

PLAT SHOWING
HARRIS RANCH SUBDIVISION NO.2
A PORTION OF THE NE 1/4, SECTION 29,
TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN
ADA COUNTY, IDAHO
1999

NOTES

1. The development of this property shall be in compliance with Boise City Zoning Ordinance or as specifically approved by CUP98-0116. Minimum building setback lines shall be in accordance with the zoning ordinance at the time of issuance of the building permit or as specifically approved by CUP98-0116. All lot, parcel and tract sizes shall meet dimensional standards as established in the zoning ordinance or as specifically approved by CUP98-0116.
2. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
3. The developer and/or owner shall comply with Idaho Code Section 31-3805 or its provisions that may apply to Irrigation rights.
4. Reference is hereby made to Record of Survey No. 4343 filed as Instrument No. 98073616 for further survey information.
5. Maintenance of any irrigation or drainage ditch crossing a lot is the responsibility of the lot owner unless such an irrigation/drainage district assumes responsibility.
6. All lot lines common to the exterior boundary line within Harris Ranch No. 2 Subdivision as shown hereon shall have a 10-foot wide permanent public utilities and drainage irrigation easement, unless otherwise dimensioned. However this shall not preclude the construction of the proper hard surfaced driveways for access to each individual lot.
7. All lot lines common to the public right-of-way lines shall have a 10-foot wide permanent public utilities, drainage/irrigation, and Boise City street light easement.
8. A 10-foot wide permanent public utilities, drainage, and irrigation easement is designated to be centered on the interior lot lines, unless otherwise dimensioned.
9. All lots within this subdivision are single-family residential lots, except lot 1 of Blocks 19, 20, 21, 22, 23, and 24, lot 5, 14, 22, 35, of Block 25, lot 1 of Blocks 26 and 27, lot 7 of Block 30, Lot 1 of Block 31, lot 1 of Block 32 and lots 4 and 11 of Block 33 which are designated as common lots to be owned and maintained by the Harris Ranch Owners Association. This ownership and maintenance commitment may not be dissolved without the express written consent of Boise City.
10. All common lots within this subdivision provide blanket Boise City sanitary sewer, public utilities, drainage/irrigation, and landscape easements for the benefit of Harris Ranch Subdivision No. 2, and may not be vacated without the express consent of Boise City. Said lots are subject to the covenants of the Owners Association and the lots are to be owned and maintained by the Harris Ranch Owners Association.
11. This subdivision includes lands which are in the Squaw Creek Flood plain and are subject to the regulations of Chapter 12 of the Boise City Zoning Ordinance. The Planning and Development Services Department should be consulted for details.
12. No building permits shall be issued on any lots in this subdivision until the provisions of recorded Instrument Nos. 99098146, 99099835, 99099836 have been fulfilled as determined by the City of Boise.
13. Direct parcel access to N. Mill Spur Avenue-south of E. Quartersawn Street, N. Squaw Creek Road, and Warm Springs Avenue is prohibited unless specifically approved by ACHD.
14. A Blanket Easement is hereby reserved for A.C.H.D. to allow for "HEAVY" maintenance of the Storm Water Facilities in Lot 14, Block 25.
15. A Blanket Storm Drainage Easement is hereby reserved for A.C.H.D. for storm drainage facilities in Lot 1, Block 21, Lot 1, Block 23, Lot 14, Block 25, Lot 1, Block 32 and Lot 11, Block 33. Said easement is to remain free of all encroachments and obstructions (including trees and fences) which may adversely affect drainage or operation and maintenance of the facility.
16. All Storm Drainage Easements shall be for the benefit of the Ada County Highway District and shall remain free of all obstructions (including trees and fences) which may adversely affect drainage or operation and maintenance of the facility.
17. Those lots identified as shade restricted lots or solar lots shall comply with the Boise City Subdivision Ordinance.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	38.64	25.00	24.38	34.91	N59°44'09"E	88°33'01"
C2	90.72	750.00	45.42	90.67	S44°25'59"E	06°55'51"
C3	243.42	166.00	149.51	222.19	N84°19'23"W	84°01'01"
C4	103.23	905.00	51.67	103.18	S60°08'47"W	06°32'08"
C5	171.28	900.00	85.90	171.02	S46°42'56"W	10°54'14"
C6	12.38	295.00	6.19	12.38	S33°02'35"E	02°24'18"
C7	111.08	995.00	55.60	111.02	N60°12'58"E	06°23'46"
C8	204.06	1000.00	102.38	203.70	N47°06'34"E	11°41'30"
C9	170.33	166.00	93.52	162.96	N18°32'18"E	58°47'26"
C10	27.64	20.50	16.38	25.59	N68°03'00"E	77°14'20"
C11	38.23	25.00	23.98	34.61	S29°38'05"E	87°36'30"
C12	39.61	25.00	25.35	35.60	N58°37'02"E	90°47'14"
C13	78.95	25.00	3029.39	50.00	S76°18'13"E	180°56'45"
C14	80.99	991.00	40.52	80.97	S71°05'52"E	04°40'57"
C15	61.92	166.00	31.33	61.56	N26°26'35"W	21°22'23"
C16	65.42	166.00	33.14	65.00	N17°28'14"E	22°34'54"
C17	360.61	411.00	192.84	349.15	N76°12'31"W	50°16'16"
C18	35.56	25.00	21.54	32.64	S25°17'08"E	81°29'32"
C19	103.09	386.00	51.85	102.79	N64°40'20"W	15°18'09"
C20	70.07	436.00	35.11	70.00	N70°17'05"W	09°12'31"
C21	95.06	750.00	47.60	95.00	S51°31'46"E	07°15'44"
C22	393.56	145.00	668.19	283.40	S51°10'14"W	155°30'46"
C23	13.64	325.00	6.82	13.64	S33°02'35"E	02°24'18"
C24	142.00	950.00	71.13	141.87	S59°07'56"W	08°33'51"
C25	177.99	950.00	89.26	177.73	S46°37'52"W	10°44'06"
C26	65.21	45.00	39.83	59.65	S11°38'01"W	83°01'34"
C27	56.13	45.00	32.37	52.56	S65°36'42"E	71°27'53"
C28	128.24	775.00	64.27	128.10	S45°42'29"E	09°28'52"
C29	23.73	100.00	11.92	23.67	N46°20'56"E	13°35'43"
C30	72.16	166.00	36.66	71.60	N41°12'54"E	24°54'26"
C31	190.09	985.00	95.34	189.80	S46°47'32"W	11°03'27"
C32	164.08	915.00	82.26	163.85	S46°24'03"W	10°16'27"
C33	96.58	980.00	48.33	96.54	S60°35'27"W	05°38'48"
C34	23.35	70.00	11.78	23.24	S43°35'25"W	19°06'45"
C35	28.98	20.00	17.70	26.51	S11°38'01"W	83°01'34"
C36	24.95	20.00	14.39	23.36	S65°36'42"E	71°27'52"
C37	91.37	920.00	45.73	91.34	S60°34'08"W	05°41'26"
C38	98.28	800.00	49.20	98.21	S44°29'13"E	07°02'19"
C39	107.40	800.00	53.78	107.32	S56°44'15"E	07°41'31"
C40	17.80	75.00	8.94	17.75	N46°20'56"E	13°35'43"
C41	29.66	125.00	14.90	29.59	N46°20'56"E	13°35'43"
C42	176.21	940.50	88.36	175.95	S46°37'52"W	10°44'06"
C43	178.27	951.50	89.40	178.01	S46°37'52"W	10°44'06"
C44	17.28	5.50	---	11.00	N38°00'05"W	180°00'00"
C45	17.28	5.50	---	11.00	S48°44'10"E	180°00'00"
C46	43.66	70.00	22.56	42.95	S47°44'44"E	35°43'57"
C47	71.79	166.00	36.46	71.23	S60°19'22"W	24°46'42"
C48	63.97	166.00	32.39	63.58	S83°45'07"W	22°04'47"
C49	98.07	386.00	49.30	97.81	N79°36'08"W	14°33'25"
C50	80.59	386.00	40.44	80.44	S87°08'19"W	11°57'42"
C51	16.86	386.00	8.43	16.85	S79°54'25"W	02°30'07"
C52	43.66	70.00	22.56	42.95	S83°28'41"E	35°43'57"
C53	27.81	70.00	14.09	27.63	S18°29'52"E	22°45'46"
C54	50.27	70.00	26.28	49.20	S13°27'33"W	41°09'01"
C55	57.16	436.00	28.62	57.12	S82°24'43"W	07°30'43"
C56	71.08	436.00	35.62	71.00	N89°09'44"W	09°20'25"
C57	73.08	436.00	36.62	72.99	N79°41'26"W	09°36'11"
C58	68.92	800.00	34.48	68.89	S68°44'18"E	04°56'09"
C59	79.41	800.00	39.74	79.37	S63°25'37"E	05°41'14"
C60	58.50	166.00	29.56	58.20	N75°06'44"W	20°11'31"
C61	31.41	750.00	15.71	31.41	S70°00'23"E	02°23'59"
C62	85.05	750.00	42.57	85.00	S65°33'29"E	06°29'51"
C63	93.58	750.00	46.85	93.51	S58°44'06"E	07°08'55"
C64	280.78	775.00	141.94	279.24	S60°49'39"E	20°45'28"
C65	517.50	145.00	668.19	283.40	N51°10'14"E	204°29'14"
C66	20.00	20.50	10.88	19.22	N39°52'29"E	55°53'54"
C67	80.07	55.00	49.02	73.19	N40°12'49"E	83°24'53"
C68	20.11	55.00	10.17	20.00	N57°58'20"E	20°57'05"
C69	528.58	411.00	307.96	492.90	N141°3'45"W	73°41'16"
C70	493.93	681.00	258.39	483.17	N30°17'41"W	41°33'23"
C71	335.12	275.00	191.92	314.77	N25°03'51"E	69°49'21"
C72	94.43	961.00	47.25	94.38	S27°12'36"E	05°37'47"
C73	114.05	150.00	59.94	111.33	N11°24'09"E	43°33'56"
C74	354.87	966.00	179.46	352.88	N40°32'56"W	21°02'54"
C75	239.30	681.00	120.90	238.07	N61°08'23"W	20°08'00"
C76	49.43	55.00	26.52	47.78	S64°40'17"W	51°29'20"
C77	424.64	966.00	215.81	421.23	N63°39'59"W	25°11'12"
C78	61.48	75.00	32.59	59.77	N33°19'52"W	46°58'03"
C79	47.65	941.00	23.83	47.64	N25°50'45"W	02°54'05"
C80	87.97	991.00	44.01	87.94	N34°32'37"W	05°05'09"
C81	62.56	981.00	31.29	62.54	S26°13'19"E	03°39'13"
C82	89.11	170.00	45.60	88.09	N14°04'45"E	30°01'56"
C83	4.65	386.00	2.33	4.65	N56°40'33"W	00°41'26"
C84	97.16	250.00	49.20	96.55	N48°50'31"E	22°16'01"
C85	6.26	436.00	3.13	6.26	N55°55'33"W	00°49'21"

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CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C86	89.88	656.00	45.01	89.81	N59°51'31"W	07°51'02"
C87	69.61	706.00	34.84	69.59	N58°35'49"W	05°38'58"
C88	26.68	80.00	13.46	26.56	S80°51'43"W	19°06'29"
C89	26.96	30.00	14.47	26.06	S64°40'17"W	51°29'20"
C90	26.75	30.50	14.31	25.90	S07°02'29"E	50°15'18"
C91	7.04	9.50	3.69	6.88	N03°09'16"W	42°28'52"
C92	60.66	30.50	46.92	51.14	N19°56'28"W	113°57'03"
C93	69.58	50.00	41.76	64.10	N49°42'57"W	79°44'13"
C94	121.14	991.00	60.64	121.06	N56°33'04"W	07°00'13"
C95	49.50	300.00	24.81	49.45	N55°14'54"E	09°27'14"
C96	48.99	100.00	25.00	48.50	N23°52'58"W	28°04'16"
C97	81.59	130.00	42.19	80.25	N10°25'44"E	35°57'30"
C98	19.91	100.00	9.99	19.88	N83°52'47"W	11°24'32"
C99	17.00	20.50	9.02	16.52	S05°40'18"W	47°31'04"
C100	5.15	941.00	2.58	5.15	N53°21'09"W	00°18'49"
C101	47.81	386.00	23.94	47.78	N14°37'19"E	07°05'48"
C102	5.20	9.50	2.66	5.13	N33°50'22"E	31°20'18"
C103	36.95	55.00	19.20	36.26	S30°15'44"W	38°29'35"
C104	12.37	9.50	7.24	11.52	S22°57'32"E	74°37'38"
C105	19.91	436.00	9.96	19.91	N13°02'47"E	02°36'59"
C106	5.59	9.50	2.88	5.51	N04°25'30"E	33°44'31"
C107	30.51	656.00	15.26	30.51	N13°46'42"W	02°39'53"
C108	59.51	55.00	33.05	56.65	S09°42'10"E	61°59'52"
C109	12.36	9.50	7.23	11.50	S51°51'57"E	74°31'28"
C110	71.10	436.00	35.63	71.02	N61°00'31"W	09°20'36"
C111	84.98	656.00	42.55	84.92	N67°29'42"W	07°25'21"
C112	106.98	386.00	53.83	106.63	N37°11'08"W	15°52'44"
C113	88.95	386.00	44.67	88.75	N09°09'18"W	13°12'11"
C114	56.75	55.00	31.19	54.26	S49°47'41"E	59°06'59"
C115	30.91	55.00	15.87	30.50	N84°32'51"E	32°11'57"
C116	103.45	55.00	75.38	88.86	N06°23'17"W	107°46'08"
C117	30.00	55.00	15.38	29.63	S04°36'38"E	31°15'08"
C118	4.65	386.00	2.33	4.65	N45°28'13"W	00°41'26"
C119	90.88	386.00	45.65	90.67	N22°30'05"W	13°29'22"
C120	91.81	386.00	46.12	91.59	N04°15'36"E	13°37'38"
C121	70.77	436.00	35.46	70.70	N07°05'17"E	09°18'02"
C122	70.87	436.00	35.52	70.80	N02°13'08"W	09°18'49"
C123	75.25	436.00	37.72	75.16	N11°49'12"W	09°53'19"
C124	73.95	436.00	37.07	73.86	N21°37'25"W	09°43'06"
C125	74.75	436.00	37.47	74.66	N31°23'39"W	09°49'21"
C126	72.32	436.00	36.24	72.24	N41°03'26"W	09°30'14"
C127	6.26	436.00	3.13	6.26	N46°13'13"W	00°49'20"
C128	55.08	55.00	30.10	52.81	S69°23'25"E	57°22'38"
C129	90.24	656.00	45.19	90.16	N19°03'05"W	07°52'53"
C130	88.69	656.00	44.41	88.62	N26°51'54"W	07°44'46"
C131	91.44	656.00	45.79	91.37	N34°43'52"W	07°59'11"
C132	85.74	656.00	42.93	85.68	N42°28'07"W	07°29'18"
C133	60.50	706.00	30.27	60.49	N43°55'08"W	04°54'37"
C134	77.78	706.00	38.93	77.74	N38°18'27"W	06°18'45"
C135	77.72	706.00	38.90	77.68	N31°59'51"W	06°18'26"
C136	82.21	706.00	41.15	82.16	N25°30'30"W	06°40'17"
C137	93.26	706.00	46.70	93.20	N18°23'17"W	