### **SURVEYOR NARRATIVE**

CE 1/16 COR SEC 9

C.R. 2015-042425

BASIS OF BEARING

0

 $\bigcirc$ 

(2)

3

SE 1/16 COR SEC 9 C.R. 2019-059707

THE BASIS OF BEARING IS GRID NORTH, IDAHO WEST ZONE

- LOT BOUNDARY

- SECTIONAL LINE

FOUND BRASS CAP

LOT NUMBER

**BLOCK NUMBER** 

FOUND 3/4" REBAR, NO CAP

CENTERLINE

— PL — ADJACENT RECORD BOUNDARY

RIGHT-OF-WAY BOUNDARY

LEGEND

PROJECTION OF NAD83 (2011) 2010.00, BEING N00°38'02"E BETWEEN

THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 9 AND 10

AND THE EAST QUARTER CORNER COMMON TO SECTIONS 9 AND 10.

EXTERIOR SUBDIVISION BOUNDARY

FOUND 1/2" REBAR, NO CAP UNLESS NOTED

SET 5/8" REBAR WITH, STAMPED "LRG PLS 19826"

SET 1/2" REBAR WITH, STAMPED "LRG PLS 19826"

663.54

FOUND ALUMINUM CAP MONUMENT

FOUND 5/8" REBAR, STAMPED " LRG PLS 19826" UNLESS NOTED

INFORMATION.

SURVEY.

THIS SURVEY WAS PERFORMED TO CREATE A RESIDENTIAL SUBDIVISION FROM A

SEE "REFERENCES" FOR RECORD DOCUMENTS USED DURING THE COURSE OF THIS

664.42'

2023-031442 (D1), AND SHOWN ON ROS I.N. 2023-031609 (R4), REFER TO (R4) NARRATIVE FOR THE EXTERIOR BOUNDARY ALONG WITH ADDITIONAL BOUNDARY

PORTION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INSTRUMENT NUMBER

(11)

S89°12'14"E 459.88'

(10)

(22)

(21)

(20)

**19** 

(18)

(17)

(16)

15

(14)

(13)

12

N00° 39' 34"E

30.08

S00°39'34"W 40.01

663.50'

EAST VERINA STREET

9

~ 87.37'

S89°12'14"E 1329.30'

E. FISK AVE.

N. 9TH ST.

E. VERINA CIR.

134.19'

13

 $\overline{12}$ 

24

(23)

(22)

21

20

(19)

18

(17)

**16** 

(15)

(14)

N89° 09' 31"W

174.57

<sup>⊥</sup>SHEET 3

SHEET 2

204.03'

N89°12'02"W 1327.05'

E. STOCKTON RD.

N89°09'31"W

25

**PLAT SHOWING** PHEASANT RUN SUBDIVISION

> LOCATED WITHIN THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 5 WEST, BOISE MERIDIAN. CITY OF PARMA, CANYON COUNTY, IDAHO

> > 2025

188.29'

-SHEET`2

(8)

(1)

(2)

 $\bigcirc$ 3

(4)

< 5 ⊃

(6)

 $\sqrt{7}$ 

¦ç\⊗

9

(10)

(11)

(PUBLIC)

N89°25'25"W 257.00'7ENUE SHEET 3

2025-010295 RECORDED 03/28/2025 10:44 AM

RICK HOGABOAM CANYON COUNTY RECORDER Pgs=5 PBRIDGES RIVER VALLEY FRAMING

PLAT NOTES

E 1/4 COR SEC 9

'W 1324.45' BEARING

02"\ 0F

S00° 38' BASIS

S 1/16 COR SEC 9

C.R. 9825060

175.00'

S89°12'14"E 175.00'

(6)

 $\langle 5 \rangle$ 

 $\overline{4}$ 

(3)

(2)

AMRAP AVENUE

(PUBLIC)

( 2 )

 $\overline{3}$ 

 $\langle 4 \rangle$ 

(5)

(6)

(7)

8

11 10

N89°12'05"W 459.32'

459.47'

(1)

C.R. 2019-059709

- REFER TO THE RECORD OF SURVEY INSTRUMENT NO. I.N. 2023-031609 FOR ADDITIONAL BOUNDARY DETAILS AND INFORMATION.
- A TEN (10) FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, AND PRESSURE IRRIGATION SHALL BE RESERVED ALONG THE PLAT EXTERIOR BOUNDARY, STREET FRONTAGES, AND REAR LOT LINES, AND FIVE (5) FOOT WIDE ALONG ALL INTERIOR LOT LINES, UNLESS OTHERWISE DIMENSIONED.
- LOT 8, BLOCK 1 IS SUBJECT TO AN INGRESS-EGRESS EASEMENT FOR THE BENEFIT OF LOTS 9 AND 10, BLOCK 1
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF PARMA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED BY THE CITY OF PARMA.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE SUBDIVISION STANDARDS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- LOTS 1, 8, 13, & 25, BLOCK 1 AND LOT 1, BLOCK 2 ARE COMMON LOTS SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENT. DRIVEWAYS ARE PROHIBITED ACROSS ALL COMMON LOTS WITH THE EXCEPTION OF LOT 8, BLOCK 1. ALL COMMON LOTS ARE TO BE MAINTAINED BY THE PHEASANT RUN SUBDIVISION HOMEOWNER'S ASSOCIATION.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES THAT "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, 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."
- IFC 2015 APPENDIX B FIRE FLOW REQUIREMENTS FOR BUILDINGS TABLE B105.1 WATER SUPPLY HAS TO BE PROVIDED AT A MINIMUM OF 1500 GPM. THE ALTERNATIVE IF THE ABOVE CANNOT BE ACHIEVED IS TO REQUIRE THAT ALL HOMES BUILT IN THE DEVELOPMENT HAVE RESIDENTIAL FIRE SPRINKLERS
- IRRIGATION WATER SHALL BE PROVIDED BY AN ONSITE IRRIGATION WELL IN COMPLIANCE WITH SECTION 31-3805(1B), TO BE MAINTAINED BY THE PHEASANT RUN SUBDIVISION HOMEOWNERS'S
- 10. WATER SHALL BE PROVIDED BY THE CITY OF PARMA MUNICIPAL WATER DEPARTMENT.
- 11. SEWER SHALL BE PROVIDED BY THE CITY OF PARMA MUNICIPAL SEWER DEPARTMENT.

#### REFERENCES

- WARRANTY DEED I.N. 2023-031442; SEPTEMBER 2023
- PLAT OF "IDAHO HEIGHTS SUBDIVISION", BK. 11, PG. 19; AUGUST 1972
- PLAT OF "PIERCE'S ADDITION", BK. 24, PG. 40; OCTOBER 1997
- ROS I.N. 2015-043134 BY ALS; NOVEMBER 2015
- ROS I.N. 2021-007191 BY EAGLE LAND SURVEYING, LLC; JANUARY 2021
- ROS I.N. 2023-016729 BY SAWTOOTH LAND SURVEYING, LLC; MAY 2023
- ROS I.N. 2023-031609 BY LR GEO; SEPTEMBER 2023

#### **ABBREVIATIONS**

BK BOOK

CORNER RECORD INSTRUMENT NUMBER

COR SEC CORNER OF SECTION I.N.

INSTRUMENT NUMBER, CANYON COUNTY RECORDS NORTH, EAST, SOUTH, WEST, CENTER

N,E,S,W,C PG

POB POINT OF BEGINNING

RECORD OF SURVEY NUMBER ROS

## SHEET INDEX

1. BOUNDARY OVERVIEW, NOTES, NARRATIVE, REFERENCES 2. LOT & BLOCK DIMENSIONS, CURVE & LINE TABLES

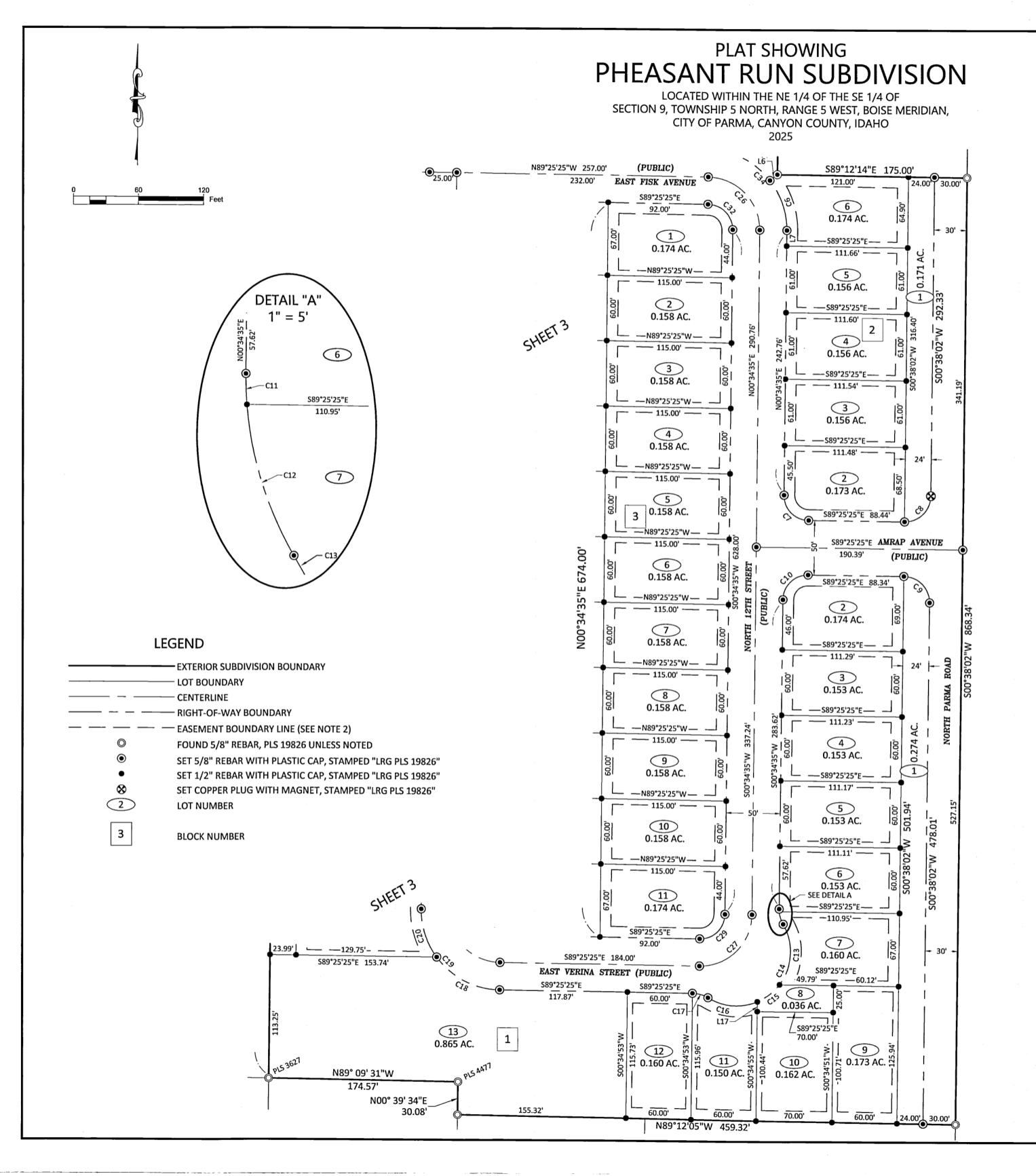
3. DESCRIPTION, OWNER ACKNOWLEDGEMENTS 4. AGENCY APPROVALS, SURVEYOR CERTIFICATE





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LINE TABLE				
TAG	LENGTH	DIRECTION		
L6	8.69'	N52° 05' 13"E		
L7	14.26'	N00° 34' 35"E		
L17	8.96'	N00° 34' 35"E		

	CURVE TABLE					
TAG	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	
C6	038°45'12"	73.00'	49.38'	N18° 48' 01"W	48.44'	
C7	090°00'00"	23.00'	36.13'	S44° 25' 25"E	32.53'	
C8	089°56'33"	24.00'	37.68'	N45° 36' 18"E	33.92'	
С9	090°03'27"	24.00'	37.72'	N44° 23' 42"W	33.96'	
C10	090°00'00"	23.00'	36.13'	S45° 34' 35"W	32.53'	
C11	005°03'51"	27.00'	2.39'	N01° 57' 21"W	2.39'	
C12	025°51'12"	27.00'	12.18'	N17° 24' 52"W	12.08'	
C13	067°31'50"	50.00'	58.93'	N03° 25' 27"E	55.58'	
C14	151°49'44"	50.00'	132.50'	N45° 34' 24"E	96.99'	
C15	029°54'04"	50.00'	26.09'	N52° 08' 24"E	25.80'	
C16	054°23'50"	50.00'	47.47'	S85° 42' 39"E	45.71'	
C17	031°56'33"	27.06'	15.09'	S74° 29' 00"E	14.89'	
C26	090°00'00"	48.00'	75.40'	N44° 25' 25"W	67.88'	
C27	090°00'00"	48.00'	75.40'	N45° 34' 35"E	67.88'	
C29	090°00'00"	23.00'	36.13'	S45° 34' 35"W	32.53'	
C32	090°00'00"	23.00'	36.13'	S44° 25' 25"E	32.53'	





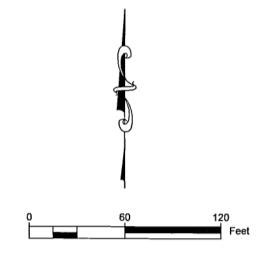
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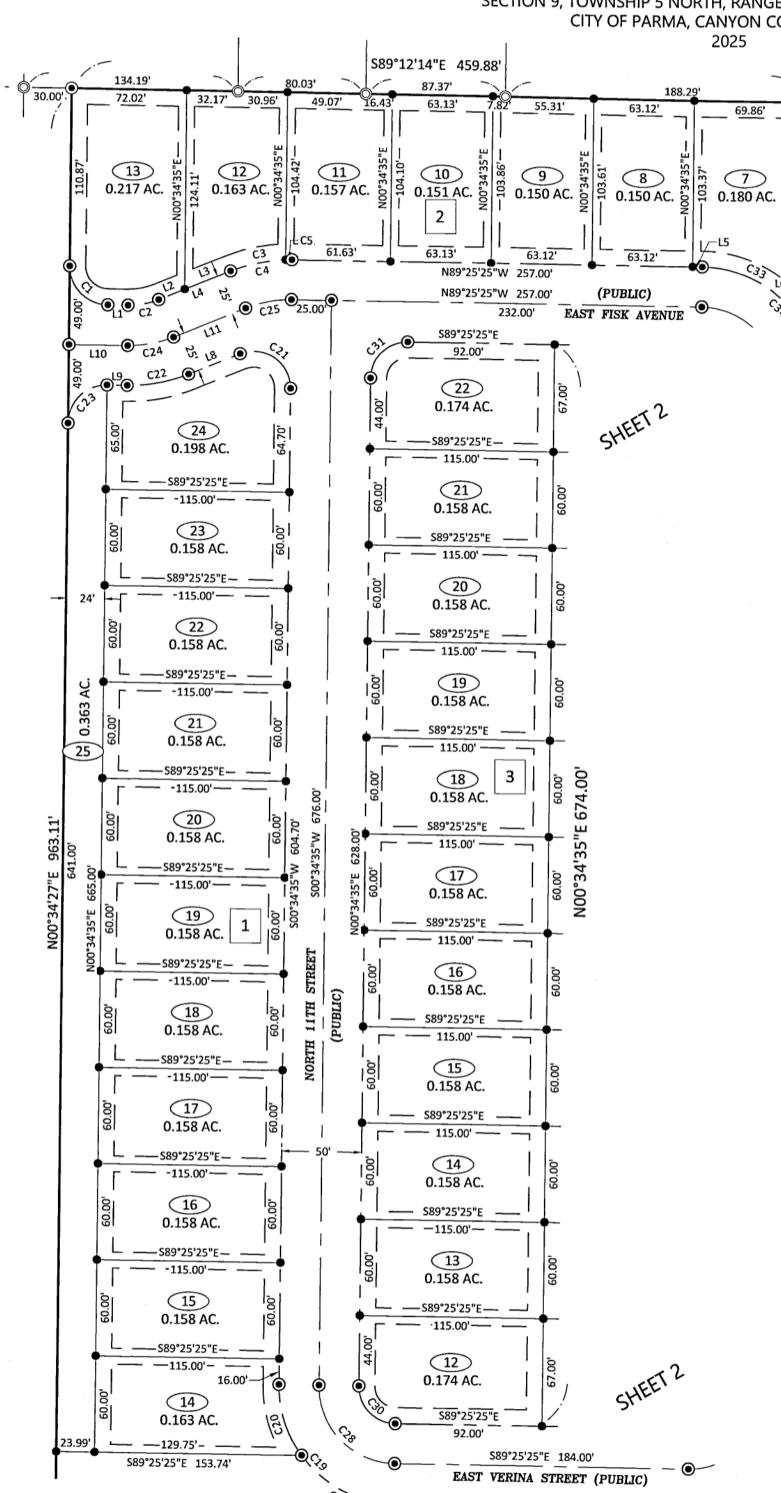
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SHEET 2 OF 5

# PLAT SHOWING PHEASANT RUN SUBDIVISION

LOCATED WITHIN THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF PARMA, CANYON COUNTY, IDAHO





#### **LEGEND**

EXTERIOR SUBDIVISION BOUNDARY

LOT BOUNDARY

CENTERLINE

RIGHT-OF-WAY BOUNDARY

EASEMENT BOUNDARY LINE (SEE NOTE 2)

FOUND 5/8" REBAR, PLS 19826 UNLESS NOTED

SET 5/8" REBAR WITH PLASTIC CAP, STAMPED "LRG PLS 19826"

SET 1/2" REBAR WITH PLASTIC CAP, STAMPED "LRG PLS 19826"

SET COPPER PLUG WITH MAGNET, STAMPED "LRG PLS 19826"

LOT NUMBER

BLOCK NUMBER

LINE TABLE				
TAG	LENGTH	DIRECTION		
L1	12.76'	N89° 25' 25"W		
L2	17.46'	S68° 04' 35"W		
L3	31.10'	S68° 04' 35"W		
L4	48.56'	S68° 04' 35"W		
L5	6.00'	S89° 25' 25"E		
L6	8.69'	N52° 05' 13"E		
L8	34.85'	N68° 04' 35"E		
L9	12.74'	S89° 25' 25"E		
L10	36.75'	N89° 25' 25"W		
L11	48.56'	S68° 04' 35"W		

CURVE TABLE					
TAG	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	089°59'53"	24.00'	37.70'	N44° 25' 29"W	33.94'
C2	022°30'00"	50.00'	19.63'	S79° 19' 35"W	19.51'
СЗ	020°16'45"	100.00'	35.39'	S78° 12' 57"W	35.21'
C4	022°30'00"	100.00'	39.27'	S79° 19' 35"W	39.02'
C5	002°13'15"	100.00'	3.88'	S89° 27' 57"W	3.88'
C18	052°56'01"	73.00'	67.44'	S62° 57' 25"E	65.07'
C19	090°00'00"	73.00'	114.67'	S44° 25' 25"E	103.24'
C20	037°03'59"	73.00'	47.23'	S17° 57' 25"E	46.41'
C21	112°30'00"	23.00'	45.16'	S55° 40' 25"E	38.25'
C22	022°30'00"	100.00'	39.27'	N79° 19' 35"E	39.02'
C23	090°00'02"	24.00'	37.70'	N45° 34' 34"E	33.94'
C24	022°30'00"	75.00'	29.45'	S79° 19' 35"W	29.26'
C25	022°30'00"	75.00'	29.45'	S79° 19' 35"W	29.26'
C28	090°00'00"	48.00'	75.40'	S44° 25' 25"E	67.88'
C30	090°00'00"	23.00'	36.13'	N44° 25' 25"W	32.53'
C31	090°00'00"	23.00'	36.13'	N45° 34' 35"E	32.53'
C33	051°14'48"	73.00'	65.29'	S63° 48' 01"E	63.14'





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# PLAT SHOWING PHEASANT RUN SUBDIVISION

LOCATED WITHIN THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF PARMA, CANYON COUNTY, IDAHO 202**5** 

#### **CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS, THAT RIVER VALLEY FRAMING LLC, IS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, LYING WITHIN THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF PARMA, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 9 AND 10 MONUMENTED BY AN ALUMINUM CAP AS SHOWN ON CORNER RECORD INSTRUMENT NUMBER 2019-059709, FROM WHICH THE SOUTH SIXTEENTH CORNER COMMON TO SECTIONS 9 AND 10 MONUMENTED BY A BRASS CAP AS SHOWN ON CORNER RECORD INSTRUMENT NUMBER 9825060, BEARS SOUTH 00°38'02" WEST, 1,324.45 FEET;

THENCE ALONG THE BOUNDARY COMMON TO SECTIONS 9 AND 10, SOUTH 00°38'02" WEST, 125.00 FEET, THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE BOUNDARY COMMON TO SECTIONS 9 AND 10, SOUTH 00°38'02" WEST, 868.34 FEET;

THENCE ALONG THE SOUTHERLY BOUNDARY OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 89°12'05" WEST, 459.32 FEET TO THE EASTERLY BOUNDARY OF LOT 1, BLOCK 1 OF PIERCE'S ADDITION ON FILE IN BOOK 24 OF PLATS AT PAGE 40, RECORDS OF CANYON COUNTY;

THENCE ALONG SAID EASTERLY BOUNDARY, NORTH 00°39'34" EAST, 30.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, NORTH 89°09'31" WEST, 174.57 FEET TO THE EASTERLY RIGHT-OF-WAY OF NORTH 10TH STREET;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 00°34'27" EAST, 963.11 FEET TO THE NORTHERLY BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 9;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°12'14" EAST, 459.88 FEET;

THENCE SOUTH 00°38'02" WEST, 125.00 FEET;

THENCE SOUTH 89°12'14" EAST, 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 602,995 SQUARE FEET OR 13.842 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF PARMA'S MUNICIPAL WATER DEPARTMENT, AND THEY HAVE AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE PUBIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

MICK C. EELLS

MANAGER

FOR: RIVER VALLEY FRAMING LLC

Ву:

MANAGER

FOR: RIVER VALLEY FRAMING LLC

#### **ACKNOWLEDGEMENT**

STATE OF IDAHO)

) SS

COUNTY OF ADA)

ON THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND OF SAID STATE, PERSONALLY APPEARED MICK C. EELLS, KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF RIVER VALLEY FRAMING LLC., THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT RIVER VALLEY FRAMING LLC, EXECUTED THE SAME.

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

NOTARY PUBLIC

RESIDING AT BOISE, ID

COMMISSION EXPIRES JULY ZE, 2027



#### ACKNOWLEDGEMENT

STATE OF IDAHO)

) S COUNTY OF ADA)

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

NOTARY PUBLIC

RESIDING AT BOISC, ID

COMMISSION EXPIRES \_ JULY 76, 2027







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# PLAT SHOWING PHEASANT RUN SUBDIVISION

LOCATED WITHIN THE NE 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 5 WEST, BOISE MERIDIAN, CITY OF PARMA, CANYON COUNTY, IDAHO

# CERTIFICATION AND APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES WITH THE REQUIREMENTS OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR UNDER IC SE-1305 DAVID TO KINDER PEIPLS 2659 1/21/25

#### **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 PARMA AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINES HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL."

12/12/2024 DATE

#### CERTIFICATION AND APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF PARMA, CANYON COUNTY, IDAHO DO HEREBY CERTIFY THAT HAVE CHECKED THIS FINAL PLAT AND THAT THE CITY OF PARMA'S REQUIREMENTS REGARDING FINAL PLATS HAS BEEN MET.

CITY OF PARMA ENGINEER PE16745

3-24 - 2025 DATE

### APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF PARMA, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE // DAY OF MEETING OF THE YEAR 2026, THIS PLAT WAS APPROVED AND ACCEPTED.

CITY CLERK, PARMA, IDAHO

#### CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, 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.

**COUNTY TREASURER** 



#### CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHAD LEATHERMAN, A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, SUPERVISED THE SURVEY OF LAND AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, DESIGNATED HEREIN AS "PHEASANT RUN SUBDIVISION", AND THAT IT WAS COMPLETED IN ACCORDANCE WITH THE CURRENT LAWS OF THE STATE OF IDAHO RELATING TO PLATS AND SURVEYS AND WITH THE CORNER PERPETUATION AND FILING LAW.





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