

PLAT OF MANDALAY RANCH SUBDIVISION PHASE I

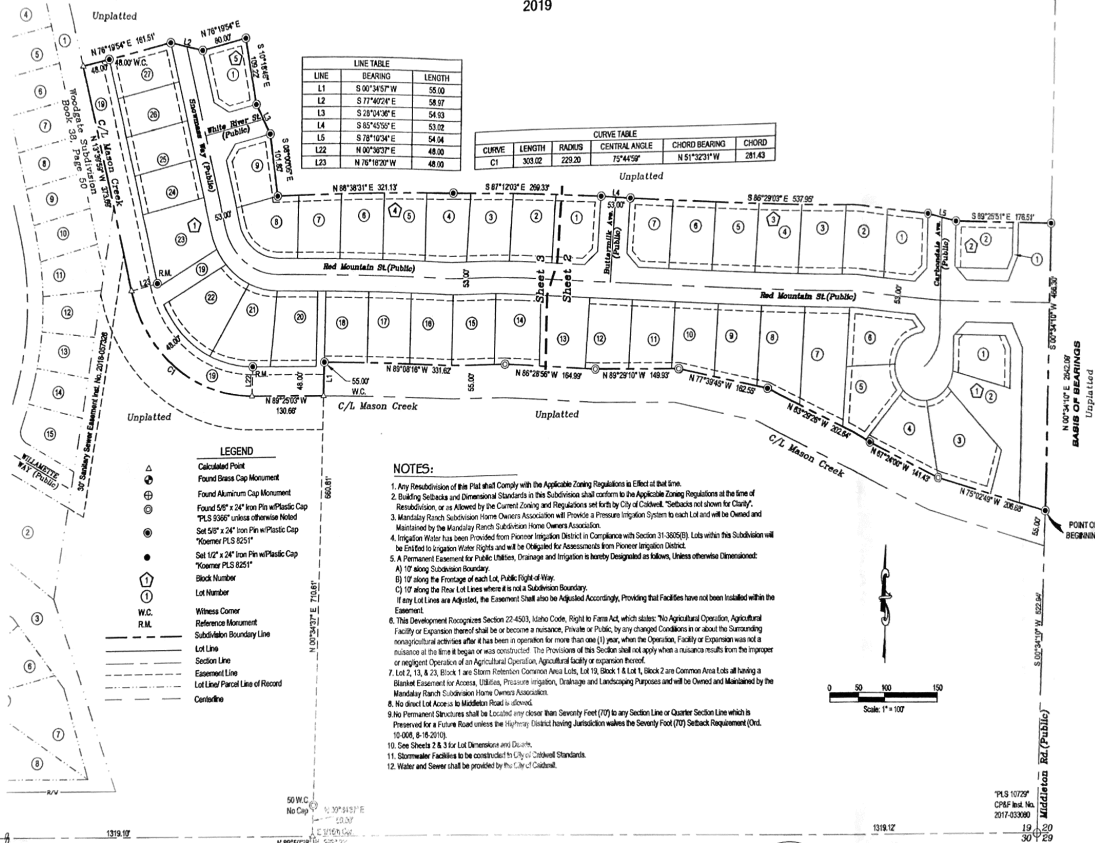
LOCATED IN THE SE1/4 OF SECTION 19, T. 4 N., R. 2 W., B.M.,
CITY OF CALDWELL, CANYON COUNTY, IDAHO
2019

BK PG

E 1/4 Cor.
715.5717'
C/P#1 Int.
No. 20080325

LINE	BEARING	LENGTH
L1	S 90°34'57"W	58.00
L2	S 77°42'01"E	58.97
L3	S 28°04'40"E	54.03
L4	S 85°43'50"E	53.02
L5	S 78°10'34"E	54.04
L6	N 60°28'50"E	48.00
L7	N 70°16'20"W	48.00

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	303.02	229.20	73°44'52"	N 51°25'31"W	281.43

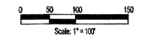


- LEGEND**
- △ Calculated Point
 - ⊙ Found Brass Cap Monument
 - ⊙ Found Aluminum Cap Monument
 - ⊙ Found 5/8" x 24" Iron Pin w/Plastic Cap
PLS 5360 unless otherwise noted
 - ⊙ Set 5/8" x 24" Iron Pin w/Plastic Cap
Yomer PLS 8251
 - ⊙ Set 1/2" x 24" Iron Pin w/Plastic Cap
Yomer PLS 8251
 - Block Number
 - ① Lot Number
 - Witness Corner
 - Reference Measurement
 - - - Subdivision Boundary Line
 - Lot Line
 - - - Section Line
 - - - Easement Line
 - - - Lot Line/Parcel Line of Record
 - Centerline

- NOTES:**
- Any Provisions of this Plat shall Comply with the Applicable Zoning Regulations in Effect at the time.
 - Building Setbacks and Dimensional Standards in the Subdivision shall conform to the Applicable Zoning Regulations at the time of Replatment, or as Allowed by the Current Zoning and Regulations set forth by City of Caldwell. "Setbacks not shown for clarity".
 - Mandalay Ranch Subdivision Home Owners Association will Provide a Pressure Irrigation System to each Lot and will be Owned and Maintained by the Mandalay Ranch Subdivision Home Owners Association.
 - Irrigation Water has been Provided from Pioneer Irrigation District in Compliance with Section 31-305(5). Lots within this Subdivision will be Entitled to Irrigation Water Rights and will be Obligated for Assessments from Pioneer Irrigation District.
 - A Permitted Easement for Public Utilities, Power 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.
 - C) 10' along the Flow Lot Lines when it meets a Subdivision Boundary.
 If any Lot Lines are Adjusted, the Easement shall also be Adjusted Accordingly, Providing that Facilities have not been installed within the Easement.
 - The 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 in existence at the time it began or was reconstructed. This Provision 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."
 - Lot 2, 13, & 23, Block 1 are Storm Irrigation Common Area Lots, Lot 10, Block 1 & Lot 3, Block 2 are Common Area Lots all being a Shared Easement for Access, Utilities, Pressure Irrigation, Drainage and Landscaping Purposes and will be Owned and Maintained by the Mandalay Ranch Subdivision Home Owners Association.
 - No Abut Lot Access to Middle Road allowed.
 - 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 unless the Highway District having Jurisdiction waives the Seventy Foot (70') Setback Requirement (Ord. 15-006, S-02070).
 - See Sheets 2 & 3 for Lot Dimensions and Details.
 - Stormwater Facilities to be constructed to City of Caldwell Standards.
 - Water and Sewer shall be provided by the City of Caldwell.

Ward, B.L. (Public)
S 1/4 Cor.
715.10729'
C/P#1 No. 2017-03079

715.10729'
C/P#1 Int.
No. 2017-03086



COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
 (208) 442-0115 Fax: (208) 327-2106
 JN 11/18 09/25/19
 SHEET 1 OF 5

No.	DATE	DESCRIPTION
1	JUN 7/22/19	Mason Creek Base & S.L. Names
2	JUN 9/24/19	Lot Changes

SK0150333