

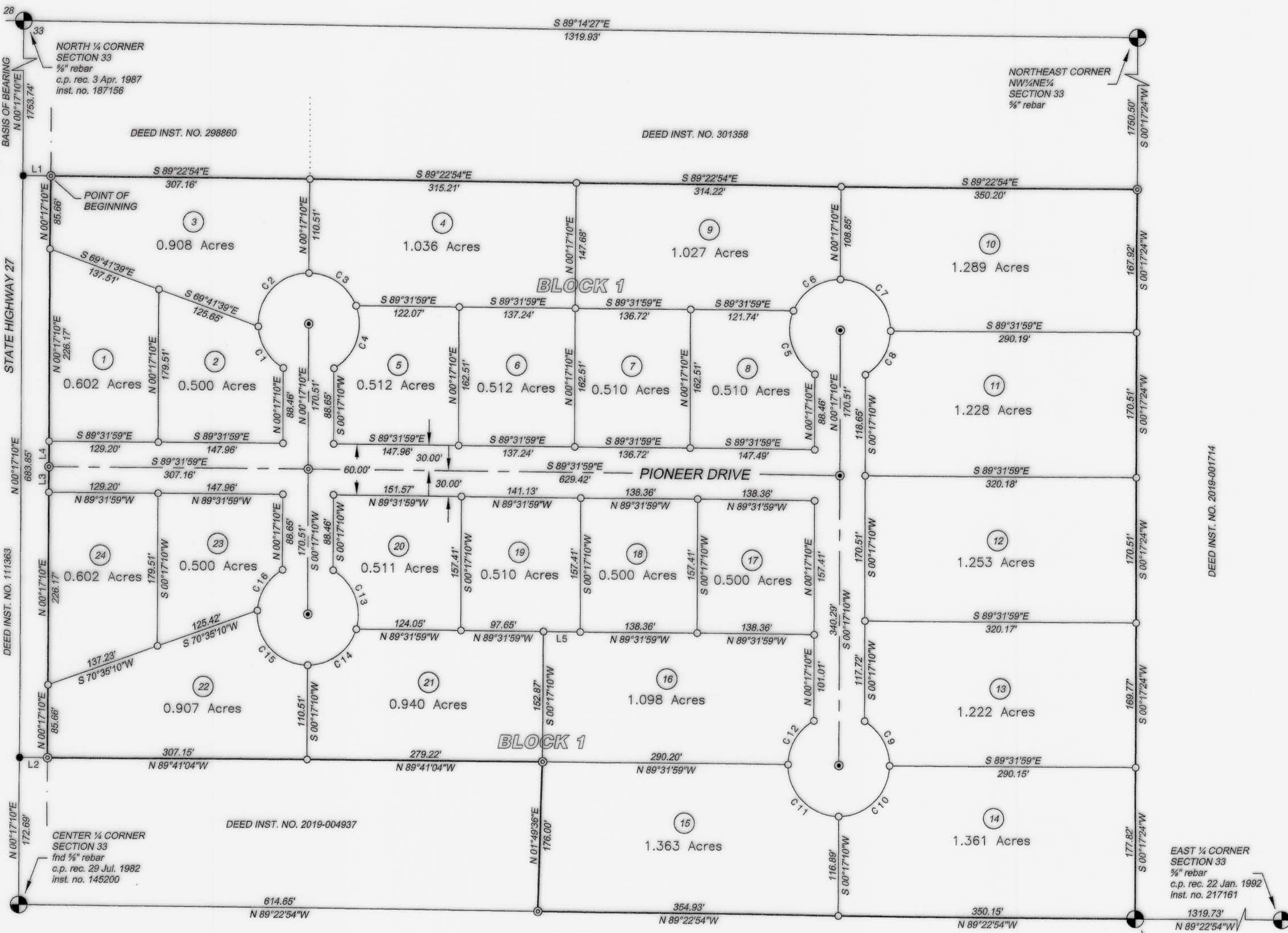
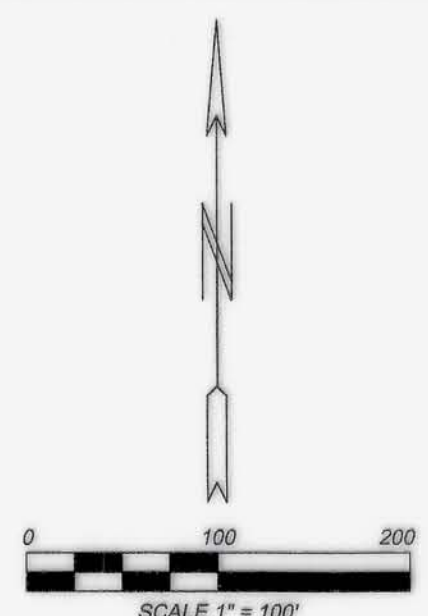
FINAL PLAT OF THE
PIONEER PLACE SUBDIVISION

LOCATED IN THE SW¼NE¼ OF

SECTION 33

T. 13 S., R. 22 E., B.M.

CASSIA COUNTY, IDAHO



- LEGEND**
- - SET ½" x 24" REBAR W/ L.S. NO. ATTACHED.
 - ⊙ - SET ¾" x 24" REBAR W/ L.S. NO. ATTACHED.
 - ⊗ - REMOVED ½" DIAMETER REBAR; SET ¾" x 24" REBAR W/ L.S. NO. ATTACHED.
 - - CALCULATED POINT; NO MONUMENT SET.
 - ⊕ - QUARTER SECTION OR PLSS SUBDIVISIONAL CORNER MONUMENTED AS INDIVIDUALLY NOTED.
 - - SUBDIVISION BOUNDARY LINE
 - - LOT LINE (WITHIN SUBDIVISION BOUNDARY)
 - - CENTERLINE OF ROADWAY
 - - HIGHWAY RIGHT OF WAY LINE
 - - UN-SURVEYED / ARBITRARY LINES FOR GRAPHIC PURPOSES ONLY

Course	Bearing	Distance
L1	S 89°22'54" E	38.00'
L2	N 89°41'04" W	33.00'
L3	N 00°17'10" E	30.00'
L4	N 00°17'09" E	30.00'
L5	N 89°31'59" W	43.48'

PREVIOUS RECORD OF SURVEYS

- S-1 INST. NO. 2020-005561
- S-2 INST. NO. 2019-005186
- S-3 INST. NO. 2014-000734
- S-4 INST. NO. 2013-004169
- S-5 INST. NO. 2011-004893
- S-6 INST. NO. 300059
- S-7 INST. NO. 291172
- S-8 INST. NO. 287627
- S-9 INST. NO. 286305
- S-10 INST. NO. 238283
- S-11 INST. NO. 209135
- S-12 INST. NO. 151068
- S-13 INST. NO. 145209
- S-14 INST. NO. 135916
- S-15 INST. NO. 118058

SURVEYOR'S NARRATIVE

(A) THE PURPOSE OF THIS SURVEY WAS TO PREPARE A PRELIMINARY PLAT OF PORTION OF THAT PROPERTY DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER 2019-004937.

(B) QUARTER SECTION & SIXTEENTH SECTION CORNERS WERE SET PREVIOUSLY BY OTHER SURVEYORS, HAVE BEEN PERPETUATED AS INDIVIDUALLY NOTED HEREON, AND WERE FOUND TO BE IN HARMONY WITH THE GOVERNMENT SURVEY OF THIS SECTION. SURVEYS USED IN THE PROCESS OF THIS SURVEY ARE LISTED IN THE PREVIOUS RECORD OF SURVEYS NOTE. DEEDS USED IN THE PROCESS OF THIS SURVEY ARE LISTED ON THE FACE OF THIS MAP IN THEIR RESPECTIVE LOCATIONS.

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	60.00'	32.37'	59.37'	56°41'42"	95°29'35"	56.98'	N 31°21'58" W
C2	60.00'	63.56'	97.71'	93°18'17"	95°29'35"	87.26'	N 43°38'01" E
C3	60.00'	40.98'	71.91'	68°40'15"	95°29'35"	67.68'	S 55°22'43" E
C4	60.00'	51.54'	85.17'	81°19'46"	95°29'35"	78.20'	S 19°37'17" W
C5	60.00'	51.87'	85.55'	81°41'28"	95°29'35"	78.48'	N 18°52'06" W
C6	60.00'	40.71'	71.53'	68°18'32"	95°29'35"	67.37'	N 56°07'54" E
C7	60.00'	60.19'	94.44'	90°10'51"	95°29'35"	84.99'	S 44°37'25" E
C8	60.00'	34.51'	62.64'	59°49'09"	95°29'35"	59.84'	S 30°22'35" W
C9	60.00'	34.77'	63.02'	60°10'51"	95°29'35"	60.16'	S 29°37'25" E
C10	60.00'	59.81'	94.06'	89°49'09"	95°29'35"	84.72'	S 45°22'35" W
C11	60.00'	60.19'	94.44'	90°10'51"	95°29'35"	84.99'	N 44°37'25" W
C12	60.00'	34.51'	62.64'	59°49'09"	95°29'35"	59.84'	N 30°22'35" E
C13	60.00'	47.34'	80.15'	76°32'29"	95°29'35"	74.33'	S 21°26'39" E
C14	60.00'	44.77'	76.93'	73°27'34"	95°29'35"	71.76'	S 53°33'23" W
C15	60.00'	83.98'	98.10'	93°40'29"	95°29'35"	87.53'	N 42°52'36" W
C16	60.00'	32.12'	58.98'	56°19'28"	95°29'35"	56.64'	N 32°07'23" E

SOUTH CENTRAL HEALTH DISTRICT - HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE DEQ APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

5/5/2023
DATE

HEALTH DISTRICT SIGNATURE



DESERT WEST LAND SURVEYS, P.C.

2020 OVERLAND AVENUE BURLEY, IDAHO 83318 208-678-7112

JOBS NO: 15462-21C2 DRAWN BY: T. RENO

DATE: OCTOBER 24, 2022 © Desert West Land Surveys, P.C.

Instrument # 2023001290
BURLEY, CASSIA, IDAHO
5-8-2023 04:03:16 PM No. of Pages: 2
Recorded for: DESERT WEST
JOSEPH LARSEN
Ex-Officio Recorder Deputy
Insect to: PLATS & SUBDIVISIONS Fee: 11.00