

SURVEYORS NARRATIVE:

This Plat was requested by Oak Ridge Homes, LLC, to create a Subdivision. The Boundary Lines of this Parcel of Land for said Subdivision Plat were established from Record information and found Monumentation as shown and described on Record of Survey Inst. No. 200422921.

2021-015444

RECORDED
03/03/2021 09:38 AM



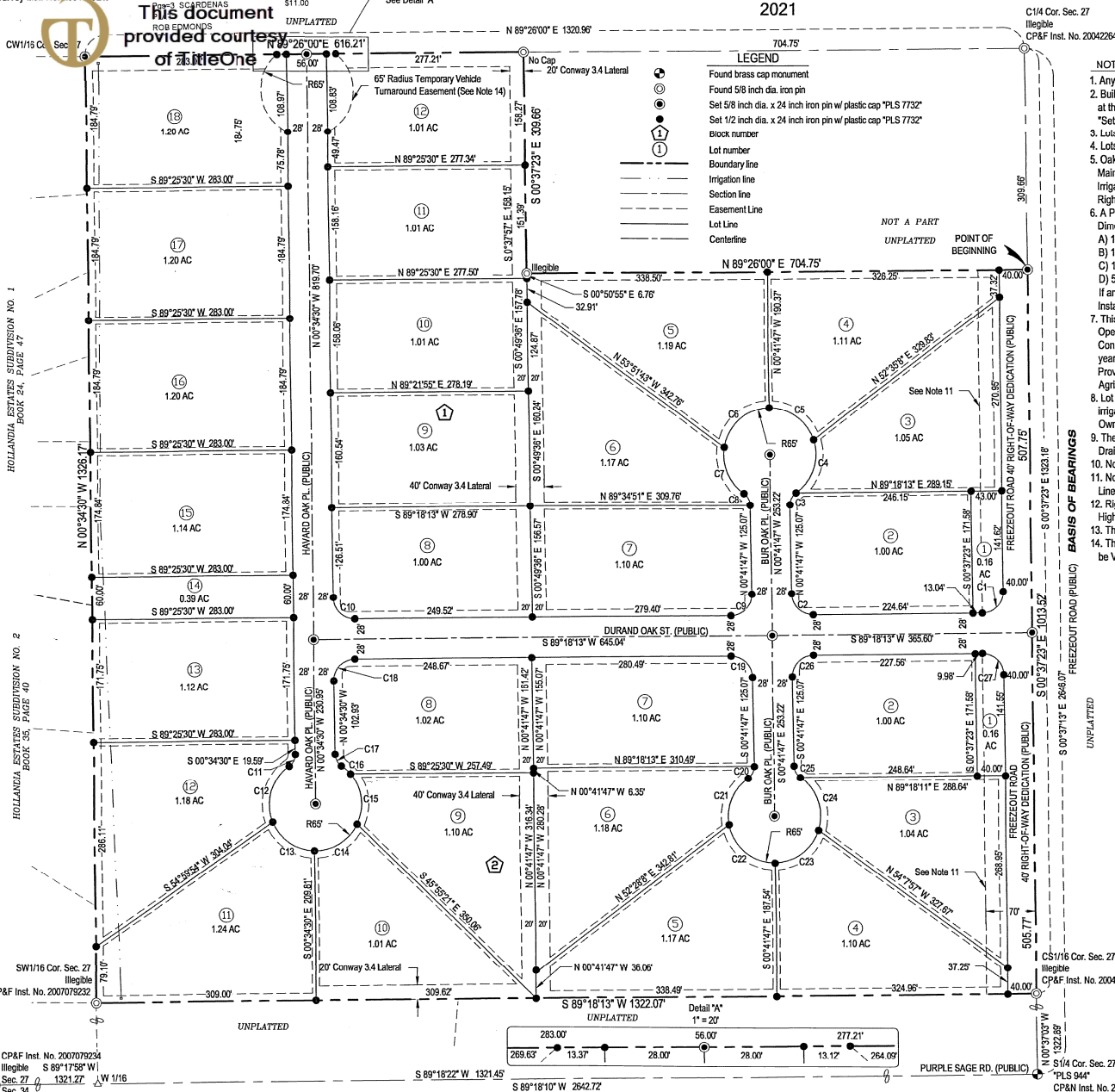
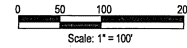
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
\$11.00

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OAKRIDGE ESTATES SUBDIVISION

A PORTION OF THE NE 1/4 SW 1/4, SECTION 27, T.5N., R.3W., B.M., CANYON COUNTY, IDAHO

2021



LEGEND

- Found brass cap monument
- Found 5/8 inch dia. iron pin
- Set 5/8 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Set 1/2 inch dia. x 24 inch iron pin w/ plastic cap "PLS 7732"
- Block number
- Lot number
- Boundary line
- Irrigation line
- Section line
- Easement Line
- Lot Line
- Centerline

NOTES:

- Any Resubdivision of this Plat shall Comply with the Applicable Zoning Regulations in Effect at that time.
- Building Setbacks and Dimensional Standards in this Subdivision shall conform to the Applicable Zoning Regulations at the time of Resubdivision, or as Allowed by the Current Zoning and Regulations set forth by Canyon County. "Setbacks not shown for Clarity".
- Lots in this Subdivision will be Served by Individual Septic Systems.
- Lots in this Subdivision will be Served by Individual Wells per IDWR Specifications/Requirements.
- Oakridge Estates Home Owners Association will Provide an Irrigation System to each Lot and will be Owned and Maintained by the Oakridge Estates Home Owners Association. Irrigation Water is being Provided from Black Canyon Irrigation District in Compliance with Section 31-3805(B). Lots within this Subdivision will be Entitled to Irrigation Water Rights and will be Obligated for Assessments from Black Canyon Irrigation District.
- A Permanent Easement for Public Utilities, Drainage and Irrigation is hereby Designated as follows, Unless otherwise Dimensioned:
 - A) 10' along Subdivision Boundary.
 - B) 10' along the Frontage of each Lot, Public Right-of-Way or Private road.
 - C) 10' along the Rear Lot Lines, unless otherwise noted.
 - D) 5' along each side of the Interior Lot Lines.
 If any Lot Lines are Adjusted, the Easement Shall also be Adjusted Accordingly, Providing that Facilities have not been Installed within the Easement.
- This Development Recognizes Section 22-4503, 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 one (1) 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 an improper or negligent Operation of an Agricultural Operation, Agricultural facility or expansion thereof."
- No Permanent Structures shall be Located any closer than Seventy Feet (70') to any Section Line or Quarter Section Line which is Preserved for a Future Road (Ord. 10-006, 8-16-2010).
- Right of Way Dedication Area as shown hereon will be Dedicated to and Owned and Maintained by the Canyon Highway District No.4.
- The Conway 3.4 Lateral has a 40' wide Irrigation Easement.
- The 65' Radius Temporary Vehicle Turnaround Easement at the Northerly End of Havard Oak Pl. as shown hereon to be Vacated once Havard Oak Pl. is Extended to the North.

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	47.08	30.00	89°55'14"	N 44°20'14"E	42.40
C2	47.12	30.00	89°59'58"	S 45°41'46"E	42.43
C3	19.41	20.00	59°37'5"	S 27°54'5"W	18.66
C4	83.54	65.00	73°38'2"	N 18°51'1"E	77.90
C5	81.66	65.00	71°59'2"	N 54°42'16"W	76.40
C6	91.69	65.00	80°17'15"	S 48°59'38"W	83.81
C7	74.12	65.00	65°19'50"	S 23°38'58"E	70.16
C8	19.41	20.00	59°37'5"	N 28°30'20"W	18.66
C9	47.12	30.00	90°0'0"	N 44°18'13"E	42.43
C10	47.19	30.00	90°7'18"	S 43°38'9"E	42.47
C11	19.41	20.00	59°37'5"	N 27°14'2"E	18.66
C12	18.21	65.00	77°42'11"	S 18°59'4"W	81.60
C13	74.99	65.00	66°5'4"	S 55°45'48"E	70.90
C14	75.00	65.00	66°5'38"	N 58°7'51"E	70.91
C15	75.00	65.00	66°5'38"	N 7°58'47"W	70.91
C16	17.20	65.00	15°9'30"	N 48°36'51"W	17.15
C17	19.41	20.00	59°37'5"	S 28°23'3"E	18.66
C18	47.16	30.00	89°52'0"	S 44°21'51"W	42.38
C19	47.12	30.00	90°0'0"	N 45°41'47"W	42.43
C20	19.41	20.00	59°37'5"	N 27°54'5"W	18.66
C21	74.12	65.00	65°19'50"	S 22°15'23"W	70.16
C22	91.06	65.00	80°17'15"	S 50°39'10"E	83.81
C23	91.67	65.00	71°59'13"	N 53°16'36"E	76.40
C24	83.53	65.00	73°37'2"	N 18°52'5"W	77.90
C25	19.41	20.00	59°37'5"	S 28°30'20"E	18.66
C26	47.12	30.00	89°59'43"	S 44°18'4"W	42.42
C27	47.14	30.00	90°2'0"	N 45°38'22"W	42.44

COMPASS LAND SURVEYING, PLLC
 623 11th Avenue South Nampa, ID 83651
 Office: (208) 442-0115 Fax: (208) 327-2106
 JN 10718 SHEET 1 OF 3 08/26/2020

REVISIONS	No.	BY	DATE	DESCRIPTION

EL PASO RD (PUBLIC)
 CP&F Inst. No. 2007079234
 Illegal S 89°17'58" W
 Sec. 28
 Sec. 27
 Sec. 33

CS1/16 Cor. Sec. 27
 Illegal
 CP&F Inst. No. 200422646
 S 00°37'23" E 1013.52'
 S 00°37'23" E 2646.07'
 S 00°37'18" E 2646.07'
 CS1/14 Cor. Sec. 27
 Illegal
 PLS 941
 CP&F Inst. No. 200261618