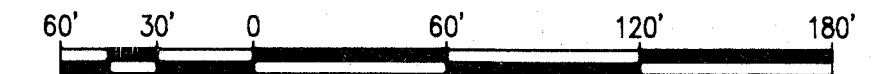


Plat Showing Miller Estates Subdivision

Situated in a Portion of Tract No. 1 of the Vacated Portion of the Plat of Dietrich Townsite
Located in the NW 1/4 of the SE 1/4 of Section 12,
Township 6 South, Range 18 East, B.M.
City of Dietrich, Lincoln County, Idaho
2011



Sheet Index

SHEET 1 of 3 - PLAT FACE
SHEET 2 of 3 - OWNERS CERTIFICATE
SHEET 3 of 3 - CERTIFICATIONS/APPROVALS

Legend

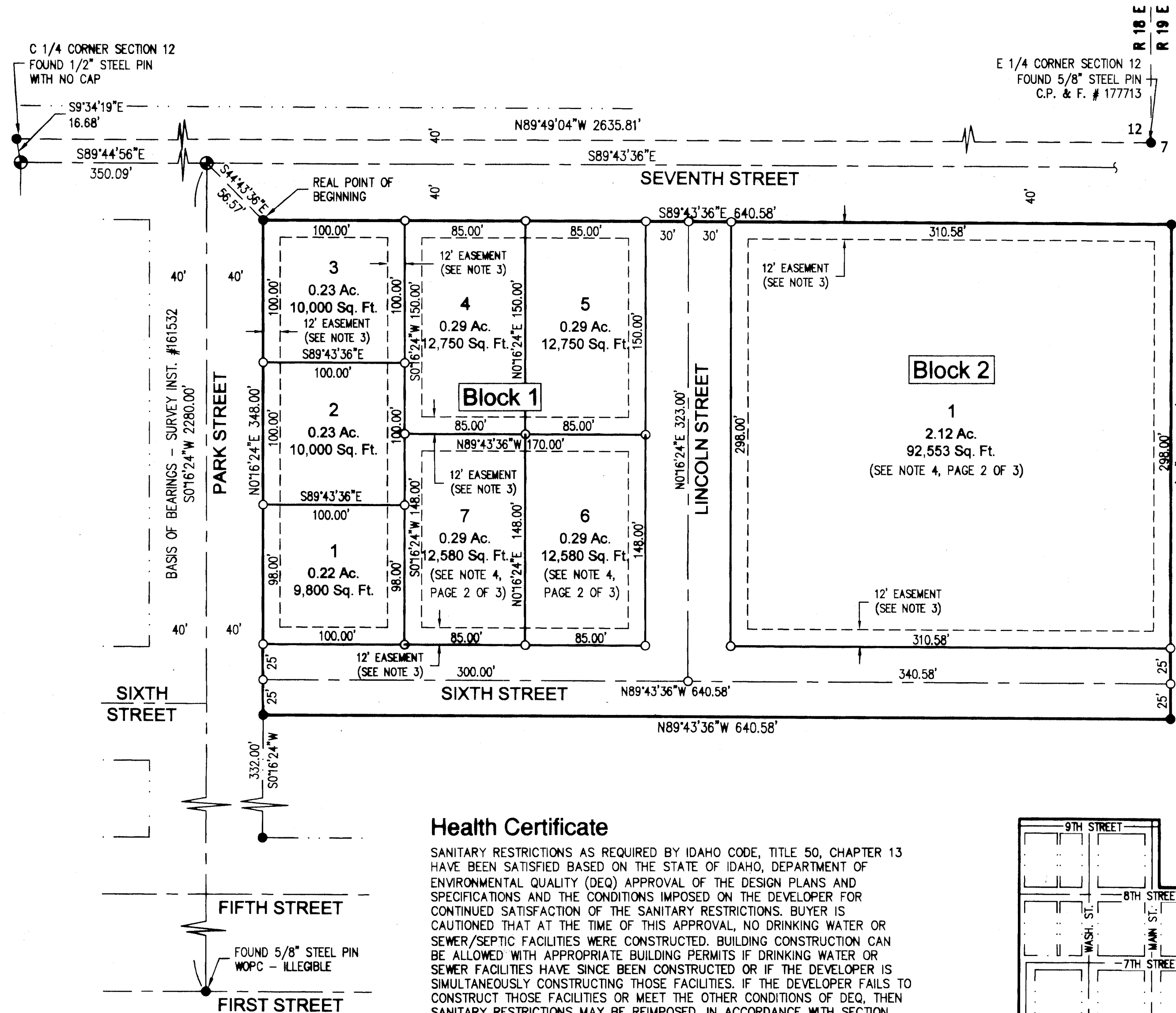
	FOUND ALUMINUM CAP
	FOUND 1/2" STEEL PIN AS NOTED
	FOUND 5/8" STEEL PIN W MPC MARKED "ALB 12459" UNLESS NOTED OTHERWISE
	SET 5/8" STEEL PIN W MPC MARKED "ALB 12459"
	CALCULATED POINT, NOTHING FOUND OR SET
5	LOT NUMBER
BLOCK 1	BLOCK NUMBER
WOPC	WITH ORANGE PLASTIC CAP
WMPC	WITH MAROON PLASTIC CAP
	BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	TIE LINE
	ROAD CENTERLINE
	SECTION LINE

References

- R1. PLAT OF DIETRICH TOWNSITE RECORDED IN BOOK 1 OF PLATS AT PAGE 27, RECORDS OF LINCOLN COUNTY, IDAHO.
- R2. RECORD OF SURVEY INST. #161532, RECORDS OF LINCOLN COUNTY, IDAHO.
- R3. RECORD OF SURVEY INST. #161752, RECORDS OF LINCOLN COUNTY, IDAHO.
- R4. RECORD OF SURVEY INST. #189436, RECORDS OF LINCOLN COUNTY, IDAHO.

Deed References

- D1. DEED INST. #24877 RECORDS OF LINCOLN COUNTY, IDAHO.
- D2. DEED INST. #39993, RECORDS OF LINCOLN COUNTY, IDAHO.
- D3. DEED INST. #155258, RECORDS OF LINCOLN COUNTY, IDAHO.

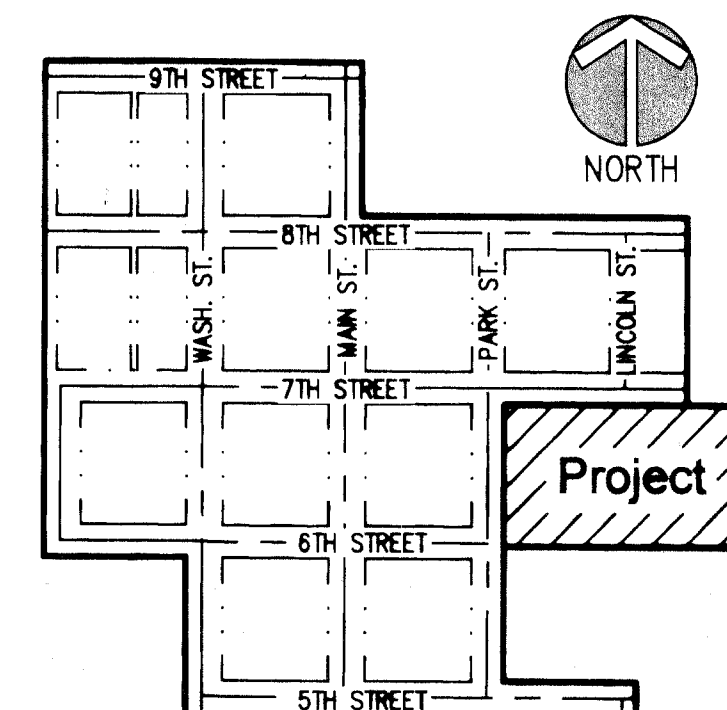


Health Certificate

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON THE STATE OF IDAHO, DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) 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 OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT THOSE FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, 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.

3/16/11
DATE:

DISTRICT HEALTH DEPARTMENT, EHS



Vicinity Map - Dietrich, Idaho NTS



Developer/Owner
Marvin Miller
Angela Miller

915 East Amity
Nampa, Idaho 83686



THE LAND GROUP
INCORPORATED

- Landscape Architecture
- Civil Engineering
- Site Planning
- Golf Course Irrigation & Engineering
- Graphic Communication
- Land Surveying

261 Canyon Crest Drive, Suite 100
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Phone 208.733.4041
Fax 208.733.4045
www.thelandgroupinc.com

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Miller Estates Subdivision**

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Certificate of Owner

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED ARE THE OWNERS OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A TRACT OF LAND SITUATED IN A PORTION OF TRACT NO. 1 OF THE VACATED PORTION OF THE PLAT OF DIETRICH TOWNSITE LOCATED IN THE NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 18 EAST, BOISE MERIDIAN, CITY OF DIETRICH, LINCOLN COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH STEEL PIN MONUMENTING THE EAST ONE QUARTER CORNER OF SAID SECTION 12, THENCE FOLLOWING THE NORTHERLY LINE OF SAID SOUTHEAST ONE QUARTER, NORTH 89°49'04" WEST A DISTANCE OF 2,635.81 FEET TO A FOUND 1/2-INCH STEEL PIN MONUMENTING THE CENTER OF SAID SECTION 12;
THENCE LEAVING SAID NORTHERLY LINE, SOUTH 09°34'19" EAST A DISTANCE OF 16.68 FEET TO A FOUND ALUMINUM CAP ON THE CENTERLINE OF SEVENTH STREET;
THENCE FOLLOWING SAID CENTERLINE, SOUTH 89°44'56" EAST A DISTANCE OF 350.09 FEET TO A FOUND ALUMINUM CAP MONUMENTING THE CENTERLINE OF SEVENTH STREET AND PARK STREET, FROM WHICH A FOUND 5/8-INCH STEEL PIN MONUMENTING THE CENTERLINE OF FIRST STREET AND PARK STREET BEARS SOUTH 00°16'24" WEST A DISTANCE OF 2280.00 FEET;
THENCE LEAVING SAID CENTERLINE SOUTH 44°43'46" EAST A DISTANCE OF 56.57 FEET TO A FOUND 5/8-INCH STEEL PIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SEVENTH STREET AND ALSO BEING THE REAL POINT OF BEGINNING.

THENCE FOLLOWING THE SOUTHERLY RIGHT OF WAY LINE OF SAID SEVENTH STREET, SOUTH 89°43'36" EAST A DISTANCE OF 640.58 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 00°16'24" WEST A DISTANCE OF 348.00 FEET TO A FOUND 5/8-INCH STEEL PIN;
THENCE NORTH 89°43'36" WEST A DISTANCE OF 640.58 FEET TO A FOUND 5/8-INCH STEEL PIN ON THE EASTERLY RIGHT OF WAY LINE OF PARK STREET;
THENCE FOLLOWING SAID EASTERLY LINE, NORTH 00°16'24" EAST A DISTANCE OF 348.00 FEET TO THE REAL POINT OF BEGINNING.

THE ABOVE-DESCRIBED TRACT OF LAND CONTAINS 5.12 ACRES, MORE OR LESS, SUBJECT TO ANY EXISTING EASEMENTS OR RIGHT-OF-WAY.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC USE ALL PUBLIC STREETS AS SHOWN ON THIS PLAT.

PURSUANT TO IDAHO CODE 50-1334, THE UNDERSIGNED, AS OWNER, DO HEREBY STATE THAT THE INDIVIDUAL LOTS DESCRIBED IN THIS PLAT ARE ELIGIBLE TO RECEIVE WATER FROM THE BY CITY OF DIETRICH MUNICIPAL WATER SYSTEM.

PURSUANT TO IDAHO CODE 31-3805, I, THE UNDERSIGNED, AS OWNER, DOES HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAS NOT BEEN TRANSFERRED FROM SAID LANDS AND THAT A SATISFACTORY IRRIGATION WATER DELIVERY SYSTEM IS PROVIDED FOR AND HAS BEEN APPROVED BY THE DIETRICH CITY COUNCIL. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE IRRIGATION DISTRICT AND/OR CANAL COMPANY.

Marvin C. Miller
MARVIN C. MILLER, OWNER

Angela M. Miller
ANGELA M. MILLER, OWNER

Acknowledgment
STATE OF Idaho)

ss
COUNTY OF Canyon
ON THIS 10 DAY OF March, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARVIN C. MILLER, KNOWN OR IDENTIFIED TO ME AND 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.

Notary Seal
NOTARY PUBLIC FOR STATE OF Idaho

RESIDING AT 500 12th Ave S Nampa ID 83651
MY COMMISSION EXPIRES 12/20/2016



Acknowledgment
STATE OF Idaho)

ss
COUNTY OF Canyon
ON THIS 10 DAY OF March, 2011, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ANGELA M. MILLER, KNOWN OR IDENTIFIED TO ME AND 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.

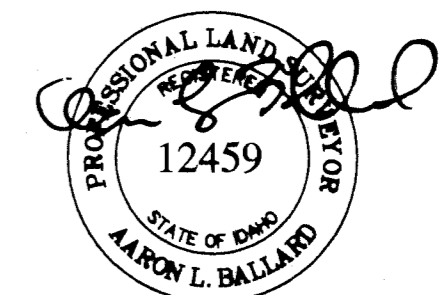
Notary Seal
NOTARY PUBLIC FOR STATE OF Idaho

RESIDING AT 500 12th Ave S Nampa ID 83651
MY COMMISSION EXPIRES 12/20/2016



Notes

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
3. A TWELVE (12) FOOT WIDE PUBLIC UTILITY, IRRIGATION AND ACCESS EASEMENT IS HEREBY RESERVED AS SHOWN HEREON.
4. LOTS 6 AND 7, BLOCK 1 AND LOT 1, BLOCK 2 SHALL REMAIN A NON-BUILDABLE LOT UNTIL SUCH TIME THE CITY OF DIETRICH CAN PROVIDE POTABLE WATER SERVICES.



2-2-2011

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Angela Miller

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