

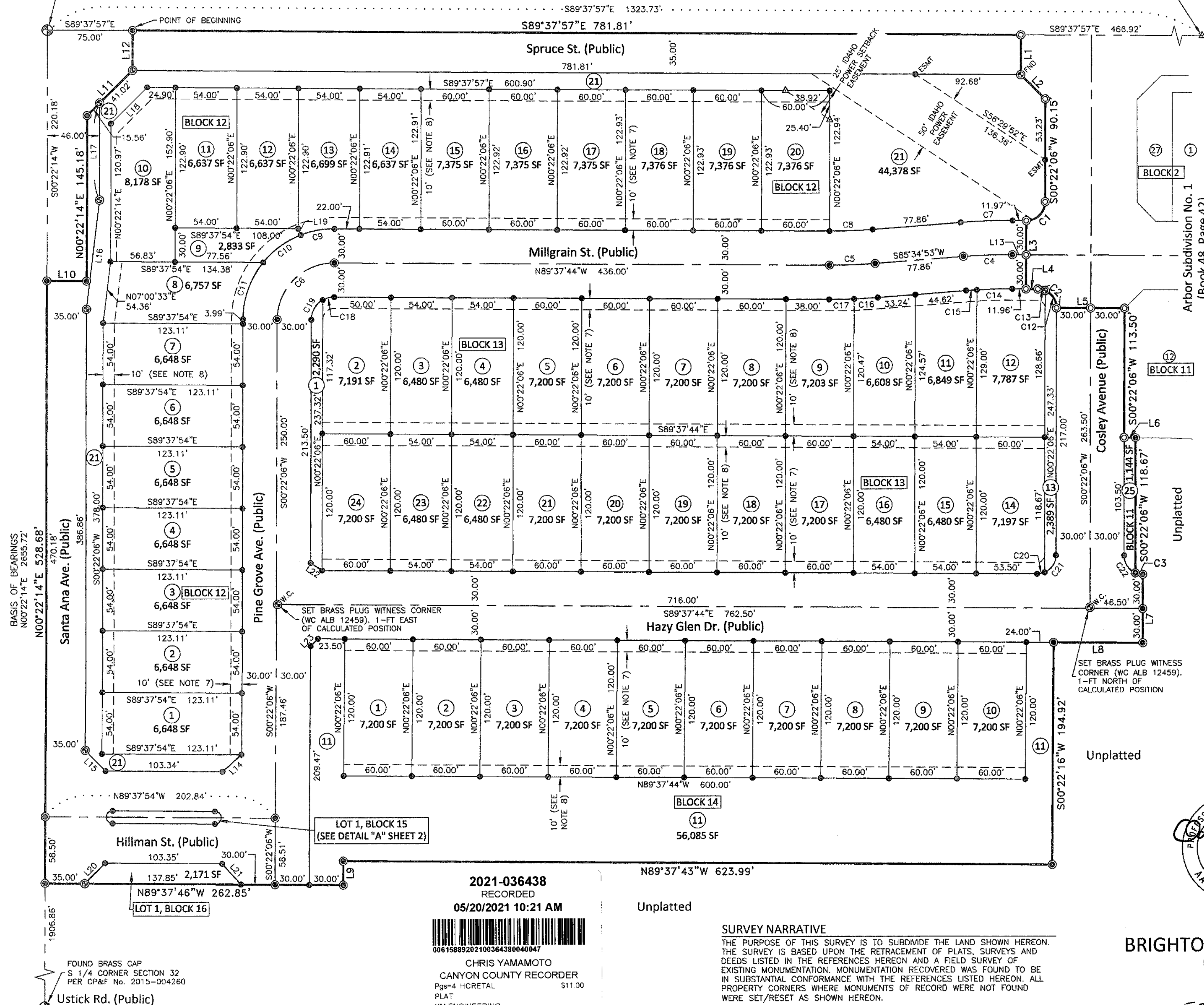
PLAT OF ARBOR SUBDIVISION No. 2

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32,
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF CALDWELL, CANYON COUNTY, IDAHO.
2021



POINT OF COMMENCEMENT
FOUND ALUMINUM CAP
C 1/4 CORNER SECTION 32
PER CP&F No. 2019-013204

C-E 1/16 CORNER SECTION 32
FOUND BRASS PLUG WITNESS CORNER
N89°37'57"W 2.00' FROM POINT



SHEET INDEX

- SHEET 1 - DETAIL PLAT MAP
- SHEET 2 - DETAILS, LINE AND CURVE TABLE AND NOTES
- SHEET 3 - CERTIFICATE OF OWNERS
- SHEET 4 - CERTIFICATES AND APPROVALS

LEGEND

- FOUND ALUMINUM CAP AS NOTED
- FOUND BRASS CAP AS NOTED
-
-
-
- FOUND BRASS PLUG MARKED "ALB PLS 12459"
- SET BRASS PLUG MARKED "ALB PLS 12459" (WITH MAGNETIC INSERT)
- CALCULATED POINT
- NEW LOT NUMBER
- EXISTING 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. 3, BOOK 45 OF PLATS AT PAGE 12, RECORDS OF CANYON COUNTY, IDAHO.
- R5. PLAT OF CASTLE PEAK SUBDIVISION No. 4, BOOK 46 OF PLATS AT PAGE 23, RECORDS OF CANYON COUNTY, IDAHO.
- R6. PLAT OF BLACKHAWK SUBDIVISION No. 8, BOOK 38 OF PLATS AT PAGE 23, RECORDS OF CANYON COUNTY, IDAHO.
- R7. PLAT OF ARBOR SUBDIVISION No. 1, BOOK 48 OF PLATS AT PAGE 42, RECORDS OF CANYON COUNTY, IDAHO.
- R8. WARRANTY DEED PER INSTRUMENT No. 2012008529, RECORDS OF CANYON COUNTY, IDAHO.

2021-036438
RECORDED
05/20/2021 10:21 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#-4 HCRETAL \$11.00
PLAT
KM ENGINEERING

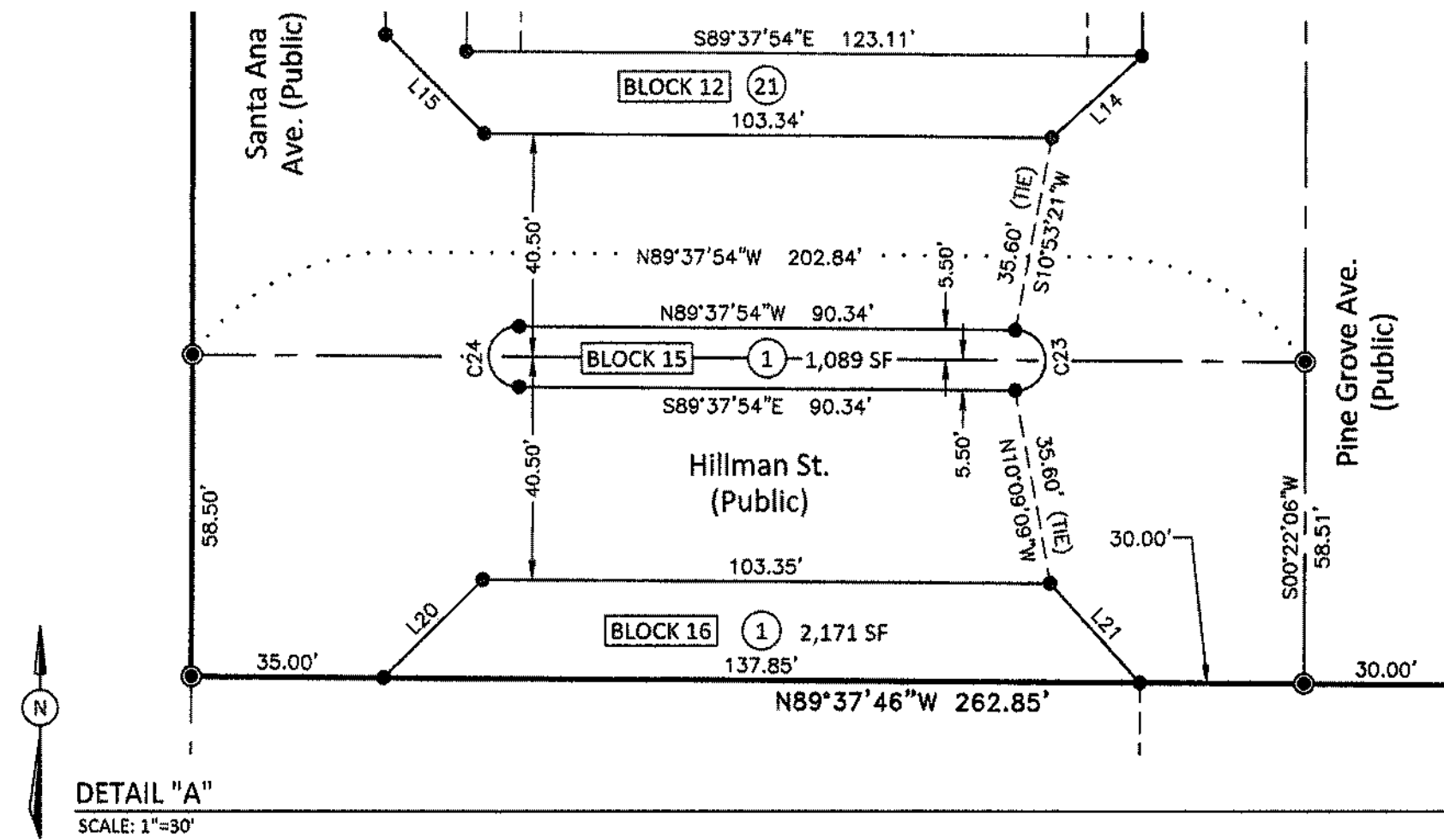
SURVEY NARRATIVE
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH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



5-17-2021
DEVELOPER
BRIGHTON CORPORATION
MERIDIAN, ID



PLAT OF ARBOR SUBDIVISION No. 2



DETAIL "A"
SCALE: 1"=30'

NOTES

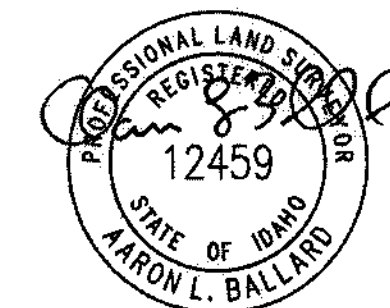
1. MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL AND THE DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT No. 2018-046419 OF CANYON COUNTY RECORDS AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL IN EFFECT AT THE TIME OF RESUBDIVISION.
3. 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.
4. 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".
5. LOT 9, BLOCK 12 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 10, 11, AND 12, BLOCK 12. LOT 9, BLOCK 12 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 9, BLOCK 12 IS SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND IRRIGATION.
6. LOT 25, BLOCK 11, LOTS 9 AND 21, BLOCK 12, LOTS 1 AND 13, BLOCK 13, LOT 11, BLOCK 14, LOT 1, BLOCK 15, AND LOT 1, BLOCK 16 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.
7. UNLESS DIMENSIONED OTHERWISE, ALL 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.
8. UNLESS DIMENSIONED OTHERWISE, ALL 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.
9. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF CALDWELL.
10. DIRECT LOT OR PARCEL ACCESS TO W. SPRUCE STREET AND SANTA ANA AVE. IS PROHIBITED.
11. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
12. 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.

LINE	BEARING	DISTANCE
L1	S0°22'03"W	35.00
L2	S44°53'42"E	30.27
L3	S0°22'06"W	60.00
L4	S89°38'04"E	10.50
L5	S89°37'54"E	60.00
L6	S89°37'44"E	10.00
L7	S0°22'16"W	60.00
L8	N89°37'44"W	78.50
L9	S0°22'06"W	21.05
L10	S89°37'46"E	35.00
L11	N45°22'09"E	56.57
L12	N0°21'55"E	35.00

LINE	BEARING	DISTANCE
L13	N89°38'04"W	11.97
L14	S48°09'44"W	22.28
L15	N44°37'50"W	25.46
L16	N6°54'26"E	96.63
L17	N0°22'14"E	85.00
L18	N45°21'39"E	45.15
L19	N21°26'05"W	6.17
L20	N45°22'10"E	25.46
L21	S42°08'05"E	24.42
L22	S56°36'26"E	11.93
L23	S45°22'11"W	9.19

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	16.50'	25.92'	89°59'50"	S45°22'01"W	23.33'
C2	16.50'	25.92'	90°00'10"	S44°37'59"E	23.34'
C3	16.50'	6.68'	23°11'49"	S78°01'49"E	6.63'
C4	516.50'	43.13'	4°47'03"	S87°58'24"W	43.11'
C5	483.50'	40.42'	4°47'23"	N87°58'34"E	40.41'
C6	50.00'	78.54'	90°00'10"	S45°22'11"W	70.71'
C7	546.50'	45.63'	4°47'03"	S87°58'25"W	45.62'
C8	453.50'	37.91'	4°47'23"	N87°58'34"E	37.90'
C9	80.00'	30.44'	21°48'08"	S79°28'12"W	30.26'
C10	80.00'	41.21'	29°30'43"	S53°48'46"W	40.75'
C11	80.00'	54.02'	38°41'19"	S19°42'46"W	53.00'
C12	16.50'	19.24'	66°48'01"	N33°01'54"W	18.17'

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C13	16.50'	6.68'	23°12'09"	N78°01'59"W	6.64'
C14	486.50'	31.06'	3°39'28"	S88°32'12"W	31.05'
C15	486.50'	9.56'	1°07'35"	S86°08'40"W	9.56'
C16	513.50'	20.92'	2°20'02"	N86°44'54"E	20.92'
C17	513.50'	22.01'	2°27'21"	N89°08'35"E	22.01'
C18	20.00'	10.47'	30°00'10"	S75°22'11"W	10.35'
C19	20.00'	20.94'	60°00'00"	S30°22'06"W	20.00'
C20	16.50'	6.68'	23°12'09"	N78°46'11"E	6.64'
C21	16.50'	19.24'	66°48'01"	N33°46'06"E	18.17'
C22	16.50'	19.24'	66°48'01"	S33°01'54"E	18.17'
C23	5.50'	17.28'	180°00'00"	N0°22'06"E	11.00'
C24	5.50'	17.28'	180°00'00"	S0°22'06"W	11.00'



4-7-2021

DEVELOPER

BRIGHTON CORPORATION
MERIDIAN, ID

km
ENGINEERING
5725 N. DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglp.com

PLAT OF
ARBOR SUBDIVISION No. 2

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 NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 2 WEST, B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SAID SECTION 32, WHICH BEARS N00°22'14"E A DISTANCE OF 2,655.72 FEET FROM A FOUND BRASS CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 32, THENCE FOLLOWING THE NORTHERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, S89°37'57"E A DISTANCE OF 75.00 FEET TO A SET 5/8-INCH REBAR AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID NORTHERLY LINE, S89°37'57"E A DISTANCE OF 781.81 FEET TO A FOUND 5/8-INCH REBAR MARKING THE NORTHWESTERLY CORNER OF ARBOR SUBDIVISION NO. 1;
THENCE LEAVING SAID NORTHERLY LINE AND FOLLOWING THE SUBDIVISION BOUNDARY OF ARBOR SUBDIVISION NO. 1 THE FOLLOWING TEN (10) COURSES:

1. S00°22'03"W A DISTANCE OF 35.00 FEET TO A FOUND BRASS PLUG;
2. S44°53'42"E A DISTANCE OF 30.27 FEET TO A FOUND 5/8-INCH REBAR;
3. S00°22'06"W A DISTANCE OF 90.15 FEET TO A FOUND 5/8-INCH REBAR;
4. 25.92 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 16.50 FEET, A DELTA ANGLE OF 89°59'50", A CHORD BEARING OF S45°22'01"W AND A CHORD DISTANCE OF 23.33 FEET TO A FOUND 5/8-INCH REBAR;
5. S00°22'08"W A DISTANCE OF 60.00 FEET TO A FOUND 5/8-INCH REBAR;
6. S89°38'04"E A DISTANCE OF 10.50 FEET TO A FOUND 5/8-INCH REBAR;
7. 25.92 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 16.50 FEET, A DELTA ANGLE OF 90°00'10", A CHORD BEARING OF S44°37'59"E AND A CHORD DISTANCE OF 23.34 FEET TO A FOUND 5/8-INCH REBAR;
8. S89°37'54"E A DISTANCE OF 60.00 FEET TO A FOUND 5/8-INCH REBAR;
9. S00°22'06"W A DISTANCE OF 113.50 FEET TO A FOUND 5/8-INCH REBAR;
10. S89°37'44"E A DISTANCE OF 10.00 FEET TO A SET 5/8-INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, S00°22'06"W A DISTANCE OF 118.67 FEET TO A SET 5/8-INCH REBAR;
THENCE 6.63 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 16.50 FEET, A DELTA ANGLE OF 23°11'49", A CHORD BEARING OF S78°01'49"E AND A CHORD DISTANCE OF 6.63 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°22'16"W A DISTANCE OF 60.00 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°37'44"W A DISTANCE OF 78.50 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°22'16"W A DISTANCE OF 194.92 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°37'43"W A DISTANCE OF 623.99 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°22'06"W A DISTANCE OF 21.05 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°37'46"W A DISTANCE OF 262.85 FEET TO A SET 5/8-INCH REBAR ON THE WESTERLY LINE OF SAID SOUTHEAST 1/4 OF SECTION 32;

THENCE FOLLOWING SAID WESTERLY LINE, N00°22'14"E A DISTANCE OF 528.68 FEET TO A SET 5/8-INCH REBAR;
THENCE LEAVING SAID WESTERLY LINE, S89°37'46"E A DISTANCE OF 35.00 FEET TO A SET 5/8-INCH REBAR;
THENCE N00°22'14"E A DISTANCE OF 145.18 FEET TO A SET 5/8-INCH REBAR;
THENCE N45°22'09"E A DISTANCE OF 56.57 FEET TO A SET 5/8-INCH REBAR;
THENCE N00°21'55"E A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 15.095 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-O-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.

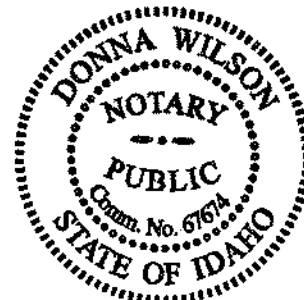

JONATHAN D. WARDLE, PRESIDENT
BRIGHTON DEVELOPMENT, INC.

ACKNOWLEDGMENT

STATE OF IDAHO }
ADA COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON April 7, 2021, BY JONATHAN D. WARDLE, AS PRESIDENT OF BRIGHTON DEVELOPMENT, INC.


SIGNATURE OF NOTARY PUBLIC
MY COMMISSION EXPIRES 5.6.2022



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. 2 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



4.7.2021

DEVELOPER
BRIGHTON CORPORATION
MERIDIAN, ID



PLAT OF
ARBOR SUBDIVISION No. 2

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.

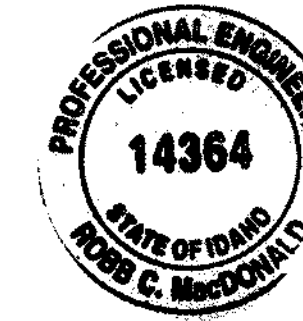
Dan M. [Signature] PLS 9366
CANYON COUNTY SURVEYOR

3/02/21
DATE

APPROVAL OF CITY ENGINEER

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

[Signature]
CITY OF CALDWELL ENGINEER



5/10/21
DATE

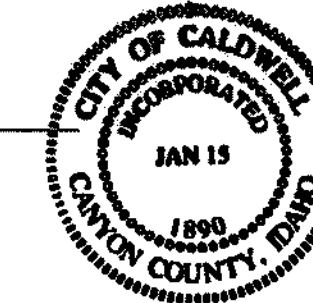
APPROVAL OF CITY COUNCIL

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 5th DAY OF

April, 2021, THIS PLAT WAS ACCEPTED AND APPROVED.

[Signature]
CITY CLERK, CALDWELL, IDAHO



May 17, 2021
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 (QLPE) REPRESENTING THE CITY OF CALDWELL, AND THE QLPE 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.

Brigitte Campbell
HEALTH DISTRICT SIGNATURE

2.01.2021
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.

Gracie Lloyd
CANYON COUNTY TREASURER

5/20/2021
DATE



1.26.2021

DEVELOPER
BRIGHTON CORPORATION
MERIDIAN, ID

