

204809

FINAL PLAT OF

CANYON CREEK RANCH

AND A REPLAT OF LOT 1 & 2 DUNNIGAN # 1
PART OF THE S 1/2 OF SECTION 28,
AND PART OF SECTION 33
T. 4 N., R. 4 E.B.M.
BOISE COUNTY, IDAHO
2005

NOTES:

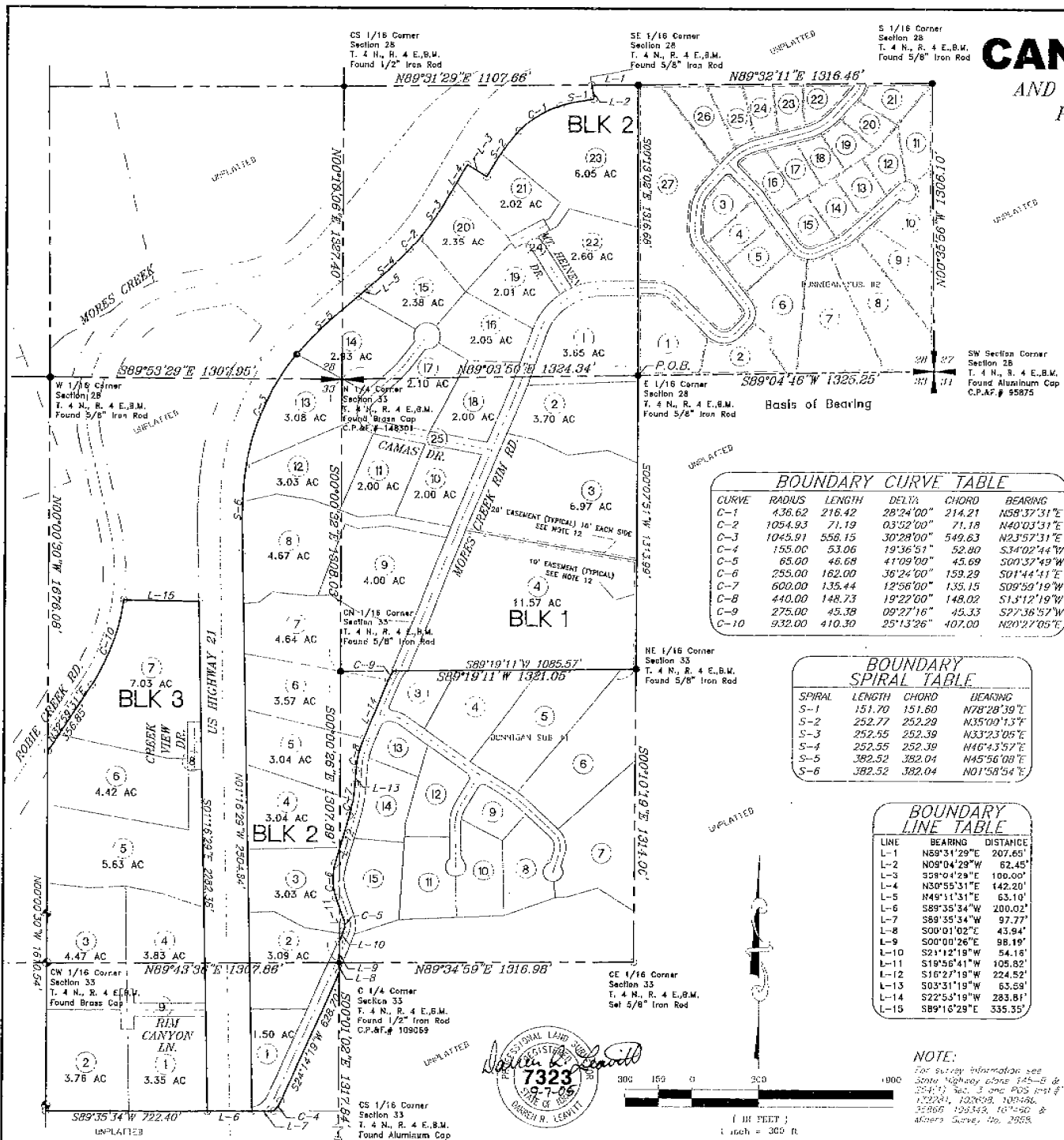
1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-2503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE PRIVATE OR PUBLIC OF ANY CHARACTER OR IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
3. THIS SUBDIVISION SHALL COMPLY WITH IDAHO CODE SECTION 31-3803 CONCERNING IRRIGATION WATER.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF BOISE COUNTY.
5. IRRIGATION/DRAINAGE WATERS SHALL NOT BE IMPEDED BY ANY CONSTRUCTION ON SITE.
6. TREATMENT OF DOMESTIC WASTE WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS DISTRIBUTED IN ACCORDANCE WITH THE CENTRAL DISTRICT HEALTH DEPARTMENT RULES AND REGULATIONS.
7. DOMESTIC WATER WILL BE PROVIDED BY INDIVIDUAL WELLS.
8. ALL LOTS ARE AREAS OF OPEN RANGE AND ALL LOTS ARE SUITABLE FOR DEVELOPMENT AND ARE SUBJECT TO BIG GAME DEPRECIATION WITH HOLD HARMLESS CLAUSE.
9. UTILITY AND DRAINAGE EASEMENTS ALONG ROADS MAY BE USED AS A ROAD RIGHT-OF-WAY AND FOR SNOW STORAGE.
10. PRIVATE COMMON USE ROAD SHALL BE MAINTAINED BY THE HOMEOWNERS AND BOISE COUNTY ASSUMES NO RESPONSIBILITY FOR MAINTENANCE.
11. THE ROADS PLATTED HEREON ARE PRIVATE COMMON USE ROADS AND THEREFORE NO COUNTY SERVICE, OTHER THAN EMERGENCY SERVICES WILL BE PROVIDED. SUBJECT TO THE ORDINANCES IN EFFECT AT THE TIME THIS SUBDIVISION IS RECORDED.
12. ALL INTERIOR LOT LINES SHALL HAVE A JOINT 20' UTILITY, IRRIGATION, AND DRAINAGE EASEMENT AND EXTERIOR LOT LINES SHALL HAVE A 12' UTILITY, IRRIGATION, AND DRAINAGE EASEMENT.
13. NO PROTECTIVE COVENANTS HAVE BEEN ESTABLISHED OR ADOPTED FOR THIS SUBDIVISION AT THE TIME OF FIRST RECORDING.
14. THE LAND AREA SHOWN HEREON IS FOR TAX PURPOSES ONLY.
15. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT THE PRIOR APPROVAL OF THE APPROPRIATE HEALTH AUTHORITY AND THE BOISE COUNTY COMMISSIONERS.

LEGEND

	Found Section Corner		Found Aluminum Cap
	Found Brass Cap		Boundary Line
	Set 1/2" X 24" Iron rod with cap marked P.L.S. 7323		Section Line
	Found 1/2" Iron Rod		Centerline
	Set 5/8" X 30" Iron rod with cap marked P.L.S. 7323		Lot Line
	Found 5/8" Iron Rod		P.O.B. Point of Beginning
			Lot Number

NOTE:

For survey information see
Slope Highway alone 145-B &
22410, 22411, 22412, 22413, 22414, 22415, 22416, 22417, 22418, 22419, 22420, 22421, 22422, 22423, 22424, 22425, 22426, 22427, 22428, 22429, 22430 &
Mines Survey, No. 2058.

**BOUNDARY CURVE TABLE**

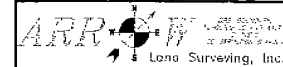
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C-1	436.62	216.42	28°24'00"	214.21	N58°37'31"E
C-2	1054.93	71.19	03°52'00"	71.18	N40°03'31"E
C-3	1045.91	558.15	30°28'00"	549.63	N23°57'31"E
C-4	155.00	53.06	19°36'51"	52.80	S34°02'44"W
C-5	65.00	46.68	41°09'00"	45.69	S00°37'43"W
C-6	255.00	162.00	36°24'00"	153.29	S01°44'17"E
C-7	600.00	135.44	12°56'00"	135.15	S08°59'19"W
C-8	440.00	148.73	19°22'00"	148.02	S15°12'19"W
C-9	275.00	45.39	09°27'16"	45.33	S72°36'57"W
C-10	932.00	410.30	25°15'26"	407.00	N01°27'05"E

BOUNDARY SPIRAL TABLE

SPIRAL	LENGTH	CHORD	BEARING
S-1	151.70	151.60	N78°28'39"E
S-2	252.77	252.29	N35°09'13"E
S-3	252.55	252.39	N33°23'05"E
S-4	252.55	252.39	N46°43'57"E
S-5	382.52	382.04	N45°56'08"E
S-6	382.52	382.04	N01°58'54"E

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L-1	N89°31'29"E	207.65'
L-2	N09°04'29"W	92.45'
L-3	S09°04'29"E	109.00'
L-4	N30°55'31"E	142.20'
L-5	N49°11'31"E	63.10'
L-6	S89°35'34"W	200.02'
L-7	S89°35'34"W	97.77'
L-8	S00°01'02"E	43.94'
L-9	S00°00'26"E	98.19'
L-10	S21°12'19"W	54.18'
L-11	S19°56'41"W	105.82'
L-12	S16°27'19"W	224.52'
L-13	S03°31'19"W	63.59'
L-14	S22°53'19"W	283.81'
L-15	S89°16'29"E	335.35'



LAYS OUT, SURVEYS AND CIVIL ENGINEERING
3121 E. STATE STREET SUITE 105, LAIDLAK, IDAHO 83416
(208) 939-7373; FAX (208) 939-7321

FINAL PLAT OF
CANYON CREEK RANCH

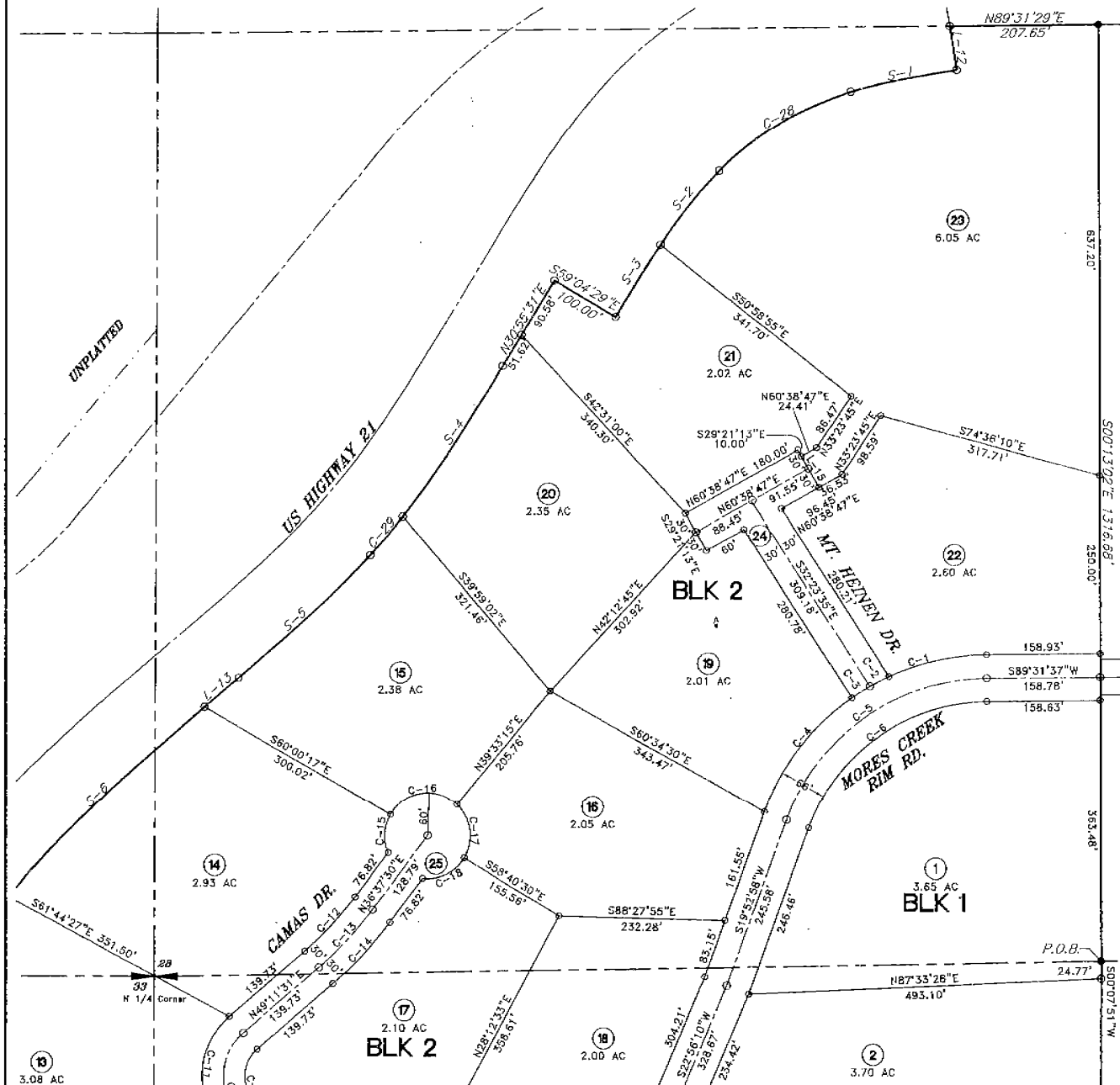
SEC. 28 & 33, T. 4 N., R. 4 E.B.M.

INDEX	DATE	PROJECT	SHEET	OF
# 441-28/33-00-0000	2-5-05	05-850	1	8

204809

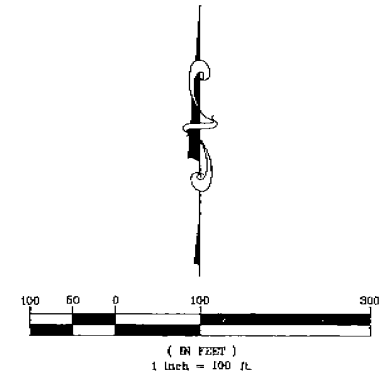
FINAL PLAT OF CANYON CREEK RANCH

AND A REPLAT OF LOT 1 & 2 DUNNIGAN # 1
PART OF THE S 1/2 OF SECTION 28,
AND PART OF SECTION 33
T. 4 N., R. 4 E., B.M.
BOISE COUNTY, IDAHO
2005



LEGEND

- Found Section Corner
- Found Brass Cap
- Set 1/2" X 24" Iron rod with cap marked P.L.S. 7323
- Found 1/2" Iron Rod
- Set 5/8" X 39" Iron rod with cap marked P.L.S. 7323
- Found 5/8" Iron Rod
- Boundary Line
- Section Line
- Centerline
- Lot Line
- P.O.B. Point of Beginning
- Lot Number

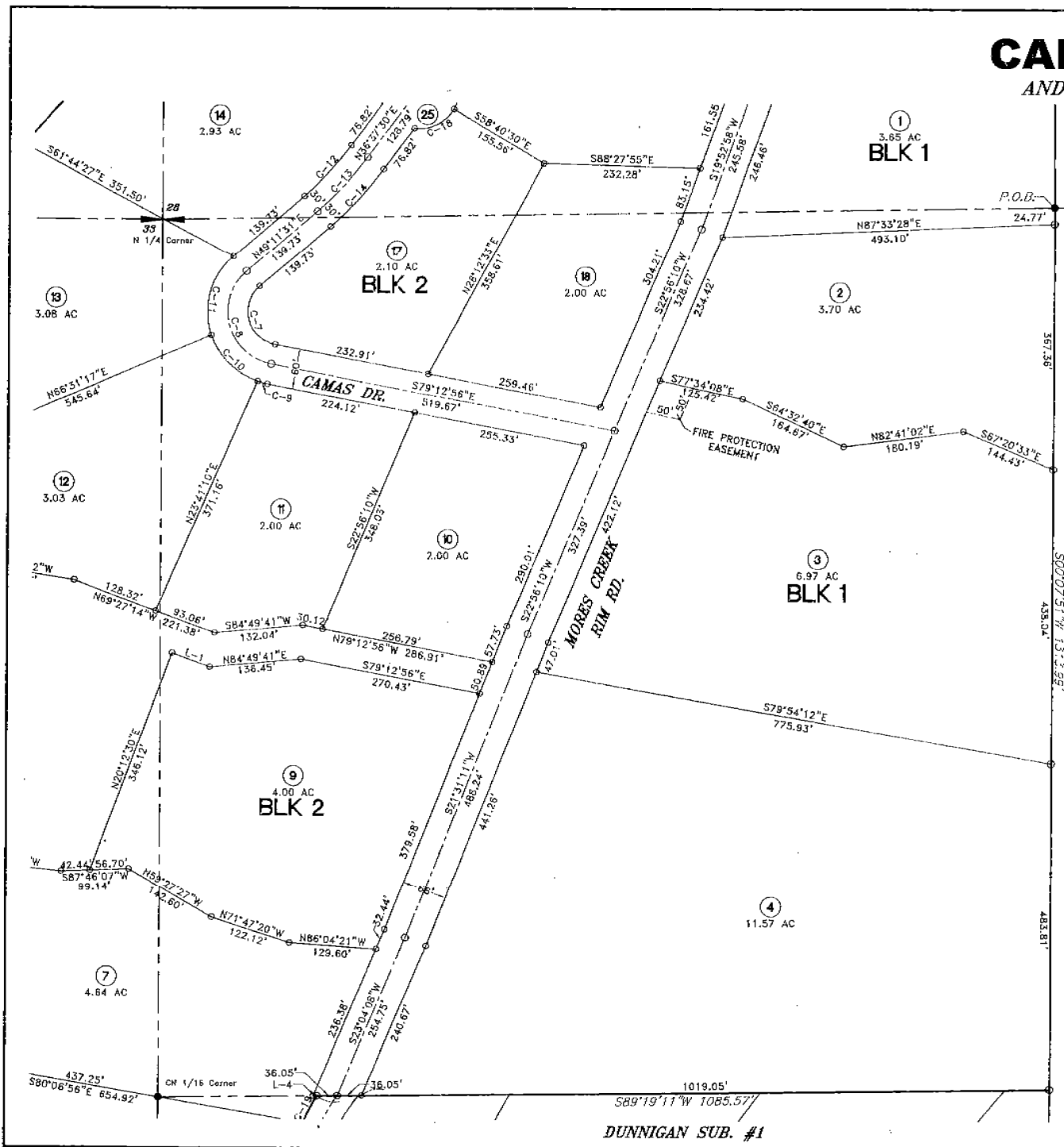


ARR & W Land Surveying, Inc. LAND SURVEYING AND CIVIL ENGINEERING 1121 E. STATE STREET SUITE 109, EAGLE, IDAHO 83616 (208) 839-7373, FAX (208) 839-7321	FINAL PLAT OF CANYON CREEK RANCH			
	SEC. 28 & 33, T. 4 N., R. 4 E., B.M.			
	DATE: 4-5-05	PROJECT: 05-840	SHEET: 2	OF: 8
	DRAWN BY: JAF	CHECKED BY: DRC	INDEX # 441-28/33-00-0000	

204809

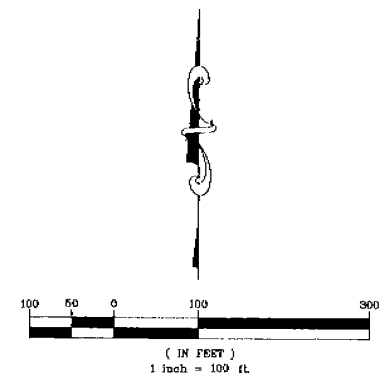
FINAL PLAT OF CANYON CREEK RANCH

AND A REPLAT OF LOT 1 & 2 DUNNIGAN # 1
PART OF THE S 1/2 OF SECTION 28,
AND PART OF SECTION 33
T. 4 N., R. 4 E., B.M.
BOISE COUNTY, IDAHO
2005



LEGEND

- Found Section Corner
- Found Brass Cap
- Set 1/2" x 24" iron rod with cap marked P.L.S. 7323
- Found 1/2" iron Rod
- Set 5/8" x 30" iron rod with cap marked P.L.S. 7323
- Found 5/8" iron Rod
- Boundary Line
- Section Line
- Centerline
- Lot Line
- P.O.B. Point of Beginning
- Lot Number



ARR & W LAND SURVEYING AND CIVIL ENGINEERING 1121 E. STATE STREET SUITE 105, LAIDL, IDAHO 83403 (208) 938-7375 FAX (208) 938-7321	FINAL PLAT OF CANYON CREEK RANCH			
	DATE:	4-5-05	PROJECT:	05-840
	DRAWN BY:	JMF	CHECKED BY:	DAC
	INDEX #	441-26/33-00-0000	SHEET	3 OF 8

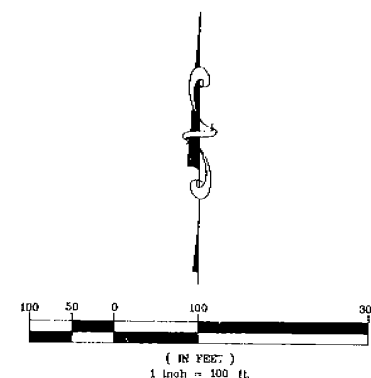
204809

FINAL PLAT OF CANYON CREEK RANCH

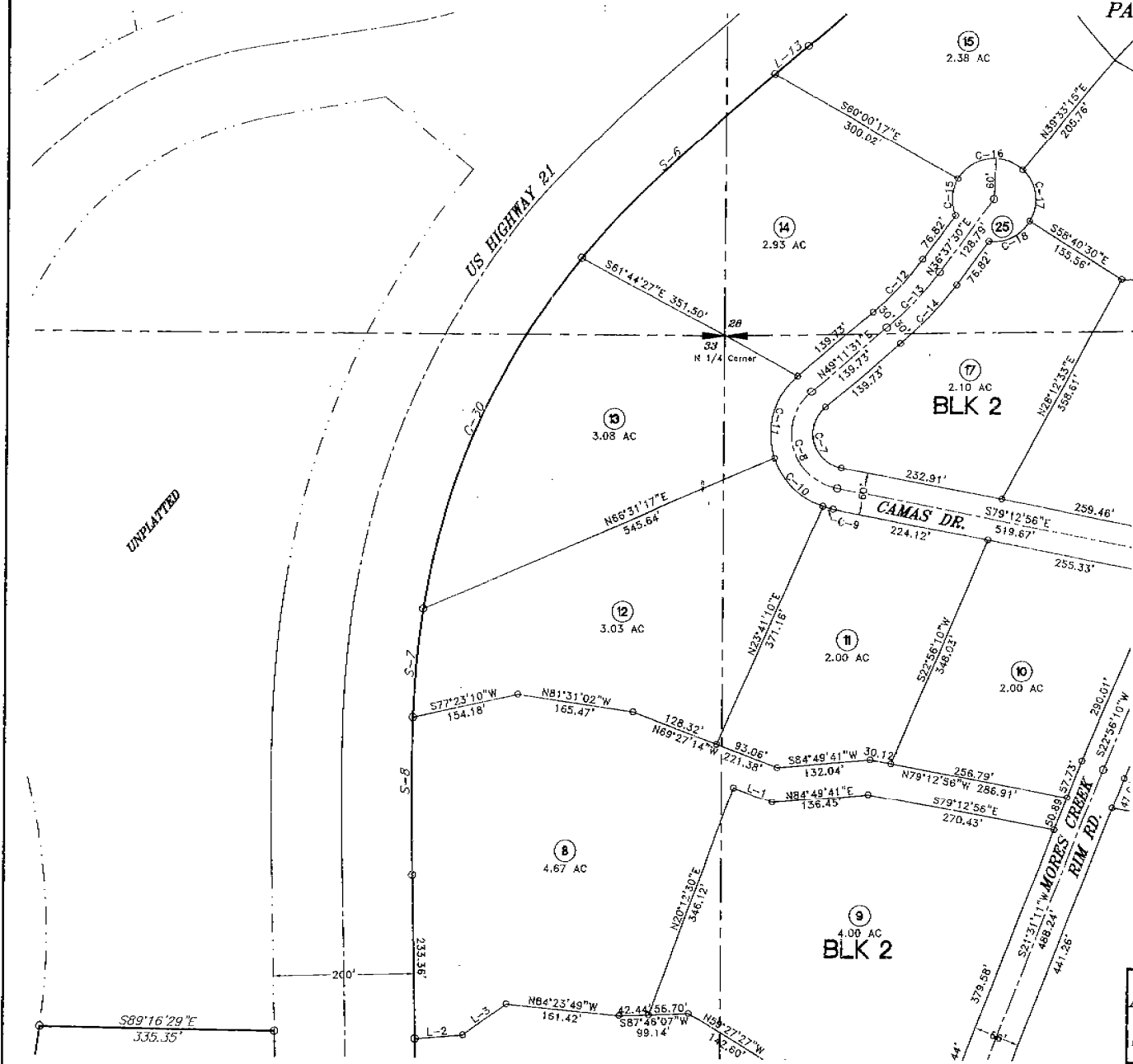
AND A REPLAT OF LOT 1 & 2 DUNNIGAN # 1
PART OF THE S 1/2 OF SECTION 28,
AND PART OF SECTION 33
T. 4 N., R. 4 E., B.M.
BOISE COUNTY, IDAHO
2005

LEGEND

- Found Section Corner
- Found Brass Cap
- Set 1/2" X 3/4" Iron rod with cap marked P.L.S. 7323
- Found 1/2" Iron Rod
- Set 5/8" X 30" Iron rod with cap marked P.L.S. 7323
- Found 5/8" Iron Rod
- Boundary Line
- Section Line
- Contouring
- Lot Line
- P.O.D. Point of Beginning
- Lot Number



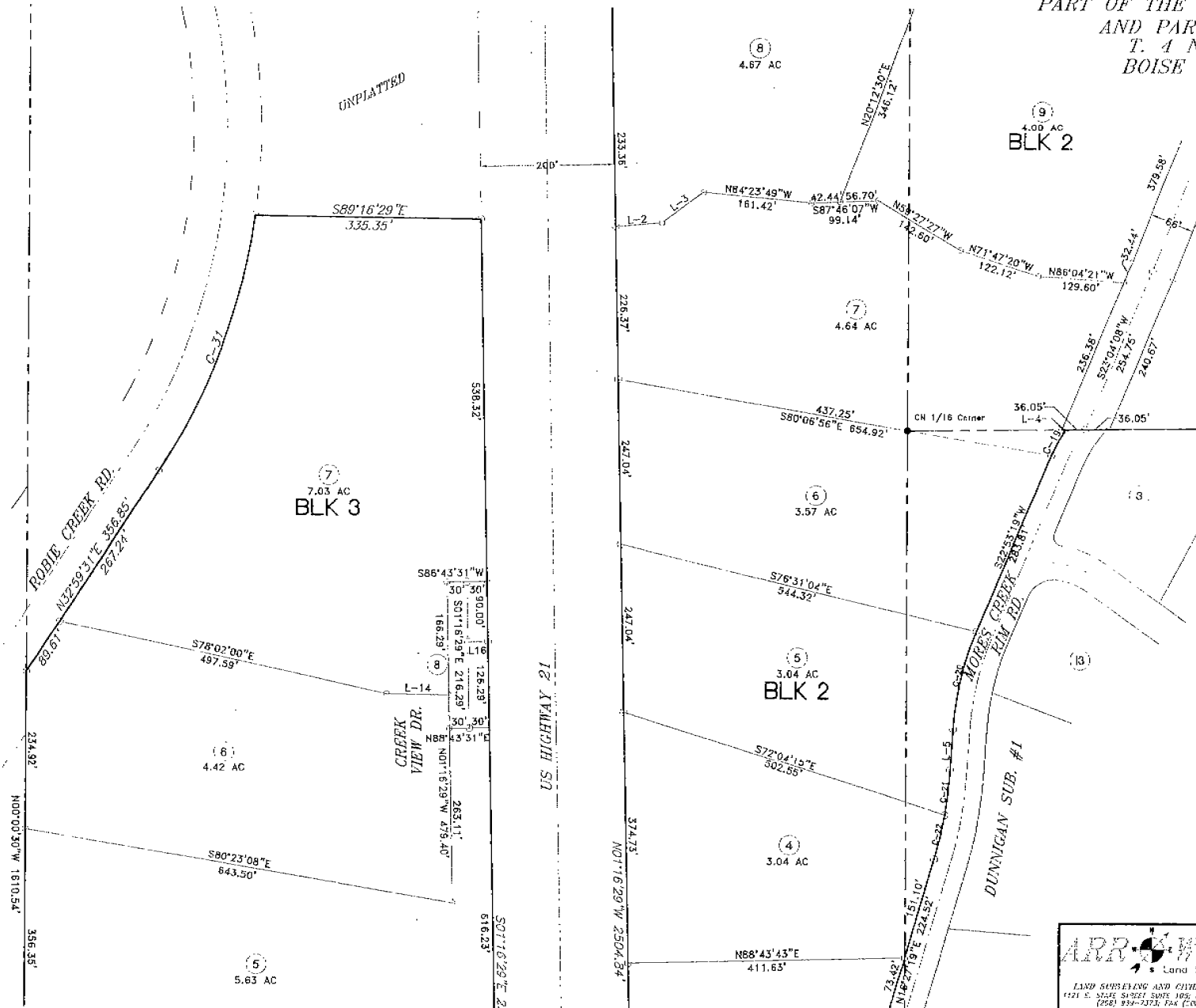
ARR & W LAND SURVEYING AND CIVIL ENGINEERING 1121 E. STATE STREET SUITE 100, EAGLE, IDAHO 83614 (208) 939-1575, FAX (208) 939-7321		FINAL PLAT OF CANYON CREEK RANCH SEC. 28 & 33, T. 4 N., R. 4 E., B.M.			
DATE:	4-5-05	PROJECT:	05-640	SHEET:	OF
DRAWN BY:	JIF	CHECKED BY:	DRL	4	8
INDEX # 441-28/33-00-0000					



204809

FINAL PLAT OF CANYON CREEK RANCH

AND A REPLAT OF LOT 1 & 2 DUNNIGAN # 1
PART OF THE S 1/2 OF SECTION 28,
AND PART OF SECTION 33
T. 4 N., R. 4 E., B.M.
BOISE COUNTY, IDAHO
2005



LEGEND

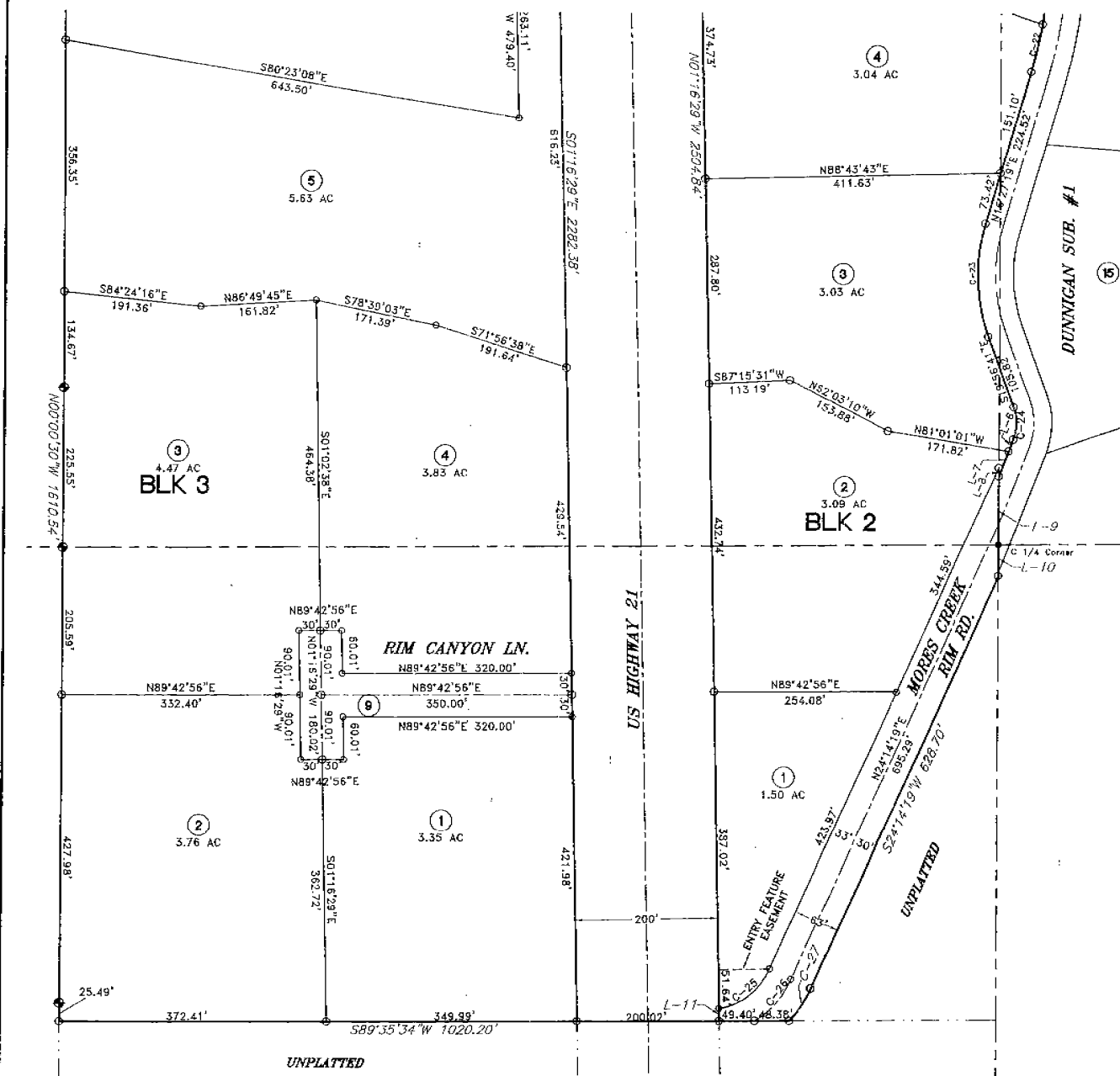
- Found Section Corner
- Found Brass Cap
- Set 1/2" X 24" iron rod with cap marked P.L.S. 7323
- Found 1/2" Iron Rod
- Set 5/8" X 30" iron rod with cap marked P.L.S. 7323
- Found 5/8" Iron Rod
- Boundary Line
- Section Line
- Centerline
- Lot line
- P.O.B.
- Point of Beginning
- Lot Number

APP LAND SURVEYING AND CIVIL ENGINEERING 1121 E. STATE STREET SUITE 102, CHICO, IDAHO 83412 (208) 939-7373, FAX (208) 939-7321		FINAL PLAT OF CANYON CREEK RANCH SEC. 28 & 33, T. 4 N., R. 4 E., B.M.	
DATE: 1-5-05	PROJECT: 05-240	SHEET: 5	OF: 6
INDEX # 441-28/33-00-0000			

FINAL PLAT OF

CANYON CREEK RANCH

AND A REPLAT OF LOT 1 & 2 DUNNIGAN # 1
PART OF THE S 1/2 OF SECTION 28,
AND PART OF SECTION 33
T. 4 N., R. 4 E., B.M.
BOISE COUNTY, IDAHO
2005



LEGEND

Found Section Corner

 Found Brass Cap

 Set 1/2" X 24" Iron rod with cap marked P.L.S. 732

 Found 1/2" Iron Rod

 Set 5/8" X 30" Iron rod with cap marked P.L.S. 732

 Found 5/8" Iron Rod

 Boundary Line

 Section Line

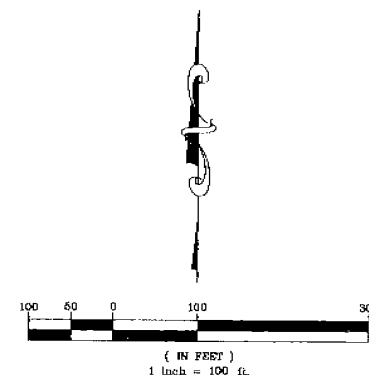
 Centerline

 Lot Line

P.O.B.

 Point of Beginning

 Lot Number



 ARR & W SP. SURVEYING AND LAND SURVEYING Land Surveying, Inc.	FINAL PLAT OF CANYON CREEK RANCH	
	LAND SURVEYING AND CIVIL ENGINEERING 1121 C. STATE STREET SUITE 103, DALLAS, TEXAS 75246 (214) 738-7273, FAX (214) 738-7171	

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF A CERTAIN TRACT OF LAND TO BE KNOWN AS "CANYON CREEK RANCH", AND THAT THE UNDERSIGNED INTENDS TO INCLUDE THE FOLLOWING DESCRIBED LAND IN THIS PLAT:

Part of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 28, Township 4 North, Range 4 East of the Boise Meridian, Boise County, Idaho and also part of the West 1/2 of the Northeast 1/4 and part of the East 1/2 of the Northwest 1/4 and part of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 33, Township 4 North, Range 4 East of the Boise Meridian, Boise County, Idaho being described as:

Commencing at the corner common to Sections 27, 28, 33 & 34, Township 4 North, Range 4 East of the Boise Meridian, Boise County, Idaho and running thence S89°04'46"W 1325.25 feet along the North line of Section 33 to the East 1/16 corner common to Sections 28 and 33 (said point being the Point of Beginning); thence S00°07'51"W 1313.98 feet to the Northwest 1/16 corner of Section 33 (said point also being the Northeast corner of the Amended Plat of Dunnigan Creek No. 1); thence S89°18'11"W 1085.57 feet along the North of said Subdivision to a point of curve (said point being on the West right-of-way of Moore Creek (Rim Road)); thence along said West right-of-way the following ten (10) courses: (1) thence Southerly 45.38 feet along said curve to the left (Curve data: Radius=275.00', Delta=92°27'16", Chord Bearing and Distance=S27°36'52"W 45.33 feet); (2) thence S22°53'19"W 281.81 feet to a point of curve; (3) thence Southerly 148.73 feet along said curve to the left (Curve data: Radius=440.00', Delta=19°22'03", Chord Bearing and Distance=S13°12'19"W 148.02 feet); (4) thence S01°31'19"W 63.59 feet to a point of curve; (5) thence Southerly 135.44 feet along said curve to the right (Curve data: Radius=300.00', Delta=12°56'02", Chord Bearing and Distance=S09°59'19"W 135.15 feet); (6) thence S16°27'19"W 224.52 feet to a point of curve; (7) thence Southerly 162.00 feet along said curve to the left (Curve data: Radius=255.00', Delta=36°24'00", Chord Bearing and Distance=S01°44'41"E 159.29 feet); (8) thence S19°56'41"E 105.82 feet to a point of curve; (9) thence Southerly 45.68 feet along said curve to the right (Curve data: Radius=65.00', Delta=1°02'00", Chord Bearing and Distance=S03°34'49"W 45.69 feet); (10) thence S21°12'18"W 54.16 feet to a point on the Center North-South line of Section 33; thence S00°00'26"E 98.19 feet along the Center North-South line of said Section to the Center 1/4 corner of said Section 33; thence S00°01'02"E 43.94 feet along the Center North-South line of said Section to a point on the East right-of-way line of Moore Creek (Rim Road); thence along said East right-of-way the following two (2) courses: (1) thence S24°14'19"W 638.70 feet to a point of curve; (2) thence Southeasterly 53.06 feet along said curve to the right (Curve data: Radius=155.00', Delta=19°36'51", Chord Bearing and Distance=S34°02'44"W 52.80 feet); thence S89°35'34"W 97.77 feet to a point on the East right-of-way of State Highway 21; thence S89°35'34"W 200.02 feet to a point on the West right-of-way of State Highway 21; thence S89°35'34"W 722.40 feet to a point on the East line of Government Tract Land; thence S00°00'30"W 1410.54 feet along said East line to a point on the East right-of-way of the Old State Highway 21; thence along said East right-of-way the following two (2) courses: (1) thence N32°59'31"E 356.85 feet to the point of curve; (2) thence Northerly 410.30 feet along said curve to the left (Curve data: Radius=932.00', Delta=29°13'28", Chord Bearing and Distance=N20°27'05"E 407.00 feet); thence S29°16'29"E 335.35 feet to a point on the West right-of-way of State Highway 21; thence S01°16'29"E 2282.38 feet along said West right-of-way line; thence N89°35'34"E 200.02 feet to a point on the East right-of-way line of State Highway 21; thence along said East right-of-way line the following fourteen (14) courses: (1) thence N01°16'29"W 2504.84 feet to a point of spiral; (2) thence Northerly 382.52 feet along said spiral to the right with a Chord Bearing and Distance=N01°58'54"E 382.04 feet to a point of curve; (3) thence Northeasterly 536.15 feet along said spiral to the right (Curve data: Radius=1045.91', Delta=33°28'00", Chord Bearing and Distance=N23°57'31"E 549.63 feet) to a point of spiral; (4) thence Northeasterly 382.52 feet along said spiral to the right with a Chord Bearing and Distance=N45°56'08"E 382.04 feet to a point of tangent; (5) thence N49°11'31"E 63.10 feet to a point of spiral; (6) thence Northeasterly 252.55 feet along said spiral to the left with a Chord Bearing and Distance=N46°43'57"E 252.39 feet to a point of curve; (7) thence Northeasterly 71.19 feet along said curve to the left (Curve data: Radius=1054.93', Delta=03°52'00", Chord Bearing and Distance=N40°03'31"E 71.18 feet) to a point of spiral; (8) thence Northeasterly 252.55 feet along said spiral to the left with a Chord Bearing and Distance=N33°23'05"E 252.39 feet to a point of tangent; (9) thence N30°55'31"E 142.20 feet; (10) thence S38°04'29"E 100.00 feet to a point of a non-tangent spiral; (11) thence Northeasterly 252.77 feet along said spiral to the right with a Chord Bearing and Distance=N35°00'13"E 252.29 feet to a point of curve; (12) thence Northeasterly 216.42 feet along said curve to the right (Curve data: Radius=436.62', Delta=28°24'00", Chord Bearing and Distance=N35°37'31"E 214.21 feet) to a point of spiral; (13) thence Easterly 151.70 feet along said spiral to the right with Chord Bearing and Distance=N38°28'39"E 151.60 feet; (14) thence N09°04'29"W 64.45 feet to a point on the North line of the Southwest 1/4 of the Southeast 1/4 of Section 28; thence N89°31'29"E 207.65 feet to the Southeast 1/16 corner of said Section 28 (said point also being the Northwest corner of Dunnigan Creek No. 2); thence S00°13'02"E 1316.68 feet along the West line of said Subdivision to the point of beginning.

Parcel contains 133.23 acres.

THE INGRESS-EGRESS, PUBLIC UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DESCRIBED IN THE PLAT, AND NO PERMANENT INTERFERENCES ARE TO BE CREATED WITH THE LINES OF SAID EASEMENTS. AT THIS TIME, THE LOTS WITHIN THIS SUBDIVISION ARE TO BE PROVIDED WITH WATER FROM INDIVIDUAL WELLS. IT IS THE INTENTION OF THE UNDERSIGNED TO DEDICATE TO THE PUBLIC THE PUBLIC STREETS AS SHOWN ON THIS PLAT (I.C. 50-1313).

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS 22ND DAY OF SEPTEMBER, 2005.

BRAD C. STONE
MANAGER OR MEMBER OF WESTERN LAND COMPANY, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO)

S.S.
COUNTY OF BOISE-Boise.

ON THIS 22ND DAY OF SEPTEMBER, IN YEAR 2005, BEFORE ME, Nola Vanker, PERSONALLY APPEARED BRAD C. STONE KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OR A MEMBER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT ON THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC: Nola Vanker

MY COMMISSION EXPIRES ON: 9/1/2008



FINAL PLAT OF

CANYON CREEK RANCH

AND A REPLAT OF LOT 1 & 2 DUNNIGAN # 1

PART OF THE S 1/2 OF SECTION 28,

AND PART OF SECTION 33

T. 4 N., R. 4 E., B.M.

BOISE COUNTY, IDAHO

2005

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C-1	333.00	140.97	24°15'18"	139.92	S77°23'58"W
C-2	333.00	30.13	5°11'02"	30.12	S62°40'48"W
C-3	333.00	30.01	5°09'49"	30.00	S57°30'22"W
C-4	333.00	203.66	35°02'30"	200.30	S37°24'13"W
C-5	300.00	364.66	69°38'39"	342.62	S54°42'17"W
C-6	267.00	324.54	69°38'39"	304.93	S54°42'17"W
C-7	50.00	112.06	128°24'27"	90.03	N15°00'42"E
C-8	80.00	179.29	128°24'27"	144.06	N15°00'42"E
C-9	110.00	15.10	0°31'58"	15.09	N75°16'57"W
C-10	110.00	101.15	52°41'08"	97.62	N45°00'24"W
C-11	110.00	130.27	67°51'21"	122.79	N15°15'50"E
C-12	470.00	103.09	12°34'01"	102.88	N42°54'30"E
C-13	500.00	108.67	12°34'01"	109.48	N42°54'30"E
C-14	530.00	116.25	12°34'01"	116.01	N42°54'30"E
C-15	60.00	55.89	53°22'13"	53.89	N03°18'36"E
C-16	60.00	108.09	103°13'04"	94.05	N81°36'15"E
C-17	60.00	81.80	78°06'44"	75.61	S07°43'52"E
C-18	60.00	68.38	65°18'00"	64.74	S63°58'30"W
C-19	275.00	45.38	09°27'16"	45.33	N27°36'57"E
C-20	440.00	148.73	19°22'00"	148.02	N13°12'19"E
C-21	600.00	67.72	06°28'00"	67.68	N06°45'19"E
C-22	600.00	67.72	06°28'00"	67.68	N13°13'19"E
C-23	255.00	162.00	36°24'00"	159.29	N01°44'41"W
C-24	65.00	46.68	41°09'00"	45.69	N00°37'49"E
C-25	92.00	91.92	57°14'48"	88.14	N52°51'43"E
C-26	125.00	76.98	35°17'01"	76.77	N41°52'50"E
C-27	155.00	53.06	19°36'51"	52.80	S34°02'44"W
C-28	436.62	216.42	28°24'00"	214.21	N58°37'31"E
C-29	1054.93	71.19	03°52'00"	71.18	N40°03'31"E
C-30	1045.91	556.15	39°28'00"	549.63	N23°57'31"E
C-31	932.00	410.30	25°13'26"	407.00	N20°27'05"E

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S69°27'14"E	59.40'
L-2	S85°25'47"W	69.11'
L-3	N54°00'10"E	76.11'
L-4	S89°19'11"W	5.58'
L-5	N03°31'19"E	63.59'
L-6	N21°12'19"E	16.74'
L-7	N21°12'19"E	37.43'
L-8	S00°00'26"E	11.27'
L-9	S00°00'26"E	98.19'
L-10	S00°01'02"E	43.94'
L-11	N01°16'29"W	17.10'
L-12	N09°04'29"W	62.45'
L-13	N49°11'31"E	63.10'
L-14	S89°09'34"E	91.97'
L-15	S28°21'13"E	50.00'
L-16	S88°43'31"W	30.00'

SPIRAL TABLE

SPIRAL	LENGTH	CHORD	BEARING
S-1	151.72	151.60	N78°28'39"E
S-2	133.34	133.16	N37°57'14"E
S-3	119.51	119.50	N31°42'57"E
S-4	252.55	252.39	N43°23'05"E
S-5	252.54	252.39	N46°43'57"E
S-6	382.51	382.04	N45°56'08"E
S-7	156.45	156.37	N05°05'25"E
S-8	226.09	226.06	N00°10'05"W



ARR & W
Land Surveying, Inc.

LAND SURVEYING AND CIVIL ENGINEERING
1121 E. STATE STREET SUITE 100, EAGLE, IDAHO 83616
(208) 839-1375; FAX (208) 839-1321

FINAL PLAT
OF
CANYON CREEK RANCH

SEC. 28 & 33, T. 4 N., R. 4 E., B.M.

INDEX # 441-28/33-00-0000

DATE: 4-5-05 PROJECT: 05-840 SHEET 7 OF 8
DRAWN BY: JRF CHECKED BY: DRL

204809

FINAL PLAT OF CANYON CREEK RANCH

AND A REPLAT OF LOT 1 & 2 DUNNIGAN # 1
PART OF THE S 1/2 OF SECTION 28,
AND PART OF SECTION 33
T. 4 N., R. 4 E., B.M.
BOISE COUNTY, IDAHO
2005

COUNTY ASSESSOR CERTIFICATE

I, THE UNDERSIGNED, COUNTY ASSESSOR, IN AND FOR BOISE COUNTY, IDAHO, PER THE REQUIREMENTS OF IDAHO CODE, DO HEREBY CERTIFY THAT PLATTING

CERTIFIED

SEP 27 2005
BOISE COUNTY UNDEVELOPED
BOISE COUNTY ASSESSOR
9-27-05

BOARD OF COUNTY COMMISSIONERS APPROVAL

I, THE UNDERSIGNED COUNTY COMMISSIONER FOR BOISE COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR PUBLIC HEARING OF THE BOARD OF COUNTY COMMISSIONERS HELD ON THE 26th DAY OF SEPTEMBER, 2005, THIS PLAT OF "CANYON CREEK RANCH" WAS FULLY ACCEPTED AND APPROVED AND THAT THE BOISE COUNTY COMMISSIONERS HAVE ACCEPTED THE PUBLIC ROADS TO BE DEDICATED WITH THIS DEVELOPMENT.

Roger B. Jackson
COUNTY COMMISSIONER

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR BOISE COUNTY, IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CERTIFIED

BOISE COUNTY TREASURER
COUNTY TREASURER BY DATE
9-27-05

RECORDER'S CERTIFICATE

STATE OF IDAHO
COUNTY OF BOISE

S.S.

INSTRUMENT NO. 204809
FEE: \$17.00

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF ARROW LAND SURVEYING, INC., AT 31 MINUTE PAST 8 O'CLOCK A.M. ON THE 3 DAY OF

October, 2005.
Allan Stacey
COUNTY RECORDER
Kora Acandry
DEPUTY

COUNTY SURVEYOR CERTIFICATE

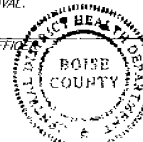
I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR BOISE COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS. TITLE 50, CHAPTER 13.

Dan Moon
PLS#10328
BOISE COUNTY SURVEYOR
9/7/05

CENTRAL DISTRICT HEALTH DEPARTMENT APPROVAL

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.

Will H. R. RHM
HEALTH OFFICER
9/23/05
DATE



SURVEYOR'S CERTIFICATE

I, DARREN R. LEAVITT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

DARREN R. LEAVITT, P.L.S.
IDaho LICENSE NO. 7323



ARR·W OF ARROW PROFESSIONAL LAND SURVEYING, INC. LAND SURVEYING AND CIVIL ENGINEERING 1121 E. STATE STREET, SUITE 105, SAGE, IDAHO 83616 (208) 836-7373, FAX (208) 836-7321		FINAL PLAT OF CANYON CREEK RANCH			
		SEC. 28 & 33, T. 4 N., R. 4 E., B.M.			
DATE:	4-5-05	PROJECT:	05-840	SHEET	OF
DRAWN BY:	JWF	CHECKED BY:	DM	8	8
INDEX # 441-28/33-00-0000					