

ROSEHAVEN SUBDIVISION NO. 4

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE NW1/4 OF THE NE1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF WILDER, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 22, FROM WHICH A BRASS CAP MONUMENT MARKING THE EAST 1/16 CORNER OF SECTIONS 22 AND 15 BEARS S.89°43'52"E., 1319.69 FEET; THENCE ALONG THE WEST BOUNDARY OF SAID NW1/4 OF THE NE1/4,

A) S.00°19'01"W., 1335.57 FEET TO THE CENTER NORTH 1/16 CORNER OF SAID SECTION 22; THENCE ALONG THE SOUTH BOUNDARY THEREOF,

B) S.89°41'22"E., 541.58 FEET TO THE SOUTHEAST CORNER OF ROSEHAVEN SUBDIVISION NO. 2, RECORDED IN BOOK 40 OF PLATS AT PAGE 31, RECORDS OF CANYON COUNTY, IDAHO, AND THE POINT OF BEGINNING; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID SUBDIVISION THE FOLLOWING COURSES:

- 1) N.00°07'30"W., 123.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
2) EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 23.43 FEET, THROUGH A CENTRAL ANGLE OF 10°44'15" AND A LONG CHORD WHICH BEARS N.72°07'28"E., 23.39 FEET; THENCE, TANGENT FROM SAID CURVE,
3) N.66°45'20"E., 69.15 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE,
4) SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND A LONG CHORD WHICH BEARS S.68°14'40"E., 28.28 FEET; THENCE TANGENT FROM SAID CURVE,
5) S.23°14'40"E., 5.77 FEET; THENCE,
6) N.66°45'20"E., 50.00 FEET TO THE WEST BOUNDARY OF ROSEHAVEN SUBDIVISION NO.3, RECORDED IN BOOK OF PLATS AT PAGE , RECORDS OF CANYON COUNTY, IDAHO; THENCE LEAVING THE EXTERIOR BOUNDARY OF SAID ROSEHAVEN SUBDIVISION NO. 2, ALONG THE EXTERIOR BOUNDARY OF SAID ROSEHAVEN SUBDIVISION NO.3, THE FOLLOWING COURSES:
7) S.23°14'40"E., 40.01 FEET; THENCE,
8) N.66°45'20"E., 97.50 FEET; THENCE,
9) N.24°18'13"W., 29.69 FEET; THENCE,
10) N.09°50'03"W., 100.50 FEET; THENCE,
11) N.00°00'12"E., 80.50 FEET; THENCE,
12) N.89°43'54"W., 98.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
13) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.51 FEET, THROUGH A CENTRAL ANGLE OF 90°15'54" AND A LONG CHORD WHICH BEARS S.45°08'09"W., 28.35 FEET; THENCE NON-TANGENT FROM SAID CURVE,
14) N.00°00'12"E., 90.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE,
15) SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.32 FEET, THROUGH A CENTRAL ANGLE OF 89°44'06" AND A LONG CHORD WHICH BEARS S.44°51'51"E., 28.22 FEET; THENCE TANGENT FROM SAID CURVE,
16) S.89°43'54"E., 90.09 FEET; THENCE,
17) N.00°00'12"E., 200.00 FEET; THENCE,
18) N.89°43'54"W., 89.91 FEET; THENCE,
19) N.00°03'22"E., 50.00 FEET; THENCE,
20) S.89°43'54"E., 59.99 FEET; THENCE,
21) N.00°17'54"E., 120.03 FEET TO THE SOUTH BOUNDARY OF ROSEHAVEN SUBDIVISION, RECORDED IN BOOK 33 OF PLATS AT PAGE 3, RECORDS OF CANYON COUNTY, IDAHO; THENCE LEAVING THE EXTERIOR BOUNDARY OF SAID ROSEHAVEN SUBDIVISION NO. 3, ALONG SAID SOUTH BOUNDARY,
22) S.89°43'53"E., 582.59 FEET TO THE EAST BOUNDARY OF SAID NW1/4 OF THE NE1/4 AND A 5/8 INCH REBAR; THENCE ALONG SAID EAST BOUNDARY,
23) S.00°29'09"W., 791.54 FEET TO THE SOUTH BOUNDARY OF SAID NW1/4 OF THE NE1/4 AND A 5/8 INCH REBAR; THENCE ALONG SAID SOUTH BOUNDARY,
24) N.89°41'22"W., 774.17 FEET TO THE POINT OF BEGINNING.

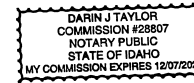
CONTAINING: 10.98 ACRES

CERTIFICATE OF OWNERS

IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY HEREBY INCLUDE SAID LAND IN THIS PLAT. THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON. ALL LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE FROM THE CITY OF WILDER, IDAHO, AND SAID CITY OF WILDER HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS 23 DAY OF September, 2021

By: [Signature]
VICTOR THOMPSON-MANAGER, TV GROUP1, LLC



ACKNOWLEDGMENT

STATE OF IDAHO } S.S.
COUNTY OF CANYON }

ON THIS 23 DAY OF September, 2021, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED VICTOR THOMPSON, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF TV GROUP1, LLC, WHO EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, ROB O'MALLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

[Signature]
ROB O'MALLEY
IDAHO NO. 13765
Professional Land Surveyor Seal: LICENSED 9/23/21 13765 STATE OF IDAHO ROB O'MALLEY

Bk 53 Pg 29

T-O ENGINEERS
332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM
SHEET NO. 2 OF 3

ROSEHAVEN SUBDIVISION NO. 4

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF WILDER PUBLIC WORKS AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

[Signature]
SOUTHWEST DISTRICT HEALTH DEPARTMENT

11/4/2021
DATE

APPROVAL AND ACCEPTANCE OF THE CITY COUNCIL

THE CITY COUNCIL OF THE CITY OF WILDER DOES HEREBY APPROVE THIS FINAL PLAT AS PROVIDED IN SECTION 10-3-4J WILDER CITY CODE AND DOES HEREBY ACCEPT THE DEDICATED PUBLIC STREETS, HIGHWAYS, RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. 50-1312 AND 50-1313. ON THE 9th DAY OF November, 2021.

[Signature]
MAYOR

11-10-21
DATE

CERTIFICATION OF CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER APPOINTED BY THE CITY COUNCIL OF THE CITY OF WILDER TO ADMINISTER ITS SUBDIVISION ORDINANCE, DO HEREBY CERTIFY AS PROVIDED IN SECTION 10-3-4D AND K2 WILDER CITY CODE, THAT THE APPLICATION FOR THE APPROVAL OF THIS PLAT IS COMPLETED, MEETS THE CITY REQUIREMENTS AND HAS BEEN APPROVED BY THE CITY COUNCIL ON THE 29th DAY OF November, 2021.

[Signature]
CITY ENGINEER - WILDER, IDAHO



11/29/2021
DATE

CERTIFICATION OF CITY CLERK

I, THE UNDERSIGNED CITY CLERK OF THE CITY OF WILDER, DO HEREBY CERTIFY AS PROVIDED IN SECTION 10-3-4 K2 WILDER CITY CODE THAT THE APPLICATION FOR THE APPROVAL OF THIS PLAT IS COMPLETED, MEETS THE CITY REQUIREMENTS AND HAS BEEN APPROVED BY THE CITY COUNCIL. ON THE 9th DAY OF November, 2021.

[Signature]
CLERK
Wendy Burrows-Severy CMC

11/10/2021
DATE



APPROVAL OF CITY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 9 DAY OF Nov, 2021, BY THE CITY OF WILDER PLANNING AND ZONING COMMISSION, CANYON COUNTY, IDAHO.

[Signature]
CHAIRMAN

11-10-21
DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VACATIONS, SURVEYS.

[Signature] 10/5/21
CANYON COUNTY SURVEYOR UNDER I.C. 50-1313
DAVID R. KINZER PEPLS 2659

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-130B, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR 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.

[Signature] 10/9/2021
COUNTY TREASURER



[Signature]
ROB O'MALLEY
IDAHO NO. 13765

