Instrument # 353553
VALLEY COUNTY, CASCADE, IDAHO
7-28-2010 08:23:15 No. of Pages: 2
Recorded for : KELVIN L. JOHNSON SLRWSD
ARCHIE N. BANBURY Fee: 0.00
Ex-Officio Recorder Deputy
Index to: MISCELLANEOUS RECORD

092

To: VALLEY COUNTY RECORDER
MR A. BANBURY
219 N. MAIN ST.
CASCADE, ID 83611

July 26, 2010

Subject: DE-ANNEXATION OF CERTAIN PROPERTIES FROM THE SOUTH LAKE RECREATION WATER SEWER DISTRICT

From: KELVIN L. JOHNSON, SECRETARY SLRWSD

DEAR SIR:

1. Following is a list of properties (and respective owners) that have been approved by the Board of Directors of the SLRWSD, for De-Annexation from the District. Appropriate administrative procedures including: Public Advertising, Public Hearing, and Recorded vote of the Board have been accomplished. Request you take whatever action is required to officially recognize the removal of these properties from the District.

1) Kenneth J. and Linda M. Postma, the owners of said Real Property more particularly described as follows:

Lot 7 of Ponderosa Estates Subdivision, Valley County, Idaho.

And

Lot 8, of Ponderosa Estates Subdivision, Valley County, Idaho.

2) Jerry and Terry Timmons, the owners of said Real Property more particularly described as follows:

Lot 21 of Ponderosa Shores Subdivision No. 2, Valley County, Idaho.

3) Robert L. and Katherine E. Bigelow, the owners of said Real Property more particularly described as follows:

Lot 21, of Ponderosa Estates Subdivision, Valley County, Idaho.

And

Lot 19, of Ponderosa Estates Subdivision, Valley County, Idaho.

4) Thomas R. and Lonetta A Breshears, the owners of said Real Property more particularly described as follows:

Lot 61, of Ponderosa Sands Subdivision, Valley County, Idaho.

And

Combined lots 62, and 63, and 64, and 65, of Ponderosa Sands Subdivision, Valley County, Idaho.

5) Lonnie M. Brown, the owner of said Real Property more particularly described as follows:

Lots 6, 7, 8, 9, 10, and 12, of Ponderosa Shores Subdivision No. 2, Valley County, Idaho.

6) William A. Rice, the owner of said Real Property more particularly described as follows:

Lot 78, of Ponderosa Shores Subdivision, Valley County, Idaho.

7) J. Phil and Donna Lee Burgess, the owners of said Real Property more particularly described as follows:

Lots 62, of Ponderosa Shores Subdivision, Valley County, Idaho.

8) Richard F. and Sandra J. Frederick, the owners of said Real Property more particularly described as follows:

Lot 21, of Ponderosa Shores Subdivision, Valley County, Idaho.

9) D. Arlen and Karen M. Taylor , the owners of said Real Property more particularly described as follows:

Lot 66, of Ponderosa Shores Subdivision, Valley County, Idaho.

10) Thomas E. and Virginia C Alderson, the owners of said Real Property more particularly described as follows:

Lot 95, of Ponderosa Shores Subdivision, Valley County, Idaho.

2. Please contact the undersigned if you have any questions regarding this action.

THANK YOU,

Kelvin L. Johnson

KELVIN L. JOHNSON
Secretary, SLRWSD
Ph. 208-382-4100

STATE OF IDAHO, COUNTY OF VALLEY, ON THIS 27 DAY OF July, 2010 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Kelvin Johnson

KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE, SHE, THEY EXECUTED THE SAME.

NOTARY PUBLIC, RESIDING AT CASCADE, IDAHO
COMMISSION EXPIRES: 8-14-2013

Resides: Cascade, ID

BRONDA ROMELL NOTARY PUBLIC STATE OF IDAHO

Instrument # 354006
VALLEY COUNTY, CASCADE, IDAHO
8-12-2010 04:02:22 No. of Pages: 2
Recorded for : SOUTH LAKE REC WATER & SEWER
ARCHIE N. BANBURY Fee: 0.00
Ex-Officio Recorder Deputy
Index to: MISCELLANEOUS RECORD

092

To: VALLEY COUNTY RECORDER
MR A. BANBURY
219 N. MAIN ST.
CASCADE, ID 83611

Aug 12, 2010

Subject: DE-ANNEXATION OF CERTAIN PROPERTIES FROM THE SOUTH LAKE RECREATION WATER SEWER DISTRICT

From: KELVIN L. JOHNSON, SECRETARY SLRWSD

DEAR SIR:

Reference SLRWSD Letter (Same Subject), dated July 26, 2010, Recorded as Instrument # 353553, and SLRWSD Letter (Same Subject), dated June 25, 2010, Recorded as Instrument # 352897.

1. Our letter of July, 26, 2010, was missing the appropriate Block Number for two parcels in Ponderosa Estates Subdivision. Following is information as originally shown, and with corrections:

Parcel #1
1) Kenneth J. and Linda M. Postma, the owners of said Real Property more particularly described as follows:

Lot 7 of Ponderosa Estates Subdivision, Valley County, Idaho.
And
Lot 8, of Ponderosa Estates Subdivision, Valley County, Idaho.

(Should Read)
1) Kenneth J. and Linda M. Postma, the owners of said Real Property more particularly described as follows:

Lot 7 of Block No. 1, Ponderosa Estates Subdivision, Valley County, Idaho.
And
Lot 8, of Block No. 1, Ponderosa Estates Subdivision, Valley County, Idaho.

Parcel #2
3) Robert L. and Katherine E. Bigelow, the owners of said Real Property more particularly described as follows:

Lot 21, of Ponderosa Estates Subdivision, Valley County, Idaho.
And
Lot 19, of Ponderosa Estates Subdivision, Valley County, Idaho.

(Should Read)

3) Robert L. and Katherine E. Bigelow, the owners of said Real Property more particularly described as follows:

Lot 4, of Block No. 1, Ponderosa Estates Subdivision, Valley County, Idaho.

And

Lot 5, of Block No. 1, Ponderosa Estates Subdivision, Valley County, Idaho.

2. Our letter of June 25, 2010 contained and error in the identification of one parcel. Following is information as originally shown, and with corrections:

6) Jerald L. Keuter, the owner of said Real Property more particularly described as follows:

Lot 17, Cabarton West Subdivision No. 2, Valley County, Idaho.

And

Lot 18, Cabarton West Subdivision No. 2, Valley County, Idaho.

(Should Read)

6) Jerald L. Keuter, the owner of said Real Property more particularly described as follows:

Lot 17, Cabarton West Subdivision No. 1, Valley County, Idaho.

And

Lot 18, Cabarton West Subdivision No. 1, Valley County, Idaho.

3. Please contact the undersigned if you have any questions regarding this action.

THANK YOU,

KELVIN L. JOHNSON
Secretary, SLRWSD
Ph. 208-382-4100

RHONDA KOMULA NOTARY PUBLIC STATE OF IDAHO

STATE OF IDAHO, COUNTY OF VALLEY

ON THIS 12th DAY OF August 20 10 BEFORE ME, A NOTARY PUBLIC IN & FOR SAID STATE PERSONALLY APPEARED, Kelvin L. Johnson KNOWN TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.

_____ NOTARY PUBLIC, RESIDING AT CASCADE, IDAHO

COMM. EXP. 8-14-2013

REORDER BY NUMBER 070AR

RP 0 0212 6-29

Bk 6 Pg 29 Inst No. 91186 4-1-77
CC&R's Inst No. 91189
Streets and Public ways dedicated for Public Use.
Accepted by County 1-9-81 Commissioner Minutes Bk 6 Pg 252

PONDEROSA SHORES SUBDIVISION

SITUATED IN SECTION 1, TOWNSHIP 13 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

ROYLANCE ENGINEERING 1976

1st Amendment to CC&R's Inst. 319767 3-26-07

STATE OF IDAHO)
COUNTY OF)ss

DAVID H. ROYLANCE, being first duly sworn, deposes and says: That he is a professional engineer, licensed to practice by the State of Idaho, that he has compared the above copy with the original plat and that the same is a true and exact copy of said plat.

____

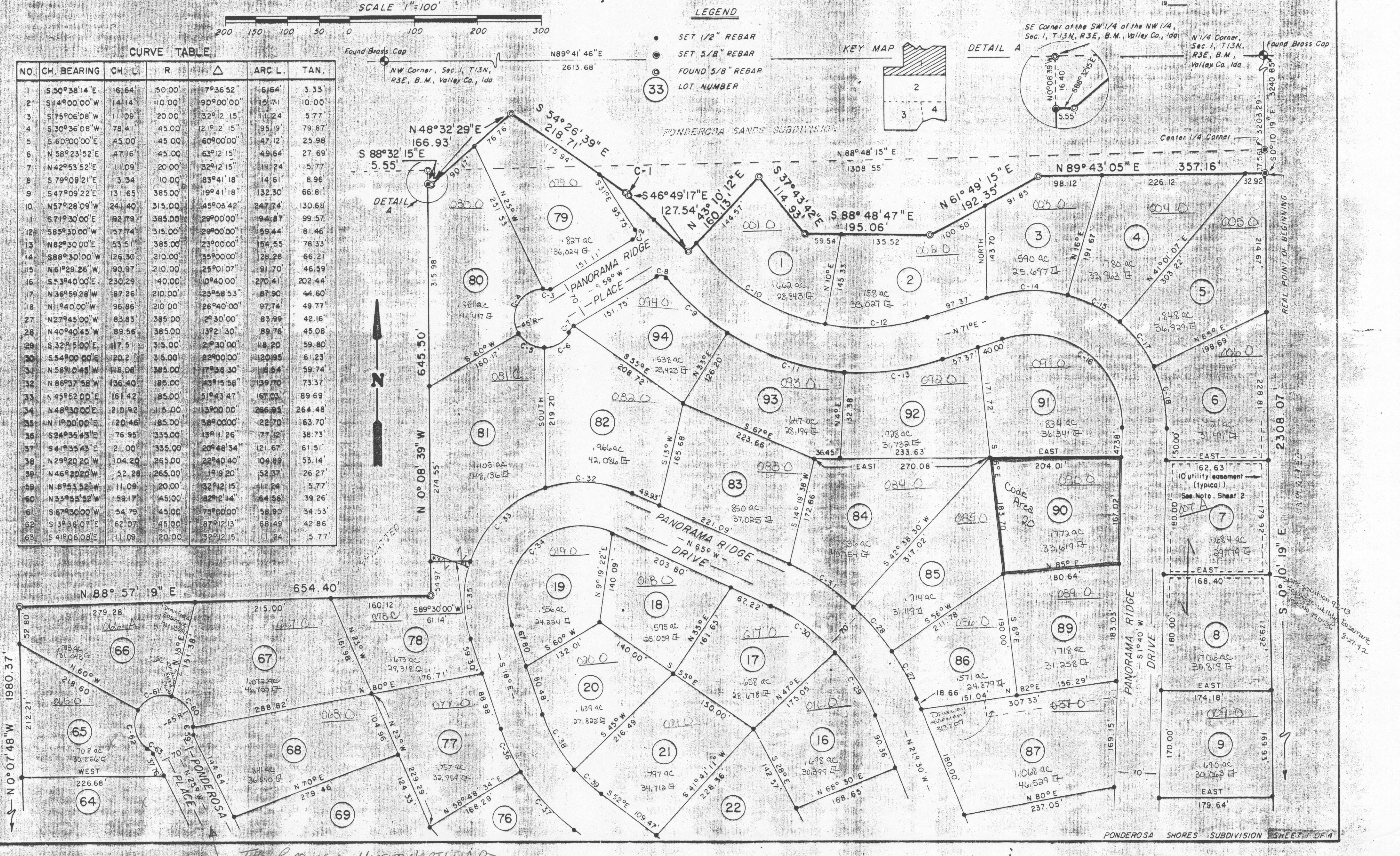
Subscribed and sworn before me this ______ day of ____________, A.D., 19____

____

Notary Public for Idaho
Residing at ____________, Idaho
My commission expires ____________, A.D., 19____

CURVE TABLE

NO.	CH. BEARING	CH. L.	R	△	ARC L.	TAN.
1	S 50°38'14"E	6.64'	50.00'	7°36'52"	6.64'	3.33'
2	S 14°00'00"W	14.14'	10.00'	90°00'00"	15.71'	10.00'
3	S 75°06'08"W	11.09'	20.00'	32°12'15"	11.24'	5.77'
4	S 30°36'08"W	78.41'	45.00'	121°12'15"	95.19'	79.87'
5	S 60°00'00"E	45.00'	45.00'	60°00'00"	47.12'	25.98'
6	N 58°23'52"E	47.16'	45.00'	63°12'15"	49.64'	27.69'
7	N 42°53'52"E	11.09'	20.00'	32°12'15"	11.24'	5.77'
8	S 79°09'21"E	13.34'	10.00'	83°41'18"	14.61'	8.96'
9	S 47°09'22"E	131.65'	385.00'	19°41'18"	132.30'	66.81'
10	N 57°28'09"W	241.40'	315.00'	45°03'42"	247.74'	130.68'
11	S 71°30'00"E	192.79'	385.00'	29°00'00"	194.87'	99.57'
12	S 85°30'00"W	157.74'	315.00'	29°00'00"	159.44'	81.46'
13	N 82°30'00"E	153.51'	385.00'	23°00'00"	154.55'	78.33'
14	S 88°30'00"W	126.30'	210.00'	35°00'00"	128.28'	66.21'
15	N 61°29'26"W	90.97'	210.00'	25°01'07"	91.70'	46.59'
16	S 53°40'00"E	230.29'	140.00'	110°40'00"	270.41'	202.44'
17	N 36°59'28"W	87.26'	210.00'	23°58'53"	87.90'	44.60'
18	N 11°40'00"W	96.86'	210.00'	26°40'00"	97.74'	49.77'
27	N 27°45'00"W	83.83'	385.00'	12°30'00"	83.99'	42.16'
28	N 40°40'45"W	89.56'	385.00'	13°21'30"	89.76'	45.08'
29	S 32°15'00"E	117.51'	315.00'	21°30'00"	118.20'	59.80'
30	S 54°00'00"E	120.21'	315.00'	22°00'00"	120.95'	61.23'
31	N 56°10'45"W	118.08'	385.00'	17°38'30"	118.54'	59.74'
32	N 86°37'58"W	136.40'	185.00'	43°15'58"	139.70'	73.37'
33	N 45°52'00"E	161.42'	185.00'	51°43'47"	167.03'	89.69'
34	N 48°30'00"E	210.92'	115.00'	133°00'00"	266.95'	264.48'
35	N 1°00'00"E	120.46'	185.00'	38°00'00"	122.70'	63.70'
36	S 24°35'43"E	76.95'	335.00'	13°11'26"	77.12'	38.73'
37	S 41°35'43"E	121.00'	335.00'	20°48'34"	121.67'	61.51'
38	N 29°20'20"W	104.20'	265.00'	22°40'40"	104.89'	53.14'
39	N 46°20'20"W	52.28'	265.00'	11°19'20"	52.37'	26.27'
59	N 8°53'52"W	11.09'	20.00'	32°12'15"	11.24'	5.77'
60	N 33°53'52"W	59.17'	45.00'	82°12'14"	64.56'	39.26'
61	S 67°30'00"W	54.79'	45.00'	75°00'00"	58.90'	34.53'
62	S 13°36'07"E	62.07'	45.00'	87°12'13"	68.49'	42.86'
63	S 41°06'08"E	11.09'	20.00'	32°12'15"	11.24'	5.77'



THIS ROAD IS: ~~Harter~~ HARTLEY RD

REORDER BY NUMBER 070AP

RP00212
Bk 6, page 29, #91186, 4/11/77
CC&R #91189

Streets & Public ways are dedicated to the public. Accepted by county 1-9-81, Commish min. Bk 6, pg 252

PONDEROSA SHORES SUBDIVISION

SITUATED IN SECTION 1, TOWNSHIP 13 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

ROYLANCE ENGINEERING 1976

CURVE TABLE

NO.	CH. BEARING	CH. L.	R	Δ	ARC L.	TAN.
19	N14°20'00"E	70.17'	160.00'	25°20'00"	70.74'	35.96'
20	N43°30'00"E	90.88'	160.00'	33°00'00"	92.15'	47.39'
21	S54°05'00"W	142.64'	90.00'	104°50'00"	164.67'	116.34'
22	N78°00'00"E	98.88'	160.00'	36°00'00"	100.53'	51.99'
23	S78°44'58"E	29.28'	160.00'	10°30'01"	29.32'	14.70'
24	S64°15'01"E	67.51'	210.00'	18°30'00"	67.81'	34.20'
25	N47°30'00"W	122.74'	140.00'	52°00'00"	127.06'	68.28'
26	S38°15'00"E	121.04'	210.00'	33°30'00"	122.78'	63.20'
37	S41°35'43"E	121.00'	335.00'	20°48'34"	121.67'	61.51'
40	N42°00'00"W	151.07'	435.00'	20°00'00"	151.84'	76.70'
41	S42°00'00"E	126.76'	365.00'	20°00'00"	127.41'	64.36'
42	N18°12'22"W	76.30'	160.00'	27°35'16"	77.04'	39.28'
43	N10°17'38"E	81.24'	160.00'	29°24'44"	82.14'	41.99'
44	S39°00'00"W	170.19'	90.00'	142°00'00"	223.05'	261.38'
45	N39°30'00"E	80.12'	160.00'	29°00'00"	80.98'	41.38'
46	N69°30'00"E	85.52'	160.00'	31°00'00"	86.57'	44.37'

SCALE 1"=100'

200 150 100 50 0 100 200 300

STATE OF IDAHO)
COUNTY OF)ss

DAVID H. ROYLANCE, being first duly sworn, deposes and says: That he is a professional engineer, licensed to practice by the State of Idaho, that he has compared the above copy with the original plat and that the same is a true and exact copy of said plat

Subscribed and sworn before me this _____ day of _____, A.D., 19____.

Notary Public for Idaho
Residing at _____, Idaho
My commission expires _____, A.D., 19____

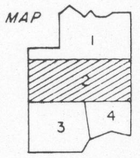
LEGEND

- SET 1/2" REBAR
- SET 5/8" REBAR
- FOUND 5/8" REBAR
- (33) LOT NUMBER

NOTE

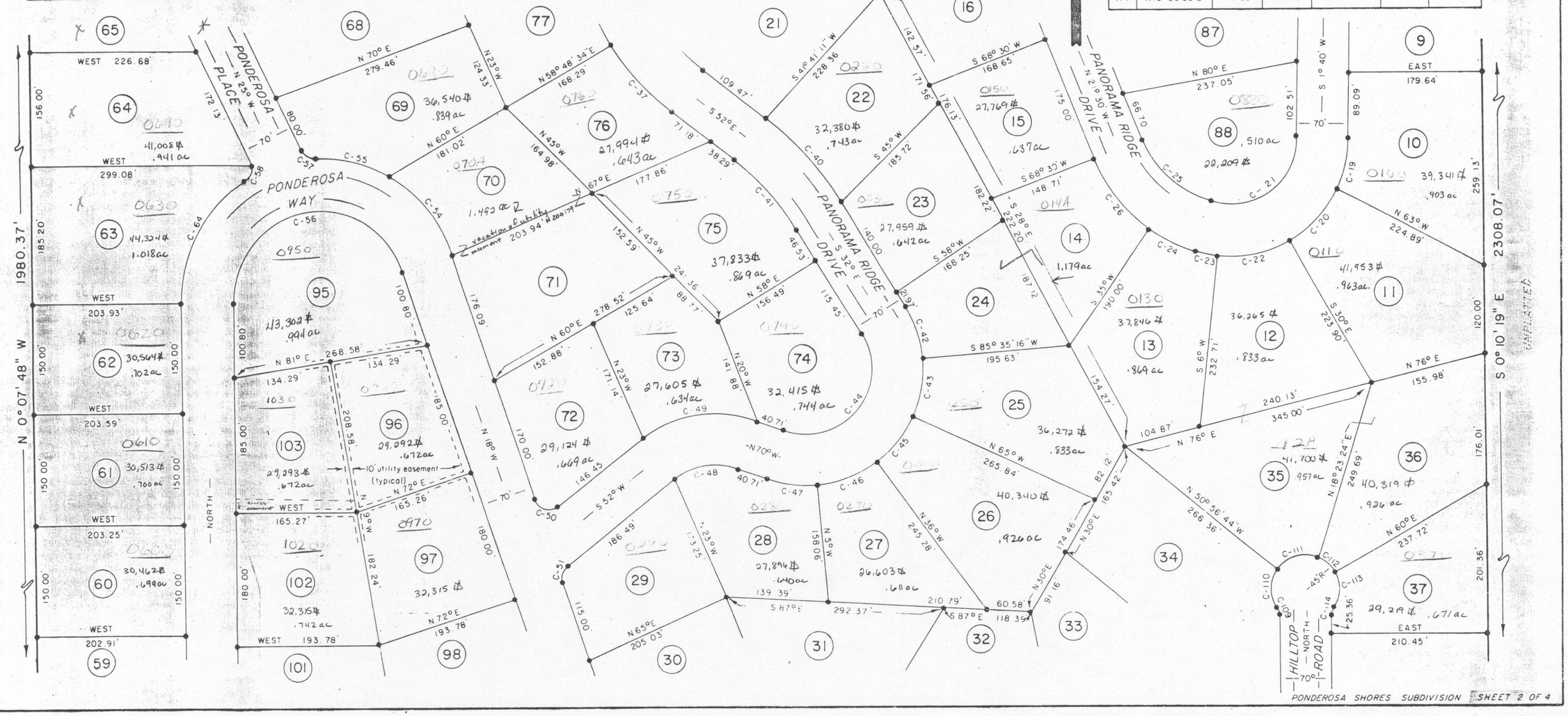
A 10' utility & drainage easement exists inside all lot lines along roads and subdivision boundary. 10' centered on all interior lot lines.

KEY MAP



CURVE TABLE

NO.	CH. BEARING	CH. L.	R	Δ	ARC L.	TAN.
47	S82°30'00"E	69.26'	160.00'	25°00'00"	69.81'	35.47'
48	N81°00'00"E	87.27'	90.00'	58°00'00"	91.11'	49.89'
49	S81°00'00"W	155.14'	160.00'	58°00'00"	161.97'	88.69'
50	N73°00'00"W	32.77'	20.00'	110°00'00"	38.40'	28.56'
51	N17°00'00"E	22.94'	20.00'	70°00'00"	24.44'	14.00'
54	N39°00'00"W	136.18'	190.00'	42°00'00"	139.28'	72.93'
55	N76°01'13"W	104.87'	190.00'	32°02'27"	106.25'	54.56'
56	N81°00'00"E	237.04'	120.00'	162°00'00"	339.29'	757.65'
57	N58°31'14"W	22.09'	20.00'	67°02'27"	23.40'	13.25'
58	S16°09'26"W	26.32'	20.00'	82°18'52"	28.73'	17.48'
64	S28°39'26"W	182.24'	190.00'	57°18'53"	190.06'	103.84'
109	S16°06'08"E	11.09'	20.00'	32°12'15"	11.24'	5.77'
110	S3°25'30"W	52.43'	45.00'	71°15'31"	55.97'	32.25'
111	S73°43'20"W	51.19'	45.00'	69°20'08"	54.46'	31.12'
112	N50°48'18"W	31.97'	45.00'	41°36'36"	32.68'	17.10'
113	N1°06'08"E	46.49'	45.00'	62°12'15"	48.86'	27.15'
114	N16°06'08"E	11.09'	20.00'	32°12'15"	11.24'	5.77'



* HARTLEY 10

RP00212

6-29

Streets & public ways are dedicated to the public, County accepted 11-9-81, commish. min. Bk. 6, Pg 252

BK 6, pg 29, #91186, 4/1177
CC&R's # 91189

PONDEROSA SHORES SUBDIVISION

SITUATED IN SECTION 1, TOWNSHIP 13 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

ROYLANCE ENGINEERING 1976

STATE OF IDAHO)
COUNTY OF)ss

DAVID H. ROYLANCE, being first duly sworn, deposes and says: That he is a professional engineer, licensed to practice by the State of Idaho, that he has compared the above copy with the original plat and that the same is a true and exact copy of said plat.

Subscribed and sworn before me this ____ day of _____, A.D., 19____

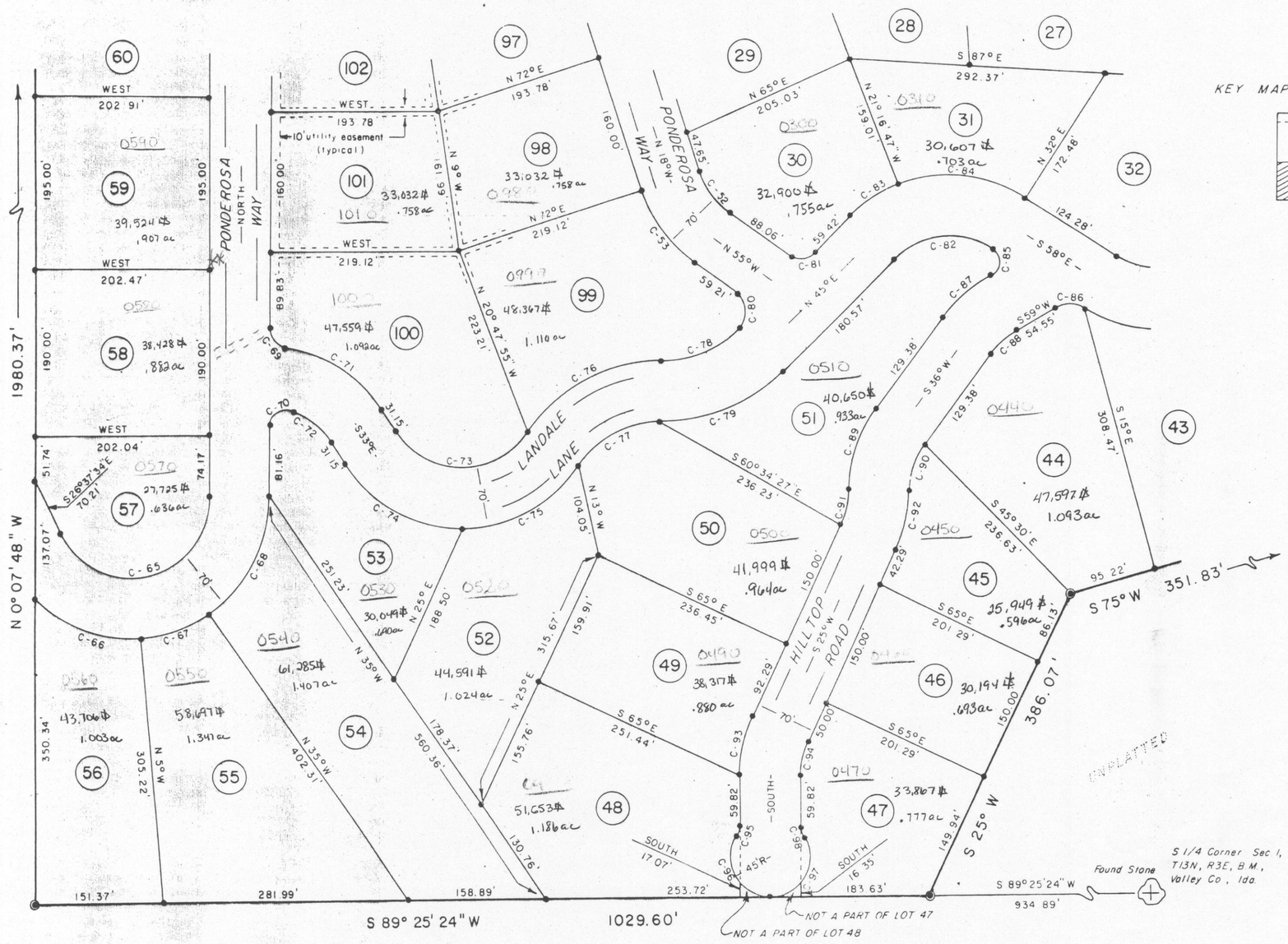
Notary Public for Idaho
Residing at _____, Idaho
My commission expires _____, A.D., 19____.

NOTE

A 10' utility & drainage easement exists inside all lot lines along roads and subdivision boundary. 10' centered on all interior lot lines.

SCALE 1"=100'

200 150 100 50 0 00 200 300



KEY MAP

N

LEGEND

- ● SET 1/2" REBAR
- ◉ SET 5/8" REBAR
- ◎ FOUND 5/8" REBAR
- (33) LOT NUMBER

CURVE TABLE

NO.	CH. BEARING	CH. L.	R	Δ	ARC L.	TAN.
52	N36°30'00"W	57.12'	90.00'	37°00'00"	58.12'	30.11'
53	S36°30'00"E	101.54'	160.00'	37°00'00"	103.32'	53.54'
65	S76°41'13"W	175.16'	90.00'	153°22'27"	240.92'	380.34'
66	S70°23'02"E	133.29'	160.00'	49°13'56"	137.48'	73.31'
67	N70°00'00"E	82.82'	160.00'	30°00'00"	83.78'	42.87'
68	N27°30'00"E	147.76'	160.00'	55°00'00"	153.59'	83.29'
69	N41°21'03"W	26.43'	20.00'	82°42'03"	28.87'	17.60'
70	N54°32'04"E	32.58'	20.00'	109°04'07"	38.07'	28.08'
71	N57°51'01"W	134.48'	160.00'	49°42'03"	138.79'	74.10'
72	S51°57'53"E	58.50'	90.00'	37°55'53"	59.53'	30.93'
73	N89°30'00"W	150.10'	90.00'	113°00'00"	177.50'	135.98'
74	S61°30'00"E	152.69'	160.00'	57°00'00"	159.17'	86.87'
75	N62°00'00"E	150.23'	160.00'	56°00'00"	156.38'	85.07'
76	S62°00'00"W	173.70'	185.00'	56°00'00"	180.82'	98.37'
77	N62°00'00"E	107.98'	115.00'	56°00'00"	112.40'	61.15'
78	S67°30'00"W	95.67'	125.00'	45°00'00"	98.18'	51.78'
79	N67°30'00"E	149.25'	195.00'	45°00'00"	153.15'	80.77'
80	S 5°00'00"E	42.79'	27.93'	100°00'00"	48.75'	33.29'
81	S85°00'00"W	25.71'	20.00'	80°00'00"	27.92'	16.78'
82	N83°30'00"E	112.05'	90.00'	77°00'00"	120.95'	71.59'
83	S56°51'37"W	65.77'	160.00'	23°43'13"	66.24'	33.60'
84	N84°38'23"W	143.48'	160.00'	53°16'47"	148.78'	80.26'
85	S 2°08'23"W	29.21'	16.84'	120°16'46"	35.35'	29.33'
86	S89°30'48"E	31.65'	30.28'	63°00'00"	33.30'	18.56'
87	S49°08'03"W	72.75'	106.01'	26°16'46"	73.39'	37.35'
88	N47°30'00"E	35.89'	90.00'	23°00'00"	36.13'	18.31'
89	S18°00'00"W	98.88'	160.00'	36°00'00"	100.53'	51.99'
90	N18°00'00"E	55.62'	90.00'	36°00'00"	56.55'	29.24'
91	S12°30'00"W	38.96'	90.00'	25°00'00"	39.27'	19.95'
92	N12°30'00"E	69.26'	160.00'	25°00'00"	69.81'	35.47'
93	S12°30'00"W	69.26'	160.00'	25°00'00"	69.81'	35.47'
94	N12°30'00"E	38.96'	90.00'	25°00'00"	39.27'	19.95'
95	S16°06'08"W	11.09'	20.00'	32°12'15"	11.24'	5.77'
96	S28°53'52"E	78.79'	45.00'	122°12'15"	95.98'	81.52'
97	N28°53'52"E	78.79'	45.00'	122°12'15"	95.98'	81.52'
98	N16°06'08"W	11.09'	20.00'	32°12'15"	11.24'	5.77'

** HARTLEY RD & LANDALE TURN OFF BEGINS AT LANDALE

RP 09212

BK 6, Page 29, #91186, 4/1/77
CC&R's #91189

Streets & public ways are dedicated to the public. County accepted 11-9-81 commish. min. BK6, Pg 252

6-29

PONDEROSA SHORES SUBDIVISION

SITUATED IN SECTION 1, TOWNSHIP 13 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO

ROYLANCE ENGINEERING 1976

SCALE 1"=100'

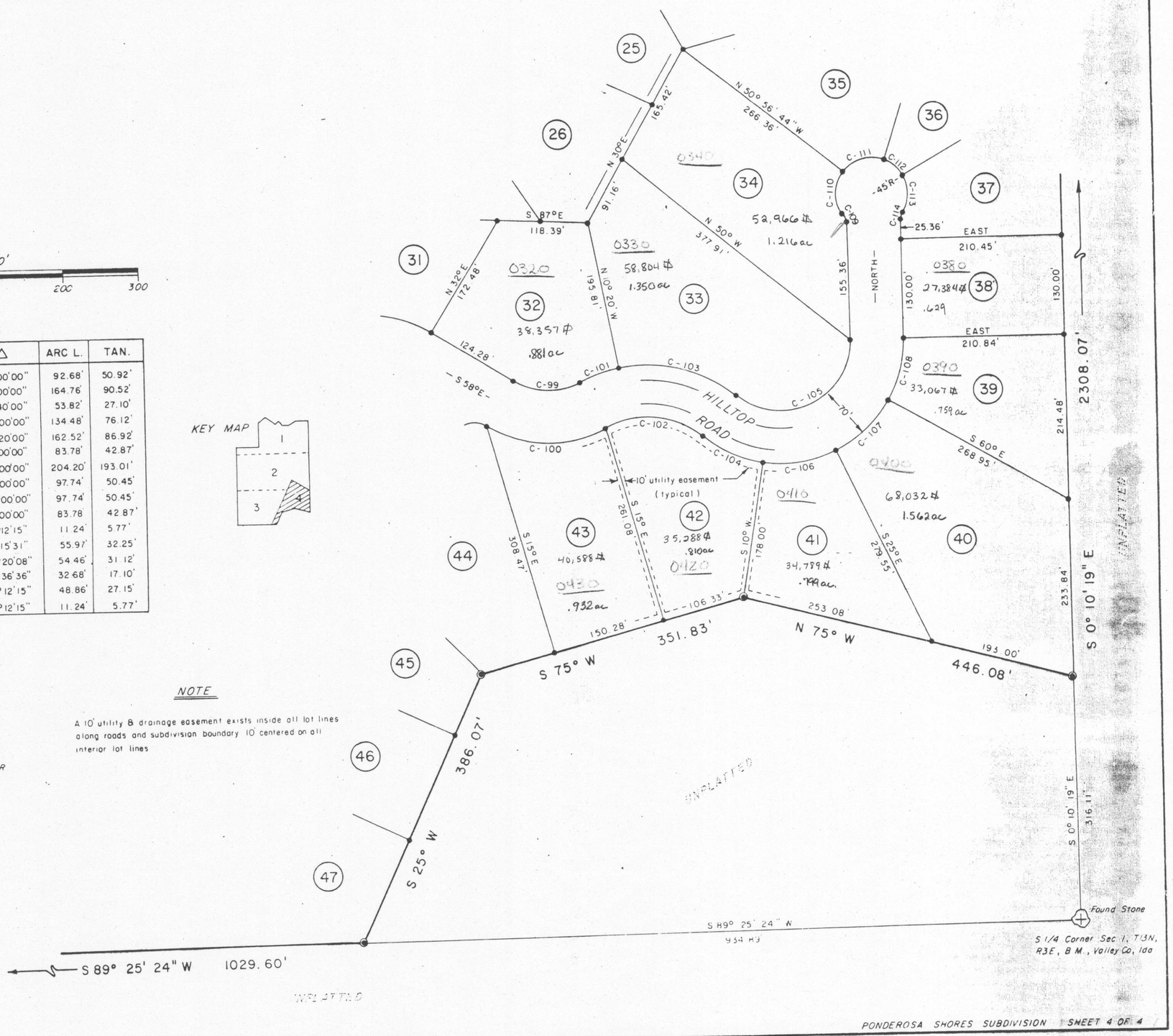
200 150 100 50 0 100 200 300

N

KEY MAP

CURVE TABLE

NO.	CH. BEARING	CH. L.	R	Δ	ARC L.	TAN.
99	N87°30'00"W	88.64'	90.00'	59°00'00"	92.68'	50.92'
100	S87°30'00"E	157.58'	160.00'	59°00'00"	164.76'	90.52'
101	S71°20'00"W	53.63'	185.00'	16°40'00"	53.82'	27.10'
102	S83°30'00"E	126.95'	115.00'	67°00'00"	134.48'	76.12'
103	N75°10'00"W	157.34'	185.00'	50°20'00"	162.52'	86.92'
104	S65°00'00"E	82.82'	160.00'	30°00'00"	83.78'	42.87'
105	S65°00'00"W	163.14'	90.00'	130°00'00"	204.20'	193.01'
106	N82°30'00"E	96.23'	160.00'	35°00'00"	97.74'	50.45'
107	N47°30'00"E	96.23'	160.00'	35°00'00"	97.74'	50.45'
108	N15°00'00"E	82.82'	160.00'	30°00'00"	83.78'	42.87'
109	S16°06'08"E	11.09'	20.00'	32°12'15"	11.24'	5.77'
110	S 3°25'30"W	52.43'	45.00'	71°15'31"	55.97'	32.25'
111	S73°43'20"W	51.19'	45.00'	69°20'08"	54.46'	31.12'
112	N50°48'18"W	31.97'	45.00'	41°36'36"	32.68'	17.10'
113	N 1°06'08"E	46.49'	45.00'	62°12'15"	48.86'	27.15'
114	N16°06'08"E	11.09'	20.00'	32°12'15"	11.24'	5.77'



LEGEND

- SET 1/2" REBAR
- SET 5/8" REBAR
- FOUND 5/8" REBAR
- (33) LOT NUMBER

NOTE

A 10' utility & drainage easement exists inside all lot lines along roads and subdivision boundary 10' centered on all interior lot lines

STATE OF IDAHO)
COUNTY OF)ss

DAVID H. ROYLANCE, being first duly sworn, deposes and says: That he is a professional engineer, licensed to practice by the State of Idaho, that he has compared the above copy with the original plat and that the same is a true and exact copy of said plat.

Subscribed and sworn before me this ____ day of ____, A.D., 19____

Notary Public for Idaho
Residing at ____, Idaho
My commission expires ____, A.D., 19____

RP 00215 7-3

BK 7 Pg. 3 Inst. No. 94566
CC&R's Inst. No. 95012

SHEET 1 OF 4
OF

PONDEROSA SHORES SUB. NO. 2

SITUATED IN SECTION 12, T. 13 N., R. 3E.
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

ROYLANCE ENGINEERING 1977

STATE OF IDAHO)
COUNTY OF) ss

DAVID H. ROYLANCE, being first duly sworn, deposes and says: That he is a professional engineer, licensed to practice by the State of Idaho, that he has compared the above copy with the original plat and that the same is a true and exact copy of said plat.

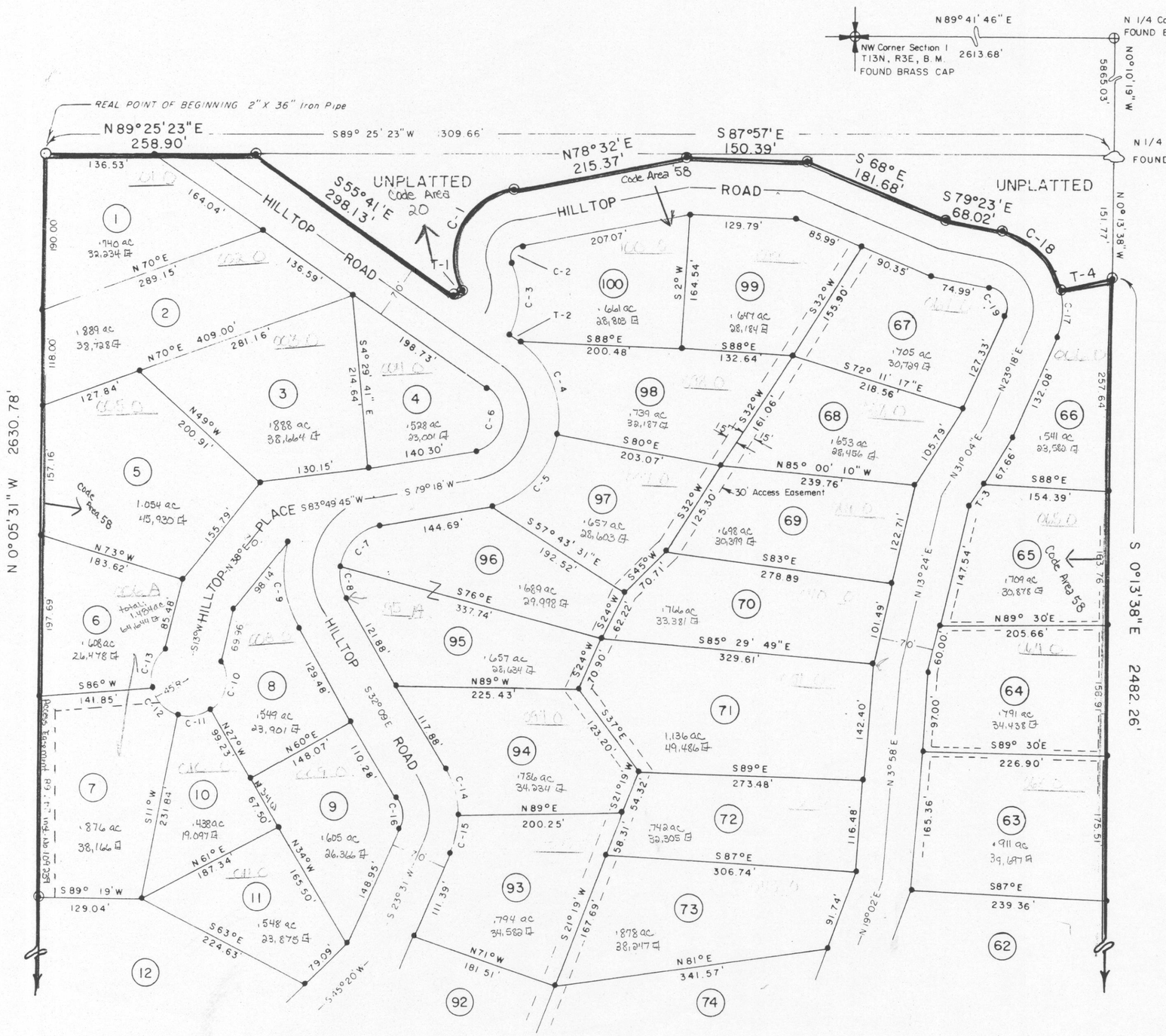
D. Roylance

Subscribed and sworn before me this _____ day of _____, A.D., 19____.

Notary Public, for Idaho
Residing at _____, Idaho.
My commission expires _____, A.D., 19____.

Streets and Ways dedicated for Public use forever. Roads Not accepted by County. See Declaration-Commissioner Minutes Bk 6 Pg. 240 9-28-81

Ltd. Easements Inst No's 109238 and 109239 (Misc.)

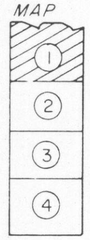


LEGEND

- Set 1/2" Rebar
- Set 5/8" Rebar
- Section Corner
- (89) Lot Number
- A 10' utility & drainage easement exists inside all lot lines along roads and subdivision boundary. 10' centered on all lot lines except as shown otherwise.

SCALE: 1" = 100'
0 50 100 200 300

KEY MAP



RESTRICTIVE COVENANTS:

Building & Occupancy shall conform to the standards established by the Restrictive Covenants as filed in Plat Book _____, of Miscellaneous Records at page(s) _____, Valley County, Idaho.

TANGENT TABLE

T-NO.	BEARING	DIST.
1	N63°26'36"E	15.00'
2	N55°41'00"W	15.87'
3	N31°04'00"E	32.00'
4	N77°00'00"E	62.40'

CURVE TABLE

C-NO.	CH BEARING	CH. L.	R.	Δ	ARC L.	TAN.
1	N 25°59'18"E	134.95'	85.00'	105°05'24"	155.90'	110.96'
2	N 25°59'18"E	23.82'	15.00'	105°05'24"	27.51'	19.58'
3	N 3°52'48"E	86.12'	85.00'	60°52'24"	90.31'	49.94'
4	N22°50'30"W	122.56'	113.00'	65°41'00"	129.54'	72.94'
5	N41°44'59"E	118.92'	113.00'	63°29'57"	125.24'	69.93'
6	S 7°06'12"W	76.48'	43.00'	125°34'24"	94.24'	83.62'
7	N43°18'21"E	70.16'	59.69'	71°58'59"	74.99'	43.35'
8	N12°25'09"W	40.31'	59.69'	39°28'01"	41.12'	21.41'
9	S 7°45'13"E	107.14'	129.69'	48°47'40"	110.45'	58.82'
10	N13°49'54"E	57.58'	45.00'	79°32'53"	62.48'	37.46'
11	N78°18'10"E	37.60'	45.00'	49°23'40"	38.79'	20.70'
12	S48°30'00"E	42.94'	45.00'	57°00'00"	44.77'	24.43'
13	S15°58'16"W	52.86'	45.00'	71°56'33"	56.50'	32.66'
14	N16°34'30"W	59.07'	110.00'	31°09'00"	59.80'	30.66'
15	N11°15'30"E	46.71'	110.00'	24°31'00"	47.07'	23.90'
16	S 4°19'00"E	37.35'	40.00'	55°40'00"	38.86'	21.12'
17	N 5°09'00"E	59.19'	95.00'	36°18'00"	60.19'	31.14'
18	S46°11'30"E	104.01'	95.00'	66°23'00"	110.07'	62.15'
19	N28°02'30"W	39.04'	25.00'	102°41'00"	44.80'	31.25'

REORDER BY NUMBER 070AR

RP 0 0215

SHEET 2 OF 4
OF

PONDEROSA SHORES SUB. NO. 2

SITUATED IN SECTION 12, T. 13 N., R. 3 E.
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

ROYLANCE ENGINEERING 1977

STATE OF IDAHO)
COUNTY OF) ss

DAVID H. ROYLANCE, being first duly sworn, deposes and says That he is a professional engineer, licensed to practice by the State of Idaho, that he has compared the above copy with the original plat and that the same is a true and exact copy of said plat

Subscribed and sworn before me this _____ day of _____, A.D., 19____

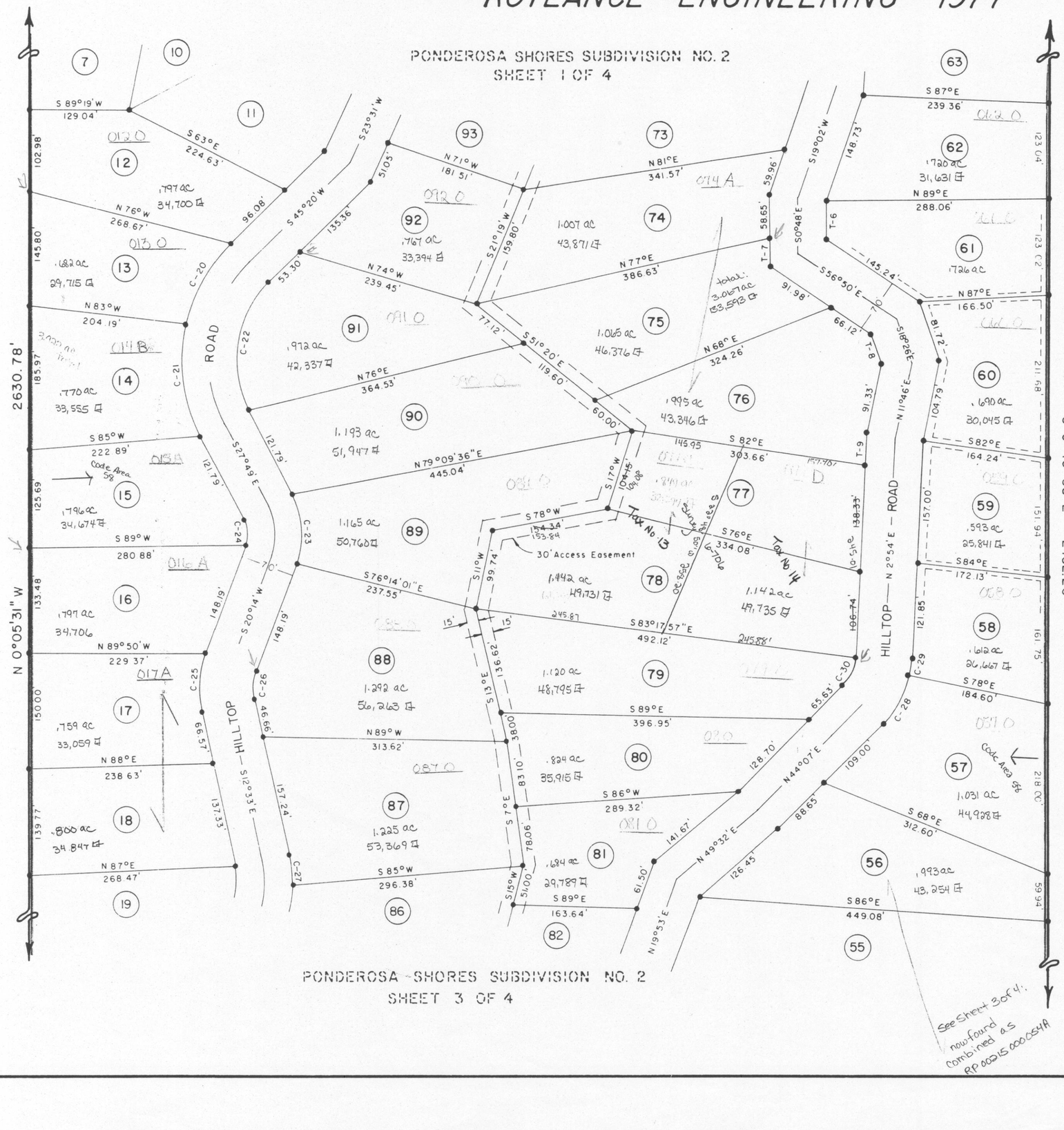
Notary Public for Idaho
Residing at _____ Idaho
My commission expires _____, A.D. 19____

SCALE: 1" = 100'

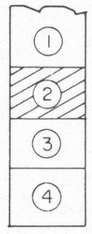
0 50 100 200 300

RESTRICTIVE COVENANTS:

Building & Occupancy shall conform to the standards established by the Restrictive Covenants as filed in Plat Book _____, of Miscellaneous Records at page(s) _____, Valley County, Idaho



KEY MAP



LEGEND

- Set 1/2" Rebar
- Set 5/8" Rebar
- Section Corner
- (89) Lot Number
- A 10' utility & drainage easement exist inside all lot lines along roads and subdivision boundary. 10' centered on all lot lines except as shown otherwise:

TANGENT TABLE

T-NO.	BEARING	DIST.
6	S 0°48'00"E	47.26'
7	S 0°48'00"E	38.09'
8	S 18°26'00"E	38.45'
9	N 2°54'00"E	39.21'

CURVE TABLE

C-NO.	CH. BEARING	CH. L.	R.	Δ	ARC L.	TAN.
20	S 28°40'00"W	120.46'	210.00'	33°20'00"	122.17'	62.87'
21	S 7°54'30"E	143.02'	210.00'	39°49'00"	145.94'	76.05'
22	N 8°45'30"E	166.85'	140.00'	73°09'00"	178.74'	103.88'
23	N 3°47'30"W	89.57'	110.00'	48°03'00"	92.25'	49.03'
24	S 3°47'30"E	32.57'	40.00'	48°03'00"	33.55'	17.83'
25	S 3°50'30"W	76.20'	135.00'	32°47'00"	77.24'	39.71'
26	N 3°50'30"E	36.69'	65.00'	32°47'00"	37.19'	19.12'
27	N 5°44'06"W	37.97'	160.00'	13°37'49"	38.06'	19.12'
28	N 28°03'30"E	69.15'	125.00'	32°07'00"	70.07'	35.98'
29	S 7°27'00"W	19.83'	125.00'	9°06'00"	19.85'	9.95'
30	S 23°30'30"W	38.72'	55.00'	41°13'00"	39.57'	20.68'

RP 0 0215

SHEET 3 OF 4
OF

PONDEROSA SHORES SUB. NO. 2

SITUATED IN SECTION 12, T. 13 N., R. 3 E.
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

ROYLANCE ENGINEERING 1977

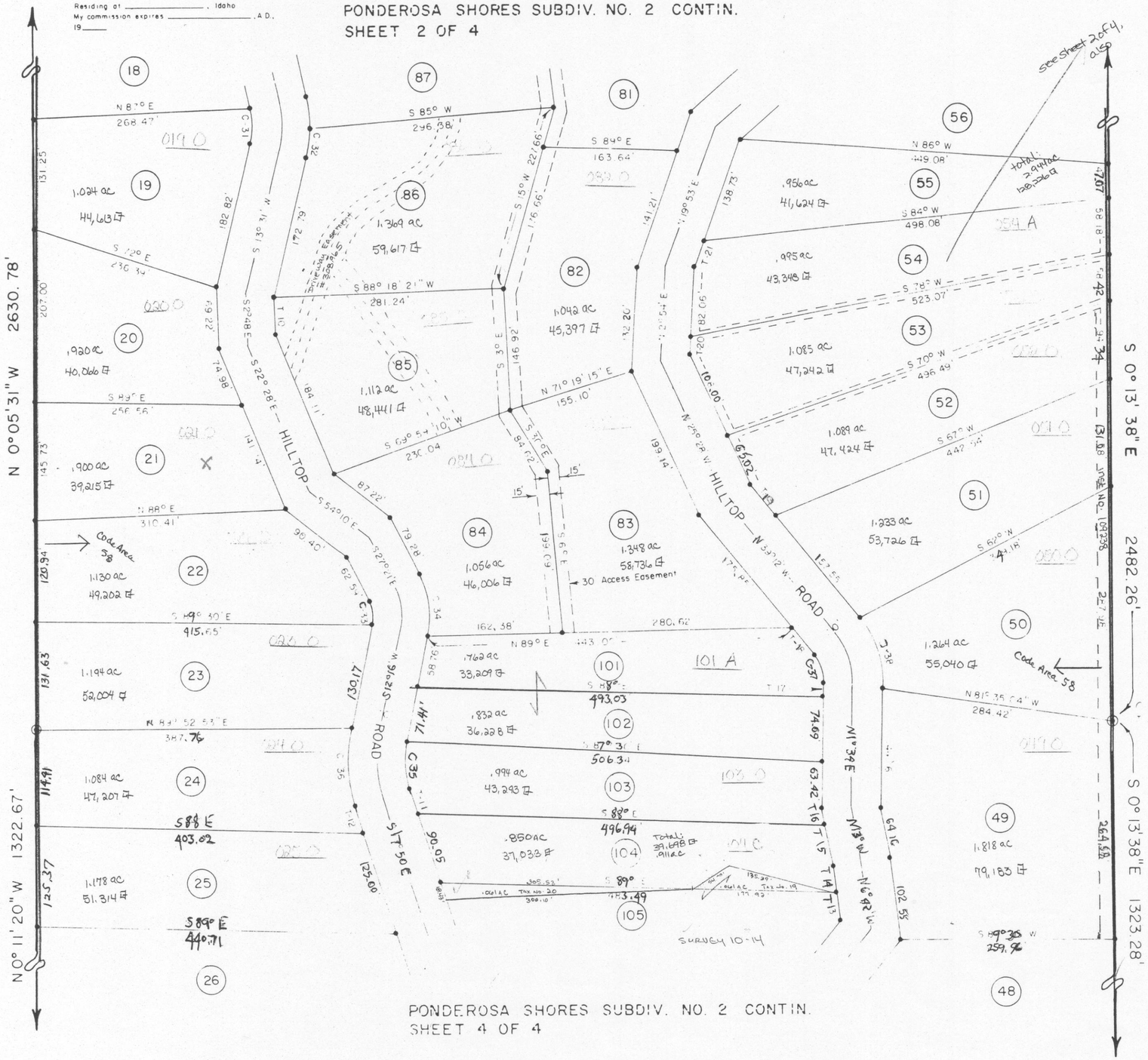
STATE OF IDAHO)
COUNTY OF)ss

DAVID H ROYLANCE, being first duly sworn, deposes and says. That he is a professional engineer, licensed to practice by the State of Idaho, that he has compared the above copy with the original plat and that the same is a true and exact copy of said plat

Subscribed and sworn before me this ____ day of ____, A.D., 19____

Notary Public for Idaho
Residing at ____, Idaho
My commission expires ____, A.D. 19____

PONDEROSA SHORES SUBDIV. NO. 2 CONTIN.
SHEET 2 OF 4



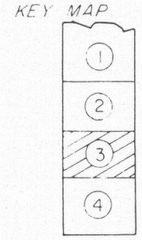
PONDEROSA SHORES SUBDIV. NO. 2 CONTIN.
SHEET 4 OF 4

SCALE: 1" = 100'
0 50 100 200 300

LEGEND

- Set 1/2" Rebar
- Set 5/8" Rebar
- Section Corner
- (89) Lot Number
- A 10' utility & drainage easement exists inside all lot lines along roads and subdivision boundary. 10' centered on all lot lines except as shown otherwise.

KEY MAP



TANGENT TABLE

T-NO.	BEARING	DIST.
10	S 2°48'00"E	47.06'
11	S17°50'00"E	30.40'
12	S17°50'00"E	35.00'
13	N 6°42'00"W	38.62'
14	N 6°42'00"W	30.00'
15	N13°00'00"W	48.26'
16	N13°00'00"W	21.00'
17	N1°34'00"E	15.00'
18	N34°12'00"W	40.13'
19	N34°12'00"W	50.00'
20	N2°54'00"E	22.00
21	N19°53'00"E	35.00'

CURVE TABLE

C. NO.	CH. BEARING	CH.	R	Δ	ARC L.	TAN.
31	S0° 29'00"W	40.59	90.00	26°04'00"	40.95	20.83
32	N 7° 17' 54"E	34.66	160.00	12°26'00"	34.73	17.43
33	S 7°32'30"E	27.11	40.00	39°37'00"	27.66	14.41
34	N 7°32'30"W	74.55	110.00	38°37'00"	76.06	39.62
35	N2° 42'00"W	59.72	115.00	30°06'00"	60.42	30.92
36	S2°47'00"E	96.08	185.00'	30°06'00"	97.14	49.74
37	S18°49'00"E	38.31	55.00'	40°46'00"	39.17	20.44
38	N18°49'00"W	87.08	125.00	40°46'00"	88.93	46.45

RESTRICTIVE COVENANTS

Building & Occupancy shall conform to the standards established by the Restrictive Covenants as filed in Plat Book ____, of Miscellaneous Records at page(s) ____, Valley County, Idaho

RP 0 0215

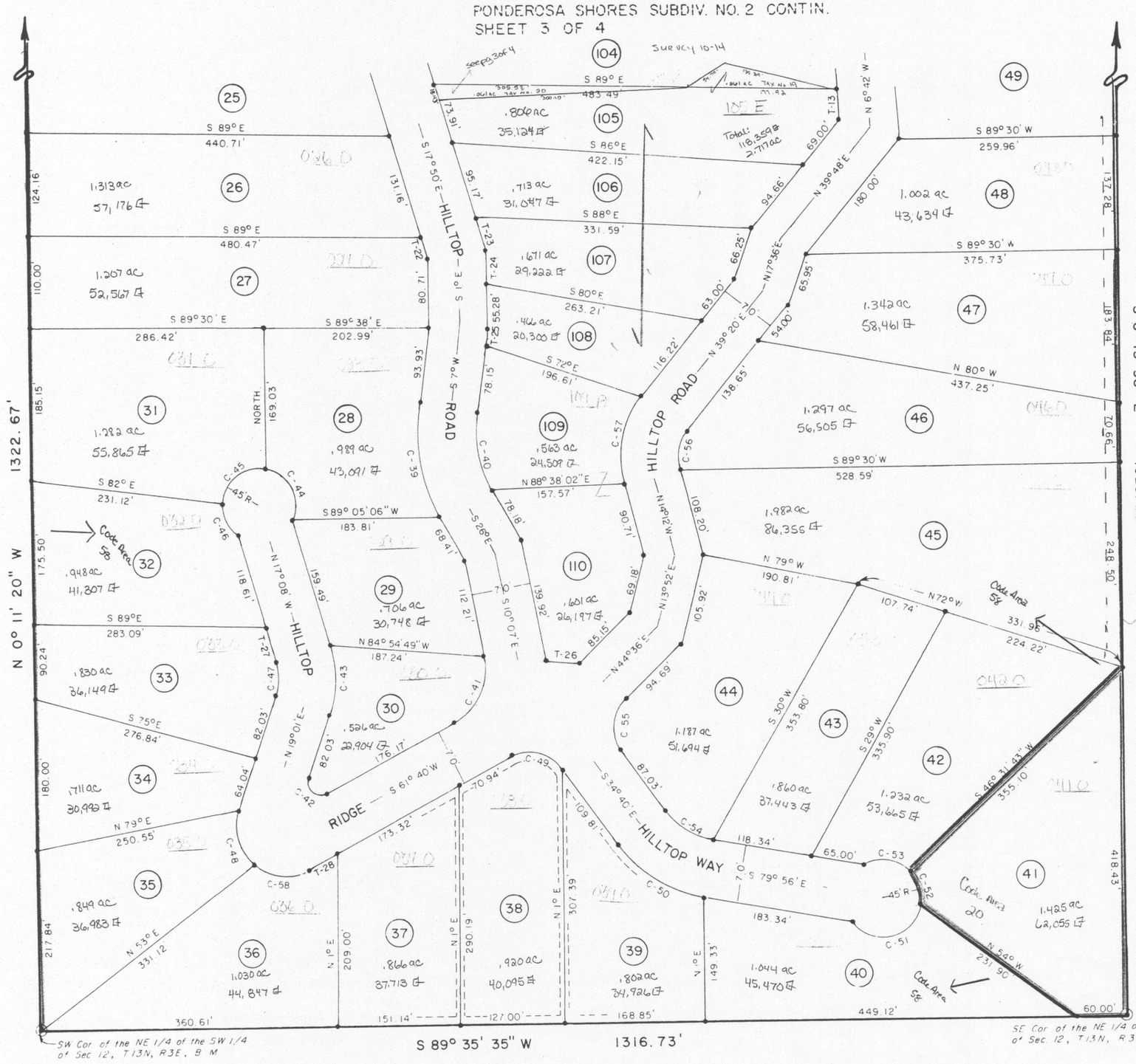
SHEET 4 OF 4
OF

PONDEROSA SHORES SUB. NO. 2

SITUATED IN SECTION 12, T. 13 N., R. 3 E.
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

ROYLANCE ENGINEERING 1977

PONDEROSA SHORES SUBDIV. NO. 2 CONTIN.
SHEET 3 OF 4



STATE OF IDAHO)
COUNTY OF)ss

DAVID H. ROYLANCE, being first duly sworn, deposes and says: That he is a professional engineer, licensed to practice by the State of Idaho, that he has compared the above copy with the original plat and that the same is a true and exact copy of said plat.

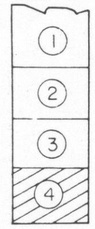
Subscribed and sworn before me this _____ day of _____, A.D., 19____

Notary Public for Idaho
Residing at _____, Idaho
My commission expires _____, A.D., 19____

SCALE : 1" = 100'

0 50 100 200 300

KEY MAP



TANGENT TABLE

T-NO.	BEARING	DIST.
13	N 6°42'00"W	38.62'
22	S17°50'00"E	25.96'
23	S17°50'00"E	37.48'
24	S 1°00'00"E	42.06'
25	S 7°00'00"W	19.72'
26	S84°55'25"E	44.74'
27	N17°08'00"W	40.88'
28	S61°40'00"W	38.42'

LEGEND

- Set 1/2" Rebar
- Set 5/8" Rebar
- Section Corner
- (89) Lot Number
- _____ _____ A 10' utility & drainage easement exists inside all lot lines along roads and subdivision boundary. 10' centered on all lot lines except as shown otherwise.

CURVE TABLE

C-NO.	CH. BEARING	CH. L.	R.	Δ	ARC L.	TAN.
39	S 9° 30' 00"E	133.49'	235.00'	33°00'00"	135.35'	69.61'
40	N 9° 30' 00" W	93.73'	165.00'	33°00'00"	95.03'	48.88'
41	S25°46'30"W	87.94'	75.00'	71°47'00"	93.96'	54.27'
42	N49°39'30"W	27.95'	15.00'	137°21'00"	35.96'	38.42'
43	N 0°56'30"E	83.77'	135.00'	36°09'00"	85.18'	44.06'
44	N26°21'54"W	67.07'	45.00'	96°20'53"	75.67'	50.28'
45	S51°11'39"W	73.06'	45.00'	108°32'00"	85.24'	62.55'
46	S29°34'27"E	40.16'	45.00'	53°00'11"	41.63'	22.44'
47	S 0°56'30"W	40.33'	65.00'	36°09'00"	41.01'	21.21'
48	S16°08'36"E	69.10'	60.00'	70°19'11"	73.64'	42.26'
49	S76°30'00"E	66.70'	50.00'	83°40'00"	73.01'	44.76'
50	S57°18'00"E	123.15'	160.00'	45°16'00"	126.41'	66.71'
51	N74°09'22"E	81.47'	45.00'	129°42'23"	101.87	95.86'
52	N17°05'03"W	40.00'	45.00'	52°46'27"	41.45'	22.33'
53	N81°10'25"W	55.04'	45.00'	75°24'16"	59.22'	34.78
54	N57°18'00"W	69.27'	90.00'	45°16'00"	71.11'	37.53'
55	N 4°58'00"E	63.79'	50.00'	79°16'00"	69.17'	41.41'
56	N12°34'00"E	45.04'	50.00'	53°32'00"	46.72'	25.22'
57	S12°34'00"W	108.09'	120.00'	53°32'00"	112.12'	60.53'
58	S84°49'06"E	66.26'	60.00'	67°01'49"	70.19'	39.74'

RESTRICTIVE COVENANTS :
Building & Occupancy shall conform to the standards established by the Restrictive Covenants as filed in Plat Book _____, of Miscellaneous Records at page(s) _____, Valley County, Idaho.

BP00200

3-16

BK. 3, Pg 16, # 12-74, 4/28/66

Streets, public ways are dedicated to the public use.
Maintained by county on year round or summer only basis - See Commish Min. Bk 6, Page 380

PONDEROSA SANDS SUBDIVISION

SITUATE IN THE W½ SEC. 1, T. 13 N., R. 3 E., B.M. VALLEY COUNTY, IDAHO

Bill Harris, Engineer
Boise, Idaho

LEGEND

- ½" ϕ Rebars on Lot corners & Points of Curvature.
- ◎ ⅝" ϕ Rebars on Boundary Points.

RP00201

3-19

3-19

PLAT SHOWING

PONDEROSA ESTATES SUBDIVISION

A PORTION OF THE E 1/2 OF THE NW 1/4 OF SECTION 1, T. 13 N., R. 3 E., B.M.

VALLEY COUNTY, IDAHO

1966

Book 3, page 19, #66345, 1/13/67
Amended, bk 3, page 21, #68005 1/11/68

Roads as shown are dedicated to public. Declaration of public road, summer maintenance only, see Commiss. min. Bk 6, Pg 380.

CURVE DATA						
CURVE	R	Δ	T	L	CH.	CH. BER.
C-1	768.48'	9°40'10"	65.00'	129.69'	129.54'	N.64°29'44"W.
C-2	743.48'	1°09'20"	7.50'	15.00'	14.99'	N. 60°14' 19"W.
C-3	743.48'	8° 30'50"	55.34'	110.48'	110.38'	N. 65°04'24"W.
C-4	793.48'	9° 40' 10"	67.07'	133.91'	133.75'	N.64°29' 44"W.
C-5	165.85'	33°33'14"	50.00'	97.13'	95.74"	N.52°33' 12"W.
C-6	190.85'	7°39'49"	12.78'	25.53'	25.51'	N.65°29'54"W.
C-7	190.85'	25°53'25"	43.87'	86.24'	85.51'	N.48°43' 18"W.
C-8	140.85'	11°12' 16"	13.82'	27.54'	27.50'	N.63°43' 41"W.
C-9	140.85'	22°21' 58"	27.82'	54.94'	54.59'	N.46°57'04"W.
C-10	102.31'	52°05' 25"	50.00'	93.02'	89.84'	N. 61°49' 17"W
C-11	77.31'	52°05' 25"	37.78'	70.29'	67.89'	N. 61°49' 17"W.
C-12	127.31'	33°17' 23"	38 06'	73.97'	72.93'	N. 52°25' 17"W.
C-13	127.31'	18°48' 02"	21.08'	41.74'	41.59'	N. 78°27' 59"W.
C-14	219.36'	25°40'50"	50.00'	98.32'	97.50'	N. 75°01' 35"W
C-15	244.36'	19°06'42"	41.14'	81.51'	81.13'	N. 78°18' 39"W.
C-16	244.36'	6°34'08"	14.02'	28.02'	28.00'	N. 65°28' 14" W.
C-17	194.36'	25°40'50"	44.30'	87.11'	86.39'	N. 75°01' 35" W.
C-18	20.00'	90°00'00"	20.00'	31.42'	28.28'	N.42°41'35"W.
C-19	45.00'	110°48' 29"	65.24'	87.03'	74.09'	S.52°50'46"E.
C-20	45.00'	71°45'00"	32.55'	56.35'	52.74'	S. 35°52' 30" W.
C-21	45.00'	73°58'28"	33.89'	58.10'	54.15'	S. 36°59' 14" E.
C-22	20.00'	101°47' 18"	24.61'	35.53'	31.04'	N. 66°55'11"E.
C-23	96.75'	54°39' 38"	50.00'	92.30'	88.84'	N. 11° 18'17"W.
C-24	121.75'	12° 26' 32"	13.27'	26.44'	26.39'	N. 9° 48' 16" E.
C-25	121.75'	42°13'06"	47.00'	89.71'	87.67'	N.17°31'33"W.
C-26	71.75'	54°39' 38"	36.82'	68.45'	65.88'	N. 11° 18' 17" W.
C-27	109.81'	75°29'00"	85.00'	144.67'	134.43'	N. 0° 53'36" W.
C-28	84.81'	75°29' 00"	65.65'	111.73'	103.83'	N. 0° 53'36" W.
C-29	134.81'	38°42'53"	47.36'	91.09'	89.37'	N. 19°16'40" W.
C-30	20.00'	73°47'47"	15.02'	25.76'	24.02'	N. 36°49' 06"W.
C-31	40.83'	27°31' 30"	10.00'	19.62'	19.43'	N. 87°28'45"W.
C-32	15.83'	27°31'30"	3.88'	7.61'	7.53'	N. 87°28'45" W.
C-33	77.37'	41°54'36"	29.63'	56.59'	55.34'	N. 57°48' 12" E.
C-34	209.85'	17°52' 21"	33.00'	65.46'	65.20'	N. 27°54' 44" E.
C-35	184.85'	35°03' 00"	58.37'	113.08'	111.33'	S. 19° 19' 24" W.
C-36	184.85'	11°22'35"	18.41'	36.70'	36.64'	S. 3°53' 24" E.
C-37	50.00'	38°39'06"	17.54'	33.73'	33.09'	N. 56°10'27" E.
C-38	20.00'	94°55'19"	21.80'	33.13'	29.47'	N. 57°02' 20" W.
C-39	117.10'	19° 23'05"	20.00'	39.62'	39.43'	N. 19° 16' 13" W.
C-40	142.10'	19°23' 05"	24.27'	48.08'	47.85'	N. 19° 16' 13" W.
C-41	92.10'	19°23'05"	15.73'	31.16'	31.01'	N. 19° 16' 13" W.
C-42	88.88'	25°21' 47"	20.00'	39.53'	39.02'	N. 16° 16' 52" W.
C-43	63.88'	25°21' 47"	14.37'	28.41'	28.05'	N. 16° 16' 52" W.
C-44	113.88'	25°21' 47"	25.63'	50.65'	50.00'	N. 16° 16' 52" W.
C-45	179.58'	36° 57'00"	60.00'	115.81'	113.82'	N. 22°04'29" W.
C-46	204.58'	4°00'00"	7.14'	14.28'	14.28'	N. 5°35'59" W.
C-47	204.58'	32°54'00"	60.40'	117.47'	116.89'	N. 24°04'29" W.
C-48	154.58'	36°57'00"	51.65	99.69'	97.97'	N. 22°04'29" W.
C-49	979.96'	5°50'30"	50.00'	99.91'	99.87'	N. 37°37'44" W.
C-50	954.96'	5°50'30"	48.72'	98.22'	97.32'	N. 37°37'44" W.
C-51	1004.96'	1°39' 18"	14.52'	29.03'	29.03'	N. 39°43'20" W.
C-52	1004.96'	4° 11'12"	36.73'	73.43'	73.42'	N. 36°48'05" W.
C-53	45.00'	79°52' 33"	37.68'	62.73'	57.78'	N. 51° 01' 16" W.
C-54	45.00'	99°53'05"	53.52'	78.45'	68.89'	N. 38°51' 33" E.
C-55	45.00'	112°44'30"	67.66'	88.55'	74.94'	N. 34°49'40" W.
C-56	20.00'	80°30'00"	16.93'	28.10'	25.85'	N. 33°28' 00" W.
C-57	20.00'	99°30'00"	23.63'	34.73'	30.53'	N. 56°32'00" E.
C-58	198.38'	36°17'00"	65.00'	125.63'	123.54'	N. 11° 21'30" W.
C-59	223.38'	23°27'00"	46.36'	91.43'	90.79'	N. 4° 56'30" W.
C-60	223.38'	12°50'00"	25.12'	50.03'	49.93'	N. 23°05'00" W.
C-61	173.38'	12°39' 10"	19.22'	38.29'	38.21'	N. 0° 27' 25" E.
C-62	173.38'	23°37'50"	36.27'	71.51'	71.00'	N. 17° 41' 05" W.
C-63	344.84'	16°30'00"	50.00'	99.31'	98.97'	N. 37°45' 00" W.
C-64	369.84'	8°00'00"	25.86'	51.64'	51.60'	N. 33°30'00" W.
C-65	369.84'	8°30'00"	27.48'	54.87'	54.82'	N. 41°45'00" W.
C-66	319.84'	16°30'00"	46.38'	92.11'	91.79'	N. 37°45' 00" W.
C-67	196.88'	28°30'00"	50.00'	97.93'	96.92'	N. 31°45'00" W.
C-68	171.88'	28°30'00"	43.65'	85.50'	84.62'	N. 31°45'00" W.
C-69	221.88'	6°26'25"	12.48	24.90'	24.93'	N. 42°46' 48" W.
C-70	221.88'	22°03'35"	43.25'	85.43'	84.90'	N. 28°31'47" W.
C-71	45.00'	72°05'04"	32.75'	56.62'	52.95'	S. 37°42' 32" E.
C-72	45.00'	74°10'00"	34.01'	58.25'	54.27'	S. 35°25'00" W.
C-73	45.00'	83°30'00"	40.16'	64.01'	59.93'	N. 65°45'00" W.
C-74	45.00'	62°45'04"	27.44'	49.29'	46.86'	N. 01°22'21" E.
C-75	120.13'	65°50'00"	56.00'	119.16'	114.34'	N. 45° 18'00" W.
C-76	95.13'	35°38'00"	30.57'	59.16'	58.21'	N. 55°54'00" W.
C-77	95.13'	21° 12'00"	17.80'	35.20'	35.00'	N. 27°29' 00" W.
C-78	145.13'	23°48'30"	30.60'	60.31	59.87'	N. 61° 48'45" W.
C-79	145.13'	33°01' 30"	43.02'	83.65'	82.50'	N. 33°23'45" W.
C-80	82.12'	27°22'30"	20.00'	39.24'	38.86'	N. 30°34'15" W.
C-81	107.12'	27°22'30"	26.09'	51.18'	50.70'	N. 30°34'15" W.
C-82	57.12'	27°22'30"	13.91'	27.29'	27.03'	N. 30°34'15" W.
C-83	72.40'	51°36'00"	35.00'	65.20'	62.98'	N. 70°03'30" W.
C-84	97.40'	40°24'30"	35.84'	68.69'	67.28'	N. 64°27'45" W.
C-85	97.40'	11° 11'30"	9.54'	19.05'	19.00'	S. 89°44'15" W.
C-86	47.40'	51°36'00"	22.91'	42.69'	41.26'	N. 70°03'30" W.
C-87	82.17'	95°12'30"	90.00'	136.54'	121.36'	N. 48°15'15" W.
C-88	57.17'	95°12'30"	62.62'	95.00'	84.44'	N. 48°15'15" W.
C-89	107.17'	33°16'30"	32.03'	62.24'	61.37'	N. 79°13'15" W.
C-90	107.17'	32°28'20"	31.21'	60.74'	59.93'	N. 46°20'50" W.
C-91	107.17'	29°27'40"	28.18'	55.11'	54.50'	N. 15°22'50" W.
C-92	135.03'	16°51'00"	20.00'	39.71'	39.57'	N. 9° 04'30" W.
C-93	160.03'	16°51'00"	23.70'	47.06'	46.89'	N. 9° 04'30" W.
C-94	110.03'	16°51'00"	16.30'	32.36'	32.24'	N. 9° 04'30" W.
C-95	135.60'	16°46'50"	20.00'	39.71'	39.57'	N. 9° 06'35" W.
C-96	110.60'	16°46'50"	16.31'	32.39'	32.28'	N. 9° 06'35" W.
C-97	160.60'	13°25'00"	18.89	37.61'	37.52'	N. 10°47'30" W.
C-98	160.60'	3°21'50"	4.72'	9.43'	9.43'	N. 2° 24' 05" W.
C-99	45.00'	61°38'14"	26.86'	48.41'	46.11'	N. 26°09'07" W.
C-100	45.00'	84°36'50"	40.96'	66.46'	60.58'	N. 46°58'25" E.
C-101	45.00'	83°30'00"	40.16'	65.57'	59.93'	S. 48°58'10" E.
C-102	209.85'	28°33'14"	53.40'	104.58'	103.50'	N. 4° 41'57" E.

STATE OF IDAHO)
COUNTY OF CANYON) ss

James M. Rees, being first duly sworn, deposes and says: That he is a registered land surveyor licensed to practice by the State of Idaho, that he has compared the above copy with the original plat and that the same is a true and exact copy of said plat.

James M. Rees

LEGEND

- Brass Cap
- 5/8" x 30" Rebar
- 1/2" x 24" Rebar
- 2" Iron Pipe
- Public Utility Easement 8' Wide from Property Line where not Dimensioned.

JOHNSON, UNDERKOFLER & BRIGGS
Consulting Engineers
Boise Idaho

AMENDED PLAT OF A PORTION OF PONDEROSA ESTATES SUBDIVISION

AMENDING LOTS 1 THRU 8, BLOCK 1 AND LOTS 1 THRU 8, BLOCK 2

RP 0 0061 6-17

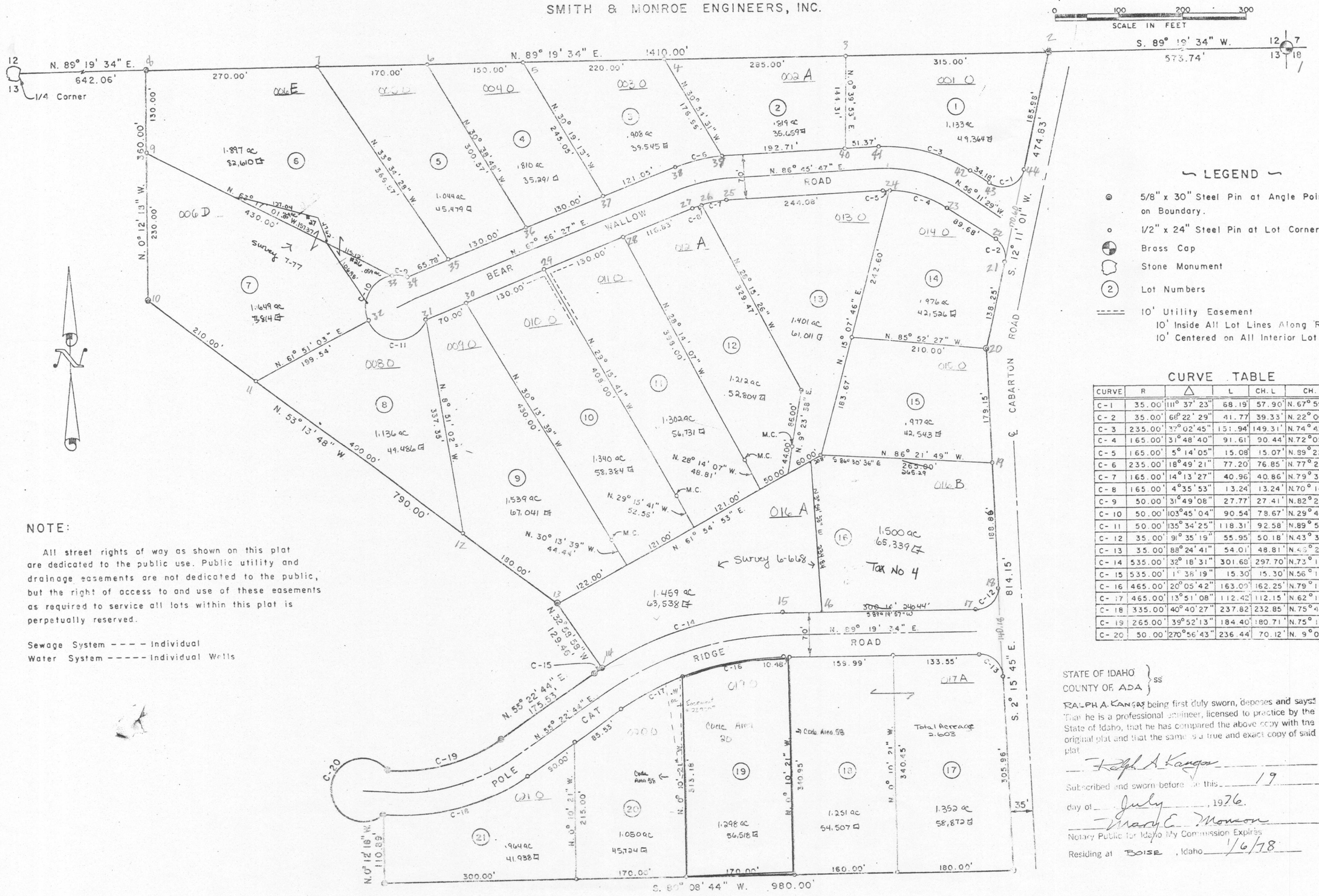
BK 6 Pg. 17 Inst No. 88739 7-26-76
CC&R's Inst. No. 88740

Street Row's as shown are dedicated for Public use. Accepted by County Commissioner Minutes Bk 5 Pg. 591 8-9-76

CABARTON WEST SUBDIVISION NO. 1

A PORTION OF THE NE 1/4 SECTION 13, T.13N., R.3E., B.M.
VALLEY COUNTY, IDAHO

SMITH & MONROE ENGINEERS, INC.



LEGEND

- ◉ 5/8" x 30" Steel Pin at Angle Points on Boundary.
- ○ 1/2" x 24" Steel Pin at Lot Corners.
- Brass Cap
- Stone Monument
- (2) Lot Numbers
- ----- 10' Utility Easement
  10' Inside All Lot Lines Along Roads
  10' Centered on All Interior Lot Lines

CURVE TABLE

CURVE	R	Δ	L	CH. L	CH. BRG.
C-1	35.00'	111° 37' 23"	68.19'	57.90'	N. 67° 59' 49" E.
C-2	35.00'	68° 22' 29"	41.77'	39.33'	N. 22° 00' 14" W.
C-3	235.00'	37° 02' 45"	151.94'	149.31'	N. 74° 42' 52" W.
C-4	165.00'	31° 48' 40"	91.61'	90.44'	N. 72° 05' 49" W.
C-5	165.00'	5° 14' 05"	15.08'	15.07'	N. 89° 22' 49" E.
C-6	235.00'	18° 49' 21"	77.20'	76.85'	N. 77° 21' 07" E.
C-7	165.00'	14° 13' 27"	40.96'	40.86'	N. 79° 39' 03" E.
C-8	165.00'	4° 35' 53"	13.24'	13.24'	N. 70° 14' 14" E.
C-9	50.00'	31° 49' 08"	27.77'	27.41'	N. 82° 23' 55" W.
C-10	50.00'	103° 45' 04"	90.54'	78.67'	N. 29° 49' 02" E.
C-11	50.00'	135° 34' 25"	118.31'	92.58'	N. 89° 50' 45" W.
C-12	35.00'	91° 35' 19"	55.95'	50.18'	N. 43° 31' 52" E.
C-13	35.00'	88° 24' 41"	54.01'	48.81'	N. 46° 28' 07" W.
C-14	535.00'	32° 18' 31"	301.68'	297.70'	N. 73° 10' 17" E.
C-15	535.00'	1° 38' 19"	15.30'	15.30'	N. 56° 11' 56" E.
C-16	465.00'	20° 05' 42"	163.09'	162.25'	N. 79° 16' 43" E.
C-17	465.00'	13° 51' 08"	112.42'	112.15'	N. 62° 18' 20" E.
C-18	335.00'	40° 40' 27"	237.82'	232.85'	N. 75° 42' 57" E.
C-19	265.00'	39° 52' 13"	184.40'	180.71'	N. 75° 18' 50" E.
C-20	50.00'	270° 56' 43"	236.44'	70.12'	N. 9° 05' 31" E.

NOTE:

All street rights of way as shown on this plat are dedicated to the public use. Public utility and drainage easements are not dedicated to the public, but the right of access to and use of these easements as required to service all lots within this plat is perpetually reserved.

Sewage System - - - - Individual
Water System - - - - - Individual Wells

STATE OF IDAHO } ss
COUNTY OF ADA }

RALPH A. KANGAS being first duly sworn, deposes and says: That he is a professional engineer, licensed to practice by the State of Idaho, that he has compared the above copy with the original plat and that the same is a true and exact copy of said plat.

Ralph A. Kangas

Subscribed and sworn before me this 19 day of July, 1976.

Mary E. Monroe
Notary Public for Idaho My Commission Expires 1/6/78
Residing at Boise, Idaho

KP 00066 7-1

BK 7 Pg. 12 Inst. 97373 8-28-78
CC&R's Inst. 97374
(diazo)

Sanitary restriction in force under Title 50 Chapter 13, Idaho Code.

Sanitary Restriction Under Title 50
Removed By Instrument No.__________

Street and ROW's as shown are dedicated for Public Use.
County Accepted Roads. Commissioner Bk. 6 Pg. 66 11-19-79

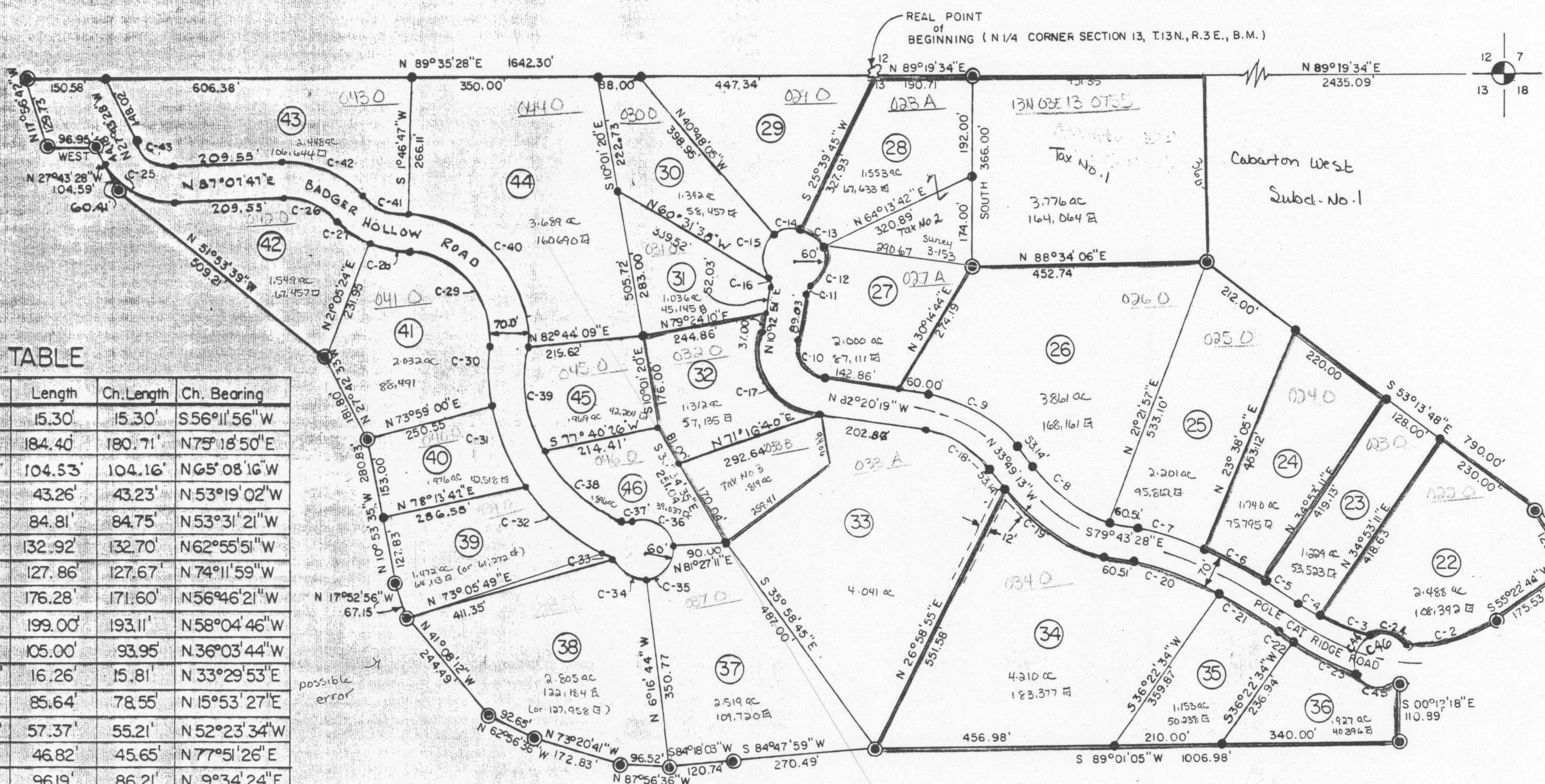
CABARTON WEST SUBDIVISION NO.2

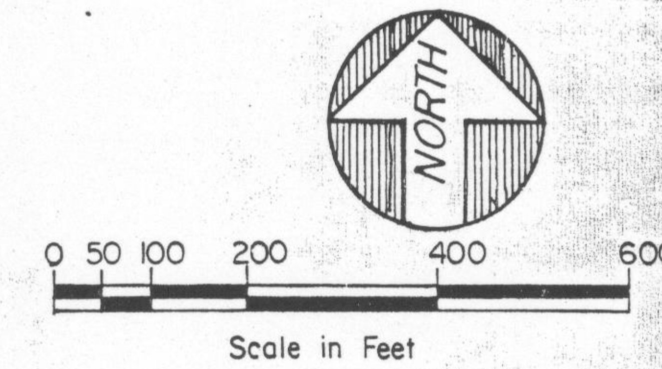
A PORTION OF THE N 1/2 OF SECTION 13, T.13N., R.3E., B.M.

VALLEY COUNTY, IDAHO

SMITH & KANGAS ENGINEERS, INC.

Code Area 20 Boundary





CURVE TABLE

Curve	Radius	Δ	Length	Ch. Length	Ch. Bearing
C-1	535.00'	1°36'19"	15.30'	15.30'	S56°11'56"W
C-2	265.00'	39°52'13"	184.40'	180.71'	N75°18'50"E
C-3	358.20'	16°43'13"	104.53'	104.16'	N65°08'16"W
C-4	358.20'	6°55'09"	43.26'	43.23'	N53°19'02"W
C-5	662.98'	7°19'46"	84.81'	84.75'	N53°31'21"W
C-6	662.98'	11°29'15"	132.92'	132.70'	N62°55'51"W
C-7	662.98'	11°03'01"	127.86'	127.67'	N74°11'59"W
C-8	220.02'	45°54'15"	176.28'	171.60'	N56°46'21"W
C-9	235.00'	48°31'07"	199.00'	193.11'	N58°04'46"W
C-10	65.00'	92°33'10"	105.00'	93.95'	N36°03'44"W
C-11	20.00'	46°34'03"	16.26'	15.81'	N33°29'53"E
C-12	60.00'	81°46'54"	85.64'	78.55'	N15°53'27"E
C-13	60.00'	54°47'09"	57.37'	55.21'	N52°23'34"W
C-14	60.00'	44°42'51"	46.82'	45.65'	N77°51'26"E
C-15	60.00'	91°51'12"	96.19'	86.21'	N 9°34'24"E
C-16	20.00'	46°34'03"	16.26'	15.81'	S13°04'10"E
C-17	135.00'	92°33'10"	218.07'	195.12'	S36°03'44"E
C-18	165.00'	48°31'07"	139.72'	135.59'	S58°04'46"E
C-19	290.02'	45°54'15"	232.36'	226.20'	S56°46'21"E
C-20	592.98'	17°35'04"	181.99'	181.28'	S70°55'55"E
C-21	592.98'	12°16'58"	127.12'	126.88'	S55°59'53"E
C-22	428.20'	5°22'32"	40.17'	40.16'	S52°32'42"E
C-23	428.20'	18°51'29"	140.94'	140.30'	N64°39'46"W
C-24	50.00'	87°10'10"	76.07'	68.94'	N79°01'15"W
C-25	145.00'	65°08'46"	164.87'	156.13'	N60°17'51"W
C-26	135.00'	48°25'37"	114.10'	110.74'	N68°39'25"W
C-27	203.13'	22°06'47"	78.40'	77.91'	S55°30'01"E
C-28	203.13'	22°38'30"	80.27'	79.75'	S77°52'40"E
C-29	162.94'	95°12'27"	270.76'	240.67'	N41°35'42"W
C-30	393.96'	16°16'58"	111.96'	111.58'	N 2°07'58"W
C-31	393.96'	25°39'20"	176.41'	174.94'	N23°06'07"W
C-32	393.96'	29°54'58"	205.70'	203.37'	N50°53'16"W
C-33	20.00'	45°37'00"	15.92'	15.51'	N43°02'24"W
C-34	60.00'	76°02'53"	79.64'	73.92'	N58°15'20"W
C-35	60.00'	92°16'03"	96.62'	86.52'	N37°35'09"E
C-36	60.00'	104°47'52"	109.74'	95.07'	N60°56'48"W
C-46	50.00'	270°56'43"	236.44'	70.12'	N 9°05'31"E

Curve	Radius	Δ	Length	Ch. Length	Ch. Bearing
C-37	20.00'	47°50'40"	16.70'	16.22'	N89°25'27"W
C-38	323.96'	36°26'07"	206.01'	202.56'	N47°17'12"W
C-39	323.96'	35°04'39"	198.34'	195.25'	N11°31'48"W
C-40	232.94'	95°12'27"	387.08'	344.06'	N41°35'41"W
C-41	133.13'	44°45'18"	103.99'	101.37'	N66°49'16"W
C-42	205.00'	48°25'36"	173.27'	168.16'	N68°39'24"W
C-43	75.00'	65°08'48"	85.28'	80.76'	N60°17'50"W
C-44	50.00'	89°02'39"	77.70'	70.12'	S12°52'21"W
C-45	50.00'	94°43'54"	82.67'	73.57'	S79°00'56"E

LEGEND

- Found Stone Monument
- 5/8" x 30" Steel Pin at Angle Points on Boundary.
- 1/2" x 24" Steel Pin at Lot Corners.
- (3) Lot Numbers
- 12' Utility Easement
  12' Inside All Front & Rear Lines
  12' Centered on All Interior Lot Lines.
- C-1 Curve Numbers
- Brass Cap
- Minimun Building Setback Requirements,
  20' Feet Min. From Front Property Lines,
  10' Feet Min. From Side Property Lines.

Well and Sewer Systems Shall Be Located in Accordance with Central District Health Department Approval.

Cabarton West Subdivision NO. 2
Sheet 1 of 2

RP 0 0058

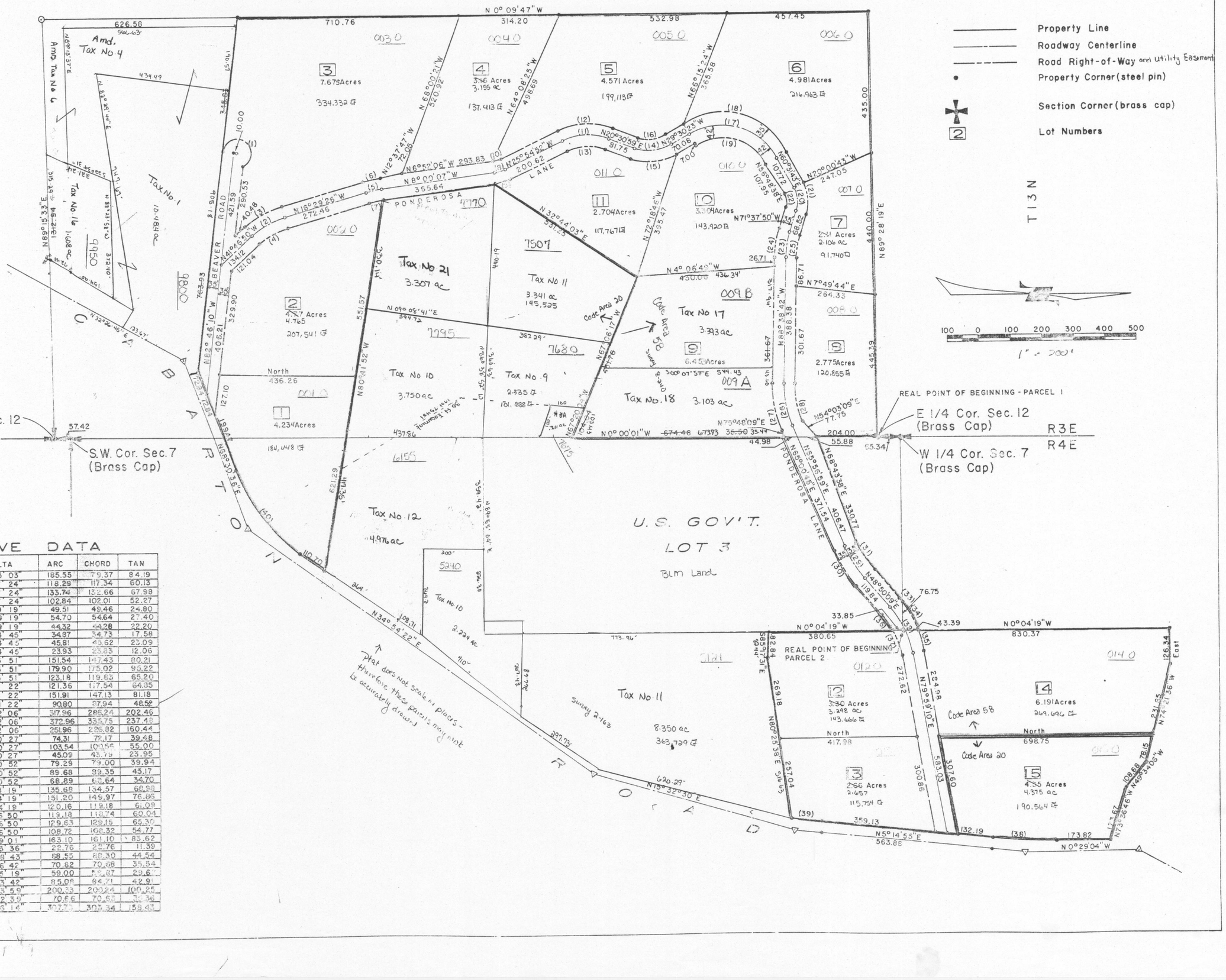
BK 4 Pg. 36 6-11-73 Inst. No. 79117
CC&R's Inst. No. 79120
Beaver Rd. and Ponderosa Lane are dedicated for Public Use. Accepted by County Commissioners Minutes Bk. 5 Pg. 195 9-23-73

PLAT SHOWING

CABARTON RANCHETTES SUBDIVISION

A Portion of the E 1/2 of the SE 1/4 of Sec. 12, T13N, R3E; A Portion of the W 1/2 of the SW 1/4 and a Portion of the W 1/2 of the NW 1/4 of Sec. 7, T13N, R4E; B.M. VALLEY COUNTY, IDAHO

1973



LEGEND

- Property Line
- Roadway Centerline
- Road Right-of-Way and Utility Easement
- Property Corner (steel pin)
- Section Corner (brass cap)
- 2 Lot Numbers

100 0 100 200 300 400 500
1" = 200'

CURVE DATA

CV. NO.	RADIUS	DELTA	ARC	CHORD	TAN
1	45.00	236° 15' 03"	185.55	79.37	84.19
2	268.00	25° 17' 24"	118.29	117.34	60.13
3	303.00	25° 17' 24"	133.74	132.66	67.98
4	332.00	25° 17' 24"	102.84	102.01	52.27
5	334.17	8° 29' 19"	49.51	49.46	24.80
6	369.17	8° 29' 19"	54.70	54.64	27.40
7	299.17	8° 29' 19"	44.32	44.28	22.20
8	111.53	17° 54' 45"	34.87	34.73	17.58
9	146.53	17° 54' 45"	45.81	45.62	23.09
10	76.53	17° 54' 45"	23.93	23.83	12.06
11	187.00	46° 25' 51"	151.54	147.43	80.21
12	222.00	46° 25' 51"	179.90	175.02	95.22
13	152.00	46° 25' 51"	123.18	119.85	65.20
14	139.00	50° 01' 22"	121.36	117.54	64.85
15	174.00	50° 01' 22"	151.91	147.13	81.18
16	104.00	50° 01' 22"	90.80	87.94	48.52
17	202.34	90° 02' 06"	317.96	286.24	202.46
18	237.34	90° 02' 06"	372.96	335.75	237.48
19	160.34	90° 02' 06"	251.96	226.82	160.44
20	89.00	47° 50' 27"	74.31	72.17	39.48
21	124.00	47° 50' 27"	103.54	100.56	55.00
22	54.00	47° 50' 27"	45.09	43.79	23.95
23	267.00	17° 00' 52"	79.29	79.00	39.94
24	302.00	17° 00' 52"	89.68	89.35	45.17
25	232.00	17° 00' 52"	68.89	68.64	34.70
26	306.00	25° 24' 15"	135.68	134.57	68.98
27	341.00	25° 24' 19"	151.20	149.97	76.86
28	271.00	25° 24' 19"	120.16	119.18	61.09
29	395.00	17° 06' 50"	119.18	118.74	60.04
30	434.00	17° 06' 50"	129.63	129.15	65.30
31	364.00	17° 06' 50"	108.72	108.32	54.77
32	300.00	31° 09' 01"	163.10	161.10	83.62
33	335.00	3° 55' 36"	22.76	22.76	11.39
34	335.00	15° 08' 43"	88.52	88.30	44.54
35	339.00	12° 06' 42"	70.82	70.68	35.54
36	265.00	12° 48' 19"	59.00	58.87	29.62
37	265.00	18° 23' 42"	85.08	84.71	42.91
38	509.65	22° 43' 59"	200.33	200.24	100.25
39	706.90	5° 42' 30"	70.68	70.63	35.36
40	524.69	33° 35' 14"	307.75	303.34	158.43

Error 9/18 2300

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