

# PLAT OF WEST PINE ADDITION - PHASE I

A SUBDIVISION OF ADAMS COUNTY, IDAHO  
LOCATED IN PORTIONS OF THE S 1/2 OF SECTION 9, N 1/2 OF SECTION 15  
AND N 1/2 OF SECTION 16, T. 19 N., R. 1 E.,  
BOISE MERIDIAN, IDAHO

### LEGEND

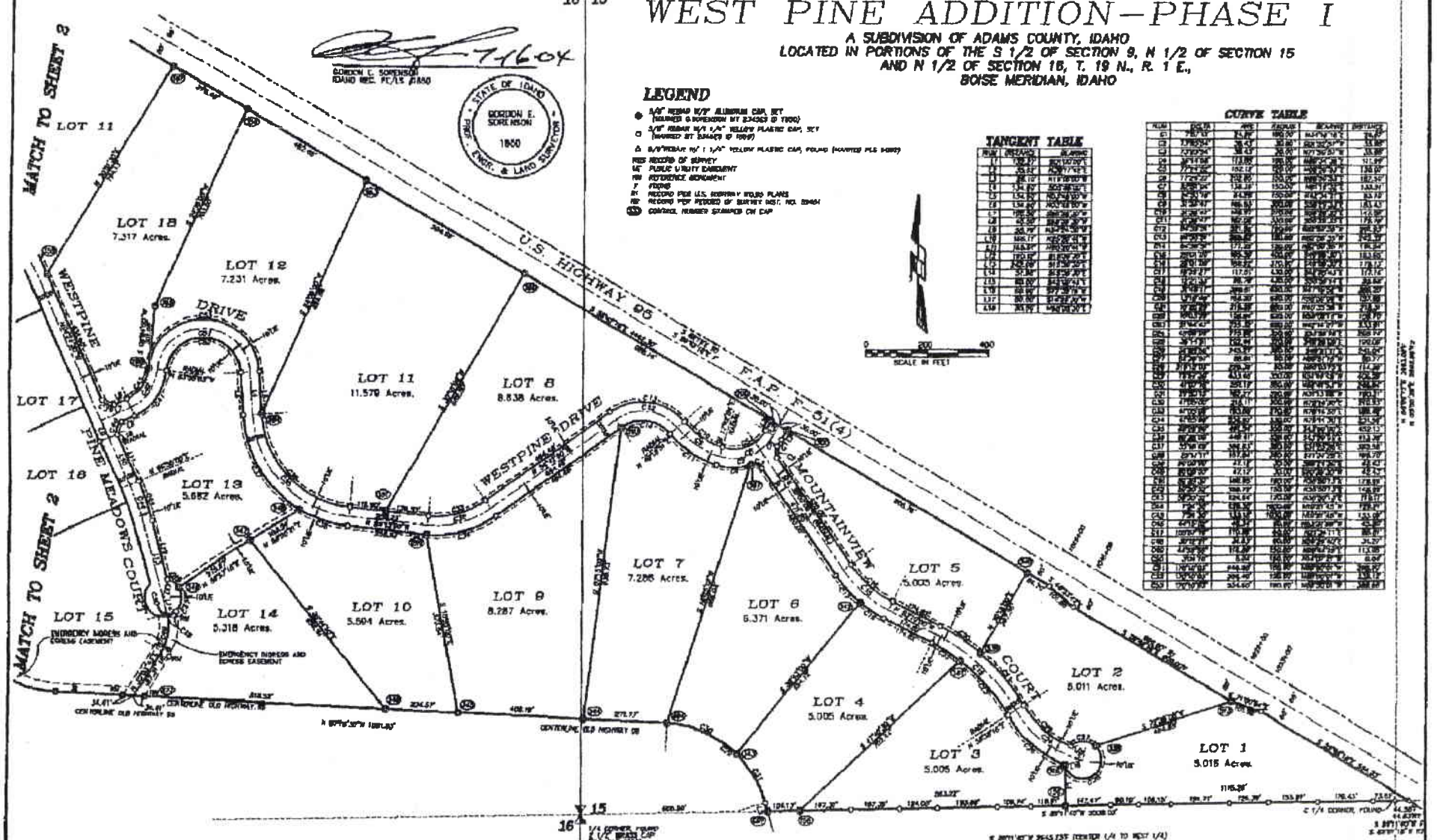
- 1/4" BRASS 1/4" ALUMINUM CAP, SET (MARKED & RECORDED BY 234053 @ 1900)
- 3/8" BRASS 1/4" 1/4" YELLOW PLASTIC CAP, SET (MARKED BY 234053 @ 1900)
- ▲ 1/4" BRASS 1/4" 1/4" YELLOW PLASTIC CAP, POLAR (MARKED PLS 2000)
- RS RECORD OF SURVEY
- MS PUBLIC UTILITY EASEMENT
- PE EGRESS EASEMENT
- F FENCE
- AT RECORD FOR U.S. HIGHWAY 20/20 PLANS
- RE RECORD FOR PORTION OF SURVEY REG. NO. 23404
- ⊙ CORNER, NUMBER SPACED ON CAP

### TANGENT TABLE

NO.	BEARING	ANGLE	BEARING
1	N 10° 00' 00" E	90° 00' 00"	S 80° 00' 00" W
2	N 10° 00' 00" E	80° 00' 00"	S 70° 00' 00" W
3	N 10° 00' 00" E	70° 00' 00"	S 60° 00' 00" W
4	N 10° 00' 00" E	60° 00' 00"	S 50° 00' 00" W
5	N 10° 00' 00" E	50° 00' 00"	S 40° 00' 00" W
6	N 10° 00' 00" E	40° 00' 00"	S 30° 00' 00" W
7	N 10° 00' 00" E	30° 00' 00"	S 20° 00' 00" W
8	N 10° 00' 00" E	20° 00' 00"	S 10° 00' 00" W
9	N 10° 00' 00" E	10° 00' 00"	S 0° 00' 00" W
10	N 10° 00' 00" E	00° 00' 00"	S 0° 00' 00" W

### CURVE TABLE

NO.	BEARING	ANGLE	BEARING	CHORD	AREA	PERIMETER
1	N 10° 00' 00" E	90° 00' 00"	S 80° 00' 00" W	100.00	0.00	100.00
2	N 10° 00' 00" E	80° 00' 00"	S 70° 00' 00" W	98.48	0.00	98.48
3	N 10° 00' 00" E	70° 00' 00"	S 60° 00' 00" W	96.13	0.00	96.13
4	N 10° 00' 00" E	60° 00' 00"	S 50° 00' 00" W	93.04	0.00	93.04
5	N 10° 00' 00" E	50° 00' 00"	S 40° 00' 00" W	89.33	0.00	89.33
6	N 10° 00' 00" E	40° 00' 00"	S 30° 00' 00" W	85.12	0.00	85.12
7	N 10° 00' 00" E	30° 00' 00"	S 20° 00' 00" W	80.51	0.00	80.51
8	N 10° 00' 00" E	20° 00' 00"	S 10° 00' 00" W	75.60	0.00	75.60
9	N 10° 00' 00" E	10° 00' 00"	S 0° 00' 00" W	70.48	0.00	70.48
10	N 10° 00' 00" E	00° 00' 00"	S 0° 00' 00" W	65.16	0.00	65.16



**AREAS**

STREET AREA	14.919 ACRES
COMMON AREA	285.975 ACRES
LOT AREA	181.857 ACRES
TOTAL AREA	223.331 ACRES

GIVEN OF RECORD  
BY RECORD, INC.

BASED ON THE BASIS OF BEARINGS  
GPS - NGS 84

1/4	SEC.	T.	R.
15	9	19 N.	1 E.
15	15	19 N.	1 E.

DRAWING DATE: JULY 16, 2004

SURVEY PERFORMED FOR  
GORDON E. SORENSON, INC.  
SURVEY ENGINEER  
1001 COMMERCIAL COURT  
MOSCOW, IDAHO 83843  
TEL. 409-248-3883



CERTIFICATE OF OWNER

J. L. MORGAN, INC., AN IDAHO CORPORATION, DOES HEREBY CERTIFY THAT IT HAS CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, STREETS AND COMMON AREAS AS SHOWN ON THE ACCOMPANYING PLAT HERETO ATTACHED, THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LEGAL DESCRIPTION (PHASE 1)
A TRACT OF LAND LOCATED IN THE S 1/2 S 1/2 OF SECTION 8, NW 1/4 AND SW 1/4 NE 1/4 OF SECTION 16 AND N 1/2 OF SECTION 18, T19 N., R.1 E., BOISE MERIDIAN, ADAMS COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER CORNER TO SECTIONS 8, 16 AND 17, T19 N., R.1 E., BOISE MERIDIAN, ADAMS COUNTY, IDAHO; THENCE N 89°32'12" E 729.90 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LIMIT OF U.S. HIGHWAY NO. 80 AND THE TRAIL POINT OF BEGINNING; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LIMIT OF U.S. HIGHWAY NO. 80 THROUGH THE FOLLOWING CURVE COURSES: 1.) N 74°01'00" E 181.41 FEET; 2.) ALONG THE EXACT SPIRAL OF A DECREASING RADII CURVE TO THE RIGHT, AN ARC DISTANCE OF 209.17 FEET (CHORD N 73°00'00" E 297.16 FEET) TO A POINT ON A NONTANGENT CURVE WITH CENTER BEING S 17°02'42" E 274.27 FEET RADIAL DISTANCE; 3.) CLOCKWISE ALONG SAID NONTANGENT CURVE, AN ARC DISTANCE OF 2222.49 FEET (CHORD S 8°32'00" E 217.65 FEET); 4.) ALONG THE EXACT SPIRAL OF AN INCREASING RADII CURVE TO THE RIGHT, AN ARC DISTANCE OF 897.17 FEET (CHORD S 80°50'00" E 297.14 FEET); 5.) S 0°00'00" E 442.30 FEET; 6.) S 89°54'27" E 101.88 FEET; 7.) S 89°54'27" E 460.00 FEET; 8.) S 71°00'00" E 104.00 FEET; 9.) S 89°54'27" E 884.22 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SECTION 16; THENCE S 89°54'27" E 44.88 FEET ALONG THE EAST-WEST SECTION LINE OF SECTION 16 TO THE CENTER 1/4 CORNER OF SECTION 16; THENCE CONTINUING S 89°54'27" E 304.83 FEET ALONG THE EAST-WEST SECTION LINE OF SECTION 16 TO A POINT ON THE CENTERLINE OF OLD HIGHWAY 80; THENCE ALONG THE CENTERLINE OF OLD HIGHWAY 80 THROUGH THE FOLLOWING CURVE COURSES: 1.) N 16°10'00" E 26.00 FEET; 2.) N 87°15'00" E 197.83 FEET; 3.) ALONG A 350.00 FOOT RADII CURVE TO THE RIGHT, AN ARC DISTANCE OF 438.88 FEET (CHORD N 51°44'00" E 408.28 FEET); 4.) ALONG A 350.00 FOOT RADII CURVE TO THE RIGHT, AN ARC DISTANCE OF 184.80 FEET (CHORD N 71°00'00" E 152.01 FEET) TO A POINT ON A COMPOUND CURVE WITH CENTER BEING N 54°30'00" E 118.00 FEET RADIAL DISTANCE; 5.) CLOCKWISE ALONG SAID COMPOUND CURVE, AN ARC DISTANCE OF 278.22 FEET (CHORD N 40°12'00" E 278.22 FEET) TO A POINT ON A REVERSE CURVE WITH CENTER BEING S 42°30'00" E 109.00 FEET RADIAL DISTANCE; 6.) COUNTERCLOCKWISE ALONG SAID REVERSE CURVE, AN ARC DISTANCE OF 129.25 FEET (CHORD N 47°30'00" E 129.25 FEET); 7.) S 47°30'00" E 85.00 FEET TO A POINT ON THE NORTH-SOUTH SECTION LINE OF SECTION 16; THENCE S 0°00'00" E 41.38 FEET ALONG THE NORTH-SOUTH SECTION LINE OF SECTION 16; THENCE S 0°00'00" E 41.38 FEET ALONG THE NORTH-SOUTH SECTION LINE OF SECTION 16 TO A POINT ON A NON-TANGENT CURVE WITH CENTER BEING N 45°30'00" E 80.00 FEET RADIAL DISTANCE; THENCE CLOCKWISE ALONG SAID NON-TANGENT CURVE, AN ARC DISTANCE OF 184.17 FEET (CHORD N 55°30'00" E 111.77 FEET) TO A POINT ON A REVERSE CURVE WITH CENTER BEING N 45°30'00" E 80.00 FEET RADIAL DISTANCE; THENCE COUNTERCLOCKWISE ALONG SAID REVERSE CURVE, AN ARC DISTANCE OF 162.57 FEET (CHORD N 0°00'00" E 162.57 FEET) TO A POINT ON A REVERSE CURVE WITH CENTER BEING TO THE LEFT, AN ARC DISTANCE OF 241.08 FEET (CHORD N 80°40'00" E 340.25 FEET); THENCE S 80°40'00" E 340.25 FEET TO THE LEFT, AN ARC DISTANCE OF 152.42 FEET (CHORD N 4°00'00" E 149.91 FEET); THENCE ALONG A 100.00 FOOT RADII CURVE TO THE RIGHT, AN ARC DISTANCE OF 152.42 FEET (CHORD N 4°00'00" E 149.91 FEET); THENCE N 17°00'00" E 18.24 FEET TO THE POINT OF BEGINNING, CONTAINING 223.51 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS ATTACHED PLAT SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND/OR APPARENT.

FURTHER THAT THE ABOVE DESCRIBED TRACT IS TO BE KNOWN AND DESIGNATED AS "WEST PINE ADDITION-PHASE 1, AND THAT THE LOTS INCLUDED IN SAID STREETS ARE INDICATED, GRANTED AND DONATED TO THE USE OF THE PUBLIC FOREVER, AND THE LANDS INCLUDED IN COMMON AREA ARE DESIGNATED, GRANTED AND DONATED TO THE WEST PINE ADDITION HOMEOWNERS' ASSOCIATION FOREVER.

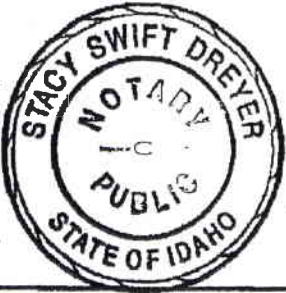
THE UNDERSIGNED HEREBY GRANTS INTO EACH AND EVERY PERSON, FIRM, OR CORPORATION, WHETHER PUBLIC OR PRIVATE, PROVIDING OR OFFERING TO PROVIDE TELEPHONE, TELEGRAPH, ELECTRIC POWER, GAS, CABLE TELEVISION, WIRE OR CABLE SERVICE TO THE PUBLIC, THE RIGHT TO THE JOINT USE OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPAIR OF THEIR LINES AND OTHER FACILITIES, IN OVER, UNDER AND ACROSS EACH AREA DESCRIBED WITHIN THE BOUNDARY OF THIS PLAT AS "UTILITY EASEMENT," TO HAVE AND TO HOLD FOREVER, NO STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LINES OF THE EASEMENTS.

J. L. MORGAN, INC.
BY: Kyle E. Kerby, RYLE E. KERBY, PRESIDENT

ACKNOWLEDGEMENT

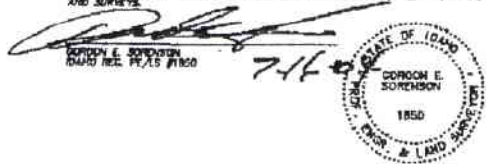
STATE OF IDAHO
COUNTY OF ADAMS
ON THIS 20th day of August 2004, before me, the undersigned a Notary Public for the State of Idaho, personally appeared J. L. Morgan, Inc., a corporation, to be the President of J. L. Morgan, Inc., the corporation that executed the within instrument and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY SEAL, THIS DAY AND YEAR FIRST ABOVE WRITTEN.
Notary Public for the State of Idaho
Residing at Boise, Idaho
My Commission Expires on 3-17-2008



CERTIFICATE OF SURVEYOR

I, GORDON E. SORRENSON, PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF IDAHO, REGISTERED AS NUMBER 1002, DO HEREBY CERTIFY THAT THIS SURVEY OF "WEST PINE ADDITION-PHASE 1" WAS MADE BY ME AND UNDER MY SUPERVISION DURING THE MONTH OF JUNE 2004 THROUGH JULY 2004 AND THAT THIS PLAT WAS DRAFTED IN JUNE 2004 AND IS A TRUE REPRESENTATION OF THE SURVEY AS IT IS ON THE GROUND AND ALL MONUMENTS SHOWN ARE SET AND SAID PLAT IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 20, CHAPTER 12 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REPEALED IN ACCORDANCE WITH SECTION 50-1506, IDAHO CODE, BY THE OBTAINANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, IDHS
DATE:

APPROVAL OF ADAMS COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS DAY OF BY THE ADAMS COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

APPROVAL OF COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PLAT OF "WEST PINE ADDITION-PHASE 1" AND HAVE FOUND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADAMS COUNTY SURVEYOR

RESTRICTIVE COVENANTS

LOT DEVELOPMENT AND BUILDING OCCUPANCY IN THIS SUBDIVISION SHALL BE SUBJECT TO THE CONDITIONS ESTABLISHED BY THE RESTRICTIVE COVENANTS AS FILED IN INSTRUMENT NO. 204880 OF ADAMS COUNTY RECORDS.

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF ADAMS, STATE OF IDAHO, FOR THE REQUIREMENTS OF I.C. 20-1208, DO HEREBY CERTIFY THAT ALL TAXES AND ALL DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: ADAMS COUNTY TREASURER

APPROVAL OF COUNTY COMMISSIONERS

THE FOREGOING PLAT OF "WEST PINE ADDITION-PHASE 1" HAS BEEN ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ADAMS COUNTY, IDAHO ON THE DAY OF

106881

NOTES

- 1. ALL ROAD RIGHT-OF-WAYS WILL ALSO SERVE AS PUBLIC UTILITY EASEMENTS.
2. BUILDING SETBACKS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OR C.C.R. REQUIREMENTS.
3. NO LOT SHALL BE FURTHER SUBDIVIDED.
4. THIS PLAT IS SUBJECT TO COMPLIANCE WITH I.C. SECTION 50-1524. LOTS WILL NOT BE SERVED BY ANY WATER SYSTEM EXCEPT TO ONE (1) OR MORE OF THE LOTS, BUT WILL BE SERVED BY DOMESTIC WELLS.

Instrument # 106881
COUNCIL, ADAMS, IDAHO
2004-08-20 10:56:00 No. of Pages: 1
Recorded for: JI MORGAN
MICHAEL FISK Fee: 11.00
Ex-Officio Recorder Deputy
Index to: SUBDIVISION PLAT & PUD'S

Table with 4 columns: T, 1/4, SEC., T., R. and rows of numbers 9, 15, 16.

DRAWING DATE: JULY 15, 2004 SHEET 3 OF 3

SURVEY PERFORMED FOR: J. L. MORGAN, INC.
SURVEY PERFORMED BY: GORDON E. SORRENSON
2820 CLOVERHURST COURT
BOISE, IDAHO 83706
TEL: 408-249-1083
FAX: 408-249-1084