

DOS CALLISTER SUBDIVISION

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 34, THE NW 1/4 OF THE SW 1/4 OF SECTION 35 AND THE SW 1/4 OF THE NW 1/4 OF SECTION 35 TOWNSHIP 5 NORTH, RANGE 1 EAST, BOISE MERIDIAN, ADA COUNTY, IDAHO 2019

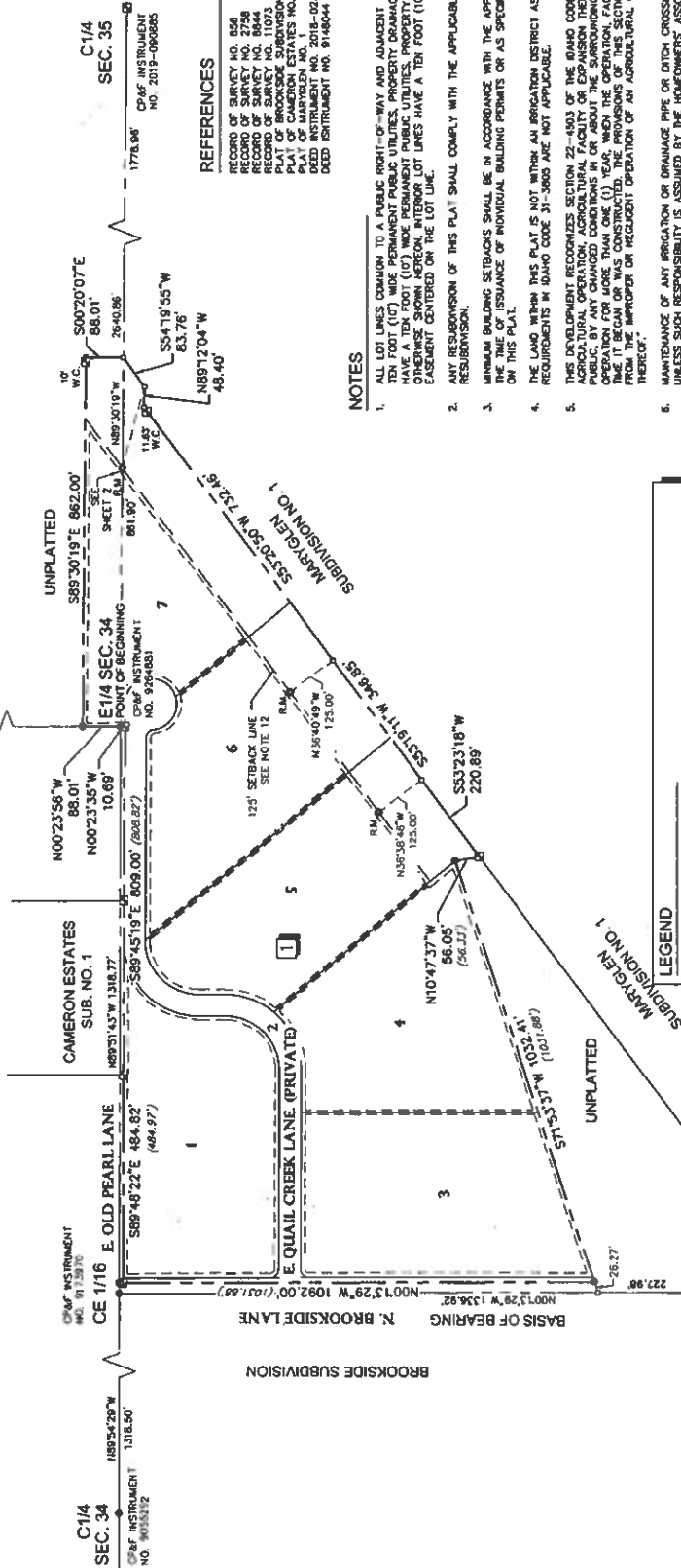


BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED UPON GPS OBSERVATIONS PROJECTED TO THE IDAHO WEST ZONE (1103) NAD83 COORDINATE SYSTEM. ALL BEARINGS SHOWN ARE GRID BEARINGS. ALL DISTANCES ARE GROUND DISTANCES. THE DISTANCES BETWEEN FOUND MONUMENTS ARE GROUND DISTANCES.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PARCEL SHOWN WITH SINGLE FAMILY RESIDENTIAL LOTS, ALL MONUMENTS FIT WELL WITH REFERENCED DOCUMENTS AND NO DEVIATIONS WERE FOUND. REFERENCED DOCUMENTS AND NO DEVIATIONS WERE FOUND. REFERENCE WAS MADE TO THAT SPECIFIC LOCATION IN SAID DEED RECORDS. AT THE TIME OF THE SURVEY, THE FOUND MONUMENTS AND MONUMENTS WERE FOUND TO BE IN SUBSTANTIAL AGREEMENT WITH THE DEED AND RECORD GEOMETRY FOR HARTFOLD SUBDIVISION NO. 1.



REFERENCES

- RECORD OF SURVEY NO. 856
- RECORD OF SURVEY NO. 2758
- RECORD OF SURVEY NO. 11023
- PLAT OF BROOKSIDE SUBDIVISION
- PLAT OF CAMERON ESTATES NO. 1
- DEED INSTRUMENT NO. 2018-023727
- DEED INSTRUMENT NO. 9148044

NOTES

- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ADJACENT TO LOT 2 (E. QUAIL CREEK LANE, PRIVATE) HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT. ALL BEAR, LOT LINES HAVE A TEN FOOT (10') WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT, UNLESS OTHERWISE SHOWN. INTERIOR LOT LINES HAVE A TEN FOOT (10') WIDE PROPERTY DRAINAGE AND IRRIGATION EASEMENT CENTERED ON THE LOT LINE.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3605, AND THE REQUIREMENTS IN IDAHO CODE 31-3605 ARE NOT APPLICABLE.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4003 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO PERSON SHALL BE HELD LIABLE FOR DAMAGES TO A PERSON OR PUBLIC BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NEGLIGENCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NEGLIGENCE RESULTS FROM THE IMPROPER OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- MAINTENANCE OF ANY IRRIGATION PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY THE HOMEOWNER'S ASSOCIATION.
- ALL LOTS IN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOT 2, WHICH IS DESIGNATED AS A COMMON LOT TO BE OWNED AND MAINTAINED BY THE DOS CALLISTER HOMEOWNERS' ASSOCIATION. EACH DWELLING WITHIN THE SUBDIVISION SHALL HAVE A MPA 13 D OR EQUIVALENT SPRINKLER SYSTEM.
- UNLESS SPECIFICALLY APPROVED, DIRECT LOT ACCESS TO BROOKSIDE LANE IS PROHIBITED.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- THIS DEVELOPMENT IS SUBJECT TO THE EXISTING COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS) THAT PERTAIN TO THIS DEVELOPMENT, PER INSTRUMENT NO. 2019-076697, RECORDS OF ADA COUNTY, IDAHO AND AS MAY BE AMENDED.
- PORTIONS OF THIS DEVELOPMENT ARE LOCATED IN THE FEMA DETERMINED SPECIAL FLOOD HAZARD ZONE AE AND ZONE X PER FEMA PANELS 1600010032 H AND 1600100156 H, EFFECTIVE DATE FEBRUARY 19, 2003 AND PARTIALLY REVISED JULY 15, 2009 BY THAT LETTER OF MAP REVISION DETERMINATION DOCUMENT, CASE NO. 09-10-0029P AND ARE SUBJECT TO THE REGULATIONS OF ADA COUNTY CODE, SECTION 8-39 (FLOOD DAMPLY PROTECT). NO DEVELOPMENT IS ALLOWED IN THE FLOODWAY. ANY DEVELOPMENT WITHIN THE FLOOD PLAIN SHALL REQUIRE APPROVAL OF A FLOOD PLAN PERMIT.
- LOTS 5, 6, AND 7 HAVE AN ADDITIONAL 12" SETBACK WHERE NO FILL OR STRUCTURES ARE PERMITTED.
- LOT 2, BLOCK 1 (E. QUAIL CREEK LANE) IS DESIGNATED AS A PRIVATE ROAD TO BE OWNED AND MAINTAINED, IN PROPORTY, BY THE DOS CALLISTER SUBDIVISION HOMEOWNERS' ASSOCIATION, WHICH WILL PROMOTE PERPETUAL ACCESS AND EGRESS FOR ALL LOTS IN THIS SUBDIVISION. SAID PRIVATE ROAD IS SUBJECT TO A ROAD MAINTENANCE USER'S AGREEMENT PER INSTRUMENT NO. 2019-077259, RECORDS OF ADA COUNTY, IDAHO.

LEGEND

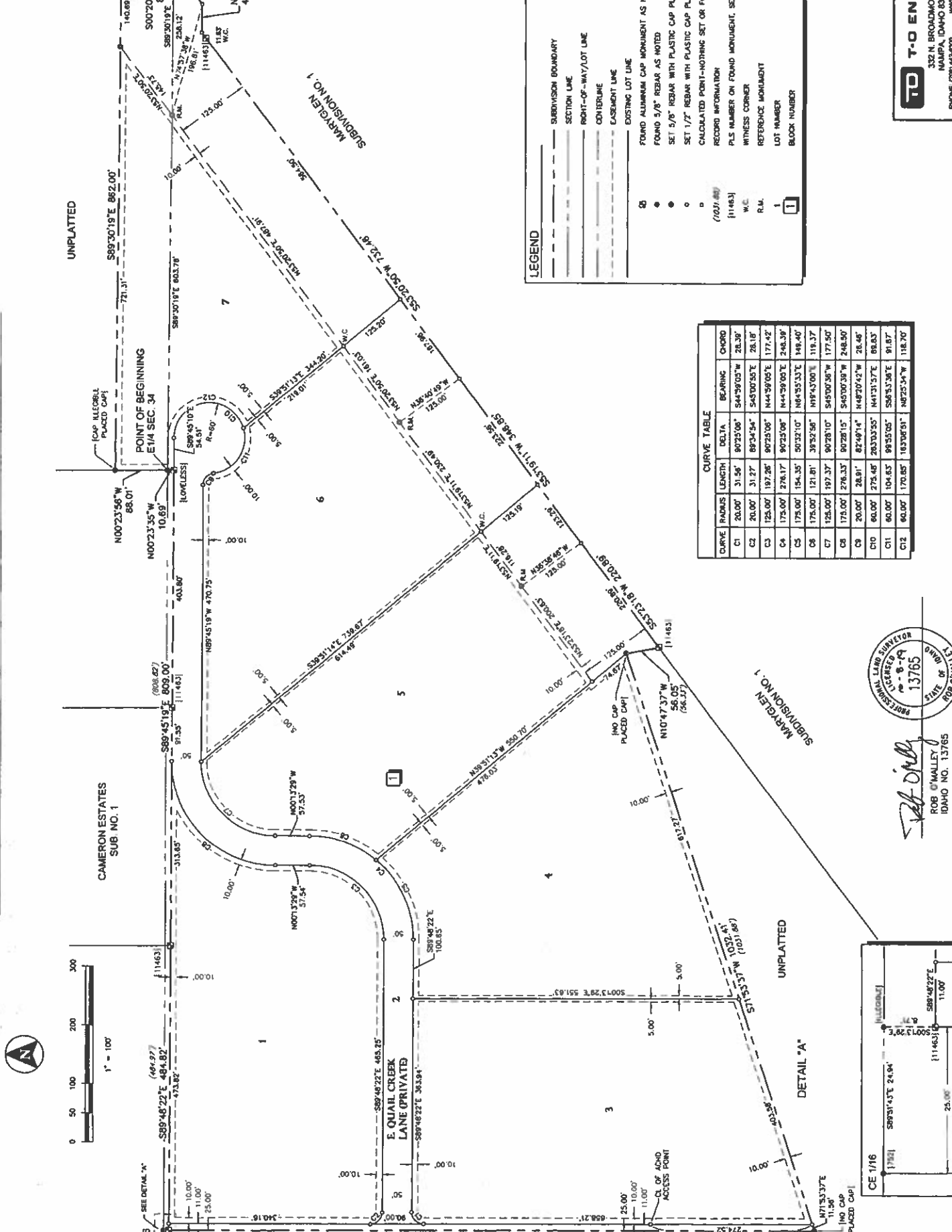
---	SUBDIVISION BOUNDARY
---	SECTION LINE
---	RIGHT-OF-WAY/LOT LINE
---	CENTERLINE
---	EASEMENT LINE
---	EXISTING LOT LINE
□	FOUND ALUMINUM CAP MONUMENT AS NOTED
●	FOUND 5/8" REBAR AS NOTED
○	SET 5/8" REBAR WITH PLASTIC CAP PLS 13765
○	SET 1/2" REBAR WITH PLASTIC CAP PLS 13765
○	CALCULATED POINT-HOLDING SET OR FOUND
(1031.80)	RECORD INFORMATION
(11483)	PLS NUMBER ON FOUND MONUMENT, SEE SHEET 2
W.C.	WATER CORNER
R.M.	REFERENCE MONUMENT
1	LOT NUMBER
1	BLOCK NUMBER



Rob O'Malley
ROB O'MALLEY
IDAHO NO. 13765

BLIN P6 1728

DOS CALLISTER SUBDIVISION

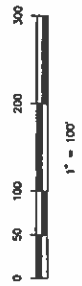


UNPLATTED

CAMERON ESTATES
SUB NO. 1

E. QUAIL CREEK
LANE (PRIVATE)

UNPLATTED
DETAIL "A"



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY/LOT LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINE

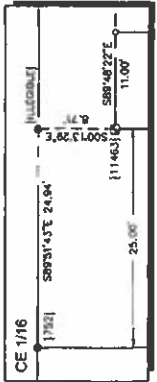
FOUND ALUMINUM CAP MONUMENT AS NOTED
 FOUND 3/8" REBAR AS NOTED
 SET 5/8" REBAR WITH PLASTIC CAP PLS 13765
 SET 1/2" REBAR WITH PLASTIC CAP PLS 13765
 CALCULATED POINT--NOTHING SET OR FOUND

RECORD INFORMATION
 PLS NUMBER ON FOUND MONUMENT, SEE SHEET 2
 WITNESS CORNER
 REFERENCE MONUMENT
 LOT NUMBER
 BLOCK NUMBER

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	31.56'	90°25'08"	S44°50'05"W	28.38'
C2	20.00'	31.27'	86°34'54"	S45°00'05"E	28.18'
C3	125.00'	197.28'	90°25'08"	N44°59'05"E	177.42'
C4	175.00'	276.17'	90°25'08"	N44°59'05"E	248.39'
C5	175.00'	154.35'	90°32'10"	N84°55'33"E	149.40'
C6	175.00'	121.81'	38°52'56"	N19°43'00"E	119.37'
C7	125.00'	197.37'	90°28'10"	S45°00'36"W	177.50'
C8	175.00'	276.33'	90°28'15"	S45°00'39"W	248.50'
C9	20.00'	28.81'	87°49'14"	N48°20'42"W	26.46'
C10	60.00'	275.48'	203°03'55"	N41°31'37"E	68.83'
C11	60.00'	104.83'	89°55'05"	S85°33'38"E	91.87'
C12	60.00'	170.65'	163°06'51"	N82°55'44"W	118.70'



Rob O'Nalley
 ROB O'NALLEY
 IDAHO NO. 13765

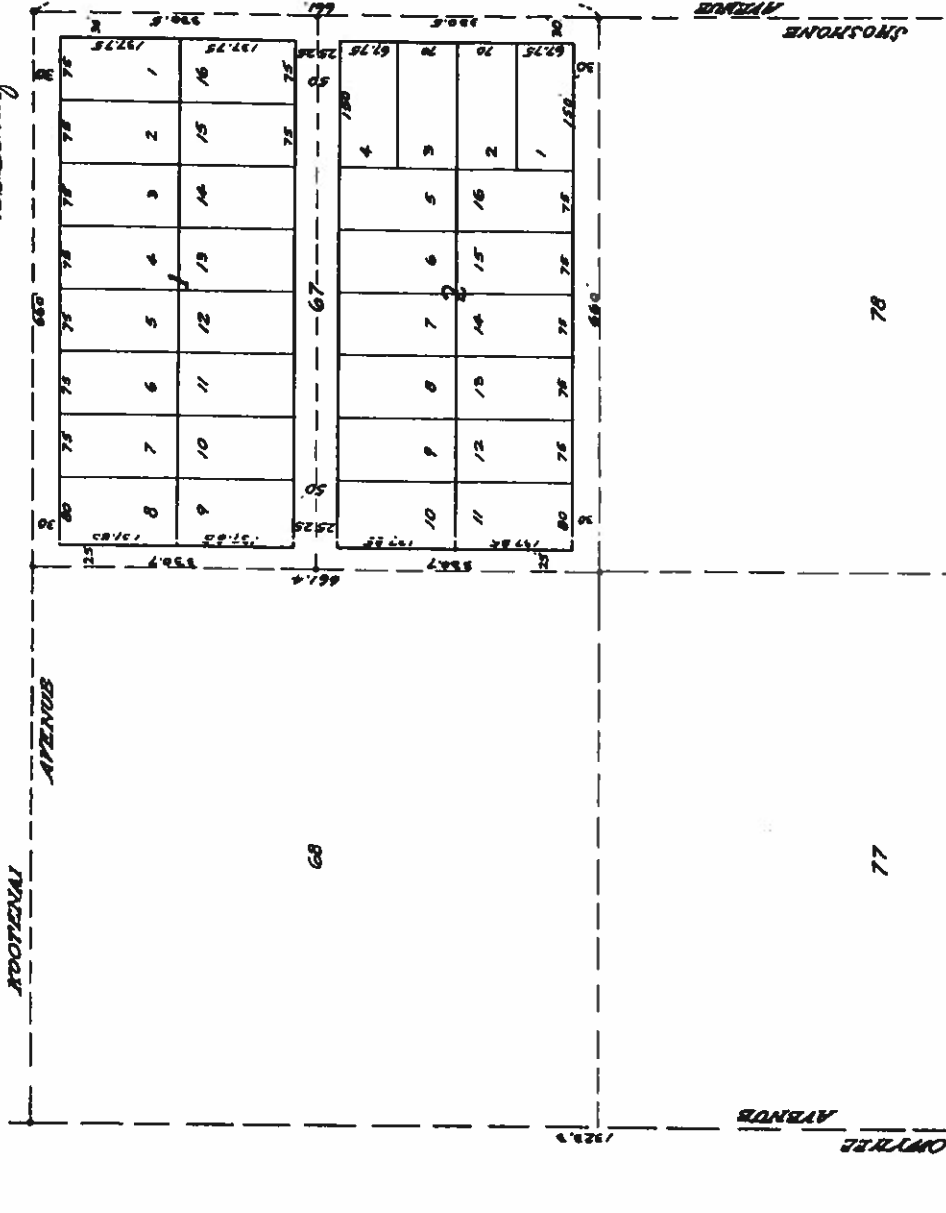


NO SCALE

DONALD SUBDIVISION
OF
LOT 67, IDAHO STATE SUBDIVISION OF
SECTION 16, T. 3 N., R. 2 E., S. 10 E.,
1" = 100'.
G.C. Schardt
Idaho C.E.C.

CERTIFICATE OF SURVEYOR.

I, G.C. Schardt, do hereby certify that this plat of
DONALD SUBDIVISION of Lot 67, Idaho State Subdivision of Section
16, T. 3 N., R. 2 E., S. 10 E., has been carefully prepared from actual
surveys made on the ground under my supervision, and is correct.
G.C. Schardt
Dated April 12, 1938.



CERTIFICATE OF SURVEY.

I, G.C. Schardt, do hereby certify that this plat of
DONALD SUBDIVISION of Lot 67, Idaho State Subdivision of Section
16, T. 3 N., R. 2 E., S. 10 E., has been carefully prepared from actual
surveys made on the ground under my supervision, and is correct.
G.C. Schardt
Dated April 12, 1938.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this
day of April, 1938.

William C. Donald
William C. Donald
Notary Public
Florence & Hobbs

STATE OF IDAHO }
COUNTY OF ADAMS }

On this 12th day of April, in the year 1938, before me, Notary Public in and for said State, personally appeared William Donald, William C. Donald, Norman S. Schmalzthal and Florence S. Schmalzthal, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

W.C. Schardt

Notary Public for the State of Idaho
Residing at Boise, Idaho.

STATE OF IDAHO }
COUNTY OF ADAMS }

I hereby certify that this instrument was filed for record in my office of the Idaho State Recorder at Boise, Idaho, on this 15th day of April A.D. 1938 in my office, and duly recorded in Book of Plats No. 77, page 622.

Virginia W. Williams
Virginia W. Williams
Ex-Officio Recorder.

By _____ Deputy.

OVERLAND AVE 1930

DOS CALLISTER SUBDIVISION

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, ARE IN FORCE FOR LOTS 1 THROUGH 7, BLOCK 1. 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.

[Signature]
R.E.H.S. DISTRICT HEALTH DEPARTMENT
ADA COUNTY
DATE 9-8-19



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 12 DAY OF AUGUST, 2019.

[Signature]
PRESIDENT - ADA COUNTY HIGHWAY DISTRICT
ADA COUNTY HIGHWAY DISTRICT



APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS 12 DAY OF SEPTEMBER 2019 BY THE BOARD OF COUNTY COMMISSIONERS OF ADA COUNTY, IDAHO.

[Signature]
CHAIRMAN
COUNTY COMMISSIONERS
STATE OF IDAHO
ADA COUNTY
PROFESSIONAL LAND SURVEYOR
13765
STATE OF IDAHO
ROB O'MALLEY
IDAHO NO. 13765



CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

[Signature]
ADA COUNTY SURVEYOR
PLS # 13553
DATE 9 October 2019



CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

[Signature]
COUNTY TREASURER
DATE 10-15-2019



CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } S.S.
COUNTY OF ADA }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF [Signature] AT 10:16 MINUTES PAST 10 O'CLOCK A.M. ON THIS 12 DAY OF SEPTEMBER, 2019 IN BOOK 117 OF PLATS, AT PAGES 117 THROUGH 117 AS INSTRUMENT 17149

[Signature]
DEPUTY
DATE 9-2-19
[Signature]
EX OFFICIO RECORDER