

# PLAT OF LITTLE CAMAS ACRES—PHASE I

LOCATED IN THE E 1/2 SW 1/4 OF SECTION 9,  
T.1 S., R.9 E. BOISE MERIDIAN, ELMORE COUNTY, IDAHO  
2016

**CURVE TABLE**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE	NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	86°54'27"	303.36'	200.00'	N 49°42'24"W	275.11'	C40	70°42'36"	287.55'	233.00'	S 08°29'16"E	269.65'
C2	115°07'00"	41.71'	200.00'	N 12°20'04"W	41.64'	C41	31°38'29"	368.35'	667.00'	S 11°02'48"W	363.68'
C3	86°54'28"	198.65'	200.00'	N 48°46'24"W	190.58'	C42	43°21'12"	554.63'	733.00'	N 05°11'26"E	541.50'
C4	19°56'30"	400.25'	1150.00'	N 85°11'53"W	398.24'	C43	1°44'25"	20.26'	667.00'	N 15°36'58"W	20.26'
C5	91°51'30"	320.64'	200.00'	N 49°14'23"W	287.39'	C44	87°38'11"	285.34'	167.00'	N 27°18'55"E	231.18'
C6	43°20'52"	158.29'	200.00'	N 22°39'05"W	154.19'	C45	66°27'29"	193.70'	167.00'	S 78°39'15"E	163.03'
C7	52°20'33"	182.71'	200.00'	N 22°29'15"W	178.42'	C46	39°02'01"	158.73'	233.00'	S 03°01'50"W	155.68'
C8	47°31'36"	165.90'	200.00'	N 20°04'46"W	161.18'	C47	98°26'06"	400.30'	233.00'	S 71°45'54"W	352.85'
C9	70°42'36"	246.82'	200.00'	N 08°29'16"W	231.46'	C48	16°35'32"	67.47'	233.00'	N 50°43'16"W	382.24'
C10	37°33'09"	458.79'	700.00'	N 08°05'28"E	450.62'	C49	37°55'05"	110.52'	167.00'	N 61°23'03"W	108.91'
C11	5°49'03"	70.87'	700.00'	N 13°39'08"W	70.84'	C50	37°55'05"	154.20'	233.00'	S 61°23'03"E	151.40'
C12	15°40'33.99"	537.77'	200.00'	N 60°32'40"E	389.80'	C51	36°20'51"	147.81'	233.00'	N 62°10'10"W	145.35'
C13	37°55'05"	132.36'	200.00'	S 61°23'03"E	129.96'	C52	18°58'05"	77.14'	233.00'	N 34°20'42"W	76.78'
C14	35°18'56"	193.09'	200.00'	S 52°41'07"E	185.68'	C53	56°18'56"	161.23'	167.00'	S 52°41'07"E	155.04'
C15	21°21'33"	339.24'	910.00'	S 14°20'53"E	337.28'	C54	21°21'33"	326.94'	877.00'	S 14°20'53"E	325.05'
C16	81°45'23"	285.38'	200.00'	S 44°32'48"E	261.78'	C55	21°21'33"	351.54'	943.00'	N 14°20'53"W	349.91'
C17	49°23'01"	172.38'	200.00'	S 63°01'59"W	167.10'	C56	81°45'23"	238.30'	167.00'	N 44°32'48"W	218.59'
C18	7°30'50"	21.90'	167.00'	N 40°25'09"W	21.88'	C57	23°01'35"	93.64'	233.00'	S 15°10'54"E	93.01'
C19	29°33'11"	132.50'	233.00'	N 01°29'01"W	129.68'	C58	58°43'48"	238.83'	233.00'	S 58°03'36"E	228.91'
C20	15°01'19"	165.96'	633.00'	N 20°48'15"E	165.49'	C59	80°16'05"	28.03'	20.00'	S 25°24'18"W	25.79'
C21	9°58'19"	116.09'	667.00'	N 09°45'36"W	115.94'	C60	120°51'11"	42.19'	20.00'	S 65°12'02"E	34.79'
C22	44°36'05"	290.36'	373.00'	S 06°02'28"W	283.08'	C61	28°01'54"	78.87'	167.00'	N 41°21'26"E	75.22'
C23	20°37'48"	83.89'	233.00'	S 16°41'04"E	83.44'	C62	37°12'52"	151.34'	233.00'	N 46°56'55"W	148.69'
C24	68°51'28"	200.70'	167.00'	S 40°47'54"E	188.84'	C63	44°36'05"	232.98'	307.00'	N 06°02'26"E	232.99'
C25	39°47'10"	181.60'	233.00'	N 55°20'03"W	158.56'	C64	19°56'30"	368.76'	117.00'	N 85°11'53"W	366.81'
C26	17°29'54"	351.29'	1183.00'	N 81°39'13"W	359.89'	C65	91°51'30"	373.95'	233.00'	N 49°14'23"W	334.81'
C27	13°28'53"	282.82'	1117.00'	S 81°58'05"E	262.22'	C66	43°21'13"	500.70'	667.00'	N 05°11'26"E	492.74'
C28	6°27'37"	125.94'	1117.00'	N 89°03'40"E	125.88'	C67	154°03'40"	826.50'	233.00'	N 60°32'40"E	454.11'
C29	2°26'35"	50.45'	1183.00'	S 86°03'10"W	50.44'	C68	58°18'56"	228.95'	233.00'	S 52°41'07"E	216.31'
C30	91°31'30"	267.74'	167.00'	N 49°14'23"W	239.97'	C69	81°45'23"	332.47'	233.00'	N 44°32'48"W	304.98'
C31	85°58'28"	268.29'	233.00'	S 62°10'54"E	253.71'	C70	154°03'40"	449.04'	167.00'	S 60°32'40"W	325.48'
C32	2°53'02"	108.26'	233.00'	S 16°59'10"E	104.37'	C71	70°42'37"	206.10'	167.00'	S 08°29'16"E	193.27'
C33	45°20'52"	132.18'	167.00'	S 25°59'05"E	128.75'	C72	19°56'30"	411.74'	1183.00'	S 85°11'53"E	408.86'
C34	45°20'52"	184.41'	233.00'	N 25°59'05"E	178.64'						
C35	52°20'33"	212.86'	233.00'	S 22°29'15"E	205.53'						
C36	52°20'33"	162.66'	167.00'	N 22°29'15"W	147.31'						
C37	47°31'36"	138.53'	167.00'	S 20°04'46"E	134.59'						
C38	47°31'36"	193.27'	233.00'	N 20°04'46"W	187.78'						
C39	83°11'47"	184.20'	167.00'	N 04°43'51"W	175.00'						

**AREAS**

LOT AREA	60.99 ACRES
NEW ROAD AREA	5.71 ACRES
SUBDIVISION TOTAL AREA	66.70 ACRES

**TANGENT TABLE**

NUM	BEARING	DISTANCE	NOTE
L1	N00°01'42"W	124.27'	
L2	N00°01'42"W	72.25'	
L3	S85°25'30"E	70.83'	
L4	S85°25'30"E	62.44'	
L5	N00°01'42"W	33.11'	
L6	S85°25'30"E	59.78'	
L7	S85°25'30"E	65.10'	
L8	S12°16'30"E	200.00'	RADIAL
L9	S70°27'54"W	122.54'	
L10	S16°15'37"E	32.11'	
L11	N35°37'57"W	80.00'	RADIAL
L12	S85°13'54"W	20.00'	RADIAL
L13	S75°19'15"W	20.00'	RADIAL
L14	S24°26'39"E	20.00'	RADIAL

TRACT 1  
RECORD OF SURVEY  
INSTRUMENT NO. 403508  
UNPLATTED  
SW4SW4

LOT 3  
LOT 2  
LOT 4  
LOT 5

BLOCK 1

LOT 3  
LOT 2  
LOT 4  
LOT 5

BLOCK 2

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5

BLOCK 3

LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5

BLOCK 4

GORDON E. SORENSON  
IDAHO REG. P.E./L.S. #1850

STATE OF IDAHO  
GORDON E. SORENSON  
1850  
ENGINEER & LAND SURVEYOR

- NOTES:**
- LOTS SHALL NOT BE REDUCED IN SIZE, NOR FURTHER SUBDIVIDED WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY AND GOVERNING BODY.
  - NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
  - REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
  - ALL LOT LINES, FRONT, BACK AND SIDE HAVE PERMANENT EASEMENTS FOR UTILITIES AND DRAINAGE PURPOSES, WIDTHS ARE AS DESIGNATED ON THE FACE OF THIS PLAT.
  - BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF ELMORE COUNTY.
  - DEVELOPMENT SHALL COMPLY WITH ELMORE COUNTY ORDINANCES.
  - TRACT "RE" IS CREATED AS A PRIVATE ROAD RIGHT-OF-WAY AND UTILITY EASEMENT TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR ACCESS AND UTILITY PURPOSES TO ALL LOTS IN THIS SUBDIVISION, AND ALL LOTS IN FUTURE LITTLE CAMAS ACRES—PHASE II SUBDIVISION.
  - NE LAKE SIDE CIRCLE IS A PRIVATE ROAD WITHIN THE PRIVATE ROAD RIGHT-OF-WAY TRACT "RE", CONSTRUCTED TO THE STANDARDS OF THE MOUNTAIN HOME HIGHWAY DISTRICT WITH THE EXCEPTION OF THE FINISH COURSE WHICH WILL BE A GRAVEL SURFACE, TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - EACH LOT SHALL BE SERVICED BY A PRIVATE WELL AND SEPTIC SYSTEM.
  - SANITARY SEWER, WATER AND STORM DRAINAGE FACILITIES TO BE PROVIDED ACCORDING TO THE STANDARD SPECIFICATIONS OF ELMORE COUNTY AND CENTRAL DISTRICT HEALTH DEPARTMENT.
  - THE DEVELOPER SHALL COMPLY WITH THE IDAHO CODE, SECTION 31-3805 RELATING TO IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE.
  - IDAHO IS AN OPEN RANGE STATE. IN OPEN RANGE AREAS, LANDOWNERS ARE REQUIRED TO "FENCE OUT" LIVESTOCK. NO LANDOWNER HAS A CLAIM FOR DAMAGES AGAINST A LIVESTOCK OWNER UNLESS THE LANDOWNER'S PROPERTY IS ENCLOSED BY A FENCE MEETING THE REQUIREMENTS OF IDAHO CODE, SECTION 35-102 AND/OR SECTION 25-2201.
  - THIS DEVELOPMENT IS SUBJECT TO THE RIGHT TO FARM ACT, IDAHO CODE SECTION 22-4603, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS ON OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APURTENANCE TO IT.
  - ALL EASEMENTS SHOWN ON THIS PLAT, REGARDLESS OF PURPOSE, ARE "NO-BUILD ZONES" MEANING THAT NO STRUCTURAL IMPROVEMENT IS ALLOWED THEREON OR THEREWITH, FENCES, SHRUBBERY, UTILITY STRUCTURES AND IRRIGATION STRUCTURES ARE EXCLUDED. IN THE EVENT THAT "UTILITIES OR IRRIGATION" WORK MUST BE PERFORMED WITHIN THE EASEMENT, THE LOT OWNER SHALL BE RESPONSIBLE FOR THE COST OF REMOVING AND REPLACEMENT OF THE FENCE, SHRUBBERY OR WHATEVER SURFACE FEATURE MIGHT BE DISTURBED.
  - ALL THE 12' WIDE UTILITY EASEMENTS SHOWN ON THIS PLAT, ALONG THE STREET RIGHT-OF-WAY ARE ALSO EASEMENTS FOR ROAD BACKSLOPE CONSTRUCTION AND MAINTENANCE.
  - SNOW REMOVAL BY ELMORE COUNTY ON LITTLE CAMAS RESERVOIR ROAD IS NOT GUARANTEED.
  - ANY FUTURE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE CURRENT ELMORE COUNTY ZONING AND DEVELOPMENT ORDINANCE.
  - NO SNOW REMOVAL ON NE LAKE SIDE CIRCLE SHALL BE PERFORMED BY ELMORE COUNTY BUT IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

**LEGEND**

⊙	5/8" REBAR W/2" ALUMINUM CAP, SET (MARKED G.SORENSEN MT2345ES ID1850)
○	5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP, SET (MARKED MT 2345 ID 1850)
⊙	5/8" REBAR W/2" ALUMINUM CAP, FOUND (MARKED G.SORENSEN MT2345ES ID1850)
○	5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP, FOUND (MARKED MT 2345 ID 1850)
F	FOUND
R1	RECORD PER RECORD OF SURVEY INST. NO. 403508
U.E.	PUBLIC UTILITY, IRRIGATION & DRAINAGE EASEMENTS (WIDTHS AS DIMENSIONED ON PLAT)
U.E.2	ADDITIONAL PUBLIC UTILITY EASEMENTS
BSE	ROAD BACKSLOPE EASEMENT
Ⓢ	CONTROL NO. STAMPED ON THE ALUMINUM CAPS
---	EXISTING AERIAL POWER LINE
---	SUBDIVISION BOUNDARY
---	SUBDIVISION LOT LINE
---	RIGHT-OF-WAY
---	CENTERLINE
---	EASEMENT LIMIT (TYPE AS NOTED)
---	EXISTING PARCEL BOUNDARY
---	ALEQUOT PART LINE
---	CURVE RADIAL
---	SECTION LINE

PREPARED FOR:  
CASA DEL NORTE LP.

PREPARED BY:  
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2610 GUNSLIGHT COURT  
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TEL. 406-549-9693  
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DRAWING DATE: JANUARY 18, 2016

1/4	SEC.	T.	R.	
9	1 S.	9 E.		
SHEET 1 OF 2				
BOISE MERIDIAN, IDAHO				
ELMORE COUNTY, IDAHO				