

PEARSON LANDING

LOCATED IN A PORTION OF THE
SE1/4 OF THE SE1/4, SECTION 28
T.18N., R.3E., B.M.
VALLEY COUNTY, IDAHO,
2021

RECEIVED
OCT 05 2021

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS FOR PEARSON LANDING, RECORDED AS INSTRUMENT NO. _____
- BITTERS CIRCLE IS PRIVATELY OWNED AND MAINTAINED AND SUBJECT TO THE PRIVATE ROAD DECLARATION, RECORDED IN THE OFFICE OF THE VALLEY COUNTY RECORDER AS INSTRUMENT NO. _____
- UTILITY AND DRAINAGE EASEMENTS SHALL BE 12 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL. THE RIGHTS-OF-WAY OF BITTERS CIRCLE SHALL FURTHER SERVE AS A UTILITY AND DRAINAGE EASEMENT.
- IN COMPLIANCE WITH DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3805(2), IRRIGATION WATER HAS NOT BEEN PROVIDED FOR BY THE OWNER, AND THE LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS BY LAKE IRRIGATION DISTRICT.
- ONLY ONE WOOD BURNING DEVICES ALLOWED PER LOT.
- EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD; THE LEVEL OF SERVICE CAN BE CHANGED.
- THERE IS AN EXISTING IDAHO POWER LINE LOCATED ON THE PROPERTY AND SHOWN HEREON. INSTRUMENT NO. S 27546 & 83780 DESCRIBE A POWER LINE EASEMENT LOCATED IN THE SE1/4 OF THE SE1/4 SECTION 28 AND ARE BLANKET IN NATURE.
- THERE SHALL BE NO DIRECT LOT ACCESS FROM PEARSON LANE OR BURR ROAD.
- THIS PLAT SHALL COMPLY WITH IDAHO CODE 42-1102 REGARDING RIGHT-OF-WAY FOR THE MAINTENANCE AND OPERATION OF THE CANAL.

SURVEY NARRATIVE

THIS SURVEY WAS COMPLETED TO SUBDIVIDE THE PROPERTIES SHOWN HEREON AS DEFINED BY THE VALLEY COUNTY SUBDIVISION ORDINANCE. ALL MONUMENTS FOUND WERE HELD AND ACCEPTED.

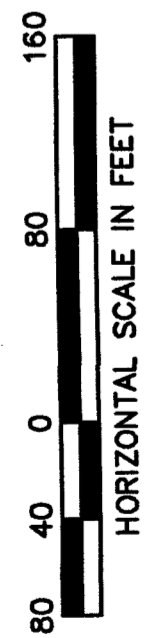
REFER TO:
R.O.S., BOOK 3, PAGE 239, INST. NO. 183487
R.O.S., BOOK 4, PAGE 130, INST. NO. 194269
R.O.S., BOOK 14, PAGE 25
R.O.S., BOOK 13, PAGE 54, INST. NO. 402217
PLAT OF PEARSON PARK, BOOK 9, PAGE 14, INST. NO. 246237
PLAT OF JOHANSON SUBDIVISION, BOOK 13, PAGE 25, INST. NO. 397570
WARRANTY DEED INST. NO. 420362
WARRANTY DEED INST. NO. 216488
QUITCLAIM DEED INST. NO. 3687

FLOOD PLAIN NOTE

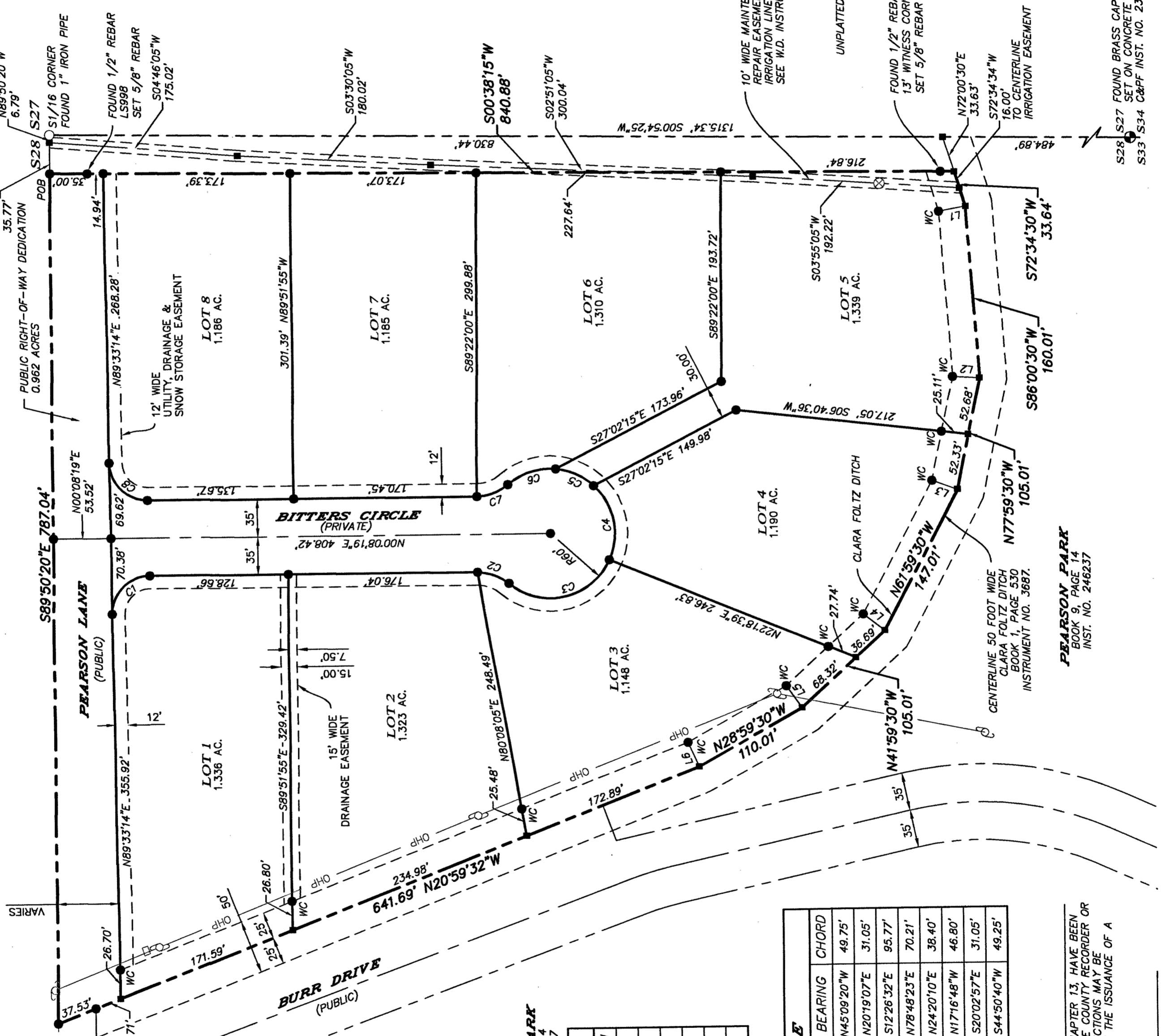
FEMA FIRM PANEL(S): 16085C1002C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.



SHEET 1 OF 2
25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM
dunn
LAND SURVEYS, INC.



HORIZONTAL SCALE IN FEET



BASIS OF BEARING
HORIZONTAL DATUM BASED ON IDAHO STATE PLANE, IDAHO WEST ZONE 1103. COORDINATES WERE DERIVED FROM GPS OBSERVATIONS AND PROJECTED TO GROUND BY APPLYING A SCALE FACTOR OF 1.000302 TO GRID VALUES. DISTANCES ARE GROUND DISTANCES AND ARE IN U.S. SURVEY FEET.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- ROADWAY CENTERLINE
- EASEMENT LINE
- FOUND BRASS CAP
- SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
- FOUND 1" IRON PIPE
- CALCULATED POINT, NO MONUMENT SET OR FOUND
- POB POINT OF BEGINNING
- WC WITNESS CORNER

LINE TABLE

LINE	BEARING	LENGTH
L1	N10°42'30"W	25.17'
L2	N04°00'30"E	25.25'
L3	N20°00'30"E	25.25'
L4	N38°00'30"E	25.39'
L5	N54°30'30"E	25.16'
L6	N65°00'29"E	25.06'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	55.33'	35.00'	90°34'51"	N45°09'20"W	49.75'
C2	31.70'	45.00'	40°22'03"	N20°19'07"E	31.05'
C3	110.89'	60.00'	105°53'21"	S12°26'32"E	95.77'
C4	74.99'	60.00'	71°36'49"	N78°48'23"E	70.21'
C5	39.09'	60.00'	37°19'36"	N24°20'10"E	38.40'
C6	48.07'	60.00'	45°54'20"	N17°16'48"W	46.80'
C7	31.70'	45.00'	40°22'03"	S20°02'57"E	31.05'
C8	54.62'	35.00'	89°25'09"	S44°50'40"W	49.25'

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED IN ACCORDANCE WITH SECTION 50-1326 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS
DATE _____
INST. NO. _____

PEARSON LANDING
 LOCATED IN A PORTION OF THE
 SE1/4 OF THE SE1/4, SECTION 8
 T.18N., R.3E., B.M.,
 VALLEY COUNTY, IDAHO,
 2021

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT BP PROPERTIES, LLC., AN IDAHO LIMITED LIABILITY COMPANY IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SE1/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 3 E, BOISE MERIDIAN, VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 28, CP&F INST. NO. 238231, CORNER RECORDS OF SAID VALLEY COUNTY; THENCE A BEARING OF N 00°54'25" E, A DISTANCE OF 1315.34 FEET, ON THE EAST BOUNDARY OF SAID SECTION 28 TO A FOUND 1 INCH IRON PIPE MARKING THE NORTHEAST CORNER OF SAID SE1/4 OF THE SE1/4, SECTION 28; THENCE A BEARING OF N 89°50'20" W, A DISTANCE OF 35.77 FEET, ON THE NORTH BOUNDARY OF SAID SE1/4 OF THE SE1/4, TO A SET 5/8 INCH REBAR BEING THE TRUE POINT OF BEGINNING.

THENCE A BEARING OF S 00°38'15" W, A DISTANCE OF 840.88 FEET, TO A POINT WITNESSED BY A SET 5/8 INCH REBAR WHICH BEARS N 00°38'15" E, A DISTANCE OF 13.00 FEET;

THENCE A BEARING OF S 72°34'30" W, A DISTANCE OF 33.64 FEET, TO A POINT WITNESSED BY A SET 5/8 INCH REBAR WHICH BEARS N 10°42'30" W, A DISTANCE OF 25.17 FEET;

THENCE A BEARING OF S 86°00'30" W, A DISTANCE OF 160.01 FEET, TO A POINT WITNESSED BY A SET 5/8 INCH REBAR WHICH BEARS N 04°00'30" E, A DISTANCE OF 25.25 FEET;

THENCE A BEARING OF N 77°59'30" W, A DISTANCE OF 105.01 FEET, TO A POINT WITNESSED BY A SET 5/8 INCH REBAR WHICH BEARS N 20°00'30" E, A DISTANCE OF 25.25 FEET;

THENCE A BEARING OF N 61°59'30" W, A DISTANCE OF 147.01 FEET, TO A POINT WITNESSED BY A SET 5/8 INCH REBAR WHICH BEARS N 38°00'30" E, A DISTANCE OF 25.39 FEET;

THENCE A BEARING OF N 41°59'30" W, A DISTANCE OF 105.01 FEET, TO A POINT WITNESSED BY A SET 5/8 INCH REBAR WHICH BEARS N 54°30'30" E, A DISTANCE OF 25.16 FEET;

THENCE A BEARING OF N 28°59'30" W, A DISTANCE OF 110.01 FEET, TO A POINT WITNESSED BY A SET 5/8 INCH REBAR WHICH BEARS N 65°00'29" E, A DISTANCE OF 25.06 FEET;

THENCE A BEARING OF N 20°59'32" W, A DISTANCE OF 641.69 FEET, TO A SET 5/8 INCH REBAR ON THE NORTH BOUNDARY OF SAID SE1/4 OF THE SE1/4;

THENCE A BEARING OF S 89°50'20" E, A DISTANCE OF 787.04 FEET, ON SAID NORTH BOUNDARY TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 11.819 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THE PLAT OF PEARSON LANDING. THE EASEMENTS AND PRIVATE ROADS INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF THE EASEMENTS.

PEARSON LANE IS HEREBY DEDICATED TO THE PUBLIC. ALL OTHER ROADS WITHIN THIS PLAT ARE PRIVATE AND VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF SAID PRIVATE ROADS.

THE OWNERS HEREBY CERTIFY THAT THE INDIVIDUAL LOTS WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE LOTS BUT WILL BE SERVED BY INDIVIDUAL WELLS.

THE OWNERS FURTHER CERTIFY THAT THEY WILL COMPLY WITH IDAHO CODE 31-3805 CONCERNING IRRIGATION RIGHTS AND DISCLOSURE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2021.

BP PROPERTIES, LLC
 DUSTY BITTON, MANAGER

ACKNOWLEDGEMENT

STATE OF IDAHO }
) SS
 COUNTY OF _____)

ON THIS ____ DAY OF _____, 2021, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO, PERSONALLY APPEARED DUSTY BITTON KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF BP PROPERTIES, LLC, AN IDAHO LIMITED LIABILITY COMPANY WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC OF IDAHO _____

RESIDING AT _____

COMMISSION EXPIRES: _____

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF PEARSON LANDING IS HEREBY ACCEPTED AND APPROVED THE ____ DAY OF _____, 2021, BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN _____

APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF PEARSON LANDING IS HEREBY ACCEPTED AND APPROVED THE ____ DAY OF _____, 2021, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN _____

CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF PEARSON LANDING AS DESCRIBED IN THE "CERTIFICATE OF OWNERS", WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF PEARSON LANDING IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR _____

DATE _____

CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF PEARSON LANDING HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER _____

DATE _____

