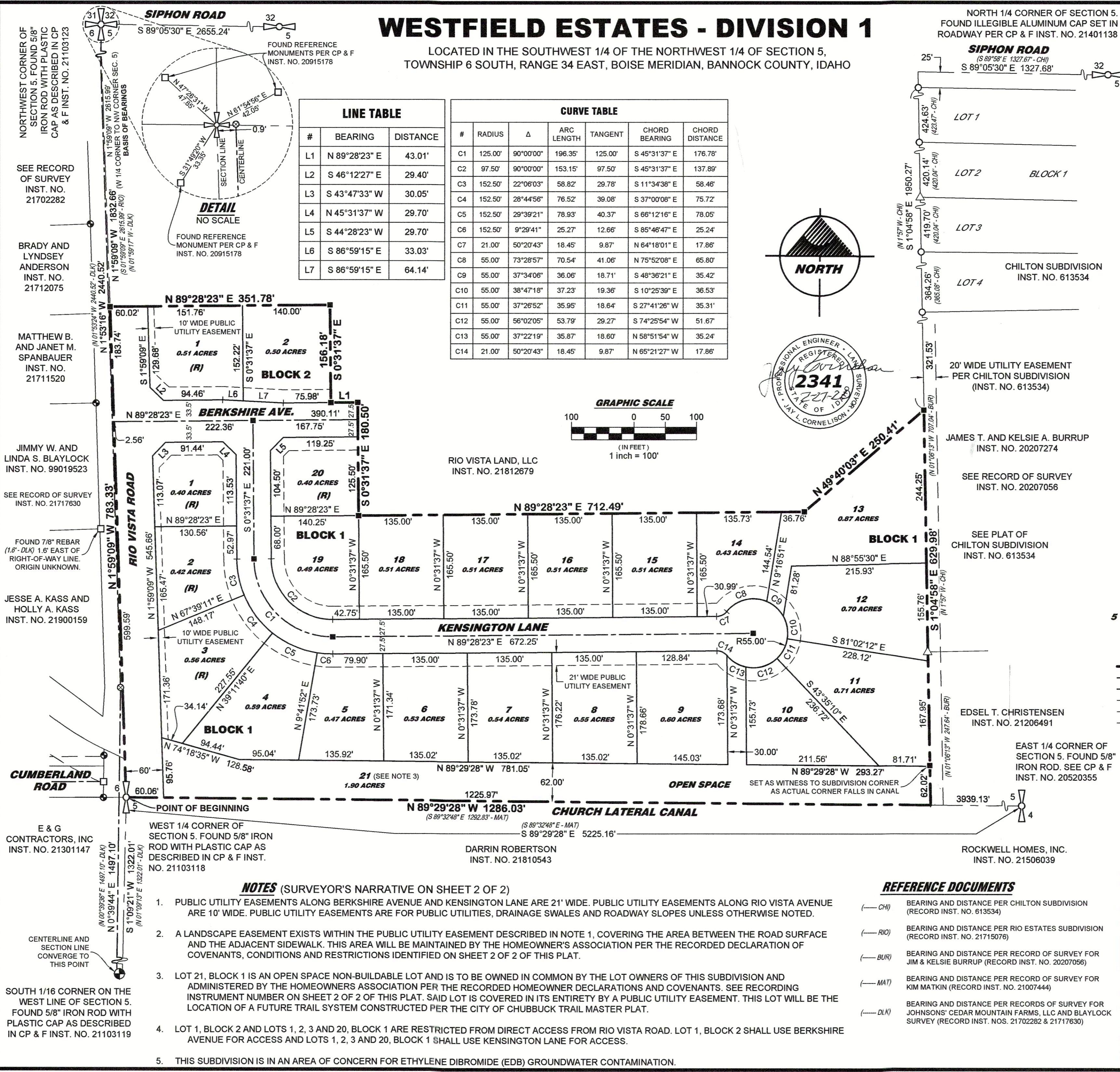


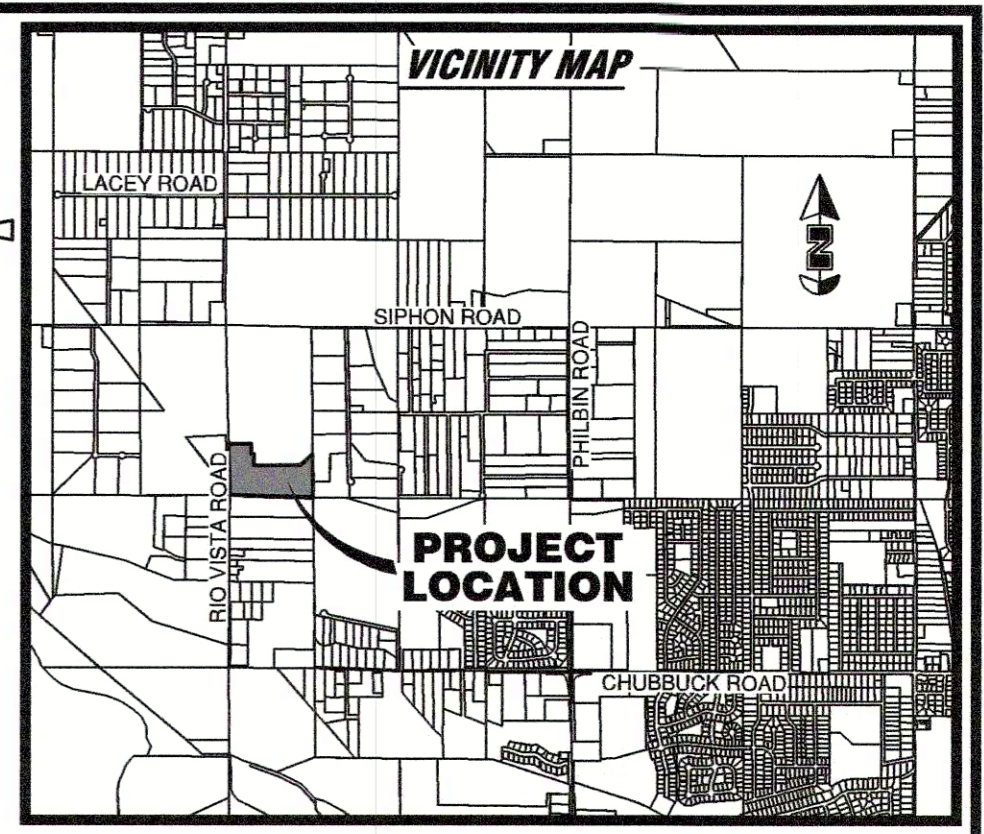
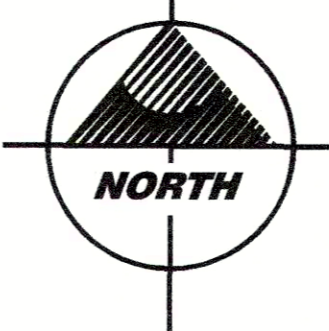
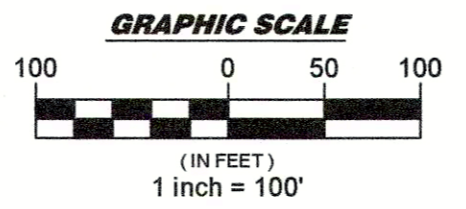
WESTFIELD ESTATES - DIVISION 1

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



LINE TABLE		
#	BEARING	DISTANCE
L1	N 89°28'23" E	43.01'
L2	S 46°12'27" E	29.40'
L3	S 43°47'33" W	30.05'
L4	N 45°31'37" W	29.70'
L5	S 44°28'23" W	29.70'
L6	S 86°59'15" E	33.03'
L7	S 86°59'15" E	64.14'

CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	125.00'	90°00'00"	196.35'	125.00'	S 45°31'37" E	176.78'
C2	97.50'	90°00'00"	153.15'	97.50'	S 45°31'37" E	137.89'
C3	152.50'	22°06'03"	58.82'	29.78'	S 11°34'38" E	58.46'
C4	152.50'	28°44'56"	76.52'	39.08'	S 37°00'08" E	75.72'
C5	152.50'	29°39'21"	78.93'	40.37'	S 66°12'16" E	78.05'
C6	152.50'	9°29'41"	25.27'	12.66'	S 85°46'47" E	25.24'
C7	21.00'	50°20'43"	18.45'	9.87'	N 64°18'01" E	17.86'
C8	55.00'	73°28'57"	70.54'	41.06'	N 75°52'08" E	65.80'
C9	55.00'	37°34'06"	36.06'	18.71'	S 48°36'21" E	35.42'
C10	55.00'	38°47'18"	37.23'	19.36'	S 10°25'39" E	36.53'
C11	55.00'	37°26'52"	35.95'	18.64'	S 27°41'26" W	35.31'
C12	55.00'	56°02'05"	53.79'	29.27'	S 74°25'54" W	51.67'
C13	55.00'	37°22'19"	35.87'	18.60'	N 58°51'54" W	35.24'
C14	21.00'	50°20'43"	18.45'	9.87'	N 65°21'27" W	17.86'



- LEGEND**
- SECTION CORNER AS NOTED
 - 1/4 CORNER AS NOTED
 - 1/16 CORNER AS NOTED
 - FOUND 1/2" REBAR WITH NO CAP PER CHILTON SUBDIVISION (INST. NO. 613534)
 - FOUND 1/2" REBAR WITH RED PLASTIC CAP STAMPED "DK PLS 5074" PER RECORDS OF SURVEY INST. NOS. 21717630 & 21702282
 - FOUND 5/8" REBAR WITH 2" PLASTIC CAP STAMPED "DIOPTRA PLS 15295" PER RIO ESTATES SUBDIVISION (INST. NO. 21715076) OR AS DESCRIBED.
 - FOUND PK NAIL SET PER RECORD OF SURVEY INST. NO. 21717630
 - CALCULATED POSITION. NOTHING FOUND OR SET.
 - SET 1/2" BY 24" REBAR WITH PLASTIC CAP STAMPED "RMES PELS 2341" (LOT CORNERS AND AT END OF CURVES)
 - SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "RMES PELS 2341"
 - 5 / BLOCK 1** SUBDIVISION LOT / BLOCK NUMBER
 - LOT 4 BLOCK 6** EXISTING SUBDIVISION LOT / BLOCK NO.
 - SUBDIVISION BOUNDARY LINE
 - SUBDIVISION LOT LINE
 - STREET CENTERLINE
 - SECTION LINE
 - EASEMENT SIDELINE
 - EXISTING EASEMENT SIDELINE
 - (R)** INDICATES A RESTRICTED LOT. SEE NOTE 4
- BASIS OF BEARING**
- THE WEST LINE OF SECTION 5 HAS BEEN ASSUMED TO BE N 1°59'09" W BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST SECTION CORNER PER CITY OF CHUBBUCK DATUM BASED ON THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.
- 22009210
RECORDING INSTRUMENT NUMBER

WEST 1/4 CORNER OF SECTION 5. FOUND 5/8" IRON ROD WITH PLASTIC CAP AS DESCRIBED IN CP & F INST. NO. 21103118

DARRIN ROBERTSON
INST. NO. 21810543

ROCKWELL HOMES, INC.
INST. NO. 21506039

- NOTES** (SURVEYOR'S NARRATIVE ON SHEET 2 OF 2)
- PUBLIC UTILITY EASEMENTS ALONG BERKSHIRE AVENUE AND KENSINGTON LANE ARE 21' WIDE. PUBLIC UTILITY EASEMENTS ALONG RIO VISTA AVENUE ARE 10' WIDE. PUBLIC UTILITY EASEMENTS ARE FOR PUBLIC UTILITIES, DRAINAGE SWALES AND ROADWAY SLOPES UNLESS OTHERWISE NOTED.
 - A LANDSCAPE EASEMENT EXISTS WITHIN THE PUBLIC UTILITY EASEMENT DESCRIBED IN NOTE 1, COVERING THE AREA BETWEEN THE ROAD SURFACE AND THE ADJACENT SIDEWALK. THIS AREA WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION PER THE RECORDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IDENTIFIED ON SHEET 2 OF 2 OF THIS PLAT.
 - LOT 21, BLOCK 1 IS AN OPEN SPACE NON-BUILDABLE LOT AND IS TO BE OWNED IN COMMON BY THE LOT OWNERS OF THIS SUBDIVISION AND ADMINISTERED BY THE HOMEOWNERS ASSOCIATION PER THE RECORDED HOMEOWNER DECLARATIONS AND COVENANTS. SEE RECORDING INSTRUMENT NUMBER ON SHEET 2 OF 2 OF THIS PLAT. SAID LOT IS COVERED IN ITS ENTIRETY BY A PUBLIC UTILITY EASEMENT. THIS LOT WILL BE THE LOCATION OF A FUTURE TRAIL SYSTEM CONSTRUCTED PER THE CITY OF CHUBBUCK TRAIL MASTER PLAT.
 - LOT 1, BLOCK 2 AND LOTS 1, 2, 3 AND 20, BLOCK 1 ARE RESTRICTED FROM DIRECT ACCESS FROM RIO VISTA ROAD. LOT 1, BLOCK 2 SHALL USE BERKSHIRE AVENUE FOR ACCESS AND LOTS 1, 2, 3 AND 20, BLOCK 1 SHALL USE KENSINGTON LANE FOR ACCESS.
 - THIS SUBDIVISION IS IN AN AREA OF CONCERN FOR ETHYLENE DIBROMIDE (EDB) GROUNDWATER CONTAMINATION.

- REFERENCE DOCUMENTS**
- (---CHI) BEARING AND DISTANCE PER CHILTON SUBDIVISION (RECORD INST. NO. 613534)
 - (---RIO) BEARING AND DISTANCE PER RIO ESTATES SUBDIVISION (RECORD INST. NO. 21715076)
 - (---BUR) BEARING AND DISTANCE PER RECORD OF SURVEY FOR JIM & KELSIE BURRUP (RECORD INST. NO. 20207056)
 - (---MAT) BEARING AND DISTANCE PER RECORD OF SURVEY FOR KIM MATKIN (RECORD INST. NO. 21007444)
 - (---DLK) BEARING AND DISTANCE PER RECORDS OF SURVEY FOR JOHNSON'S CEDAR MOUNTAIN FARMS, LLC AND BLAYLOCK SURVEY (RECORD INST. NOS. 21702282 & 21717630)

WESTFIELD ESTATES - DIVISION 1

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



REVISIONS	SURVEYED BY:	JDK, SRM, JCE
1.	OFFICE WORK BY:	JC, SOB
2.	PROJECT NO:	17161 DATE: APRIL 2019
DRAWING: R:\17ADAMSON, DANNIS\SIPHON AND RIO VISTA		
SUBDIVISION - 17161\SUR\CAD\5-3-19 WESTFIELD ESTATES FP.DWG		
SCALE: 1 INCH = 100 FEET		
SHEET 1 OF 2		

WESTFIELD ESTATES - DIVISION 1

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 5, SAID POINT BEING MONUMENTED BY A 5/8" IRON ROD WITH PLASTIC CAP AS DESCRIBED IN CORNER PERPETUATION RECORDED AS INSTRUMENT NO. 21103118 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE NORTH 1°59'09" WEST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 783.33 FEET;

THENCE NORTH 89°28'23" EAST A DISTANCE OF 351.78 FEET;

THENCE SOUTH 0°31'37" EAST A DISTANCE OF 156.18 FEET;

THENCE NORTH 89°28'23" EAST A DISTANCE OF 43.01 FEET;

THENCE SOUTH 0°31'37" EAST A DISTANCE OF 180.50 FEET;

THENCE NORTH 89°28'23" EAST A DISTANCE OF 712.49 FEET;

THENCE NORTH 49°40'03" EAST A DISTANCE OF 250.41 FEET TO A POINT ON THE WEST BOUNDARY LINE OF CHILTON SUBDIVISION, A SUBDIVISION RECORDED AS INSTRUMENT NO. 613534 IN THE OFFICIAL RECORDS OF BANNOCK COUNTY;

THENCE SOUTH 1°04'58" EAST, ALONG THE WEST BOUNDARY LINE OF THE SAID CHILTON SUBDIVISION, A DISTANCE OF 629.98 FEET TO A POINT ON THE LATITUDINAL CENTERLINE OF SAID SECTION 5;

THENCE NORTH 89°29'28" WEST, FOLLOWING ALONG THE SAID LATITUDINAL CENTERLINE OF SECTION 5, A DISTANCE OF 1286.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.77 ACRES, MORE OR LESS.

SURVEYOR'S NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LAND LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 34 EAST OF THE BOISE MERIDIAN AND IN BANNOCK COUNTY, IDAHO. THE WEST BOUNDARY LINE HAS BEEN DETERMINED TO BE THE WEST LINE OF SAID SECTION 5, BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST SECTION CORNER OF SECTION 5. THE SOUTH BOUNDARY LINE HAS BEEN DETERMINED TO BE THE LATITUDINAL CENTERLINE OF SECTION 5 BETWEEN THE WEST 1/4 CORNER AND THE EAST 1/4 CORNER OF SECTION 5. THE EAST BOUNDARY LINE HAS BEEN DETERMINED TO BE THE WEST BOUNDARY LINE OF CHILTON SUBDIVISION. A LINE HAS BEEN EXTENDED THROUGH THE MONUMENTS FOUND ALONG THIS WEST BOUNDARY LINE OF CHILTON SUBDIVISION SOUTH TO THE LATITUDINAL CENTERLINE OF SECTION 5. THE NORTH SUBDIVISION BOUNDARY LINE IS NOT A LINE OF RECORD, BEING DEFINED HERE FOR THE FIRST TIME.
- PLEASE SEE THE REFERENCE DOCUMENTS ON SHEET 1 AND THEIR REFERENCES ON THE FACE OF THE PLAT. IN ADDITION TO THESE REFERENCE DOCUMENTS, A RECORD OF SURVEY, PREPARED FOR THE CITY OF CHUBBUCK AND NOTED AS BEING A 'CONTROL SURVEY' (RECORDED AS INSTRUMENT NO. 20915791) HAS BEEN UTILIZED FOR LOCATING A MAJORITY OF THE SECTION MONUMENTS SHOWN ON THE FACE OF THE PLAT. SOME OF THESE MONUMENTS HAD TO BE RESET AS CONSTRUCTION HAS BEEN OCCURRING IN THIS AREA - PLEASE REFER TO THE INDIVIDUAL CORNER RECORDS FOR MORE INFORMATION. TWO RECORDS OF SURVEY PREPARED BY DAVID KLATT LAND SURVEYING (RECORD INSTRUMENT NOS. 21702280 & 21717630), WHICH REFERENCES A RECORD OF SURVEY SIGNED BY W. P. HAVENOR DATED APRIL 5, 1924, DISCLOSED THE DIFFERENCE OF THE SECTION LINE AND THE CENTERLINE OF RIO VISTA ROAD. BECAUSE OF THIS DIFFERENCE, AND BECAUSE THE CITY OF CHUBBUCK HAS REQUESTED, THE WEST BOUNDARY LINE OF BLOCKS 1 AND 2 OF THIS PLAT HAVE BEEN LOCATED 60 FEET EAST OF THE SECTION LINE, NOT FROM THE ESTABLISHED CENTERLINE OF RIO VISTA ROAD.

SURVEYOR'S CERTIFICATE

I, JAY L. CORNELISON, A REGISTERED LAND SURVEYOR OF THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE LAND DESCRIBED IN THE ACCOMPANYING BOUNDARY DESCRIPTION AND THAT THE PLAT UPON WHICH THIS CERTIFICATION APPEARS WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE ACCOMPANYING MAP CORRECTLY DEPICTS THE DIVISION OF THE LAND AS MARKED UPON THE GROUND, THAT THE MONUMENTS SHOWN CONFORMS WITH THAT SET OR FOUND UPON THE GROUND, AND THAT THE PERTINENT PROVISIONS OF THE STATUTES OF THE STATE OF IDAHO TOGETHER WITH ALL LOCAL ORDINANCES PERTAINING THERETO HAVE BEEN COMPLIED WITH.

Jay L. Cornelison
JAY L. CORNELISON
2-27-20
DATE



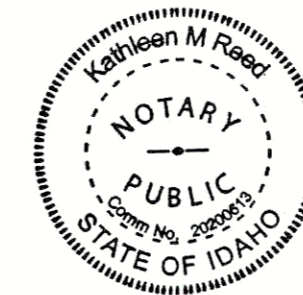
OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION HAS CAUSED THE SAME TO BE SUBDIVIDED INTO BLOCKS, LOTS AND STREETS AND DO HEREBY WARRANT AND SAVE THE COUNTY OF BANNOCK HARMLESS FROM ANY EXISTING EASEMENTS OR ENCUMBRANCES. IT IS THE INTENTION OF THE OWNER TO INCLUDE ALL OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT. THE LOCATION AND THE DIMENSIONS OF THE BLOCKS, LOTS AND STREETS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. THE STREETS ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS SHOWN ARE GRANTED TO THE PUBLIC FOR PUBLIC UTILITIES, ROADWAY SLOPES, DRAINAGE OR FOR ANY OTHER USE DESIGNATED ON THE PLAT, AND NO STRUCTURES OTHER THAN THOSE FOR SUCH UTILITY PURPOSES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. LAND WITHIN THIS PLAT IS LOCATED WITHIN THE CITY OF CHUBBUCK AREA OF CITY IMPACT AND IS LOCATED WITHIN THE NORTHWEST SEWER INTERCEPTOR PROJECT AND IS ELIGIBLE TO CONNECT TO THE SEWER SYSTEM. THE SANITARY SEWER AND POTABLE WATER IMPROVEMENTS IN THIS PLAT ARE DEDICATED TO THE CITY OF CHUBBUCK. AS CONDITION OF DEDICATION, THE LANDS WITHIN THIS PLAT AGREES TO AND CONSENTS TO ANNEXATION INTO THE CITY OF CHUBBUCK WHEN THE CITY OF CHUBBUCK CITY LIMITS HAVE EXPANDED TO THE POINT THEY ARE ADJACENT AND CONTIGUOUS TO THE SUBDIVISION.

IN WITNESS WHEREOF, THE OWNER DOES HEREUNTO SET ITS HAND.

RIO VISTA DEVELOPMENT, LLC, A LIMITED LIABILITY COMPANY

Dannis Adamson
DANNIS ADAMSON (REGISTERED AGENT) Managing Member
RIO VISTA DEVELOPMENT, LLC



ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF BANNOCK

ON THIS 2nd DAY OF March, IN THE YEAR 2020, BEFORE ME Kate Reed A NOTARY PUBLIC, PERSONALLY APPEARED DANNIS ADAMSON, KNOWN OR IDENTIFIED TO ME, TO BE THE REGISTERED AGENT OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

Kate Reed
NOTARY PUBLIC

RESIDING IN Bannock COUNTY, STATE OF IDAHO.
MY COMMISSION EXPIRES 14 DAY OF Feb, 2026.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER 22003587 AND ARE HEREBY MADE A PART OF THE PLAT

DEVELOPMENT AGREEMENT

THE CITY OF CHUBBUCK DEVELOPMENT AGREEMENT RECORDED UNDER INSTRUMENT NO. 22003586 IS HEREBY MADE PART OF THE PLAT.

PROVIDE MUNICIPAL UTILITIES & CONSENT OF ANNEXATION AGREEMENT

THE CITY OF CHUBBUCK PROVIDE MUNICIPAL UTILITIES & CONSENT OF ANNEXATION AGREEMENT RECORDED UNDER INSTRUMENT NO. 22003584 IS HEREBY MADE A PART OF THE PLAT.

CULINARY WATER

THIS SUBDIVISION WILL RECEIVE WATER FROM THE EXISTING CITY OF CHUBBUCK MUNICIPAL WATER SYSTEM.

SANITARY SEWER

THIS SUBDIVISION WILL RECEIVE SERVICE FROM THE EXISTING CITY OF CHUBBUCK MUNICIPAL SEWER SYSTEM.

IRRIGATION WATER RIGHTS STATEMENT

LANDS WITHIN THIS PLAT ARE ENTITLED TO IRRIGATION WATER SUPPLIED BY THE FORT HALL IRRIGATION PROJECT. DELIVERY OF IRRIGATION WATER FROM THE PROJECT TO INDIVIDUAL LOTS HAS BEEN DONE IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805 (b).

SANITARY RESTRICTIONS

SANITARY RESTRICTION AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTION MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: 3/3/2020 HEALTH DISTRICT SIGNATURE: Ken Keller, EHS

CITY OF CHUBBUCK

THE SANITARY SEWER AND POTABLE WATER IMPROVEMENT IN THIS PLAT OF WHICH THIS CERTIFICATION APPEARS IS HEREBY APPROVED BY THE CITY OF CHUBBUCK, IDAHO, THIS 20th DAY OF March, 2020.

Kevin England
KEVIN ENGLAND, MAYOR

Joey Bowers
JOEY BOWERS, CITY CLERK

Bridger Morrison
BRIDGER MORRISON P.E., CITY ENGINEER

BANNOCK COUNTY

THIS PLAT WAS DULY ACCEPTED AND APPROVED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ON THIS 31 DAY OF March, 2020.

Steven Brown
STEVEN BROWN
(CHAIRMAN OF THE BOARD)

Jason Dixon
JASON DIXON
(COUNTY CLERK)

Michael R. Jaglowski
MICHAEL R. JAGLOWSKI, P.E.
(COUNTY ENGINEER)

COUNTY SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, A REGISTERED LAND SURVEYOR IN AND FOR BANNOCK COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND COMPUTATIONS SHOWN HEREON, AND HAVE DETERMINED THAT THE REQUIREMENT OF IDAHO CODE 50-1305 HAVE BEEN MET, AND I

APPROVE THE SAME FOR FILING THIS 3RD DAY OF March, 2020.

Matthew S. Baker
MATTHEW S. BAKER PLS 13023

COUNTY TREASURER'S CERTIFICATE

PURSUANT TO 50-1308, IDAHO CODE, I, JENNIFER CLARK, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE ON THE PROPERTY BEING SUBDIVIDED, BOTH DELINQUENT AND CURRENT, HAVE BEEN PAID IN FULL.

THROUGH 12/31/2019

Jennifer Clark
JENNIFER CLARK
DATE: 3/31/20

COUNTY RECORDER'S CERTIFICATE

I, JASON DIXON, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BANNOCK, IDAHO ON THIS 31 DAY OF March, 2020 AT 10:50 A.M. AT THE REQUEST OF WJES AND WAS DULY RECORDED

AS INSTRUMENT NUMBER 22005210

Jason Dixon
JASON DIXON, COUNTY RECORDER

WESTFIELD ESTATES - DIVISION 1

LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



301 58th St. W. #138 • Williston, ND 58801 • (701) 572-0110
600 E. Oak St. • Pocatello, ID 83201 • (208) 234-0110
www.rmes.biz

REVISIONS	SURVEYED BY: JDK, SRM, JCE
1.	OFFICE WORK BY: JC, SOB
2.	PROJECT NO: 17161 DATE: APRIL 2019
DRAWING: R:\17\ADAMSON, DANNIS\SIPHON AND RIO VISTA	
SUBDIVISION - 17161\SURV\CAD\5-3-19 WESTFIELD ESTATES FP.DWG	
SCALE: 1 INCH = 100 FEET	SHEET 2 OF 2