

PLAT SHOWING
KLAMATH FALLS SUBDIVISION NO. 1
 LOCATED IN THE N 1/2 OF THE SW 1/4
 OF SECTION 12, T.3N., R.3W. B.M.
 CITY OF CALDWELL, CANYON COUNTY, IDAHO
 2021

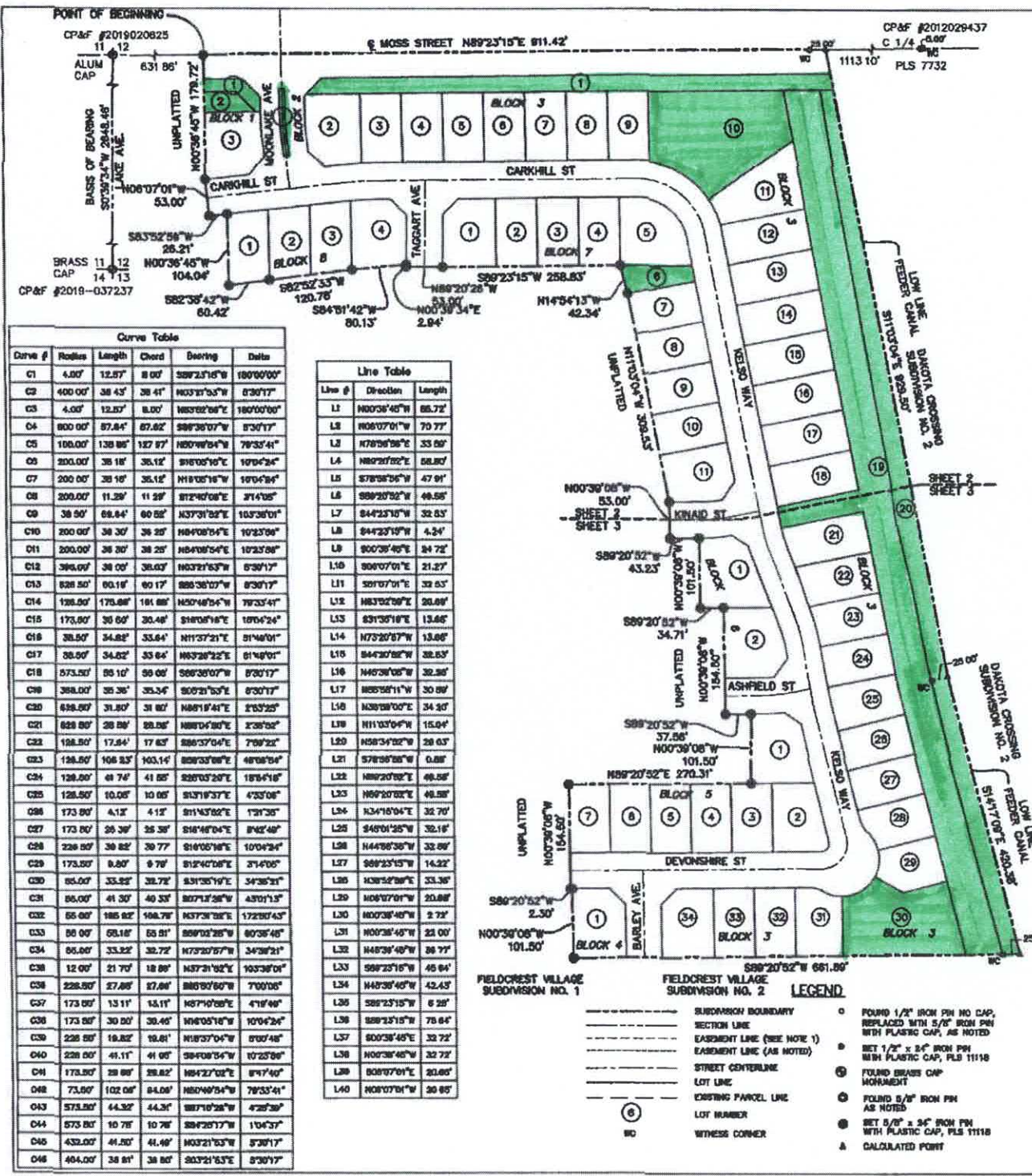
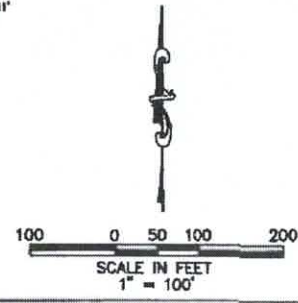
- NOTES:
1. A ten (10) foot wide Permanent Public Utilities, Property Drainage, and Irrigation Easement is hereby designated along all lot lines common to a Public Right-of-Way and along all rear lot lines.
 2. Any Re-Subdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
 3. This development recognizes Idaho Code Section 22-4503, 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 the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
 4. Maintenance of any Irrigation or Drainage pipe or Ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an Irrigation/Drainage District. Irrigation water has been provided by Caldwell Municipal Irrigation District in compliance with Idaho Code Section 31-3805(1.B.). Lots within the subdivision will be entitled to Irrigation Water Rights, and will be Obligated for Assessments from Caldwell Municipal Irrigation District.
 5. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Caldwell.
 6. All lot, parcel and tract sizes shall meet dimensional standards established in the applicable zoning ordinance or as specifically approved.
 7. The availability of building permits for this development may be limited pursuant to Caldwell City Code Section 11-02-06(1)(i) which limits the number of building permits that may be issued prior to final completion of the development. Applicant shall disclose to lot purchasers whether the issuance of building permits is in fact restricted by Caldwell City Code Section 11-02-06(1)(i) and lot purchasers are encouraged to contact Caldwell City Building Department prior to closing.
 8. Lots 1 and 2, Block 1, Lot 1, Block 2, Lots 1, 10, 19, 20, and 30, Block 3, and Lot 8, Block 7 are common lots which shall be owned and maintained by the Klamath Falls Homeowner's Association. All common lots are subject to a blanket public utility easement and irrigation easement.
 9. Direct lot or parcel access to Moss Street is prohibited unless specifically approved by the City of Caldwell.
 10. All of lots 1, 10 and 30, Block 3 are designated as common lots for the purpose of storm water retention facilities to be owned and maintained by the Homeowner's Association.
 11. Existing sewer easement - see InL. Nos. 200579905 & 200610288.

SURVEYORS NARRATIVE:
 The boundary for this subdivision was developed from surveyed ties to controlling section corner monumentation, the platted subdivision boundaries of Dakota Crossing Subdivision No. 2, Windsor Creek Subdivision No. 4, and Fieldcrest Village Subdivision No. 2, information from Record of Survey Instrument numbers 86029748, 9226735, 200443318, and 200572975, and current deeds of record. The surveyed monumentation and controlling boundaries fit the records well and were accepted to establish the boundary for this subdivision shown herein.



BOOK **52** PAGE **24** SHEET 1 OF 5

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 1118 E. STATE ST. STE. 200, CALDWELL, ID 83405
 TEL: 208-858-0015
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Curve #	Radius	Length	Chord	Bearing	Data
C1	4.00'	12.57'	8.00'	S89°21'16"W	180°00'00"
C2	400.00'	38.43'	38.41'	N03°31'53"W	8°30'17"
C3	4.00'	12.57'	8.00'	N88°28'22"E	180°00'00"
C4	800.00'	57.84'	57.82'	S89°38'07"W	8°30'17"
C5	100.00'	138.88'	127.87'	N00°08'04"W	79°33'41"
C6	200.00'	38.18'	38.12'	S19°05'10"E	10°04'24"
C7	200.00'	38.18'	38.12'	N19°05'10"W	10°04'24"
C8	200.00'	11.29'	11.29'	S12°40'08"E	3°14'05"
C9	38.90'	68.64'	60.82'	N37°31'52"E	103°38'01"
C10	200.00'	38.30'	38.28'	N64°08'04"E	10°23'09"
C11	200.00'	38.30'	38.28'	N64°08'04"E	10°23'09"
C12	394.00'	38.00'	38.03'	N03°21'53"W	8°30'17"
C13	628.50'	60.18'	60.17'	S89°38'07"W	8°30'17"
C14	128.50'	178.88'	161.88'	N00°48'04"W	79°33'41"
C15	173.50'	38.60'	38.48'	S18°01'18"E	10°04'24"
C16	38.50'	34.82'	33.64'	N11°37'21"E	5°14'05"
C17	38.50'	34.82'	33.64'	N63°28'22"E	6°14'05"
C18	573.50'	65.10'	65.08'	S89°38'07"W	8°30'17"
C19	388.00'	38.38'	38.34'	S00°21'53"E	8°30'17"
C20	638.80'	31.80'	31.80'	N85°18'41"E	2°53'25"
C21	628.80'	38.88'	38.88'	N88°04'30"E	2°53'25"
C22	128.50'	178.84'	17.82'	S89°37'04"E	7°09'32"
C23	128.50'	106.83'	103.14'	S89°33'09"E	48°08'04"
C24	128.50'	41.74'	41.85'	S28°03'20"E	18°54'18"
C25	128.50'	10.08'	10.08'	S13°18'37"E	4°53'08"
C26	173.50'	4.12'	4.12'	S11°43'02"E	1°21'25"
C27	173.50'	38.38'	38.38'	S18°48'04"E	8°02'48"
C28	228.80'	38.82'	38.77'	S18°05'18"E	10°04'24"
C29	173.50'	8.80'	8.78'	S12°40'08"E	3°14'05"
C30	85.00'	33.82'	32.72'	S31°35'19"E	34°38'21"
C31	85.00'	41.30'	40.33'	S07°13'38"W	43°01'13"
C32	85.00'	185.82'	168.78'	N37°31'52"E	172°03'43"
C33	85.00'	68.18'	65.81'	S89°02'28"W	80°38'48"
C34	85.00'	33.22'	32.72'	N73°20'57"W	34°38'21"
C35	12.00'	21.70'	18.89'	N37°21'02"E	103°38'01"
C36	228.80'	57.88'	57.88'	N89°07'50"W	7°00'08"
C37	173.50'	13.11'	13.11'	N57°10'28"E	4°18'48"
C38	173.50'	30.80'	30.48'	N18°05'18"W	10°04'24"
C39	228.80'	18.82'	18.81'	N19°07'04"W	8°02'48"
C40	228.80'	41.11'	41.05'	S84°08'54"W	10°23'09"
C41	173.50'	28.88'	28.82'	N64°27'02"E	8°17'40"
C42	73.50'	102.08'	84.08'	N68°08'54"W	79°33'41"
C43	573.50'	44.32'	44.31'	S87°18'28"W	4°28'38"
C44	573.50'	10.78'	10.78'	S89°28'17"W	1°04'37"
C45	432.00'	41.80'	41.68'	N03°21'53"W	8°30'17"
C46	484.00'	38.81'	38.80'	S03°21'53"E	8°30'17"

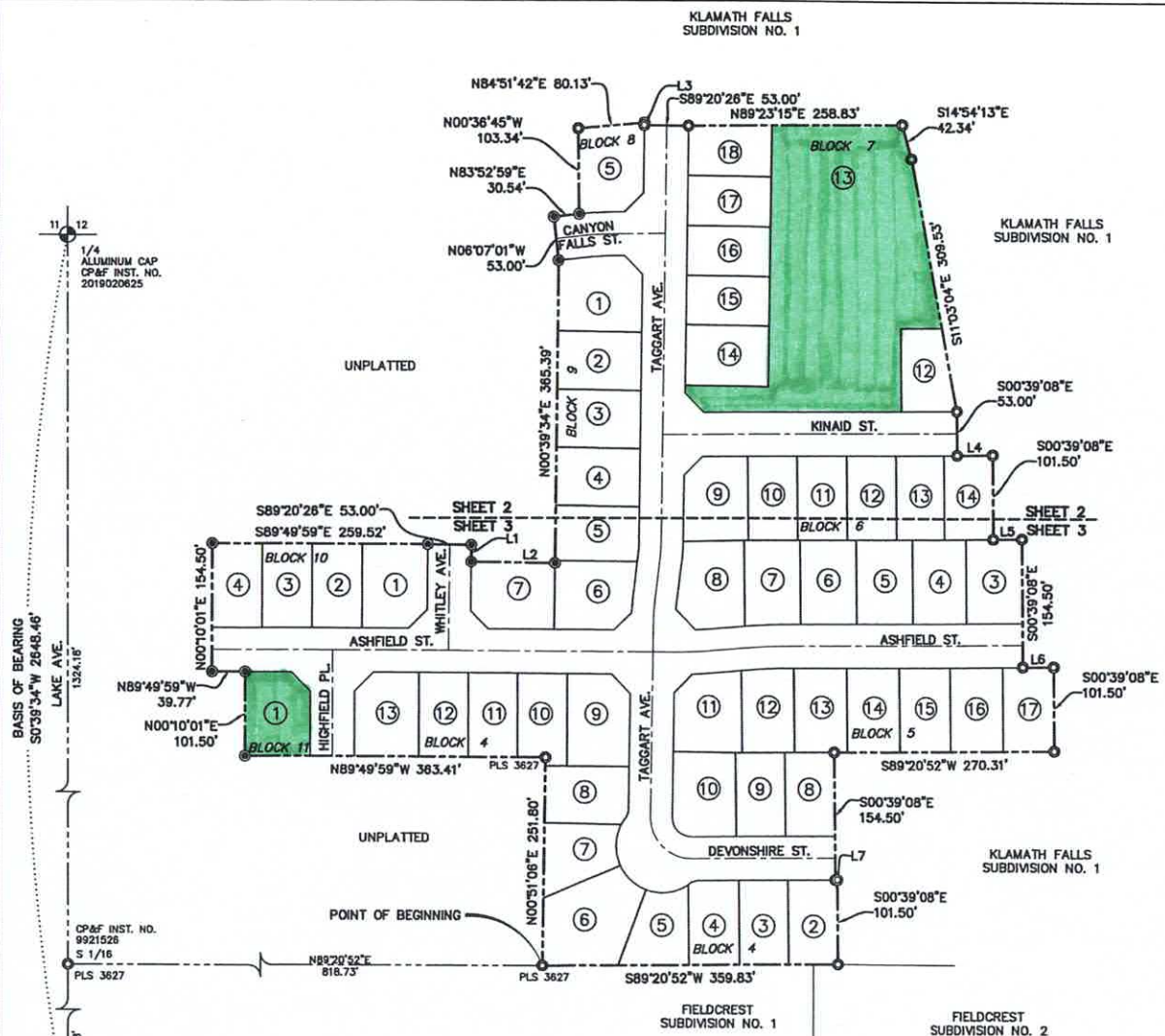
Line #	Direction	Length
L1	N00°36'48"W	85.72'
L2	N08°07'01"W	70.77'
L3	N78°58'58"E	33.89'
L4	N82°21'02"E	68.80'
L5	S78°58'58"W	47.91'
L6	S89°20'52"W	48.58'
L7	S44°23'15"W	32.83'
L8	S44°23'15"W	4.24'
L9	S00°38'48"W	24.72'
L10	S08°07'01"E	21.27'
L11	S07°07'01"E	33.83'
L12	N83°02'59"E	20.89'
L13	S31°35'19"E	13.66'
L14	N73°20'57"W	13.68'
L15	S44°20'58"W	38.83'
L16	N49°38'08"W	32.28'
L17	N85°58'11"W	30.89'
L18	N08°08'00"E	34.30'
L19	N11°03'04"W	15.04'
L20	N58°34'02"W	28.03'
L21	S78°58'58"W	0.88'
L22	N89°20'52"E	48.58'
L23	N89°20'52"E	48.58'
L24	S34°18'04"E	32.70'
L25	S48°01'35"W	32.18'
L26	N44°08'36"W	32.88'
L27	S89°23'15"W	14.22'
L28	N38°52'38"E	33.36'
L29	N08°07'01"W	20.88'
L30	N00°38'48"W	2.73'
L31	N00°38'48"W	23.00'
L32	N48°38'48"W	38.77'
L33	S89°23'15"W	48.84'
L34	N48°38'48"W	42.43'
L35	S89°23'15"W	8.29'
L36	S89°23'15"W	78.84'
L37	S00°38'48"E	32.72'
L38	N00°38'48"W	32.72'
L39	S08°07'01"E	20.88'
L40	N08°07'01"W	38.88'

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE (SEE NOTE 1)
- EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- LOT LINE
- EXISTING PARCEL LINE
- LOT NUMBER
- WITNESS CORNER

- FOUND 1/2" IRON PIN NO CAP, REPLACED WITH 5/8" IRON PIN WITH PLASTIC CAP, AS NOTED
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND 5/8" IRON PIN AS NOTED
- ⊙ SET 5/8" x 36" IRON PIN WITH PLASTIC CAP, PLS 11118
- ▲ CALCULATED POINT

PLAT SHOWING
KLAMATH FALLS SUBDIVISION NO. 2
 LOCATED IN THE NW 1/4, OF THE SW 1/4
 OF SECTION 12, T.3N., R.3W., B.M.,
 CITY OF CALDWELL, TAYSON COUNTY, IDAHO
 2022



- NOTES:
1. A ten (10) foot wide Permanent Public Utilities, Property Drainage, and Irrigation Easement is hereby designated along all lot lines common to a Public Right-of-Way and along all rear lot lines. A ten (10) foot wide Irrigation Easement is hereby designated where a gravity irrigation main is constructed along a lot line.
 2. Any Re-Subdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision.
 3. This development recognizes Idaho Code Section 22-4503, 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 the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
 4. Maintenance of any Irrigation or Drainage pipe or Ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an Irrigation/Drainage District. Irrigation water has been provided by Caldwell Municipal Irrigation District in compliance with Idaho Code Section 31-3805(1.B.). Lots within the subdivision will be entitled to Irrigation Water Rights, and will be Obligated for Assessments from Caldwell Municipal Irrigation District.
 5. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Caldwell.
 6. All lot, parcel and tract sizes shall meet dimensional standards established in the applicable zoning ordinance or as specifically approved.
 7. The availability of building permits for this development may be limited pursuant to Caldwell City Code Section 11-02-06(1)(i) which limits the number of building permits that may be issued prior to final completion of the development. Applicant shall disclose to lot purchasers whether the issuance of building permits is in fact restricted by Caldwell City Code Section 11-02-06(1)(i) and lot purchasers are encouraged to contact Caldwell City Building Department prior to closing.
 8. Lot 13, Block 7 and Lot 1, Block 11 are common lots which shall be owned and maintained by the Klamath Fall's Homeowner's Association. All common lots are subject to a blanket public utility and irrigation easement.
 9. A portion of Lot 13, Block 7 and all of Lot 1, Block 11 are designated as common lots for the purpose of storm water retention facilities to be owned and maintained by the Klamath Falls Homeowner's Association.

SURVEYORS NARRATIVE:

The boundary for this subdivision was developed from surveyed ties to controlling section corner monumentation, the platted subdivision boundaries of Klamath Falls Subdivision No. 1, Fieldcrest Village Subdivision No. 1, and Fieldcrest Village Subdivision No. 2, information from Record of Survey instrument numbers 98029749, 9926735, 200443319, and 200572975, and current deeds of record. The surveyed monumentation and controlling boundaries fit the records well and were accepted to establish the boundary for this subdivision shown hereon.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- - - EASEMENT LINE (SEE NOTE 1)
- - - EXISTING EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- LOT LINE
- - - MATCHLINE
- ⑥ LOT NUMBER
- FOUND 1/2" IRON PIN NO CAP, REPLACED WITH 5/8" IRON PIN WITH PLASTIC CAP PLS 11118
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- ⊕ FOUND BRASS OR ALUMINUM CAP MONUMENT AS NOTED
- FOUND 5/8" IRON PIN, PLS 11118 UNLESS OTHERWISE NOTED
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118

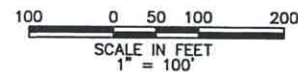
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 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
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 PLAT
 KENT BROWN PLANNING SERVICES



CLINTON W. HANSEN, PLS
 LAND SOLUTIONS, LAND SURVEYING
 & CONSULTING, PC
 231 E. 5TH ST., SUITE A
 MERIDIAN, ID 83842

NOTE:
 - REFER TO SHEET 2 OF 5 FOR
 LINE AND CURVE TABLES
SHEET 1 OF 5

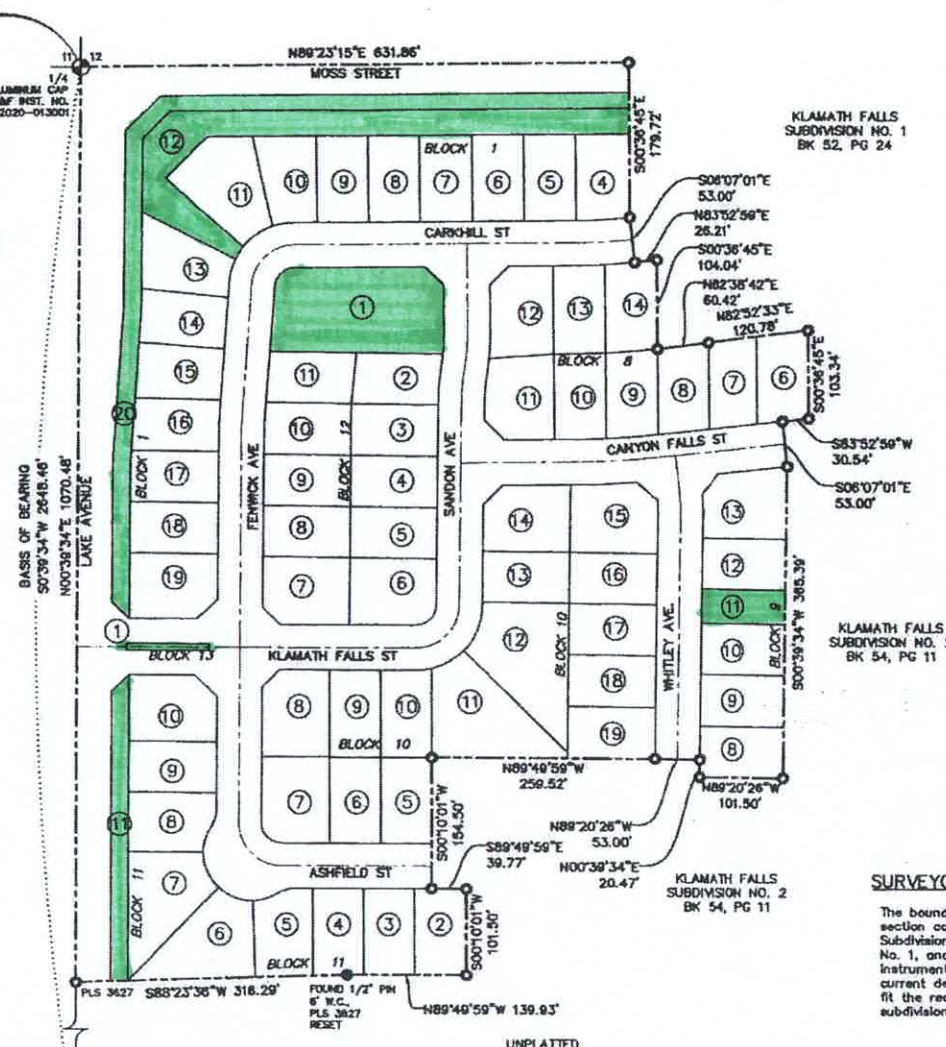


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PLAT SHOWING KLAMATH FALLS SUBDIVISION SUBDIVISION NO. 3

LOCATED IN THE NW 1/4, OF THE SW 1/4
OF SECTION 12, T.3N., R.3W., B.M.,
CITY OF CALDWELL, CANYON COUNTY, IDAHO
2023

2023-036776
RECORDED
11/15/2023 01:05 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
PLAT
KENT BROWN PLANNING SERVICES



NOTES:

1. A ten (10) foot wide Permanent Public Utilities, Property Drainage, and Irrigation Easement is hereby designated along all lot lines common to a Public Right-of-Way and along all rear lot lines. A ten (10) foot wide Irrigation Easement is hereby designated where a gravity irrigation main is constructed along a lot line.
2. Any Re-Subdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision.
3. This development recognizes Idaho Code Section 22-4503, 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 the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
4. Maintenance of any Irrigation or Drainage pipe or Ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an Irrigation/Drainage District. Irrigation water has been provided by Caldwell Municipal Irrigation District in compliance with Idaho Code Section 31-3805(1.B). Lots within the subdivision will be entitled to Irrigation Water Rights, and will be Obligated for Assessments from Caldwell Municipal Irrigation District.
5. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Caldwell.
6. All lot, parcel and tract sizes shall meet dimensional standards established in the applicable zoning ordinance or as specifically approved.
7. The availability of building permits for this development may be limited pursuant to Caldwell City Code Section 11-02-06(1)(i) which limits the number of building permits that may be issued prior to final completion of the development. Applicant shall disclose to lot purchasers whether the issuance of building permits is in fact restricted by Caldwell City Code Section 11-02-06(1)(i) and lot purchasers are encouraged to contact Caldwell City Building Department prior to closing.
8. All of Lots 12, Block 1, Lot 11, Block 9, and Lot 1, Block 12 are designated as common lots for the purpose of storm water retention facilities to be owned and maintained by the Klamath Falls Homeowner's Association. All common lots are subject to a blanket public utility easement and irrigation easement.
9. Lots 12 and 20, Block 1, Lot 11, Block 9, Lot 11, Block 11, Lot 1, Block 12, and Lot 1, Block 13 are common lots which shall be owned and maintained by the Klamath Falls Homeowner's Association. All common lots are subject to a blanket public utility and irrigation easement.
10. Direct lot or parcel access to Moss Street and Lake Avenue is prohibited unless specifically approved by the City of Caldwell.

SURVEYORS NARRATIVE:

The boundary for this subdivision was developed from surveyed ties to controlling section corner monumentation, the platted subdivision boundaries of Klamath Falls Subdivision No. 1, Klamath Falls Subdivision No. 2, Fieldcrest Village Subdivision No. 1, and Fieldcrest Village Subdivision No. 2, information from Record of Survey Instrument numbers 96029748, 9926735, 200443319, and 200572975, and current deeds of record. The surveyed monumentation and controlling boundaries fit the records well and were accepted to establish the boundary for this subdivision shown hereon.

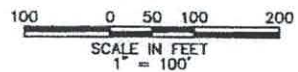


CLINTON W. HANSEN, PLS
LAND SOLUTIONS, LAND SURVEYING
& CONSULTING, PC
231 E. 5TH ST., SUITE A
MERIDIAN, ID 83642

NOTE:
- REFER TO SHEET 3 OF 5 FOR
LINE AND CURVE TABLES
SHEET 1 OF 4

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- - - EASEMENT LINE (SEE NOTE 1)
- - - EXISTING EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- LOT LINE
- EXISTING LOT LINE
- ⑥ LOT NUMBER
- W.C. WITNESS CORNER
- FOUND 1/2" IRON PIN WITH PLASTIC CAP, PLS 11116 UNLESS OTHERWISE NOTED
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 11118
- FOUND BRASS OR ALUMINUM CAP MONUMENT AS NOTED
- FOUND 5/8" IRON PIN, PLS 11118 UNLESS OTHERWISE NOTED
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 11116
- △ CALCULATED POINT



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