

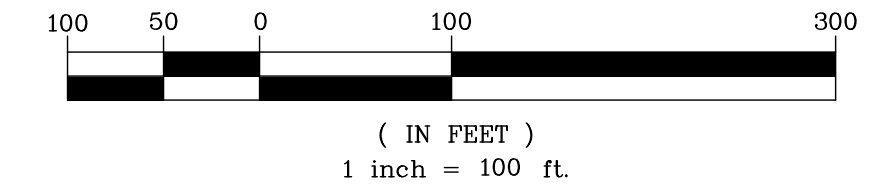
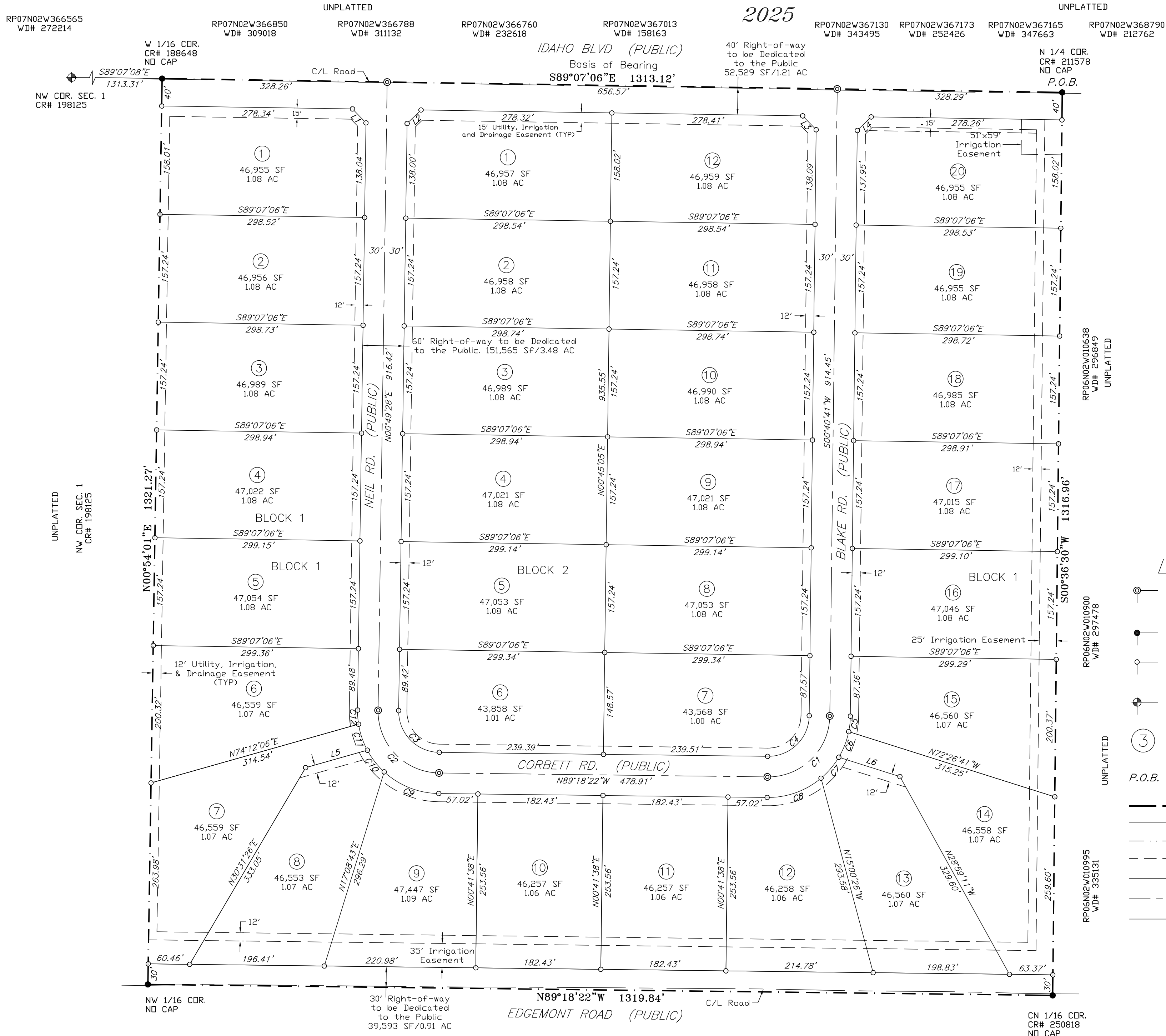
SURVEYOR NARRATIVE:

1. THE BOUNDARY OF THIS SUBDIVISION WAS ESTABLISHED BY MONUMENTS FOUND FOR GOVERNMENT LOT 3.

2. THIS PLAT WAS DONE AT THE REQUEST OF BENCH TOP, LLC. TO SUBDIVIDE THEIR PROPERTY INTO THIRTY-TWO RESIDENTIAL LOTS.

WHITELEY MEADOWS SUBDIVISION
GOV. LOT 3 IN
SECTION 1, T. 6 N., R 2 W.,B.M., GEM COUNTY, IDAHO
2025

BOOK _____ PAGE _____



NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE 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.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION. THIS PARCEL IS ZONED AS MX-MIXED USE.
3. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED, THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
4. IRRIGATION WATER HAS BEEN PROVIDED FROM THE EMMETT IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM EMMETT IRRIGATION DISTRICT.
5. PER IDAHO CODE 50-1334 EACH LOT WILL BE SERVED BY INDIVIDUAL WELLS AND PER IDAHO CODE 50-1326 EACH LOT WILL BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.
6. A 12 FOOT UTILITY AND DRAINAGE EASEMENT WILL BE LOCATED ALONG THE SUBDIVISION BOUNDARY AND ALONG PUBLIC ROADWAYS, AND A 12 FOOT EASEMENT WILL BE CENTERED ON ALL INTERIOR LOT LINES UNLESS OTHERWISE INDICATED.
7. ACCESS IS RELINQUISHED ALONG EDGEMONT ROAD AND W. IDAHO BLVD EXCEPT FOR THE NEW PUBLIC ROADS.
8. CURRENT ZONING IS R-2.

LEGEND

- Set 5/8" rebar with plastic cap labeled "PLS 12220".
- Found 5/8" rebar.
- Set 1/2" rebar with plastic cap labeled "PLS 12220".
- Found Brass Cap
- Lot Number
- P.O.B. Point of Beginning

OWNER/DEVELOPER:

BENCH TOP, LLC.
521 DAY RD.
WEISER, ID. 83672

- Boundary Line
- Section Line
- Property Line
- Easement Line
- Lot Line
- Platted Centerline
- Platted Centerline



EAGLE LAND SURVEYING, LLC.

106 W MAIN ST. UNIT D, MIDDLETON, ID 83644
(208) 861-7513; pls12220@yahoo.com

SEC. 1, T. 6 N., R. 2 W.,B.M.

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WHITELEY MEADOWS SUBDIVISION

BOOK _____ PAGE _____

GOV. LOT 3 IN
SECTION 1, T. 6 N., R 2 W.,B.M., GEM COUNTY, IDAHO
2025

CERTIFICATE OF OWNERS

KNOW ALL PEOPLE BY THESE PRESENT: THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THAT REAL PROPERTY TO BE KNOWN AS WHITELEY MEADOWS SUBDIVISION, AND THAT WE INTEND TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT. THE OWNERS ALSO HEREBY STATE THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334(1).

All of Government Lot 3 that is located in Section 1, Township 6 North, Range 2 West of the Boise Meridian, Gem County, Idaho described as:

Beginning at a found 5/8” rebar marking the Northeast Corner of Government Lot 3 that is located in Section 1, Township 6 North, Range 2 West of the Boise Meridian, Gem County, Idaho and running thence S00°36’30”W 1316.96 feet along the East line of said Government Lot 3 to a found 5/8” rebar marking the Southeast Corner of said Government Lot 3; thence N89°18’22”W 1319.84 feet along the South line of said Government Lot 3 to a found 5/8” rebar marking the Southwest Corner of said Government Lot 3; thence N00°54’01”E 1321.27 feet along the West line of said Government Lot 3 to a found 5/8” rebar marking the Northwest Corner of said Government Lot 3; thence S89°07’06”E 1313.12 feet along the North line of said Government Lot 3 to the Point of Beginning.

Parcel contains 39.866 acres, more or less.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC ROADS SHOWN HEREON (IDAHO BLVD, EDMONT ROAD, BLAKE ROAD, NEIL ROAD, AND CORBETT ROAD) ARE DEDICATED TO THE PUBLIC.

PURSUANT TO IDAHO CODE 50-1334, I THE UNDERSIGNED, DO HEREBY STATE THAT THE INDIVIDUAL LOTS SHOWN HEREON WILL BE SERVED BY AN INDIVIDUAL WELL.

THE LOTS IN THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HAND:

BENCH TOP, LLC
VAUGHN E. YOUNGBERG, MEMBER

ACKNOWLEDGMENT

STATE OF IDAHO)
) S.S.
COUNTY OF GEM)

ON THIS ____DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED VAUGHN E. YOUNGBERG ON BEHALF OF BENCH TOP, LLC., AN IDAHO LIMITED LIABILITY CORPORATION, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER, THAT EXECUTED THE INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°08'49" E	28.27'
L2	N 45°51'11" E	28.30'
L3	S 44°13'13" E	28.23'
L4	N 45°46'42" E	28.33'
L5	N 74°12'06" E	93.53'
L6	S 72°26'41" E	93.52'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	90.00'	141.40'	127.30'	S 45°41'10" W	90°00'57"
C2	90.00'	141.58'	127.42'	N 44°14'27" W	90°07'50"
C3	60.00'	94.38'	84.95'	N 44°14'27" W	90°07'50"
C4	60.00'	94.26'	84.86'	S 45°41'10" W	90°00'57"
C5	120.00'	22.69'	22.65'	S 06°05'40" W	10°49'58"
C6	120.00'	40.27'	40.08'	S 21°07'25" W	19°13'33"
C7	120.00'	40.27'	40.08'	S 40°20'58" W	19°13'33"
C8	120.00'	85.31'	83.52'	S 70°19'42" W	40°43'54"
C9	120.00'	87.63'	85.70'	N 68°23'09" W	41°50'25"
C10	120.00'	40.24'	40.05'	N 37°51'35" W	19°12'44"
C11	120.00'	40.24'	40.05'	N 18°38'51" W	19°12'44"
C12	120.00'	20.66'	20.64'	N 04°06'31" W	9°51'57"

SURVEYOR’S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JEREMIAH B. FIELDING, P.L.S. IDAHO LICENSE NO. 12220



EAGLE LAND SURVEYING, LLC.

106 W MAIN ST. UNIT D, MIDDLETON, ID 83644
(208) 861-7513; pls12220@yahoo.com

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WHITELEY MEADOWS SUBDIVISION
GOV. LOT 3 IN
SECTION 1, T. 6 N., R 2 W.,B.M., GEM COUNTY, IDAHO
2025

BOOK_____PAGE_____

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWER FACILITIES FOR PERSONS USING SAID PREMISES UNTIL SANITARY RESTRICTIONS ARE SATISFIED.

DISTRICT HEALTH DEPARTMENT, EHS

DATE

APPROVAL OF COUNTY ENGINEER

I, THE UNDERSIGNED PROFESSIONAL ENGINEER, FOR GEM COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS SUBDIVISION PLAT AND THAT IT IS IN COMPLIANCE WITH GEM COUNTY CODE.

GEM COUNTY ENGINEER

DATE

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

THIS PLAT OF WHITELEY MEADOWS SUBDIVISION AND THE RIGHT-OF-WAY DEDICATION OF IDAHO BLVD, EDGEMONT ROAD, NEIL ROAD, BLAKE ROAD, AND CORBETT ROAD. SHOWN HEREON IS HEREBY ACCEPTED THIS____DAY OF_____, 2025, BY THE BOARD OF COUNTY COMMISSIONERS OF GEM COUNTY, IDAHO.

CHAIRMAN

DATE



VICINTY MAP
NTS

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR, IN AND FOR GEM 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.

GEM COUNTY SURVEYOR

APPROVAL OF COUNTY ASSESSOR

I, THE UNDERSIGNED COUNTY ASSESSOR, IN AND FOR THE COUNTY OF GEM, STATE OF IDAHO, DO HEREBY STATE THAT THIS PLATTING IS ACCEPTABLE FOR ASSESSMENT PURPOSES.

GEM COUNTY ASSESSOR

DATE

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TRESURER IN AND FOR THE COUNTY OF GEM, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY AND AFFIRM THAT THE PROPERTY TAX FOR THE PROPERTY DESCRIBED HEREIN IS PAID IN FULL THROUGH THE YEAR____TAX YEAR. THE PROPERTY TAX LEVIED FOR THE____TAX YEAR IS A LIEN DUE AND NOT YET PAYABLE. THIS CERTIFICATION IS VALID IF RECORDED WITHIN THIRTY (30) DAYS OF CERTIFICATION.

GEM COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER



EAGLE LAND SURVEYING, LLC.
106 W MAIN ST. UNIT D, MIDDLETON, ID 83644
(208) 861-7513; pls12220@yahoo.com

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