

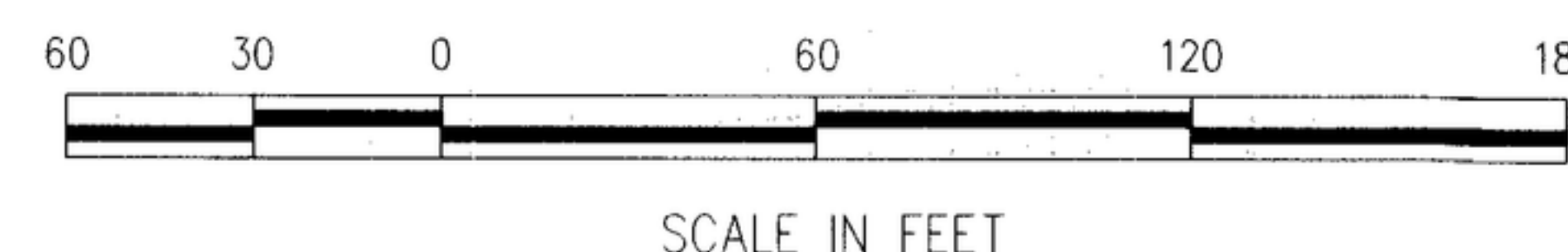
FINAL PLAT SHOWING
CHARTER POINTE 4-PLEX CONDOMINIUMS
LOTS 1 AND 2, BLOCK 1, CHARTER POINTE 4-PLEX
SUBDIVISION, LOCATED IN THE NE 1/4 OF SECTION 2, T.2N.,
R.1E., B.M.,
ADA COUNTY, IDAHO
2009

• STANLEY CONSULTANTS •
MERIDIAN, IDAHO

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

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'	N 72°20'59" W	30.62'
C-4	36.95'	40.50'	52°16'32"	19.87'	N 28°22'49" W	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'	N 08°51'30" W	19.61'
C-7	11.49'	100.00'	6°34'52"	5.75'	N 03°06'34" E	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'

LEGEND	
■	FOUND ALUMINUM CAP
⊕	FOUND BRASS CAP
○	FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 4998
○	FOUND 1/2" REBAR WITH PLASTIC CAP, PLS 4998
1	EXISTING LOT NUMBER
BLDG	BUILDING
▲	BUILDING TIE POINT, SEE "CONDOMINIUM BUILDING TIE TABLE" FOR THE BEARING AND DISTANCE FROM THE REAL POINT OF BEGINNING OF THIS PROJECT TO THE CONDOMINIUM BUILDING TIE POINT
---	PROPERTY BOUNDARY
- - -	EXISTING EASEMENT LINE
- - -	EXISTING HOMEOWNERS ASSOCIATION STORM DRAINAGE EASEMENT LINE
- - -	EXISTING LOT LINE (SHOWN FOR LOCATING EXISTING EASEMENTS)
- - -	SECTION LINE
- - -	RIGHT OF WAY LINE



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

S.2 S.35
1/4 1/4

W. LAKE HAZEL ROAD
S.89°26'39" W 2672.26'

S.2 S.35
S.1 S.36

T.3N., R.1E.
T.2N., R.1E.

C.P. & F.
INST. NO. 99062861

NOTES:

- UNIT MEANS THAT AREA BOUNDED BY THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS, DOORS, AND UNIT LINES THEREOF, INCLUDING BOTH THE PORTIONS OF THE BUILDING AND THE AIR SPACE SO ENCOMPASSED, AS SHOWN ON THE PLAT, TOGETHER WITH ALL FIXTURES AND IMPROVEMENTS THEREIN CONTAINED BUT EXCLUDING PERSONAL PROPERTY LOCATED IN A UNIT AND OWNED EXCLUSIVELY BY AN OWNER. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THE FOLLOWING, WITHOUT LIMITATION, ARE NOT PART OF A UNIT: BEARING WALLS, COLUMNS, FLOORS (EXCEPT FLOOR COVERING), AND ROOFS, PERIMETER WALLS (EXCEPT FOR THE INTERIOR SURFACE OF A PERIMETER WALL, FLOOR OR CEILING), FOUNDATIONS, STAIRS, ELEVATOR EQUIPMENT AND SHAFTS, CENTRAL HEATING, CENTRAL REFRIGERATION AND CENTRAL AIR CONDITIONING EQUIPMENT, RESERVOIRS, TANKS, PUMPS, AND OTHER SERVICES USED BY MORE THAN ONE UNIT, PIPES, VENTS, DUCTS, FLUES, CHUTES, CONDUITS, WIRES, AND OTHER UTILITY INSTALLATIONS, WHEREVER LOCATED, EXCEPT THE OUTLETS THEREOF WHEN LOCATED WITHIN THE UNIT. THE INTERIOR SURFACES OF THE PERIMETER WINDOW OR DOOR MEANS THE POINTS OF WHICH SUCH SURFACES ARE LOCATED WHEN SUCH WINDOWS OR DOORS ARE CLOSED. THE PHYSICAL BOUNDARIES OF A UNIT ARE AS SHOWN ON THE PLAT. IN DETERMINING THE PHYSICAL BOUNDARIES OF A UNIT, THE EXISTING PHYSICAL BOUNDARIES AS ORIGINALLY CONSTRUCTED OR AS RECONSTRUCTED IN LIEU THEREOF SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES, RATHER THAN THE METES AND BOUNDS EXPRESSED OR DEPICTED IN THIS DECLARATION OR THE PLAT, REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING, AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES SHOWN IN THIS DECLARATION OR THE PLAT, AND THE ACTUAL BOUNDARIES OF THE UNITS IN THE BUILDING.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE ADA COUNTY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY ADA COUNTY.
- BUILDING SURVEY TIES SHOWN ARE TO FIRST FLOOR EXTERIOR CORNERS AND ALL UNIT ANGLES ARE 90° UNLESS OTHERWISE SPECIFIED.
- HOME OWNERS ASSOCIATION STORM DRAINAGE FACILITIES LOCATED IN THE PROPERTY ARE TO BE MAINTAINED BY THE CHARTER POINTE 4-PLEX HOMEOWNERS ASSOCIATION, KNOWN AS SENDERO TOWNHOMES OWNERS ASSOCIATION, INC.
- FOR INFORMATION CONCERNING THE USES, RESPONSIBILITIES, MAINTENANCE AND RELATIONSHIPS OF THE UNITS AND COMMON AREAS AND ACCESS, INGRESS-EGRESS AND PARKING EASEMENTS, SEE THE CONDOMINIUM DECLARATION, INST. #107018433 FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE.
- THIS CONDOMINIUM FALLS WITHIN THE LIMITS OF THE NEW YORK IRRIGATION DISTRICT AND WILL BE SUBJECT TO ASSESSMENTS FROM THE NEW YORK IRRIGATION DISTRICT. IRRIGATION WATER, WHEN SEASONALLY AVAILABLE, WILL BE PROVIDED FROM THE NEW YORK IRRIGATION DISTRICT, AND THE OWNER SHALL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3805(2). SEE INSTRUMENT #107063179.
- THE CONSTRUCTION OF SEPARATE PRINCIPAL BUILDINGS IS PROHIBITED AND MUTUAL MAINTENANCE AND ACCESS EASEMENTS ARE ESTABLISHED AS DESCRIBED IN THE RECORDED CONDOMINIUM DECLARATION.

- NO CONDOMINIUM UNIT SHALL BE DIVIDED OR ADJUSTED WITHOUT FILING AN PROJECT AMENDMENT AS REQUIRED BY THE DECLARATIONS FILED WITH THIS CONDOMINIUM PLAT AND PROVIDED FOR IN THE IDAHO CODE AND ADA COUNTY.
- SEE PLAT OF CHARTER POINTE 4-PLEX SUBDIVISION, RECORDED IN BOOK 100 OF PLATS AT PAGES 13125 AND 13126 FOR ADDITIONAL DATA OF RECORD.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL BOUNDARY, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE.
- EACH UNIT SHALL BE CONSTRUCTED TO ALLOW EACH OWNER INGRESS AND EGRESS TO THAT OWNER'S UNIT FROM THE COMMON AREA WITHOUT PASSING THROUGH ANOTHER OWNER'S UNIT OR APPROPRIATE EASEMENTS SHALL BE GRANTED PROVIDING INGRESS AND EGRESS TO THE OWNER'S UNIT AND THE PLAT SHALL BE AMENDED ACCORDINGLY.
- THIS CONDOMINIUM IS SUBJECT TO AN EXISTING PERMANENT EASEMENT FOR PUBLIC UTILITIES, PROPERTY DRAINAGE, SEWER, PRESSURE IRRIGATION AND STREET LIGHTS OVER THE TEN (10) FEET ADJACENT TO PUBLIC STREETS. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH UNIT.
- THIS CONDOMINIUM IS SUBJECT TO EXISTING FIVE (5) FOOT PROPERTY DRAINAGE, PUBLIC UTILITY AND IRRIGATION EASEMENTS ADJACENT TO ALL EXISTING LOT LINES INSIDE THIS CONDOMINIUM WHICH DO NOT FRONT THE PUBLIC STREETS.
- ACCESS TO W. BROGAN DRIVE AND S. MAPLE GROVE ROAD IS RESTRICTED TO THE TWO (ONE EACH STREET) APPROVED ACCESS POINTS AS SHOWN HEREON UNLESS OTHERWISE APPROVED IN WRITING BY THE ADA COUNTY HIGHWAY DISTRICT AND ADA COUNTY.
- A PORTION OF THIS CONDOMINIUM CONTAINS THE ACHD STORM DRAINAGE SYSTEM AS SHOWN. THIS CONDOMINIUM IS SERVIENT TO AND ENCUMBERED BY THAT CERTAIN PERPETUAL STORM WATER DRAINAGE EASEMENT, INSTRUMENT NO. 104068411. SAID SYSTEM WILL BE OWNED AND MAINTAINED BY THE ADA COUNTY HIGHWAY DISTRICT (ACHD) OR ITS ASSIGNS.
- 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 SHOWN ON THE PRELIMINARY PLAT SHALL NOT BE ELIMINATED WITHOUT CONSENT OF BOISE CITY.

CONDOMINIUM BUILDING TIE TABLE			
BUILDING	BEARING	DISTANCE	ORIENTATION
UNIT-A	S 44°34'41" W	46.87'	S 00°10'52" E
UNIT-B	S 40°58'09" W	163.27'	N 52°48'57" W
UNIT-C	S 54°25'58" W	198.85'	S 52°48'57" E
UNIT-D	S 06°49'37" W	270.47'	S 89°49'08" W
UNIT-E	S 17°05'44" W	319.88'	N 89°49'08" E
UNIT-F	S 11°36'11" W	382.51'	N 89°49'08" E
UNIT-G	S 03°53'34" W	577.09'	S 89°49'08" W
UNIT-H	S 05°48'21" W	688.23'	N 00°10'52" W
UNIT-J	S 03°11'39" W	721.75'	S 00°10'52" E
UNIT-K	S 02°15'42" W	888.40'	S 00°10'52" E
UNIT-L	S 05°26'15" W	895.48'	S 35°28'55" W
UNIT-M	S 09°23'56" W	876.22'	S 44°45'02" W
UNIT-N	S 10°32'45" W	818.91'	S 88°36'29" W
UNIT-O	S 15°06'34" W	750.26'	N 01°23'31" W
UNIT-P	S 17°19'26" W	671.20'	N 00°10'52" W
UNIT-Q	S 16°11'23" W	592.84'	S 89°49'08" W
BLDG-R	NOT A CONDOMINIUM BUILDING	NOT APPLICABLE	
UNIT-S	S 23°32'34" W	474.64'	N 89°35'40" W
UNIT-T	S 33°22'23" W	437.44'	N 00°24'20" E
UNIT-U	S 36°13'09" W	371.19'	N 28°44'00" W
UNIT-V	S 54°02'08" W	342.82'	N 61°16'00" E



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