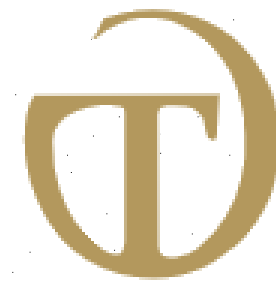


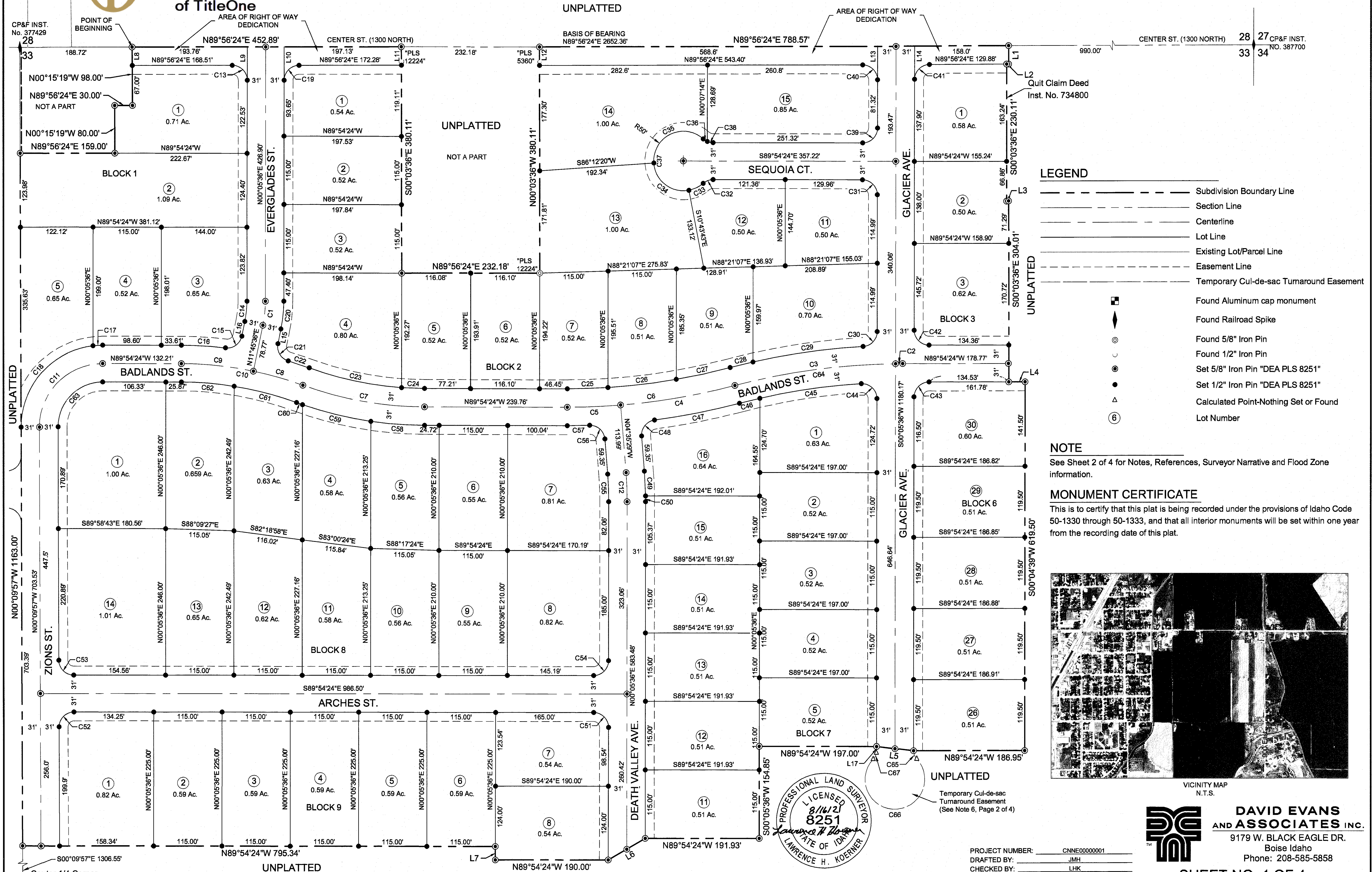
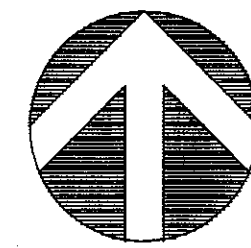
Instrument # 736002
 BINGHAM COUNTY
 8-17-2021 02:04:22 PM No. of Pages: 4
 Recorded for: 1209 CONNECT ENGINEERING
 PAMELA W. ECKHARDT Fee: 11.00
 Ex-Officio Recorder Deputy

FINAL PLAT OF THE PARKS SUBDIVISION No. 1

A PORTION OF THE NE 1/4 OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 37 EAST,
 BOISE MERIDIAN, BINGHAM COUNTY, IDAHO
 2021



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LEGEND

- Subdivision Boundary Line
- Section Line
- Centerline
- Lot Line
- Existing Lot/Parcel Line
- Easement Line
- Temporary Cul-de-sac Turnaround Easement
- Found Aluminum cap monument
- Found Railroad Spike
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Set 5/8" Iron Pin "DEA PLS 8251"
- Set 1/2" Iron Pin "DEA PLS 8251"
- Calculated Point-Nothing Set or Found
- Lot Number

NOTE

See Sheet 2 of 4 for Notes, References, Surveyor Narrative and Flood Zone information.

MONUMENT CERTIFICATE

This is to certify that this plat is being recorded under the provisions of Idaho Code 50-1330 through 50-1333, and that all interior monuments will be set within one year from the recording date of this plat.



VICINITY MAP
 N.T.S.

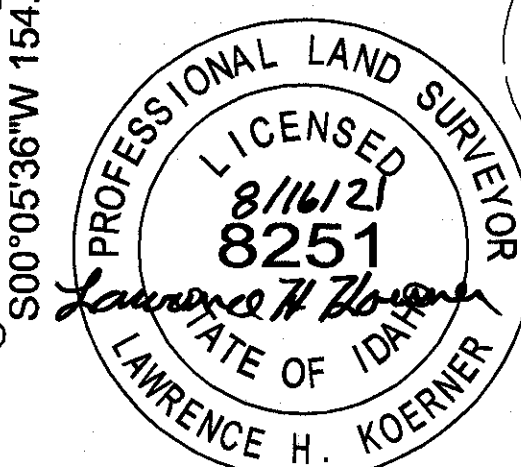


**DAVID EVANS
 AND ASSOCIATES INC.**
 9179 W. BLACK EAGLE DR.
 Boise Idaho
 Phone: 208-585-5858

SHEET NO. 1 OF 4

PROJECT NUMBER: CNNE00000001
 DRAFTED BY: JMH
 CHECKED BY: LHK

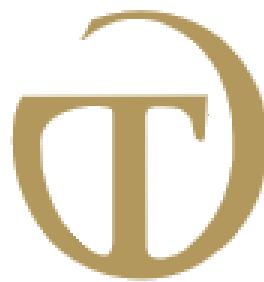
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Instrument # 736002
BINGHAM COUNTY
8-17-2021 02:04:22 PM No. of Pages: 4
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FINAL PLAT OF
THE PARKS SUBDIVISION No. 1

2021



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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	200.00'	40.73'	11°40'01"	N5°55'36"E	40.65'
C2	1100.00'	11.68'	0°36'30"	S89°47'21"W	11.68'
C3	1100.00'	273.38'	14°14'23"	S82°21'54"W	272.68'
C4	1100.00'	195.12'	10°09'48"	S80°19'37"W	194.87'
C5	1100.00'	89.94'	4°41'05"	S87°45'03"W	89.91'
C6	1100.00'	285.06'	14°50'53"	N82°40'09"E	284.26'
C7	600.00'	208.90'	19°56'54"	N79°55'57"W	207.85'
C8	600.00'	86.72'	8°16'54"	N74°05'57"W	86.65'
C9	600.00'	122.18'	11°40'01"	N84°04'24"W	121.96'
C10	600.00'	208.90'	19°56'54"	N79°55'57"W	207.85'
C11	106.00'	166.98'	90°15'32"	S44°57'49"W	150.25'
C12	600.00'	49.06'	4°41'05"	N2°14'57"W	49.04'
C13	25.00'	39.34'	90°09'11"	N44°59'00"W	35.40'
C14	169.00'	34.41'	11°40'01"	N5°55'36"E	34.35'
C15	25.00'	37.13'	85°06'11"	N54°18'42"E	33.81'
C16	631.00'	74.56'	6°46'11"	N86°31'19"W	74.51'
C17	137.00'	16.44'	6°52'31"	S86°39'20"W	16.43'
C18	137.00'	199.38'	83°23'01"	S41°31'34"W	182.24'
C19	25.00'	39.20'	89°50'49"	S45°01'00"W	35.31'
C20	231.00'	47.04'	11°40'01"	N5°55'36"E	46.96'
C21	25.00'	37.13'	85°06'11"	S30°47'29"E	33.81'
C22	631.00'	37.27'	3°23'04"	N71°39'02"W	37.27'
C23	569.00'	159.20'	16°01'52"	S77°58'26"E	158.69'
C24	569.00'	38.90'	3°55'02"	S87°56'53"E	38.89'
C25	1069.00'	68.54'	3°40'26"	N88°15'23"E	68.53'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C26	1069.00'	115.81'	6°12'26"	N83°18'57"E	115.76'
C27	1069.00'	92.67'	4°58'01"	N77°43'43"E	92.64'
C28	1131.00'	39.51'	2°00'05"	S76°14'45"W	39.50'
C29	1131.00'	187.34'	9°29'25"	S81°59'30"W	187.12'
C30	25.00'	37.81'	86°38'37"	N43°24'54"E	34.30'
C31	25.00'	39.27'	90°00'00"	N44°54'24"W	35.36'
C32	25.00'	18.19'	41°41'51"	S69°14'40"W	17.80'
C33	50.00'	26.94'	30°52'33"	N63°50'01"E	26.62'
C34	50.00'	84.59'	96°56'03"	S52°15'41"E	74.86'
C35	50.00'	118.32'	135°35'07"	S63°59'53"W	92.58'
C36	25.00'	8.30'	19°01'25"	S57°43'16"E	8.26'
C37	50.00'	229.86'	263°23'42"	S0°05'36"W	74.67'
C38	25.00'	9.89'	22°40'26"	S78°34'11"E	9.83'
C39	25.00'	39.27'	90°00'00"	N45°05'36"E	35.36'
C40	25.00'	39.34'	90°09'11"	N44°59'00"W	35.40'
C41	25.00'	39.20'	89°50'49"	S45°01'00"W	35.31'
C42	25.00'	39.27'	90°00'00"	S44°54'24"E	35.36'
C43	25.00'	39.27'	90°00'00"	S45°05'36"W	35.36'
C44	25.00'	40.89'	93°43'00"	N46°45'55"W	36.48'
C45	1069.00'	172.39'	9°14'22"	S81°45'24"W	172.20'
C46	1069.00'	35.30'	1°53'30"	S76°11'28"W	35.29'
C47	1131.00'	145.81'	7°23'12"	N78°56'19"E	145.71'
C48	25.00'	38.06'	87°13'24"	S39°01'13"W	34.49'
C49	631.00'	41.96'	3°48'35"	N2°41'12"W	41.95'
C50	631.00'	9.63'	0°52'29"	N0°20'39"W	9.63'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C51	25.00'	39.27'	90°00'00"	N44°54'24"W	35.36'
C52	25.00'	39.38'	90°15'32"	S44°57'49"W	35.44'
C53	25.00'	39.16'	89°44'28"	S45°02'11"E	35.28'
C54	25.00'	39.27'	90°00'00"	N45°05'36"E	35.36'
C55	569.00'	46.52'	4°41'05"	N2°14'57"W	46.51'
C56	25.00'	38.06'	87°13'24"	N48°12'11"W	34.49'
C57	1131.00'	37.66'	1°54'29"	N89°08'21"E	37.66'
C58	631.00'	90.59'	8°13'33"	S85°47'38"E	90.51'
C59	631.00'	118.49'	10°45'34"	S76°18'04"E	118.32'
C60	631.00'	10.61'	0°57'47"	S70°26'24"E	10.61'
C61	569.00'	108.61'	10°56'11"	N75°25'36"W	108.44'
C62	569.00'	89.50'	9°00'43"	N85°24'03"W	89.40'
C63	75.00'	118.15'	90°15'32"	S44°57'49"W	106.31'
C64	1100.00'	285.06'	14°50'53"	S82°40'09"W	284.26'
C65	20.00'	15.09'	43°14'00"	S21°31'24"E	14.74'
C66	50.00'	232.54'	266°27'59"	N89°54'24"W	72.86'
C67	20.00'	15.09'	43°14'00"	N21°42'35"E	14.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°03'36"E	31.00'
L2	S89°56'24"W	3.29'
L3	N87°29'09"E	3.29'
L4	S89°54'24"E	27.25'
L5	N82°55'47"W	62.46'
L6	S59°47'15"W	71.81'
L7	N00°05'36"E	22.54'
L8	N00°15'19"W	31.00'
L9	N00°05'36"E	56.07'
L10	N00°05'36"E	55.93'
L11	S00°03'36"E	31.00'
L12	N00°03'36"W	31.00'
L13	N00°05'36"E	56.07'
L14	N00°05'36"E	55.93'
L15	N11°45'36"E	25.17'
L16	N11°45'36"E	25.17'
L17	N00°05'36"E	7.59'

NOTES

- All lot lines common to a public Right-of-Way have a fifteen (15') wide Permanent Public Utilities, Drainage, and Irrigation Easement (P.U.D.I.).
- Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of resubdivision.
- Minimum building setbacks shall be in accordance with the City of Shelley applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required, or as shown on this plat.
- The Owner has provided irrigation water to each lot through a pressure irrigation system to be owned and maintained by the Parks Subdivision Home Owners Association in compliance with Idaho Code Section 31-3805(1)(b). All lots will be subject to assessments from the Snake River Valley Irrigation District.
- Maintenance of any irrigation or drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district or the Home Owners Association.
- The temporary Cul-de-sac easement at the south end of Glacier Avenue as shown on page 1 of 4 is to terminate once the property to the south is developed and Glacier Avenue is extended.

SURVEYOR'S NARRATIVE

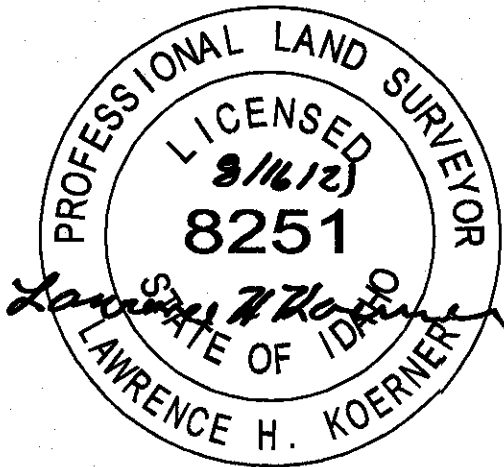
This Survey was made at the request of Shelco Developments, LLC., to create this Residential Subdivision Plat. The boundary lines of this parcel of land for said Subdivision were established from record information (as listed in the Reference Data Table) and from found monumentation as shown and described hereon.

FLOOD PLAIN

Zone "C" per Flood Rate Insurance Map Panel Number 160018-0280 B, Effective November 15, 1979
Zone "C" per Flood Rate Insurance Map Panel Number 160018-0165 B, Effective November 15, 1979

REFERENCES

- R.O.S. Instrument No. 7335186
- Quit Claim Deed Instrument No. 734800
- R.O.S. Instrument No. 730422
- R.O.S. Instrument No. 455222
- R.O.S. Instrument No. 703560
- R.O.S. Instrument No. 7013750
- R.O.S. Instrument No. 37735
- R.O.S. Instrument No. 565639
- R.O.S. Instrument No. 653042
- R.O.S. Instrument No. 640162
- R.O.S. Instrument No. 491147
- R.O.S. Instrument No. 373727
- Quit Claim Deed Instrument No. 722453
- Quit Claim Deed Instrument No. 722307
- Warranty Deed Instrument No. 670575
- Warranty Deed Instrument No. 670576
- Quit Claim Deed Instrument No. 455702
- Warranty Deed Instrument No. 55528
- Warranty Deed Instrument No. 654379
- Quit Claim Deed Instrument No. 664687



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Boise Idaho
Phone: 208-585-5858

SHEET NO. 2 OF 4

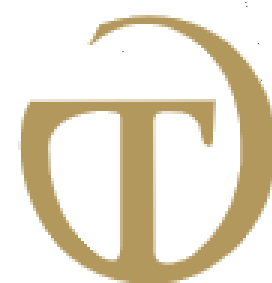
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FINAL PLAT OF
THE PARKS SUBDIVISION No. 1

2021

Instrument # 736002
BINGHAM COUNTY
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Ex-Officio Recorder Deputy



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CERTIFICATE OF OWNERS

Know all men by these presents that Shelco Developments, LLC., an Idaho Limited Liability Company is the owner of a real parcel of land herein after described and that it is their intention to include said real property in this subdivision plat.

The following describes a parcel of land being a portion of the Northeast 1/4 of Section 33, Township 1 North, Range 37 East, Boise Meridian, Bingham County, Idaho being more particularly described as follows:

COMMENCING at the North 1/4 corner of said Section 33 which is being monumented with a found railroad spike; from which, the Northeast corner of said Section 33 bears, North 89°56'24" East, 2652.36 feet with is being monumented with a found railroad spike; thence along the northerly boundary line of said Northeast quarter, North 89°56'24" East, 188.72 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251", the **POINT OF BEGINNING**:

Thence continuing, North 89°56'24" East, 452.89 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence leaving said northerly boundary line, South 00°03'36" East, 380.11 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 89°56'24" East, 232.18 feet to a found 5/8" iron pin with plastic cap "PLS 12224";
Thence, North 00°03'36" West, 380.11 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251" on the northerly boundary line of the Northeast 1/4 of said Section 33;
Thence along said northerly boundary line, North 89°56'24" East, 788.57 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence leaving said northerly boundary line, South 00°03'36" East, 31.00 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, South 89°56'24" West, 3.29 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251" marking the Northwest Corner of a Certain Quit Claim Deed, Instrument No. 734800, Records of Bingham County, Idaho;
Thence along the Westerly Boundary Line of Quit Claim Deed, Instrument No. 734800, South 00°03'36" East, 230.11 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251" marking the Southwest Corner of said Quit Claim Deed;
Thence leaving said Westerly Boundary Line, North 87°29'09" East, 3.29 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, South 00°03'36" East, 304.01 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, South 89°54'24" East, 27.25 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, South 00°04'39" West, 619.50 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 89°54'24" West, 186.95 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 82°55'47" West, 62.46 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 89°54'24" West, 197.00 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, South 00°05'36" West, 154.85 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 89°54'24" West, 191.93 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, South 59°47'15" West, 71.81 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 89°54'24" West, 190.00 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 00°05'36" East, 22.54 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 89°54'24" West, 795.34 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 00°09'57" West, 1163.00 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 89°56'24" East, 159.00 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 00°15'19" West, 80.00 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 89°56'24" East, 30.00 feet to a set 5/8" iron pin with plastic cap "DEA PLS 8251";
Thence, North 00°15'19" West, 98.00 feet to the **POINT OF BEGINNING**:

The above described parcel of land contains 47.29 acres, more or less.

The public streets as shown on this plat are hereby dedicated to the public. The easements are not dedicated to the public, but are reserved for the right and purpose as designated within this plat and no permanent structures other than those for public utilities, pressure irrigation and drainage purposes, and for any other uses as designated heron are to be erected within the limits of said easements.

All lots in this subdivision will be eligible to receive water service from the City of Shelley, and the City of Shelley has agreed in writing to serve all lots within this subdivision.

In witness whereof, I have here unto set my hand this 9th day of 2021.

Heath Mitchell
Member, Shelco Developments, LLC

Date

ACKNOWLEDGMENT

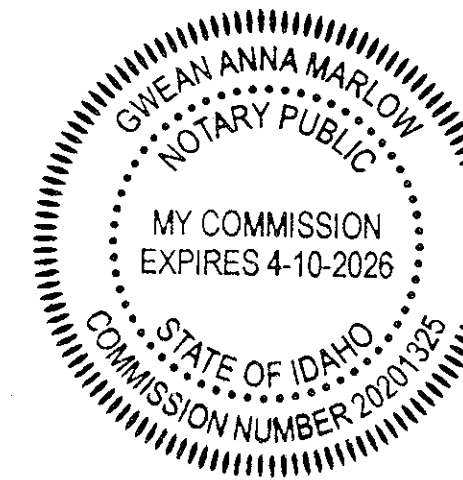
State of Idaho } S.S.
County of Bingham }

On this 9th day of August, 2021, before me, the undersigned a notary public in and for the State of Idaho, personally appeared Heath Mitchell, member of Shelco Developments, LLC, an Idaho Limited Liability Company, and acknowledged to me that he executed the within instrument on behalf of said limited liability company and acknowledged to me that such limited liability company 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.

My commission expires 04/10/2024

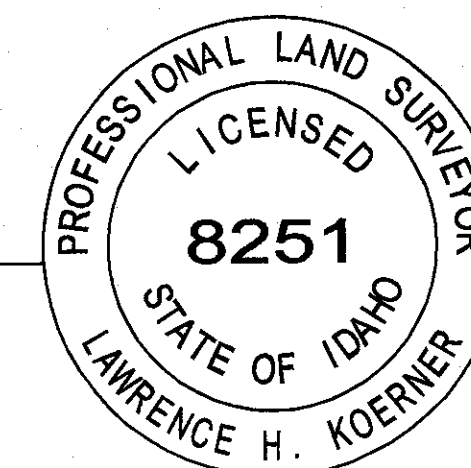
Notary public for the State of Idaho



CERTIFICATE OF SURVEYOR

I, Lawrence H. Koerner 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 and the attached plat was drawn from an actual survey made on the ground, made by me or under my direct supervision and accurately represents the points platted hereon, and is in conformity with State of Idaho codes relating to plats, surveys and the Corner Perpetuation and Filing Act, Idaho codes 55-1601 through 55-1612.

Lawrence H. Koerner
Lawrence H. Koerner



7/20/21
License No. 8251



DAVID EVANS
AND ASSOCIATES INC.
9179 W. BLACK EAGLE DR.
Boise Idaho
Phone: 208-585-5858

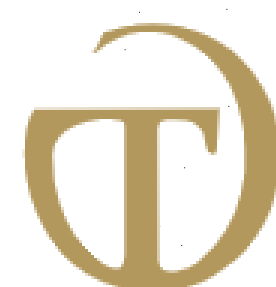
SHEET NO. 3 OF 4

736002

736002

FINAL PLAT OF
THE PARKS SUBDIVISION No. 1

2021



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HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho code, Title 50 Chapter 13 have been satisfied. Sanitary restrictions may be re-imposed in accordance with Section 50-1326, Idaho code, by the issuance of a Certificate of Disapproval.

Southeastern Idaho Public Health District

Kem Keller, REHS
Environmental Health Specialist, REHS

Aug. 9, 2021
Date

ZONING APPROVAL

The accompanying subdivision plat was reviewed and approved by the Planning and Zoning Commission of the City of Shelley on this 13 day of August, 2021.

Sandy Wagoner
Zoning Administrator

CITY APPROVAL

This plat was duly accepted and approved by the City Council, City of Shelley, Idaho Resolution adopted this 13 day of August, 2021.

[Signature]
Mayor

D. L. Neal
CITY ENGINEER

8/13/2021
DATE:

EXAMINING SURVEYOR CERTIFICATE

I, the undersigned, a licensed Professional Land Surveyor for Bingham 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 Surveys.

7/28/21
Date

[Signature]

10023
PLS No.

CERTIFICATE OF THE COUNTY TREASURER

We, the undersigned County Treasurer in and for the County of Bingham, State of Idaho, having reviewed this plat per the requirements of I.C. 50-1308, do hereby certify that all county property taxes for the property shown and described on this plat as being subdivided are current.

Janna Beal
Bingham County Treasurer

8-9-21
Date

CERTIFICATE OF COUNTY RECORDER

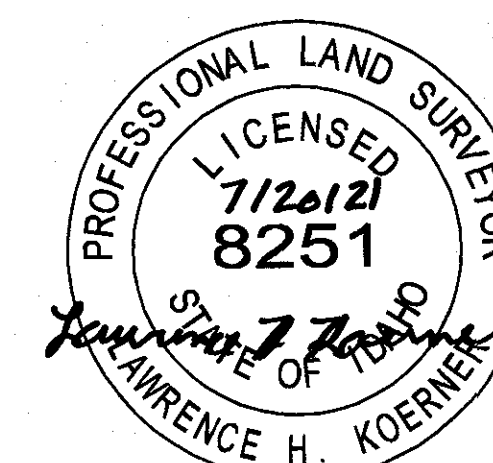
State of Idaho } S.S.
County of Bingham }

I hereby certify that this instrument was filed for record at the request of _____, at
minutes past o'clock ____ M. On this ____ day of _____, 2021. In Book ____ of Plats, at pages ____ through ____,
as Instrument No. _____.

Deputy

Ex Officio Recorder

Instrument # 736002 Pg. 4 of 4
BINGHAM COUNTY
8-17-2021 02:04:22 PM No. of Pages: 4
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SHEET NO. 4 OF 4

736002

736002