FINAL PLAT CANYON VIEW ESTATES

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH RANGE 40 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	N89°45'59"E
L2	32.94	N89°45'59"E
L3	34.00	S64°39'11"W
L4	9.50	S01°09'59"W
L5	8.00	N00°13'05"W
L6	4.00	S89°37'14"W
L7	23.51	S89°45'41"W
L8	20.95	N08°22'14"W
L9	7.73	S89°37'14"W

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY THE IDAHO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BASED ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN 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.

11/14/12 — DISTRICT 7 HEALTH DEPARTMENT

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	31.47	20.00	90°08'45"	20.05'	28.32'	S44°41'36"W
C2	23.87	20.00	68°23'12"	13.59'	22.48'	N56°02'25"W
C3	31.42	20.00	90°00'00"	20.00'	28.28'	N23°09'11"E
C4	24.89	66.00	21°36'30"	12.60'	24.74'	N78°57'26"E
C5	31.37	20.00	89°51'33"	19.95'	28.25'	S45°18'32"E
C6	31.47	20.00	90°08'27"	20.05'	28.32'	S44°41'28"W
C7	45.06	134.00	19°16'00"	22.74'	44.85'	N80°07'41"E
C8	31.42	20.00	90°00'00"	20.00'	28.28'	N66°50'49"W
C9	31.42	20.00	90°00'00"	20.00'	28.28'	N23°09'11"E
C10	24.89	66.00	21°36'30"	12.60'	24.74'	N78°57'26"E
C11	31.37	20.00	89°51'33"	19.95'	28.25'	S45°18'32"E
C12	5.48	134.00	2°20'30"	2.74'	5.48'	N69°19'26"E
C13	31.47	20.00	90°08'27"	20.05'	28.32'	S44°41'28"W
C14	21.09	134.00	9°01'00"	10.57'	21.07'	N85°15'11"E
C15	29.45	134.00	12°35'31"	14.78'	29.39'	N74°26'56"E
C16	31.42	20.00	90°00'00"	20.00'	28.28'	N66°50'49"W
C17	31.42	20.00	90°00'00"	20.00'	28.28'	N23°09'11"E
C18	24.89	66.00	21°36'30"	12.60'	24.74'	N78°57'26"E
C19	31.37	20.00	89°51'33"	19.95'	28.25'	S45°18'32"E
C20	50.54	134.00	21°36'30"	25.57'	50.24'	N78°57'26"E
C21	31.42	20.00	90°00'00"	20.00'	28.28'	N66°50'49"W
C22	25.94	20.00	74°17'55"	15.15'	24.16'	S52°36'43"W
C23	18.25	66.00	15°50'32"	9.18'	18.19'	S07°32'30"W

UTILITY EASEMENTS

Utility companies shall have the right to install, maintain, and operate their equipment and all other related facilities above and below ground within the Public Utility Easements (PUE) identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities, and the right to require removal of any obstructions including structures, trees, and vegetation that may be placed within the PUE. A utility company may require the lot owner to remove all structures within the PUE at the lot owner's expense, or a utility company may remove such structures at the lot owner's expense. At no time may any permanent structures, or any other obstruction which interferes with the use of the PUE, be placed within the PUE without prior written approval of all utility companies with facilities in the PUE.

GRAPHIC SCALE

50 0 50 100 200

(IN FEET)

1 inch = 100 ft.

LEGEND

- ◉ = 1/2" REBAR WITH L.S. CAP SET
- ○ = REBAR FOUND AS INDICATED
- ● = 5/8" REBAR SET OR AS INDICATED
- ⊕ = SECTION CORNER FOUND AS INDICATED
- M.C.R. = MADISON COUNTY RECORDS
- SUBJECT PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- LOT LINES
- SECTION LINE
- CENTERLINE
- EASEMENT LINE, A 10' UTILITY EASEMENT IS RESERVED ALONG THE FRONT OF ALL LOTS.

REFERENCES

R-1: PLAT OF HIDDEN VALLEY SUBDIVISION, PHASE 8, RECORDED MAY 11, 2005 AS INSTRUMENT No. 319628, M.C.R.
R-2: PLAT OF MILL HOLLOW SUBDIVISION 2, RECORDED MARCH 1, 2005 AS INSTRUMENT No. 318009, M.C.R.
R-3: PLAT OF HARVEST HEIGHTS DIVISION No. 1, RECORDED AUGUST 6, 2003 AS INSTRUMENT No. 305742, M.C.R.
R-4: THE WARRANTY DEED FROM SMITH TO MUIR RECORDED APRIL 28, 1965 AS INSTRUMENT No. 126622, M.C.R.
R-5: THE WARRANTY FROM SMITH TO DeMORDAUNT RECORDED JANUARY 4, 1984 AS INSTRUMENT No. 201913, M.C.R.
R-6: THE WARRANTY DEED FROM SMITH TO PACKER RECORDED OCTOBER 20, 1981 AS INSTRUMENT No. 191130, M.C.R.
R-7: THE DEED FROM SMITH TO RASMUSSEN RECORDED OCTOBER 26, 1972 AS INSTRUMENT No. 146969, M.C.R.
R-8: THE DEED FROM SMITH TO RASMUSSEN RECORDED SEPTEMBER 6, 1972 AS INSTRUMENT No. 146496, M.C.R.

BASIS OF BEARING

THE BASIS OF BEARINGS OF THIS MAP IS GRID NORTH ON THE IDAHO STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEM METHODS BASED ON N.G.S. POINT AA3683. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY DECIMAL FEET.

SURVEYOR'S CERTIFICATION

I, DARR MOON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR, IDAHO LICENSE NO. 7920, DO HEREBY ATTEST THAT THE PLAT DEPICTED HEREON WAS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION THEREOF.

FLOOD PLAIN DESIGNATION

SUBJECT PROPERTY FLOOD PLAIN ZONE X AS DEPICTED ON FLOOD MAP NUMBER 16065C0020-D DATED 03JUN91 FOR THE CITY OF REXBURG, MADISION COUNTY, IDAHO.

WATER SYSTEM

PER IDAHO CODE 50-1334, THIS SUBDIVISION WILL BE SERVED BY THE CITY OF REXBURG MUNICIPAL WATER SUPPLY DISTRIBUTION SYSTEM.

PROFESSIONAL LAND SURVEYOR REGISTERED 7920 31OCT08 STATE OF IDAHO DARR MOON

Instrument # 333119
REXBURG, MADISON, IDAHO
2006-12-04 04:06:00 No. of Pages: 2
Recorded for : BRETT PATTERSON
MARILYN R. RASMUSSEN Fee: 11.00
Ex-Officio Recorder Deputy

pg 1 of 2

DYER GROUP LLC.
REXBURG, IDAHO
ENGINEERING • PLANNING • MANAGEMENT

FINAL PLAT
CANYON VIEW ESTATES
SHEET 1 OF 2 SHEETS

FINAL PLAT CANYON VIEW ESTATES

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH RANGE 40 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO

CITY OF REXBURG APPROVAL

THIS IS TO CERTIFY THAT THE PLAT DEPICTED HEREON HAS BEEN APPROVED THIS 5 DAY OF Oct, 2006, BY THE CITY COUNCIL OF REXBURG, MADISON COUNTY, IDAHO.

Shawn Larsen
MAYOR

Blair D. Kay
CITY CLERK

PLANNING AND ZONING

J. W. Millers
CITY ENGINEER

DEDICATION

STATE OF IDAHO
COUNTY OF MADISON SS

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE REAL PROPERTY AS SHOWN ON THIS PLAT. BE IT FURTHER KNOWN THAT THEY AGREE TO THE DESIGNATION OF THE REAL PROPERTY AS CANYON VIEW ESTATES AN ADDITION TO THE CITY OF REXBURG. FURTHER THAT THE OWNERS GRANT, GIVE AND DEDICATE TO THE PUBLIC SUCH PORTIONS OF LAND AS SHOWN ON SAID PLAT, AS SET APART FOR STREETS, EASEMENTS, AND ANY OTHER DESIGNATED PUBLIC LAND FOR USE OF THE PUBLIC FOREVER (PER IDAHO CODE 50-1313) IN ADDITION TO THOSE NOW ON RECORD OR LEGALLY ESTABLISHED.

IT IS ALSO CERTIFIED THAT THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY THE CITY OF REXBURG MUNICIPAL WATER AND SEWER SYSTEMS AND SAID CITY HAS AGREED IN WRITING TO SERVE SAID LOTS.

VALEO MANAGEMENT, INC. BRETT SATTERTHWAITE, PRESIDENT

Robert E. Smith ROBERT E. SMITH

Sally Smith SALLY SMITH

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake SS

BE IT REMEMBERED: THAT ON THIS 27 DAY OF Nov, 2006, BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED BRETT SATTERTHWAITE KNOWN OR IDENTIFIED TO ME TO BE PRESIDENT OF VALEO MANAGEMENT, INC. AND SUBSCRIBED SAID NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE NAME OF VALEO MANAGEMENT, INC. .

MY COMMISSION EXPIRES: 12-5-06

NOTARY PUBLIC RESIDING IN SLC, UT 84111

NOTARY PUBLIC
DONALD W ROGNON
NO. 5093
COMMISSION EXPIRES
DECEMBER 5, 2009
STATE OF UTAH

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF MADISON SS

BE IT REMEMBERED: THAT ON THIS 1st DAY OF Decem, 2006, BEFORE ME A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT E. SMITH AND SALLY SMITH KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOS NAMES APPEAR ON THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 4-8-2012

Scott Stears Rexburg, ID
NOTARY PUBLIC RESIDING IN

SCOTT STEARS
STATE OF IDAHO
NOTARY PUBLIC

DYER GROUP
REXBURG, IDAHO
ENGINEERING • PLANNING • MANAGEMENT

FINAL PLAT
CANYON VIEW ESTATES
SHEET 2 OF 2 SHEETS

LEGAL DESCRIPTION - CANYON VIEW ESTATES

TOWNSHIP 6 NORTH, RANGE 40 EAST, BOISE MERIDIAN, MADISON COUNTY, IDAHO.

SECTION 29: A PART OF THE SOUTHEAST QUARTER MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 29 THENCE NORTH 89°45'59" EAST ALONG THE NORTH BOUNDARY OF THE SOUTHEAST QUARTER 25.00 FEET TO A 5/8" REBAR ON THE EAST RIGHT-OF-WAY OF SHOSHONE AVENUE;

THENCE SOUTH 0°22'46" EAST ALONG SAID RIGHT-OF-WAY 137.00 FEET TO A 5/8" REBAR ON THE NORTH RIGHT-OF-WAY OF 350 SOUTH STREET;

THENCE ALONG SAID RIGHT-OF-WAY NORTH 89°45'59" EAST FOR 343.27 FEET TO A 5/8" REBAR ON THE WEST RIGHT-OF-WAY OF MILL HOLLOW ROAD;

THENCE ALONG SAID WEST RIGHT-OF-WAY NORTH 21°50'49" WEST FOR 147.36 FEET TO A 5/8" REBAR ON THE NORTH LINE OF THE SOUTHEAST QUARTER;

THENCE ALONG SAID NORTH BOUNDARY NORTH 89°45'59" EAST FOR 32.94 FEET TO A 5/8" REBAR ON THE CENTERLINE OF MILL HOLLOW ROAD;

THENCE ALONG SAID CENTERLINE SOUTH 21°50'49" EAST FOR 1270.00 FEET TO A 5/8";

THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 25°20'49" EAST FOR 136.31 FEET TO A 5/8" REBAR;

THENCE SOUTH 64°39'11" WEST FOR 34.00 FEET TO A 5/8" REBAR ON THE WEST RIGHT-OF-WAY OF MILL HOLLOW ROAD;

THENCE SAID WEST RIGHT-OF-WAY OF MILL HOLLOW ROAD SOUTH 01°09'59" WEST FOR 9.50 FEET TO A 5/8" REBAR ON THE NORTH BOUNDARY OF HARVEST HEIGHTS, DIVISION 1 SUBDIVISION;

THENCE ALONG SAID NORTH BOUNDARY NORTH 89°51'31" WEST FOR 219.03 FEET TO A 5/8" REBAR;

THENCE CONTINUING ALONG SAID NORTH BOUNDARY NORTH 0°13'05" WEST FOR 8.00 FEET TO A 5/8" REBAR ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER;

THENCE SOUTH 89°44'57" WEST ALONG SAID SOUTH LINE FOR 619.53 FEET TO A 5/8" REBAR AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER;

THENCE NORTH 0°22'46" WEST ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER 1318.82 FEET TO THE TRUE POINT OF BEGINNING;

CANYON VIEW ESTATES CONTAINS 17.43 ACRES MORE OR LESS.

VERIFYING SURVEYOR

I, JEFF WILLIAMS, P.L.S., A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF CANYON VIEW ESTATES, AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS (SECTION 50-1305).

JEFF WILLIAMS, P.L.S.

MADISON COUNTY TREASURER

APPROVED THIS 4th DAY OF December 2006 BY THE MADISON COUNTY TREASURER PER IDAHO CODE 50-1308. I DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THIS PROJECT ARE CURRENT.

Sherry Arnold
COUNTY TREASURER

RECORDER'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FOREGOING PLAT OF CANYON VIEW ESTATES, AN ADDITION TO THE CITY OF REXBURG, WAS FILED IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IDAHO, ON THIS 4 DAY OF Dec., 2006 AT 4:06 P.M. AND RECORDED AS INSTRUMENT NO. 333119

Marilyn R Rasmussen
COUNTY RECORDER by Shirley Hill, Deputy

PROTECTIVE COVENANTS

PROTECTIVE COVENANTS GOVERNING THIS SUBDIVISION ARE IN EFFECT AND ARE RECORDED AS INSTRUMENT No. 333118, 12-4-2006 (DATE), MADISON COUNTY RECORDS.

IRRIGATION WATER RIGHTS

WATER RIGHTS AND ASSESSMENT OBLIGATIONS ARE NOT APPURTENANT TO THE LANDS WITHIN THIS PLAT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE A WATER RIGHT.

Instrument # 333119
REXBURG, MADISON, IDAHO
2006-12-04 04:06:00 No. of Pages: 2
Recorded for : BRETT PATTERSON
MARILYN R. RASMUSSEN Fee: 11.00
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PROFESSIONAL LAND SURVEYOR REGISTERED 7920 31OCT06 STATE OF IDAHO DARR MOON