

**PLAT OF
ARBOR SUBDIVISION No. 1**
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32,
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF CALDWELL, CANYON COUNTY, IDAHO.
2019

2019-038899

RECORDED

08/21/2019 04:40 PM



00460371201900388990070078

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=7 PBRIDGES \$11.00
PLAT
KM ENGINEERING



0 75 150 300 450

Scale: 1"=150'

SHEET INDEX

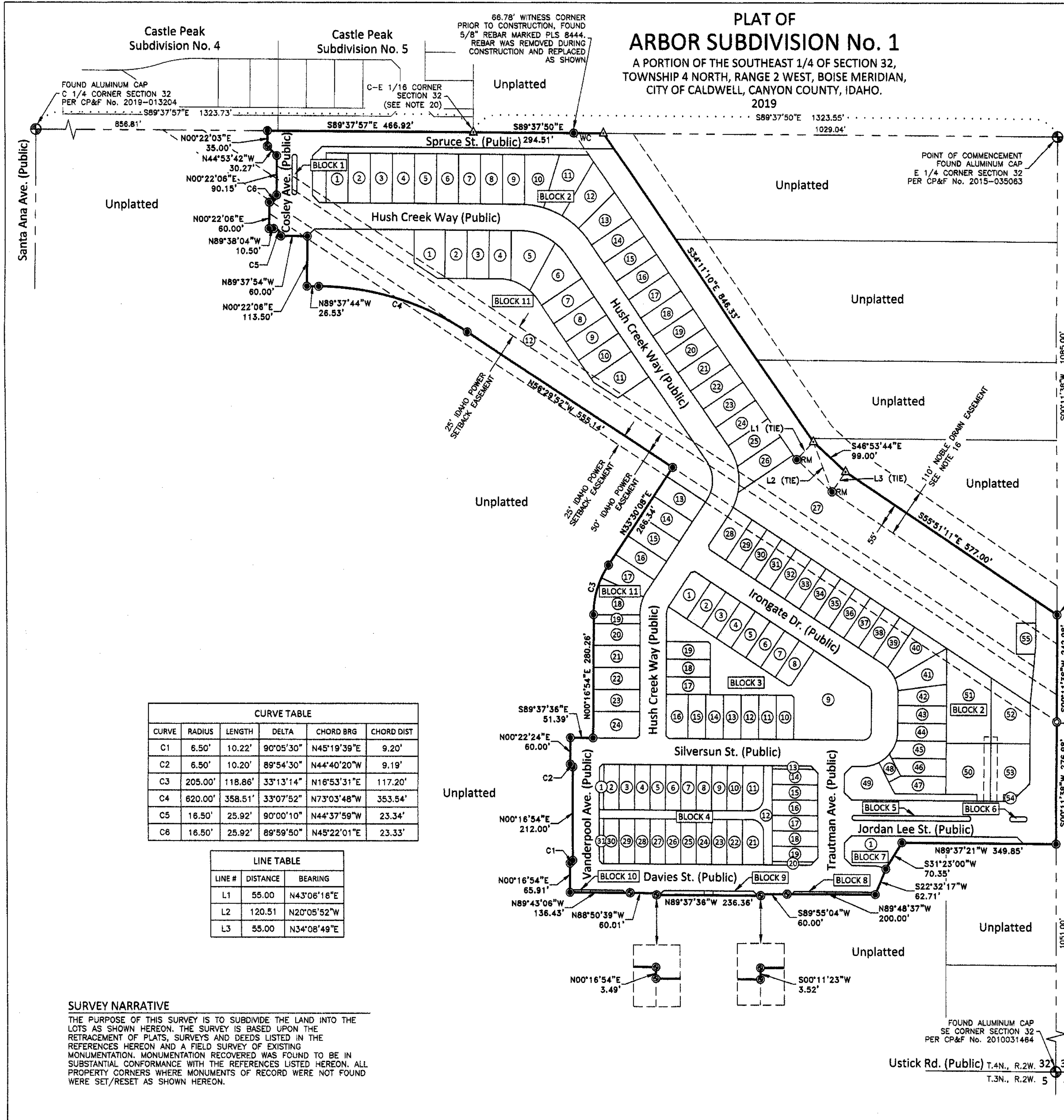
- SHEET 1 - PLAT MAP AND LEGEND
- SHEETS 2, 3 & 4 - DETAIL PLAT MAP, DETAILS
- SHEET 5 - NOTES, CURVE AND LINE TABLES
- SHEET 6 - CERTIFICATE OF OWNERS
- SHEET 7 - CERTIFICATES AND APPROVALS

LEGEND

- ⊕ FOUND ALUMINUM CAP AS NOTED
- ⊙ FOUND 5/8" REBAR AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- ⊙WC SET WITNESS CORNER, 5/8" REBAR AS NOTED
- ⊙RM SET REFERENCE MONUMENT, 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- ⊙ SET BRASS PLUG MARKED "ALB PLS 12459" (WITH MAGNETIC INSERT)
- ⊙WC 0.50' (UNLESS NOTED OTHERWISE) WITNESS CORNER. SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB PLS 12459". SEE NOTE 21 ON SHEET 5.
- △ CALCULATED POINT
- R-O-W RIGHT-OF-WAY
- ⑭ LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ROAD CENTERLINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE

REFERENCES

- R1. RECORD OF SURVEY No. 200612480, RECORDS OF CANYON COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 2010027044, RECORDS OF CANYON COUNTY, IDAHO.
- R3. RECORD OF SURVEY No. 2011046408, RECORDS OF CANYON COUNTY, IDAHO.
- R4. PLAT OF CASTLE PEAK SUBDIVISION No. 4, BOOK 46 OF PLATS AT PAGE 43, RECORDS OF CANYON COUNTY, IDAHO.
- R5. PLAT OF CASTLE PEAK SUBDIVISION No. 5, BOOK 48 OF PLATS AT PAGE 3, RECORDS OF CANYON COUNTY, IDAHO.
- R6. WARRANTY DEED PER INSTRUMENT No. 2012008529, RECORDS OF CANYON COUNTY, IDAHO.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD DIST
C1	6.50'	10.22'	90°05'30"	N45°19'39"E	9.20'
C2	6.50'	10.20'	89°54'30"	N44°40'20"W	9.19'
C3	205.00'	118.86'	33°13'14"	N16°53'31"E	117.20'
C4	620.00'	358.51'	33°07'52"	N73°03'48"W	353.54'
C5	16.50'	25.92'	90°00'10"	N44°37'59"W	23.34'
C6	16.50'	25.92'	89°59'50"	N45°22'01"E	23.33'

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	55.00	N43°06'16"E
L2	120.51	N20°05'52"W
L3	55.00	N34°08'49"E

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND INTO THE LOTS AS SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

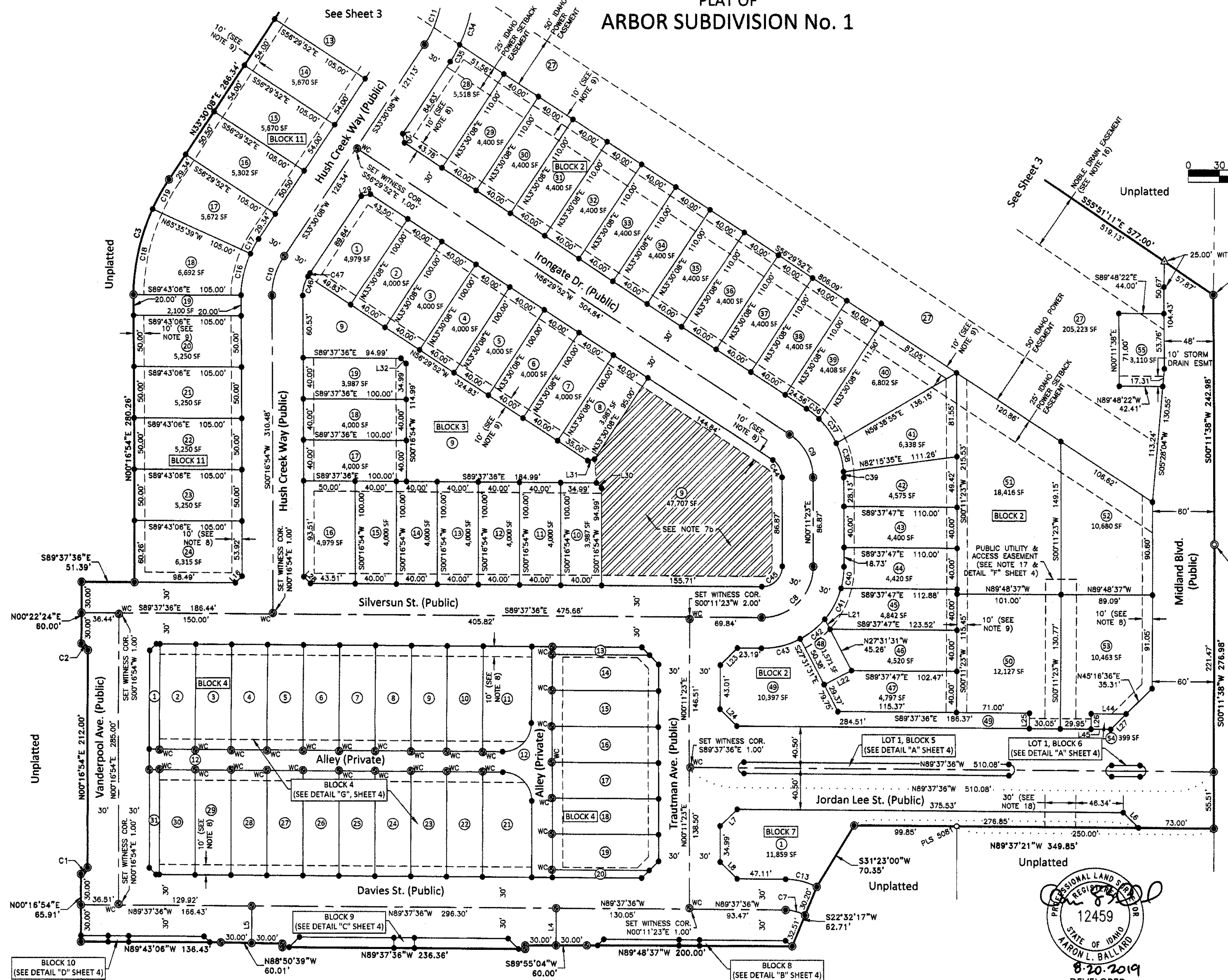
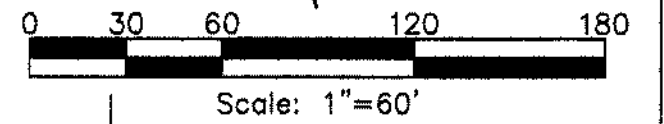


ENGINEERS, SURVEYORS, PLANNERS

9233 WEST STATE STREET
BOISE, IDAHO 83714
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FAX (208) 639-6930

DEVELOPER
BRIGHTON CORPORATION Bk 48 Pg 42
MERIDIAN, ID

PLAT OF ARBOR SUBDIVISION No. 1

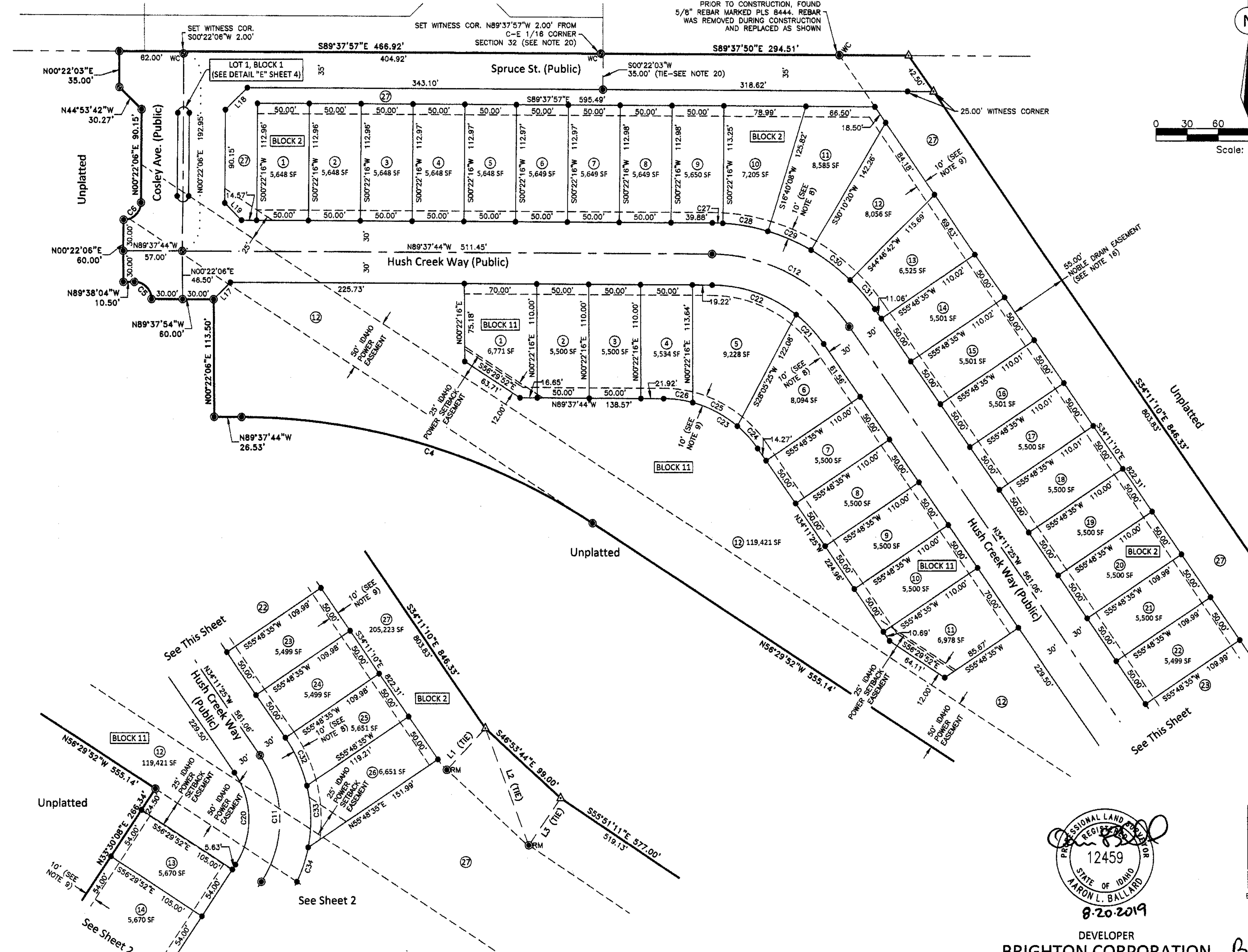
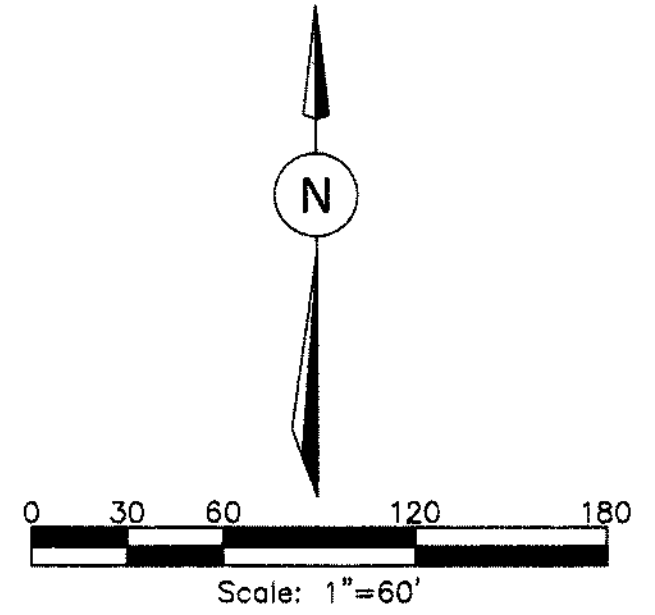


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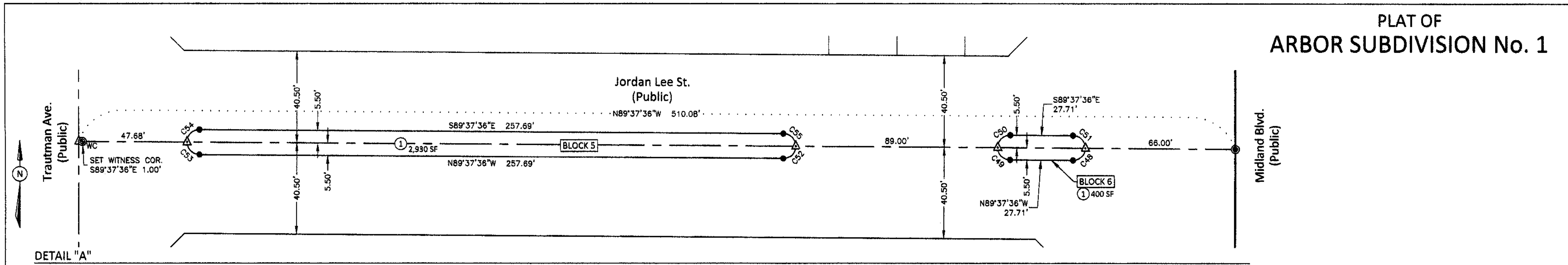
66.78' WITNESS CORNER
PRIOR TO CONSTRUCTION, FOUND
5/8" REBAR MARKED PLS 8444. REBAR
WAS REMOVED DURING CONSTRUCTION
AND REPLACED AS SHOWN



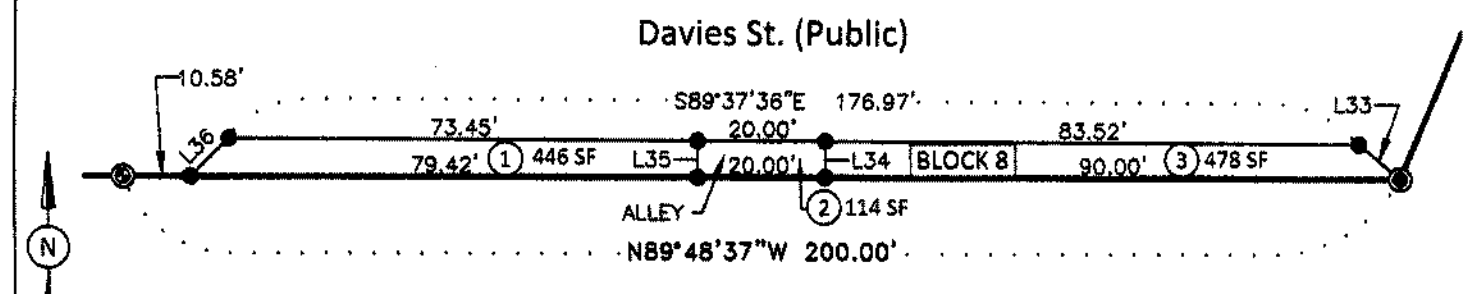
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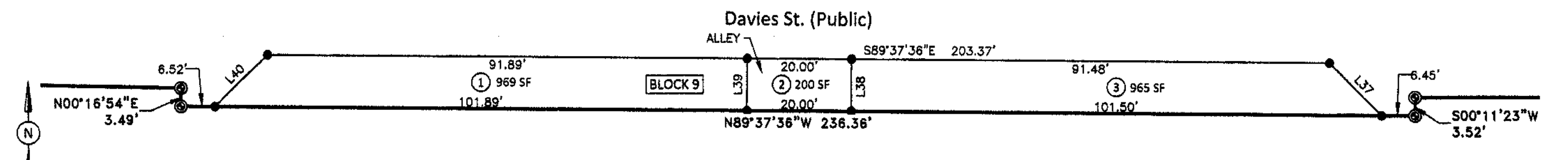
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ARBOR SUBDIVISION No. 1



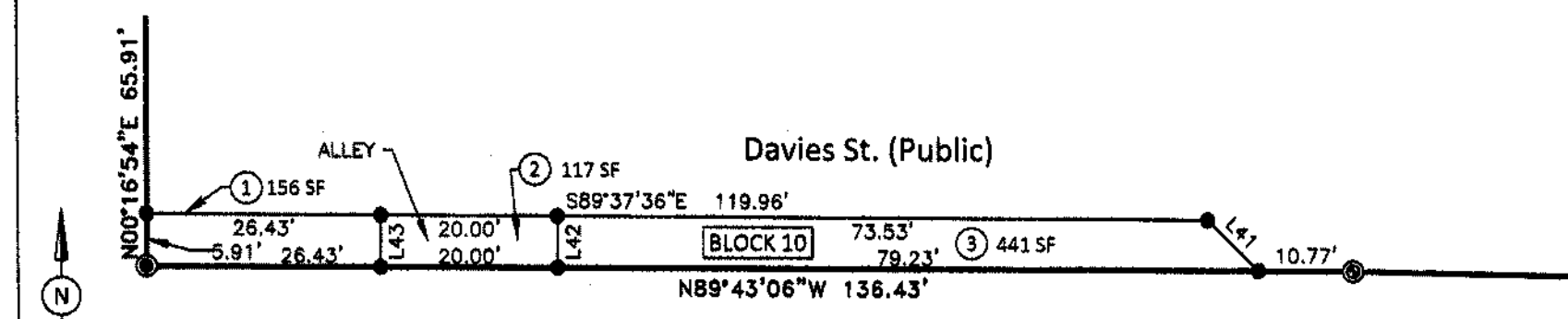
DETAIL "A"
SCALE: 1"=30'



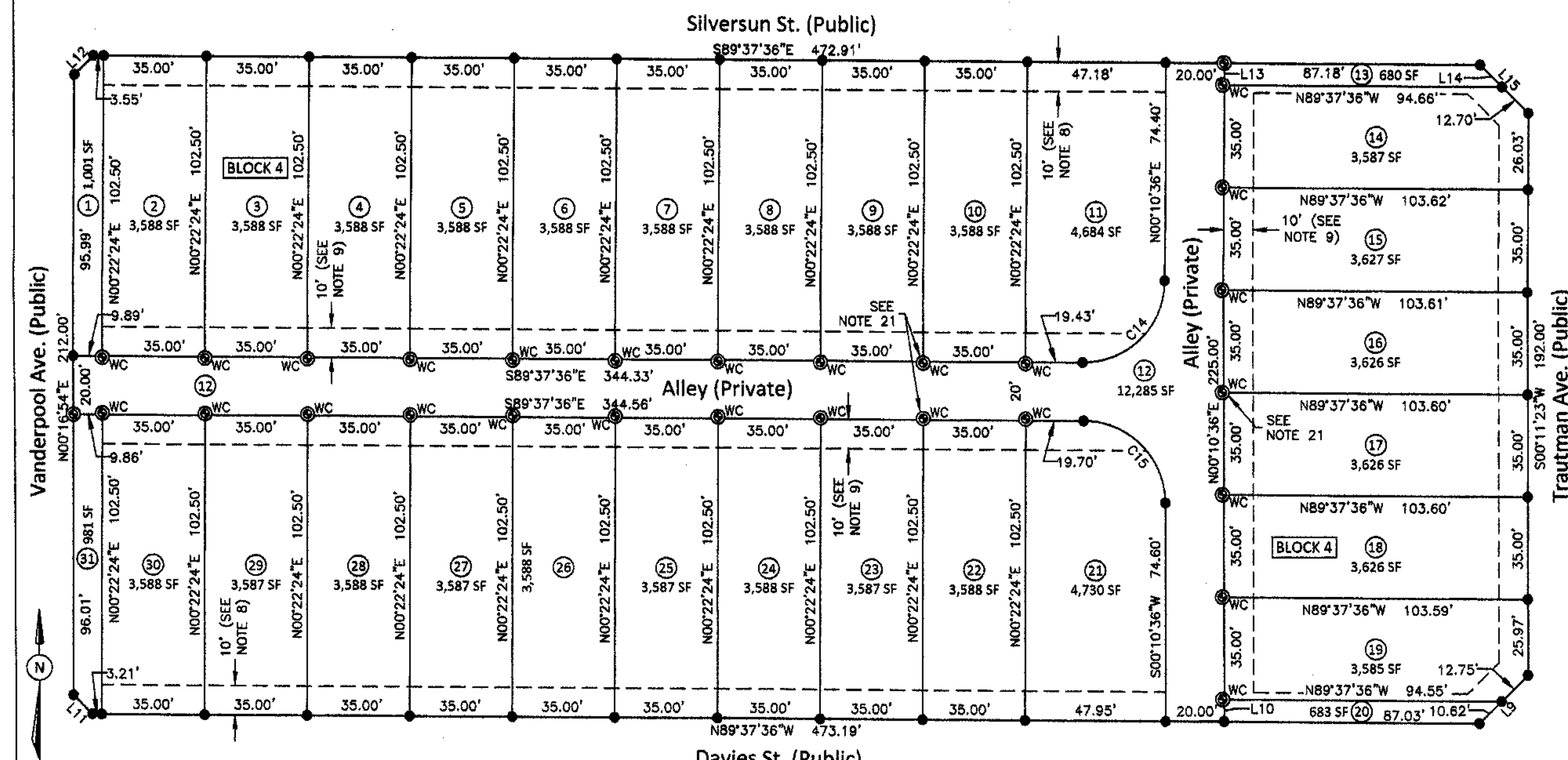
DETAIL "B"
SCALE: 1"=30'



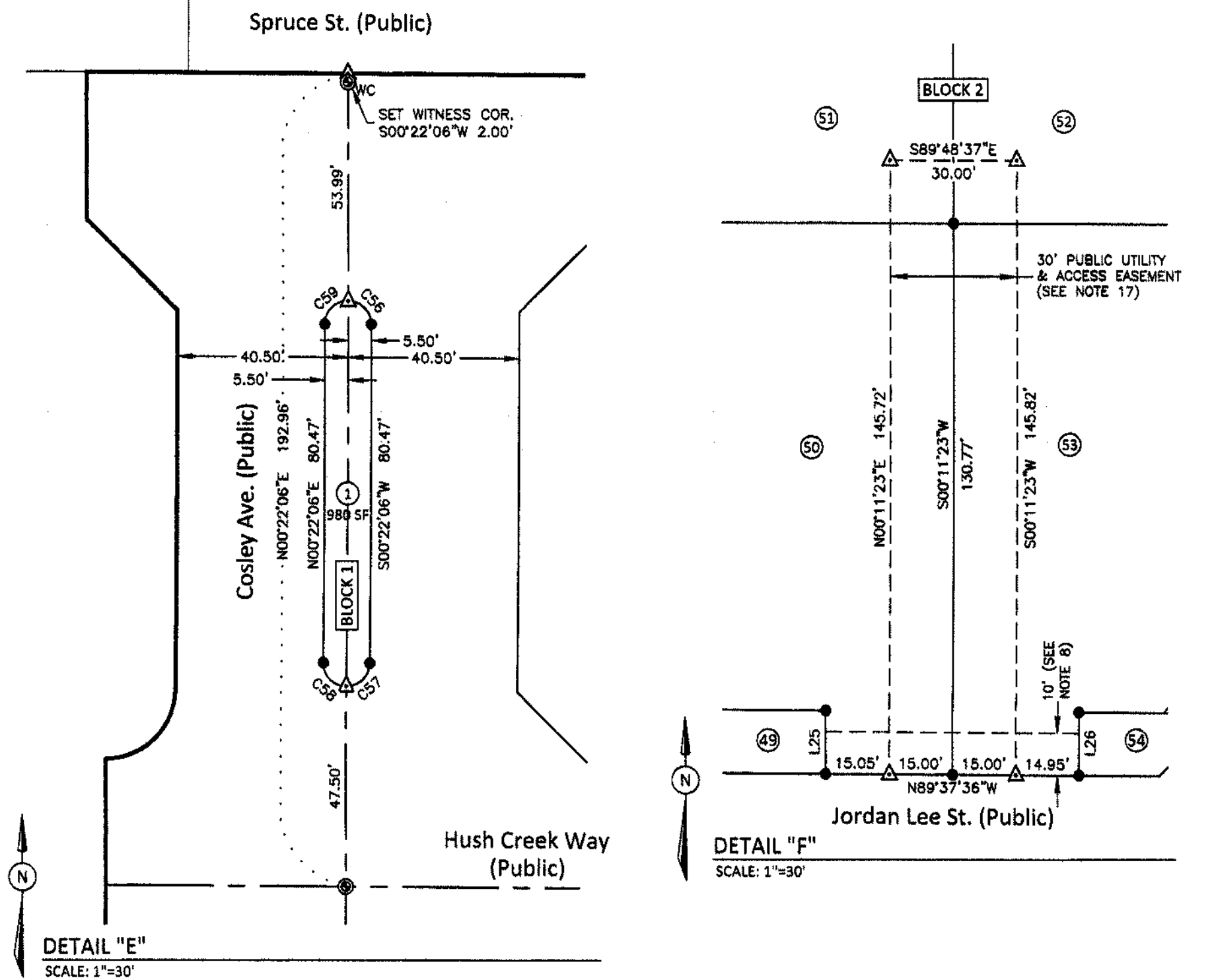
DETAIL "C"
SCALE: 1"=20'



DETAIL "D"
SCALE: 1"=20'



DETAIL "G"
SCALE: 1"=40'



DETAIL "E"
SCALE: 1"=30'

DETAIL "F"
SCALE: 1"=30'



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PLAT OF ARBOR SUBDIVISION No. 1

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD DIST
C1	6.50'	10.22'	90°05'30"	N45°19'39"E	9.20'
C2	6.50'	10.20'	89°54'30"	N44°40'20"W	9.19'
C3	205.00'	118.86'	33°13'14"	N16°53'31"E	117.20'
C4	620.00'	358.51'	33°07'52"	N73°03'48"W	353.54'
C5	16.50'	25.92'	90°00'10"	N44°37'59"W	23.34'
C6	16.50'	25.92'	89°59'50"	N45°22'01"E	23.33'
C7	36.50'	19.82'	31°06'46"	N74°04'13"W	19.58'
C8	50.00'	78.70'	90°11'01"	N45°16'53"E	70.82'
C9	50.00'	49.47'	56°41'15"	N28°09'15"W	47.48'
C10	70.00'	40.59'	33°13'14"	S16°53'31"W	40.02'
C11	110.00'	129.96'	67°41'33"	N0°20'38"W	122.53'
C12	160.00'	154.81'	55°26'19"	N61°54'35"W	148.84'
C13	66.50'	31.41'	27°03'43"	N76°05'44"W	31.12'
C14	28.00'	44.08'	90°11'48"	N45°16'30"E	39.67'
C15	28.00'	43.89'	89°48'12"	S44°43'30"E	39.53'
C16	100.00'	41.63'	23°51'14"	S12°12'31"W	41.33'
C17	100.00'	16.35'	9°22'00"	S28°49'08"W	16.33'
C18	205.00'	85.84'	23°59'32"	S12°16'40"W	85.22'
C19	205.00'	33.02'	9°13'42"	S28°53'17"W	32.98'
C20	80.00'	94.52'	67°41'33"	S0°20'39"E	89.11'
C21	130.00'	38.84'	17°07'08"	N42°44'59"W	38.70'
C22	130.00'	86.94'	38°19'11"	N70°28'09"W	85.33'
C23	110.00'	106.43'	55°26'19"	N61°54'35"W	102.33'
C24	110.00'	29.11'	15°09'46"	N41°46'18"W	29.03'
C25	110.00'	48.94'	25°29'28"	N62°05'55"W	48.54'
C26	110.00'	28.38'	14°47'05"	N82°14'12"W	28.31'
C27	190.00'	10.12'	3°03'08"	N88°08'10"W	10.12'
C28	190.00'	44.42'	13°23'48"	N79°52'42"W	44.32'
C29	190.00'	45.41'	13°41'32"	N66°20'02"W	45.30'
C30	190.00'	47.24'	14°14'39"	N52°21'57"W	47.11'
C31	190.00'	36.85'	11°03'12"	N39°43'01"W	36.60'
C32	140.00'	51.13'	20°55'29"	N23°43'40"W	50.85'
C33	140.00'	60.26'	24°39'35"	N0°56'08"W	59.79'
C34	140.00'	35.09'	14°21'39"	N18°34'29"E	35.00'
C35	140.00'	18.93'	7°44'49"	N29°37'43"E	18.91'
C36	80.00'	15.54'	11°07'38"	N50°56'03"W	15.51'
C37	80.00'	29.26'	20°57'28"	N34°53'30"W	29.10'
C38	80.00'	28.76'	20°35'42"	N14°06'55"W	28.60'
C39	80.00'	5.80'	4°00'27"	N1°48'50"W	5.59'
C40	80.00'	21.52'	15°24'38"	N7°53'42"E	21.45'
C41	80.00'	34.29'	24°33'20"	N27°52'41"E	34.02'
C42	80.00'	30.78'	22°02'46"	N51°10'44"E	30.59'
C43	80.00'	39.33'	28°10'17"	N76°17'16"E	38.94'
C44	20.00'	19.79'	56°41'15"	N28°09'15"W	18.99'
C45	20.00'	31.48'	90°11'01"	N45°16'53"E	28.33'
C46	40.00'	19.52'	27°57'56"	S14°15'52"W	19.33'
C47	40.00'	3.67'	5°15'18"	S30°52'29"W	3.67'
C48	5.50'	8.64'	90°00'00"	N45°22'25"E	7.78'
C49	5.50'	8.64'	90°00'00"	S44°37'36"E	7.78'
C50	5.50'	8.64'	90°00'00"	S45°22'24"W	7.78'
C51	5.50'	8.64'	90°00'00"	N44°37'35"W	7.78'
C52	5.50'	8.64'	89°59'59"	N45°22'22"E	7.78'
C53	5.50'	8.64'	90°00'00"	S44°37'36"E	7.78'
C54	5.50'	8.64'	90°00'00"	S45°22'24"W	7.78'
C55	5.50'	8.64'	89°59'59"	N44°37'37"W	7.78'
C56	5.50'	8.64'	90°00'00"	N44°37'54"W	7.78'
C57	5.50'	8.64'	90°00'00"	N45°22'06"E	7.78'
C58	5.50'	8.64'	90°00'00"	S44°37'54"E	7.78'
C59	5.50'	8.64'	90°00'00"	S45°22'06"W	7.78'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	55.00	N43°06'16"E
L2	120.51	N20°05'52"W
L3	55.00	N34°08'49"E
L4	36.24	S0°11'23"W
L5	36.10	S0°16'54"W
L6	21.25	S44°42'59"E
L7	23.37	N45°16'53"E
L8	23.30	N44°43'05"W
L9	23.37	S45°16'53"W
L10	7.52	S0°10'36"W
L11	9.19	S44°40'21"E
L12	9.20	N45°19'39"E
L13	7.48	S0°10'36"W
L14	10.59	S44°43'07"E
L15	23.30	S44°43'07"E
L16	9.20	N45°19'39"E
L17	23.34	N45°22'11"E
L18	30.14	N45°22'23"E
L19	23.33	N44°37'47"W
L20	9.19	N11°29'52"W
L21	11.11	N27°31'31"W
L22	30.00	S62°28'29"W
L23	23.37	N45°16'54"E
L24	23.30	N44°43'07"W
L25	15.00	S0°22'24"W
L26	15.00	S0°22'24"W
L27	21.18	N45°18'36"E
L28	9.19	S44°40'21"E
L29	9.19	S78°30'08"W
L30	7.09	N44°40'21"W
L31	7.07	S78°30'08"W
L32	7.09	N44°40'21"W
L33	8.42	S50°05'42"E
L34	5.65	N0°11'23"E
L35	5.71	N0°11'23"E
L36	8.43	S45°16'53"W
L37	14.16	N44°43'07"W
L38	10.00	S0°16'54"W
L39	10.00	S0°16'54"W
L40	14.13	N45°19'39"E
L41	8.08	S44°40'21"E
L42	5.83	S0°16'54"W
L43	5.87	S0°16'54"W
L44	34.08	N89°37'36"W
L45	19.13	S89°37'36"E

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL AND THE DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT No. 2018-046419 OF CANYON COUNTY RECORDS AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL IN EFFECT AT THE TIME OF RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM CALDWELL MUNICIPAL IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM CALDWELL MUNICIPAL IRRIGATION DISTRICT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "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".
- LOT 12, BLOCK 4, LOT 2, BLOCK 8, LOT 2, BLOCK 9 AND LOT 2, BLOCK 10 ARE SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES (ALLEYS) TO PROVIDE ACCESS FOR THE RESIDENTIAL LOTS ADJACENT TO THESE LOTS. THE COMMON DRIVES (ALLEYS) SHALL BE MAINTAINED BY THE ARBOR SUBDIVISION OWNER'S ASSOCIATION, OR ASSIGNS.
- LOT 48, BLOCK 2 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 46 AND 47, BLOCK 2. LOT 48, BLOCK 2 SHALL BE OWNED BY THE ARBOR SUBDIVISION OWNER'S ASSOCIATION, OR ASSIGNS, AND THE OWNER'S OF THE LOTS THAT BENEFIT FROM THE COMMON DRIVE SHALL MAINTAIN, REPAIR AND/OR REPLACE SAID COMMON DRIVE AT THEIR OWN COST AND EXPENSE. LOT 48, BLOCK 2 IS SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND IRRIGATION.
 - LOT 1, BLOCK 1, LOTS 27, 48, 49 AND 54, BLOCK 2, LOT 9, BLOCK 3 (PORTION OF - SEE NOTE 7b), LOTS 1, 13, 20, AND 31, BLOCK 4, LOT 1, BLOCK 5, LOT 1, BLOCK 6, LOT 1, BLOCK 7, LOTS 1 AND 3, BLOCK 8, LOTS 1 AND 3, BLOCK 9, LOTS 1 AND 3, BLOCK 10, AND LOTS 12 AND 19, BLOCK 11 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE ARBOR SUBDIVISION OWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE, AND IRRIGATION.
 - THAT PORTION OF LOT 9, BLOCK 3 SHOWN HEREON (HATCHED) IS NOT SUBJECT TO THE BLANKET EASEMENTS DEFINED IN 7a.
- WHERE DIMENSIONED HEREON, LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, STREET LIGHTS, IRRIGATION AND LOT DRAINAGE.
- WHERE DIMENSIONED HEREON, LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF CALDWELL.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- DIRECT LOT OR PARCEL ACCESS TO W. SPRUCE STREET AND N. MIDLAND BLVD. IS PROHIBITED.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY.
- LOT 27, BLOCK 2 IS SUBJECT TO AN EASEMENT FOR THE NOBLE DRAIN IN FAVOR OF PIONEER IRRIGATION DISTRICT AS SHOWN HEREON.
- A PORTION OF LOTS 50-53, BLOCK 2 ARE SUBJECT TO A JOINT EASEMENT FOR THE PURPOSE OF ACCESS AS SHOWN HEREON. THE OWNERS OF SAID LOTS THAT BENEFIT FROM SAID EASEMENT SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SAID ACCESS AT THEIR OWN COST AND EXPENSE.
- A PORTION OF LOT 1, BLOCK 7 IS SUBJECT AN INGRESS/EGRESS EASEMENT, AS SHOWN HEREON, IN FAVOR THE EXISTING PARCEL SOUTH OF THE EASEMENT (APN R34342010F0).
- LOT 55, BLOCK 2 SHALL BE CONVEYED TO THE CITY OF CALDWELL AFTER THE RECORDING OF THIS PLAT. THIS LOT SHALL BE MAINTAINED JOINTLY BY THE CITY OF CALDWELL AND THE ARBOR SUBDIVISION HOMEOWNER'S ASSOCIATION.
- PRIOR TO CONSTRUCTION, FOUND 5/8" REBAR WITH ILLEGIBLE CAP (C-E 1/16 CORNER). REBAR WAS REMOVED DURING CONSTRUCTION. REBAR CANNOT BE PLACED BACK IN THE ORIGINAL LOCATION DUE TO A NEW SEWER MAINTENANCE HOLE. THE CALCULATED POSITION OF THE C-E 1/16 CORNER IS REFERENCED BY A SET 5/8-INCH REBAR WHICH BEARS S00°22'03"W A DISTANCE OF 35.00 FEET FROM SAID CALCULATED POSITION AND A REFERENCED BY A SET BRASS PLUG WHICH BEARS N89°37'57"W A DISTANCE OF 2.00 FROM SAID CALCULATED POSITION.
- THE WITNESS CORNERS SHOWN HEREON IN BLOCK 4 ARE 0.50' WITNESS CORNERS AND ARE AS SET AS FOLLOWS:
 - WITNESS CORNERS ALONG THE ALLEY SIDE OF LOTS 14-19, BLOCK 4 ARE SET N89°37'36"W 0.50' FROM CALCULATED POSITION.
 - WITNESS CORNERS ALONG THE ALLEY SIDE OF LOTS 2-10, BLOCK 4 ARE SET S00°22'24"W 0.50' FROM CALCULATED POSITION.
 - WITNESS CORNERS ALONG THE ALLEY SIDE OF LOTS 21-30, BLOCK 4 ARE SET N00°22'24"E 0.50' FROM CALCULATED POSITION.



8-20-2019

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BK 48 PG 42

PLAT OF
ARBOR SUBDIVISION No. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 32, WHICH BEARS N00°11'38"E A DISTANCE OF 2,655.95 FEET FROM A FOUND ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 32, THENCE FOLLOWING THE EASTERLY LINE OF SAID SOUTHEAST 1/4, S00°11'38"W A DISTANCE OF 1,085.00 FEET TO A SET 5/8-INCH REBAR AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID EASTERLY LINE, S00°11'38"W A DISTANCE OF 242.98 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTH 1/16 CORNER OF SAID SECTION 32 AND SECTION 33;
 THENCE FOLLOWING SAID EASTERLY LINE, S00°11'38"W A DISTANCE OF 276.98 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°37'21"W A DISTANCE OF 349.85 FEET TO A SET 5/8-INCH REBAR;
 THENCE S31°23'00"W A DISTANCE OF 70.35 FEET TO A SET 5/8-INCH REBAR;
 THENCE S22°32'17"W A DISTANCE OF 62.71 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°48'37"W A DISTANCE OF 200.00 FEET TO A SET BRASS PLUG;
 THENCE S89°55'04"W A DISTANCE OF 60.00 FEET TO A SET BRASS PLUG;
 THENCE S00°11'23"W A DISTANCE OF 3.52 FEET TO A SET BRASS PLUG;
 THENCE N89°37'36"W A DISTANCE OF 236.36 FEET TO A SET BRASS PLUG;
 THENCE N00°16'54"E A DISTANCE OF 3.49 FEET TO A SET BRASS PLUG;
 THENCE N88°50'39"W A DISTANCE OF 60.01 FEET TO A SET BRASS PLUG;
 THENCE N89°43'06"W A DISTANCE OF 136.43 FEET TO A SET 5/8-INCH REBAR;
 THENCE N00°16'54"E A DISTANCE OF 65.91 FEET TO A SET 5/8-INCH REBAR;
 THENCE 10.22 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 6.50 FEET, A DELTA ANGLE OF 90°05'30", A CHORD BEARING OF N45°19'39"E AND A CHORD DISTANCE OF 9.20 FEET TO A SET 5/8-INCH REBAR;
 THENCE N00°16'54"E A DISTANCE OF 212.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE 10.20 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 6.50 FEET, A DELTA ANGLE OF 89°54'30", A CHORD BEARING OF N44°40'20"W AND A CHORD DISTANCE OF 9.19 FEET TO A SET 5/8-INCH REBAR;
 THENCE N00°22'24"E A DISTANCE OF 60.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE S89°37'36"E A DISTANCE OF 51.39 FEET TO A SET 5/8-INCH REBAR;
 THENCE N00°16'54"E A DISTANCE OF 280.26 FEET TO A SET 5/8-INCH REBAR;
 THENCE 118.86 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 205.00 FEET, A DELTA ANGLE OF 33°13'14", A CHORD BEARING OF N16°53'31"E AND A CHORD DISTANCE OF 117.20 FEET TO A SET 5/8-INCH REBAR;
 THENCE N33°30'08"E A DISTANCE OF 266.34 FEET TO A SET 5/8-INCH REBAR;
 THENCE N56°29'52"W A DISTANCE OF 555.14 FEET TO A SET 5/8-INCH REBAR;
 THENCE 358.51 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 620.00 FEET, A DELTA ANGLE OF 33°07'52", A CHORD BEARING OF N73°03'48"W AND A CHORD DISTANCE OF 353.54 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°37'44"W A DISTANCE OF 26.53 FEET TO A SET 5/8-INCH REBAR;
 THENCE N00°22'06"E A DISTANCE OF 113.50 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°37'54"W A DISTANCE OF 60.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE 25.92 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 16.50 FEET, A DELTA ANGLE OF 90°00'10", A CHORD BEARING OF N44°37'59"W AND A CHORD DISTANCE OF 23.34 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°38'04"W A DISTANCE OF 10.50 FEET TO A SET 5/8-INCH REBAR;
 THENCE N00°22'06"E A DISTANCE OF 60.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE 25.92 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 16.50 FEET, A DELTA ANGLE OF 89°59'50", A CHORD BEARING OF N45°22'01"E AND A CHORD DISTANCE OF 23.33 FEET TO A SET 5/8-INCH REBAR;
 THENCE N00°22'06"E A DISTANCE OF 90.15 FEET TO A SET 5/8-INCH REBAR;
 THENCE N44°53'42"W A DISTANCE OF 30.27 FEET TO A SET BRASS PLUG;
 THENCE N00°22'03"E A DISTANCE OF 35.00 FEET TO A SET 5/8-INCH REBAR ON THE NORTHERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 32;
 THENCE FOLLOWING SAID NORTHERLY LINE, S89°37'57"E A DISTANCE OF 466.92 FEET TO A POINT BEING THE CENTER-EAST 1/16 CORNER OF SAID SECTION 32 AND BEING REFERENCED BY A SET 5/8-INCH REBAR WHICH BEARS S00°22'03"W A DISTANCE OF 35.00 FEET FROM SAID POINT;
 THENCE FOLLOWING SAID NORTHERLY LINE, S89°37'50"E A DISTANCE OF 294.51 FEET TO A POINT ON THE CENTERLINE OF MASON CREEK BEING WITNESSED BY A SET 5/8-INCH REBAR WHICH BEARS N89°37'50"W A DISTANCE OF 66.78 FEET FROM SAID POINT;
 THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING SAID CENTERLINE THE FOLLOWING COURSES:
 1. S34°11'10"E A DISTANCE OF 846.33 FEET TO A POINT BEING REFERENCED BY TWO SET 5/8-INCH REBAR WHICH BEAR S43°06'16"W A DISTANCE OF 55.00 FEET AND S20°05'52"E A DISTANCE OF 120.51 FEET;
 2. S46°53'44"E A DISTANCE OF 99.00 FEET TO A POINT BEING REFERENCED BY TWO SET 5/8-INCH REBAR WHICH BEAR S34°08'49"W AND S55°51'11"E A DISTANCE OF 577.00 FEET;
 3. S55°51'11"E A DISTANCE OF 577.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 32.12 ACRES, MORE OR LESS.

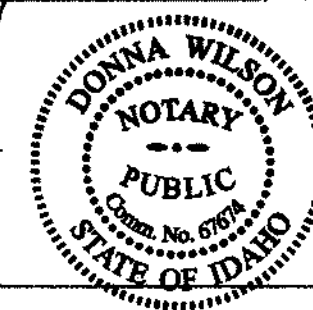
IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC R-1-W AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.


 JONATHAN D. WARDLE, PRESIDENT
 BRIGHTON DEVELOPMENT, INC.

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
 ADA COUNTY)
 THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON July 24, 2019, BY JONATHAN D. WARDLE, AS PRESIDENT OF BRIGHTON DEVELOPMENT, INC.


 SIGNATURE OF NOTARY PUBLIC



MY COMMISSION EXPIRES 5-06-2022

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF ARBOR SUBDIVISION No. 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459



DEVELOPER
 BRIGHTON CORPORATION
 MERIDIAN, ID



9233 WEST STATE STREET
 BOISE, IDAHO 83714
 PHONE (208) 639-6939
 FAX (208) 639-6930

BK 48 PG 42

PLAT OF
ARBOR SUBDIVISION No. 1

APPROVAL OF COUNTY SURVEYOR

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

Darin Hoff PLS 2366
CANYON COUNTY SURVEYOR

4/12/19
DATE

APPROVAL OF CITY ENGINEER

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

Ami M
CITY OF CALDWELL ENGINEER

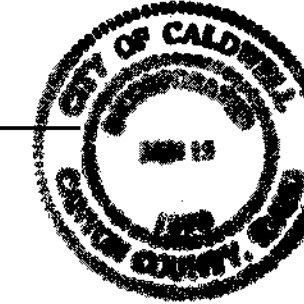


8/19/19
DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 4th DAY OF February, 2019, THIS PLAT WAS ACCEPTED AND APPROVED.

Lebbie Meyer
CITY CLERK, CALDWELL, IDAHO



August 13, 2019
DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QPE) REPRESENTING THE CITY OF CALDWELL, AND THE QPE 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 THE SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

Michelle Rens
HEALTH DISTRICT SIGNATURE

3/27/2019
DATE

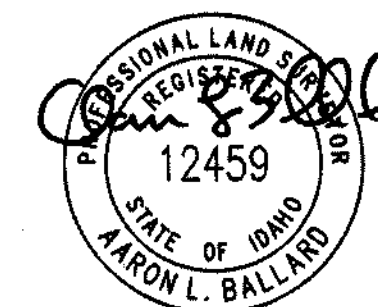
CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Tracie Hood
CANYON COUNTY TREASURER



8/21/19
DATE



3-25-2019

DEVELOPER
BRIGHTON CORPORATION



ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
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BK 48 PG 42