

BK 107 Pg 1488

PLAT OF EYRIE CANYON SUBDIVISION No. 7

A PARCEL OF LAND SITUATED IN THE SE1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO.
2014

SHEET INDEX

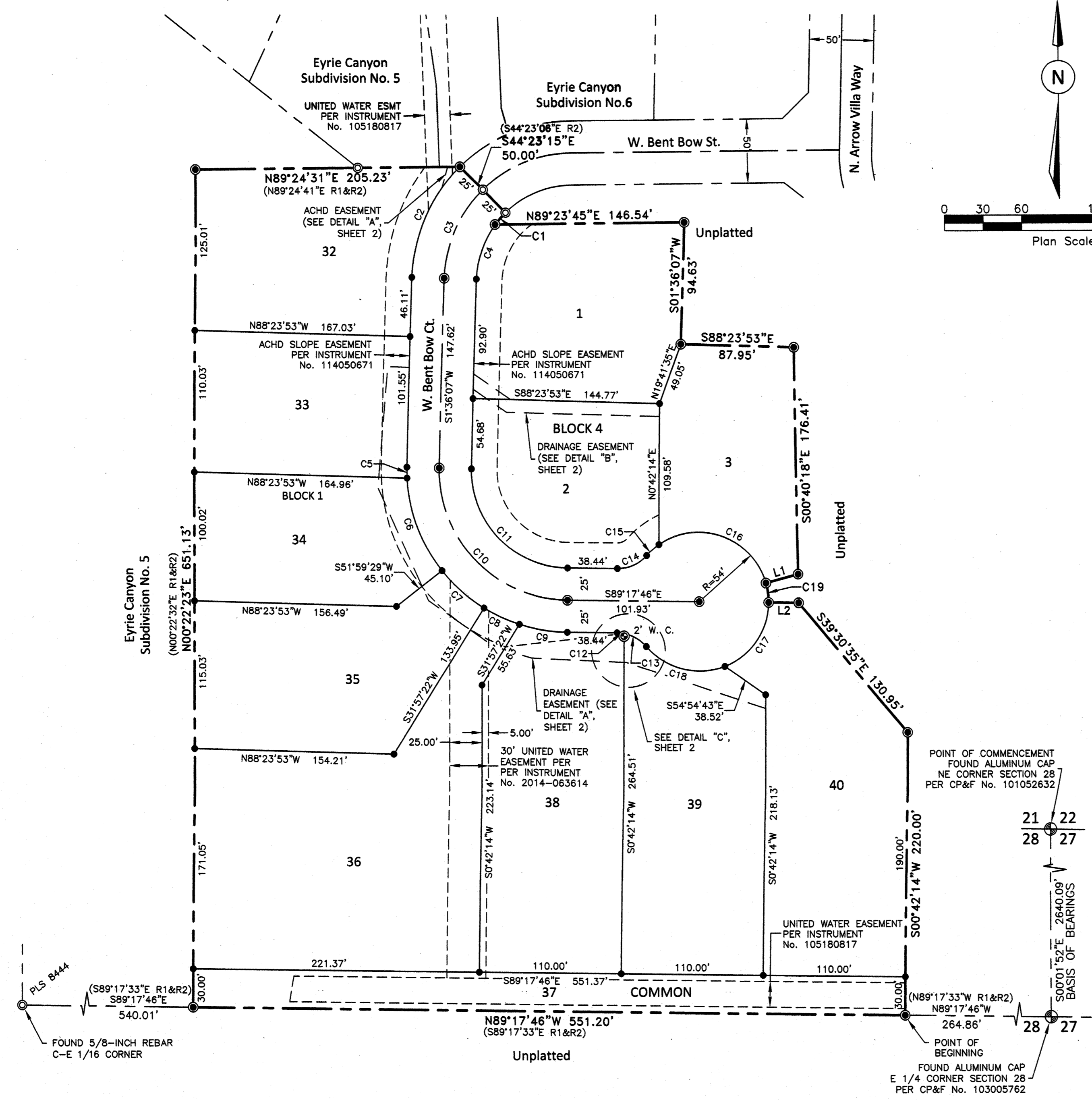
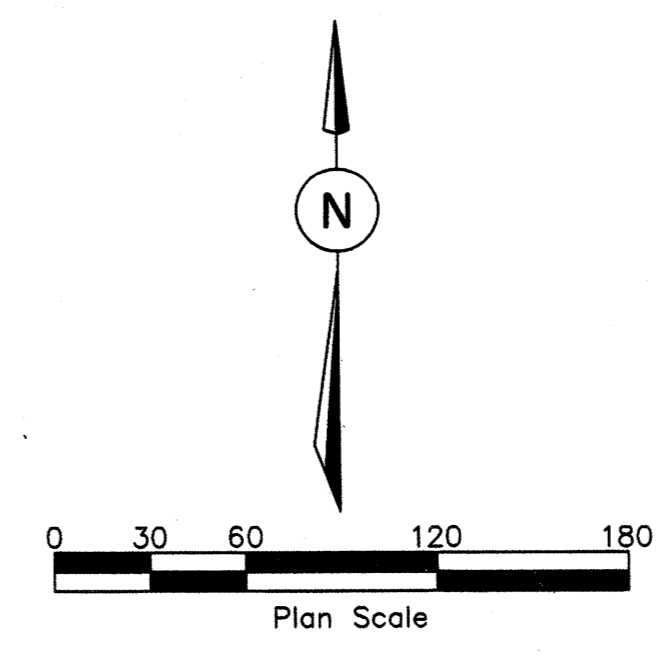
SHEET 1 – PLAT MAP AND LEGEND
SHEET 2 – CERTIFICATE OF OWNERS, DETAILS AND NOTES
SHEET 3 – CERTIFICATES AND APPROVALS

LEGEND

- ⊕ FOUND ALUMINUM CAP
- ⊙ FOUND 5/8" REBAR MARKED "PLS 3619" UNLESS NOTED OTHERWISE
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- ⊙ 2' W. C. SET ALUMINUM CAP WITNESS CORNER MARKED "2.0' W.C. ALB 12459"
- △ CALCULATED POINT (NOTHING FOUND OR SET)
- 35 LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- DRAINAGE EASEMENT LINE (SEE NOTE 11 AND DETAILS "A" AND "B", SHEET 2)

REFERENCES

R1. EYRIE CANYON SUBDIVISION No. 5, BOOK 103, PAGES 13,943-13,945, RECORDS OF ADA COUNTY, IDAHO.
R2. EYRIE CANYON SUBDIVISION No. 6, BOOK 105, PAGES 14,416-14,419, RECORDS OF ADA COUNTY, IDAHO.



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	75.00'	12.16'	9°17'30"	S41°15'19"W	12.15'
C2	125.00'	95.99'	43°59'58"	S23°47'10"W	93.65'
C3	100.00'	76.83'	44°01'16"	S23°49'07"W	74.96'
C4	75.00'	45.51'	34°46'11"	S19°13'29"W	44.82'
C5	125.00'	8.45'	3°52'32"	N0°20'09"W	8.45'
C6	125.00'	77.96'	35°44'07"	S20°08'28"E	76.70'
C7	125.00'	43.71'	20°02'06"	S48°01'35"E	43.49'
C8	125.00'	30.30'	13°53'12"	S64°59'14"E	30.22'
C9	125.00'	37.89'	17°21'56"	S80°36'48"E	37.74'
C10	100.00'	158.65'	90°53'53"	S43°50'49"E	142.53'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C11	75.00'	118.99'	90°53'53"	N43°50'49"W	106.89'
C12	30.00'	5.42'	10°21'39"	S84°06'56"E	5.42'
C13	30.00'	20.28'	38°44'15"	S59°33'59"E	19.90'
C14	30.00'	25.71'	49°05'54"	S66°09'17"W	24.93'
C15	54.00'	12.88'	13°39'43"	S48°26'11"W	12.85'
C16	54.00'	103.02'	109°18'32"	N70°04'41"W	88.09'
C17	54.00'	64.21'	68°07'59"	N34°46'14"E	60.50'
C18	54.00'	66.88'	70°57'55"	S75°40'49"E	62.69'
C19	54.00'	15.20'	16°07'39"	S7°21'35"E	15.15'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	25.97	S74°34'35"W
L2	23.36	S89°17'46"E

DEVELOPER
CONNELL DEVELOPMENT CO.
BOISE, IDAHO



BK 107 P8 K4887

PLAT OF EYRIE CANYON SUBDIVISION No. 7

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28,
TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO.
2014

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.
A PARCEL OF LAND SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 28, THENCE FOLLOWING THE EASTERLY LINE OF SAID NE 1/4, S00°01'52"E A DISTANCE OF 2,640.09 FEET TO AN ALUMINUM CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 28;
THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF SAID NE 1/4, N89°17'46"W (FORMERLY N89°17'33"W) A DISTANCE OF 264.86 FEET TO A SET 5/8-INCH REBAR AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID SOUTHERLY LINE, N89°17'46"W (FORMERLY N89°17'33"W) A DISTANCE OF 551.20 FEET TO A SET 5/8-INCH REBAR MARKING THE SOUTHEAST CORNER OF EYRIE CANYON SUBDIVISION No. 5;
THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING THE EASTERLY BOUNDARY OF SAID SUBDIVISION, N00°22'23"E (FORMERLY N00°22'32"E) A DISTANCE OF 651.13 FEET TO A SET 5/8-INCH REBAR;
THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE BOUNDARY OF SAID SUBDIVISION AND THE SOUTHERLY LINE OF EYRIE CANYON SUBDIVISION No. 6, N89°24'31"E (FORMERLY N89°24'41"E) A DISTANCE OF 205.23 FEET TO A SET 5/8-INCH REBAR;
THENCE LEAVING THE BOUNDARY OF EYRIE CANYON SUBDIVISION No. 5 AND FOLLOWING THE SOUTHERLY LINE OF SAID EYRIE CANYON SUBDIVISION No. 6, S44°23'15"E (FORMERLY S44°23'06"E) A DISTANCE OF 50.00 FEET TO A FOUND 5/8-INCH REBAR ON THE SOUTHEASTERLY RIGHT-OF-WAY OF W. BENT BOW LANE;
THENCE LEAVING SAID SOUTHERLY LINE, 12.16 FEET ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 09°17'30", A CHORD BEARING OF S41°15'19"W AND A CHORD DISTANCE OF 12.15 FEET TO A SET 5/8-INCH REBAR;
THENCE N89°23'45"E A DISTANCE OF 146.54 FEET TO A SET 5/8-INCH REBAR;
THENCE S01°36'07"W A DISTANCE OF 94.63 FEET TO A SET 5/8-INCH REBAR;
THENCE S88°23'53"E A DISTANCE OF 87.95 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°40'18"E A DISTANCE OF 176.41 FEET TO A SET 5/8-INCH REBAR;
THENCE S74°34'35"W A DISTANCE OF 25.97 FEET TO A SET 5/8-INCH REBAR;
THENCE 15.20 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 54.00 FEET, A DELTA ANGLE OF 16°07'39", A CHORD BEARING OF S07°21'35"E AND A CHORD DISTANCE OF 15.15 FEET TO A SET 5/8-INCH REBAR;
THENCE S89°17'46"E A DISTANCE OF 23.36 FEET TO A SET 5/8-INCH REBAR;
THENCE S39°30'35"E A DISTANCE OF 130.95 FEET TO A SET 5/8-INCH REBAR;
THENCE S00°42'14"W A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.107 ACRES, MORE OR LESS.

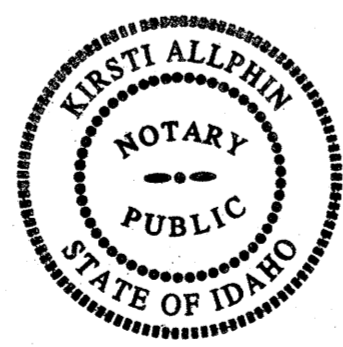
IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN 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 ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM UNITED WATER IDAHO, INC. AND UNITED WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

Colin Connell
COLIN CONNELL, PRESIDENT
CONNELL DEVELOPMENT CO.

ACKNOWLEDGMENT

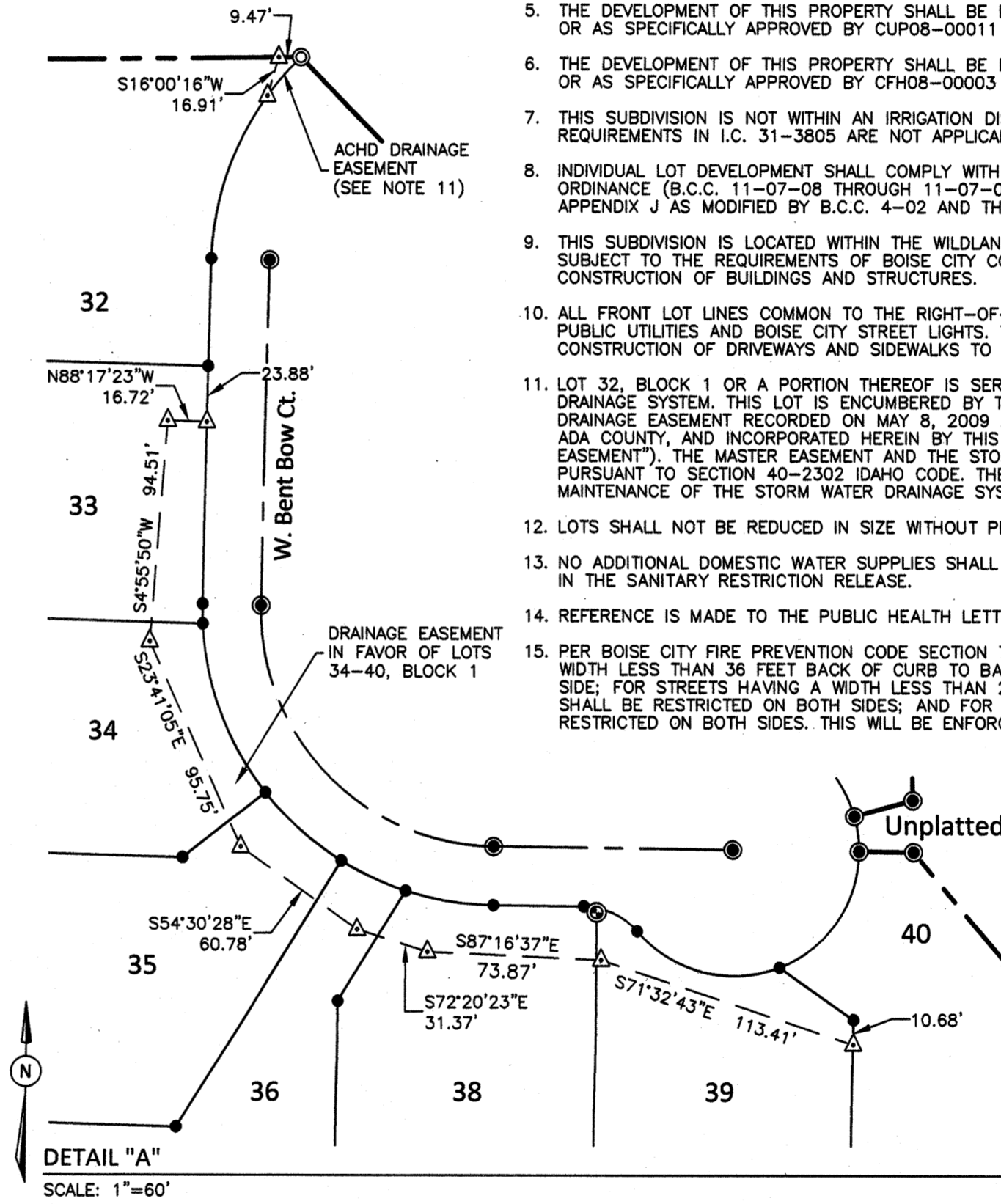
STATE OF IDAHO }
ADA COUNTY } SS
ON THIS 27 DAY OF Aug., IN THE YEAR 2014 A.D., BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED COLIN CONNELL, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF CONNELL DEVELOPMENT CO., AN IDAHO CORPORATION THAT EXECUTED THIS INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH 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.

Kirsti Allphin
NOTARY PUBLIC FOR THE STATE OF IDAHO
RESIDING AT Star, ID
MY COMMISSION EXPIRES 2.20.18

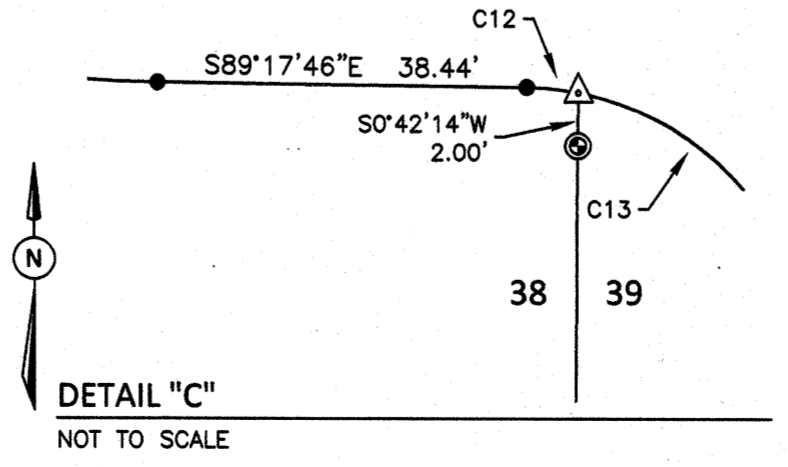
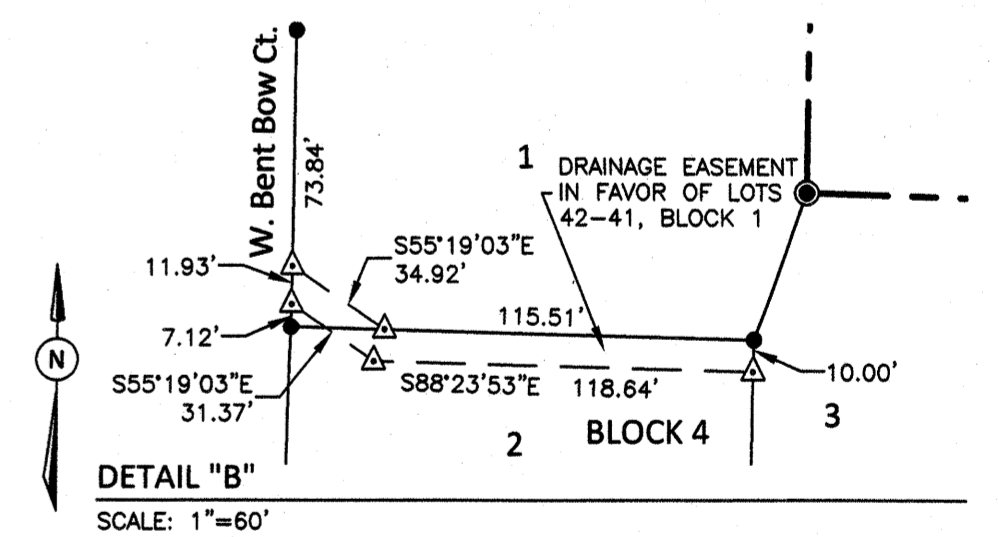


NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE BOISE CITY ZONING ORDINANCE.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF BOISE IN EFFECT AT THE TIME OF RESUBDIVISION.
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. LOT 37, BLOCK 1 IS A COMMON LOT AND SHALL BE OWNED AND MAINTAINED BY THE EYRIE SUBDIVISION HOMEOWNER'S ASSOCIATION. THIS LOT CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSES IN THE FUTURE.
5. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUP08-00011 AND MODIFIED BY CUP13-00006.
6. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CFH08-00003 AND MODIFIED BY CFH13-00004.
7. THIS SUBDIVISION IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
8. INDIVIDUAL LOT DEVELOPMENT SHALL COMPLY WITH THE BOISE HILLSIDE AND FOOTHILLS DEVELOPMENT ORDINANCE (B.C.C. 11-07-08 THROUGH 11-07-09), INTERNATIONAL BUILDING CODE CHAPTER 18 APPENDIX J AS MODIFIED BY B.C.C. 4-02 AND THE CONDITIONS OF APPROVAL FOR CFH13-00004.
9. THIS SUBDIVISION IS LOCATED WITHIN THE WILDLAND URBAN FIRE INTERFACE - FOOTHILLS AREA AND SUBJECT TO THE REQUIREMENTS OF BOISE CITY CODE SECTION 7-01-09 FOR DEVELOPMENT AND CONSTRUCTION OF BUILDINGS AND STRUCTURES.
10. ALL FRONT LOT LINES COMMON TO THE RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES AND BOISE CITY STREET LIGHTS. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
11. LOT 32, BLOCK 1 OR A PORTION THEREOF IS SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8, 2009 AS INSTRUMENT NO. 109053259. OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
12. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
13. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
14. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
15. PER BOISE CITY FIRE PREVENTION CODE SECTION 7-01-32-503.8 (NO PARKING), FOR STREETS HAVING A WIDTH LESS THAN 36 FEET BACK OF CURB TO BACK OF CURB PARKING SHALL BE RESTRICTED ON (1) ONE SIDE; FOR STREETS HAVING A WIDTH LESS THAN 29 FEET BACK OF CURB TO BACK OF CURB PARKING SHALL BE RESTRICTED ON BOTH SIDES; AND FOR STANDARD ACHD CUL-DE-SACS PARKING SHALL BE RESTRICTED ON BOTH SIDES. THIS WILL BE ENFORCED BY THE BOISE POLICE DEPARTMENT.



DETAIL "A"
SCALE: 1"=60'



DEVELOPER
CONNELL DEVELOPMENT CO.
BOISE, IDAHO



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EYRIE CANYON SUBDIVISION No. 7
A PARCEL OF LAND SITUATED IN THE SE1/4 OF THE NE1/4 OF SECTION 28,
TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO.
2014

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS
THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 16 DAY OF July, 2014.



John J. Grandt
CHAIRMAN
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF BOISE CITY ENGINEER
I, THE UNDERSIGNED, BOISE CITY ENGINEER HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED.

John D. Tena
BOISE CITY ENGINEER
DATE: 8/15/14

APPROVAL OF CITY COUNCIL
I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 6th DAY OF May, A.D. 2014, THIS PLAT WAS DULY ACCEPTED AND APPROVED.



[Signature]
CITY CLERK
BOISE, IDAHO

CERTIFICATE OF COUNTY SURVEYOR
I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR ADA 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.

Jerry L. Hastings
ADA COUNTY SURVEYOR
PLS 5359



DATE: 9-9-2014

CERTIFICATE OF SURVEYOR
I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF EYRIE CANYON SUBDIVISION No. 7 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL 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.

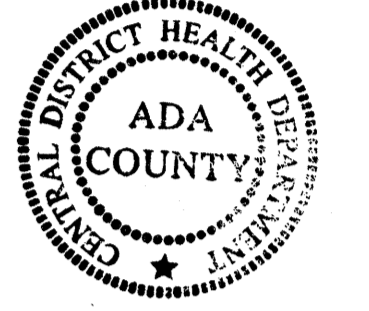
AARON L. BALLARD, P.L.S. 12459



HEALTH CERTIFICATE
SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

Lori Baliz REHS
HEALTH OFFICER

DATE: 6.11.14



CERTIFICATE OF ADA COUNTY TREASURER
I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Vicky McIntire by Mercedes Ward
COUNTY TREASURER Deputy

DATE: 09/10/2014



CERTIFICATE OF COUNTY RECORDER
STATE OF IDAHO }
ADA COUNTY } SS
I HEREBY CERTIFY THAT THIS PLAT OF EYRIE CANYON SUBDIVISION No. 7 WAS FILED AT THE REQUEST OF KM Engineering AT 36 MINUTES PAST 9 O'CLOCK A.M., THIS WED DAY OF Sept, 2014 A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK 107 OF PLATS AT PAGES 14886 THRU 14888.
INSTRUMENT NUMBER 2014-074042

[Signature]
DEPUTY
FEE: \$ 16.00

Christopher D. Rich
EX-OFFICIO RECORDER

DEVELOPER
CONNELL DEVELOPMENT CO.
BOISE, IDAHO

