

PLAT OF
Arbor Subdivision No. 4

A portion of the South 1/2 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.
2023

2023-010888

RECORDED

04/07/2023 12:18 PM



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CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 NHANEY \$11.00
PLAT
KM ENGINEERING



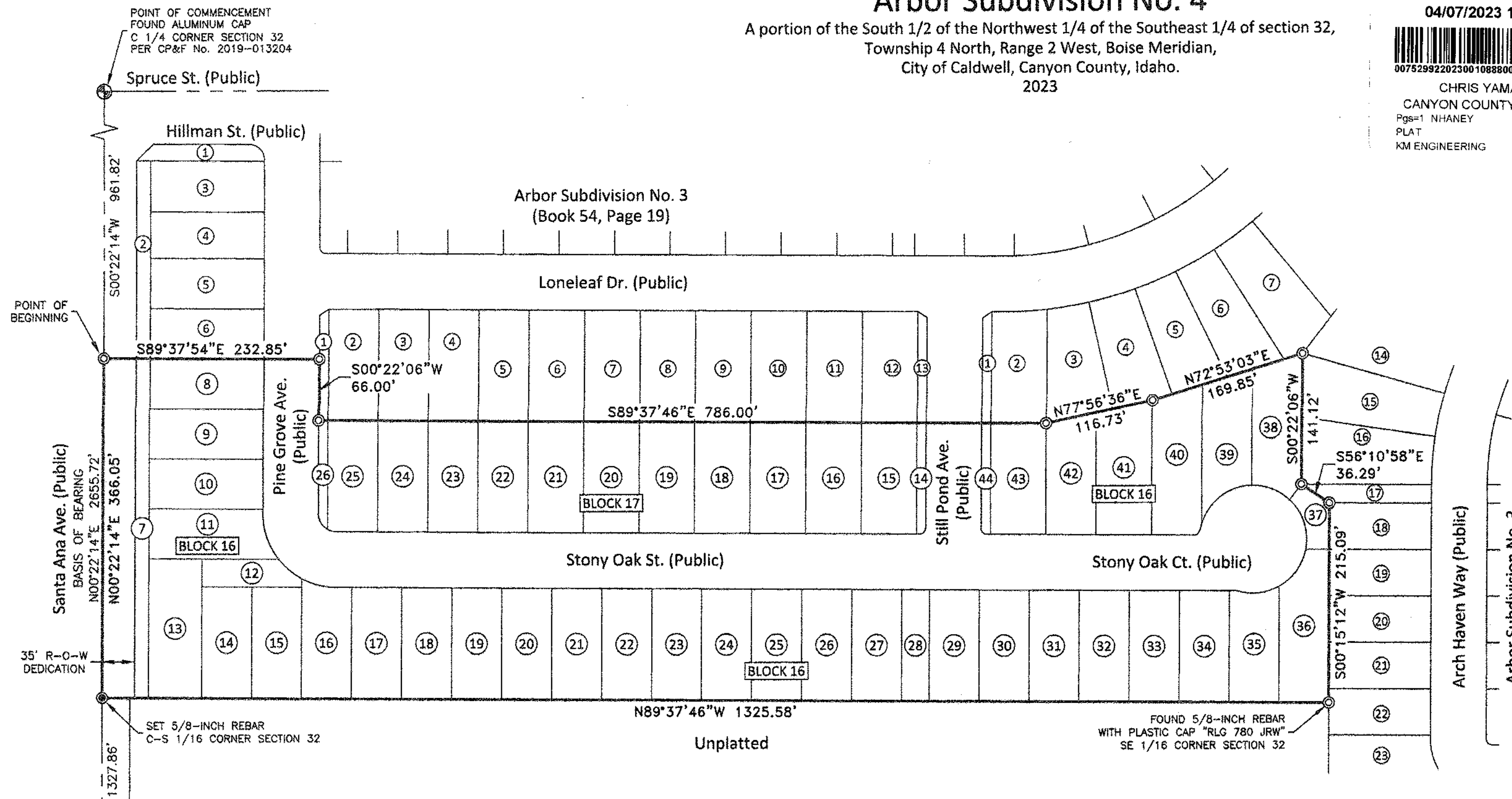
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Plan Scale: 1" = 100'

SHEET INDEX

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LEGEND

- ⊕ FOUND ALUMINUM CAP AS NOTED
- ⊙ FOUND 5/8-INCH REBAR MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- ⊙ SET 5/8-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- FOUND 1/2-INCH REBAR MARKED "ALB 12459", UNLESS NOTED OTHERWISE
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- ⊙ SET BRASS PLUG MARKED "ALB PLS 12459" (WITH MAGNETIC INSERT)
- △ CALCULATED POINT
- ⑭ LOT NUMBER
- ⑭ EXISTING LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE



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 12, BLOCK 16 IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 13, 14 AND 15, BLOCK 16. LOT 12, BLOCK 16 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 12, BLOCK 16 IS SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND IRRIGATION.
6. LOTS 7, 28, 37 AND 44, BLOCK 16 AND LOTS 14 AND 26, BLOCK 17 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. 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.
8. WHERE DIMENSIONED HEREON, REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
9. DIRECT LOT OR PARCEL ACCESS TO SANTA ANA AVE. IS PROHIBITED.
10. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE ON FILE AT THE CANYON COUNTY RECORDER'S OFFICE, FOR RECORD, AND MAY BE AMENDED FROM TIME TO TIME.
11. 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.
12. AS SHOWN HEREON, LOTS 13-16, BLOCK 16 ARE SUBJECT TO AN EASEMENT FOR PUBLIC UTILITIES.

REFERENCES

- R1. RECORD OF SURVEY No. 200612480, RECORDS OF CANYON COUNTY, IDAHO.
- R2. PLAT OF ARBOR SUBDIVISION No. 1, BOOK 48 OF PLATS AT PAGE 42, RECORDS OF CANYON COUNTY, IDAHO.
- R3. PLAT OF ARBOR SUBDIVISION No. 2, BOOK 52 OF PLATS AT PAGE 27, RECORDS OF CANYON COUNTY, IDAHO.
- R4. PLAT OF ARBOR SUBDIVISION No. 3, BOOK 54 OF PLATS AT PAGE 19, RECORDS OF CANYON COUNTY, IDAHO.
- R5. RECORD OF SURVEY No. 200301141, RECORDS OF CANYON COUNTY, IDAHO.

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.



4.4. 2023
DEVELOPER

BRIGHTON CORPORATION
MERIDIAN, ID

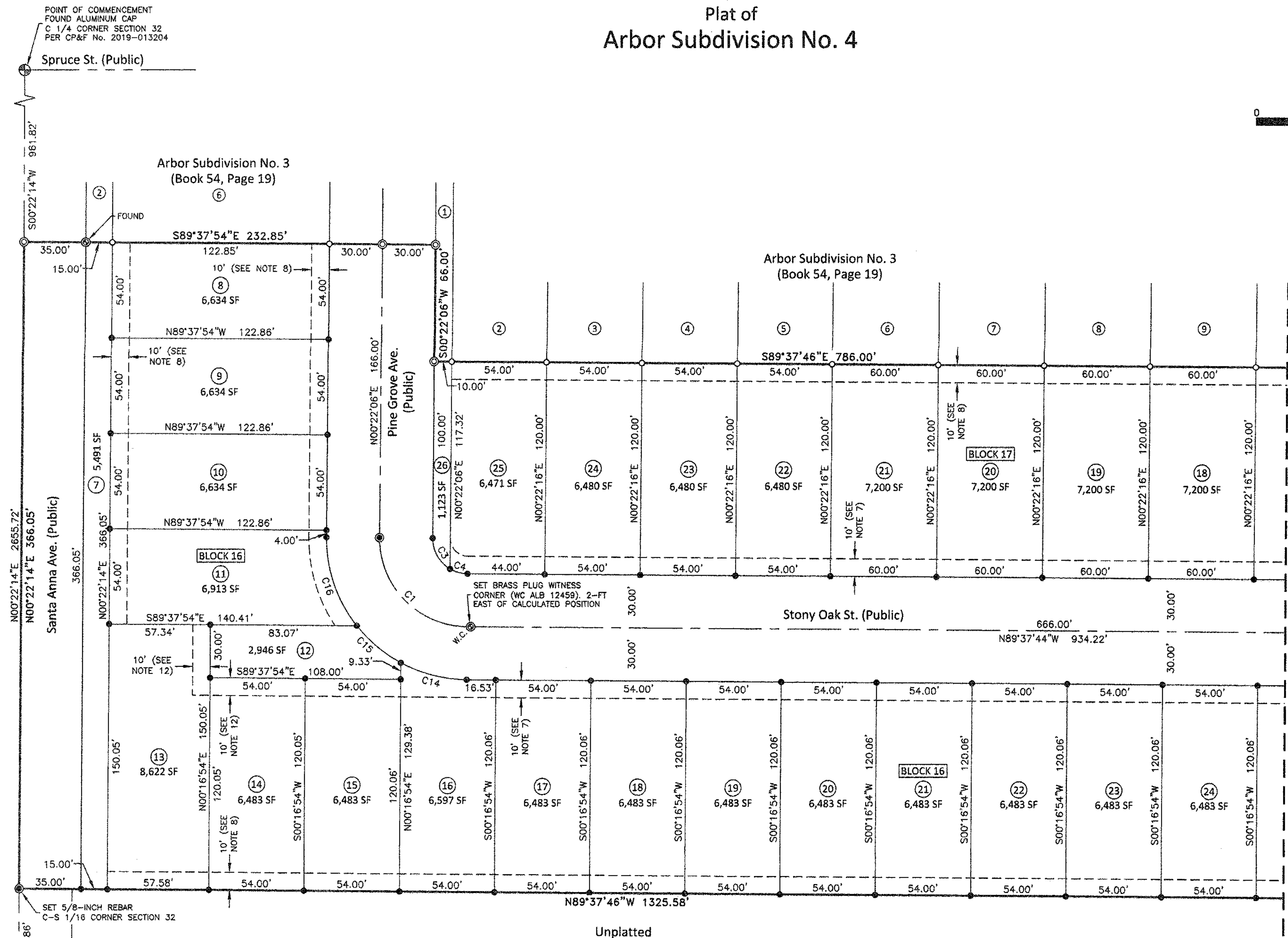


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Plat of Arbor Subdivision No. 4



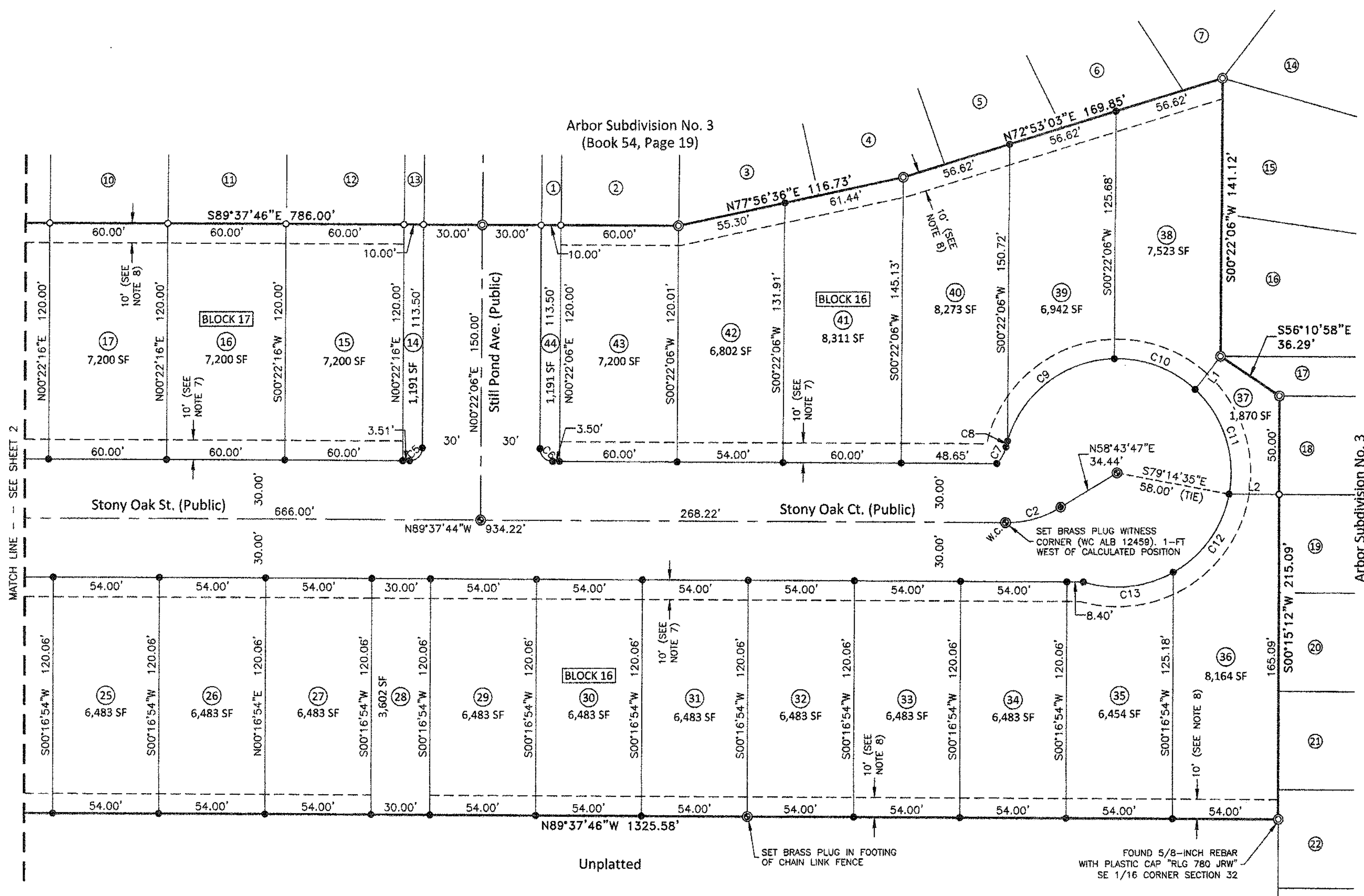
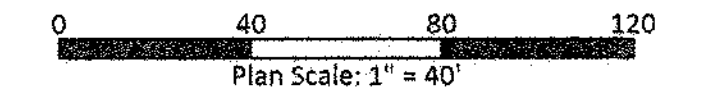
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MERIDIAN, ID

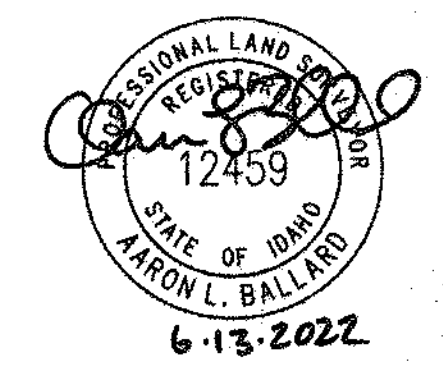
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Plat of
Arbor Subdivision No. 4



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S37°40'32"W	21.27
L2	N89°37'44"W	25.56

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00'	78.54'	89°59'50"	S44°37'49"E	70.71'
C2	50.00'	27.61'	31°38'29"	N74°33'01"E	27.26'
C3	20.00'	20.94'	60°00'00"	S29°37'54"E	20.00'
C4	20.00'	10.47'	29°59'50"	S74°37'49"E	10.35'
C5	6.50'	10.21'	90°00'10"	N45°22'11"E	9.19'
C6	6.50'	10.21'	89°59'50"	S44°37'49"E	9.19'
C7	18.00'	9.76'	31°03'27"	S28°49'31"W	9.64'
C8	58.00'	3.04'	3°00'05"	S14°47'50"W	3.04'
C9	58.00'	73.21'	72°19'08"	S52°27'27"W	68.44'
C10	58.00'	45.00'	44°27'16"	N69°09'22"W	43.88'
C11	58.00'	58.39'	57°41'09"	N18°05'09"W	55.96'
C12	58.00'	50.51'	49°53'55"	N35°42'22"E	48.93'
C13	58.00'	47.17'	46°35'57"	N83°57'18"E	45.88'
C14	80.00'	39.01'	27°56'23"	S75°39'32"E	38.63'
C15	80.00'	32.84'	23°22'28"	S50°00'07"E	32.41'
C16	80.00'	54.01'	38°40'59"	S18°58'23"E	52.99'



DEVELOPER
BRIGHTON CORPORATION
MERIDIAN, ID

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Plat of
Arbor Subdivision No. 4

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 SOUTH 1/2 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 AN 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 AN ALUM. CAP MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 32; THENCE FOLLOWING THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32, S00°22'14"W A DISTANCE OF 961.82 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF ARBOR SUBDIVISION NO. 3 AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING THE SUBDIVISION BOUNDARY OF SAID ARBOR SUBDIVISION NO. 3, THE FOLLOWING EIGHT (8) COURSES:


1. S89°37'54"E A DISTANCE OF 232.85 FEET TO A FOUND 5/8-INCH REBAR;
2. S00°22'06"W A DISTANCE OF 86.00 FEET TO A FOUND 5/8-INCH REBAR;
3. S89°37'46"E A DISTANCE OF 786.00 FEET TO A FOUND 5/8-INCH REBAR;
4. N77°56'36"E A DISTANCE OF 116.73 FEET TO A FOUND 5/8-INCH REBAR;
5. N72°53'03"E A DISTANCE OF 169.85 FEET TO A FOUND 5/8-INCH REBAR;
6. S00°22'06"W A DISTANCE OF 141.12 FEET TO A FOUND 5/8-INCH REBAR;
7. S56°10'58"E A DISTANCE OF 36.29 FEET TO A FOUND 5/8-INCH REBAR;
8. S00°15'12"W A DISTANCE OF 215.09 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SE 1/16 CORNER OF SAID SECTION 32;

THENCE LEAVING SAID SUBDIVISION BOUNDARY, AND FOLLOWING THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, N89°37'46"W A DISTANCE OF 1,325.58 FEET TO A SET 5/8-INCH REBAR MARKING THE C-S 1/16 CORNER OF SAID SECTION 32;

THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING THE WESTERLY LINE OF SAID SOUTHEAST 1/4, N00°22'14"E A DISTANCE OF 366.05 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.651 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.

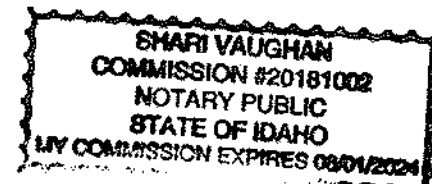
ACKNOWLEDGMENT

STATE OF IDAHO }
ADA COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON May 11th, 2022, BY JONATHAN D. WARDLE, AS PRESIDENT OF BRIGHTON DEVELOPMENT, INC.


SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES 6-1-2024



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. 4 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

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JOB NO. 21-022

SHEET 4 OF 5

Plat of
Arbor Subdivision No. 4

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.

Dani M. [Signature] 915 9366
CANYON COUNTY SURVEYOR

02/11/22
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

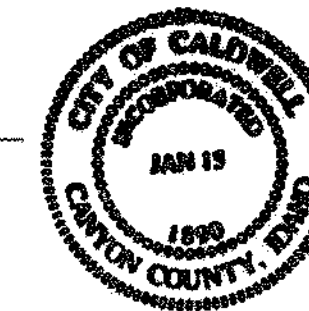


6/30/22
DATE

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 April, 2022 THIS PLAT WAS ACCEPTED AND APPROVED.

[Signature]
CITY CLERK, CALDWELL, IDAHO



4/27/2022
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 (OLPE) REPRESENTING THE CITY OF CALDWELL, AND THE OLPE 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.

[Signature]
HEALTH DISTRICT SIGNATURE

9/14/2021
DATE

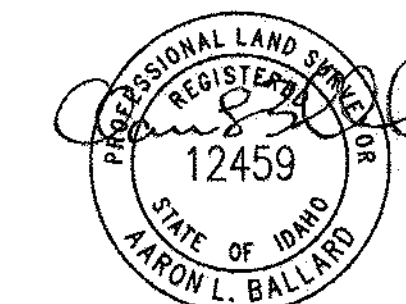
CERTIFICATE OF THE COUNTY TREASURER

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.

[Signature]
CANYON COUNTY TREASURER



04/07/2023
DATE



9.1.2021

DEVELOPER
BRIGHTON CORPORATION
MERIDIAN, ID

