

A RESUBDIVISION OF LOT 7 BLOCK 7 HOME ACRES SUBDIVISION NO. 19
IN THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ SECTION 1, T.3N., R.1E., B.M.,
CITY OF BOISE, ADA COUNTY, IDAHO
2019



- BLOCK NUMBER
LOT NUMBER
SUBMISSION BOUNDARY
LOT LINE
EXISTING PROPERTY LINE
CENTERLINE
RIGHT-OF-WAY
EASEMENT
SECTION LINE
SECTION PARTITION LINE
SURVEY TIE
SUBMISSION BOUNDARY
BEARING & DISTANCE
BEARING & DISTANCES
RECORD BEARING & DISTANCE
W/ REFERENCE

| Curve Table | | | | | |
|-------------|---------|--------|------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C1 | 39.49' | 25.00' | 90°30'06" | N 45°14'06" E | 35.51' |
| C2 | 23.60' | 25.00' | 54°06'20" | N 27°03'20" W | 22.73' |
| C3 | 251.46' | 25.00' | 288°09'30" | N 89°59'03" E | 58.67' |
| C4 | 23.60' | 25.00' | 54°03'46" | S 27°01'54" W | 22.72' |
| C5 | 39.05' | 25.00' | 90°30'06" | S 44°45'54" E | 35.20' |
| C6 | 11.26' | 25.00' | 24°48'11" | N 12°53'03" W | 11.16' |
| C7 | 12.34' | 25.00' | 28°18'09" | N 39°57'25" W | 12.21' |
| C8 | 90.32' | 50.00' | 106°55'50" | N 0°37'43" W | 80.35' |
| C9 | 34.51' | 50.00' | 39°32'49" | N 72°36'41" E | 33.83' |
| C10 | 30.47' | 50.00' | 34°54'55" | S 70°09'27" E | 30.00' |
| C11 | 93.17' | 50.00' | 106°45'47" | S 0°40'54" W | 80.26' |
| C12 | 12.88' | 25.00' | 29°10'58" | S 39°18'10" W | 12.74' |

1. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE DEVELOPMENT CODE.
2. LOTS SHALL NOT BE REDUCED BY SIZE WITHOUT PRIOR APPROVAL OF BOISE CITY.
3. 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.
4. LOT 7, BLOCK 1 IS RESERVED FOR PRIVATE ROADWAY AND SIDEWALK ACCESS FOR THE BENEFIT OF ALL THE LOTS IN VILLA NOSTRA ESTATES SUBDIVISION. VILLA NOSTRA ESTATES SUBDIVISION HOMEOWNER'S ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID FACILITIES.
5. LOT 7 BLOCK 1 IS RESERVED FOR EASEMENTS FOR BOISE CITY SEWER, SUEZ WATER, AND PUBLIC UTILITY INSTALLATION AND MAINTENANCE.
6. LOT 7, BLOCK 1 IS SUBJECT TO BOISE CITY PERMANENT OPERATIONS AND MAINTENANCE AGREEMENT, INSTRUMENT NO. 2017-097738. SECTION 5 OF SAID DOCUMENT ALLOWS BOISE CITY TO MAINTAIN THE PRIVATE ROAD DRAINAGE SYSTEM IF THE HOMEOWNER'S ASSOCIATION DOES NOT.
7. RESTRICTIVE COVENANTS WILL BE IN EFFECT FOR THIS SUBDIVISION,

INSTRUMENT NO. _____



BRIGGS ENGINEERING, INC.
CONSULTING ENGINEERS
1800 W. OVERLAND,
BOISE, IDAHO

SYLVANMIST, LLC
DEVELOPER
10000 TUDOR DRIVE
BOISE, IDAHO

REFERENCES - (RECORDS OF ADA COUNTY, IDAHO)

1. PLAT OF HOME ACRES SUBDIVISION NO. 19, BK 11, PG 632, INSTRUMENT NO. 262136.
2. PLAT OF QUAIL CREST SUBDIVISION, BK 54, PGS 4878 & 4879, INSTRUMENT NO. 8646445.
3. PLAT OF CORY BROOK SUBDIVISION NO. 2, BK 54, PGS 4838 & 4839, INSTRUMENT NO. 8622920.
4. AMENDED PLAT OF REXFORD PLACE SUBDIVISION, BK 63, PGS 6326 & 6327, INSTRUMENT NO. 95048320
5. PLAT OF STOHR SUBDIVISION, BK 81, PGS 8862 & 8863, INSTRUMENT NO. 101021635.
6. DEED, INSTRUMENT NO. 2019-007553

PLAT OF
VILLA NOSTRA ESTATES SUBDIVISION

BOOK NO. _____

PAGE NO. _____

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS: THAT SYLVANMIST LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IDAHO DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND THAT IT IS THE OWNER'S INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS PLAT.

THE OWNER FURTHER HEREBY CERTIFIES:

THIS PLAT COMPLIES WITH IDAHO CODE 31-3805 (2). THE LOTS WITHIN THE SUBDIVISION ARE ENTITLED TO IRRIGATION WATER RIGHTS, WATER DELIVERY TO EACH LOT IS NOT PROVIDED WITH THIS PLAT, AND LOT OWNERS WILL BE OBLIGATED FOR LIENABLE ASSESSMENTS FROM NAMPA & MERIDIAN IRRIGATION DISTRICT.

THIS PLAT COMPLIES WITH IDAHO CODE 50-1334 (2). ALL OF THE LOTS IN THE PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE EXISTING WATER SYSTEM, SUEZ WATER IDAHO, INC., A PUBLIC UTILITY SUBJECT TO THE REGULATION OF THE IDAHO PUBLIC UTILITIES COMMISSION. SUEZ WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THE SUBDIVISION WITH DOMESTIC WATER.

EASEMENTS AND AND PRIVATE ROAD AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER THE RIGHT TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON.

PROPERTY DESCRIPTION:

A RESUBDIVISION OF LOT 7, BLOCK 7, HOME ACRES SUBDIVISION NO. 19 AS FILED IN BOOK 11 AT PAGE 632, ADA COUNTY RECORDS, LYING IN THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ SECTION 1, TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF BOISE, ADA COUNTY, IDAHO, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID SECTION 1 ; THENCE S 0°01'02" E 2302.46 FEET ALONG THE WEST BOUNDARY OF SAID SECTION, ALSO BEING ALONG N. MAPLE GROVE ROAD TO A $\frac{5}{8}$ "Ø REBAR MARKING THE INTERSECTION WITH W CORY LANE; THENCE S 89°30'17" E 325.13 FEET ALONG SAID CENTERLINE TO A POINT; THENCE LEAVING SAID CENTERLINE N 0°00'59" W 25.00 FEET TO A $\frac{5}{8}$ "Ø INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 7 AND SOUTHEAST CORNER OF QUAIL CREST SUBDIVISION AS FILED IN BOOK 24 AT PAGES 4878 AND 4879 RECORDS OF ADA COUNTY ON THE NORTHERLY RIGHT-OF-WAY OF SAID W CORY LANE, ALSO BEING THE **POINT OF BEGINNING**;

THENCE CONTINUING N 0°00'59" W 300.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT 7 AND EASTERLY BOUNDARY OF SAID QUAIL CREST SUBDIVISION TO A $\frac{5}{8}$ "Ø REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 7 AND THE SOUTHWEST CORNER OF CORY BROOK SUBDIVISION NO. 2 AS FILED IN BOOK 54 OF PLATS AT PAGES 4878 AND 4879 RECORDS OF ADA COUNTY;

THENCE S 89°30'36" E 250.10 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 7 AND SOUTHERLY BOUNDARY OF SAID CORY BROOK SUBDIVISION NO. 2 TO A $\frac{5}{8}$ "Ø REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 7 AND SOUTH EAST CORNER OF SAID CORY BROOK SUBDIVISION NO. 2;

THENCE S 0°00'55" E 300.00 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT 7 TO A $\frac{5}{8}$ "Ø REBAR ON THE NORTHERLY RIGHT-OF-WAY OF W CORY LANE MARKING THE SOUTHEAST CORNER OF SAID LOT 7;

THENCE S 89°48'26" W 250.00 FEET ALONG SAID RIGHT-OF-WAY TO THE **POINT OF BEGINNING** .

SAID PROJECT CONTAINS 1.722 ACRES, MORE OR LESS.

SYLVANMIST, LLC

STEVE TADLOCK

ACKNOWLEDGEMENT:

STATE OF IDAHO)
) SS
COUNTY OF ADA)

ON THIS _____ DAY OF _____, 2018, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED STEVE TADLOCK, KNOWN OR IDENTIFIED TO ME TO BE A AGENT FOR SYLVANMIST LLC, AN IDAHO LIMITED LIABILITY COMPANY, WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGE TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC, STATE OF IDAHO,

MY COMMISSION EXPIRES



BRIGGS ENGINEERING, INC.
CONSULTING ENGINEERS
BOISE, IDAHO

PLAT OF
VILLA NOSTRA ESTATES SUBDIVISION

BOOK NO. _____

PAGE NO. _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR BOISE CITY, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, _____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

BOISE CITY CLERK

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT

DATE: _____

ACCEPTANCE OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

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

ADA COUNTY HIGHWAY DISTRICT, PRESIDENT

APPROVAL OF BOISE CITY ENGINEER

I, THE UNDERSIGNED BOISE CITY ENGINEER, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR THIS PLAT.

BOISE CITY ENGINEER

DATE

CERTIFICATE OF COUNTY TREASURER

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

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NO. _____

STATE OF IDAHO)

) SS

COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF BRIGGS

ENGINEERING, INC. AT _____ MINUTES PAST _____ O'CLOCK __ M., THIS

_____ DAY OF _____, _____, IN MY OFFICE AND WAS DULY

RECORDED IN BOOK _____ OF PLATS AT PAGES _____ THRU _____.

DEPUTY

EX-OFFICIO RECORDER

FEE

CERTIFICATE OF COUNTY SURVEYOR

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

COUNTY SURVEYOR

DATE

CERTIFICATE OF SURVEYOR

I, DEAN W. BRIGGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND SHOWN HEREIN, HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID PLAT; AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS AND SURVEYS, AND THE CORNER PERPETUATION AND FILING LAW.



Dean Briggs
DEAN W. BRIGGS, P.L.S. 3619

BRIGGS ENGINEERING, INC.
CONSULTING ENGINEERS
BOISE, IDAHO