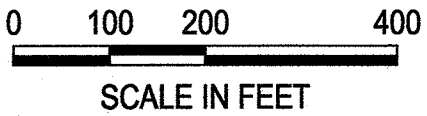
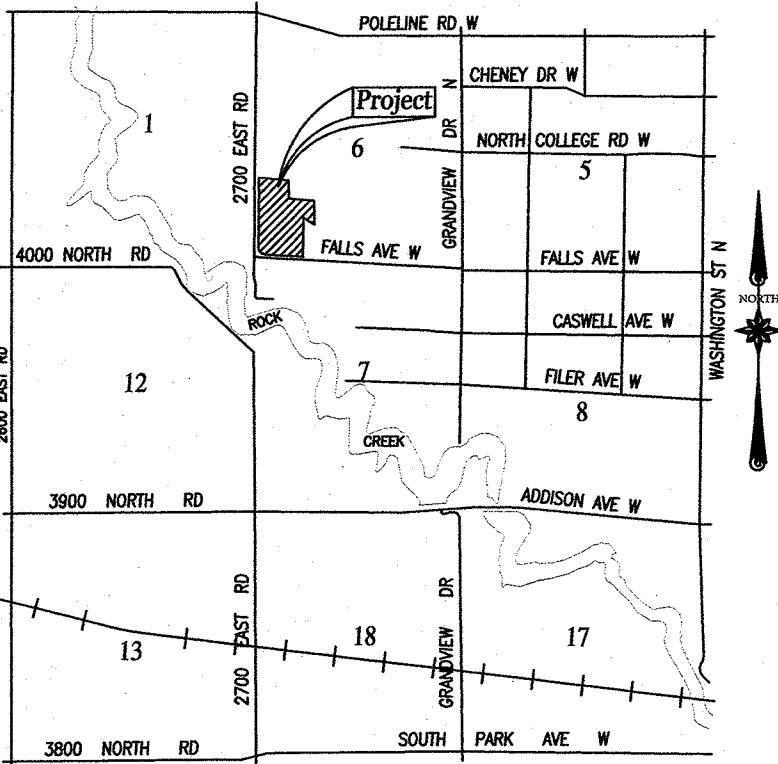


SUNWAY SUBDIVISION NO. 3  
A Re-Subdivision and Re-Numbering of  
Lot 2, Block 1 Sunway Conveyance Plat  
SW 4, Section 6  
Township 10 South, Range 17 East  
Boise Meridian  
Twin Falls County, Idaho  
2022



Sheet List Table	
Sheet Number	Sheet Title
1 OF 5	Plat Face
2 OF 5	Sheet 2
3 OF 5	Sheet 3
4 OF 5	Certificate of Owners
5 OF 5	Acknowledgements County



Vicinity Sketch:

N.T.S.

Survey References

#2016-008085 SUNWAY SUBDIVISION NO. 2  
#2015-004500 SUNWAY CONVEYANCE PLAT  
#2008-026713 THIEBERT SUBDIVISION  
#2008-010999  
#2002-008146 SUNFLOWER ESTATES SUBDIVISION  
#1998-019326 BRADSHAW SUBDIVISION CORRECTION PLAT  
#1995-007798  
#1992-014674 KEENEY SUBDIVISION  
#0000-968288  
#0000-716982 RIM VIEW ESTATES SUBDIVISION

Deed References

#2020-000981  
#2020-000036  
#2015-009175

Surveyor's Narrative

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 2, BLOCK 1 SUNWAY CONVEYANCE PLAT, RECORDED MARCH 26, 2015 AS INSTRUMENT NO. 2015-004500, TWIN FALLS COUNTY RECORDS. THE MONUMENTS FOUND ARE OF RECORD PER PREVIOUS MAPS AND/OR CORNER PERPETUATION AND FILING RECORDS.

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.

*Crystal*  
REHS, SOUTH CENTRAL PUBLIC HEALTH DISTRICT

*4/6/22*  
DATE:

Note:

THE LOTS ON THIS PLAT ARE SUBJECT TO RESTRICTIONS CONCERNING THE LOCATION OF WELLS AND SEPTIC SYSTEMS. THESE RESTRICTIONS ARE ON FILE AT SOUTH CENTRAL PUBLIC HEALTH DISTRICT AND SEPTIC SYSTEM PERMITS SHALL NOT BE ISSUED UNLESS THEY CONFORM TO THESE RESTRICTIONS.

Legend

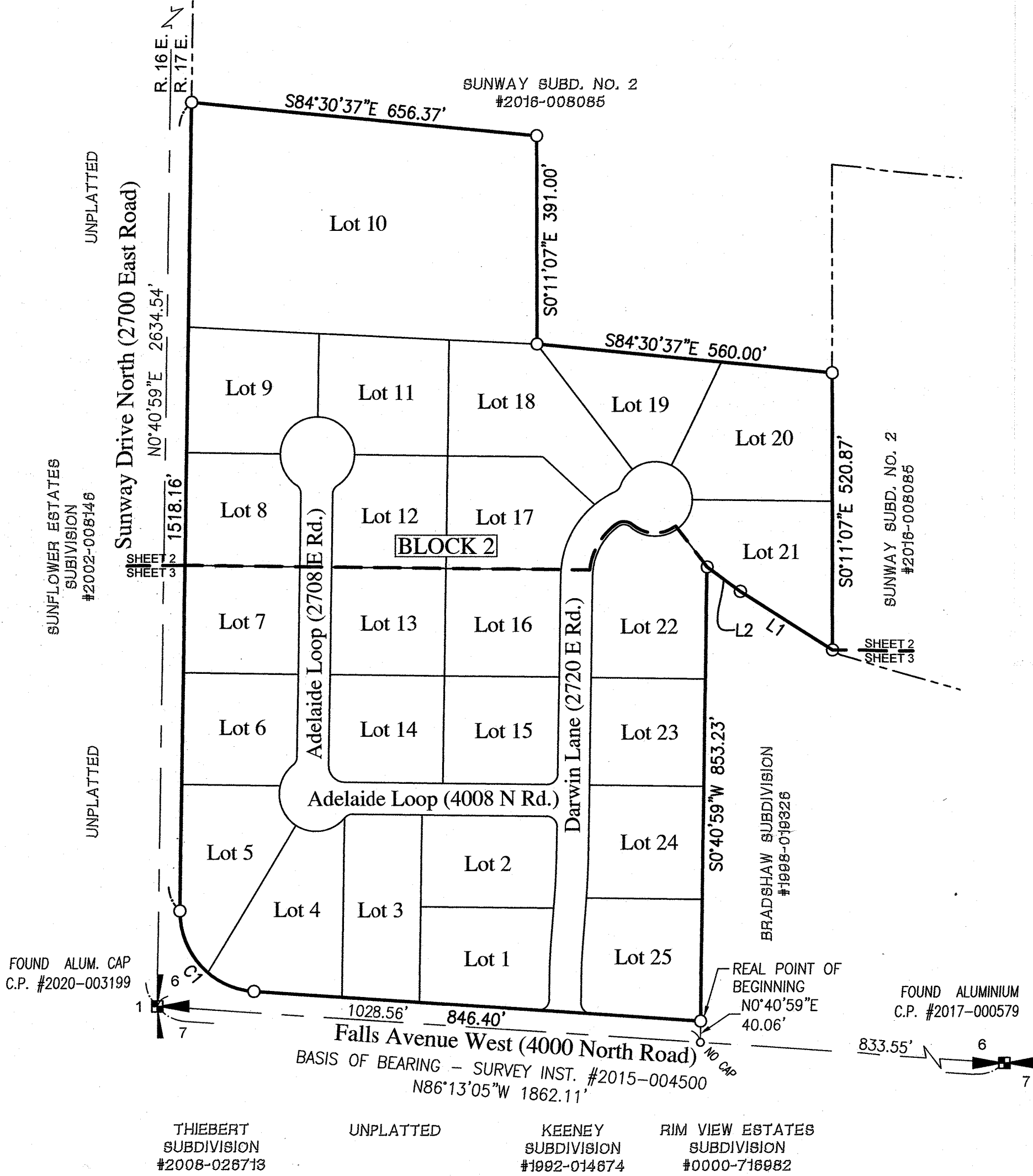
SUBDIVISION BOUNDARY LINE	_____
SECTION LINE	_____
EASEMENT LINE	_____
ADJACENT PROPERTY LINE	_____
LOT LINE	_____
FOUND ALUMINUM CAP	■
FOUND 5/8" REBAR LS 10110 OR AS NOTED	○
FOUND 1/2" REBAR (AS NOTED)	○
SET 5/8" x 24" REBAR & CAP - LS 10110	●
SET 1/2" x 24" REBAR & CAP - LS 1000	●

Easement Key

(A)	UTILITY, DRAINAGE & IRRIGATION EASEMENT
(B)	IRRIGATION EASEMENT

FOUND ALUM. CAP  
C.P. #2020-003198

FOUND ALUM. CAP  
C.P. #2020-003197



Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	86°54'04"	150.00'	227.51'	206.32'	142.10'	N42°46'03"W

Line Table

LINE #	BEARING	DISTANCE
L1	N57°41'01"W	205.70'
L2	N53°52'53"W	78.20'

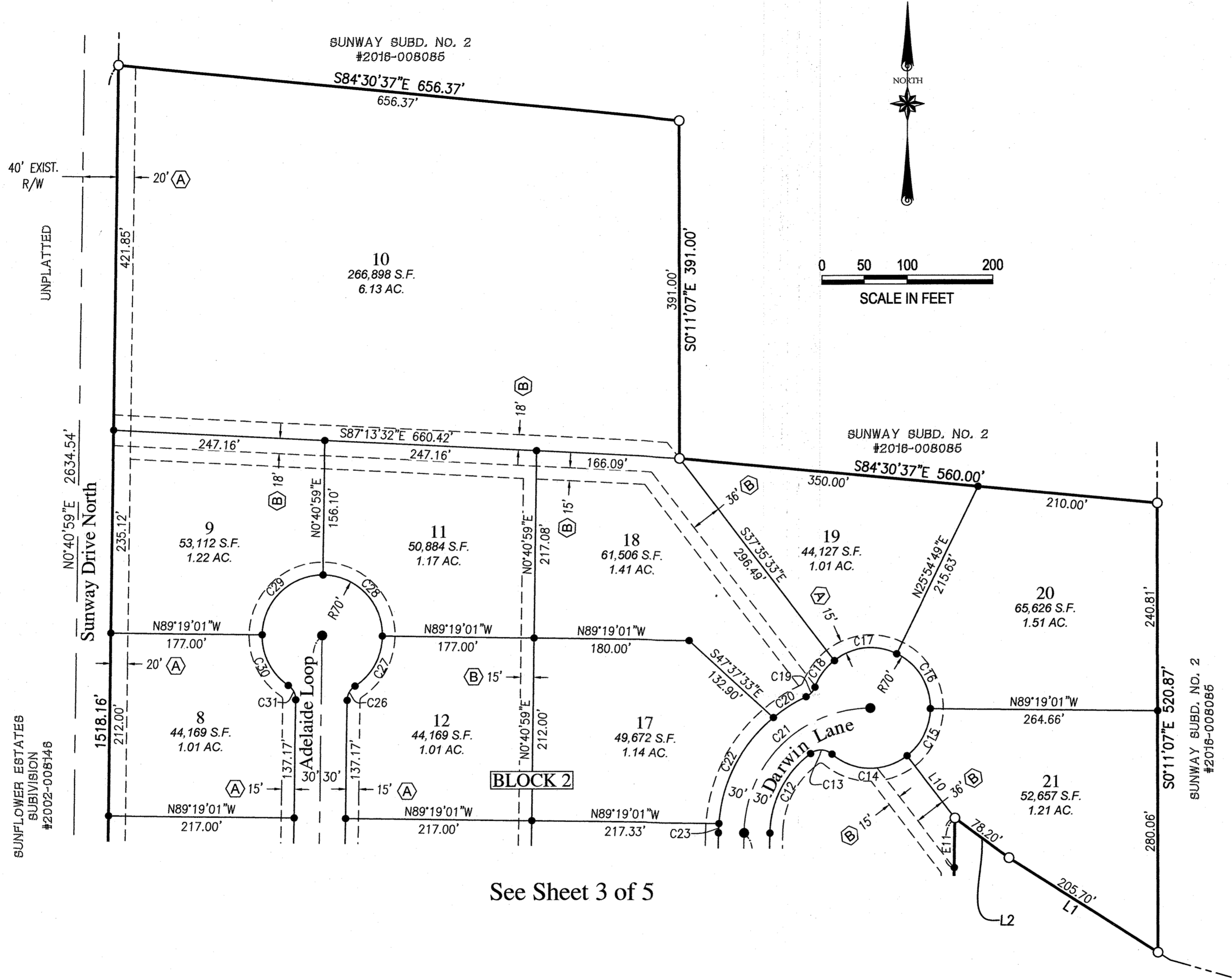


EHM Engineers, Inc.

TWIN FALLS COUNTY  
2022-007515  
Apr 20, 2022 9:38:26 am  
For: EHM ENGINEERS  
KRISTINA GLASCOCK, County Clerk  
Deputy: SBANJAC

Pages: 5  
Fee: \$ 55.00





See Sheet 3 of 5

Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C12	53°09'07"	116.00'	107.61'	103.79'	58.03'	S27°15'32"W
C13	76°36'56"	20.00'	26.74'	24.80'	15.80'	N87°51'26"W
C14	78°02'35"	70.00'	95.35'	88.15'	56.73'	S88°34'15"E
C15	51°43'28"	70.00'	63.19'	61.07'	33.93'	N26°32'43"E
C16	64°46'10"	70.00'	79.13'	74.98'	44.40'	N31°42'06"W
C17	63°30'21"	70.00'	77.59'	73.68'	43.32'	S84°09'38"W
C18	31°41'51"	70.00'	38.73'	38.23'	19.87'	S36°33'32"W
C19	44°24'55"	20.00'	15.50'	15.12'	8.16'	N42°55'04"E
C20	14°42'32"	176.00'	45.18'	45.06'	22.72'	S57°46'16"W
C21	90°00'00"	146.00'	229.34'	206.48'	146.00'	S45°40'59"W
C22	46°15'03"	176.00'	142.07'	138.25'	75.16'	S27°17'28"W
C23	3°28'58"	176.00'	10.70'	10.70'	5.35'	S2°25'28"W
C26	56°15'04"	20.00'	19.64'	18.86'	10.69'	S28°48'31"W
C27	56°15'04"	70.00'	68.72'	66.00'	37.42'	N28°48'31"E
C28	90°00'00"	70.00'	109.96'	98.99'	70.00'	N44°19'01"W
C29	90°00'00"	70.00'	109.96'	98.99'	70.00'	S45°40'59"W
C30	56°15'04"	70.00'	68.72'	66.00'	37.42'	S27°26'33"E
C31	56°15'04"	20.00'	19.64'	18.86'	10.69'	N27°26'33"W

Line Table

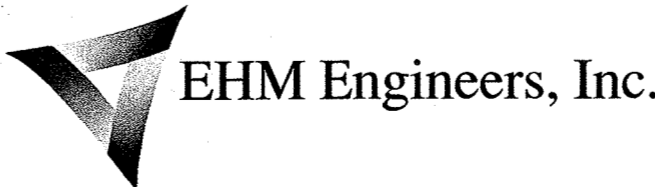
LINE #	BEARING	DISTANCE
L1	N57°41'01"W	205.70'
L2	N53°52'53"W	78.20'
L10	N37°35'33"W	91.52'

Easement Line Table

LINE E#	BEARING	DISTANCE
E11	N0°40'59"E	58.12'

Easement Key

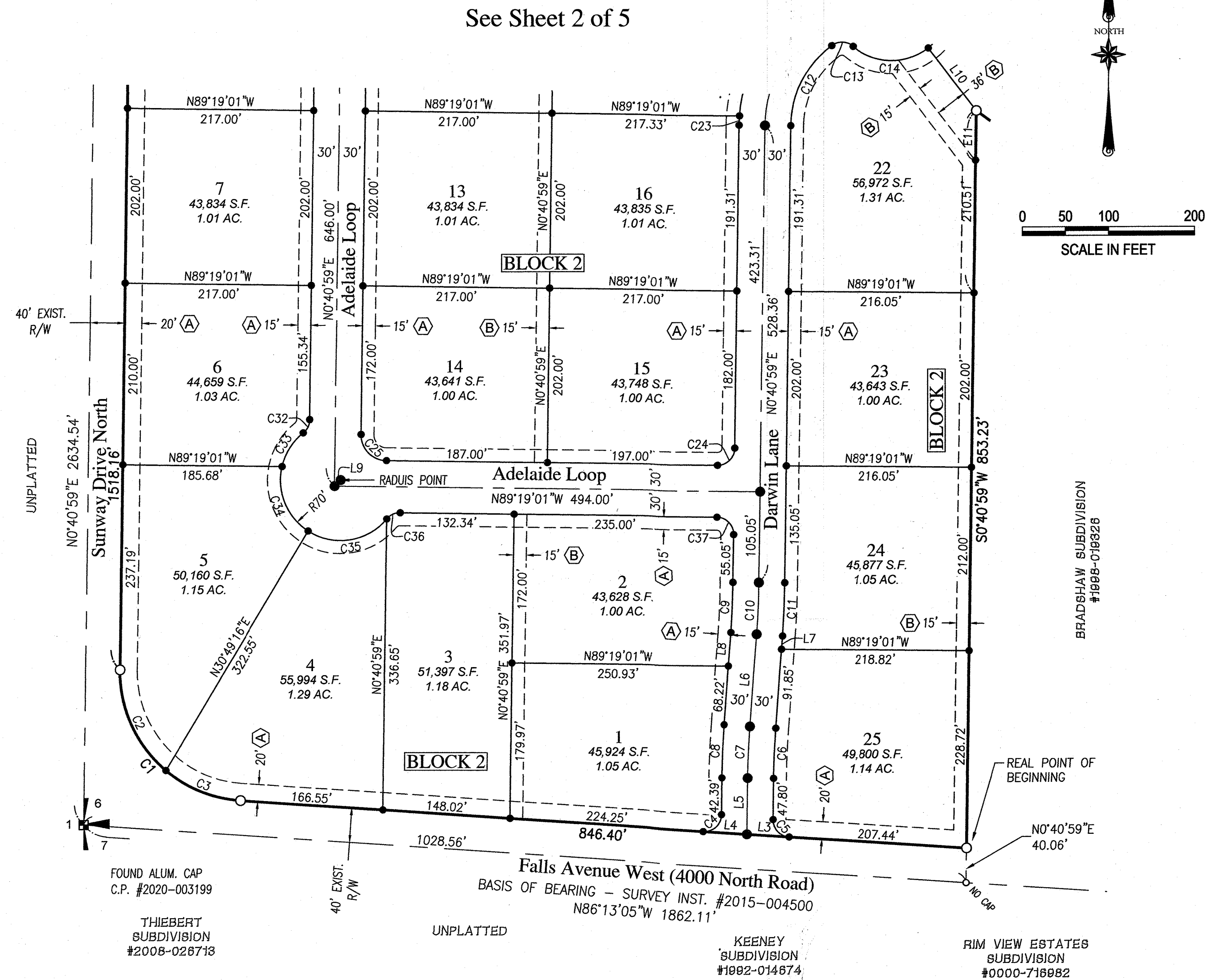
- (A) UTILITY, DRAINAGE & IRRIGATION EASEMENT
- (B) IRRIGATION EASEMENT



TWIN FALLS COUNTY  
2022-007515  
Apr 20, 2022 9:38:26 am  
For: EHM ENGINEERS  
KRISTINA GLASCOCK, County Clerk  
Deputy: SBANJAC

Pages: 5  
Fee: \$ 55.00





## Curve Table

CURVE #	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	86°54'04"	150.00'	227.51'	206.32'	142.10'	N42°46'03"W
C2	50°35'42"	150.00'	132.46'	128.20'	70.90'	N24°36'52"W
C3	36°18'22"	150.00'	95.05'	93.47'	49.18'	N68°03'54"W
C4	93°05'56"	20.00'	32.50'	29.04'	21.11'	N47°13'57"E
C5	86°54'04"	20.00'	30.33'	27.51'	18.95'	S42°46'03"E
C6	3°25'52"	970.00'	58.09'	58.08'	29.05'	S2°23'55"W
C7	3°25'52"	1000.00'	59.88'	59.88'	29.95'	S2°23'55"W
C8	3°25'52"	1030.00'	61.68'	61.67'	30.85'	S2°23'55"W
C9	3°25'52"	970.00'	58.09'	58.08'	29.05'	N2°23'55"E
C10	3°25'52"	1000.00'	59.88'	59.88'	29.95'	N2°23'55"E
C11	3°25'52"	1030.00'	61.68'	61.67'	30.85'	N2°23'55"E
C12	53°09'07"	116.00'	107.61'	103.79'	58.03'	S27°15'32"W
C13	76°36'56"	20.00'	26.74'	24.80'	15.80'	N87°51'26"W
C14	78°02'35"	70.00'	95.35'	88.15'	56.73'	S88°34'15"E
C23	3°28'58"	176.00'	10.70'	10.70'	5.35'	S2°25'28"W
C24	90°00'00"	20.00'	31.42'	28.28'	20.00'	N45°40'59"E
C25	90°00'00"	30.00'	47.12'	42.43'	30.00'	S44°19'01"E
C32	50°38'42"	20.00'	17.68'	17.11'	9.46'	N26°00'20"E
C33	38°19'51"	70.00'	46.83'	45.96'	24.33'	S32°09'45"W
C34	70°04'34"	70.00'	85.61'	80.38'	49.08'	S22°02'27"E
C35	82°52'59"	70.00'	101.26'	92.66'	61.80'	N81°28'46"E
C36	50°38'42"	20.00'	17.68'	17.11'	9.46'	S65°21'38"W
C37	90°00'00"	20.00'	31.42'	28.28'	20.00'	N44°19'01"W

## Line Table

LINE #	BEARING	DISTANCE
L3	S86°13'05"E	48.99'
L4	S86°13'05"E	51.16'
L5	S0°40'59"W	65.12'
L6	N4°06'51"E	107.18'
L7	N4°06'51"E	15.33'
L8	N4°06'51"E	38.97'
L9	N45°40'59"E	10.00'
L10	N37°35'33"W	91.52'

### Easement Line Table

LINE E#	BEARING	DISTANCE
E11	N0°40'59"E	58.12'

### Easement Key

- (A) UTILITY, DRAINAGE & IRRIGATION EASEMENT**
- (B) IRRIGATION EASEMENT**



**TWIN FALLS COUNTY**  
**2022-007515**  
**Apr 20, 2022 9:38:26 am**  
**For: EHM ENGINEERS**  
**KRISTINA GLASCOCK, County Clerk**  
**Deputy: SBANJAC**

**Pages: 5**  
**Fee: \$ 55.00**

V 425-20 FP  
SHEET 3 OF 5

CERTIFICATE OF OWNERS

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS IN FEE SIMPLE OF SEPARATE PARTS OF THE FOLLOWING DESCRIBED PROPERTY, AND THAT OUR COMBINED PROPERTY COMPRISES THE ENTIRETY OF THE FOLLOWING DESCRIBED PROPERTY, BEING ALL OF LOT 2, BLOCK 1 AS SHOWN ON THAT CERTAIN PLAT ENTITLED "SUNWAY CONVEYANCE PLAT", RECORDED MARCH 26, 2015, AS INSTRUMENT NO. 2015-004500 IN THE OFFICE OF THE COUNTY RECORDER OF TWIN FALLS COUNTY AND LOCATED IN A PORTION OF SW4 OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, TWIN FALLS COUNTY, IDAHO, SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID POINT LIES NORTH 86°13'05" WEST 1862.11 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6;  
THENCE, ALONG THE SOUTH BOUNDARY OF SAID SW4 OF SECTION 6, SOUTH 86°13'05" EAST 1028.56 FEET;  
THENCE, LEAVING SAID SOUTH BOUNDARY, NORTH 00°40'59" EAST 40.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, AND BEING THE REAL POINT OF BEGINNING;

THENCE, ALONG THE BOUNDARY OF SAID LOT 2, NORTH 86°13'05" WEST 846.40 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, ALONG THE ARC OF A TANGENT 150.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°54'04", AN ARC DISTANCE OF 227.51 FEET AND A CHORD DISTANCE OF 206.32 FEET THAT BEARS NORTH 42°46'03" WEST;

THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 00°40'59" EAST 1518.16 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 84°30'37" EAST 656.37 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 00°11'07" EAST 391.00 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 84°30'37" EAST 560.00 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 00°11'07" EAST 520.87 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 57°41'01" WEST 205.70 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, NORTH 53°52'53" WEST 78.20 FEET;

THENCE, CONTINUING ALONG SAID BOUNDARY, SOUTH 00°40'59" WEST 853.23 FEET TO THE REAL POINT OF BEGINNING.

THE GROSS AREA CONTAINED IN THIS PLATTED LAND AS DESCRIBED IS 36.68 ACRES.

IT IS THE INTENTION OF THE UNDERSIGNED TO, AND THEY DO HEREBY INCLUDE SAID LAND IN THIS PLAT. THAT THE EASEMENTS INDICATED 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 DESIGNATED ON THIS PLAT. NO STRUCTURE OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

PURSUANT TO IDAHO CODE 50-1334, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE LOTS ON THIS PLAT ARE NOT ELIGIBLE TO RECEIVE WATER SERVICE FROM A CITY MUNICIPAL WATER SYSTEM. THE OWNERS OF THE INDIVIDUAL LOTS WILL BE RESPONSIBLE FOR THE DEVELOPMENT OF INDIVIDUAL WELLS TO PROVIDE DOMESTIC WATER NEEDS.

PURSUANT TO IDAHO CODE 31-3805, WE, THE UNDERSIGNED, AS OWNERS, DO HEREBY STATE THAT THE IRRIGATION WATER RIGHTS APPURTENANT AND THE ASSESSMENT OBLIGATION OF THE LANDS IN THIS PLAT HAVE NOT BEEN TRANSFERRED FROM SAID LANDS. LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE IRRIGATION DISTRICT AND/OR CANAL COMPANY.

PURSUANT TO IDAHO CODE 22-2407, MAINTENANCE AND WEED CONTROL FOR ALL LOTS SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER UNTIL THE LOTS ARE SOLD AND THEREAFTER IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

DHARMA, LLC, A UTAH LIMITED LIABILITY COMPANY

BY: COLBY WALTER, PARTNER

FIRST BAPTIST CHURCH OF TWIN FALLS, IDAHO, AN IDAHO NON-PROFIT CORPORATION

BY: DAVID J. GRAHAM, LEAD PASTOR / PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO )  
COUNTY OF TWIN FALLS ) ss

ON THIS 28<sup>TH</sup> DAY OF FEBRUARY, 2022, AT 1:55 P.M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED COLBY WALTER, KNOWN OR IDENTIFIED TO ME TO BE A PARTNER OF DHARMA, LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THIS CERTIFICATE OR THE PERSON WHO EXECUTED THE CERTIFICATE 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.

Valerie A. Smith  
NOTARY PUBLIC  
TWIN FALLS  
RESIDING AT  
8.15.2024  
COMMISSION EXPIRES



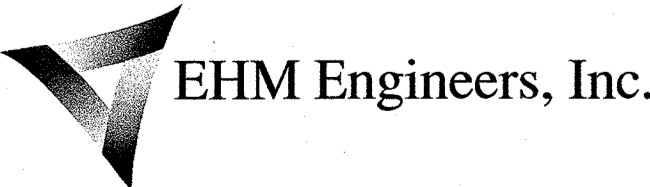
ACKNOWLEDGMENT

STATE OF IDAHO )  
COUNTY OF TWIN FALLS ) ss

ON THIS 1<sup>ST</sup> DAY OF MARCH, 2022, AT 2:00 P.M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DAVID J. GRAHAM, KNOWN OR IDENTIFIED TO ME TO BE THE LEAD PASTOR/PRESIDENT OF THE NON-PROFIT CORPORATION THAT EXECUTED THIS CERTIFICATE OR THE PERSON WHO EXECUTED THE CERTIFICATE ON BEHALF OF SAID NON-PROFIT CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH NON-PROFIT CORPORATION 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.

Valerie A. Smith  
NOTARY PUBLIC  
TWIN FALLS  
RESIDING AT  
8.15.2024  
COMMISSION EXPIRES



TWIN FALLS COUNTY  
2022-007515  
Apr 20, 2022 9:38:26 am  
For: EHM ENGINEERS  
KRISTINA GLASCOCK, County Clerk  
Deputy: SBANJAC  
Pages: 5  
Fee: \$ 55.00



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, CHRISTOPHER S. HARMISON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, MADE THE SURVEY OF THE LAND DESCRIBED IN THE CERTIFICATE OF OWNER AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF SAID SURVEY AS MADE AND STAKED UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



COUNTY COMMISSIONER'S APPROVAL

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE BOARD OF COMMISSIONERS OF TWIN FALLS COUNTY, IDAHO. THIS 19<sup>th</sup> DAY OF April, 2022.

*[Signature]*  
CHAIRMAN

*[Signature]* for:  
CLERK

HIGHWAY DISTRICT APPROVAL

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE TWIN FALLS HIGHWAY DISTRICT BOARD OF COMMISSIONERS, BUT IN NO WAY OBLIGATES THE TWIN FALLS HIGHWAY DISTRICT UNTIL THE TRAVEL WAYS ARE OFFICIALLY APPROVED AND DECLARED OPEN.

DATED THIS 6<sup>th</sup> DAY OF April, 2022

*[Signature]*  
CHAIRMAN

*[Signature]*  
CLERK

COUNTY SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR TWIN FALLS COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATED TO PLATS AND SURVEYS.

*[Signature]*  
GEORGE A. YERION  
PROFESSIONAL LAND SURVEYOR

69858  
PLS#

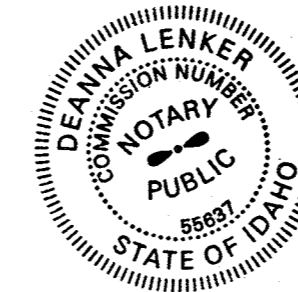
3/4/2022  
DATE

ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF GOODING } ss

ON THIS 4<sup>th</sup> DAY OF March, 2022, AT 9 A.M., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. YERION, PERSONALLY KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE 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.



*[Signature]*  
NOTARY PUBLIC  
Gooding, Idaho  
RESIDING AT  
1-26-2028  
COMMISSION EXPIRES

COUNTY TREASURER'S CERTIFICATE

I, Rebecca Petersen, COUNTY TREASURER IN AND FOR THE COUNTY OF TWIN FALLS, IDAHO PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

*[Signature]*  
COUNTY TREASURER

April 6, 2022  
DATE

COUNTY RECORDER'S CERTIFICATE

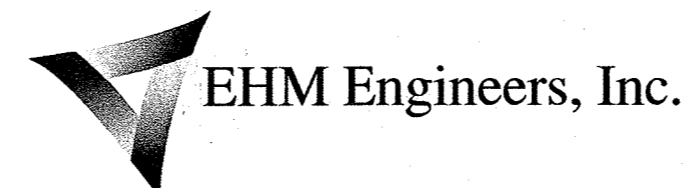
INSTRUMENT NO. 2022-007515

STATE OF IDAHO }  
COUNTY OF TWIN FALLS } ss

ON THIS 20<sup>th</sup> DAY OF April, 2022, AT 9:38 A.M., THE FOREGOING PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF TWIN FALLS COUNTY, IDAHO AND DULY RECORDED IN PLAT BOOK 27, ON PAGE 34.

*[Signature]*  
DEPUTY

*[Signature]*  
EX-OFFICIO RECORDER



TWIN FALLS COUNTY  
2022-007515  
Apr 20, 2022 9:38:26 am Pages: 5  
For: EHM ENGINEERS Fee: \$ 55.00  
KRISTINA GLASCOCK, County Clerk  
Deputy: SBANJAC