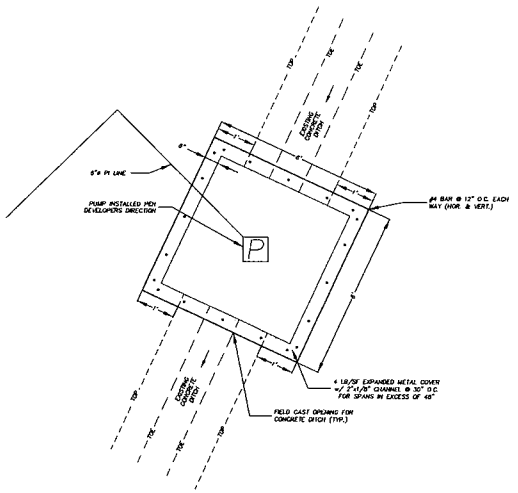
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2025 EDITION OF IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (I.S.P.W.C.),
2. SEPARATION BETWEEN POTABLE AND NON-POTABLE WATER PIPES SHALL CONFORM WITH THE IDAPA 58.01.08, IDAHO RULES FOR PUBLIC DRINKING WATER SYSTEMS, SECTION 542.07
3. A MINIMUM OF 3-1/2 FEET OF COVER SHALL BE REQUIRED FROM FINISH GRADE FOR ALL PRESSURE IRRIGATION.
4. ALL VAULTS AND VALVE BOX COVERS FOR THE PRESSURIZED IRRIGATION SYSTEM SHALL BE IDENTIFIED AS "IRRIGATION" OR "NON POTABLE WATER".
5. PRESSURE IRRIGATION MAINS SHALL BE BEDDED WITH REJECT SAND MEETING GRADATION SPECIFICATIONS OF TABLE-801 OF I.S.P.W.C.
6. CAP ALL PRESSURE IRRIGATION MAIN STUBS AND MARK AT SURFACE.
7. FINAL APPROVAL AND ACCEPTANCE OF ALL PRESSURE IRRIGATION SHALL BE BY OWNER.



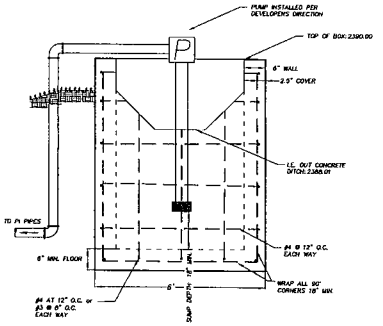
IRRIGATION PUMP BOX
CROSS SECTION LOOKING NORTH WEST
N.T.S.



JUNIPER RIDGE SECTION (PRIVATE)
N.T.S



IRRIGATION PUMP BOX
PLAN VIEW
N.T.S.



IRRIGATION PUMP BOX
CROSS SECTION LOOKING NORTH EAST
N.T.S.

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All construction shall conform to the 2025 edition of the Idaho Standards for Public Works Construction, the Applicable Irrigation District Standards, and Gem Highway District No. 3 Standards and Development Procedures (for Highway District roads).

William J. Mason
PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON
October 9, 2025

NO	BY	DATE	DESCRIPTION
			REVISIONS

DESIGNED BY: PC 8/25
DRAWN BY: PC 8/25
CHECKED BY: WM 10/25
APPVD BY: WM 10/25

Professional Engineers, Land Surveyors & Planners
STATE OF IDAHO
Mason & Associates
CDE KAZEE

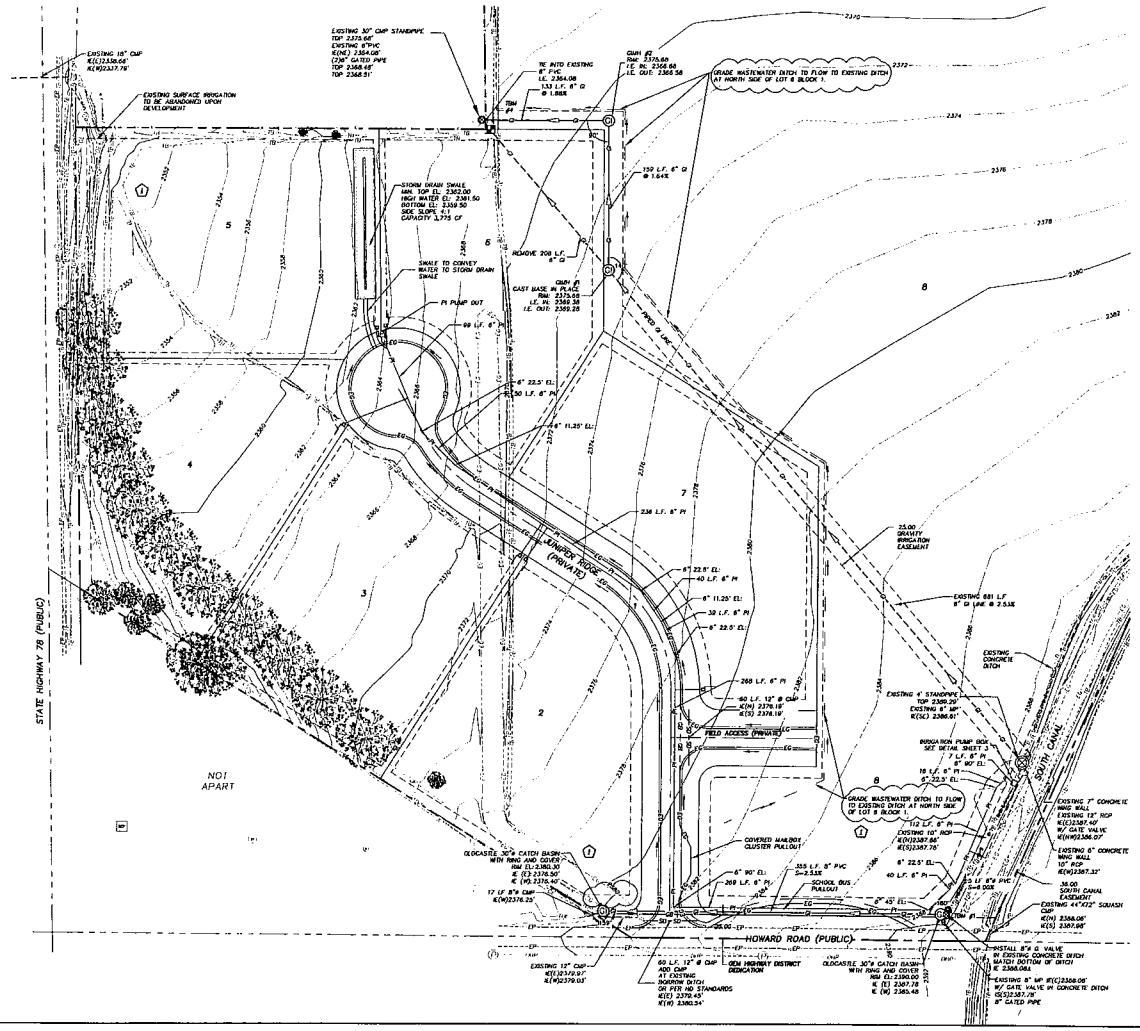
DRAWING TITLE: OWYHEE HEIGHTS SUBDIVISION / GENERAL NOTES AND SPECIFICATIONS / STANDARD DRAWINGS
SHEET NO. 3 OF 7 SHEETS

JOB NO. OC1420
DWG NO. OC1420
SCALE: N/A
REV: N/A
FIELD BOOK NO.

CLIENT: WHITNEE HUNGATE
18895 WEITZ ROAD
CALDWELL, ID 83607
(208) 720-3301

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PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

William J. Mason

September 22, 2026

NO	BY	DATE	DESCRIPTION
1	NJM	3/10/26	ADDED GI PIPE TO ENGLES
2	NJM	9/22/26	ADDED WASTE DITCH/EASEMENT PER SBOC

REVISIONS

DESIGNED BY:	PE	8/25	
DRAWN BY:	PE	8/25	
CHECKED BY:	WM	10/25	
APPVD BY:	WM	10/25	

Mason & Associates
Professional Engineers, Land Surveyors & Planners
10273 Sor Wing 6300
208 454-0202

CLIENT: WHITNEE HUNGATE
18895 WEITZ ROAD
CALDWELL ID 83607
(208) 720-3301

JOB NO: 0C1420
DWG NO: 0C1420
SCALE: Vert: N/A Horz: 1"=60'
FIELD BOOK NO.

DRAWING TITLE: OWYHEE HEIGHTS SUBDIVISION
IRRIGATION AND STORM DRAIN

SHEET NO. 7 OF 7 SHEETS | Rev

OWYHEE HEIGHTS SUBDIVISION

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor for Owyhee County, Idaho, do hereby certify that I have examined this plat and find that it complies with the State of Idaho code relating to plats and surveys.

Owyhee County Surveyor _____ Date _____

CERTIFICATE OF COUNTY TREASURER

I, _____, County Treasurer in and for the County of Owyhee, 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 plat have been paid in full.
This certificate is valid for the next thirty (30) days only.

County Treasurer _____ Date _____

APPROVAL OF OWYHEE COUNTY COMMISSIONERS

Accepted and approved this _____ day of _____, 20___ by the Board of County Commissioners of Owyhee County, Idaho.

Chairman _____ Date _____

APPROVAL OF GEM HIGHWAY DISTRICT

Gem Highway District does hereby accept this plat, and the dedicated public streets, highways and rights-of-way as are depicted on this plat, in accordance with the provisions of I.C. Section 50-1312. Private streets depicted on this plat are not maintained by or under the jurisdiction of Gem Highway District. There is no legal obligation or assurances that the private streets will be accepted as public streets in the future.

Chairman _____ Date _____

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restriction may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

District Health Department, EHS _____ Date _____

PROFESSIONAL LAND SURVEYOR REGISTERED 9366 8/26/25 STATE OF IDAHO DARIN HOLZHEY

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256 Fax (208) 467-4130

OC1420 8/14/2025
SHEET 3 of 3
BK._____, PG_____