

PLAT SHOWING

STILLWELL ESTATES NO. 10 SUBDIVISION

A parcel of land all located in
Section 29, Township 5 North, Range 1 East, Boise Meridian;
Ada County, Idaho
1994

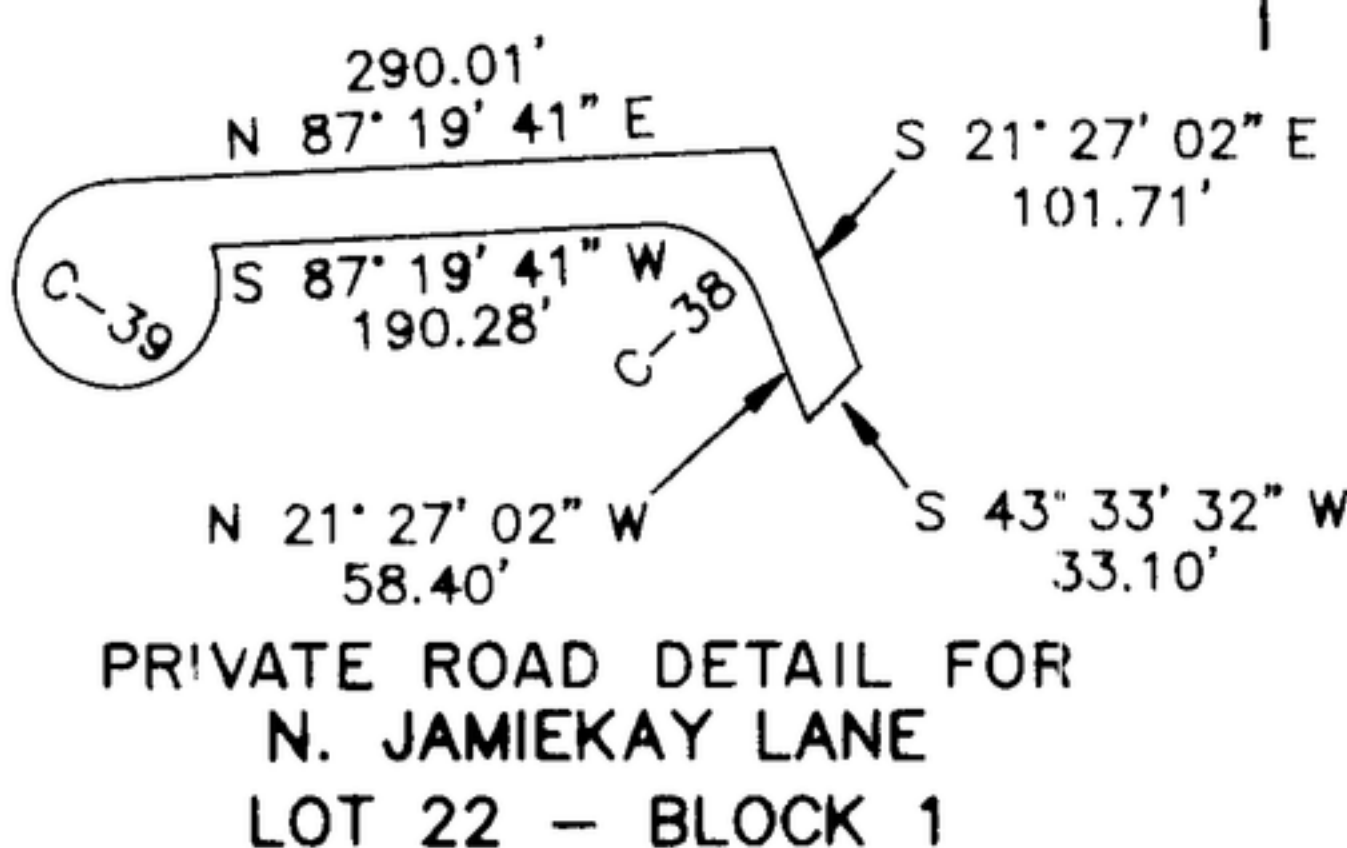
REAL POINT OF BEGINNING
(Initial Point of this Plat)
Set 3" dia. by 36" long Alum. Cap Mon.

N 87° 19' 41" E
1691.00'

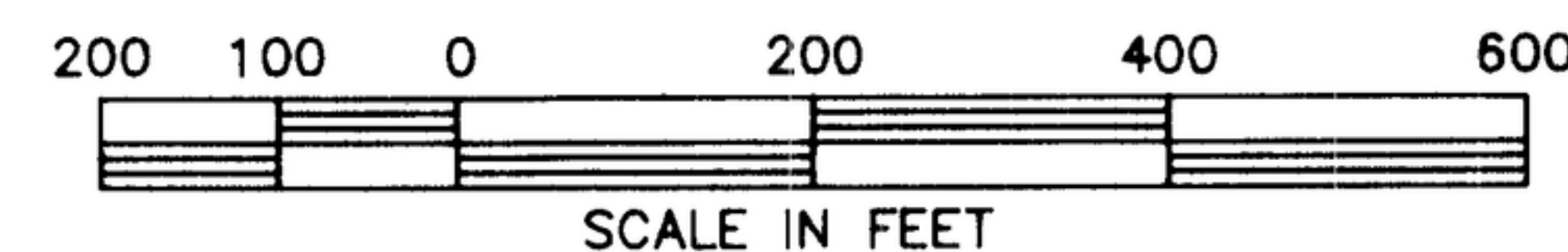
West 1/4 Corner Section
29, found Aluminum Cap
C.P. & F. No. 8129919

BASIS OF BEARING
N 00° 40' 06" W 2637.89'

Section Corner,
found Brass Cap
C.P. & F. No. 765961



INGRESS-EGRESS EASEMENT DIAGRAM



UNPLATTED

STILLWELL ESTATES NO. 2

WILLOW CREEK ROAD

N 45° 29' 53" E 37.45'

S 87° 22' 56" W 1326.67'

N 89° 06' 17" E 5291.89' 29+28

East 1/4 Corner Section
29, found Brass Cap
C.P. & F. No. 7951818

NOTES:

1. Lots 19, 22, & 23 of Block 1, and Lots 10, 11, 14, 16, 18, 20, and 21 of Block 5 are Deed-Restricted Lots and may only be used for open space uses as defined by the Ada County Code and as specified in the planned development conditions of approval, for a period of not less than 15 years from the recording date of this Plat.
2. Open space areas shown here (Lots referred to in Note #1), are natural areas of undisturbed vegetation or areas replanted with vegetation after construction such as woodlands, foothills and wetlands. Maintenance is limited to removal of litter, dead tree and plant materials, and brush. Natural water courses are to be maintained as free-flowing and devoid of debris. Stream channels shall be maintained so as not to alter floodplain levels.
3. All designated open space shall be large enough to be usable. The minimum dimension shall be one hundred feet (100') and the minimum area shall be ten thousand (10,000) square feet.
4. Open space areas shown here (Lots referred to in Note #1) are subject to deed-restricted private ownership for a period of not less than fifteen (15) years; which, shall prevent development and/or subsequent subdivision of the said open space areas (Lots referred to in Note #1), and provide for the maintenance responsibility including the payment of all taxes and charges.
5. Permanent structures, not suitable for human habitation, may be constructed on the Deed-Restricted Lots; however, said structures may not exceed two-hundred (200) square feet in size. These structures may be enclosed on three sides only.
6. This plat is subject to the requirements of Idaho Code, Sec. 31-3805.
7. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of resubdivision.
8. All lot lines common to a public right-of-way line, and, the exterior subdivision boundary have an adjoining twelve (12) foot wide permanent public utilities, drainage, and irrigation easement. All interior lot lines have a twelve (12) foot wide permanent public utilities, drainage, and irrigation easement centered on said lot lines; except as may be otherwise noted or shown hereon.
9. All drainage systems on private property shall be maintained by adjacent/underlying property owners.
10. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of Ada County.

LEGEND

- ⊙ Brass Cap Monument
- ⊕ Aluminum Cap Monument
- set 5/8" dia. Iron Pin w/Plastic Cap
- set 1/2" dia. Iron Pin w/Plastic Cap

Subdivision Boundary Line

Property Line

Centerline

Private Road Line

TOTAL ACREAGE OF PLATTED PARCEL INCLUDING ROADWAY: 50.82 ACRES

Clyde Porter P.L.S. 946



PORTER'S LAND SURVEYING

Planning Surveying
Boise, Idaho
Job No. 8903 Date: 8-6-93

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
17	30° 22' 51"	225.00'	119.30'	117.91'	61.09'	S 69° 56' 59" E
29	51° 18' 03"	225.00'	201.46'	194.80'	108.05'	N 69° 12' 34" E
30	51° 18' 03"	250.00'	223.84'	216.44'	120.05'	N 69° 12' 34" E
31	38° 45' 10"	275.00'	186.00'	182.47'	96.72'	N 75° 29' 00" E
32	12° 32' 53"	275.00'	60.23'	60.11'	30.23'	N 49° 49' 59" E
33	43° 49' 24"	525.00'	401.55'	391.84'	211.17'	N 65° 28' 14" E
34	43° 49' 24"	500.00'	382.43'	373.18'	201.12'	N 65° 28' 14" E
35	12° 54' 24"	475.00'	107.00'	106.77'	53.73'	N 50° 00' 44" E
36	23° 16' 49"	475.00'	193.00'	191.68'	97.85'	N 68° 06' 21" E
37	7° 38' 11"	475.00'	63.31'	63.26'	31.70'	N 83° 33' 51" E
38	71° 13' 17"	50.00'	62.15'	58.23'	35.81'	N 57° 03' 41" W
39	289° 28' 00"	45.00'	227.35'	51.96'	∞	S 57° 24' 19" E