

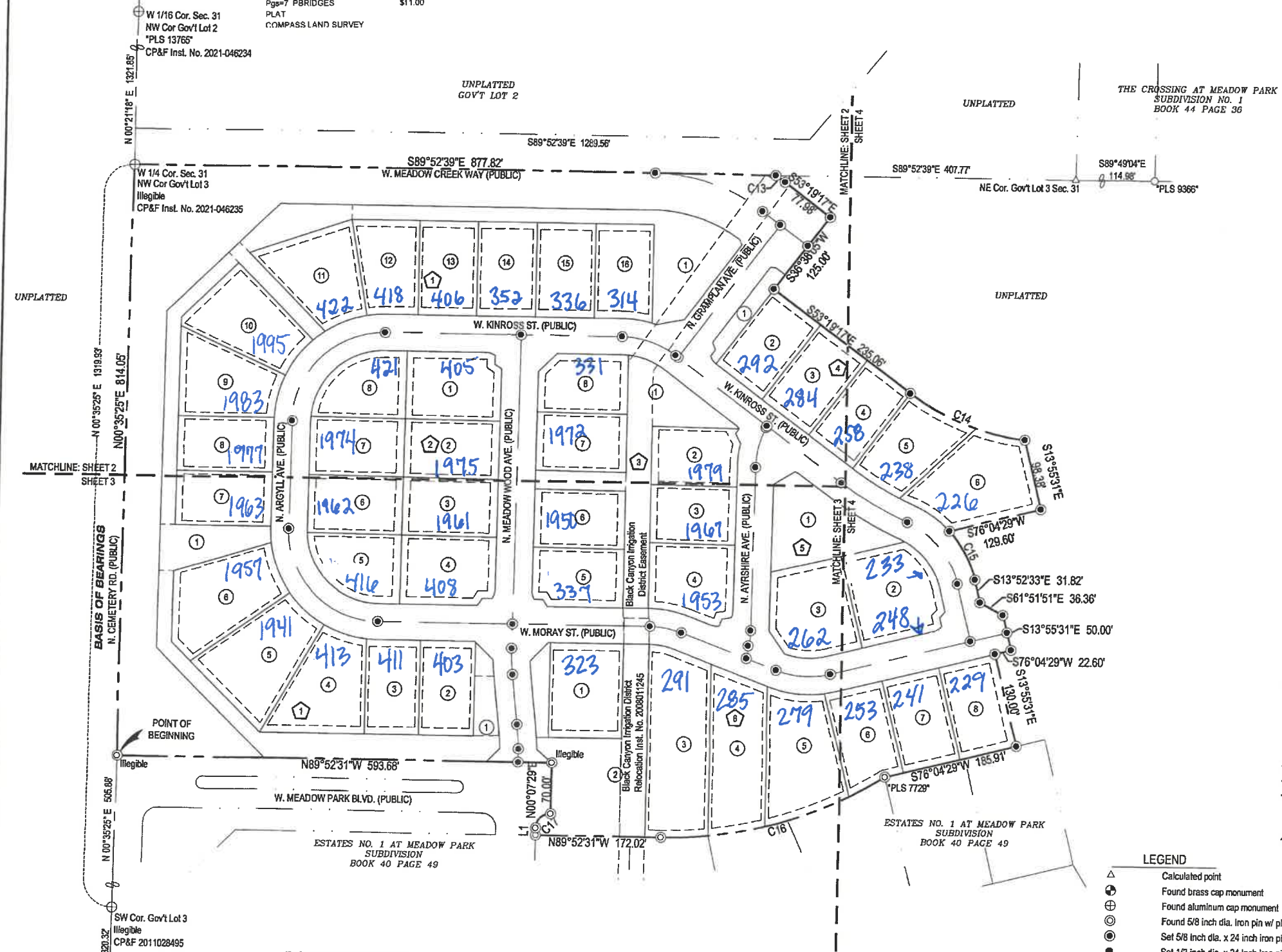
# PLAT OF ESTATES AT WEST HIGHLANDS SUBDIVISION NO. 1

LOCATED IN PORTIONS OF GOVERNMENT LOT 3 OF SECTION 31,  
T. 5 N., R. 2 W., B.M., CITY OF MIDDLETON, CANYON COUNTY, IDAHO  
2022

BK 59 PG 37

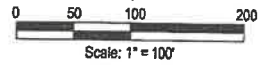
2022-034621  
RECORDED  
07/14/2022 11:41 AM  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
PLAT  
COMPASS LAND SURVEY

W 1/16 Cor. Sec. 31  
NW Cor Gov't Lot 2  
"PLS 13765"  
CP&F Inst. No. 2021-046234



**NOTES:**

- Minimum building setback lines shall be in accordance with the City of Middleton applicable zoning and subdivision regulations at the time of issuance of individual building permits.
- Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of resubdivision.
- Lot 1, Block 1, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5 and Lot 2 Block 6 are common lots and shall be owned and maintained by The Estates at West Highlands Subdivision Homeowner's Association. These lots are subject to a blanket easement for public utilities.
- Lot 1, Block 1, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5 and Lot 2 Block 6 are common lots and are subject to a blanket easement for Estates at West Highlands Homeowner's Association irrigation, as shown hereon.
- All lot, parcel and tract sizes shall meet the dimensional standards established in the applicable zoning ordinance or as specifically approved.
- Irrigation water has been provided from The Estates at West Highlands Subdivision Homeowner's Association in compliance with Idaho Code Section 31-3805(1)(b). Lots within this subdivision will be entitled to irrigation water rights and will be obligated for assessments from Black Canyon Irrigation Company.
- This subdivision will be subject to the covenants, conditions and restrictions that are to be filed for recording at the Canyon County Recorder's Office, and any future amendments.
- Unless otherwise shown, all front lot lines common to the right-of-ways contain a 10.00 foot wide permanent easement for public utilities, City of Middleton street lights. This easement shall not preclude the construction of driveways and sidewalks to each lot.
- Unless otherwise shown, all rear lot lines contain a 10.00 foot wide permanent easement for public utilities, Estates at West Highlands Homeowner's Association pressure irrigation and lot drainage.
- Unless otherwise shown, all interior lot lines contain a 5.00 foot wide permanent easement, each side, for Estates at West Highlands Homeowner's Association pressure irrigation and lot drainage.
- Lots shall not be reduced in size without prior approval from the health authority.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Direct lot access to Cemetery Road and Meadow Creek Way is prohibited unless specifically allowed by the City of Middleton, except for Lot 1, Block 1 as shown.
- 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.
- The Home Owner's Association (HOA), owns and manages the common areas which includes Stormwater facilities such as basins and swales. A plan for operation, maintenance, and repair of Stormwater facilities (O&M plan) has been prepared for all Stormwater facilities maintained by the HOA. The O&M plan shall be recorded with the Declaration of Covenants, Conditions, and Restrictions (CC&Rs). The O&M plans shall be used for maintenance and operation of the Stormwater facility.
- Domestic and fire protection water shall be provided by the City of Middleton.
- Sanitary sewer collection shall be provided by the City of Middleton
- Irrigation ditches through the project shall be piped where they cross roadways, and all irrigation structures and facilities shall be located outside any public right of way or the boundary of any public property.
- Lot 1, Block 1 is encumbered by a 20' wide exclusive City of Middleton Sewer and utility easement for the purpose of construction, maintenance, replacement, or repair of City Facilities, as shown hereon



**REFERENCE DATA**  
 R1) Amended Plat of The Crossing at Meadow Park Subdivision No. 1, Recorded in Book 45, Page 21, Records of Canyon County, Idaho  
 R2) Plat of The Estates No. 1 at Meadow Park, Recorded in Book 40, Page 49, Records of Canyon County, Idaho  
 R3) Plat of Shaney's Acres Subdivision, Recorded in Book 32, Page 20, Records of Canyon County, Idaho

**PLAT NOTES**  
 All Line and Curve data can be found on Sheet 5 of 7

- LEGEND**
- △ Calculated point
  - ⊕ Found brass cap monument
  - ⊕ Found aluminum cap monument
  - ⊕ Found 5/8 inch dia. iron pin w/ plastic cap "PLS 9366" unless otherwise noted
  - ⊕ 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"
  - ⊕ Found 1/2 inch dia. iron pin
  - ⊕ Block number
  - ⊕ Lot number
  - Boundary line
  - Property line
  - Section line
  - Easement Line
  - Centerline
  - Lot Line



**COMPASS LAND SURVEYING, PLLC**  
 623 11th Avenue South Nampa, ID 83651  
 Office: (208) 442-0115  
 JN 3021 02/17/2022  
 SHEET 1 OF 7

SW Cor. Gov't Lot 3  
 Illegible  
 CP&F 2011028495

Sec. 36  
 Sec. 31  
 Sec. 6  
 Sec. 1  
 WILLIS RD. (PUBLIC)  
 "PLS 16642"  
 CP&F Inst. No. 2020-041690