

FINAL PLAT
~ HARRISON ESTATES, PHASE 3A ~
A RESIDENTIAL SUBDIVISION
- SECTION 32 -
TOWNSHIP 10 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

BURLEY IRRIGATION DISTRICT

REQUIREMENT OF IDAHO CODE 31-3805 ARE MET. IRRIGATION WATER RIGHTS RUN WITH THE LOTS AND ARE PROPORTIONAL TO EACH LOTS SQUARE FOOTAGE.

[Signature] 12.6.2022
JOHN LIND, GENERAL MANAGER DATE

BURLEY HIGHWAY DISTRICT

THE BURLEY HIGHWAY DISTRICT ENDORSES THE PLAT DEPICTED HEREON FOR THE PURPOSES OF SATISFYING IDAHO CODE 50-1312. SAID ENDORSEMENT IS CONTINGENT UPON THE ACCEPTANCE OF THIS PLAT BY THE CITY OF BURLEY.

[Signature] 12 Dec 2022
CHAIRMAN DATE

**OWNER'S DEDICATION
STATE OF IDAHO
COUNTY OF CASSIA**

KNOW ALL MEN BY THESE PRESENTS THAT HORIZON DEVELOPMENT, LLC DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT. BE IT FURTHER KNOWN THAT HORIZON DEVELOPMENT, LLC AGREES TO THE ESTABLISHMENT OF SAID REAL PROPERTY AS "HARRISON ESTATES, PHASE 3A" AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS AND STREETS. FURTHER THAT THE OWNER GRANTS, CONVEYS AND DEDICATES TO THE PUBLIC FOREVER THOSE PORTIONS OF LAND DESIGNATED ON THIS PLAT AS "CLEAR SPRINGS STREET," "SAWTOOTH DRIVE," AND "BURTON AVENUE" AS PUBLIC STREETS AND PUBLIC UTILITY EASEMENTS FOR THE USE OF THE PUBLIC FOREVER (ACCORDING TO IDAHO CODE 90-1313). THE OWNER ALSO DEDICATES TO THE PUBLIC FOREVER THOSE AREAS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS. SAID EASEMENTS ARE GRANTED IN ADDITION TO THOSE NOW ON RECORD OR LEGALLY ESTABLISHED. FURTHER, THAT THE PUBLIC UTILITY EASEMENTS ILLUSTRATED ON SAID PLAT ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR ACCESS TO, AND INSTALLATION, OPERATION AND MAINTENANCE OF, PUBLIC UTILITY FACILITIES. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREAS WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO, THE UTILITY FACILITIES OF THE CITY OF BURLEY. THE CITY OF BURLEY SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY MAINTENANCE, REPAIR OR REPLACEMENT OF ANY IMPROVEMENT LOCATED WITHIN THE EASEMENT AREAS THAT IS REQUIRED OR DEMANDED AS A RESULT OF REASONABLE EFFORTS BY THE CITY TO INSTALL OR MAINTAIN ITS UTILITY FACILITIES. THE CITY OF BURLEY SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY MAINTENANCE, REPAIR OR REPLACEMENT OF THE PRESSURE IRRIGATION AND STORM SEWER SYSTEMS THAT ARE LOCATED WITHIN OR WITHOUT OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS.

AN IRRIGATION MAINLINE EASEMENT (PRIVATE) FOR THE TRANSPORTATION OF IRRIGATION WATERS AND THE MAINTENANCE THEREOF IS SO GRANTED IN FAVOR OF HORIZON DEVELOPMENT, LLC AS SHOWN ON THIS PLAT.

AN EASEMENT IS HEREBY GRANTED UPON AND UNDER THE REAL PROPERTY DESIGNATED AS "TEMPORARY ACCESS, UTILITY AND DRAINAGE EASEMENT" TO THE PUBLIC TO BE USED AS A PUBLIC RIGHT-OF-WAY UNTIL SUCH TIME AS SAID PROPERTY BECOMES PART OF AN APPROVED SUBDIVISION PLAT.

THE OWNER ALSO CERTIFIES THAT THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY THE CITY OF BURLEY MUNICIPAL WATER AND SANITARY SEWER SYSTEMS AND SAID CITY HAS AGREED IN WRITING TO SERVE SAID LOTS.

[Signature] 12-5-22
KELLY WYATT, MANAGER HORIZON DEVELOPMENT, LLC DATE

[Signature] 12.5.22
KAREN WYATT, MANAGER HORIZON DEVELOPMENT, LLC DATE

**ACKNOWLEDGMENT
STATE OF IDAHO
COUNTY OF CASSIA**

BE IT REMEMBERED, THAT ON THIS 5th DAY OF December, 2022, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED KAREN WYATT, MANAGER, HORIZON DEVELOPMENT, LLC KNOWN OR IDENTIFIED TO ME AND SUBSCRIBED SAID NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: 10-16-2026

[Signature] *[Signature]*
NOTARY PUBLIC BURLEY, IDAHO

**ACKNOWLEDGMENT
STATE OF IDAHO
COUNTY OF CASSIA**

BE IT REMEMBERED, THAT ON THIS 5th DAY OF December, 2022, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID STATE, PERSONALLY APPEARED KAREN WYATT, MANAGER, HORIZON DEVELOPMENT, LLC KNOWN OR IDENTIFIED TO ME AND SUBSCRIBED SAID NAME TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: 10-16-2026

[Signature] *[Signature]*
NOTARY PUBLIC BURLEY, IDAHO

LEGAL DESCRIPTION

HARRISON ESTATES, PHASE 3A LEGAL DESCRIPTION
TOWNSHIP 10 SOUTH, RANGE 23 EAST, BOISE MERIDIAN, CASSIA COUNTY, IDAHO.
SECTION 32: A PORTION OF THE NORTHWEST QUARTER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, MONUMENTED BY A 5/8" REBAR PERPETUATED DECEMBER 19, 1979 AS INSTR. NO. 12230, CASSIA COUNTY RECORDS AND FOLLOWING ALONG THE CENTERLINE OF BURTON AVENUE AS RECORDED BY THE MOUNTAIN VIEW ESTATES AMENDED FINAL PLAT, RECORDED JULY 22, 1998 AS INSTR. NO. 256874, CASSIA COUNTY RECORDS SOUTH 01°12'23" EAST 1244.15 FEET TO A 5/8" REBAR AT A POINT OF CURVATURE TO THE RIGHT AND CONTINUING ALONG THE CENTERLINE OF BURTON AVENUE, WITH LENGTH 7.78 FEET, RADIUS 100.00 FEET, DELTA 42°37', TANGENT 3.89 FEET, CHORD 7.78 FEET AND CHORD BEARING SOUTH 41°71'4" WEST 204.07 FEET TO A 5/8" REBAR; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 41°71'4" WEST 204.07 FEET TO A 5/8" REBAR ON THE SOUTH BOUNDARY OF HARRISON ESTATES, PHASE 2 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH BOUNDARY OF HARRISON ESTATES, PHASE 2 NORTH 80°41'0" WEST 30.12 FEET TO A 5/8" REBAR ON THE WEST BOUNDARY OF BURTON AVENUE;

THENCE CONTINUING ALONG SAID SOUTH BOUNDARY NORTH 80°41'0" WEST 154.40 FEET ACROSS THE BOUNDARY OF HARRISON ESTATES, PHASE 1 AND PHASE 2 TO A 5/8" REBAR ON THE SOUTH BOUNDARY OF PHASE 1;

THENCE ALONG THE SOUTH BOUNDARY OF HARRISON ESTATES, PHASE 1, NORTH 55°42'28" WEST 167.84 FEET TO A 5/8" REBAR AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 5 OF PHASE 1;

THENCE LEAVING SAID SOUTH BOUNDARY SOUTH 34°17'32" WEST 115.00 FEET TO A 5/8" REBAR AND LS CAP 7920 ON THE NORTH BOUNDARY OF CLEAR SPRINGS CREEK STREET;

THENCE SOUTH 27°35'19" WEST 60.41 FEET TO A 5/8" REBAR AND LS CAP 7920 ON THE SOUTH BOUNDARY OF CLEAR SPRINGS CREEK STREET;

THENCE SOUTH 34°17'32" WEST 115.03 FEET TO A 5/8" REBAR AND LS CAP 7920;

THENCE SOUTH 55°43'00" EAST 221.36 FEET TO A 5/8" REBAR AND LS CAP 7920;

THENCE SOUTH 80°17'56" EAST 247.55 FEET TO A 5/8" REBAR AND LS CAP 7920 ON THE WEST BOUNDARY OF BURTON AVENUE;

THENCE ALONG SAID WEST BOUNDARY SOUTH 41°71'4" WEST 9.71 FEET TO A 5/8" REBAR AND LS CAP 7920;

THENCE SOUTH 85°42'46" EAST 165.67 FEET TO A 5/8" REBAR AND LS CAP 7920;

THENCE SOUTH 80°17'56" EAST 116.12 FEET TO A 5/8" REBAR AND LS CAP 7920 ON THE WEST BOUNDARY OF SAWTOOTH DRIVE;

THENCE SOUTH 80°41'0" EAST 63.70 FEET TO A 5/8" REBAR AND LS CAP 7920 ON THE EAST BOUNDARY OF SAWTOOTH DRIVE;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, A BEARING TO THE CENTER OF SOUTH 88°16'31" EAST, WITH LENGTH OF 31.42 FEET, RADIUS OF 20.00 FEET, DELTA OF 90°, TANGENT OF 20.00 FEET, CHORD OF 28.28 FEET AND CHORD BEARING OF SOUTH 43°16'31" EAST TO A 5/8" REBAR AND LS CAP 7920;

THENCE SOUTH 88°16'31" EAST 100.00 FEET TO A 5/8" REBAR AND LS CAP 7920 ON THE WEST BOUNDARY OF THE LANDS OF PATTERSON;

THENCE ALONG SAID WEST BOUNDARY NORTH 14°32'28" EAST 76.99 FEET TO A 5/8" REBAR AND LS CAP 7920;

THENCE CONTINUING ALONG SAID WEST BOUNDARY OF THE LANDS OF PATTERSON AND BARBIT NORTH 27°25'37" EAST 245.56 FEET TO A 5/8" REBAR AT THE SOUTHEAST CORNER OF HARRISON ESTATES, PHASE 2;

THENCE ALONG THE SOUTH BOUNDARY OF HARRISON ESTATES, PHASE 2 NORTH 80°17'56" WEST 499.40 FEET TO A 5/8" REBAR ON THE EAST BOUNDARY OF BURTON AVENUE;

THENCE CONTINUING ALONG SAID SOUTH BOUNDARY NORTH 80°41'26" WEST 30.12 FEET TO THE TRUE POINT OF BEGINNING;

HARRISON ESTATES, PHASE 3A CONTAINS 6.04 ACRES MORE OR LESS AND MAY BE SUBJECT TO EASEMENTS OF RECORD OR THOSE LEGALLY ESTABLISHED.

CITY OF BURLEY APPROVAL

MAYOR AND CITY COUNCIL
THE CITY OF BURLEY, A MUNICIPAL CORPORATION AND A DIVISION OF BURLEY HIGHWAY DISTRICT PER IDAHO CODE 40-1323, HEREBY CERTIFIES THAT THE PLAT DEPICTED HEREON HAS BEEN APPROVED AND THE STREETS AND EASEMENTS DESIGNATED HEREON HAVE BEEN ACCEPTED (PER IDAHO CODE 90-1313), THIS 6th DAY OF December, 2022, BY THE CITY COUNCIL OF BURLEY, CASSIA COUNTY, IDAHO.

[Signature]
MAYOR

[Signature]
CITY CLERK

[Signature]
CITY ENGINEER

PLANNING AND ZONING COMMISSION

APPROVED THIS 9th DAY OF December, 2022 BY THE CITY OF BURLEY PLANNING AND ZONING COMMISSION.

[Signature]
PLANNING AND ZONING CHAIRMAN

CASSIA COUNTY TREASURER

APPROVED THIS 13th DAY OF December, 2022
I CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THIS PROJECT ARE CURRENT.

[Signature]
COUNTY TREASURER

FLOOD PLAIN DESIGNATION

SUBJECT PROPERTY IN FLOOD ZONE C AS DEPICTED ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 160041 0100 B, DATED AUGUST 15, 1983 FOR PORTIONS OF CASSIA COUNTY, IDAHO.

VERIFYING SURVEYOR

I, *[Signature]*, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF HARRISON ESTATES, PHASE 3A AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS (SECTION 50-1305).

[Signature] 12/5/2022
KEITH BROOKS, PLS 8445 DATE

PROTECTIVE COVENANTS

PROTECTIVE COVENANTS GOVERNING THIS SUBDIVISION ARE IN EFFECT AND ARE RECORDED AS INSTRUMENT NO. 268-025177 CASSIA COUNTY RECORDS.

WATER SYSTEM

PER IDAHO CODE 50-1334, THIS SUBDIVISION WILL BE SERVED BY THE CITY OF BURLEY MUNICIPAL WATER SUPPLY DISTRIBUTION SYSTEM.



MOON & ASSOCIATES, INC.
ENGINEERING & LAND SURVEYING
FINAL MAP
~ HARRISON ESTATES, PHASE 3A ~

A SUBDIVISION OF THE LANDS OF HORIZON DEVELOPMENT, LLC
OF RECORD
INST. No. 2018-004674, C.C.R. JOB No. 20-049

SANDRA KOCH
NOTARY PUBLIC, STATE OF IDAHO
COMMISSION NUMBER 16712

Instrument # 2022005176
BURLEY, CASSIA, IDAHO
12-06-2022 10:59:56 PM No. of Pages: 2
Recorded for: HORIZON DEVELOPMENT LLC
JOSEPH LARSEN Fee: 11.00 \$
Ex-Officio Recorder Deputy
www.id.gov/surveyors