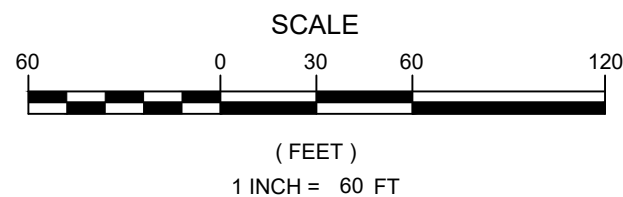


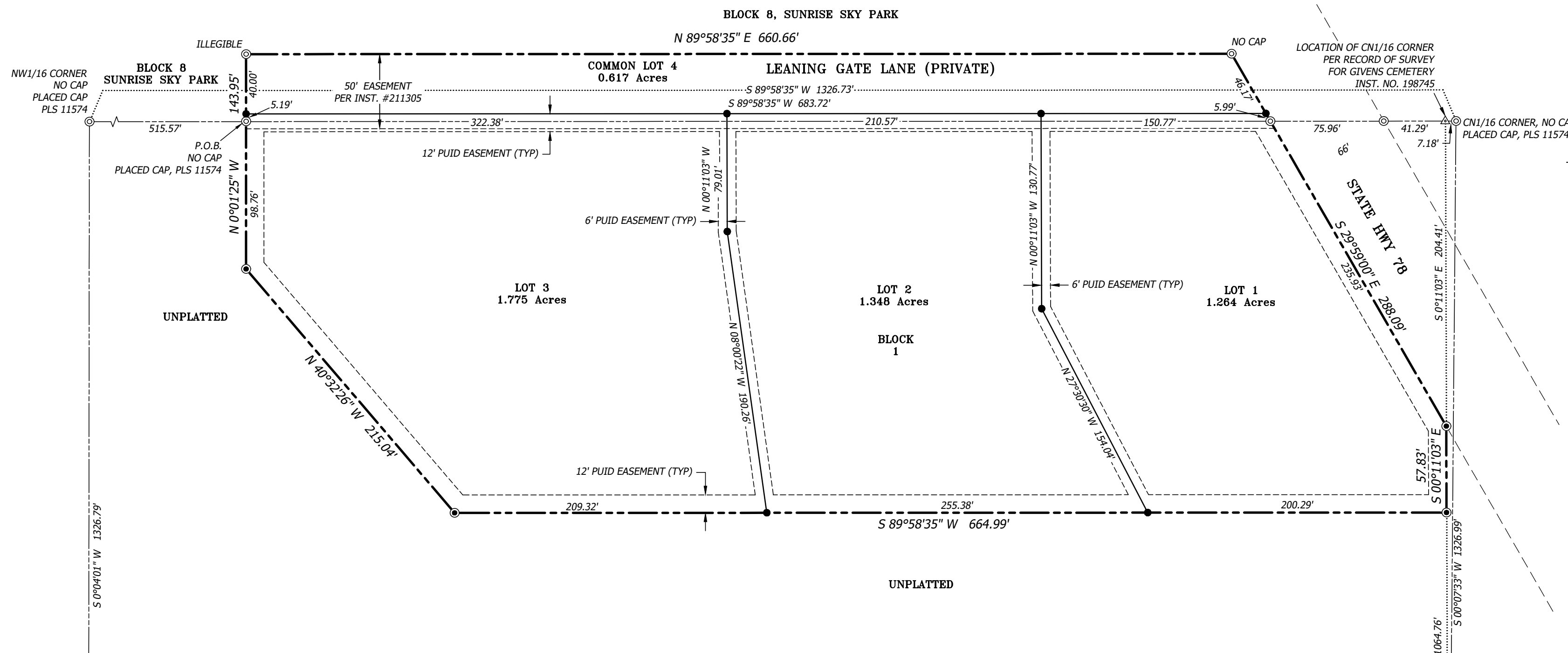
LEANING GATE ESTATES

A RE-PLAT OF A PORTION OF BLOCK 8 OF SUNRISE SKY PARK, LOCATED IN A PORTION OF GOVERNMENT LOT 2 AND A PORTION OF THE SE1/4 OF THE NW1/4 OF SECTION 21, T. 1 N., R. 3 W., B.M., OWYHEE COUNTY, IDAHO 2023



LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- - - SECTIONAL LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY
- ⊗ FOUND BOLT
- ⊙ FOUND 5/8" REBAR NO CAP OR AS NOTED
- SET 5/8" REBAR/CAP, PLS 11574
- SET 1/2" REBAR/CAP, PLS 11574
- △ CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- PUID PUBLIC UTILITY, IRRIGATION AND DRAINAGE



NOTES:

1. IRRIGATION WATER HAS BEEN PROVIDED FROM OPALINE IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM OPALINE IRRIGATION DISTRICT. LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THE LEANING GATE IRRIGATION USE AND MAINTENANCE AGREEMENT, INSTRUMENT NO. 315841, OWYHEE COUNTY RECORDS.
2. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE OWYHEE COUNTY APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND OR REQUIRED, OR AS SHOWN ON THIS PLAT.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN (1) ONE YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
4. ANY FUTURE STRUCTURES ERECTED WITHIN THE SUBDIVISION SHOWN HEREON SHALL REMAIN OUTSIDE ANY PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENTS, AND SHALL MEET ALL REQUIRED OWYHEE COUNTY BUILDING SETBACKS.
5. THERE IS A 12-FOOT-WIDE PUBLIC UTILITY, IRRIGATION AND DRAINAGE (PUID) EASEMENT ADJACENT TO ALL BOUNDARY LINES AND A 6-FOOT-WIDE PUID EASEMENT ADJACENT TO ALL LOT LINES WITHIN THIS SUBDIVISION.
6. ALL LOTS IN THIS DEVELOPMENT WILL HAVE INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
7. LOT 4, BLOCK 1 IS A 40-FOOT-WIDE COMMON LOT FOR THE PURPOSE OF A PRIVATE LANE, AND PUBLIC UTILITIES, TO BENEFIT LOTS 1 THROUGH 3 FOR ACCESS TO STATE HIGHWAY 78. SAID LOT 4 WILL HAVE A SHARED ACCESS AND ROAD MAINTENANCE AGREEMENT.
8. LOT 4, BLOCK 1 AND A PORTION OF LOTS 1-3, BLOCK 1 ARE SUBJECT TO AN EXISTING ACCESS EASEMENT, RECORDED AS INSTRUMENT NO. 211305, OWYHEE COUNTY RECORDS, FOR THE BENEFIT OF THE DAVID SCOTT PROPERTY. THE RECORDING OF THIS PLAT DOES NOT PRECLUDE MR. SCOTT, HIS HEIRS OR ASSIGNS FROM UTILIZING THIS ACCESS EASEMENT.
9. COVENANTS, CONDITIONS AND RESTRICTIONS WILL BE RECORDED AT A LATER DATE AND MAY BE REVISED FROM TIME TO TIME.
10. LOTS 2 AND 3 OF BLOCK 1 ARE SUBJECT TO A SHARED WELL AGREEMENT, INSTRUMENT NO. 315842, OWYHEE COUNTY RECORDS.
11. LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO A ROAD MAINTENANCE AND USERS AGREEMENT, INSTRUMENT NO. 315840, OWYHEE COUNTY RECORDS.

SURVEYOR NARRATIVE:

SAWTOOTH LAND SURVEYING WAS CONTRACTED BY CORRINE YOUNG TO PREPARE THE 3 LOT SHORT PLAT SHOWN HEREON.

THE BOUNDARY WAS DETERMINED BY USING THE DESCRIPTION PROVIDED IN PIONEER TITLE COMPANY TITLE COMMITMENT ORDER NO. 773686 DATED JUNE 4, 2021 AND FOUND SECTIONAL AND PROPERTY MONUMENTS.

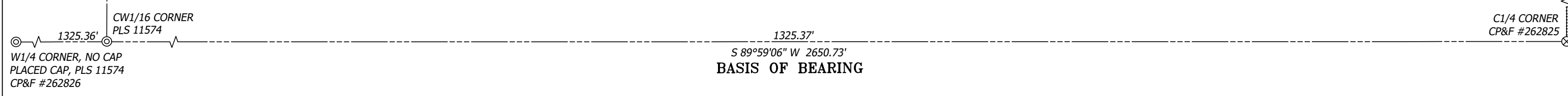
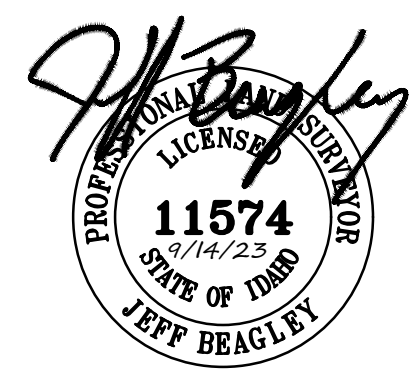
THERE IS A HISTORY OF DUAL CN1/16 CORNERS FROM PREVIOUS SURVEYS OF RECORD. THE OCCUPATION LINE ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY APPEARS TO MATCH THE LOCATION OF THE CN1/16 CORNER SHOWN AS A 1/2" PIPE ON GIVENS CEMETERY RECORD OF SURVEY INSTRUMENT NO. 198745 AND GIVENS SPRINGS CEMETERY PLAT INSTRUMENT NO. 262986. THIS POSITION IS NO LONGER MONUMENTED BUT THIS SURVEY IS USING THE RECORD POSITION FOR THE EAST BOUNDARY OF THE PROPERTY.

THE CURRENT MONUMENTED LOCATION OF THE CN1/16 CORNER AS SHOWN HEREON APPEARS TO HAVE BEEN USED FOR THE SUNRISE SKY PARK SOUTH BOUNDARY AND OTHER SURVEYS OF RECORD IN THE AREA.

REFERENCES:

- R1) RECORD OF SURVEY INST. NO. 198745
- R2) RECORD OF SURVEY INST. NO. 204256
- R3) SUNRISE SKY PARK SUBDIVISION INST. NO. 171169
- R4) GIVENS SPRINGS PIONEER CEMETERY INST. NO. 262986

SE1/4 NW1/4



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

WWW.SAWTOOTHLS.COM

SHEET: 1 OF 2	DATE: 7/2023	DRAWN BY: JB	CHECKED BY: AR/JB	JOB#: 121097	DWG#: 121097-ROS
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LEANING GATE ESTATES
 A RE-PLAT OF A PORTION OF BLOCK 8 OF SUNRISE SKY PARK, LOCATED IN A PORTION OF GOVERNMENT LOT 2
 AND A PORTION OF THE SE1/4 OF THE NW1/4 OF SECTION 21,
 T. 1 N., R. 3 W., B.M., OWYHEE COUNTY, IDAHO
 2023

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS:

THAT I THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS MY INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE PRIVATE ROADS AND EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

BASIS OF BEARINGS IS S. 89°59'06" W. BETWEEN A FOUND 5/8 REBAR WITH NO CAP, MARKING THE W1/4 CORNER COMMON TO SECTIONS 20 AND 21 AND A FOUND ONE INCH BOLT, MARKING THE CENTER 1/4 CORNER BOTH IN SECTION 21, T. 1 N., R. 3 W., B.M.

A PARCEL OF LAND BEING A PART OF BLOCK 8 OF SUNRISE SKY PARK, LOCATED IN GOVERNMENT LOT 2, SECTION 21, TOWNSHIP 1 NORTH, RANGE 3 WEST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO, RECORDED AS INSTRUMENT NO. 171169, DECEMBER 16, 1981. AND A PORTION OF THE SE1/4 OF THE NW1/4, SECTION 21, TOWNSHIP 1 NORTH, RANGE 3 WEST, BOISE MERIDIAN, OWYHEE COUNTY, IDAHO.

COMMENCING AT A 5/8" REBAR WITH CAP PLS 11574 MARKING THE NORTHWEST CORNER OF SAID SE1/4 OF THE NW1/4 (NW1/16 CORNER) AND THE SOUTHWEST CORNER OF SAID BLOCK 8 OF SUNRISE SKY PARK;

THENCE S. 89°58'35" E., COINCIDENT WITH THE NORTH LINE OF SAID SE1/4 OF THE NW1/4 AND THE SOUTH LINE OF SAID BLOCK 8, A DISTANCE OF 515.57 FEET TO A 5/8" REBAR WITH CAP PLS 11574 AND THE **POINT OF BEGINNING**;

THENCE N. 0°01'25" W., 45.19 FEET TO A 5/8" REBAR WITH AN ILLEGIBLE CAP;

THENCE N. 89°58'35" E., PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 8, A DISTANCE OF 660.66 FEET TO A 5/8" REBAR WITH NO CAP TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY 78;

THENCE S. 29°59'00" E., COINCIDENT WITH SAID WESTERLY RIGHT OF WAY, 288.09 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY, S. 0°11'03" E., 57.83 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE S. 89°58'35" W., PARALLEL WITH THE NORTH LINE OF SAID SE1/4 OF THE NW1/4, A DISTANCE OF 664.99 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 40°32'26" W., 215.04 FEET TO A 5/8" REBAR WITH CAP PLS 11574;

THENCE N. 0°01'25" W., 98.76 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 5.004 ACRES MORE OR LESS.

 CORRINE L. YOUNG

ACKNOWLEDGEMENT

STATE OF IDAHO }
 COUNTY OF OWYHEE } SS

ON THIS ____ DAY OF _____, 2023, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CORRINE L. YOUNG, KNOWN OR IDENTIFIED TO ME TO BE THE OWNER THAT EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

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

NOTARY PUBLIC FOR IDAHO _____

RESIDING AT _____

MY COMMISSION EXPIRES: _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWER FACILITIES FOR PERSONS USING SAID PREMISES UNTIL SANITARY RESTRICTIONS ARE SATISFIED.

 DISTRICT HEALTH DEPARTMENT, EHS DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR FOR OWYHEE COUNTY, IDAHO, DO HEREBY STATE THAT I HAVE CHECKED THIS SUBDIVISION PLAT AND THAT IT IS IN COMPLIANCE WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, AND TITLE 55, CHAPTER 16, RELATING TO PLATS AND SURVEYS.

 RICHARD GRAY, PLS 7732 DATE

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

THIS SHORT PLAT FOR LEANING GATE ESTATES, SHOWN HEREON ARE HEREBY ACCEPTED THIS ____ DAY OF _____, 2023, BY THE BOARD OF COUNTY COMMISSIONERS OF OWYHEE COUNTY, IDAHO.

 CHAIRMAN DATE

APPROVAL OF OWYHEE COUNTY ROAD AND BRIDGE DISTRICT 1

OWYHEE COUNTY ROAD AND BRIDGE DISTRICT DOES HEREBY ACCEPT THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF I.C. 50-1312. PRIVATE STREET DEPICTED ON THIS PLAT ARE NOT MAINTAINED BY OR UNDER THE JURISDICTION OF OWYHEE COUNTY ROAD AND BRIDGE DISTRICT 1. THERE IS NO LEGAL OBLIGATION OR ASSURANCES THAT THE PRIVATE STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE

 SUPERVISOR DATE

CERTIFICATE OF COUNTY TREASURER

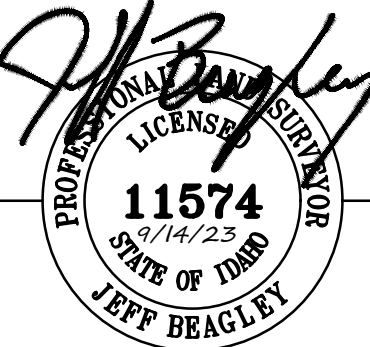

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF OWYHEE, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50.1308, DO HEREBY CERTIFY AND AFFIRM THAT THE PROPERTY TAX FOR THE PROPERTY DESCRIBED HEREIN IS PAID IN FULL THROUGH THE ____ TAX YEAR. THE PROPERTY TAX LEVIED FOR THE ____ TAX YEAR IS A LIEN DUE AND NOT YET PAYABLE. THIS CERTIFICATION IS VALID IF RECORDED WITHIN THIRTY (30) DAYS OF CERTIFICATION.

 OWYHEE COUNTY TREASURER DATE

CERTIFICATE OF SURVEYOR

I, JEFF BEAGLEY, PLS, 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 ON 2/21/2022 UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

 JEFF BEAGLEY, P.L.S. 11574

2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105
 WWW.SAWTOOTHLS.COM

SHEET: 2 OF 2	DATE: 9/2023	DRAWN BY: JB	CHECKED BY: AR	JOB#: 121097	DWG#: 121097-SP
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