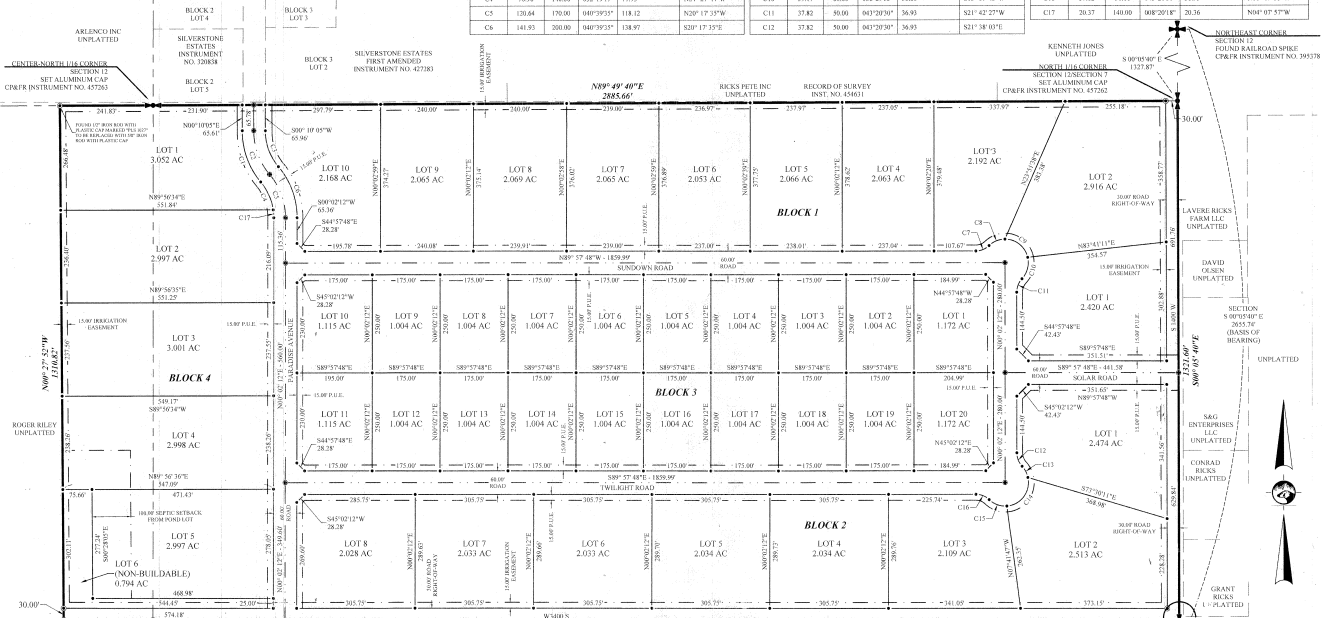


**SUNSET ESTATES SUBDIVISION**  
 LOCATED IN THE NORTH 1/2 OF SECTION 12,  
 TOWNSHIP 5 NORTH, RANGE 39 EAST, B.M., MADISON COUNTY, IDAHO

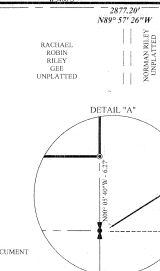
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	142.39	250.00	140.9723'	S29°12'39"W
C2	121.03	170.00	118.49	S20°12'39"W
C3	99.67	140.00	104.9723'	S19°12'39"E
C4	78.94	100.00	82.1913'	N24°12'44"W
C5	130.64	170.00	129.3935'	N20°17'33"W
C6	141.93	200.00	138.97	S20°17'33"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C7	37.82	50.00	84°39'30"	36.93	N68°20'51"E
C8	45.55	60.00	84°18'18"	44.28	N68°20'51"E
C9	80.51	60.00	67°52'48"	74.60	S11°33'36"E
C10	37.82	50.00	84°39'30"	36.93	S19°07'45"W
C11	37.82	50.00	84°39'30"	36.93	S21°42'27"W
C12	37.82	50.00	84°39'30"	36.93	S21°38'0"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C13	32.28	60.00	99°59'94"	31.90	S27°57'16"E
C14	102.83	60.00	98°11'59"	90.70	S38°12'41"W
C15	49.00	60.00	104°39'07"	48.48	N70°28'51"W
C16	37.82	50.00	84°39'30"	36.93	N68°17'33"W
C17	20.37	100.00	108°20'18"	20.36	N61°07'57"W



- SUBDIVISION BOUNDARY
- LOT BOUNDARY LINE
- ADJOINING BOUNDARIES
- ROAD CENTERLINE
- SECTION LINE
- SECTION QUARTER LINE
- EASEMENTS PURSUANT TO THIS DOCUMENT
- EXISTING EASEMENTS (AS NOTED)



Instrument # 458322  
 2023-08-03 05:38:24 PM No. of Pages: 2  
 8-12-2023  
 Prepared by: CONNECT ENGINEERING  
 KIM M. MUIR  
 Fee: 22.00  
 City/County Recorder/Deputy

**CONNECT ENGINEERING**  
 The Civil Connection  
 2295 N Yellowstone Hwy, Ste 102  
 Idaho Falls, ID 83401-2058 881.8590

**BADGER AERIAL MAPPING & SURVEYING**  
 4141 S 58 W  
 IDAHO FALLS, ID 83402  
 208-715-4380

TITLE: SUNSET ESTATES  
 DATE: 08/07/23 DRAWN/CHECKED BY: PS/JS  
 PROJECT: 21165752/SNR39E/S12

SHEET 1 OF 2  

1/4	SEC	T	R
12	5N	39E	

OWNER'S DEDICATION

Know all men by these presents, that the undersigned SUNSET ESTATES, LLC, an Idaho Limited Liability Company, as the lawful OWNER of the tract of land included within the boundary description shown hereon and has caused the same to be platted and divided into blocks, lots, and streets, which plat shall hereafter be known as SUNSET ESTATES, a subdivision of Madison County, Idaho.

Be it further known, that OWNER does hereby dedicate grant and convey to the public, all streets and right-of-ways shown hereon, that OWNER also does hereby grant all public utility easements forever as irrevocable permanent non-exclusive public easements as shown and described hereon.

OWNER certifies that the lots shown on this plat will be served by individual wells.

IN WITNESS WHEREOF, OWNER has hereunto subscribed its seal and signature

this 10 day of Aug, 2023.

SUNSET ESTATES, LLC

David Collette, Managing Member

ACKNOWLEDGMENT

STATE OF Idaho

SS

COUNTY OF Madison

On this 10th day of August, 2023, before me the undersigned, a notary public in and for said state, personally appeared David Collette, known or identified to me to be a managing member of the limited liability company of SUNSET ESTATES, LLC, and the person who subscribed said limited liability company's name to the foregoing OWNER'S Dedication and acknowledged to me that he executed the same in said limited liability company's name as a person authorized to bind such limited liability company.

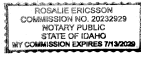
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Rosalie Ericsson

Notary Public for the State of Idaho

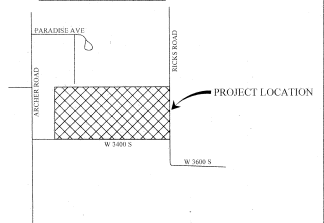
Residing at: Jefferson

Commission Expiration Date: 7/13/2029



SUNSET ESTATES SUBDIVISION
LOCATED IN THE NORTH 1/2 OF SECTION 12,
TOWNSHIP 5 NORTH, RANGE 39 EAST, B.M., MADISON COUNTY, IDAHO

VICINITY SKETCH (N.T.S.)



COUNTY ACCEPTANCE

The foregoing plat was duly accepted and approved by Madison County, Idaho by resolution adopted this 11th day

of September, 2023.

Tom Sute, Board Chairman, 9/11/23, Date

Planning and Building Administrator, 9/11/23, Date

FIRE MARSHAL'S VERIFICATION

I hereby certify that I have examined this plat and find that the provisions for fire protection for the property shown meet Madison County Fire Code and have been approved by the Fire Department.

Date: 8/14/23, Signature: David Collette, Fire Marshal

CERTIFICATE OF COUNTY SURVEYOR

I, the undersigned, Professional Land Surveyor in and for Madison 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.

Signature: [Signature], 1993, 8-11-2023, COUNTY SURVEYOR

OVERALL LEGAL DESCRIPTION

A parcel of land located in the North 1/2 of Section 12, Township 5 North, Range 39 East, Madison County, Idaho, being more particularly described as follows:

Commencing from the Northeast corner of said Section 12, running thence S 00° 05' 40" E a distance of 1327.87 feet along the eastern boundary of said Section 12 to the TRUE POINT OF BEGINNING; Thence, S 00° 05' 40" E for a distance of 1321.60 feet; Thence, N 89° 57' 20" W for a distance of 297.20 feet; Thence, N 00° 27' 52" W for a distance of 1310.57 feet; Thence, N 89° 49' 23" E for a distance of 2885.66 feet to the TRUE POINT OF BEGINNING.

Described boundary containing 87.056 acres, more or less.

IRRIGATION WATER RIGHTS STATEMENT

Notice is hereby given that all lots or property included within this plat are within the Reid Canal Company Irrigation District and that a suitable surface water delivery system has not been provided for such lots of property. All lots will remain subject to assessments levied by such irrigation District and each individual purchaser/owner will be responsible to pay such assessments. All assessments are a lien upon the lots of property unless the purchaser/owner files a petition requesting exclusion from the district. The purchaser/owner may file such petition at any future date. The owner/developer is obligated to comply with the provisions of I.C. 21-3805.

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

Signature: [Signature], Date: 9/11/2023

ENVIRONMENTAL HEALTH SPECIALIST, REHS

SURVEY NARRATIVE

- 1. The purpose of this survey is to plat the parcels for development.
2. The survey markers found in conjunction with this survey were moderately inconsistent with their calculated and described positions. The west boundary was established utilizing survey markers found associated with ROS 376847. However, the survey marker at the north end of this line does not extend to the 1/16th line as indicated. The west boundary of our subject parcel was extended through this survey marker to the surveyed 1/16th line. The same issue was discovered with numerous surveys along the north line of the subject property. Several survey markers indicate that they are on the 1/16th line, but are several feet from it. Improvements and other evidence do not support the location of these survey markers as being on the true 1/16th line. The north boundary of our subject parcel coincides with the south boundary as shown on ROS 454631, where it shows the issues and discrepancies along this north line in better detail. Silverstone Estates does not extend south to said 1/16th line. The east boundary of the subject parcel is bound by the east line of Section 12. The south boundary of the subject parcel is bound by the centerline of W 3400 S, which is not coincident with the south line of the north half of the subject section.
3. Documents used in the preparation of this plat were Silverstone Estates Subdivision Plat, Instrument No. 320838; Silverstone Estates First Amended Plat, Instrument No. 427283; Pete Kicks Inc. Record of Survey Instrument No. 454631; and deeds recorded as Instrument Nos. 439792, 390673, 278359, 251450, and 405377.

INTERIOR MONUMENT COMPLETION CERTIFICATE

Pursuant to the requirements of I.C. 450-1331, I.C. 450-1332, and I.C. 450-1333, I, Justin M. Steffler, certify that the interior monuments shall be set in accordance with the requirements of I.C. 450-1303 on or before June 30th, 2024.

SURVEYOR'S CERTIFICATE

I, Justin M. Steffler, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as SUNSET ESTATES SUBDIVISION, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.



TREASURER'S CERTIFICATE

I, the undersigned County Treasurer in and for the County of Madison, State of Idaho, pursuant to the requirements of I.C. 450-508, do hereby certify that all County property taxes due for the property included in the Boundary Description shown hereon are current.

Date: 9/17/23, Signature: [Signature], MADISON COUNTY TREASURER

Date: 9/1/23, Signature: [Signature], MADISON COUNTY ASSESSOR

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat, SUNSET ESTATES SUBDIVISION, was filed in the Office of the Recorder of Madison County, Idaho

Signature: [Signature], DATE: 9-12-23, MADISON COUNTY RECORDER



Table with 2 columns: Item, Value. Includes Total Acreage (87.056 Acres), Number Of Lots (44), Smallest Lot Size (0.794 Acres), Largest Lot Size (3.057 Acres), Average Lot Size (1.723 Acres), Right-Of-Way (1,230 Acres), Lot Density (0.505 Lots/Acre).



TITLE: SUNSET ESTATES

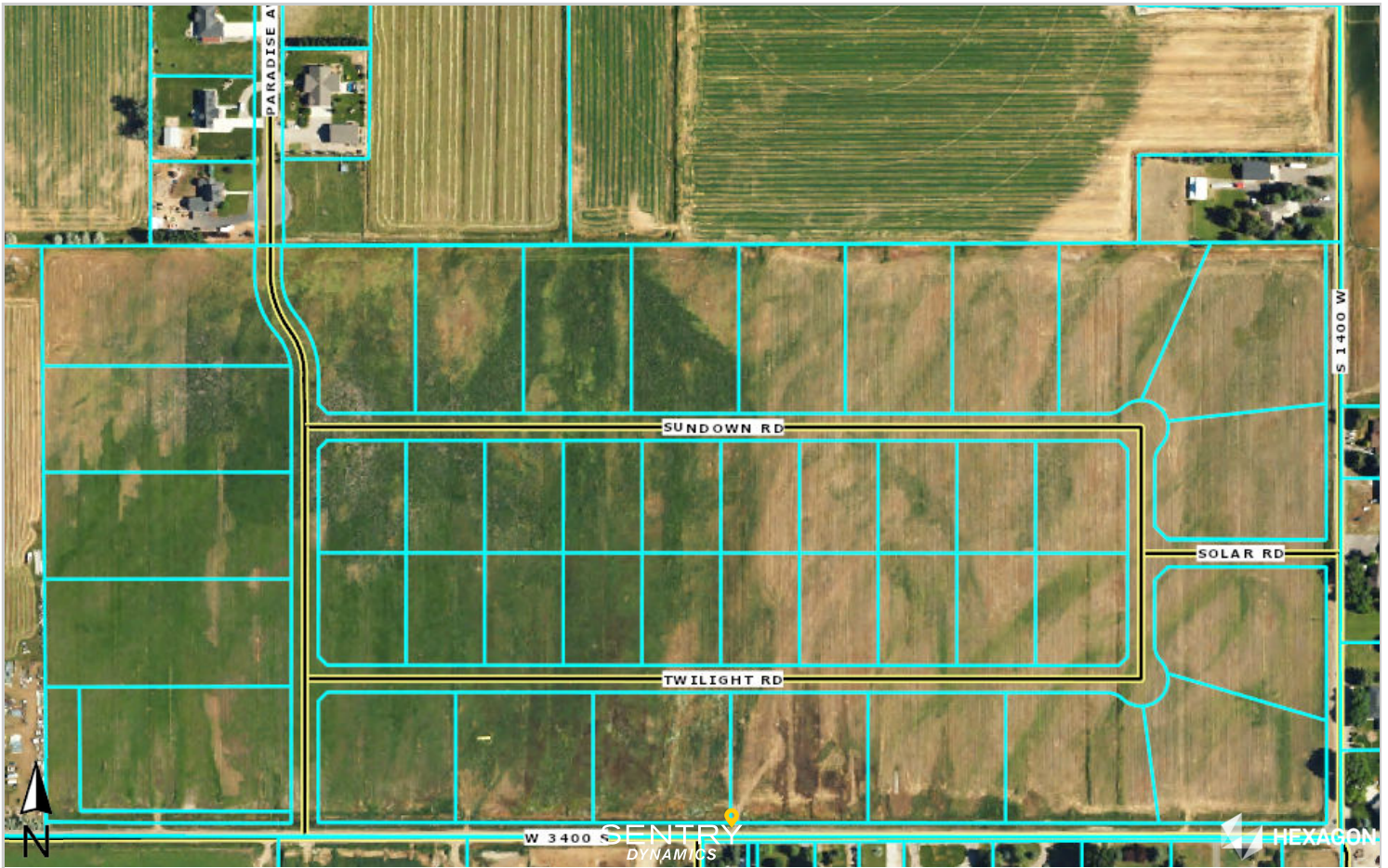
DATE: 08/07/23, DRAWN/CHK BY: PS/JS

PROJECT: 21165/T5NR39E/S12



4141 S 58 W, IDAHO FALLS, ID 83402, 208-715-4380

Table with 2 rows and 4 columns: 1/4 SEC, T, R, 12, SN, 39E.



**Sunset Estates in Madison County**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.