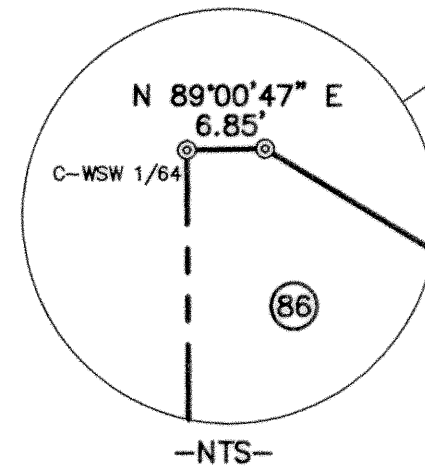


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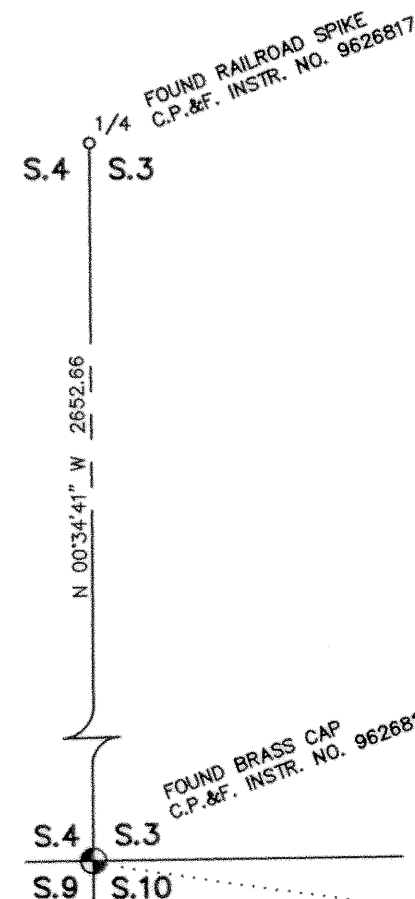
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G NOEL HALES  
CANYON CNTY RECORDER  
BY *C. Hales*



CURVE DATA:					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C-1	934.00'	28.05'	28.05'	S 46°02'21" E	01°55'38"
C-2	20.00'	26.36'	24.49'	S 53°13'20" E	75°31'21"
C-3	20.00'	5.20'	5.19'	S 08°00'30" E	14°54'18"
C-4	20.00'	26.36'	24.49'	N 51°15'20" E	75°31'21"
C-5	20.00'	4.90'	4.89'	N 06°28'09" E	14°03'00"
C-6	20.00'	31.61'	28.42'	S 44°43'20" W	90°33'21"
C-7	20.00'	31.22'	28.15'	S 45°16'40" E	89°26'39"
C-8	153.00'	48.59'	48.39'	N 80°54'07" W	18°11'47"
C-9	153.00'	53.01'	52.75'	N 61°52'41" W	19°51'05"
C-10	153.00'	12.93'	12.92'	N 49°31'53" W	04°50'30"
C-11	125.00'	93.57'	91.40'	N 68°33'19" W	42°53'22"
C-12	97.00'	72.61'	70.93'	N 68°33'19" W	42°53'22"
C-13	97.00'	78.09'	76.00'	N 24°02'49" W	46°07'38"
C-14	125.00'	100.63'	97.94'	N 24°02'49" W	46°07'38"
C-15	153.00'	51.83'	51.58'	N 37°24'25" W	19°24'27"
C-16	153.00'	60.39'	60.00'	N 16°23'43" W	22°36'56"
C-17	153.00'	10.96'	10.96'	N 03°02'08" W	04°06'15"
C-18	20.00'	17.53'	16.97'	S 26°05'15" E	50°12'29"
C-19	55.00'	48.20'	46.67'	N 26°05'15" E	50°12'30"
C-20	55.00'	46.36'	45.00'	N 23°09'52" E	48°17'44"
C-21	55.00'	46.36'	45.00'	N 71°27'36" E	48°17'44"
C-22	55.00'	42.91'	41.83'	S 62°02'31" E	44°42'03"
C-23	55.00'	54.99'	52.73'	S 11°02'54" E	57°17'12"
C-24	55.00'	30.36'	29.98'	S 33°24'36" W	31°37'47"
C-25	20.00'	17.53'	16.97'	N 24°07'15" E	50°12'29"
C-26	20.00'	34.43'	30.33'	S 48°45'43" W	98°38'07"
C-27	20.00'	30.08'	27.32'	S 43°38'23" E	86°10'05"
C-28	153.00'	13.83'	13.83'	N 84°08'01" W	05°10'50"
C-29	153.00'	64.48'	64.00'	N 69°28'15" W	24°08'42"
C-30	153.00'	27.47'	27.43'	N 52°15'16" W	10°17'16"
C-31	97.00'	58.93'	58.03'	N 64°30'56" W	34°48'35"
C-32	28.00'	50.87'	44.16'	N 52°36'11" W	104°05'41"
C-33	28.00'	37.09'	34.44'	S 37°23'49" W	75°54'19"

UNPLATTED



# WEST VALLEY ESTATES SUBDIVISION NO. 9

A PORTION OF THE S1/2 OF THE SW1/4 OF SECTION 3,

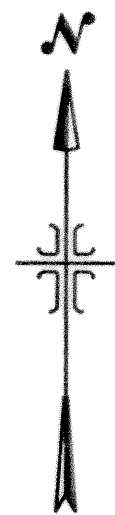
T.3N., R.3W., B.M.,

CALDWELL, CANYON COUNTY, IDAHO

2001

HUBBLE ENGINEERING, INC.

MERIDIAN, IDAHO



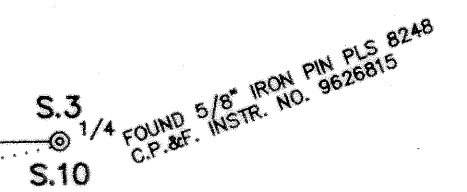
SCALE: 1" = 100'

## LEGEND

- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 7729
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- ⊙ FOUND 5/8" IRON PIN, PLS 7729 UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON PIN, PLS 7729
- PROPERTY BOUNDARY
- - - EASEMENT LINE (SEE NOTE 1 & 2)
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- ④② LOT NUMBER

## NOTES:

- A PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT 10.00 FEET IN WIDTH IS HEREBY DEDICATED ADJACENT TO ALL PUBLIC STREETS AND REAR LOT LINES UNLESS DIMENSIONED OTHERWISE.
- A DRAINAGE, UTILITY AND IRRIGATION EASEMENT 5.00 FEET IN WIDTH IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES. IF THE LOT LINES ARE ADJUSTED, THE EASEMENT SHALL ALSO BE ADJUSTED ACCORDINGLY, PROVIDED NO UTILITIES HAVE BEEN INSTALLED IN THE EASEMENT.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- ALL LOTS WITHIN THIS SUBDIVISION ARE RESIDENTIAL LOTS, EXCEPT FOR LOTS 86 & 103, BLOCK 10 AND LOT 45, BLOCK 17 WHICH IS DESIGNATED AS A COMMON AREA LOT AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS ESTABLISHED IN THE COVENANTS.
- ALL DRAINAGE EASEMENTS SHALL REMAIN FREE OF ALL ENCROACHMENT AND OBSTRUCTIONS INCLUDING FENCES AND TREES WHICH MAY ADVERSELY AFFECT DRAINAGE SWALES.
- LOT 86, BLOCK 10 SHALL HAVE A BLANKET DRAINAGE EASEMENT. LOT 45, BLOCK 17 AND LOT 103, BLOCK 10 SHALL HAVE A BLANKET IRRIGATION EASEMENT.
- LOTS 100, 101, AND 102 BLOCK 10 SHALL HAVE A HEIGHT RESTRICTIONS LIMITING THEM TO ONE STORY.



DEVELOPER:  
WEST VALLEY DEVELOPMENT LLC  
NAMPA, IDAHO  
4-9901701



## WEST VALLEY ESTATES SUBDIVISION NO. 9

### CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WEST VALLEY DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 3, T.3N., R.3W., B.M., CALDWELL, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE 1/4 CORNER COMMON TO SECTIONS 10 AND SAID SECTION 3, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH 89°01'00" WEST, 2637.33 FEET; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 3 SOUTH 89°01'00" WEST, 1420.43 FEET TO THE SOUTHWEST CORNER OF WEST VALLEY ESTATES SUBDIVISION NO. 7, AS SAME IS RECORDED IN BOOK 26 OF PLATS AT PAGE 10, RECORDS OF CANYON COUNTY, IDAHO, SAID POINT ALSO BEING THE REAL POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH BOUNDARY LINE SOUTH 89°01'00" WEST, 557.58 FEET TO THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 3; THENCE ALONG THE WEST BOUNDARY LINE OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 3 NORTH 00°33'15" WEST, 1326.38 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF WEST VALLEY ESTATES SUBDIVISION NO. 6, AS SAME IS RECORDED IN BOOK 27 OF PLATS AT PAGE 40 RECORDS OF CANYON COUNTY, IDAHO, SAID POINT ALSO BEING THE NW CORNER OF THE E 1/2 OF THE SW 1/4 OF SAID SECTION 3; THENCE ALONG SAID SOUTHWESTERLY BOUNDARY LINE OF SAID WEST VALLEY ESTATES SUBDIVISION NO. 6 NORTH 89°00'47" EAST, 6.85 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY LINE SOUTH 58°56'04" EAST, 118.77 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY LINE AND ALONG THE SOUTHWESTERLY BOUNDARY LINE OF WEST VALLEY ESTATES SUBDIVISION NO. 8, AS SAME IS RECORDED IN BOOK 28 OF PLATS AT PAGE 31, RECORDS OF CANYON COUNTY, IDAHO SOUTH 47°00'10" EAST, 790.44 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; THENCE CONTINUING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID WEST VALLEY ESTATES NO. 8 AND ALONG SAID CURVE 28.05 FEET, SAID CURVE HAVING A RADIUS OF 834.00 FEET, A CENTRAL ANGLE OF 01°55'38" AND A LONG CHORD BEARING SOUTH 46°02'21" EAST, 28.05 FEET TO THE NORTHERLY MOST BOUNDARY POINT OF SAID WEST VALLEY ESTATES SUBDIVISION NO. 7; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID WEST VALLEY ESTATES SUBDIVISION NO. 7 THE FOLLOWING COURSES: SOUTH 42°53'22" WEST, 152.79 FEET; THENCE SOUTH 47°06'38" EAST, 7.71 FEET; THENCE SOUTH 42°53'22" WEST, 101.00 FEET; THENCE SOUTH 20°15'06" EAST, 126.10 FEET; THENCE SOUTH 09°53'33" WEST, 104.87 FEET; THENCE SOUTH 00°59'00" EAST, 284.30 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 14.51 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM AN EXISTING WATER SYSTEM, BE THE WATER SYSTEM MUNICIPAL, A WATER DISTRICT, A PUBLIC UTILITY SUBJECT TO THE REGULATION OF THE IDAHO PUBLIC UTILITIES COMMISSION, OR A MUTUAL OR NONPROFIT WATER COMPANY, AND THE EXISTING WATER DISTRIBUTION SYSTEM HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THE SUBDIVISION.

E. Don Hubble  
E. DON HUBBLE  
MEMBER

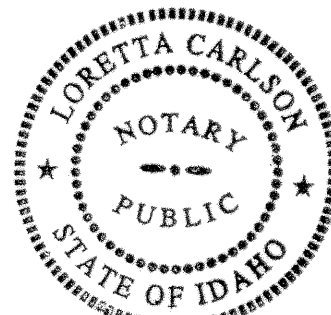
### ACKNOWLEDGEMENT

STATE OF IDAHO )  
                          ) S.S.  
COUNTY OF ADA )

ON THIS 11 DAY OF October, 2000, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED E. DON HUBBLE, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF WEST VALLEY DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

10.02.2002  
MY BOND EXPIRES



Loretta Carlson  
NOTARY PUBLIC FOR IDAHO  
RESIDING IN BOISE, IDAHO

### SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

Tom Goss  
SOUTHWEST DISTRICT HEALTH DEPARTMENT

### COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO )  
                          ) S.S.  
COUNTY OF CANYON )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, IN  
BOOK \_\_\_\_\_ OF PLATS AT PAGES \_\_\_\_\_ AND \_\_\_\_\_ INSTRUMENT NO. \_\_\_\_\_

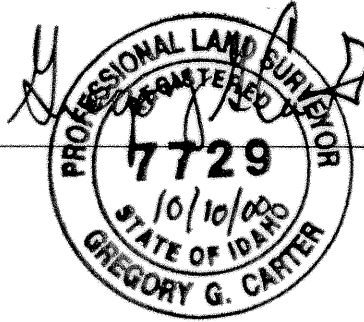
DEPUTY

EX-OFFICIO RECORDER

### CERTIFICATE OF SURVEYOR

I, GREGORY G. CARTER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" 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.

GREGORY G. CARTER, P.L.S.



IDAHO NO. 7729

### APPROVAL OF CITY ENGINEER

I, GORDON N. LAW, CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT OF WEST VALLEY ESTATES SUBDIVISION NO. 8.

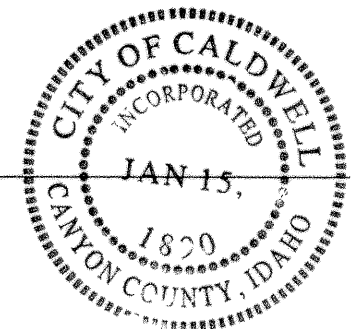
1-08-2001  
Gordon N. Law P.E. No. 6998  
CITY ENGINEER

### APPROVAL OF CITY COUNCIL

I, Betty J. Keeler, CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 26TH DAY OF November, 2000, THIS PLAT OF WEST VALLEY ESTATES SUBDIVISION NO. 8 WAS DULY ACCEPTED AND APPROVED.

Garret E. Nancolas  
MAYOR, CITY OF CALDWELL

Betty J. Keeler  
CALDWELL CITY CLERK



### CERTIFICATE OF COUNTY SURVEYOR

I, DENNIS A. KING, CANYON COUNTY SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE PLAT OF WEST VALLEY ESTATES SUBDIVISION NO. 8 AND THAT IT COMPLIES WITH THE REQUIREMENTS OF IDAHO STATE CODE.

Dennis A. King P.L.S. 344  
COUNTY SURVEYOR  
10/18/2000

### APPROVAL OF CITY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CALDWELL, IDAHO.

N/A as per Ord. # 2215 dated 12-15-97  
CHAIRMAN, CALDWELL PLANNING & ZONING COMMISSION  
SECRETARY, CALDWELL PLANNING & ZONING COMMISSION

### CERTIFICATE OF THE COUNTY TREASURER

I, TRACIE LLOYD, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

3/1/01  
DATE

Tracie Lloyd  
COUNTY TREASURER