

WEST VALLEY ESTATES SUBDIVISION NO. 7

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

T.3N., R.3W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO

2000

HUBBLE ENGINEERING, INC.

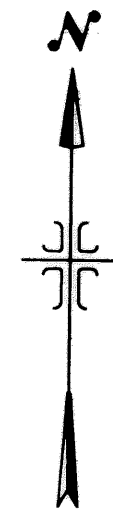
BOISE, IDAHO

200017904

RECORDED

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G NOEL HALES
CANYON, CNTY RECORDER



SCALE: 1" = 100'

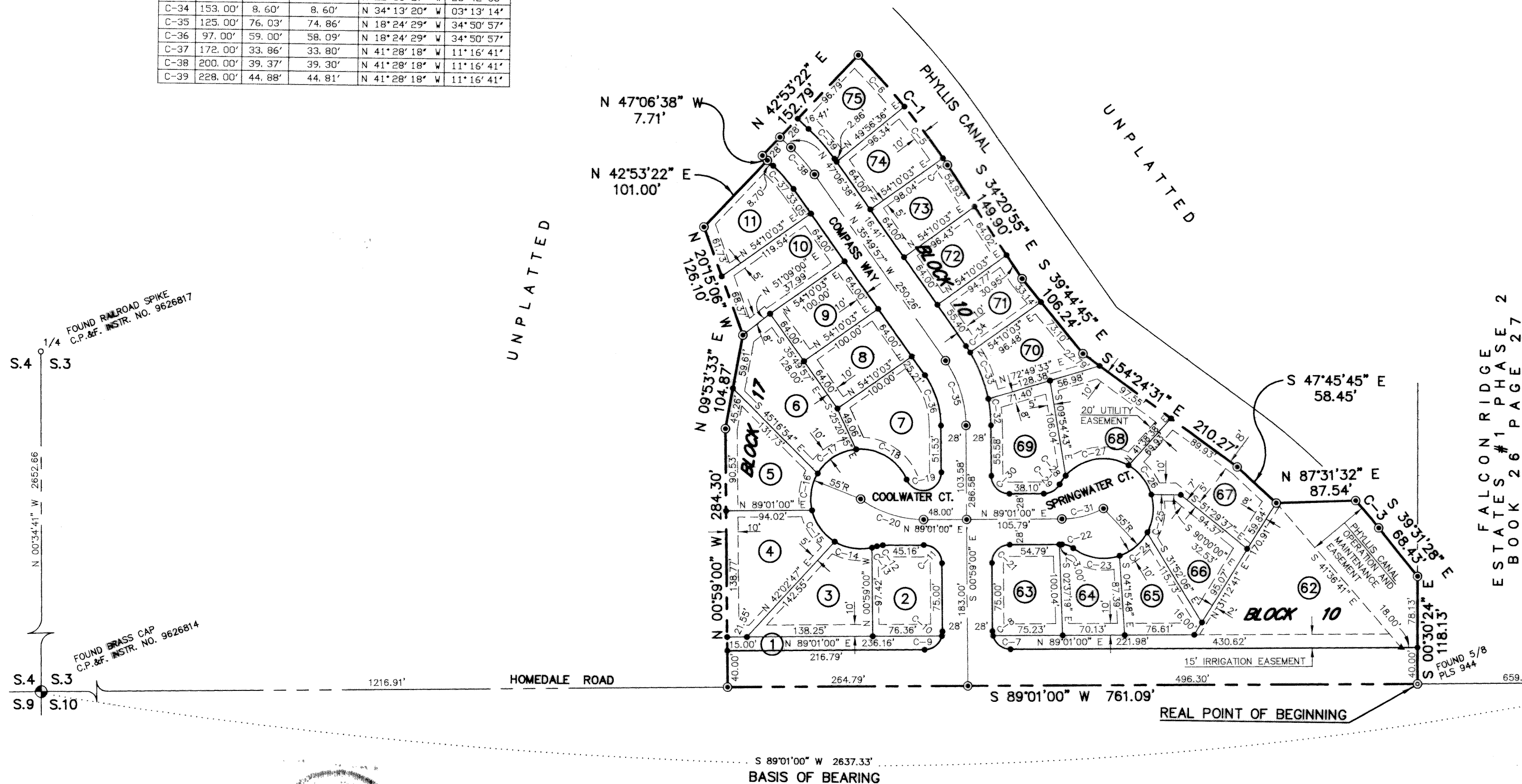
LEGEND

- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 4431
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- ⊙ FOUND 5/8" IRON PIN, PLS 7729 UNLESS OTHERWISE NOTED
- ▲ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- - - - - EASEMENT LINE (SEE NOTE 1 & 2)
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- - - - - SECTION LINE
- (42) LOT NUMBER

NOTES:

- 1) 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.
- 2) A DRAINAGE AND IRRIGATION EASEMENT 5.00 FEET IN WIDTH IS HEREBY DEDICATED ALONG ALL SIDE LOT LINES, UNLESS DIMENSIONED OTHERWISE. IF THE LOT LINES ARE ADJUSTED, THE EASEMENT SHALL ALSO BE ADJUSTED ACCORDINGLY, PROVIDED NO UTILITIES HAVE BEEN INSTALLED IN THE EASEMENT.
- 3) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 5) ALL LOTS WITHIN THIS SUBDIVISION ARE RESIDENTIAL LOTS, EXCEPT FOR LOT 62, BLOCK 10 AND LOT 1, BLOCK 17 WHICH ARE DESIGNATED AS A COMMON AREA LOTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS ESTABLISHED IN THE COVENANTS. LOT 62, BLOCK 10 HAS A BLANKET DRAINAGE EASEMENT AND, LOT 1, BLOCK 17 HAS A BLANKET IRRIGATION EASEMENT.

CURVE DATA:					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C-1	834.00'	156.14'	155.92'	S 39°42'43" E	10°43'37"
C-2	N D D A T A				
C-3	606.79'	39.55'	39.55'	S 41°03'45" E	03°44'05"
C-4	834.00'	9.09'	9.09'	N 34°39'39" W	00°37'29"
C-5	834.00'	71.14'	71.12'	N 37°25'02" W	04°53'16"
C-6	834.00'	75.90'	75.88'	N 42°28'06" W	05°12'53"
C-7	20.00'	26.36'	24.49'	S 53°13'20" E	75°31'21"
C-8	20.00'	5.05'	5.04'	S 08°13'20" E	14°28'39"
C-9	20.00'	26.36'	24.49'	N 51°15'20" E	75°31'21"
C-10	20.00'	5.05'	5.04'	N 06°15'19" E	14°28'39"
C-11	20.00'	31.42'	28.28'	N 45°59'00" W	90°00'00"
C-12	20.00'	6.52'	6.49'	S 79°40'55" W	18°40'09"
C-13	55.00'	5.65'	5.65'	N 73°17'34" E	05°53'26"
C-14	55.00'	42.59'	41.53'	S 81°34'44" E	44°21'59"
C-15	55.00'	43.68'	42.54'	S 36°38'32" E	45°30'25"
C-16	55.00'	42.25'	41.22'	S 08°07'05" W	44°00'49"
C-17	55.00'	52.06'	50.14'	S 57°14'28" W	54°13'58"
C-18	55.00'	69.03'	64.59'	N 59°41'16" W	71°54'33"
C-19	20.00'	54.89'	39.21'	N 77°38'30" E	157°15'01"
C-20	118.61'	74.11'	72.91'	S 72°32'58" E	35°47'50"
C-21	20.00'	31.42'	28.28'	S 44°01'00" W	90°00'00"
C-22	20.00'	13.13'	12.89'	N 72°10'39" W	37°36'43"
C-23	55.00'	53.84'	51.72'	S 81°25'04" E	56°05'32"
C-24	55.00'	40.94'	40.00'	N 49°12'45" E	42°38'51"
C-25	55.00'	43.06'	41.97'	N 05°27'34" E	44°51'32"
C-26	55.00'	41.74'	40.75'	N 38°42'46" W	43°29'07"
C-27	55.00'	76.04'	70.12'	S 79°56'21" W	79°12'39"
C-28	55.00'	11.63'	11.61'	S 34°16'28" W	12°07'07"
C-29	20.00'	21.22'	20.24'	N 58°36'57" E	60°48'06"
C-30	20.00'	31.42'	28.28'	S 45°59'00" E	90°00'00"
C-31	97.50'	47.65'	47.17'	N 75°01'01" E	27°59'58"
C-32	153.00'	29.16'	29.11'	N 06°26'35" W	10°55'10"
C-33	153.00'	55.30'	55.00'	N 22°15'27" W	20°42'33"
C-34	153.00'	8.60'	8.60'	N 34°13'20" W	03°13'14"
C-35	125.00'	76.03'	74.86'	N 18°24'29" W	34°50'57"
C-36	97.00'	59.00'	58.09'	N 18°24'29" W	34°50'57"
C-37	172.00'	33.86'	33.80'	N 41°28'18" W	11°16'41"
C-38	200.00'	39.37'	39.30'	N 41°28'18" W	11°16'41"
C-39	228.00'	44.88'	44.81'	N 41°28'18" W	11°16'41"



FALCON RIDGE
ESTATES #1 PHASE 2
BOOK 26 PAGE 27

DEVELOPER:
WEST VALLEY DEVELOPMENT LLC.
NAMPA, IDAHO
4-99017

WEST VALLEY ESTATES SUBDIVISION NO. 7

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 SW1/4 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 SECTION 10 AND THE SAID SECTION 3, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 3 BEARS SOUTH 89°01'00" WEST, 2637.33 FEET; THENCE SOUTH 89°01'00" WEST, 659.33 FEET TO THE SOUTHWEST CORNER OF FALCON RIDGE ESTATES #1 PHASE 2, AS SAME IS RECORDED IN BOOK 26 OF PLATS AT PAGE 27, RECORDS OF CANYON COUNTY, IDAHO, SAID POINT BEING THE REAL POINT OF BEGINNING. THENCE CONTINUING SOUTH 89°01'00" WEST, 761.09 FEET; THENCE NORTH 00°59'00" WEST, 284.30 FEET; THENCE NORTH 9°53'33" EAST, 104.87 FEET; THENCE NORTH 20°15'06" WEST, 126.10 FEET; THENCE NORTH 42°53'22" EAST, 101.00 FEET; THENCE NORTH 47°06'38" WEST, 7.71 FEET; THENCE NORTH 42°53'22" EAST, 152.79 FEET; THENCE 156.14 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 834.00 FEET, A CENTRAL ANGLE OF 10°43'37" AND A LONG CHORD BEARING SOUTH 39°42'43" EAST, 155.92 FEET; THENCE SOUTH 34°20'55" EAST, 149.90 FEET; THENCE SOUTH 39°44'45" EAST, 106.24 FEET; THENCE SOUTH 54°24'31" EAST, 210.27 FEET; THENCE SOUTH 47°45'45" EAST, 58.45 FEET; THENCE NORTH 87°31'32" EAST, 87.54 FEET; THENCE 39.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 606.79 FEET, A CENTRAL ANGLE OF 3°44'05" AND A LONG CHORD BEARING SOUTH 41°03'45" EAST, 39.55 FEET; THENCE SOUTH 39°31'28" EAST, 68.43 FEET TO A POINT ON THE WEST BOUNDARY OF SAID FALCON RIDGE ESTATES #1 PHASE 2; THENCE SOUTH 00°30'24" EAST, 118.13 FEET TO THE POINT OF BEGINNING. CONTAINING 7.13 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 ERRECTED 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

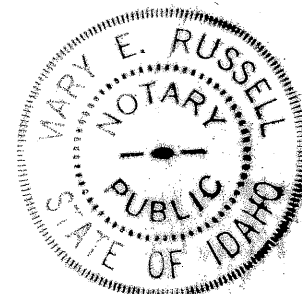
ACKNOWLEDGEMENT

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

ON THIS 20th DAY OF March, 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.

6/1/2004
MY BOND EXPIRES



Mary E. Russell
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO
Nampa

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.

L. E. Manley III 3-21-00
SOUTHWEST DISTRICT HEALTH DEPARTMENT

COUNTY RECORDER'S CERTIFICATE

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

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. _____

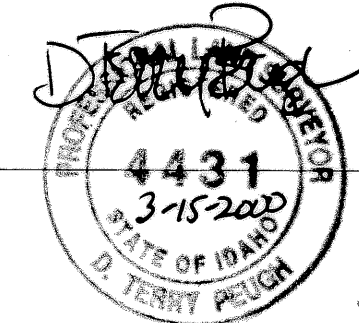
DEPUTY

EX-OFFICIO RECORDER

CERTIFICATE OF SURVEYOR

I, D. TERRY PEUGH, 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.

D. TERRY PEUGH, P.L.S.



IDAHO NO. 4431

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. 7.

Gordon N. Law 5/23/2000
CITY ENGINEER

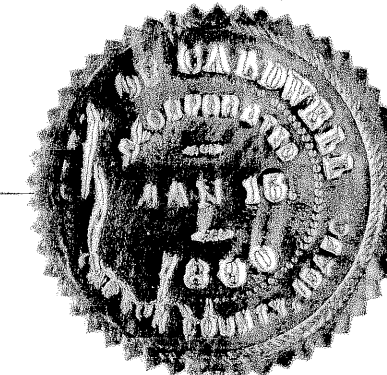


APPROVAL OF CITY COUNCIL

I, Betty Jo Keller, 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 15 DAY OF May, 2000, THIS PLAT OF WEST VALLEY ESTATES SUBDIVISION NO. 7 WAS DULY ACCEPTED AND APPROVED.

Garret L. Mancoske
MAYOR, CITY OF CALDWELL

Betty Jo Keller
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. 7 AND THAT IT COMPLIES WITH THE REQUIREMENTS OF IDAHO STATE CODE.

Dennis A. King P.L.S. 944 3/22/2000
COUNTY SURVEYOR

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 Ordinance #2215 adopted 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.

May 23rd, 2000
DATE

Tracie Lloyd
COUNTY TREASURER by D. Anas, Chief Deputy