



CITY OF
Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:

File number(s): _____

Project name: _____

Date filed: _____ Date complete: _____

Related files: _____

Subject Property Information

Address: 14660 Pine Knoll St, Caldwell, ID 83605 Parcel Number(s): R32856168 0

Subdivision: Passero Ridge No. 2 Block: 6 Lot: 17 Acreage: 1.15 Zoning: R1

Prior Use of the Property: Single-family Residential

Proposed Use of the Property: Single-family Residential

Applicant Information:

Applicant Name: Kyle Prewett (Toll Brothers) Phone: 831.801.9724

Address: 3103 W Sheryl Dr., Suite 100 City: Meridian State: Idaho Zip: 83642

Email: kprewett@tollbrothers.com Cell: 831.801.9724

Owner Name: BHEG Passero Ridge LLC Phone: _____

Address: 1140 Virginia Dr City: Fort Washington State: PA Zip: 19034

Email: _____ Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) Kyle Prewett - Toll Brothers

Address: 3103 W Sheryl Dr., Suite 100 City: Meridian State: Idaho Zip: 83642

Email: kprewett@tollbrothers.com Cell: 831.801.9724

Authorization

Print applicant name: Kyle Prewett

Applicant Signature: *Kyle Prewett* Date: 9/17/2024



INVOICE

Permit #:	SUP24-000020	
Address:	14660 Pine Knoll St	
Fee	Account Code	Amount
P&Z Fee (> than 2 acres)	10200	2,173.00
Eng Fee (2 to 20 acres)	12530	495.18
Fire Fee (> 1 acre)	22025	102.79
TOTAL		2,770.97

Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

September 17th, 2024

City of Caldwell
411 Blaine St.
Caldwell, Idaho 83605

RE: Passero Ridge Subdivision – Special Use Permit – Maximum Entry Monument Lettering Increase

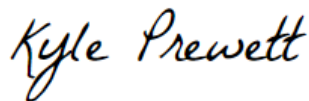
Dear Staff,

Toll Brothers, on behalf of BHEG Passero Ridge LLC, hereby apply for a Special Use Permit for Passero Ridge Subdivision (the Project) to allow the maximum allowable entry monument lettering size to be increased from 32 square feet to 52 square feet. The Project is located at 14660 Pine Knoll St, Caldwell, ID 83605, parcel R3285616800. Phase 1 of the Project was recorded on November 28th, 2023, Phase 2 on December 15th, 2023, and Phase 3 was recorded on December 21st, 2023. Construction of phases 4, 5, and 6 is ongoing and recording of the final plats for these phases is anticipated to occur in 2025.

The Project has a zoning designation of R-1, which features a maximum allowable entry monument lettering size of 32 square feet. Currently, there is temporary lettering installed at the entry monument meeting the lettering size requirement. In relation to the size of the wall on which the lettering is mounted, it is felt that the current lettering is disproportionately small, does not provide appropriate wayfinding for prospective homeowners, current homeowners, and members of the public visiting the community, and is not to the aesthetic standard expected of a Toll Brothers community. We have designed new lettering, 52 square feet in size, that better accomplishes the previously mentioned aspects that the current lettering does not meet.

Thank you for your time and consideration of this application. If you have any questions or need further information, please don't hesitate to contact me at 208-576-3625 or by email at kprewett@tollbrothers.com.

Sincerely,



Kyle Prewett
Land Entitlement Manager, Idaho
Toll Brothers

CANYON COUNTY LISTING -R32856-168 500 FEET

September 17, 2024

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

PIN	Owner Name	In Care Of	Address
32847369 0	AG ESSENTIAL HOUSING MULTI STATE 2 LLC		408 S EAGLE RD STE 100
32851000 0	AYALA LEOPOLDO		15498 MONTANA AVE
32856155 0	BHEG PASSERO RIDGE LLC		1140 VIRGINIA DR
32858000 0	CALDWELL CITY OF		PO BOX 1179
32860000 0	DAYNES ALLAN AND KAREN LIVING TRUST		15516 S MONTANA AVE
32859000 0	IDAHO CONFERENCE OF SEVENTH DAY ADVENTISTS		7777 FAIRVIEW
32859010 0	JONES STEVEN KEN		15554 S MONTANA AVE
32850010 0	LAKE LOWELL PROPERTIES LLC		3175 E WARM SPRINGS RD STE 130
32847378 0	LENNAR HOMES OF IDAHO LLC		9169 W STATE ST NO 1101
32856234 0	TOLL SOUTHWEST LLC		3103 W SHERYL DR STE 100



City, State, Zip

EAGLE, ID, 83616

CALDWELL, ID, 83607

FORT WASHINGTON, PA, 19034

CALDWELL, ID, 83606

CALDWELL, ID, 83607

BOISE, ID, 83704

CALDWELL, ID, 83607

LAS VEGAS, NV, 89120

GARDEN CITY, ID, 83714

MERIDIAN, ID, 83642



August 20th, 2024

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,

Toll Brothers is in the process of applying for a Special Use Permit application with the City of Caldwell for the Passero Ridge Subdivision. You are receiving this notice because you own property within 500 feet of the subdivision.

The purpose of this meeting is to discuss the application, answer any questions, and listen to your feedback and suggestions. This is not a public hearing and public officials will not be present. A public hearing will be scheduled once our application has been submitted and processed.

Project Description:

We invite you to meet and review a proposal for a Special Use Permit for Passero Ridge Subdivision to increase the maximum entry monument lettering size from 32 square feet to 52 square feet.

The in-person neighborhood meeting details are as follows:

Day: Monday, September 9th, 2024

Time: 5:30 PM – 6:30 PM

Location: Passero Ridge Subdivision Sales Office – 15312 Dark Maple Ave, Caldwell, ID 83607

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions and collect any comments you may have.

If you have any questions or need further information, please don't hesitate to contact me at kprewett@tollbrothers.com

Respectfully,

Kyle Prewett
Land Entitlement Manager
Toll Brothers
3103 W Sheryl Dr, Suite 100, Meridian, ID 83642

NEIGHBORHOOD MEETING SIGN-IN FORM
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 5:30

End Time of Neighborhood Meeting: 6:30

Those in attendance please print your name and address.

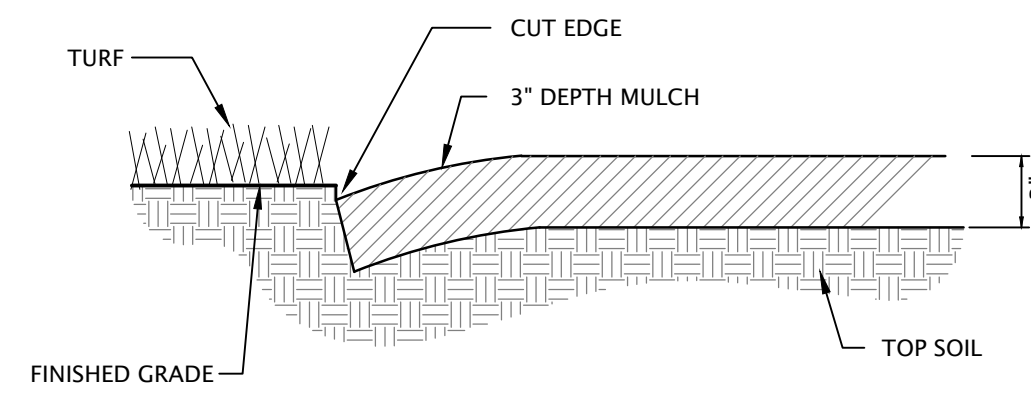
If no one attended, Applicant please write across this form "No one attended".

PRINTED NAME

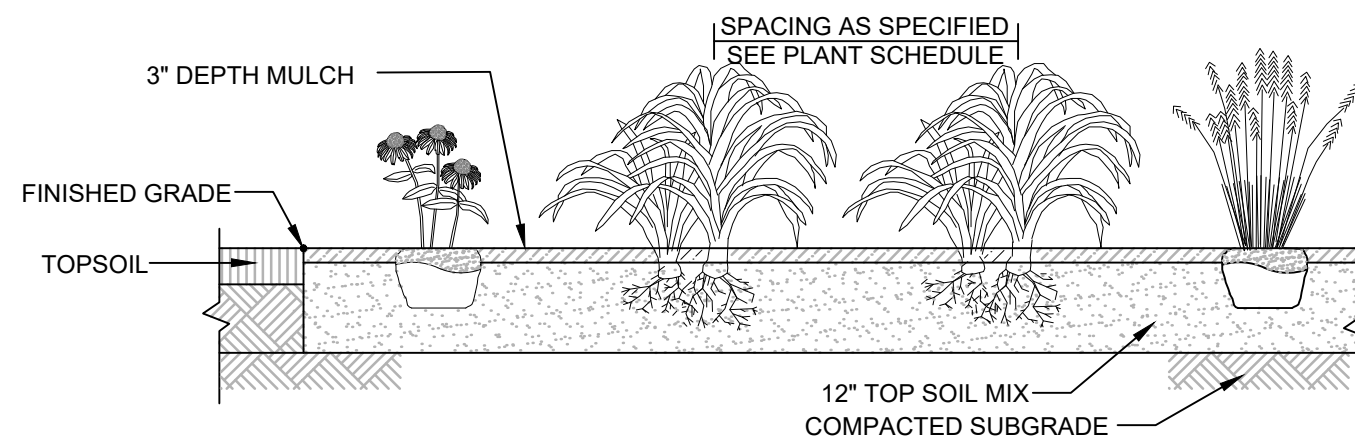
ADDRESS, CITY, STATE, ZIP

1. No one attended
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____

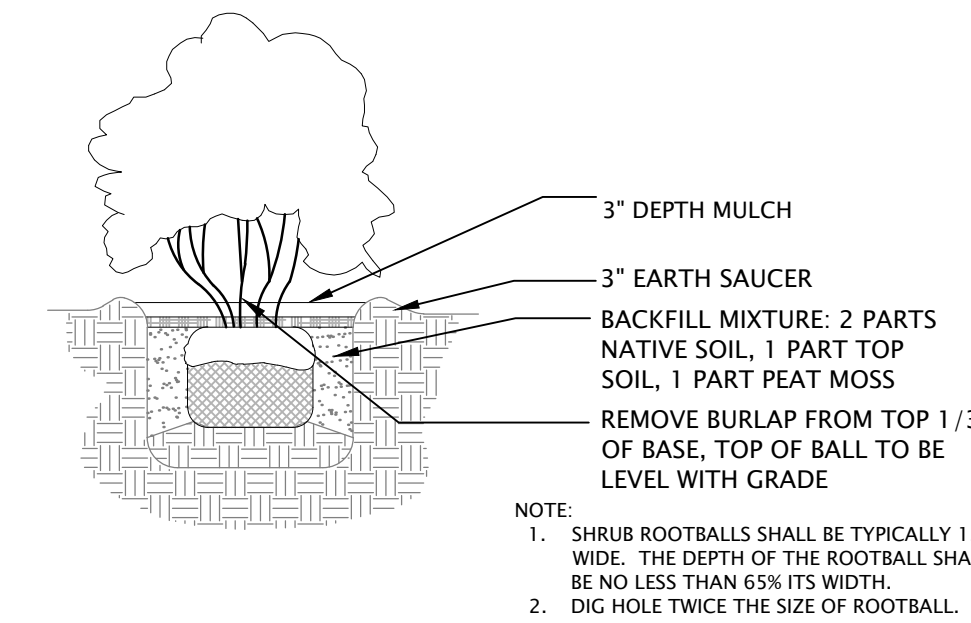
- 17. _____
- 18. _____
- 19. _____
- 20. _____



PLANTER CUT BED EDGE
NOT TO SCALE

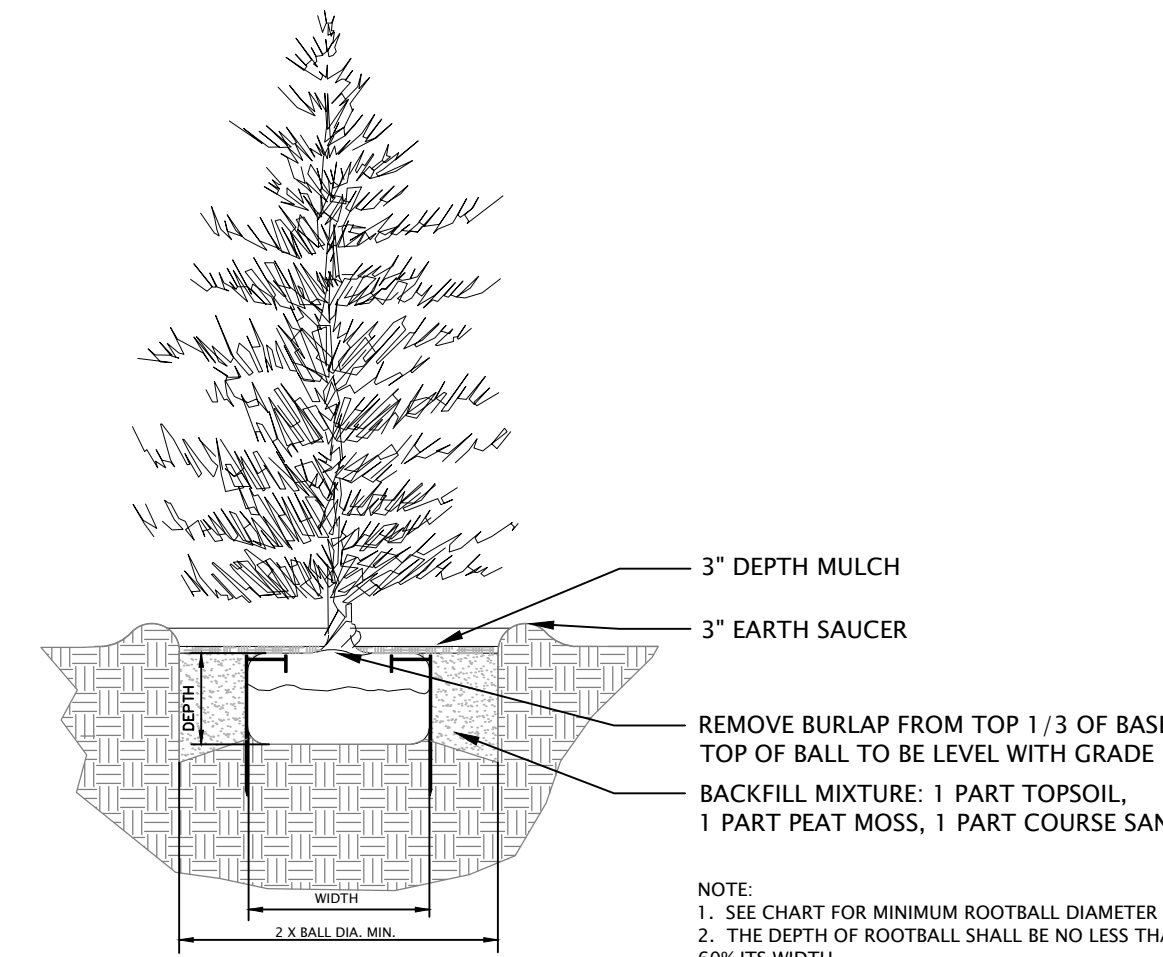


ANNUAL/PERENNIAL/GRASSES/GROUNDCOVER BEDS
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

NOTE:
1. SHRUB ROOTBALLS SHALL BE TYPICALLY 12" WIDE. THE DEPTH OF THE ROOTBALL SHALL BE NO LESS THAN 65% ITS WIDTH.
2. DIG HOLE TWICE THE SIZE OF ROOTBALL.



EVERGREEN TREE PLANTING
NOT TO SCALE

NOTE:
1. SEE CHART FOR MINIMUM ROOTBALL DIAMETER.
2. THE DEPTH OF ROOTBALL SHALL BE NO LESS THAN 60% ITS WIDTH.

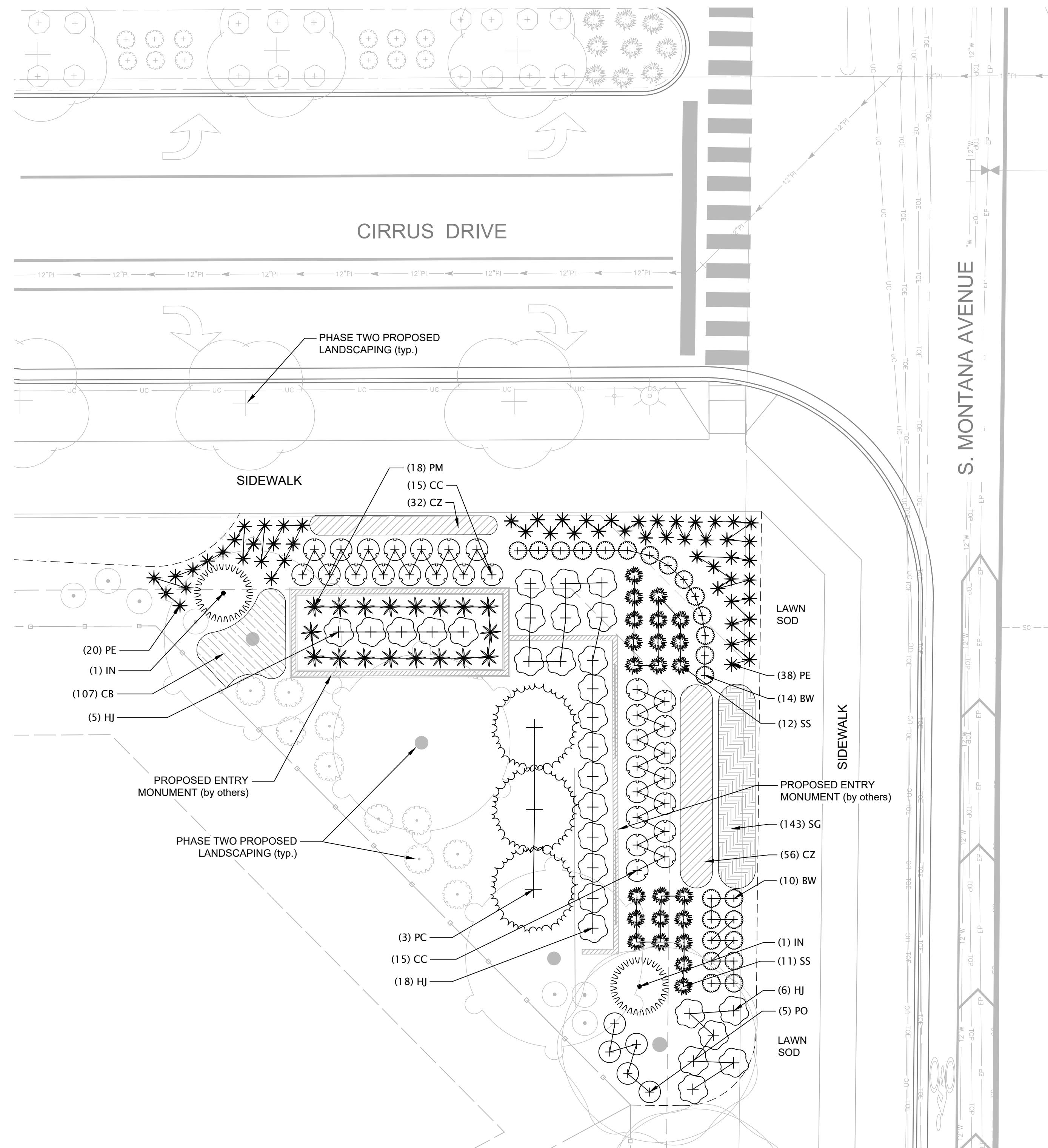
GENERAL LANDSCAPE NOTES:

1.) CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.

2.) ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.

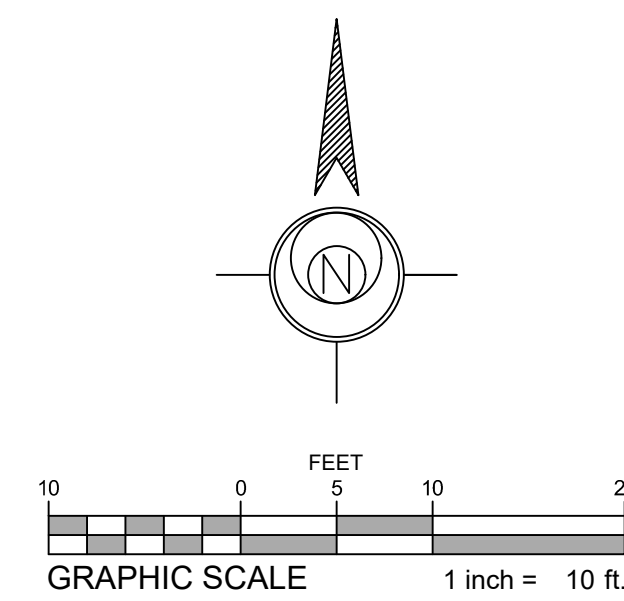
3.) ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH STONE MULCH, AND TREE RINGS SHALL RECEIVE 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH.

4.) PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
	PC	3	PICEA PUNGENS	COLORADO SPRUCE	B & B	MIN. 7'-8' HT.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE
	BW	24	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM JAPANESE BOXWOOD	3 GAL.	
	CC	30	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	3 GAL.	
	HJ	29	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME® PANICLE HYDRANGEA	5 GAL.	
	IN	2	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	B & B	4'-5' HT.
	PE	58	PENNISETUM ALOPECUROIDES 'CASSIAN'S CHOICE'	CASSIAN FOUNTAIN GRASS	1 GAL.	
	PM	18	PENNISETUM ALOPECUROIDES 'MOUDRY'	MOUDRY FOUNTAIN GRASS	1 GAL.	
	PO	5	PHYSOCARPUS OPULIFOLIUS 'SMPOTW'	TINY WINE® NINEBARK	5 GAL.	
	SS	23	SCHIZACHYRIUM SCOPARIUM 'BLUE PARADISE'	PRAIRIE WINDS® LITTLE BLUESTEM	1 GAL.	
GROUNDCOVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING
	CB	107	CAMASSIA QUAMASH 'BLUE MELODY'	BLUE MELODY SMALL CAMAS	BULB	12" o.c.
	CZ	88	COREOPSIS VERTICILLATA 'ZAGREB'	ZAGREB TICKSEED	1 GAL.	18" o.c.
	SG	143	SEDUM SPURIUM 'SPIRALING DOOZIE'	WHAT A DOOZIE TWO ROW STONECROP	1 GAL.	12" o.c.



LANDSCAPE PLAN
SCALE: 1" = 10'

N:\PROJECTS\IDAHO\7851 - HOFF\LANDSCAPE\ENTRANCE\EF-LAND.DWG-Length Chenkovich-8/12/2023 3:57 PM

NOT APPROVED FOR CONSTRUCTION
PRELIMINARY
AGENCY REVIEW

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

DRAFT

ENTRY MONUMENT - LANDSCAPE PLAN
PASSERO RIDGE
SUBDIVISION NO. 2
SEC.15, T.3N., R.3W., B.M., CALDWELL, CANYON COUNTY, IDAHO

DATE: 8/3/2023 SCALE: 1" = 10'
DESIGN: ESE DRAWN: ESE
JOB NO.: 7851 FILE NAME: 7851 EF-LAND
REF. NO.: 01
SHEET NO.: 1 OF 1

2023-039710
RECORDED
12/15/2023 08:31 AM



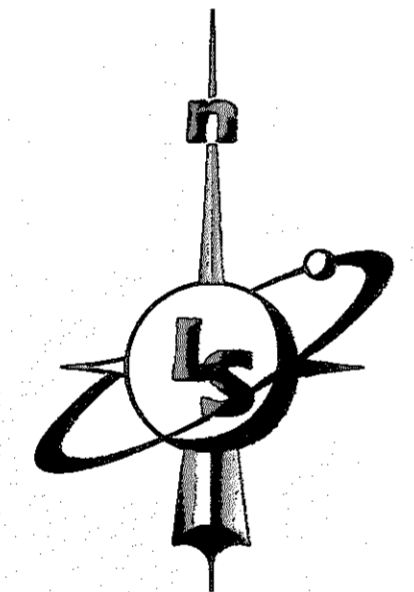
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 TYOUREN \$11.00
PLAT
TOLL BROTHERS

PASSERO RIDGE SUBDIVISION NO. 2

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.,
CITY OF CALDWELL, CANYON COUNTY, IDAHO
2023

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
- FOUND 1/2" REBAR, PLS 11118
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT, NOT SET
- SET WITNESS CORNER AT INDICATED DISTANCE WITH PLS 11118 WITNESS PLASTIC CAP
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY, IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTE 1
- EASEMENT LINE AS NOTED
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- ⑩ LOT NUMBER



SCALE: 1" = 100'

CP&F INST. NO. 2008027844
1/4
N89°36'24"E 1322.97'
16 15

CP&F INST. NO. 94339599
CW 1/16

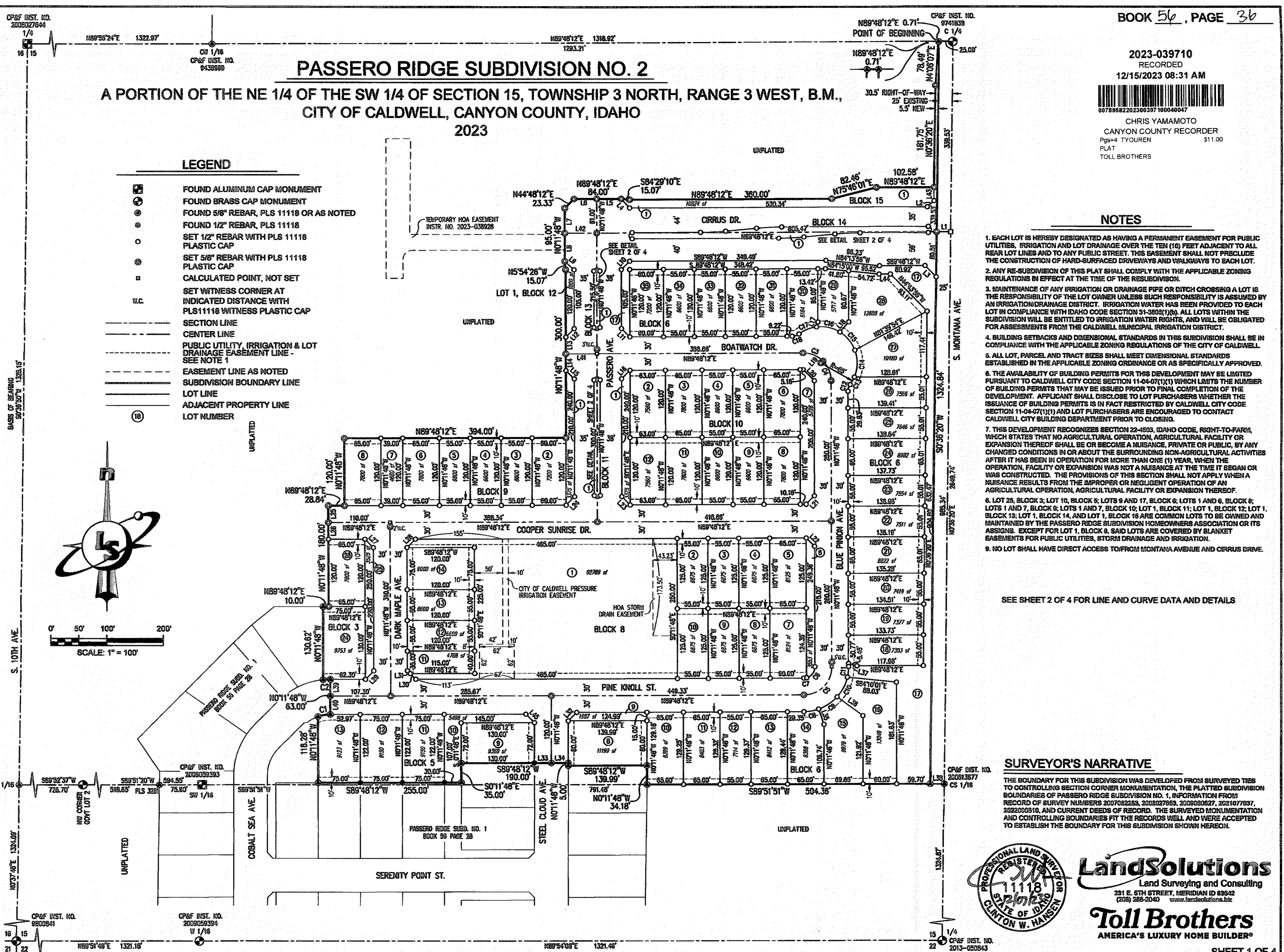
CP&F INST. NO. 2009059393
SW 1/16

CP&F INST. NO. 98008641
16 15

CP&F INST. NO. 2009059394
W 1/16

CP&F INST. NO. 20013677
CS 1/16

CP&F INST. NO. 2013-050843
15 22



NOTES

1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ALL REAR LOT LINES AND TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
3. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT. IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT IN COMPLIANCE WITH IDAHO CODE SECTION S1-380(1)(d). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CALDWELL MUNICIPAL IRRIGATION DISTRICT.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
6. THE AVAILABILITY OF BUILDING PERMITS FOR THIS DEVELOPMENT MAY BE LIMITED PURSUANT TO CALDWELL CITY CODE SECTION 11-04-07(1)(1) WHICH LIMITS THE NUMBER OF BUILDING PERMITS THAT MAY BE ISSUED PRIOR TO FINAL COMPLETION OF THE DEVELOPMENT. APPLICANT SHALL DISCLOSE TO LOT PURCHASERS WHETHER THE ISSUANCE OF BUILDING PERMITS IS IN FACT RESTRICTED BY CALDWELL CITY CODE SECTION 11-04-07(1)(1) AND LOT PURCHASERS ARE ENCOURAGED TO CONTACT CALDWELL CITY BUILDING DEPARTMENT PRIOR TO CLOSING.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4603, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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.
8. LOT 25, BLOCK 3; LOT 10, BLOCK 5; LOTS 9 AND 17, BLOCK 6; LOTS 1 AND 6, BLOCK 8; LOTS 1 AND 7, BLOCK 8; LOTS 1 AND 7, BLOCK 10; LOT 1, BLOCK 11; LOT 1, BLOCK 12; LOT 1, BLOCK 13; LOT 1, BLOCK 14, AND LOT 1, BLOCK 15 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE PASSERO RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. EXCEPT FOR LOT 1, BLOCK 8, SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE AND IRRIGATION.
9. NO LOT SHALL HAVE DIRECT ACCESS TO/FROM MONTANA AVENUE AND CIRRUS DRIVE.

SEE SHEET 2 OF 4 FOR LINE AND CURVE DATA AND DETAILS

SURVEYOR'S NARRATIVE

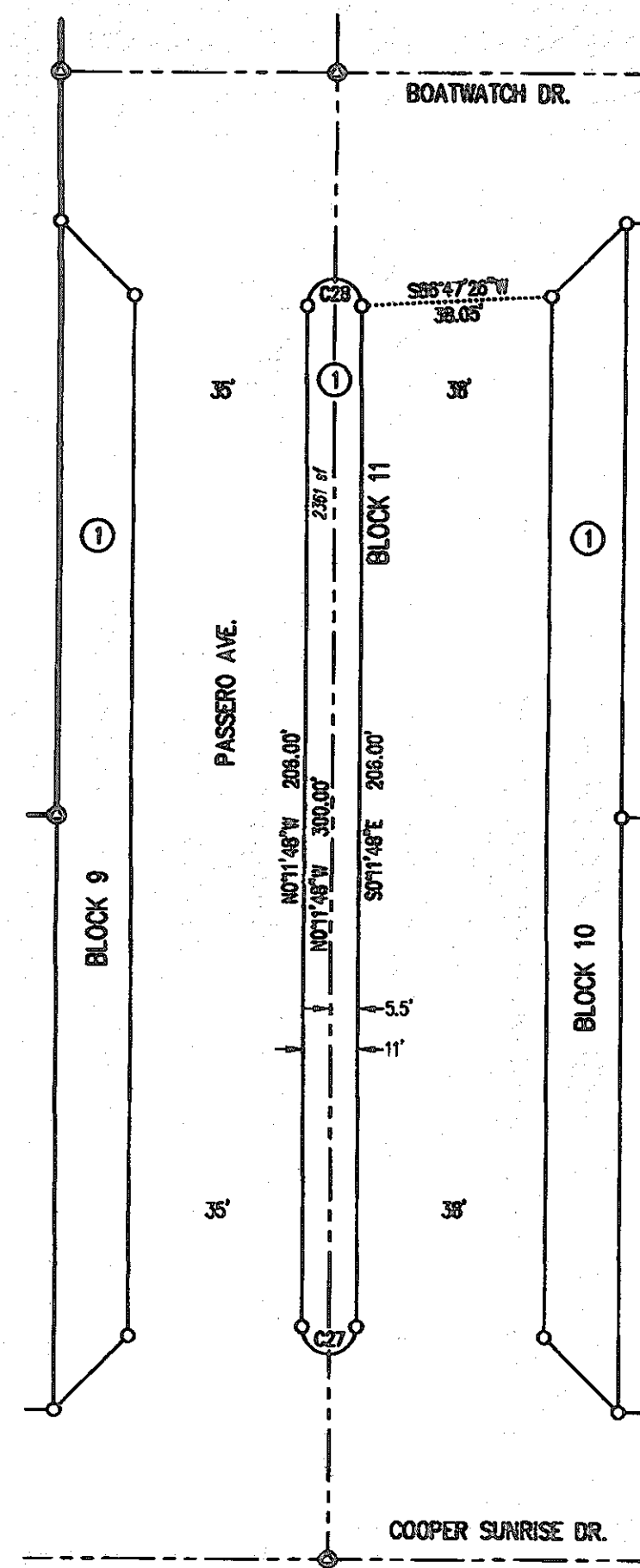
THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF PASSERO RIDGE SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBERS 2007082263, 2008027663, 2008080627, 2021077037, 2022000510, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



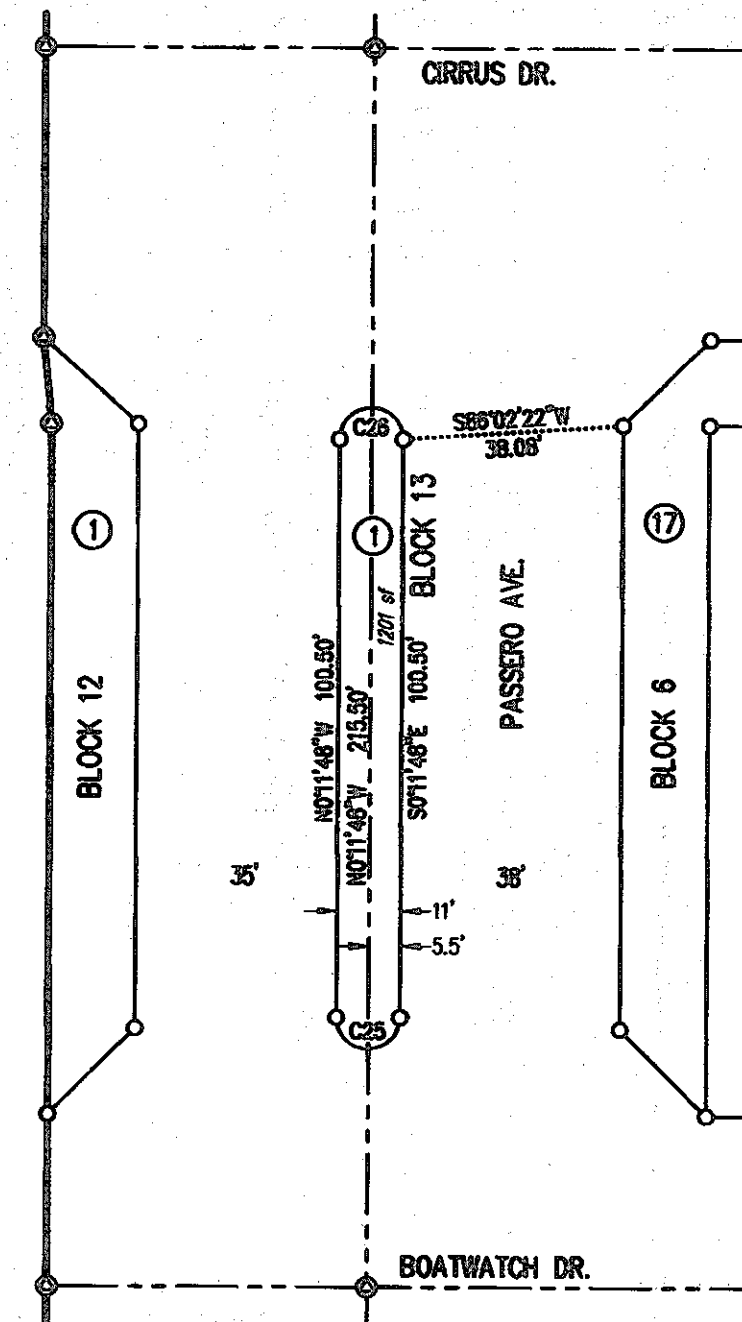
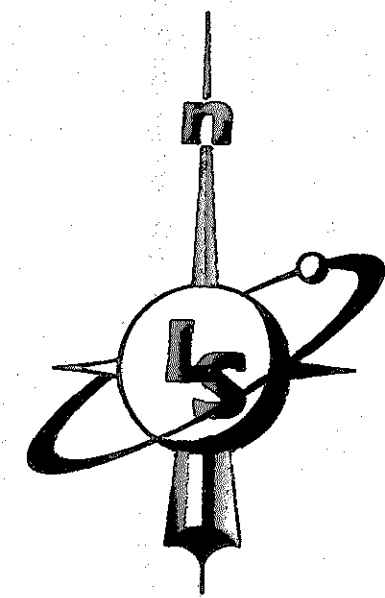
LandSolutions
Land Surveying and Consulting
231 E. 5TH STREET, MERIDIAN ID 83642
(208) 283-2040 www.landsolutions.biz

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

PASSERO RIDGE SUBDIVISION NO. 2



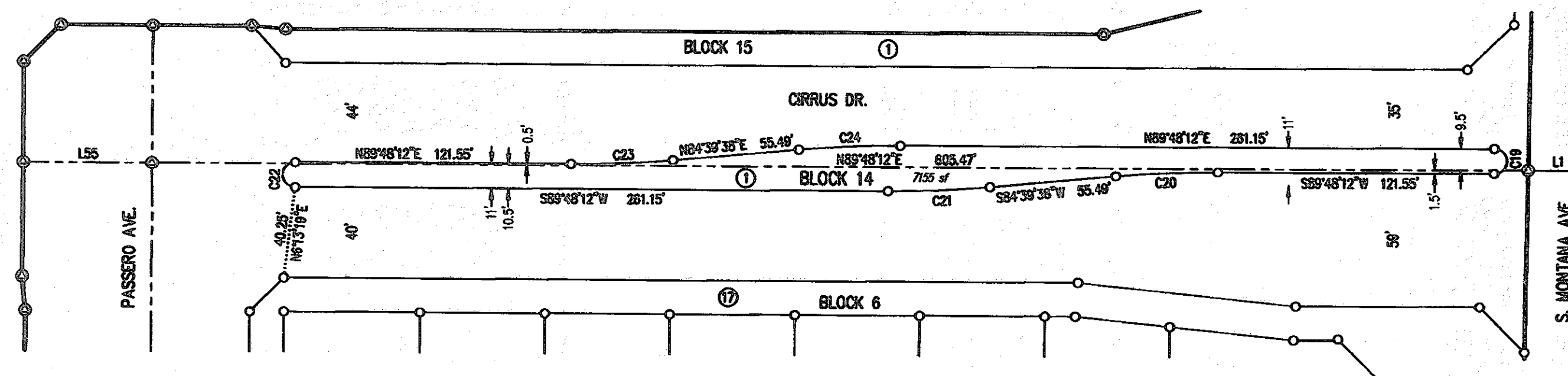
BLOCK 11 DETAIL
NOT TO SCALE



BLOCK 13 DETAIL
NOT TO SCALE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	22.45'	67.00'	1911'41"	N80°12'21"E	22.34'
C2	12.72'	130.00'	53°5'16"	S87°00'04"W	12.71'
C3	38.27'	50.00'	45°00'00"	N87°41'48"W	38.27'
C4	38.27'	50.00'	45°00'00"	N22°41'48"W	38.27'
C5	78.54'	50.00'	90°00'00"	N44°48'12"E	70.71'
C6	28.38'	20.00'	75°31'21"	N37°33'52"E	24.48'
C7	5.05'	20.00'	142°8'39"	N82°33'52"E	5.04'
C8	28.71'	80.00'	19°07'57"	N80°14'13"E	28.59'
C9	40.00'	80.00'	28°38'52"	N86°20'48"E	39.58'
C10	40.00'	80.00'	28°38'52"	N27°41'56"E	39.58'
C11	18.95'	80.00'	13°34'18"	N8°35'21"E	18.91'
C12	12.80'	20.00'	36°40'01"	S18°08'12"W	12.58'
C13	15.28'	65.00'	13°28'49"	N29°43'49"E	15.26'
C14	48.58'	65.00'	43°41'09"	N1°08'55"E	48.37'
C15	42.74'	65.00'	37°40'30"	N39°31'50"W	41.97'
C16	43.72'	65.00'	38°32'02"	N77°38'06"W	42.80'
C17	33.99'	65.00'	28°57'43"	S88°07'02"W	33.80'
C18	12.80'	20.00'	36°40'01"	N71°28'11"E	12.58'
C19	17.28'	5.50'	180°00'00"	S0°11'48"E	11.00'
C20	44.92'	800.50'	5°08'34"	S87°13'55"W	44.91'
C21	44.83'	499.50'	5°08'34"	S87°13'55"W	44.82'
C22	17.28'	5.50'	180°00'00"	N0°11'48"W	11.00'
C23	44.92'	800.50'	5°08'34"	N87°13'55"E	44.91'
C24	44.83'	499.50'	5°08'34"	N87°13'55"E	44.82'
C25	17.28'	5.50'	180°00'00"	N89°48'12"E	11.00'
C26	17.28'	5.50'	180°00'00"	S89°48'12"W	11.00'
C27	17.28'	5.50'	180°00'00"	N89°48'12"E	11.00'
C28	17.28'	5.50'	180°00'00"	S89°48'12"W	11.00'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	25.00'	N89°48'12"E	L23	21.21'	S45°11'48"E
L2	16.30'	N46°44'03"E	L24	21.21'	N44°48'12"E
L3	28.09'	N44°47'44"E	L25	30.00'	N0°11'48"W
L4	22.30'	S42°28'14"E	L26	30.00'	N0°11'48"W
L5	43.50'	N89°48'12"E	L27	21.21'	N45°11'48"W
L6	40.50'	N89°55'33"E	L28	21.21'	S44°48'12"W
L7	44.50'	N0°11'48"W	L29	21.21'	N44°48'12"E
L8	50.50'	N0°11'48"W	L30	14.14'	S45°11'48"E
L9	22.30'	N47°55'23"W	L31	7.07'	S45°11'48"E
L10	21.21'	S44°48'12"W	L32	21.21'	S44°48'12"W
L11	21.21'	S45°11'48"E	L33	30.00'	N89°48'12"E
L12	21.21'	N44°48'12"E	L34	30.00'	N89°48'12"E
L13	30.00'	N0°11'48"W	L35	28.78'	S19°19'48"E
L14	30.00'	N0°11'48"W	L36	57.20'	S63°50'30"E
L15	21.21'	N45°11'48"W	L37	15.58'	S74°27'36"E
L16	21.21'	S44°48'12"W	L38	25.00'	S89°51'51"W
L17	9.01'	N16°38'23"E	L39	30.00'	N0°11'48"W
L18	23.88'	N41°02'42"E	L40	33.00'	N0°11'48"W
L19	5.00'	N44°48'12"E	L41	55.50'	N89°48'12"E
L20	28.28'	N45°11'48"W	L42	57.00'	N89°48'12"E
L21	21.21'	N44°48'12"E	L43	23.67'	N0°36'20"E
L22	21.21'	N45°11'48"W	L44	20.26'	N89°48'12"E
			L45	21.21'	N45°11'48"W



BLOCK 14 DETAIL
NOT TO SCALE



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CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF PASSERO RIDGE SUBDIVISION NO. 2;

A PARCEL BEING A PORTION OF THE NE ¼ OF THE SW ¼ OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWESTERLY CORNER OF THE SW ¼ OF SAID SECTION 15, FROM WHICH A 5/8 INCH DIAMETER IRON PIN MARKING THE SOUTHWESTERLY CORNER OF THE NW ¼ OF SAID SW ¼ BEARS S 0°38'50" W A DISTANCE OF 1325.15 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NW ¼ OF THE SW ¼ N 89°53'24" E A DISTANCE OF 1322.97 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHWEST CORNER OF THE NE ¼ OF SAID SW ¼;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NE ¼ OF THE SW ¼ N 89°48'12" E A DISTANCE OF 1293.21 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY N 89°48'12" E A DISTANCE OF 0.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF S. MONTANA AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY S 0°38'20" W A DISTANCE OF 1324.84 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID NE ¼ OF THE SW ¼;

THENCE ALONG SAID SOUTHERLY BOUNDARY S 89°51'51" W A DISTANCE OF 504.38 FEET TO A POINT ON THE EASTERLY BOUNDARY OF PASSERO RIDGE SUBDIVISION NO. 1, AS SHOWN IN BOOK 56 OF PLATS ON PAGE 28, RECORDS OF CANYON COUNTY, IDAHO;

THENCE LEAVING SAID SOUTHERLY BOUNDARY AND ALONG THE BOUNDARY OF SAID PASSERO RIDGE SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

- THENCE N 0°11'48" W A DISTANCE OF 34.18 FEET TO A POINT;
- THENCE S 89°48'12" W A DISTANCE OF 139.99 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 5.00 FEET TO A POINT;
- THENCE S 89°48'12" W A DISTANCE OF 180.00 FEET TO A POINT;
- THENCE S 0°11'48" E A DISTANCE OF 35.00 FEET TO A POINT;
- THENCE S 89°48'12" W A DISTANCE OF 255.00 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 118.28 FEET TO A POINT ON A CURVE;
- THENCE A DISTANCE OF 22.45 FEET ALONG THE ARC OF A 67.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°11'41" AND A LONG CHORD BEARING N 80°12'21" E A DISTANCE OF 22.34 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 63.00 FEET TO A POINT ON A CURVE;
- THENCE A DISTANCE OF 12.72 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 5°38'18" AND A LONG CHORD BEARING S 87°00'04" W A DISTANCE OF 12.71 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 130.62 FEET TO THE NORTHEASTERLY CORNER OF SAID PASSERO RIDGE SUBDIVISION NO. 1;
- THENCE LEAVING SAID SUBDIVISION BOUNDARY N 89°48'12" E A DISTANCE OF 10.00 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 180.00 FEET TO A POINT;
- THENCE N 89°48'12" E A DISTANCE OF 28.84 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 120.00 FEET TO A POINT;
- THENCE N 89°48'12" E A DISTANCE OF 384.00 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 300.00 FEET TO A POINT;
- THENCE N 5°54'28" W A DISTANCE OF 15.07 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 95.00 FEET TO A POINT;
- THENCE N 44°48'12" E A DISTANCE OF 23.33 FEET TO A POINT;
- THENCE N 89°48'12" E A DISTANCE OF 84.00 FEET TO A POINT;
- THENCE S 84°29'10" E A DISTANCE OF 15.07 FEET TO A POINT;
- THENCE N 89°48'12" E A DISTANCE OF 360.00 FEET TO A POINT;
- THENCE N 75°48'01" E A DISTANCE OF 62.48 FEET TO A POINT;
- THENCE N 89°48'12" E A DISTANCE OF 102.58 FEET TO A POINT;
- THENCE N 0°38'20" E A DISTANCE OF 181.75 FEET TO A POINT;
- THENCE N 4°08'07" E A DISTANCE OF 78.49 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 21.50 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL. THE CITY OF CALDWELL HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 1st DAY OF April, 2023

BHEG PASSERO RIDGE LLC, A DELAWARE LIMITED LIABILITY COMPANY

A. Janelle Iturbe
BY: A. JANELLE ITURBE, AUTHORIZED REPRESENTATIVE

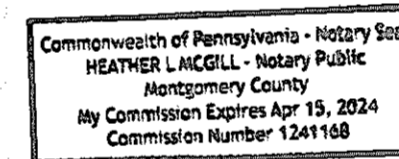
ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF MONTGOMERY } S.S.

ON THIS 1st DAY OF April, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED A. JANELLE ITURBE, KNOWN OR IDENTIFIED TO ME TO BE AN AUTHORIZED REPRESENTATIVE OF BHEG PASSERO RIDGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

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

MY COMMISSION EXPIRES 4-15-2024



RESIDING AT Pennsylvania
Heather L. McGill
NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118



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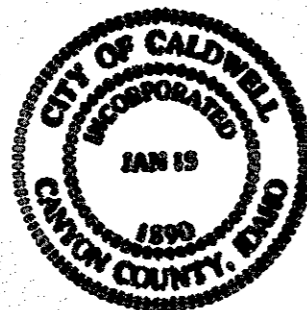
HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QIPE) REPRESENTING THE CITY OF CALDWELL AND THE QIPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1328, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Anthony Lee 04/24/2023
DISTRICT HEALTH DEPARTMENT, REHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 7TH DAY OF November, 2023 THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Robin Meyer 11/15/2023
CITY CLERK

APPROVAL OF THE CITY ENGINEER

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



Robb C. MacDonald 11/14/23
CITY ENGINEER - CALDWELL, IDAHO

CERTIFICATE OF THE COUNTY SURVEYOR

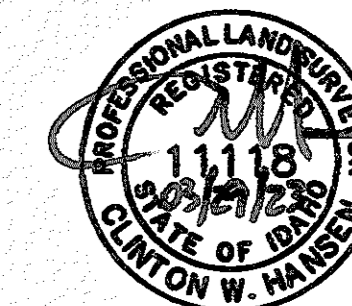
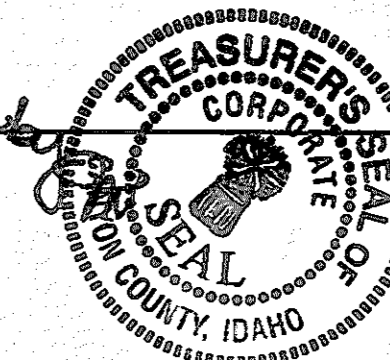
I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David R. Kinert 5/25/23
CANYON COUNTY SURVEYOR UNDER SC 50-1504
PAVID R KINERT PERMITS 2659

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: 10/14/2023
Tracie Hays
COUNTY TREASURER



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2023-039710
RECORDED
12/15/2023 08:31 AM



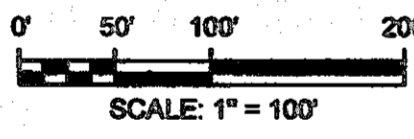
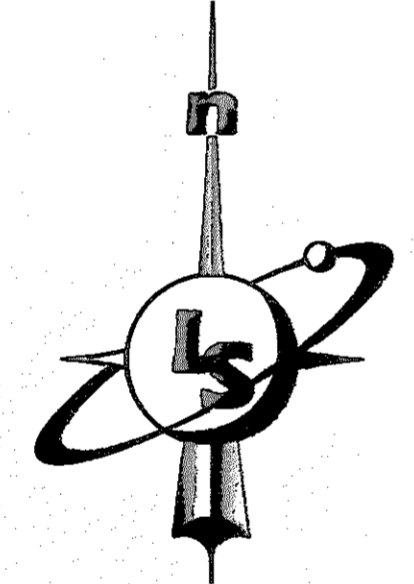
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 TYOUREN \$11.00
PLAT
TOLL BROTHERS

PASSERO RIDGE SUBDIVISION NO. 2

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.,
CITY OF CALDWELL, CANYON COUNTY, IDAHO
2023

LEGEND

- ⊕ FOUND ALUMINUM CAP MONUMENT
- ⊕ FOUND BRASS CAP MONUMENT
- ⊕ FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
- ⊕ FOUND 1/2" REBAR, PLS 11118
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- ⊕ SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT, NOT SET
- ⊕ SET WITNESS CORNER AT INDICATED DISTANCE WITH PLS 11118 WITNESS PLASTIC CAP
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY, IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTE 1
- EASEMENT LINE AS NOTED
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- ⑩ LOT NUMBER



NOTES

1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ALL REAR LOT LINES AND TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
3. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT. IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT IN COMPLIANCE WITH IDAHO CODE SECTION 51-3802(1)(b). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CALDWELL MUNICIPAL IRRIGATION DISTRICT.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL.
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.
6. THE AVAILABILITY OF BUILDING PERMITS FOR THIS DEVELOPMENT MAY BE LIMITED PURSUANT TO CALDWELL CITY CODE SECTION 11-04-07(1)(1) WHICH LIMITS THE NUMBER OF BUILDING PERMITS THAT MAY BE ISSUED PRIOR TO FINAL COMPLETION OF THE DEVELOPMENT. APPLICANT SHALL DISCLOSE TO LOT PURCHASERS WHETHER THE ISSUANCE OF BUILDING PERMITS IS IN FACT RESTRICTED BY CALDWELL CITY CODE SECTION 11-04-07(1)(1) AND LOT PURCHASERS ARE ENCOURAGED TO CONTACT CALDWELL CITY BUILDING DEPARTMENT PRIOR TO CLOSING.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4603, IDAHO CODE, RIGHT-TO-FARM, WHICH STATES THAT 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 NON-AGRICULTURAL 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.
8. LOT 25, BLOCK 3; LOT 10, BLOCK 5; LOTS 9 AND 17, BLOCK 6; LOTS 1 AND 6, BLOCK 8; LOTS 1 AND 7, BLOCK 8; LOTS 1 AND 7, BLOCK 10; LOT 1, BLOCK 11; LOT 1, BLOCK 12; LOT 1, BLOCK 13; LOT 1, BLOCK 14, AND LOT 1, BLOCK 16 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE PASSERO RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. EXCEPT FOR LOT 1, BLOCK 8, SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE AND IRRIGATION.
9. NO LOT SHALL HAVE DIRECT ACCESS TO/FROM MONTANA AVENUE AND CIRRIUS DRIVE.

SEE SHEET 2 OF 4 FOR LINE AND CURVE DATA AND DETAILS

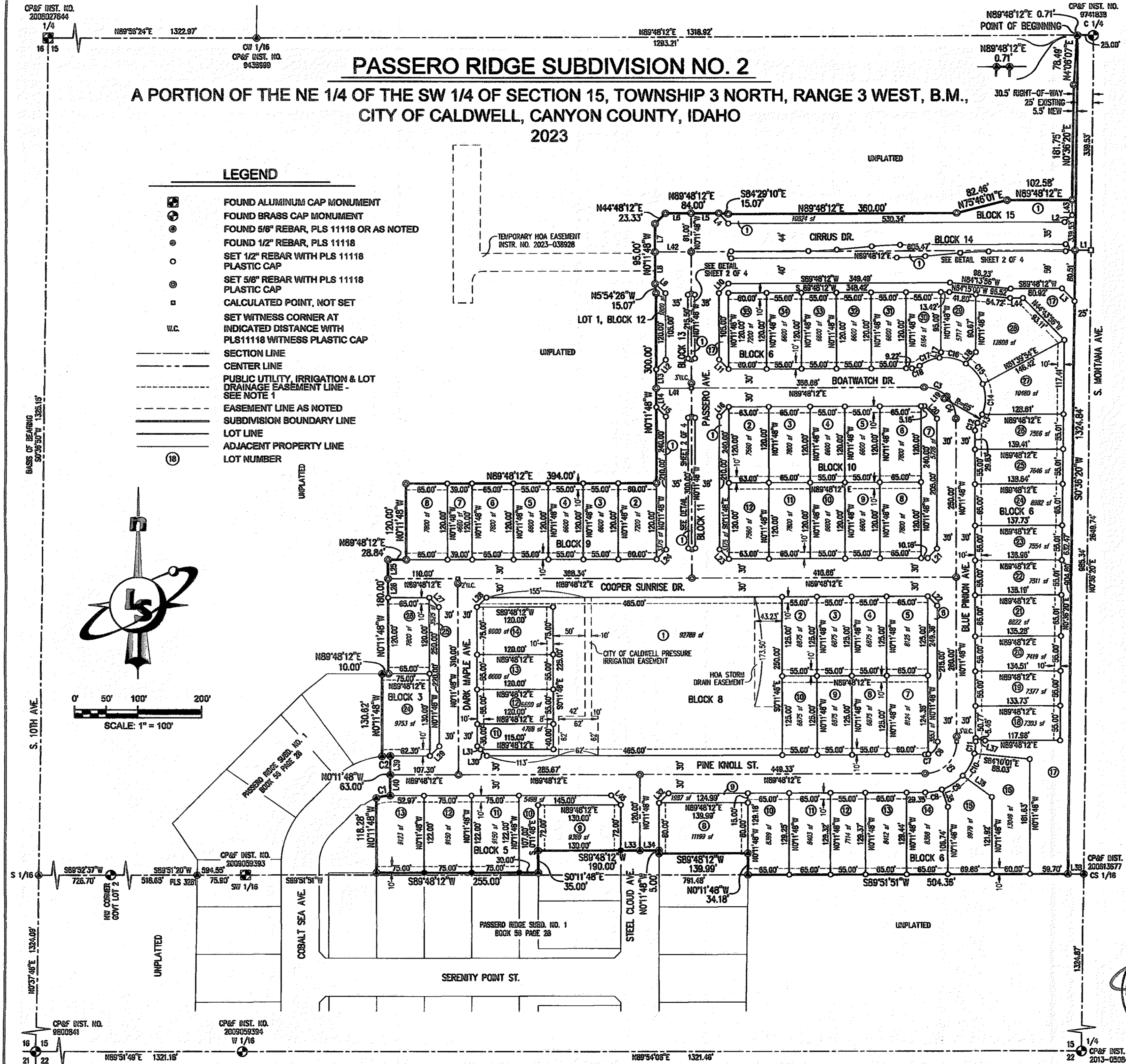
SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF PASSERO RIDGE SUBDIVISION NO. 1, INFORMATION FROM RECORD OF SURVEY NUMBERS 2007082263, 2008027663, 2008080627, 2021077037, 2022000510, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.



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CP&F INST. NO. 2008027664
1/4
N89°36'24"E 1322.97'
16 15
CW 1/16
CP&F INST. NO. 94339599

CP&F INST. NO. 97418338
C 1/4
N89°48'12"E 0.71'
N89°48'12"E 0.71'
30.5' RIGHT-OF-WAY
25' EXISTING
5.5' NEW
76.48'
M4°08'07"E
25.00'

CP&F INST. NO. 2008059393
SW 1/16
S89°51'20"W 518.65'
S89°51'20"W 726.70'
S89°51'20"W 75.90'
S89°51'20"W 75.90'
S89°51'20"W 75.90'

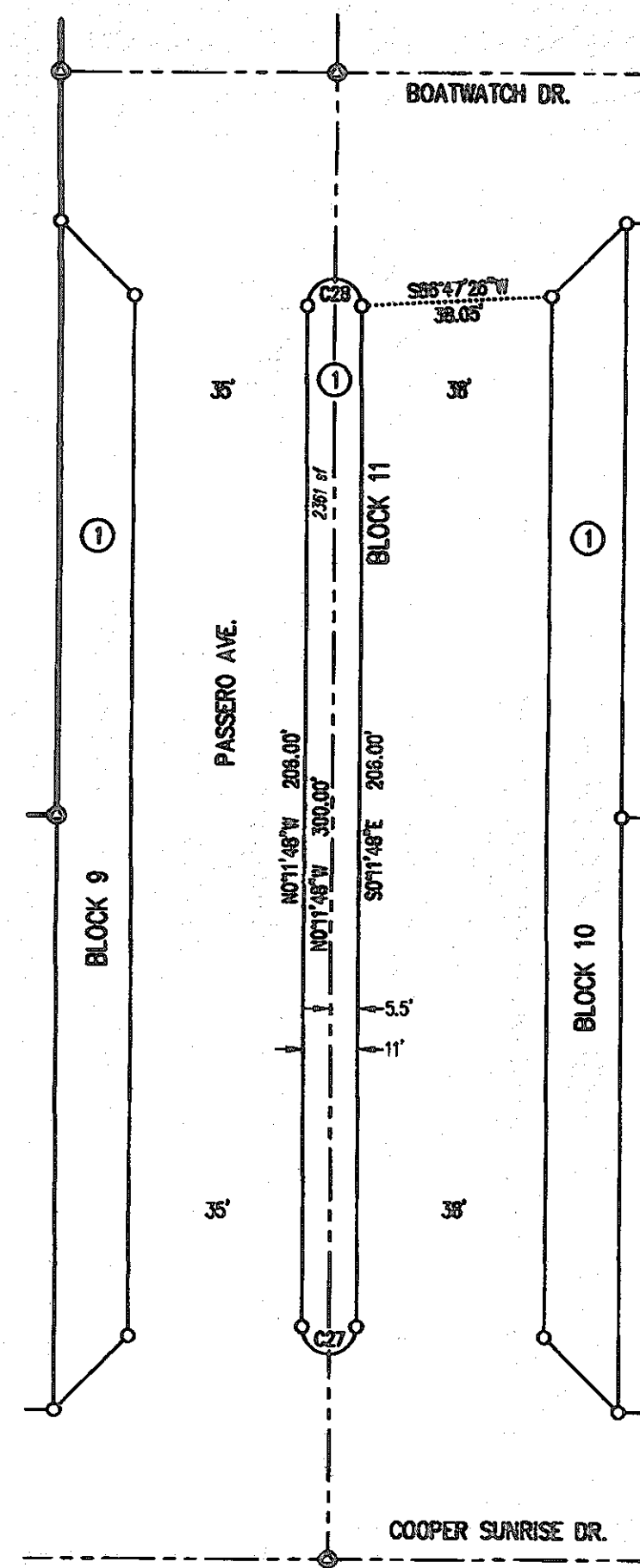
CP&F INST. NO. 98008641
16 15
N89°51'46"E 1321.18'

CP&F INST. NO. 2008059394
W 1/16
S89°51'20"W 75.90'

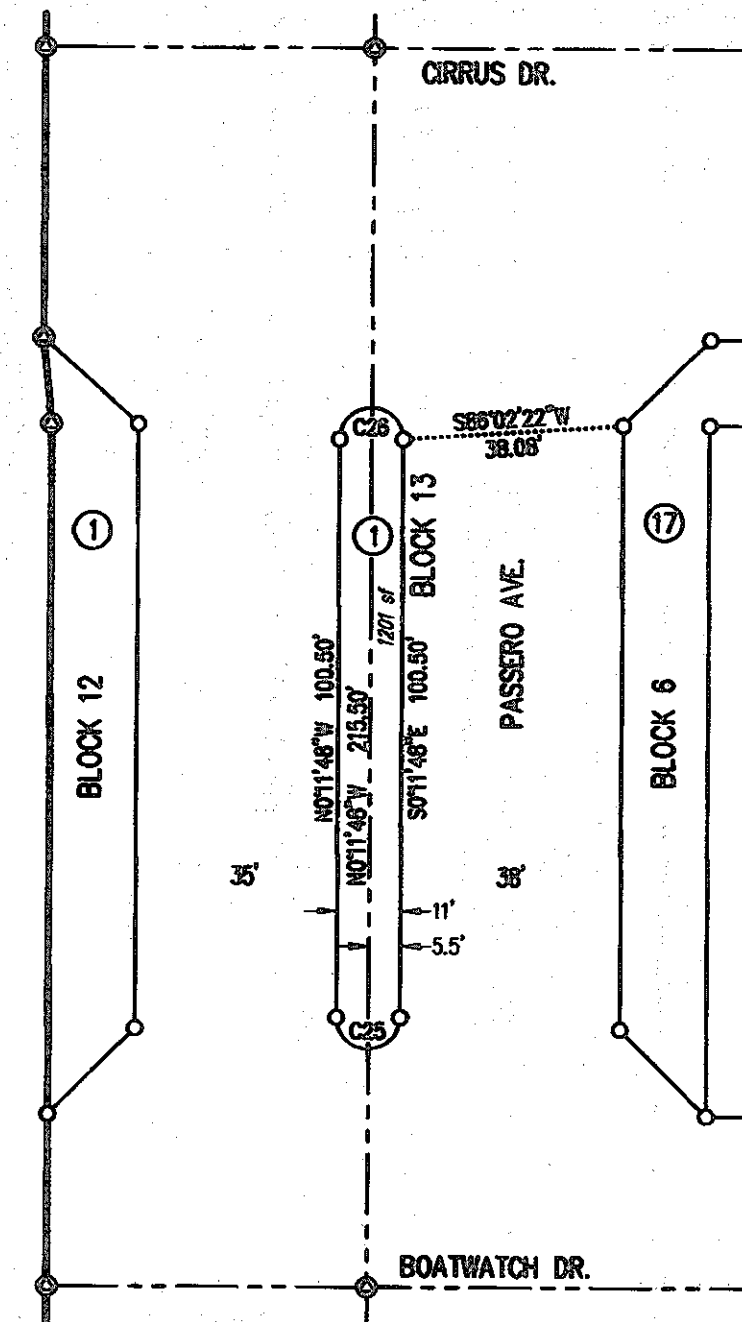
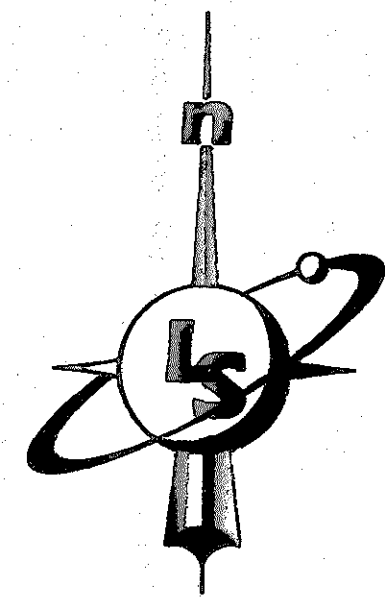
CP&F INST. NO. 2013-050843
15 1/4
N89°54'08"E 1321.46'

CP&F INST. NO. 200613677
CS 1/16
S89°48'12"E 59.70'

PASSERO RIDGE SUBDIVISION NO. 2



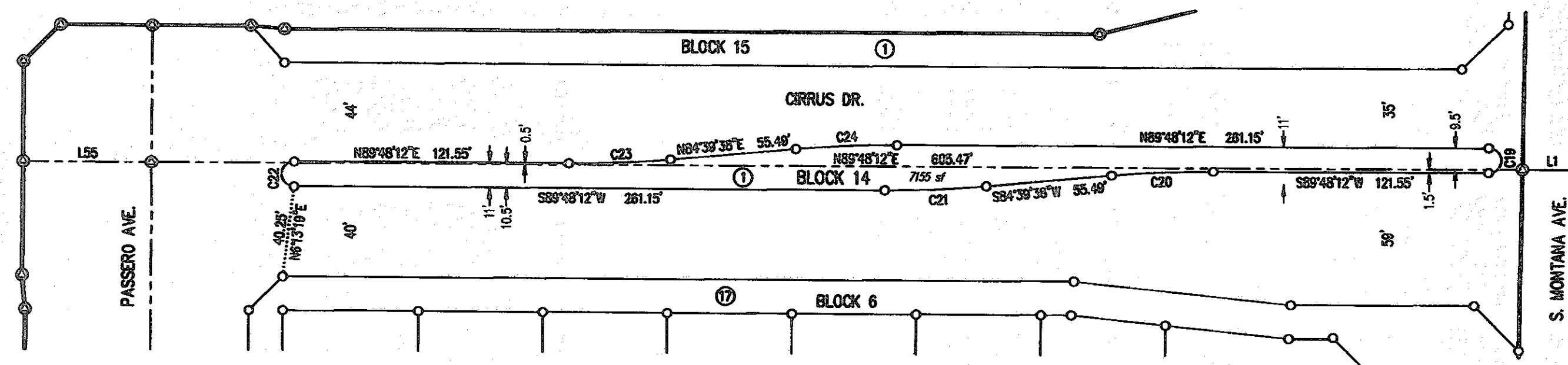
BLOCK 11 DETAIL
NOT TO SCALE



BLOCK 13 DETAIL
NOT TO SCALE

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	22.45'	67.00'	191°41'	N80°12'21"E	22.34'
C2	12.72'	130.00'	53°5'16"	S87°00'04"W	12.71'
C3	38.27'	50.00'	45°00'00"	N87°41'48"W	38.27'
C4	38.27'	50.00'	45°00'00"	N22°41'48"W	38.27'
C5	78.54'	50.00'	90°00'00"	N44°48'12"E	70.71'
C6	28.38'	20.00'	75°31'21"	N37°33'52"E	24.48'
C7	5.05'	20.00'	142°8'39"	N82°33'52"E	5.04'
C8	28.71'	80.00'	19°07'57"	N80°14'13"E	28.59'
C9	40.00'	80.00'	28°38'52"	N86°20'48"E	39.58'
C10	40.00'	80.00'	28°38'52"	N27°41'56"E	39.58'
C11	18.95'	80.00'	13°34'18"	N8°35'21"E	18.91'
C12	12.80'	20.00'	36°40'01"	S18°08'12"W	12.58'
C13	15.28'	65.00'	132°8'49"	N29°43'49"E	15.26'
C14	48.58'	65.00'	43°41'09"	N1°08'55"E	48.37'
C15	42.74'	65.00'	37°40'30"	N39°31'50"W	41.97'
C16	43.72'	65.00'	38°32'02"	N77°38'06"W	42.80'
C17	33.99'	65.00'	28°57'43"	S88°07'02"W	33.80'
C18	12.80'	20.00'	36°40'01"	N71°28'11"E	12.58'
C19	17.28'	5.50'	180°00'00"	S0°11'48"E	11.00'
C20	44.92'	800.50'	5°08'34"	S87°13'55"W	44.91'
C21	44.83'	499.50'	5°08'34"	S87°13'55"W	44.82'
C22	17.28'	5.50'	180°00'00"	N0°11'48"W	11.00'
C23	44.92'	800.50'	5°08'34"	N87°13'55"E	44.91'
C24	44.83'	499.50'	5°08'34"	N87°13'55"E	44.82'
C25	17.28'	5.50'	180°00'00"	N89°48'12"E	11.00'
C26	17.28'	5.50'	180°00'00"	S89°48'12"W	11.00'
C27	17.28'	5.50'	180°00'00"	N89°48'12"E	11.00'
C28	17.28'	5.50'	180°00'00"	S89°48'12"W	11.00'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	25.00'	N89°48'12"E	L23	21.21'	S45°11'48"E
L2	16.30'	N45°44'03"E	L24	21.21'	N44°48'12"E
L3	28.09'	N44°47'44"E	L25	30.00'	N0°11'48"W
L4	22.30'	S42°28'14"E	L26	30.00'	N0°11'48"W
L5	43.50'	N89°41'21"E	L27	21.21'	N45°11'48"W
L6	40.50'	N89°55'33"E	L28	21.21'	S44°48'12"W
L7	44.50'	N0°11'48"W	L29	21.21'	N44°48'12"E
L8	50.50'	N0°11'48"W	L30	14.14'	S45°11'48"E
L9	22.30'	N47°55'23"W	L31	7.07'	S45°11'48"E
L10	21.21'	S44°48'12"W	L32	21.21'	S44°48'12"W
L11	21.21'	S45°11'48"E	L33	30.00'	N89°48'12"E
L12	21.21'	N44°48'12"E	L34	30.00'	N89°48'12"E
L13	30.00'	N0°11'48"W	L35	28.78'	S19°19'48"E
L14	30.00'	N0°11'48"W	L36	57.20'	S63°50'30"E
L15	21.21'	N45°11'48"W	L37	15.58'	S74°27'36"E
L16	21.21'	S44°48'12"W	L38	25.00'	S89°51'51"W
L17	9.01'	N16°38'23"E	L39	30.00'	N0°11'48"W
L18	23.88'	N41°02'42"E	L40	33.00'	N0°11'48"W
L19	5.00'	N44°48'12"E	L41	55.50'	N89°48'12"E
L20	28.28'	N45°11'48"W	L42	57.00'	N89°48'12"E
L21	21.21'	N44°48'12"E	L43	23.67'	N0°36'20"E
L22	21.21'	N45°11'48"W	L44	20.26'	N89°48'12"E
			L45	21.21'	N45°11'48"W



BLOCK 14 DETAIL
NOT TO SCALE



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CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF PASSERO RIDGE SUBDIVISION NO. 2;

A PARCEL BEING A PORTION OF THE NE ¼ OF THE SW ¼ OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWESTERLY CORNER OF THE SW ¼ OF SAID SECTION 15, FROM WHICH A 5/8 INCH DIAMETER IRON PIN MARKING THE SOUTHWESTERLY CORNER OF THE NW ¼ OF SAID SW ¼ BEARS S 0°38'50" W A DISTANCE OF 1325.15 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NW ¼ OF THE SW ¼ N 89°53'24" E A DISTANCE OF 1322.97 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHWEST CORNER OF THE NE ¼ OF SAID SW ¼;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NE ¼ OF THE SW ¼ N 89°48'12" E A DISTANCE OF 1293.21 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY N 89°48'12" E A DISTANCE OF 0.71 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF S. MONTANA AVENUE;

THENCE ALONG SAID RIGHT-OF-WAY S 0°38'20" W A DISTANCE OF 1324.84 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID NE ¼ OF THE SW ¼;

THENCE ALONG SAID SOUTHERLY BOUNDARY S 89°51'51" W A DISTANCE OF 504.38 FEET TO A POINT ON THE EASTERLY BOUNDARY OF PASSERO RIDGE SUBDIVISION NO. 1, AS SHOWN IN BOOK 56 OF PLATS ON PAGE 28, RECORDS OF CANYON COUNTY, IDAHO;

THENCE LEAVING SAID SOUTHERLY BOUNDARY AND ALONG THE BOUNDARY OF SAID PASSERO RIDGE SUBDIVISION NO. 1 THE FOLLOWING COURSES AND DISTANCES:

- THENCE N 0°11'48" W A DISTANCE OF 34.18 FEET TO A POINT;
- THENCE S 89°48'12" W A DISTANCE OF 139.99 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 5.00 FEET TO A POINT;
- THENCE S 89°48'12" W A DISTANCE OF 180.00 FEET TO A POINT;
- THENCE S 0°11'48" E A DISTANCE OF 35.00 FEET TO A POINT;
- THENCE S 89°48'12" W A DISTANCE OF 255.00 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 118.28 FEET TO A POINT ON A CURVE;
- THENCE A DISTANCE OF 22.45 FEET ALONG THE ARC OF A 67.00 FOOT RADIUS NON-TANGENT CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°11'41" AND A LONG CHORD BEARING N 80°12'21" E A DISTANCE OF 22.34 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 63.00 FEET TO A POINT ON A CURVE;
- THENCE A DISTANCE OF 12.72 FEET ALONG THE ARC OF A 130.00 FOOT RADIUS NON-TANGENT CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 5°38'18" AND A LONG CHORD BEARING S 87°00'04" W A DISTANCE OF 12.71 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 130.62 FEET TO THE NORTHEASTERLY CORNER OF SAID PASSERO RIDGE SUBDIVISION NO. 1;
- THENCE LEAVING SAID SUBDIVISION BOUNDARY N 89°48'12" E A DISTANCE OF 10.00 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 180.00 FEET TO A POINT;
- THENCE N 89°48'12" E A DISTANCE OF 28.84 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 120.00 FEET TO A POINT;
- THENCE N 89°48'12" E A DISTANCE OF 384.00 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 300.00 FEET TO A POINT;
- THENCE N 5°54'28" W A DISTANCE OF 15.07 FEET TO A POINT;
- THENCE N 0°11'48" W A DISTANCE OF 95.00 FEET TO A POINT;
- THENCE N 44°48'12" E A DISTANCE OF 23.33 FEET TO A POINT;
- THENCE N 89°48'12" E A DISTANCE OF 84.00 FEET TO A POINT;
- THENCE S 84°29'10" E A DISTANCE OF 15.07 FEET TO A POINT;
- THENCE N 89°48'12" E A DISTANCE OF 360.00 FEET TO A POINT;
- THENCE N 75°48'01" E A DISTANCE OF 62.48 FEET TO A POINT;
- THENCE N 89°48'12" E A DISTANCE OF 102.58 FEET TO A POINT;
- THENCE N 0°38'20" E A DISTANCE OF 181.75 FEET TO A POINT;
- THENCE N 4°08'07" E A DISTANCE OF 78.49 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 21.50 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL. THE CITY OF CALDWELL HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 1st DAY OF April, 2023

BHEG PASSERO RIDGE LLC, A DELAWARE LIMITED LIABILITY COMPANY

A. Janelle Iturbe
BY: A. JANELLE ITURBE, AUTHORIZED REPRESENTATIVE

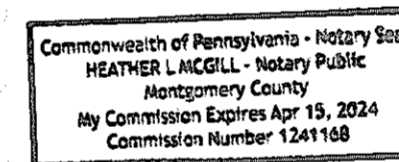
ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF MONTGOMERY } S.S.

ON THIS 1st DAY OF April, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED A. JANELLE ITURBE, KNOWN OR IDENTIFIED TO ME TO BE AN AUTHORIZED REPRESENTATIVE OF BHEG PASSERO RIDGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

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

MY COMMISSION EXPIRES 4-15-2024



RESIDING AT Pennsylvania
Heather L. McGill
NOTARY PUBLIC FOR THE COMMONWEALTH OF PENNSYLVANIA

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
PLS 11118



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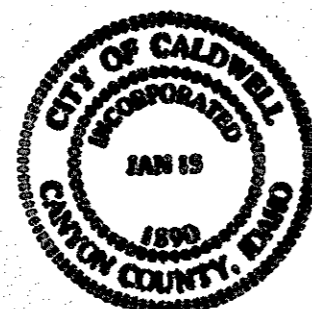
HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QIPE) REPRESENTING THE CITY OF CALDWELL AND THE QIPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1328, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Anthony Lee 04/24/2023
DISTRICT HEALTH DEPARTMENT, REHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 7TH DAY OF November, 2023 THIS PLAT WAS DULY ACCEPTED AND APPROVED.



Robin Meyer 11/15/2023
CITY CLERK

APPROVAL OF THE CITY ENGINEER

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



Robb C. MacDonald 11/14/23
CITY ENGINEER - CALDWELL, IDAHO

CERTIFICATE OF THE COUNTY SURVEYOR

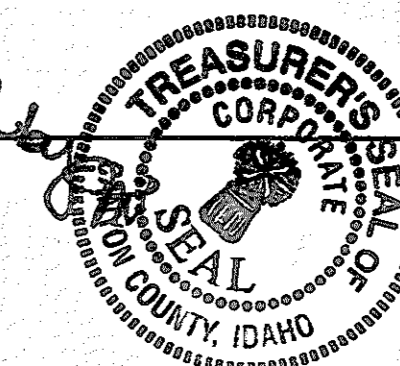
I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

David R. Kinert 5/25/23
CANYON COUNTY SURVEYOR UNDER SC 50-1504
PAVID R KINERT PERMITS 2659

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: 10/14/2023
Tracie Hays
COUNTY TREASURER



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CMU WALL WITH STONE
(UNDER SEPARATE PERMIT)



CMU WALL WITH TEXTURE
(UNDER SEPARATE PERMIT)

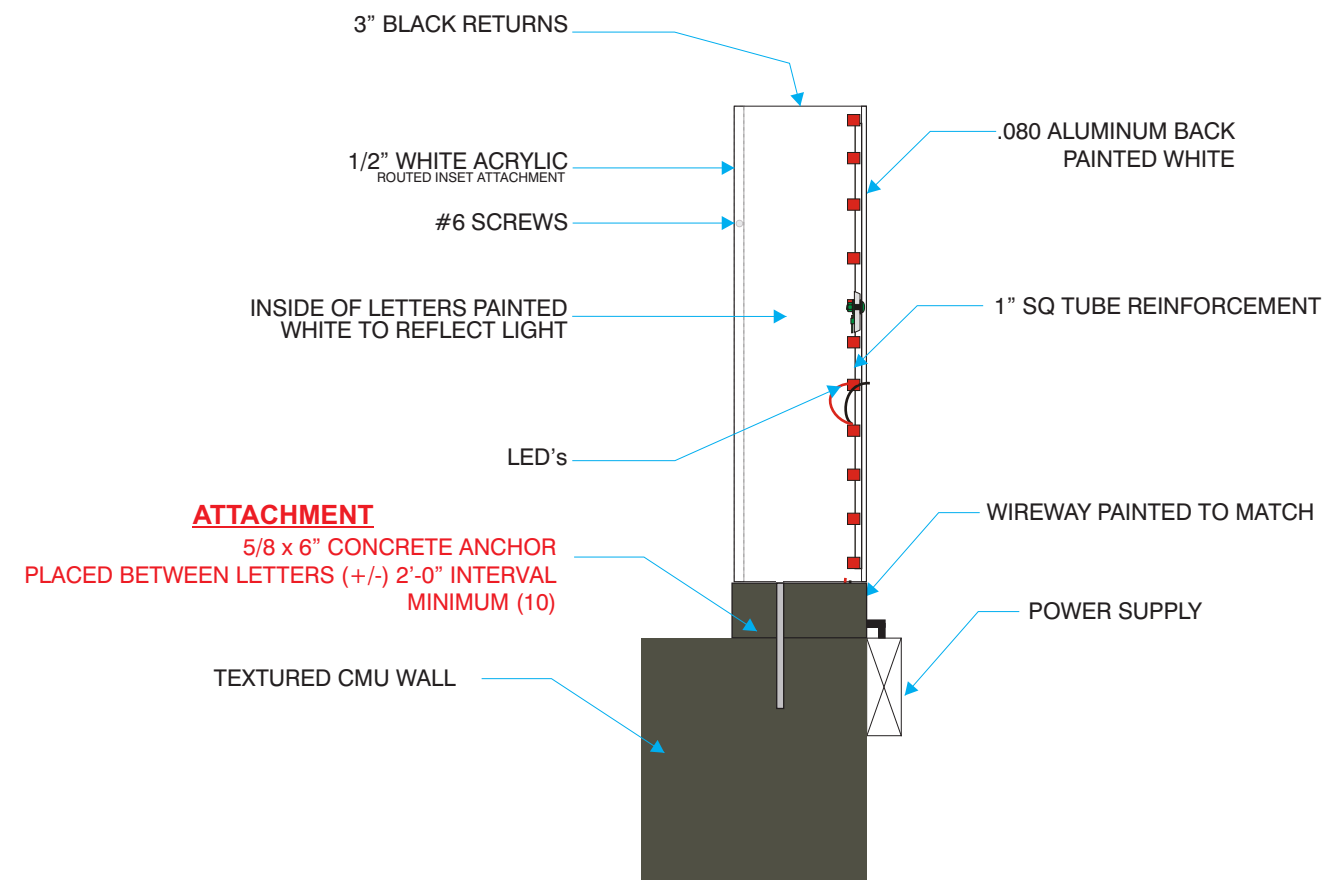
SCALE 1/4" = 1'-0"

FRONT ELEVATION

TRIMLESS CHANNEL LETTERS
PAINTED BLACK
BLACK PERFORATED VINYL



SIMULATED NIGHT VIEW



SIDE VIEW - LETTER DETAIL

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



















Property Owner Acknowledgement

I, BHEG Passero Ridge LLC (A. Janelle Iturbe), the record owner for real property addressed as 0 Montana Ave, Caldwell, ID (Parcel 32856000 0), am aware of, in agreement with, and give my permission to Toll Brothers (Kyle Prewett), to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 15th day of August, 2023

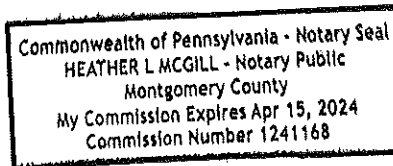
R. Donl
(Signature)

CERTIFICATE OF VERIFICATION

COMMONWEALTH OF PENNSYLVANIA)
) ss.
County of Montgomery)

I, Heather L. McGill Notary Public, do hereby certify that on this 15th day of August, 2023, personally appeared before me Roger Brush, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Heather L. McGill
NOTARY PUBLIC FOR PENNSYLVANIA
Residing at _____
My Commission Expires 4-15-24



Legal Description
Passero Ridge Subdivision No. 2

A parcel being a portion of the NE ¼ of the SW ¼ of Section 15, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the northwesterly corner of the SW ¼ of said Section 15, from which a 5/8 inch diameter iron pin marking the southwesterly corner of the NW ¼ of said SW ¼ bears S 0°36'50" W a distance of 1325.15 feet;

Thence along the northerly boundary of said NW ¼ of the SW ¼ N 89°56'24" E a distance of 1322.97 feet to a 5/8 inch diameter iron pin marking the northwest corner of the NE ¼ of said SW ¼;

Thence along the northerly boundary of said NE ¼ of the SW ¼ N 89°48'12" E a distance of 1293.92 feet to a 5/8 inch diameter iron pin on the westerly right-of-way of S. Montana Avenue;

Thence along said right-of-way S 0°36'20" W a distance of 37.05 feet to the **POINT OF BEGINNING**;

Thence continuing along said right-of-way S 0°36'20" W a distance of 1287.80 feet to a point on the southerly boundary of said NE ¼ of the SW ¼;

Thence along said southerly boundary S 89°51'51" W a distance of 504.36 feet to a point on the easterly boundary of Passero Ridge Subdivision No. 1, as shown in Book ____ of Plats on Page _____, records of Canyon County, Idaho;

Thence leaving said southerly boundary and along the boundary of said Passero Ridge Subdivision No. 1 the following courses and distances:

Thence N 0°11'48" W a distance of 34.18 feet to a point;

Thence S 89°48'12" W a distance of 139.99 feet to a point;

Thence N 0°11'48" W a distance of 5.00 feet to a point;

Thence S 89°48'12" W a distance of 190.00 feet to a point;

Thence S 0°11'48" E a distance of 35.00 feet to a point;

Thence S 89°48'12" W a distance of 255.00 feet to a point;

Thence N 0°11'48" W a distance of 118.28 feet to a point on a curve;

Thence a distance of 22.45 feet along the arc of a 67.00 foot radius non-tangent curve right, said curve having a central angle of 19°11'41" and a long chord bearing N 80°12'21" E a distance of 22.34 feet to a point;

Thence N 0°11'48" W a distance of 63.00 feet to a point on a curve;

Thence a distance of 12.72 feet along the arc of a 130.00 foot radius non-tangent curve left, said curve having a central angle of 5°36'16" and a long chord bearing S 87°00'04" W a distance of 12.71 feet to a point;

Thence N 0°11'48" W a distance of 130.62 feet to the northeasterly corner of said Passero Ridge Subdivision No. 1;

Thence leaving said subdivision boundary N 89°48'12" E a distance of 10.00 feet to a point;

Thence N 0°11'48" W a distance of 180.00 feet to a point;

Thence N 89°48'12" E a distance of 28.84 feet to a point;

Thence N 0°11'48" W a distance of 120.00 feet to a point;

Thence N 89°48'12" E a distance of 394.00 feet to a point;

Thence N 0°11'48" W a distance of 300.00 feet to a point;

Thence N 5°54'26" W a distance of 15.07 feet to a point;

Thence N 0°11'48" W a distance of 95.00 feet to a point;

Thence N 44°48'12" E a distance of 23.33 feet to a point;

Thence N 89°48'12" E a distance of 84.00 feet to a point;

Thence S 84°29'10" E a distance of 15.07 feet to a point;

Thence N 89°48'12" E a distance of 360.00 feet to a point;

Thence N 75°46'01" E a distance of 82.46 feet to a point;

Thence N 89°48'12" E a distance of 100.58 feet to a point;

Thence N 0°36'20" E a distance of 141.27 feet to a point;

Thence N 5°50'37" E a distance of 82.15 feet to the **POINT OF BEGINNING**.

This parcel contains 21.50 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
March 8, 2022

