

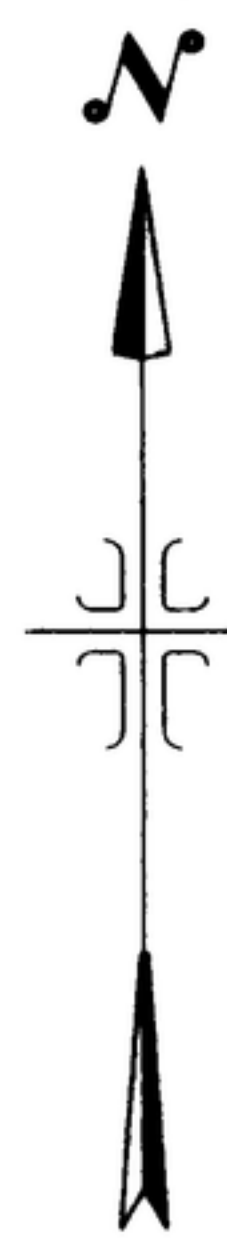
PLAT SHOWING CHARTER POINTE SUBDIVISION NO. 2

LOCATED IN THE SOUTH 1/2 OF THE NE 1/4 AND THE SE 1/4 OF SECTION 2, T.2N., R.1E., B.M.

ADA COUNTY, IDAHO 2004

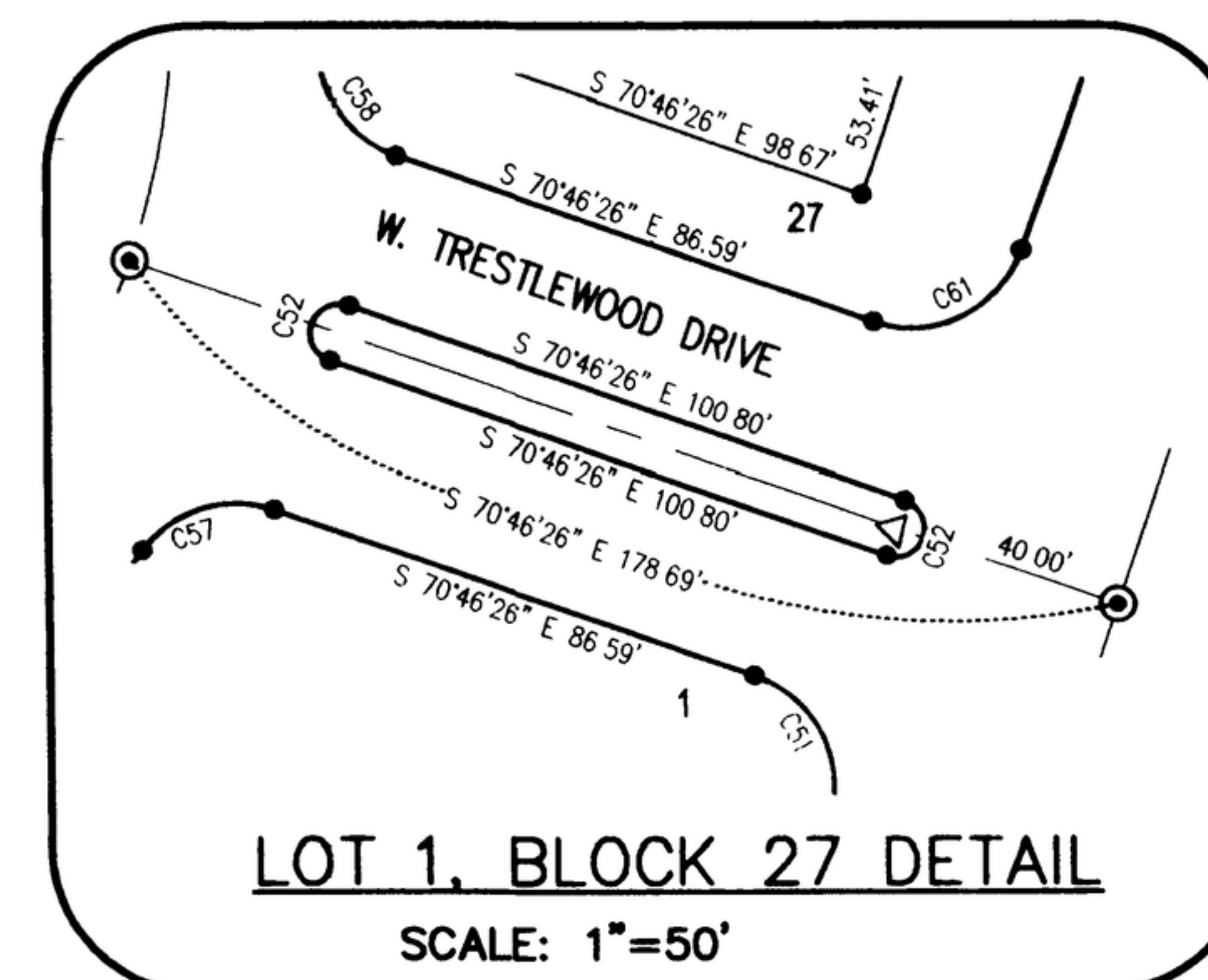
• HUBBLE ENGINEERING, INC. •

MERIDIAN, IDAHO



0 50 100 200 300

SCALE: 1" = 100'



LEGEND

- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN, PLS 4431
- FOUND 1/2" IRON PIN, PLS 4431
- SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 4431
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- △ CALCULATED POINT (NOT SET)

- PROPERTY BOUNDARY
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- EASEMENT AS NOTED
- 1 LOT NUMBER

LINE DATA:

LINE	LENGTH	BEARING
L1	29.00'	S 73°01'42" E
L2	29.00'	S 70°46'26" E
L3	23.18'	N 03°12'46" E
L4	57.57'	S 50°38'06" W
L5	116.09'	N 19°13'34" E

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD DIST	CHORD BRG	DELTA
C1	20.00'	32.34'	28.93'	N 34°16'48" W	92°38'04"
C2	1045.95'	32.79'	32.79'	S 79°41'57" E	1°47'46"
C3	975.00'	22.45'	22.45'	N 80°32'01" W	1°19'10"
C4	20.00'	30.69'	27.77'	N 54°51'00" E	87°55'01"
C5	20.00'	30.42'	27.57'	S 32°40'55" E	87°08'49"
C6	1025.00'	82.64'	82.62'	S 32°56'44" E	4°37'10"
C7	155.00'	5.16'	5.16'	N 60°50'35" E	1°54'27"
C8	155.00'	56.98'	56.66'	N 49°21'31" E	21°03'41"
C9	50.00'	22.61'	22.41'	S 43°59'37" E	25°54'16"
C10	50.00'	39.14'	38.14'	S 79°22'09" E	44°50'49"
C11	50.00'	37.45'	36.58'	N 56°44'53" E	42°55'05"
C12	50.00'	33.03'	32.43'	N 16°21'51" E	37°51'00"
C13	155.00'	6.27'	6.26'	N 00°46'55" E	21°8'57"
C14	105.00'	274.80'	202.82'	N 19°33'00" E	149°57'07"
C15	155.00'	29.55'	29.50'	S 82°56'28" E	10°55'19"
C16	125.00'	8.01'	8.01'	N 17°32'26" E	3°40'15"
C17	125.00'	52.31'	51.93'	N 03°34'01" E	23°58'35"
C18	995.95'	66.05'	66.04'	N 73°24'42" W	3°47'59"
C19	1045.95'	37.99'	37.99'	N 70°38'20" W	2°04'52"
C20	1045.95'	50.00'	50.00'	N 73°02'25" E	2°44'20"
C21	1045.95'	50.00'	50.00'	N 75°47'17" W	2°44'20"
C22	975.00'	30.80'	30.79'	N 78°20'27" W	1°48'35"
C23	975.00'	59.34'	59.33'	N 75°41'33" W	3°29'13"
C24	975.00'	56.07'	56.06'	N 72°18'05" W	3°17'42"
C25	1025.00'	26.02'	26.01'	N 78°31'06" W	1°27'15"
C26	1025.00'	50.00'	50.00'	N 76°23'38" W	2°47'43"
C27	1025.00'	50.00'	50.00'	N 73°35'55" W	2°47'43"
C28	105.00'	25.97'	25.91'	N 62°30'44" W	1°41'02"
C29	50.00'	20.55'	20.40'	N 34°03'20" E	2°32'45"
C30	50.00'	32.13'	31.58'	N 03°52'25" E	36°49'06"
C31	50.00'	31.01'	30.52'	N 32°18'16" W	35°32'16"
C32	50.00'	45.70'	44.12'	N 76°15'22" W	52°21'56"
C33	50.00'	2.18'	2.18'	N 76°18'52" W	2°29'37"
C34	155.00'	13.35'	13.35'	N 67°07'49" W	4°56'11"
C35	975.00'	30.00'	30.00'	N 78°59'33" W	1°45'47"
C36	975.00'	56.77'	56.76'	N 76°26'34" W	3°20'10"
C37	975.00'	54.92'	54.92'	N 73°09'40" W	3°13'39"
C38	5.00'	15.71'	10.00'	N 86°47'14" W	180°00'00"
C39	5.00'	15.71'	10.00'	S 79°24'16" E	180°00'00"
C40	1535.00'	31.44'	31.44'	N 18°38'21" E	1°10'24"
C41	20.00'	30.75'	27.81'	S 29°49'19" E	88°05'01"
C42	20.00'	30.75'	27.81'	S 62°05'40" W	88°05'01"
C43	5.00'	15.71'	10.00'	N 70°46'26" E	180°00'00"
C44	20.00'	18.36'	17.73'	S 78°37'40" E	52°36'34"
C45	1500.00'	338.33'	337.62'	N 09°40'28" E	12°55'24"

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD DIST	CHORD BRG	DELTA
C46	1465.00'	409.44'	408.11'	N 11°13'10" E	16°00'47"
C47	1505.00'	193.92'	193.79'	N 06°54'15" E	7°22'58"
C48	1495.00'	192.63'	192.50'	N 06°54'15" E	7°22'58"
C49	1535.00'	294.89'	294.43'	N 08°42'59" E	11°00'25"
C50	1500.00'	80.89'	80.88'	N 17°40'52" E	3°05'23"
C51	20.00'	31.42'	28.28'	N 25°46'26" W	90°00'00"
C52	5.00'	15.71'	10.00'	N 19°13'34" E	180°00'00"
C53	155.00'	17.33'	17.32'	N 03°34'42" E	6°24'18"
C54	155.00'	6.27'	6.26'	N 37°40'12" E	21°8'57"
C55	1000.00'	158.97'	158.80'	N 74°09'09" W	9°06'29"
C56	20.00'	18.36'	17.73'	S 19°31'26" W	52°36'34"
C57	20.00'	25.38'	23.71'	S 72°52'09" W	72°42'50"
C58	20.00'	25.38'	23.71'	S 34°25'01" E	72°42'50"
C59	125.00'	10.65'	10.65'	N 10°51'43" E	4°52'53"
C60	20.00'	26.21'	24.38'	S 24°14'49" W	75°05'58"
C61	20.00'	31.42'	28.28'	N 64°13'34" E	90°00'00"
C62	105.00'	29.09'	29.05'	S 77°32'10" E	15°52'32"
C63	1025.00'	36.45'	36.45'	N 70°37'02" W	2°02'15"
C64	1000.00'	43.39'	43.39'	N 79°56'58" W	2°29'10"
C65	975.00'	33.16'	33.16'	N 70°34'22" E	1°56'56"
C66	100.00'	56.77'	56.01'	N 02°57'42" E	32°31'43"
C67	20.00'	26.21'	24.38'	N 50°51'09" E	75°05'58"
C68	75.00'	42.58'	42.01'	N 02°57'42" E	32°31'43"
C69	155.00'	21.32'	21.31'	S 73°32'21" E	75°25'54"
C70	20.00'	31.83'	28.57'	N 64°48'50" E	91°10'32"
C71	995.95'	33.26'	33.26'	N 70°33'18" W	1°54'49"
C72	20.00'	7.61'	7.56'	S 08°19'57" W	21°47'12"
C73	20.00'	13.46'	13.21'	N 50°19'11" W	38°33'25"
C74	45.00'	28.37'	27.90'	S 87°39'25" E	36°07'02"
C75	1020.95'	195.69'	195.69'	N 75°05'52" W	10°59'56"
C76	1000.00'	168.38'	168.18'	N 74°25'19" W	9°38'50"
C77	975.00'	17.96'	17.96'	N 70°07'34" W	1°03'20"
C78	1025.00'	46.56'	46.56'	N 70°53'59" W	2°38'09"
C79	20.00'	32.34'	28.93'	S 58°21'46" W	92°39'04"
C80	1045.95'	30.01'	30.01'	N 77°58'45" E	1°38'37"
C81	130.00'	408.41'	260.00'	N 20°24'06" E	180°00'00"
C82	155.00'	33.38'	33.32'	N 58°29'33" W	12°20'20"
C83	1020.95'	148.90'	148.77'	N 73°46'36" W	8°21'23"
C84	1020.95'	47.08'	47.08'	N 79°16'34" W	2°38'33"
C85	130.00'	76.47'	75.37'	S 86°27'02" E	33°42'16"
C86	130.00'	130.40'	125.00'	N 47°57'42" E	57°28'17"
C87	130.00'	90.86'	89.02'	N 49°34'31" W	40°02'47"
C88	130.00'	110.67'	107.36'	N 05°09'47" W	48°46'41"
C89	45.00'	43.24'	41.60'	N 46°45'19" E	55°03'30"

NOTES:

- A PUBLIC UTILITY, PROPERTY DRAINAGE, IRRIGATION, AND BOISE CITY STREET LIGHT EASEMENT 10 FEET IN WIDTH IS HEREBY RESERVED ADJACENT TO ALL PUBLIC STREETS. A PUBLIC UTILITY, PROPERTY DRAINAGE AND IRRIGATION EASEMENT 10 FEET IN WIDTH IS HEREBY RESERVED ALONG ALL REAR LOT LINES.
- A PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT 500 FEET IN WIDTH IS HEREBY RESERVED ALONG ALL SIDE LOT LINES.
- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- ALL LOTS WITHIN THIS SUBDIVISION ARE RESIDENTIAL LOTS, EXCEPT FOR LOT 2, BLOCK 7, LOT 27, BLOCK 19, LOT 1, BLOCK 24, LOT 1, BLOCK 25, BLOCK 26, LOT 1, BLOCK 27, LOTS 1 & 9, BLOCK 28, LOT 1, BLOCK 29, LOT 1, BLOCK 30, WHICH ARE DESIGNATED AS A COMMON AREA LOTS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS ESTABLISHED IN THE COVENANTS.
- THERE SHALL BE NO DIRECT LOT ACCESS TO S. SEA BREEZE WAY.
- PORTIONS OF COMMON AREA LOT 27, BLOCK 19, AND LOT 9, BLOCK 28, HAVE AN EXCLUSIVE A.C.H.D. DRAINAGE FACILITY EASEMENTS, INSTRUMENT NO. 103201136. SAID EASEMENTS SHALL NOT HAVE OBSTRUCTIVE IMPROVEMENTS (SUCH AS TREES, FENCES, ETC.) WHICH MAY ADVERSELY AFFECT THE FUNCTION OF THE DRAINAGE FACILITIES WITHIN THE SAID EASEMENTS. SEE SHEET 2.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODES 22-4503, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) 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 APPURTENANCE TO IT."
- ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME IN THE FUTURE.
- CHARTER POINTE SUBDIVISION IS SUBJECT TO A DEVELOPMENT AGREEMENT, INSTRUMENT NO. 103039903.
- NUMEROUS RESIDENTIAL AND COMMON LOTS HAVE AN EXISTING A.C.H.D. EXCLUSIVE SIDEWALK EASEMENT, INSTRUMENT NO. 103167809, SEE SHEET 2 FOR LOCATION.
- THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT PER INSTRUMENT NO. 103201655.
- LOT 1, BLOCK 28, AND LOT 1, BLOCK 29, HAVE A BLANKET BOISE CITY SANITARY SEWER EASEMENT.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 103203792 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- LOT 1, BLOCK 28, & LOT 1, BLOCK 30 AND PORTIONS OF LOT 9, BLOCK 28, LOT 8, BLOCK 29, & LOT 6, BLOCK 30 ARE SUBJECT TO A CHARTER POINTE HOMEOWNER'S ASSOCIATION EASEMENT FOR PRESSURE IRRIGATION.
- REFER TO RECORD OF SURVEY NO. 5579 FOR ADDITIONAL SURVEY INFORMATION.

