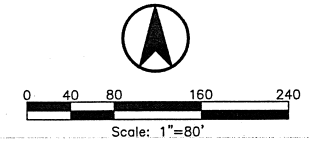


PLAT OF
VALHALLA COUNTRY ESTATES No. 5
SITUATED IN A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CITY OF MIDDLETON, CANYON COUNTY, IDAHO
2021

2021-071223



SHEET INDEX

- SHEET 1 - DETAIL PLAT MAP
- SHEET 2 - LINE AND CURVE TABLE AND NOTES
- SHEET 3 - CERTIFICATE OF OWNERS
- SHEET 4 - CERTIFICATES AND APPROVALS

LEGEND

- FOUND BRASS CAP, AS NOTED
- ⊕ SET ALUMINUM CAP OVER 5/8" REBAR
- ⊙ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 9366", UNLESS OTHERWISE NOTED
- FOUND 1/2" REBAR, AS NOTED
- ⊙ SET 5/8" REBAR WITH PLASTIC CAP MARKED "KSK PLS 16662"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "KSK PLS 16662"
- ⑩ LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE, AS NOTED

REFERENCES

- R1. PLAT OF VALHALLA COUNTRY ESTATES No. 1, BOOK 48 OF PLATS AT PAGE 26, RECORDS OF CANYON COUNTY, IDAHO.
- R2. RECORD OF SURVEY PER INST. No. 200143091, RECORDS OF CANYON COUNTY, IDAHO.
- R3. PLAT OF SUNRISE SUBDIVISION, BOOK 11 OF PLATS AT PAGE 32, RECORDS OF CANYON COUNTY, IDAHO.
- R4. SUMMERSSAGE ESTATES SUBDIVISION, BOOK 41 OF PLATS AT PAGE 47, RECORDS OF CANYON COUNTY, IDAHO.
- R5. RECORD OF SURVEY PER INST. No. 200215564, RECORDS OF CANYON COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.



DEVELOPER
KCRJ, LLC
MIDDLETON, IDAHO

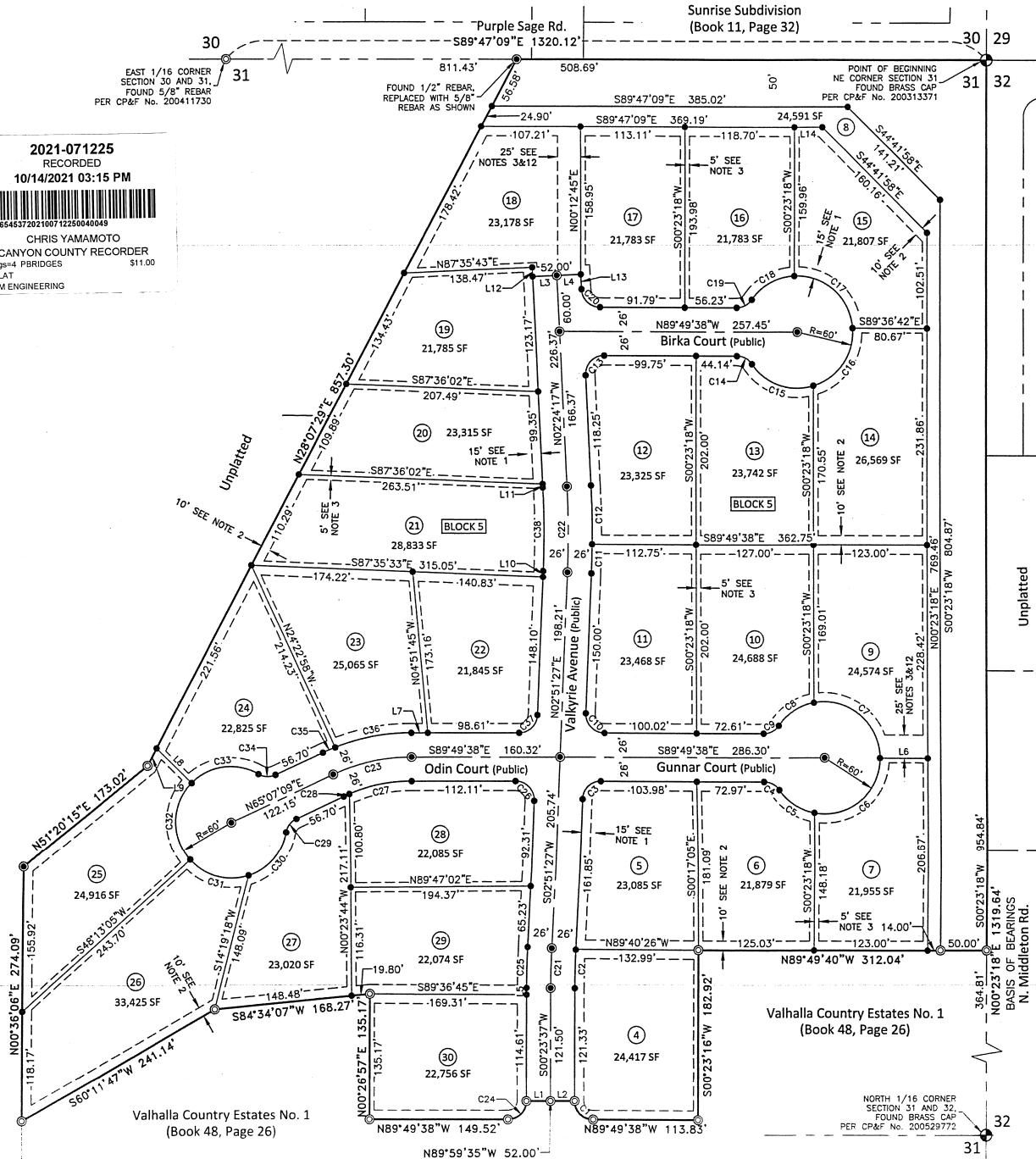
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JOB NO. 19-206

SHEET 1 OF 4

2021-071225
RECORDED
10/14/2021 03:15 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#4 PBRIDGES \$11.00
PLAT
KM ENGINEERING



Summersage Estates Subdivision
(Book 41, Page 47)

Unplatted

Valhalla Country Estates No. 1
(Book 48, Page 26)

NORTH 1/16 CORNER
SECTION 31 AND 32,
FOUND BRASS CAP
PER CP&F No. 200529772

Book 53 page 11

PLAT OF VALHALLA COUNTRY ESTATES No. 5

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°59'35"W	26.00
L2	N89°59'35"W	26.00
L3	N87°35'43"E	26.00
L4	N87°35'43"E	26.00
L5	N0°23'37"E	7.07
L6	S89°36'42"E	51.84
L7	S89°49'38"E	17.82
L8	N44°46'33"W	53.20
L9	N28°07'29"E	21.22
L10	N2°51'27"E	6.21
L11	N2°24'17"W	3.85
L12	N2°24'17"W	10.00
L13	S2°24'17"E	16.02
L14	S89°47'09"E	30.17

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	
C1	20.00'	31.50'	90°14'00"	N44°43'24"W	28.34'	
C2	974.00'	41.89'	2°27'51"	S1°37'32"W	41.88'	
C3	20.00'	30.48'	87°18'55"	S46°30'55"W	27.61'	
C4	20.00'	19.16'	54°54'01"	N62°22'37"W	18.44'	
C5	60.00'	46.04'	43°57'48"	N56°54'30"W	44.92'	
C6	60.00'	105.48'	100°43'18"	S50°44'57"W	82.41'	
C7	60.00'	105.48'	100°43'18"	S49°58'21"E	92.41'	
C8	60.00'	46.49'	44°23'39"	N57°28'11"E	45.34'	
C9	20.00'	19.16'	54°54'01"	N62°43'22"E	18.44'	
C10	20.00'	32.35'	92°41'05"	S43°29'05"E	28.94'	
C11	1026.00'	31.25'	1°44'42"	S1°59'06"W	31.24'	
C12	1026.00'	62.98'	3°31'02"	S0°38'46"E	62.97'	
C13	20.00'	32.32'	92°34'39"	S43°53'03"W	28.91'	
C14	20.00'	19.16'	54°54'01"	N62°22'37"W	18.44'	
C15	60.00'	75.03'	71°39'11"	N70°45'12"W	70.24'	
C16	60.00'	80.87'	77°13'21"	S34°48'32"W	74.88'	
C17	60.00'	92.94'	88°45'06"	S48°10'41"E	83.92'	
C18	60.00'	54.64'	52°10'25"	N61°21'33"E	52.77'	
C19	20.00'	19.16'	54°54'01"	N62°43'22"E	18.44'	
C20	20.00'	30.52'	87°25'21"	S46°06'57"E	27.64'	

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD	
C21	1000.00'	43.01'	2°27'51"	S1°37'32"W	43.00'	
C22	1000.00'	91.84'	5°15'44"	N0°13'35"E	91.81'	
C23	200.00'	87.45'	25°03'14"	S77°38'45"W	86.76'	
C24	20.00'	31.34'	89°46'36"	S45°16'17"W	28.23'	
C25	1026.00'	44.12'	2°27'51"	N1°37'32"E	44.12'	
C26	20.00'	32.35'	92°41'05"	N43°29'05"W	28.94'	
C27	174.00'	69.43'	2°51'42"	S78°44'32"W	68.97'	
C28	174.00'	6.66'	2°11'32"	S66°12'55"W	6.66'	
C29	20.00'	19.16'	54°54'01"	S37°40'08"W	18.44'	
C30	60.00'	65.09'	62°09'15"	S41°17'45"W	61.94'	
C31	60.00'	68.95'	65°50'43"	N74°42'17"W	65.22'	
C32	60.00'	91.11'	87°00'23"	N1°43'16"E	82.61'	
C33	60.00'	78.33'	74°47'43"	N82°37'19"E	72.88'	
C34	20.00'	19.16'	54°54'01"	S87°25'51"E	18.44'	
C35	226.00'	14.44'	3°39'35"	N66°56'56"E	14.43'	
C36	226.00'	84.39'	21°23'39"	N79°28'33"E	83.90'	
C37	20.00'	30.48'	87°18'55"	N46°30'55"E	27.61'	
C38	974.00'	89.45'	5°15'44"	N0°13'35"E	89.42'	

NOTES

1. ALL FRONT LOT LINES COMMON TO STREET RIGHTS-OF-WAY SHALL CONTAIN A 15.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND STREET LIGHTS.
2. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES SHALL CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE.
3. UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES SHALL CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, PRESSURIZED IRRIGATION AND LOT DRAINAGE.
4. LOT 8, BLOCK 5 IS A COMMON LOT, SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE, IRRIGATION, LANDSCAPE, PEDESTRIAN PATHWAY AND LANDSCAPE BUFFER. LOT 8, BLOCK 5 SHALL BE OWNED AND MAINTAINED BY THE VALHALLA COUNTRY ESTATES HOMEOWNER'S ASSOCIATION, OR ASSIGNS.
5. ALL STREETS SHOWN HEREON ARE TO BE DEDICATED TO THE USE OF THE PUBLIC.
6. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 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, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL 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."
7. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH APPLICABLE ZONING REGULATION IN EFFECT AT THE TIME OF RESUBDIVISION.
8. ANY FENCES, LANDSCAPING OR ANY OTHER STRUCTURES INSTALLED IN AN EASEMENT AREA MAY BE REMOVED BY THE CITY OF MIDDLETON AND UTILITY COMPANIES AND REPLACED AT THE LANDOWNER'S EXPENSE.
9. SWALES FUNCTION AS THE PRIMARY COMPONENT OF THE STORMWATER MANAGEMENT SYSTEM FOR THE ROADS IN THE SUBDIVISION. THE SWALES ARE LOCATED IN THE CITY OF MIDDLETON ROAD RIGHT-OF-WAY AND ARE OWNED BY THE CITY OF MIDDLETON. SWALES ARE NOT TO BE FILLED, MODIFIED OR ALTERED IN ANY WAY, INCLUDING LANDSCAPING OR DRIVEWAY ACCESS, WITHOUT A SPECIFIC PERMIT FROM THE CITY.
10. IRRIGATION WATER HAS BEEN PROVIDED FROM BLACK CANYON IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM BLACK CANYON IRRIGATION DISTRICT.
11. BUILDING SETBACKS SHALL BE IN COMPLIANCE WITH THE CITY OF MIDDLETON STANDARDS AT THE TIME OF BUILDING PERMIT ISSUANCE.
12. AS SHOWN HEREON AND IN ADDITION TO EASEMENTS PER NOTE 3 ABOVE, 25.00 FEET OF LOT 9 AND LOT 18, BLOCK 5 IS SUBJECT TO A CITY OF MIDDLETON BLANKET UTILITY AND ACCESS EASEMENT.



Book 53 page 11

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PLAT OF
VALHALLA COUNTRY ESTATES No. 5

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF MIDDLETON, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 31, WHICH BEARS N00°23'18"E A DISTANCE OF 1,319.64 FEET FROM A FOUND BRASS CAP MARKING THE NORTH 1/16 CORNER COMMON TO SECTION 31 AND 32, THENCE FOLLOWING THE EASTERLY SECTION LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, S00°23'18"W A DISTANCE OF 954.84 FEET TO A FOUND 5/8-INCH REBAR ON THE BOUNDARY LINE OF VALHALLA COUNTRY ESTATES No. 1 (BOOK 48 OF PLATS AT PAGE 26, RECORDS OF CANYON COUNTY, IDAHO).

THENCE LEAVING SAID EASTERLY SECTION LINE AND FOLLOWING SAID SUBDIVISION BOUNDARY LINE THE FOLLOWING TEN (10) COURSES:

1. N89°49'40"W A DISTANCE OF 312.04 FEET TO A FOUND 5/8-INCH REBAR;
2. S00°23'16"W A DISTANCE OF 182.92 FEET TO A FOUND 5/8-INCH REBAR;
3. N89°49'38"W A DISTANCE OF 113.83 FEET TO A FOUND 5/8-INCH REBAR;
4. 31.50 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA OF 90°14'00", A CHORD BEARING OF N44°43'24"W AND A CHORD DISTANCE OF 28.34 FEET TO A FOUND 5/8-INCH REBAR;
5. N89°59'35"W A DISTANCE OF 52.00 FEET TO A FOUND 5/8-INCH REBAR;
6. 31.34 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA OF 89°46'36", A CHORD BEARING OF S45°16'17"W AND A CHORD DISTANCE OF 28.23 FEET TO A FOUND 5/8-INCH REBAR;
7. N89°49'38"W A DISTANCE OF 149.52 FEET TO A FOUND 5/8-INCH REBAR;
8. N00°26'57"E A DISTANCE OF 135.17 FEET TO A FOUND 5/8-INCH REBAR;
9. S84°34'07"W A DISTANCE OF 168.27 FEET TO A FOUND 5/8-INCH REBAR;
10. S60°11'47"W A DISTANCE OF 241.14 FEET TO A FOUND 5/8-INCH REBAR;

THENCE LEAVING SAID SUBDIVISION BOUNDARY LINE, N00°36'06"E A DISTANCE OF 274.09 FEET TO A SET 5/8-INCH REBAR;

THENCE N51°20'15"E A DISTANCE OF 173.02 FEET TO A FOUND 5/8-INCH REBAR;

THENCE N28°07'29"E A DISTANCE OF 857.30 FEET TO A SET 5/8-INCH REBAR ON THE

NORTHERLY SECTION LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE FOLLOWING THE SAID NORTHERLY SECTION LINE, S89°47'09"E A DISTANCE OF 508.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 19.150 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. THE OWNER CERTIFIES THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF MIDDLETON AND THAT THE CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.


JOSEPH W. ROBERTS, MEMBER,
KCRJ, LLC

ACKNOWLEDGMENT

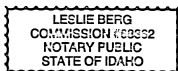
STATE OF IDAHO } SS

COUNTY OF }

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON 10-12-2021, 2021, BY JOSEPH W. ROBERTS, AS A MEMBER OF KCRJ, LLC.


SIGNATURE OF NOTARY-PUBLIC

MY COMMISSION EXPIRES 8-25-2022



CERTIFICATE OF SURVEYOR

I, KELLY KEHRER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS VALHALLA COUNTRY ESTATES No. 5, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.



DEVELOPER
KCRJ, LLC
MIDDLETON, IDAHO

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Book 53 page 11

PLAT OF
VALHALLA COUNTRY ESTATES No. 5

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON 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 SURVEYS.

Devin Hoff PLS 9366
CANYON COUNTY SURVEYOR

10/12/21
DATE

CERTIFICATE OF APPROVAL - SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (OLPE) REPRESENTING THE CITY OF MIDDLETON AND THE OLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Stephen Fisher
OFFICER
SOUTHWEST DISTRICT HEALTH DEPARTMENT

9/14/2021
DATE

APPROVAL OF CITY OF MIDDLETON ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MIDDLETON, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

Civil Dynamics, PC
CITY OF MIDDLETON ENGINEER
By: *J. H. H.* PE 17881

10/8/2021
DATE

APPROVAL OF CITY OF MIDDLETON

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE CITY OF MIDDLETON, IDAHO ON THE 6TH

DAY OF October, 2021

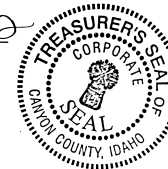
Henry J. H.
MAYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Tina H. H.
CANYON COUNTY TREASURER

10/14/2021
DATE



9/14/21

DEVELOPER
KCRJ, LLC
MIDDLETON, IDAHO

Book 53 page 11

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