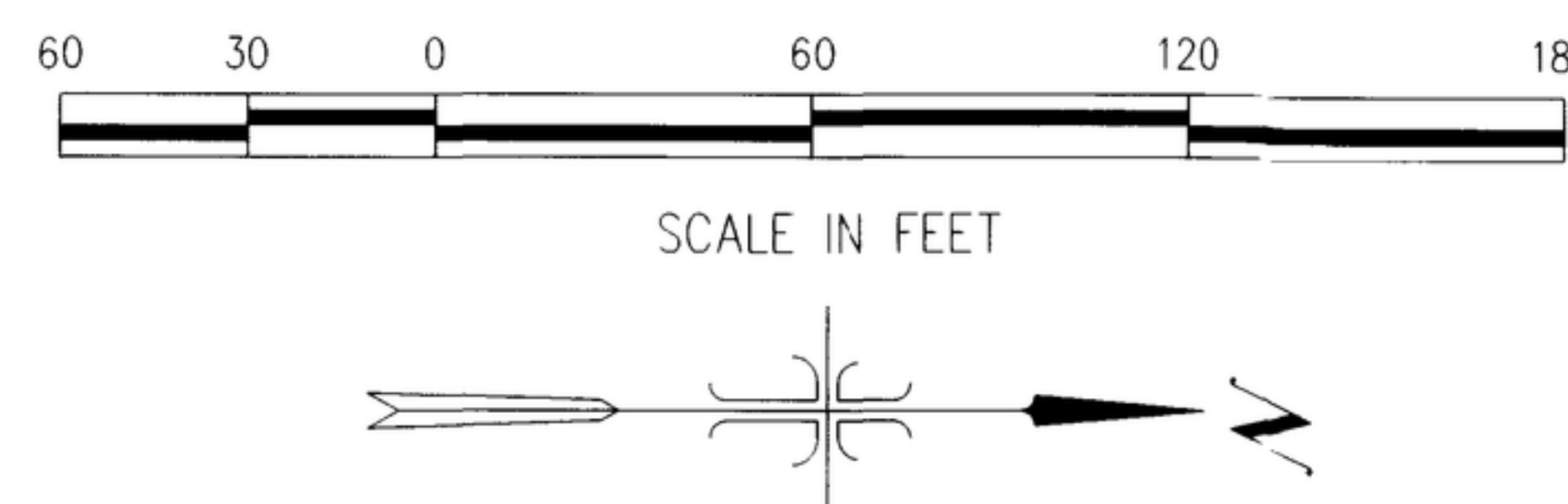


PLAT SHOWING

CHARTER POINTE 4-PLEX SUBDIVISION

LOCATED IN THE NE 1/4
OF SECTION 2, T.2N., R.1E., B.M.,
ADA COUNTY, IDAHO
2008

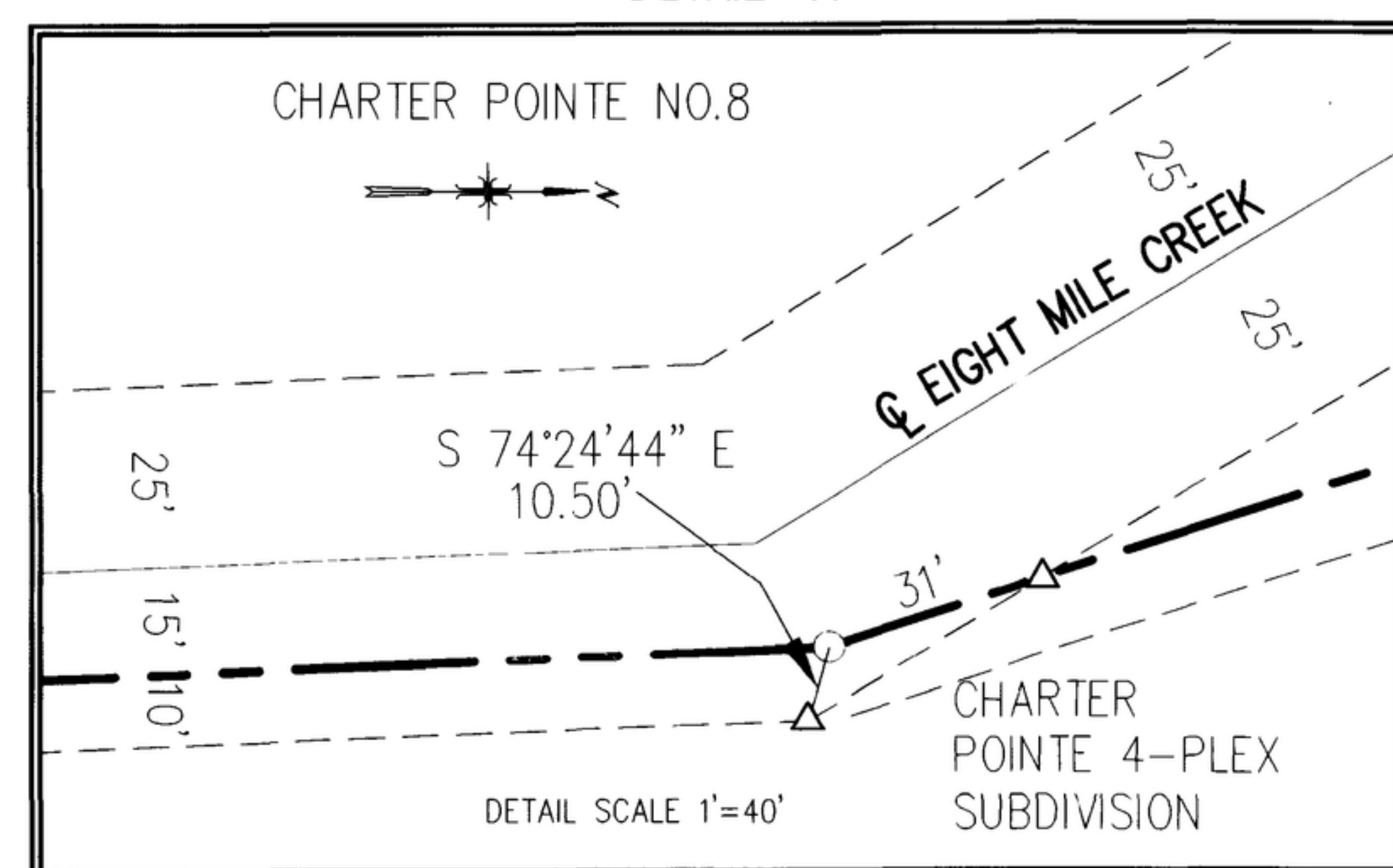
• STANLEY CONSULTANTS •
MERIDIAN, IDAHO



LEGEND

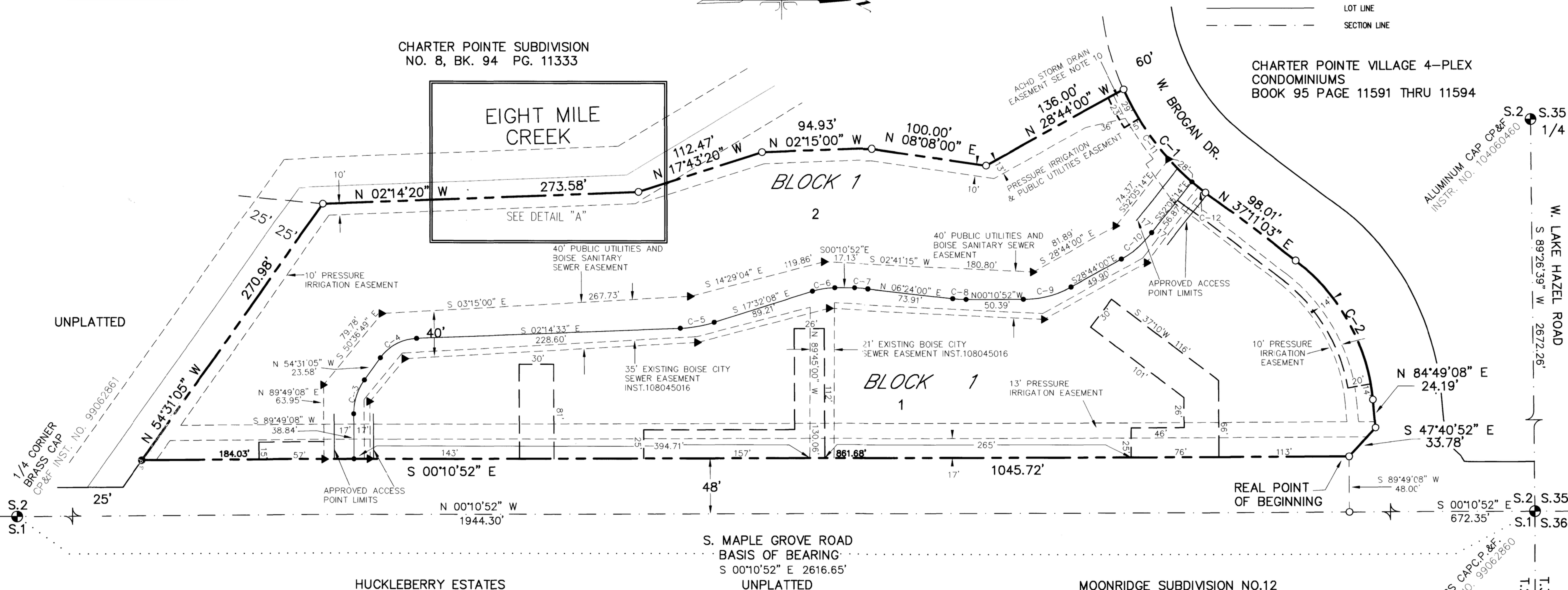
- FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
- SET 5/8" X 30" REBAR WITH PLASTIC CAP, PLS 4998
- SET 1/2" X 24" REBAR WITH PLASTIC CAP, PLS 4998
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 4998 UNLESS OTHERWISE NOTED
- ▲ CALCULATED POINT (NOT SET)
- 1 LOT NUMBER
- PROPERTY BOUNDARY
- RIGHT OF WAY LINE
- - - EASEMENT LINE (SEE NOTE 1 & 2)
- - - HOMEOWNERS ASSOCIATION STORM DRAINAGE EASEMENT LINE
- - - ACHD STORM DRAINAGE EASEMENT SEE NOTE 10
- LOT LINE
- - - SECTION LINE

DETAIL "A"



CHARTER POINTE SUBDIVISION
NO. 8, BK. 94 PG. 11333

CHARTER POINTE VILLAGE 4-PLEX
CONDOMINIUMS
BOOK 95 PAGE 11591 THRU 11594



HUCKLEBERRY ESTATES
SUBDIVISION NO. 1
BK. 80 PG. 8683

MOONRIDGE SUBDIVISION NO.12
BK. 92 PG. 10870

NOTES:

- 1) UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THESE LOTS ARE HEREBY DEDICATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, PROPERTY DRAINAGE, PRESSURE IRRIGATION, BOISE CITY SEWER AND BOISE CITY STREET LIGHTS OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- 2) UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A FIVE (5) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY AND IRRIGATION EASEMENT ADJACENT TO ALL LOT LINES INSIDE THIS SUBDIVISION WHICH DO NOT FRONT A PUBLIC STREET, NOT SHOWN.
- 3) ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 4) THIS SUBDIVISION FALLS WITHIN THE LIMITS OF THE NEW YORK IRRIGATION DISTRICT AND WILL BE SUBJECT TO ASSESSMENTS FROM THE NEW YORK IRRIGATION DISTRICT. IRRIGATION WATER HAS NOT BEEN PROVIDED FROM THE NEW YORK IRRIGATION DISTRICT, AND THE OWNER SHALL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3805(2).
- 5) BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY IN EFFECT AT THE ISSUANCE OF A BUILDING PERMIT.
- 6) THE CHARTER POINTE 4-PLEX SUBDIVISION HOMEOWNER'S ASSOCIATION OWNERSHIP AND/OR MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED OR ASSIGNED TO OTHERS WITHOUT THE EXPRESS CONSENT OF ADA COUNTY.
- 7) DIRECT LOT ACCESS TO S. MAPLE GROVE ROAD AND W. BROGAN DRIVE ARE LIMITED TO THE APPROVED ACCESS POINTS AS SHOWN HERE ON.
- 8) NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOTS IN THIS SUBDIVISION UNTIL THE PROVISIONS OF THE RECORDED DEVELOPMENT AGREEMENT, INSTRUMENT NO. 107003144, HAVE BEEN DETERMINED BY ADA COUNTY.
- 9) 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."
- 10) A PORTION OF LOT 2, BLOCK 1 CONTAINS THE ACHD STORM DRAINAGE SYSTEM AS SHOWN. THIS LOT IS SERVIENT TO AND ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT, INSTRUMENT NO. 104068411. SAID SYSTEM WILL BE OWNED AND MAINTAINED BY ADA COUNTY HIGHWAY DISTRICT (ACHD) OR ITS ASSIGNS.
- 11) MICRO-PATH CONNECTION TO THE PATHWAY ALONG EIGHT MILE CREEK AT THE SOUTHEAST CORNER OF THIS DEVELOPMENT AND THE OPEN SPACE AREA WITH THE BARBEQUE AND PICNIC AREA AS SHOWN ON THE PRELIMINARY PLAT SHALL NOT BE ELIMINATED WITHOUT CONSENT OF BOISE CITY.
- 12) NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 107160637 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- 13) THE AREAS DESIGNATED AS HOMEOWNERS ASSOCIATION STORM DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THEIR ASSIGNS.
- 14) THE EXISTING BOISE CITY SANITARY SEWER EASEMENT, INSTRUMENT NO. 105026034, WAS VACATED BY THE CITY OF BOISE AS PER INSTRUMENT NO. 108046857 AND REPLACED WITH THAT EASEMENT CREATED BY INSTRUMENT NO. 108045016 AS SHOWN HEREON.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C-1	114.75'	230.00'	28°35'08"	58.60'	N 51°28'37" E	113.56'
C-2	141.33'	170.00'	47°38'04"	75.04'	N 61°00'06" E	137.30'
C-3	31.12'	50.00'	35°39'47"	16.08'	S 72°20'59" E	30.62'
C-4	35.95'	40.50'	52°16'32"	19.87'	S 28°22'49" E	35.68'
C-5	30.03'	112.50'	15°17'35"	15.10'	N 09°53'21" W	29.94'
C-6	19.69'	65.00'	17°21'16"	9.92'	S 08°51'30" E	19.61'
C-7	11.49'	100.00'	6°34'52"	5.75'	S 03°06'34" W	11.48'
C-8	11.49'	100.00'	6°34'52"	5.75'	N 03°06'34" E	11.48'
C-9	42.36'	85.00'	28°33'08"	21.63'	N 14°27'26" W	41.92'
C-10	34.65'	85.00'	23°21'14"	17.57'	N 40°24'37" W	34.41'
C-11	99.82'	230.00'	24°51'59"	50.71'	N 53°20'12" E	99.04'
C-12	14.93'	230.00'	3°43'09"	7.47'	N 39°02'38" E	14.93'



DEVELOPER:
S & D DEVELOPMENT, INC.
NAMPA, ID.

BOOK _____ PAGE _____

SHEET 1 OF 2
19552 4/22/08