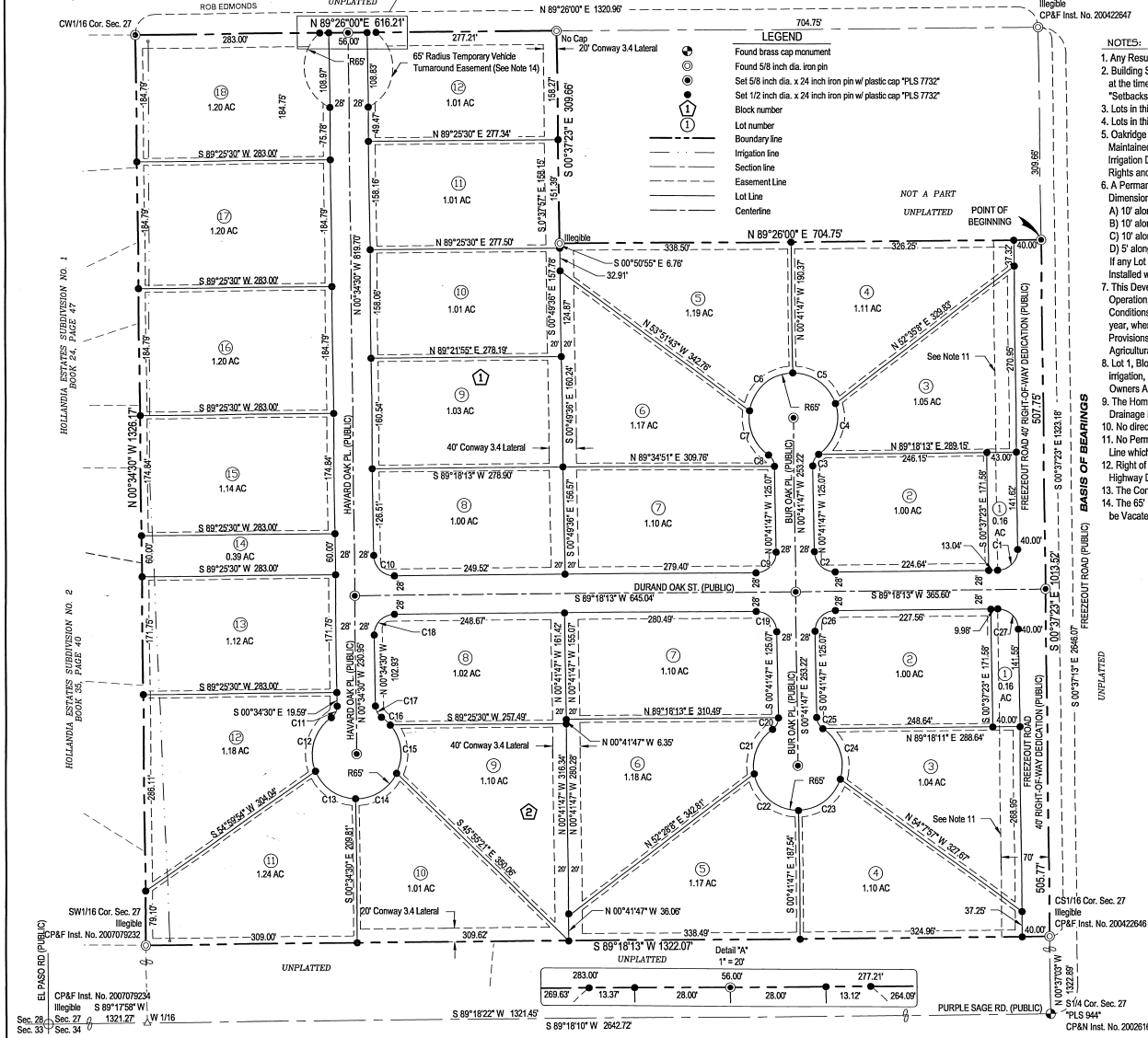


SURVEYOR'S NAME: Chris Yamamoto
 The Plat was prepared by the Surveyor's Office of Canyon County, Idaho, on 03/03/2021 09:38 AM.
 The Boundary Lines of this Plat were established from the Survey of the Original Plat. The said Subdivision Plat were established from Record information and found Monumentation as shown and described on Record of Survey Inst. No. 200422821.
 RECORDED
 03/03/2021 09:38 AM
 CHRIS YAMAMOTO
 CANYON COUNTY RECORDER
 Pkg # 3 SCARDENAS \$11.00
 PLAT
 ROB EDMONDS UNPLATTED

PLAT OF
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

BOOK 51, PAGE 47
 Scale: 1" = 100'



- NOTES:
- Any Resubdivision of this Plat 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 the improper or negligent Operation of an Agricultural Operation, Agricultural facility or expansion thereof.
 - Lot 1, Block 1 and Lot 1 and Lot 14, Block 2 are Common Area Lots having a Blanket Easement for Utilities, Pressure Irrigation, Drainage and Landscaping Purposes and will be Owned and Maintained by the Oakridge Estates Home Owners Association.
 - The Homeowner's Association, Underlying Property Owner, or adjoining Property Owner is Responsible for all Storm Drainage Facilities Outside of the Public Right of Way, including all routine and heavy maintenance.
 - No direct Lot Access to Freezout Road.
 - 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	42.08	30.00	89°51'41"	N 44°21'41" E	42.40
C2	47.12	30.00	89°59'58"	S 45°41'46" E	42.43
C3	19.41	20.00	55°31'57"	S 27°04'59" W	18.66
C4	83.54	65.00	73°38'27"	N 19°51'17" E	77.90
C5	81.66	65.00	71°19'22"	N 54°21'59" W	76.00
C6	91.08	65.00	80°17'15"	S 49°59'35" W	83.81
C7	74.12	65.00	65°19'50"	S 23°38'58" E	70.16
C8	19.41	20.00	55°31'57"	N 28°30'20" W	18.66
C9	42.12	30.00	90°01'11"	N 44°18'19" E	42.43
C10	47.19	30.00	90°17'18"	S 45°38'59" E	42.47
C11	19.41	20.00	55°31'57"	N 27°14'27" E	18.66
C12	86.21	65.00	77°42'21"	S 19°59'54" W	81.60
C13	74.99	65.00	69°04'11"	S 59°42'46" E	70.90
C14	75.00	65.00	69°53'38"	N 58°75'51" E	70.91
C15	75.00	65.00	69°53'38"	N 7°56'47" W	70.91
C16	12.29	65.00	19°37'37"	N 44°39'51" W	12.15
C17	19.41	20.00	55°31'57"	S 28°20'20" E	18.66
C18	47.06	30.00	89°52'43"	S 44°21'51" W	42.38
C19	47.12	30.00	90°00'00"	N 45°41'47" W	42.43
C20	19.41	20.00	55°31'57"	N 27°14'27" E	18.66
C21	74.12	65.00	65°19'50"	S 22°15'23" E	70.16
C22	91.08	65.00	80°17'15"	S 50°33'10" E	83.81
C23	81.67	65.00	71°59'15"	N 53°18'38" E	76.40
C24	83.53	65.00	73°37'37"	N 19°29'51" W	77.90
C25	19.41	20.00	55°31'57"	S 28°30'20" E	18.66
C26	47.12	30.00	89°59'49"	S 44°18'44" W	42.42
C27	47.14	30.00	90°20'00"	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