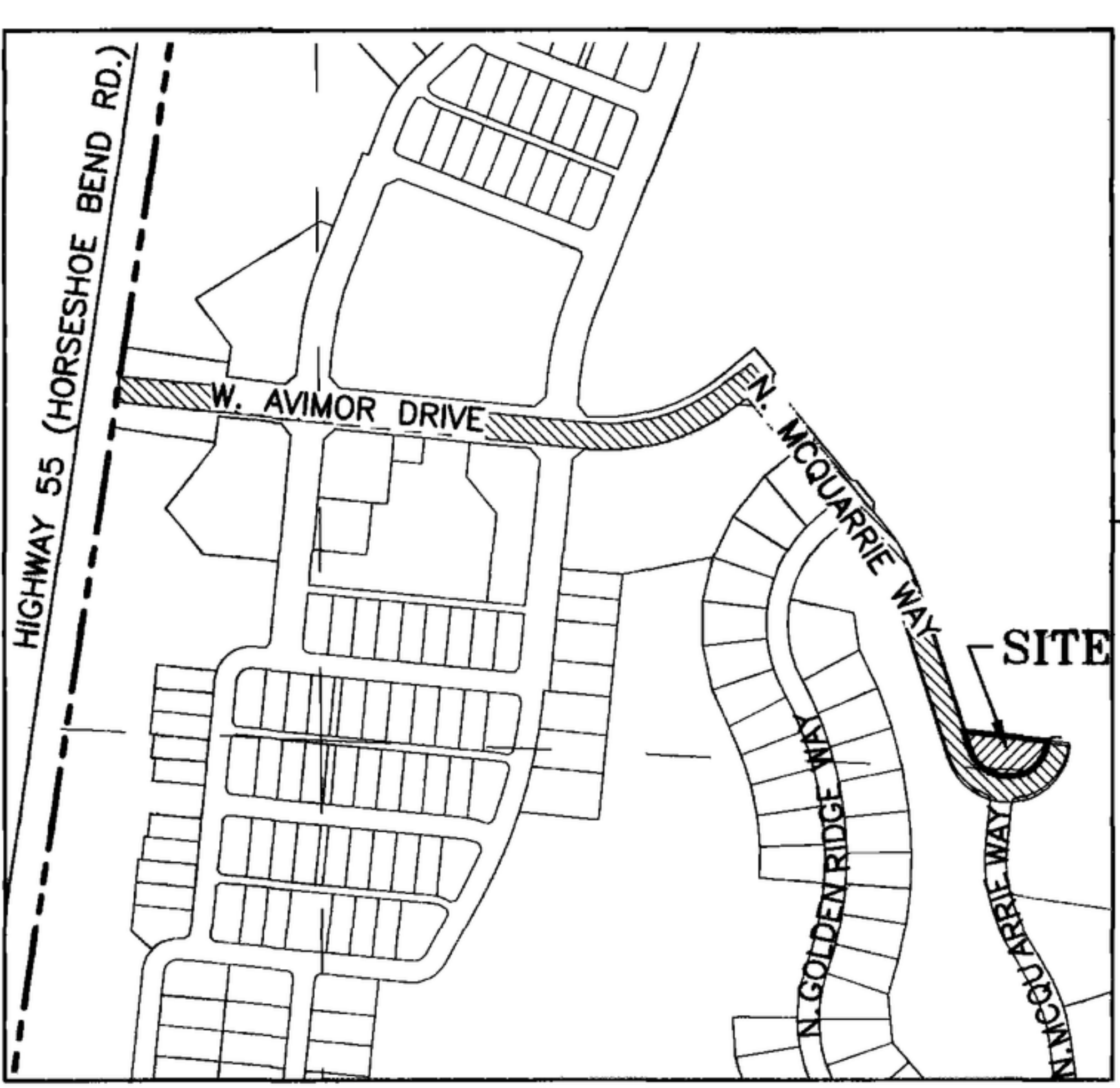


FINAL PLAT FOR AVIMOR SUBDIVISION NO. 2

A PORTION OF THE NE 1/4 OF THE SE 1/4 AND
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 18
TOWNSHIP 5 NORTH, RANGE 2 EAST, BOISE MERIDIAN
ADA COUNTY, IDAHO
2010

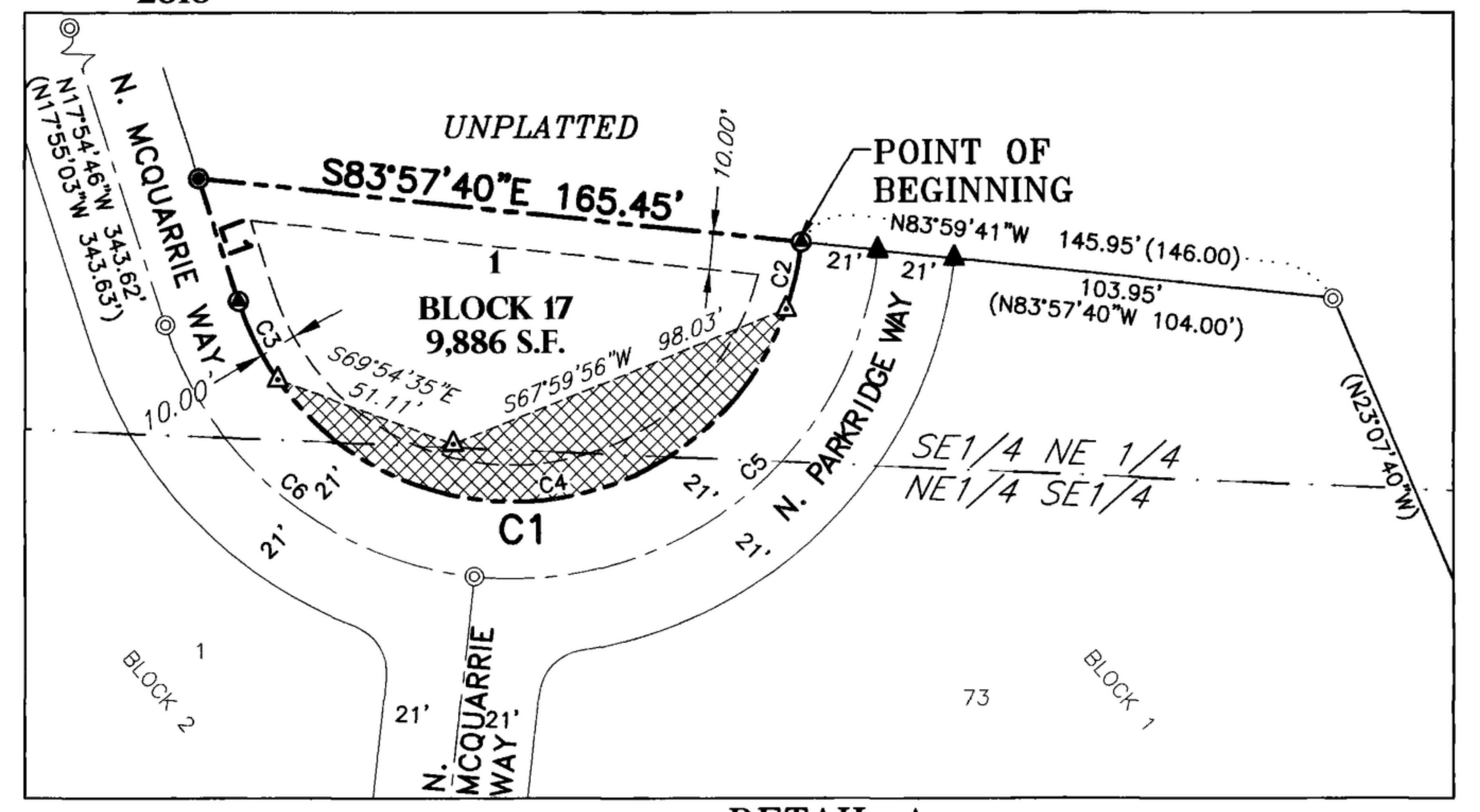
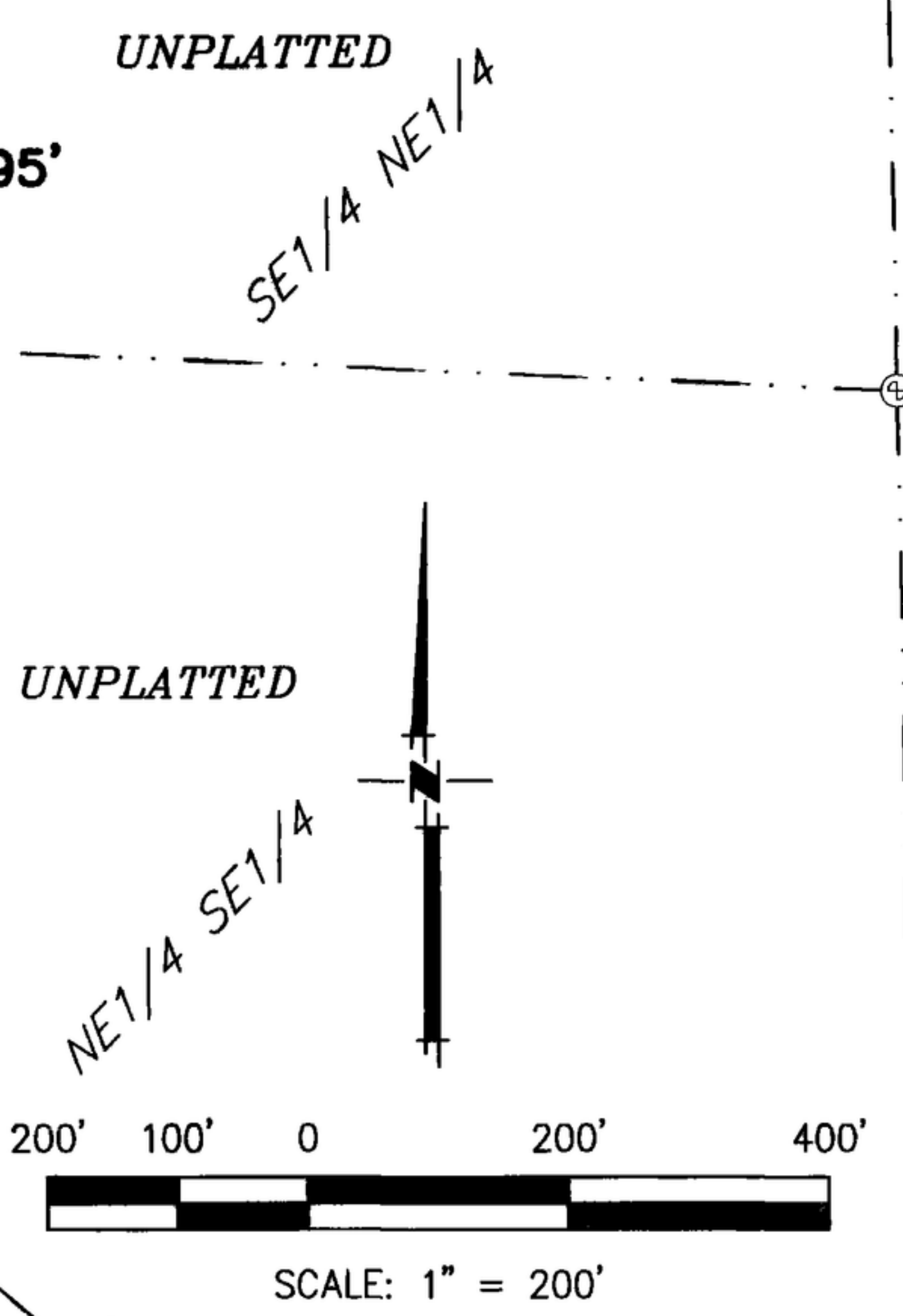


VICINITY MAP
SCALE: 1" = 500'

- LEGEND**
- PROPERTY BOUNDARY
 - BOUNDARY TIE LINE
 - RIGHT OF WAY LINE
 - UTILITY EASEMENT LINE
 - SEWER EASEMENT LINE
 - EXISTING PROPERTY LINE
 - SECTION LINE
 - LINE NOT TO SCALE
 - FOUND ALUMINUM CAP
 - FOUND 5/8" DIA. IRON ROD
 - SET 5/8" X 30" IRON ROD WITH PLASTIC CAP, LANDMARK PLS 8960
 - CALCULATED POINT
 - MONUMENT OF RECORD, NOT FOUND
 - MONUMENT OF RECORD, NOT FOUND, RESET THIS PLAT
 - LOT NUMBER
 - EXISTING LOT NUMBER
 - DATA OF RECORD PER AVIMOR SUBDIVISION NO.1
 - SUBDIVISION SITE
 - SEWER EASEMENT SEE NOTE 10 AND 11
 - PRIMARY ACCESS VIA PUBLIC RIGHT-OF-WAY

CURVE TABLE						
#	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	215.17'	79.00'	156°03'14"	372.53'	154.56'	S84°03'37"W
	(215.15')	(79.00')	(156°02'37")		(154.56')	(S84°03'39"W)
C2	18.70'	79.00'	13°33'43"	9.39'	18.66'	S12°48'52"W
C3	23.99'	79.00'	17°23'59"	12.09'	23.90'	N26°36'46"W
C4	172.48'	79.00'	125°05'31"	152.06'	140.21'	S82°08'29"W
C5	157.29'	100.00'	90°07'23"	100.22'	141.57'	N51°05'20"E
	(157.29')	(100.00')	(90°07'19")		(141.57')	(N51°06'00"E)
C6	115.08'	100.00'	65°56'12"	64.86'	108.83'	S50°52'52"E
	(115.06')	(100.00')	(65°55'17")		(108.81')	(S50°52'42"E)

Line Table		
Line #	Length	Direction
L1	35.10'	N17°54'46"W



DETAIL A
SCALE: 1" = 50'

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have not been satisfied and are in force for Lot 1, Block 17. No owner shall construct any building, dwelling, or shelter which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied and lifted.

DISTRICT HEALTH DEPARTMENT, EHS
DATE: 10-27-10



NOTES

- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 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 NONAGRICULTURAL 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".
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- THE SUBDIVISION SHALL BE SUBJECT TO THE APPROVED AND REVISED DEVELOPMENT AGREEMENT AS RECORDED AT THE ADA COUNTY RECORDERS OFFICE AS INSTRUMENT NUMBER 107001605.
- THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE AVIMOR PLANNED COMMUNITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE WITH ADA COUNTY RECORDER REGARDING ADDITIONAL RESTRICTIONS.
- LOTS 1, BLOCK 17, IS HEREBY DESIGNATED AS A COMMON LOT AND IS TO BE OWNED BY THE AVIMOR RESIDENTIAL COMMUNITY ASSOCIATION, INC. THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THIS COMMON LOT.
- LOT 1, BLOCK 17 IS HEREBY DESIGNATED AS HAVING A UTILITY EASEMENT AS SHOWN.
- ALL UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUDING, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC AND PRIVATE UTILITIES, RECLAIMED WATER IRRIGATION, SEWER SERVICE, CABLE TELEVISION/DATA, APPURTENANCES THERETO, AND LOT DRAINAGE.
- LOT 1, BLOCK 17 IS HEREBY DESIGNATED AS HAVING A SEWER EASEMENT AS SHOWN.
- ALL SEWER EASEMENTS SHOWN OR DESIGNATED HEREON ARE NON-EXCLUSIVE, PERPETUAL, SHALL RUN WITH THE LAND, ARE APPURTENANT TO THE LOTS SHOWN HEREON, AND ARE HEREBY GRANTED TO AVIMOR WATER RECLAMATION COMPANY FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF SANITARY SEWER FACILITIES AND APPURTENANCES THERETO.
- BASIS OF BEARING IS THE NORTH BOUNDARY OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 2 EAST, BOISE MERIDIAN, AS S87°44'32"E PER RECORD OF SURVEY NO. 8438.

