


Plat of Arbor Subdivision No. 5

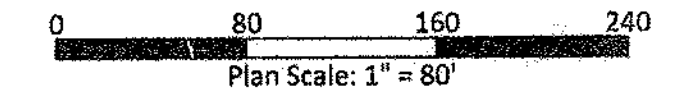
A Parcel of land situated in a portion of the Southeast 1/4 of the Southeast 1/4 of Section 32,
Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho
2023

RECORDER'S CERTIFICATE

2023-029813
RECORDED
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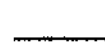
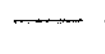
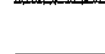
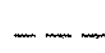
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CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 ADMARTINEZ \$11.00
PLAT
KM ENGINEERING

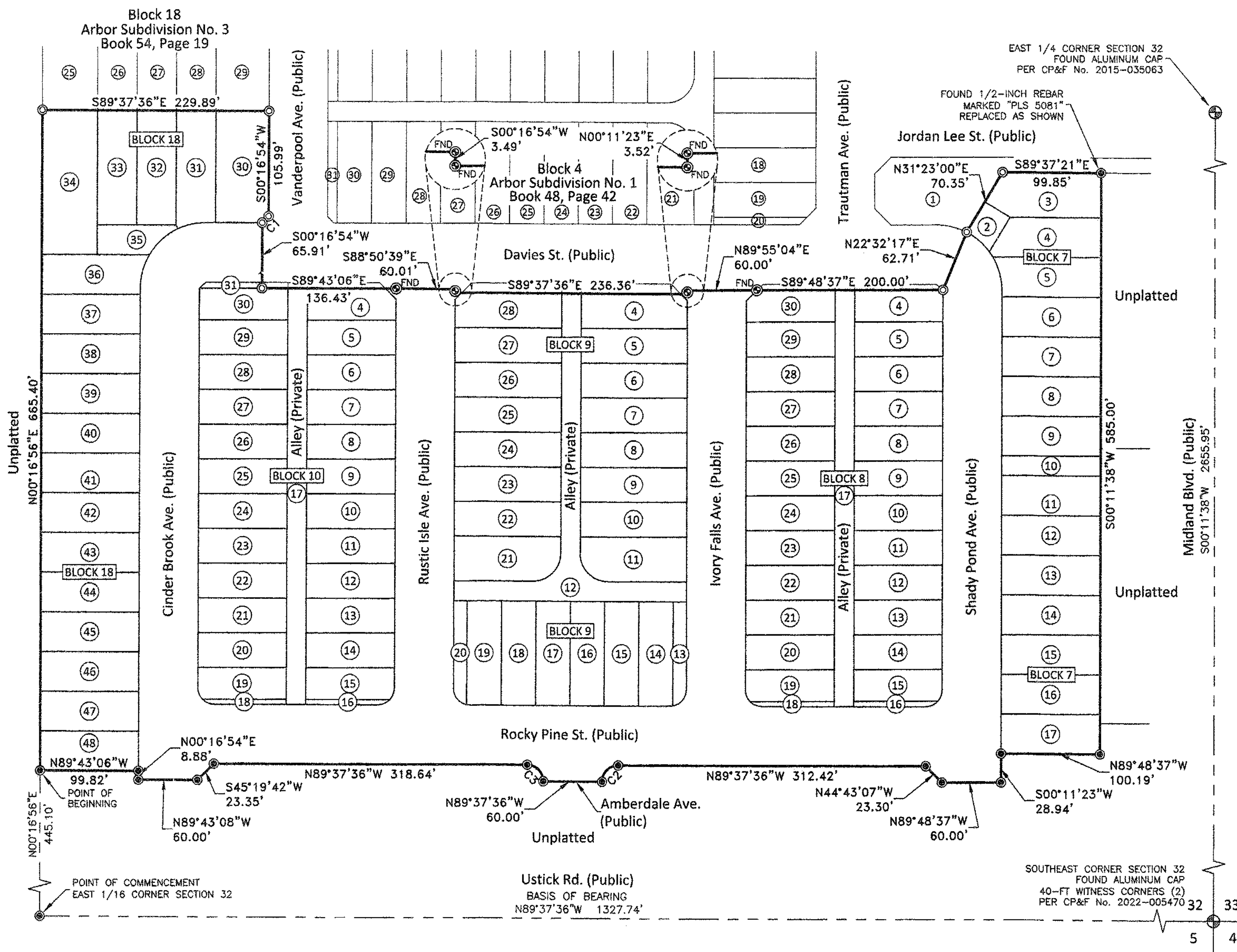


SHEET INDEX

- SHEET 1 - PLAT MAP AND LEGEND
- SHEETS 2 & 3 - DETAIL PLAT MAP
- SHEET 4 - CERTIFICATE OF OWNERS AND NOTES
- SHEET 5 - CERTIFICATES AND APPROVALS

LEGEND

-  FOUND ALUMINUM CAP AS NOTED
-  FOUND 5/8-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459" UNLESS NOTED OTHERWISE
-  FOUND 1/2-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459" UNLESS NOTED OTHERWISE
-  FOUND BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB PLS 12459"
-  SET 5/8-INCH REBAR WITH PLASTIC CAP MARKED "ALB 12459"
-  SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
-  SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB PLS 12459"
-  0.50' (UNLESS NOTED OTHERWISE) WITNESS CORNER, SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "ALB PLS 12459". SEE NOTE 16 ON SHEET 4.
-  NEW LOT NUMBER
-  EXISTING LOT NUMBER
-  SUBDIVISION BOUNDARY LINE
-  LOT LINE
-  SECTION LINE
-  ROAD CENTERLINE
-  ADJACENT BOUNDARY LINE
-  EASEMENT LINE



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.

REFERENCES

- R1. RECORD OF SURVEY No. 200240879, RECORDS OF CANYON COUNTY, IDAHO.
- R2. RECORD OF SURVEY No. 200612480, RECORDS OF CANYON COUNTY, IDAHO.
- R3. PLAT OF ARBOR SUBDIVISION No. 1, BOOK 48 OF PLATS AT PAGE 42, RECORDS OF CANYON COUNTY, IDAHO.
- R4. PLAT OF ARBOR SUBDIVISION No. 2, BOOK 52 OF PLATS AT PAGE 27, RECORDS OF CANYON COUNTY, IDAHO.
- R5. PLAT OF ARBOR SUBDIVISION No. 3, BOOK 54 OF PLATS AT PAGE 19, RECORDS OF CANYON COUNTY, IDAHO.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	6.50'	10.22'	90°05'30"	S45°19'39"W	9.20'
C2	16.50'	25.92'	90°00'00"	S45°22'24"W	23.33'
C3	16.50'	25.92'	90°00'00"	N44°37'36"W	23.33'



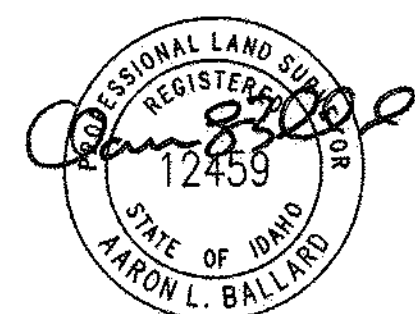
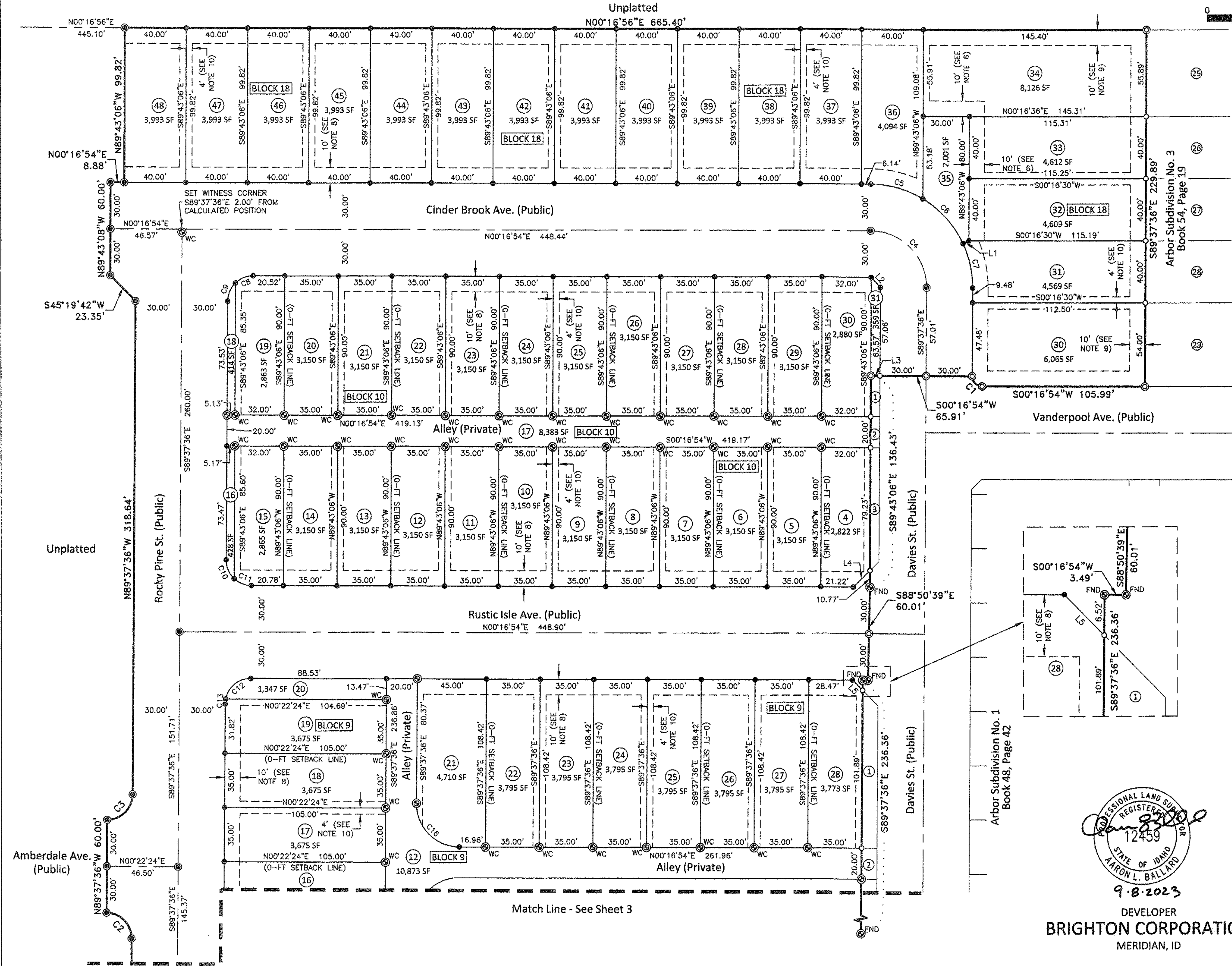
DEVELOPER
BRIGHTON CORPORATION
MERIDIAN, ID



Plat of Arbor Subdivision No. 5



0 40 80 120
Plan Scale: 1" = 40'



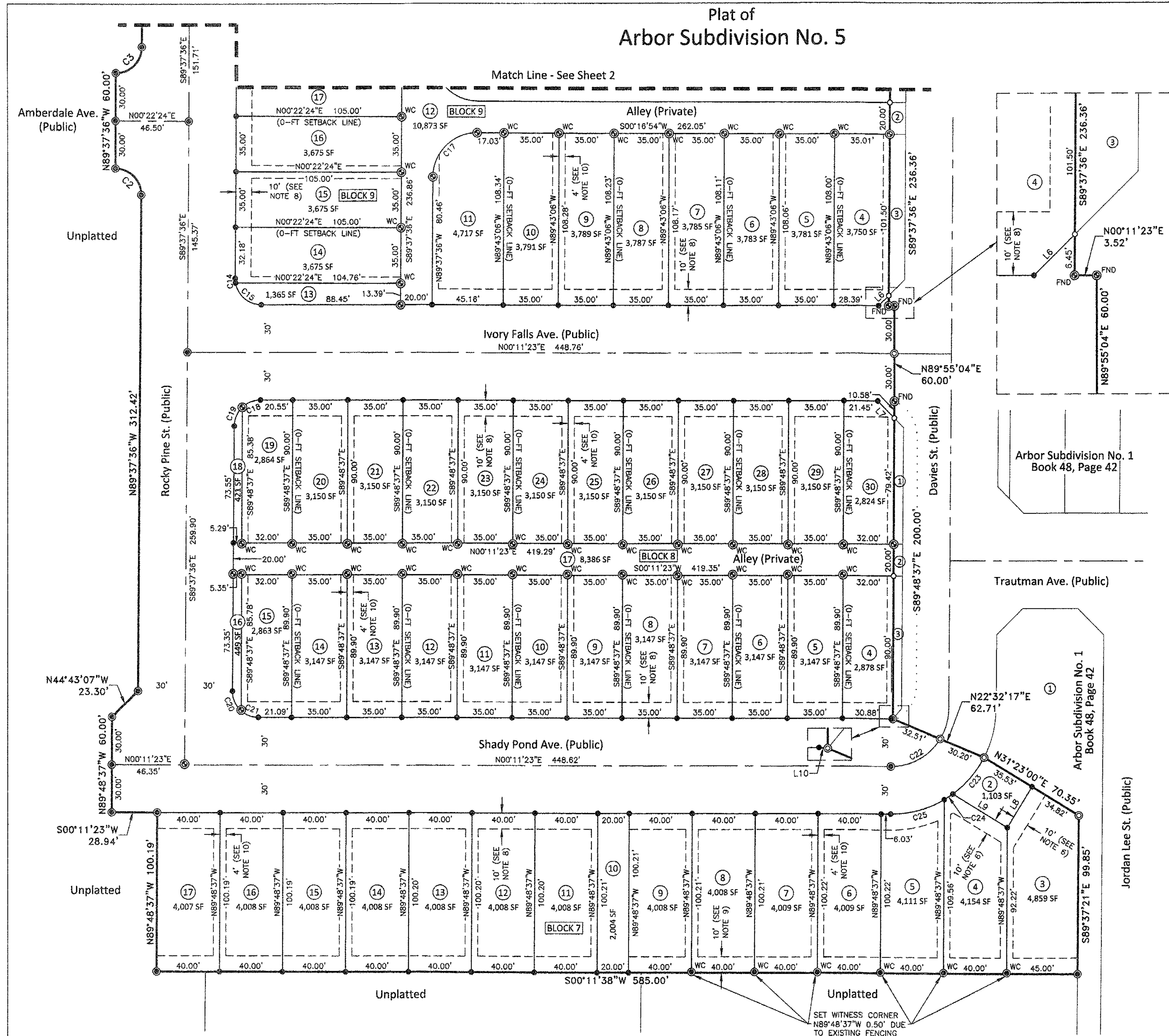
9-8-2023
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BRIGHTON CORPORATION
MERIDIAN, ID



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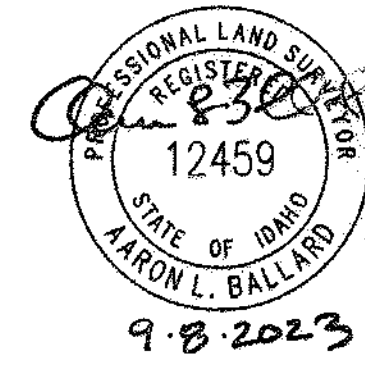
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Plan Scale: 1" = 40'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S25°10'49"E	4.23
L2	N47°36'56"E	8.85
L3	N0°16'54"E	5.91
L4	S44°40'21"E	15.24
L5	N45°18'39"E	9.22
L6	S44°43'07"E	9.13
L7	N45°16'53"E	14.95
L8	N58°37'00"W	30.00
L9	S31°23'00"W	40.42
L10	N5°11'08"E	1.12

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	6.50'	10.22'	90°05'30"	S45°19'39"W	9.20'
C2	16.50'	25.92'	90°00'00"	S45°22'24"W	23.33'
C3	16.50'	25.92'	90°00'00"	N44°37'36"W	23.33'
C4	36.50'	57.39'	90°05'30"	S45°19'39"W	51.66'
C5	66.50'	35.53'	30°36'39"	S15°35'13"W	35.11'
C6	66.50'	39.38'	33°55'38"	S47°51'22"W	38.80'
C7	66.50'	29.66'	25°33'13"	S77°35'47"W	29.41'
C8	16.50'	12.70'	44°06'25"	S21°46'19"E	12.39'
C9	16.50'	13.19'	45°48'05"	S66°43'34"E	12.84'
C10	16.50'	13.61'	47°15'44"	N66°44'29"E	13.23'
C11	16.50'	12.33'	42°49'43"	N21°41'45"E	12.05'
C12	16.50'	22.70'	78°48'48"	S39°07'30"E	20.95'
C13	16.50'	3.20'	11°05'42"	S84°04'45"E	3.19'
C14	16.50'	2.84'	9°50'53"	N85°26'57"E	2.83'
C15	16.50'	23.13'	80°20'08"	N40°21'27"E	21.29'
C16	28.00'	44.03'	90°05'30"	N45°19'39"E	39.63'
C17	28.00'	43.94'	89°54'30"	N44°40'21"W	39.57'
C18	16.50'	12.65'	43°55'45"	S21°46'30"E	12.34'
C19	16.50'	13.21'	45°53'14"	S66°40'59"E	12.86'
C20	16.50'	14.05'	48°46'47"	N65°58'58"E	13.63'
C21	16.50'	11.92'	41°24'12"	N20°53'29"E	11.67'
C22	36.50'	37.40'	58°42'13"	S29°09'44"E	35.78'
C23	66.50'	30.67'	26°25'22"	N49°21'12"W	30.40'
C24	66.50'	6.51'	5°36'34"	N33°20'14"W	6.51'
C25	66.50'	35.66'	30°43'20"	N15°10'17"W	35.23'

DEVELOPER
BRIGHTON CORPORATION
MERIDIAN, ID



Plat of Arbor Subdivision No. 5

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

COMMENCING AT A 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EAST 1/16 CORNER), WHICH BEARS N89°37'36"W A DISTANCE OF 1,327.74 FEET FROM AN ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 32, THENCE FOLLOWING THE WESTERLY LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, N00°16'56"E A DISTANCE OF 445.10 FEET TO A SET 5/8-INCH REBAR BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID WESTERLY LINE, N00°16'56"E A DISTANCE OF 665.40 FEET TO A FOUND 5/8-INCH REBAR ON THE BOUNDARY OF ARBOR SUBDIVISION NO. 3 (BOOK 54 OF PLATS AT PAGE 19, RECORDS OF CANYON COUNTY, IDAHO); THENCE LEAVING SAID WESTERLY LINE AND FOLLOWING THE BOUNDARY OF SAID ARBOR SUBDIVISION NO. 3, S89°37'36"E A DISTANCE OF 229.89 FEET TO A FOUND 5/8-INCH REBAR ON THE BOUNDARY OF ARBOR SUBDIVISION NO. 1 (BOOK 48 OF PLATS AT PAGE 42, RECORDS OF CANYON COUNTY, IDAHO); THENCE LEAVING THE BOUNDARY OF SAID ARBOR SUBDIVISION NO. 3 AND FOLLOWING THE BOUNDARY OF SAID ARBOR SUBDIVISION NO. 1 THE FOLLOWING THIRTEEN (13) COURSES:


1. S00°16'54"W A DISTANCE OF 105.99 FEET TO A FOUND 5/8-INCH REBAR;
2. 10.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 6.50 FEET, A DELTA ANGLE OF 90°05'30", A CHORD BEARING OF S45°19'39"W AND A CHORD DISTANCE OF 9.20 FEET TO A FOUND 5/8-INCH REBAR;
3. S00°16'54"W A DISTANCE OF 65.91 FEET TO A FOUND 5/8-INCH REBAR;
4. S89°43'06"E A DISTANCE OF 136.43 FEET TO A FOUND BRASS PLUG;
5. S88°50'39"E A DISTANCE OF 60.01 FEET TO A FOUND BRASS PLUG;
6. S00°16'54"W A DISTANCE OF 3.49 FEET TO A FOUND BRASS PLUG;
7. S89°37'36"E A DISTANCE OF 236.36 FEET TO A FOUND BRASS PLUG;
8. N00°11'23"E A DISTANCE OF 3.52 FEET TO A FOUND BRASS PLUG;
9. N89°55'04"E A DISTANCE OF 60.00 FEET TO A FOUND BRASS PLUG;
10. S89°48'37"E A DISTANCE OF 200.00 FEET TO A FOUND 5/8-INCH REBAR;
11. N22°32'17"E A DISTANCE OF 62.71 FEET TO A FOUND 5/8-INCH REBAR;
12. N31°23'00"E A DISTANCE OF 70.35 FEET TO A FOUND 5/8-INCH REBAR;
13. S89°37'21"E A DISTANCE OF 99.85 FEET TO A SET 5/8-INCH REBAR;

THENCE LEAVING THE BOUNDARY OF SAID ARBOR SUBDIVISION NO. 1, S00°11'38"W A DISTANCE OF 585.00 FEET TO A SET 5/8-INCH REBAR;

THENCE N89°48'37"W A DISTANCE OF 100.19 FEET TO A SET 5/8-INCH REBAR;
 THENCE S00°11'23"W A DISTANCE OF 28.94 FEET TO A SET 5/8-INCH REBAR;
 N89°48'37"W A DISTANCE OF 60.00 FEET TO A SET 5/8-INCH REBAR;
 N44°43'07"W A DISTANCE OF 23.30 FEET TO A SET 5/8-INCH REBAR;
 N89°37'36"W A DISTANCE OF 312.42 FEET TO A SET 5/8-INCH REBAR;
 25.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 16.50 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF S45°22'24"W AND A CHORD DISTANCE OF 23.33 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°37'36"W A DISTANCE OF 60.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE 25.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 16.50 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N44°37'36"W AND A CHORD DISTANCE OF 23.33 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°37'36"W A DISTANCE OF 318.64 FEET TO A SET 5/8-INCH REBAR;
 THENCE S45°19'42"W A DISTANCE OF 23.35 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°43'08"W A DISTANCE OF 60.00 FEET TO A SET 5/8-INCH REBAR;
 THENCE N00°16'54"E A DISTANCE OF 8.88 FEET TO A SET 5/8-INCH REBAR;
 THENCE N89°43'06"W A DISTANCE OF 99.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 13.180 ACRES, MORE OR LESS.

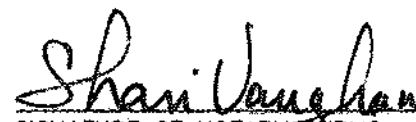
IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN 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.

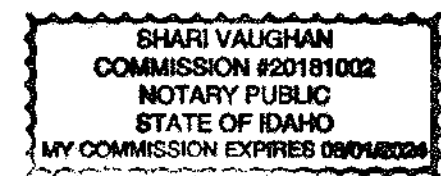

 JONATHAN D. WARDLE, PRESIDENT
 BRIGHTON DEVELOPMENT, INC.

ACKNOWLEDGMENT

STATE OF IDAHO }
 ADA COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON August 31st, 2023, BY JONATHAN D. WARDLE, AS PRESIDENT OF BRIGHTON DEVELOPMENT, INC.


 SIGNATURE OF NOTARY PUBLIC



MY COMMISSION EXPIRES 6-1-2024

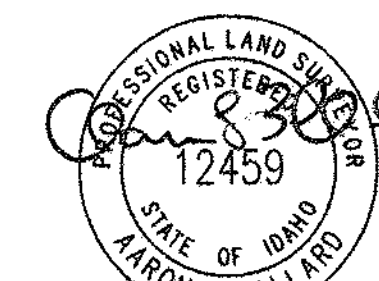
NOTES

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. SIDE LOT LINES WITH A 0-FOOT SETBACK ARE LABELED ON SHEETS 2 AND 3. ALL OTHER LOT LINES SHALL COMPLY WITH THE REQUIREMENTS ABOVE.
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 17, BLOCK 8, LOT 12, BLOCK 9, AND LOT 17, 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.
6. LOT 2, BLOCK 7 AND LOT 35, BLOCK 18 ARE SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES. LOT 2, BLOCK 7 SHALL PROVIDE ACCESS TO LOTS 3 AND 4, BLOCK 7. LOT 35, BLOCK 18 SHALL PROVIDE ACCESS TO LOTS 32, 33 AND 34, BLOCK 18. LOT 2, BLOCK 7 AND LOT 35, BLOCK 18 SHALL BE OWNED BY THE ARBOR SUBDIVISION OWNER'S ASSOCIATION, OR ASSIGNS, AND THE OWNER'S OF THE LOTS THAT BENEFIT FROM THE COMMON DRIVES SHALL MAINTAIN, REPAIR AND/OR REPLACE SAID COMMON DRIVES AT THEIR OWN COST AND EXPENSE. LOT 2, BLOCK 7 AND LOT 35, BLOCK 18 ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES AND IRRIGATION. THE LOTS THAT BENEFIT ACCESS FROM SAID LOT 2, BLOCK 7 AND SAID LOT 35, BLOCK 18 ARE SUBJECT TO A 10.00 FOOT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE AS SHOWN HEREON.
7. LOT 10, BLOCK 7, LOTS 16 AND 18, BLOCK 8, LOTS 13 AND 20, BLOCK 9, AND LOTS 16, 18 AND 31, BLOCK 10 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.
8. 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.
9. 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.
10. WHERE DIMENSIONED AND SHOWN HEREON, INTERIOR SIDE LOT LINES CONTAIN A 4.00 FOOT EASEMENT FOR PUBLIC UTILITIES.
11. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND THE CITY OF CALDWELL.
12. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
13. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
14. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE.
15. 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..
16. THE WITNESS CORNERS SHOWN HEREON ARE 0.50' WITNESS CORNERS AND ARE AS SET AS FOLLOWS:
 - A) WITNESS CORNERS ALONG THE ALLEY SIDE OF LOTS 4-16, BLOCK 8 ARE SET N89°48'37"W 0.50' FROM CALCULATED POSITION.
 - B) WITNESS CORNERS ALONG THE ALLEY SIDE OF LOTS 18-30, BLOCK 8 ARE SET S89°48'37"E 0.50' FROM CALCULATED POSITION.
 - C) WITNESS CORNERS ALONG THE ALLEY SIDE OF LOTS 4-11, BLOCK 9 ARE SET N89°43'06"W 0.50' FROM CALCULATED POSITION.
 - D) WITNESS CORNERS ALONG THE ALLEY SIDE OF LOTS 13-20, BLOCK 9 ARE SET N00°22'24"E 0.50' FROM CALCULATED POSITION.
 - E) WITNESS CORNERS ALONG THE ALLEY SIDE OF LOTS 21-28, BLOCK 9 ARE SET S89°37'36"E 0.50' FROM CALCULATED POSITION.
 - F) WITNESS CORNERS ALONG THE ALLEY SIDE OF LOTS 4-16, BLOCK 10 ARE SET N89°43'06"W 0.50' FROM CALCULATED POSITION.
 - G) WITNESS CORNERS ALONG THE ALLEY SIDE OF LOTS 18-30, BLOCK 10 ARE SET S89°43'06"E 0.50' FROM CALCULATED POSITION.

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. 5 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



7-28-2023

DEVELOPER
BRIGHTON CORPORATION
 MERIDIAN, ID



Plat of
Arbor Subdivision No. 5

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.

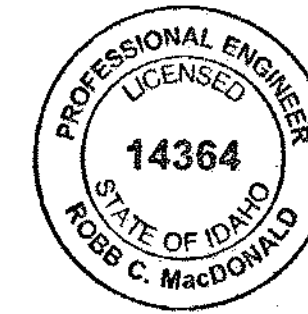
Dan Hoff PLS 9366
CANYON COUNTY SURVEYOR

3/06/23
DATE

APPROVAL OF CITY ENGINEER

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

Robb C. Macdonald
CITY OF CALDWELL ENGINEER

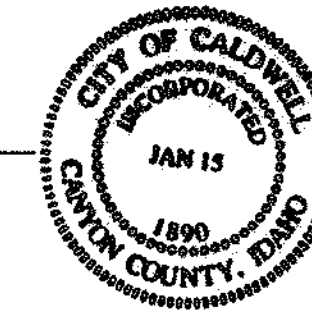


9/5/23
DATE

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 August, 2023 THIS PLAT WAS ACCEPTED AND APPROVED.

Lebba Munn
CITY CLERK, CALDWELL, IDAHO



9/5/2023
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.

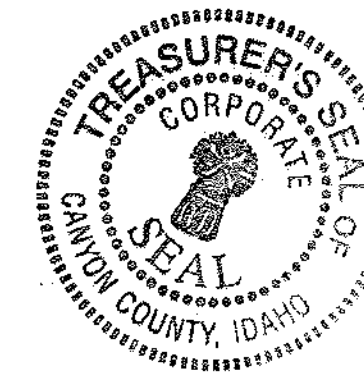
Leanne Farnum
HEALTH DISTRICT SIGNATURE

2/23/2022
DATE

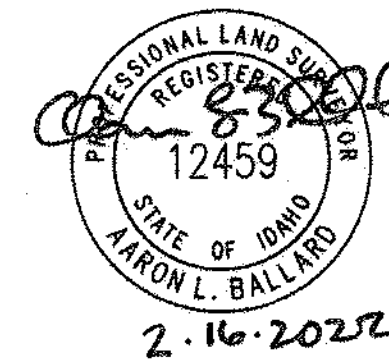
CERTIFICATE OF THE COUNTY TREASURER

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.

Travis Lloyd
CANYON COUNTY TREASURER



09/13/2023
DATE



DEVELOPER
BRIGHTON CORPORATION
MERIDIAN, ID

