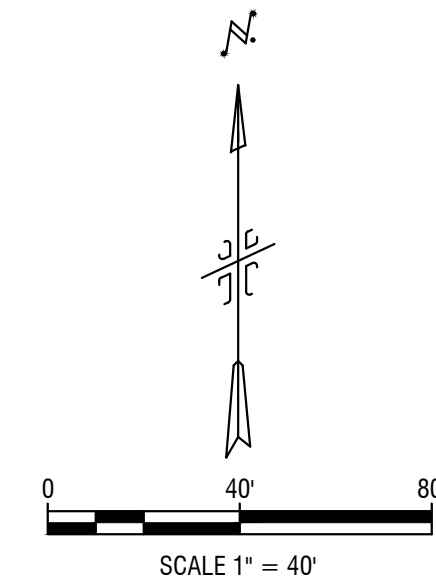
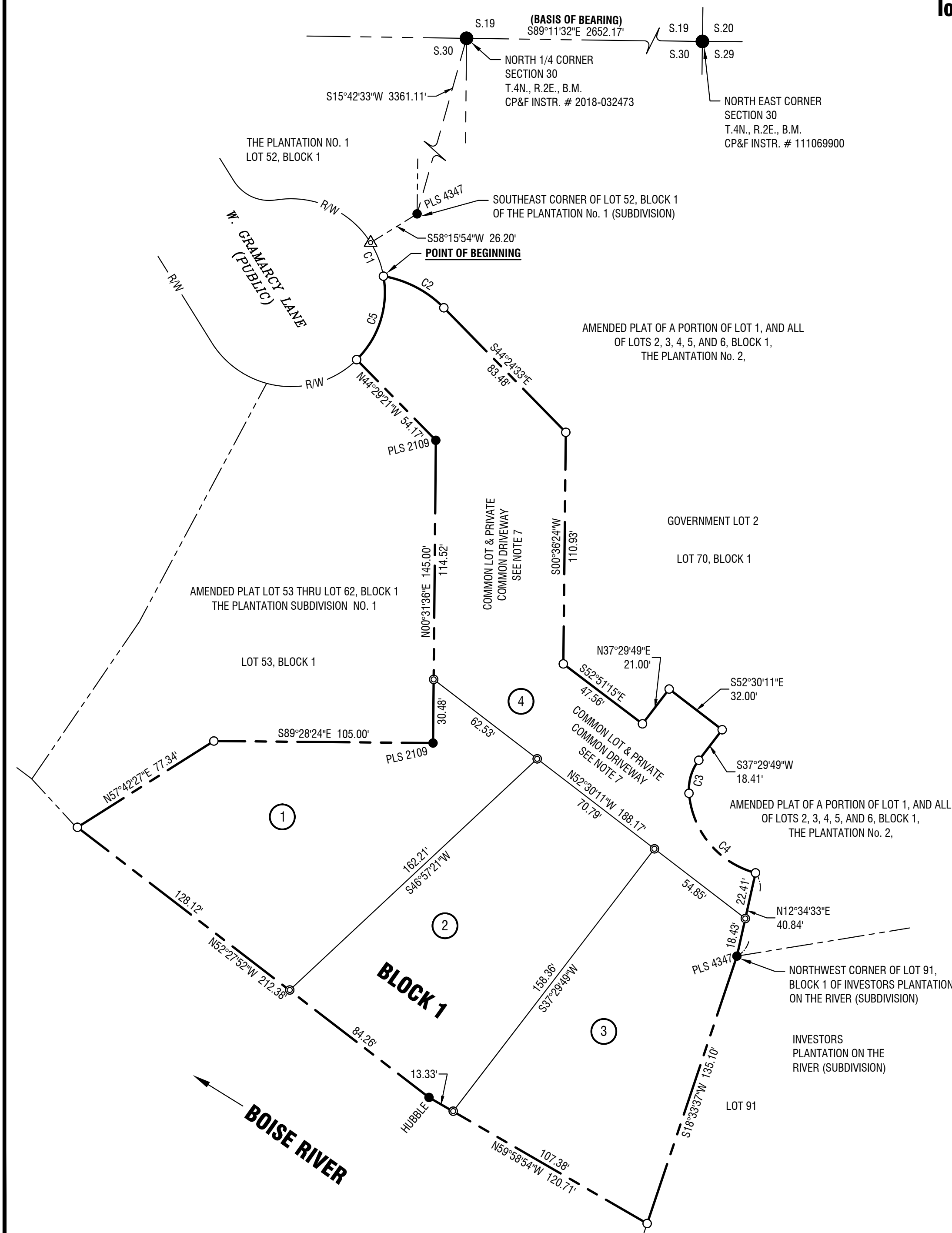


Final Plat GLASS ISLAND VIEW SUBDIVISION

A parcel of land being a Re-Subdivision of a portion of Lot 70, Block 1 of "The Amended Plat of a Portion of Lot 1, and all of Lots 2, 3, 4, 5 and 6, Block 1 of The Plantation No. 2" (Subdivision), located in Government Lot 2 in the Southwest Quarter of Section 30, Township 4 North, Range 2 East, Boise Meridian, Garden City, Ada County, Idaho
2021



Legend

- FOUND BRASS OR ALUMINUM CAP MONUMENT, AS SHOWN
- FOUND 5/8" REBAR, AS SHOWN
- SET 5/8"x24" REBAR WITH PLASTIC CAP, PLS 7880
- SET 1/2"x24" REBAR WITH PLASTIC CAP, PLS 7880
- CALCULATED POINT, NOTHING FOUND OR SET
- LOT NUMBER
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- INTERIOR LOT LINE
- RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- TIE LINE

Notes

1. ALL LOT LINES COMMON TO LOT 4 SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES EASEMENT, UNLESS DIMENSIONED OTHERWISE.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED.
3. ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
4. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED BY IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE. NO IRRIGATION HAS BEEN PROVIDED TO THE LOTS.
5. A BLANKET PERPETUAL INGRESS/EGRESS EASEMENT IS HEREBY RESERVED ON LOT 4, BLOCK 1. SAID INGRESS/EGRESS EASEMENT SHALL RUN WITH THE LAND AND EACH LAND OWNER WITHIN THIS SUBDIVISION HAS AN UNDIVIDED INTEREST WITHIN SAID EASEMENT. SAID LOT SHALL BE MAINTAINED BY AND FOR THE USE OF THE PROPERTY OWNERS OF THIS SUBDIVISION.
6. LOT 4, BLOCK 1 IS SUBJECT TO A BLANKET PUBLIC UTILITIES EASEMENT AND IS SUBJECT TO A BLANKET EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER AND DOMESTIC WATER MAINS AND THEIR APPURTENANCES TO BENEFIT GARDEN CITY, IDAHO.
7. LOT 4, BLOCK 1 IS A COMMON LOT TO BE OWNED AND MAINTAINED BY THE GLASS ISLAND VIEW OWNERS ASSOCIATION, INC. AN IDAHO CORPORATION FOR A PRIVATE COMMON DRIVEWAY AND LANDSCAPING.
8. NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT No. _____, HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF GARDEN CITY.

Survey Narrative

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY. THE FOUND MONUMENTS SUBSTANTIALLY FIT RECORD DATA AND WERE HELD. THE BASIS OF BEARING OF THIS SUBDIVISION WAS ESTABLISHED FROM FOUND MONUMENTS AT THE NORTH QUARTER CORNER OF SECTION 30 AND THE NORTHEAST CORNER OF SECTION 30.

Survey References

- R1. AMENDED PLAT OF A PORTION OF LOT 1, AND LOTS 2, 3, 4, 5, AND 6, BLOCK 1, THE PLANTATION No. 2, RECORDED IN BOOK 58 OF PLATS AT PAGES 5559 - 5561, ADA COUNTY RECORDS.
- R2. THE PLANTATION No. 1, RECORDED IN BOOK 44 OF PLATS AT PAGES 3529 - 3531, ADA COUNTY RECORDS.
- R3. THE PLANTATION No. 2, RECORDED IN BOOK 45 OF PLATS AT PAGES 3693 - 3694, ADA COUNTY RECORDS.
- R4. INVESTORS PLANTATION ON THE RIVER (SUBDIVISION), RECORDED IN BOOK 59 OF PLATS AT PAGES 5702 - 5703, ADA COUNTY RECORDS.
- R5. AMENDED PLAT LOT 53 THRU LOT 62, BLOCK 1, THE PLANTATION SUBDIVISION NO. 1, RECORDED IN BOOK 45 OF PLATS AT PAGES 3689-3690, ADA COUNTY RECORDS

Curve Table

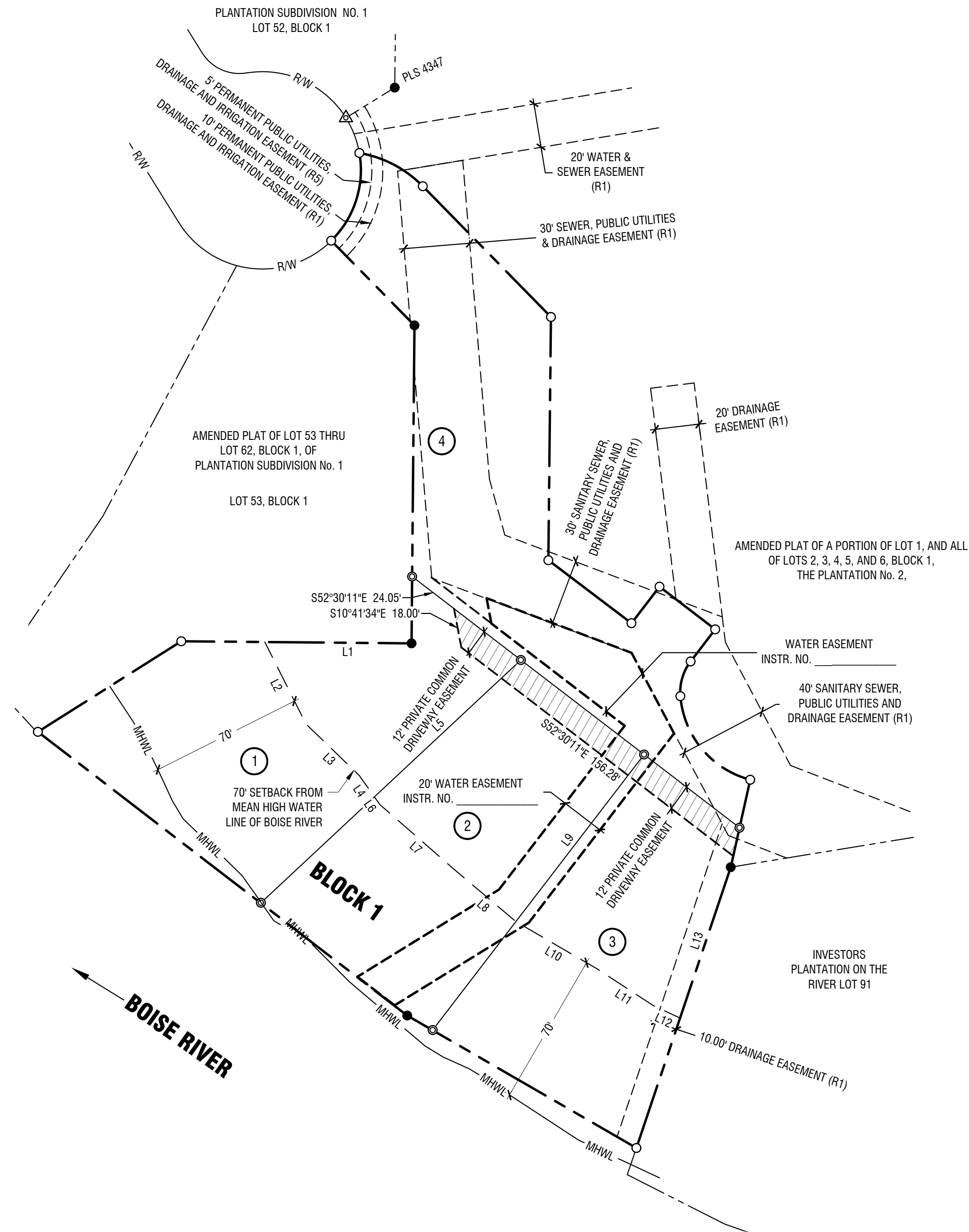
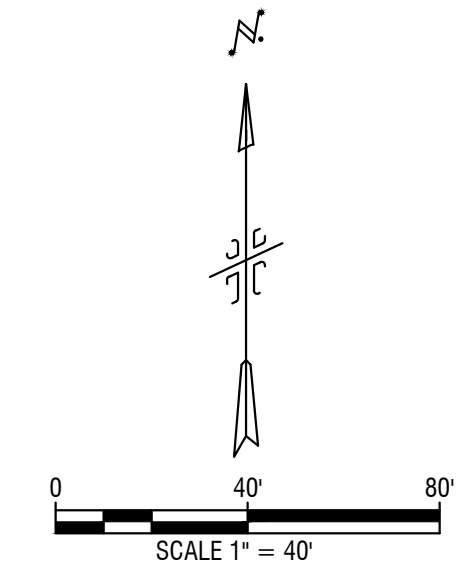
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	17.28'	45.00'	22°00'05"	S20°59'39"E	17.17'
C2	33.20'	53.00'	35°53'14"	N82°21'10"W	32.66'
C3	16.90'	23.00'	42°06'10"	S16°26'44"W	16.52'
C4	52.96'	43.00'	70°34'04"	S39°53'22"E	49.68'
C5	43.69'	45.00'	55°37'54"	N17°49'21"E	42.00'



462 EAST SHORE DRIVE, SUITE 100
EAGLE, ID 83616
(208) 939-4041

Final Plat GLASS ISLAND VIEW SUBDIVISION

2021



Legend

- FOUND 5/8" REBAR, AS SHOWN
- SET 5/8"x24" REBAR WITH PLASTIC CAP, PLS 7880
- SET 1/2"x24" REBAR WITH PLASTIC CAP, PLS 7880
- △ CALCULATED POINT, NOTHING FOUND OR SET
- ③ LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- INTERIOR LOT LINE
- R/W RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- MHWL MEAN HIGH WATER LINE (AS OF 2020)
- - - EASEMENT LINE
- ▨ PRIVATE COMMON DRIVEWAY EASEMENT AREA

Line Table		
LINE	LENGTH	BEARING
L1	66.90'	N89°28'24"W
L2	41.78'	N26°39'33"W
L3	33.86'	N45°56'02"W
L4	11.91'	N35°21'01"W
L5	91.43'	N46°57'21"E
L6	4.41'	N35°21'01"W
L7	44.56'	N48°55'05"W
L8	37.17'	N49°46'41"W
L9	96.04'	N37°29'49"E
L10	42.87'	N59°47'04"W
L11	30.69'	N56°50'17"W
L12	13.37'	N65°00'57"W
L13	72.60'	N18°33'37"E



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PN 118161

SHEET 2 OF 4

Final Plat

GLASS ISLAND VIEW SUBDIVISION

2021

Certificate of Owners

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A RE-SUBDIVISION OF A PORTION OF LOT 70, BLOCK 1 OF "THE AMENDED PLAT OF A PORTION OF LOT 1, AND ALL OF LOTS 2, 3, 4, 5 AND 6, BLOCK 1 OF THE PLANTATION NO. 2" (SUBDIVISION), LOCATED IN GOVERNMENT LOT 2 IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE QUARTER SECTION CORNER COMMON TO SECTIONS 19 AND 30 OF SAID TOWNSHIP 4 NORTH, RANGE 2 EAST, (FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 30 BEARS SOUTH 89°11'32" EAST, 2652.17 FEET DISTANT);

THENCE FROM SAID NORTH ONE QUARTER SECTION CORNER, SOUTH 15°42'33" WEST, A DISTANCE OF 3361.11 FEET TO THE SOUTHEAST CORNER OF LOT 52, BLOCK 1 OF THE PLANTATION NO. 1 (A SUBDIVISION), AS SAME IS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK 44 OF PLATS AT PAGES 3529 TO 3531 OF ADA COUNTY RECORDS;

THENCE SOUTH 58° 15' 54" WEST, A DISTANCE OF 26.20 FEET (FORMERLY DESCRIBED AS 26.26 FEET) ON THE SOUTHERLY LOT LINE OF SAID LOT 52 TO A POINT OF CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST GRAMARCY LANE, AS SAME IS SHOWN ON THE PLAT OF SAID THE PLANTATION NO. 1;

THENCE 17.28 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 22° 00' 05", A CHORD BEARING OF SOUTH 20° 59' 39" EAST, AND A CHORD LENGTH OF 17.17 FEET ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST GRAMARCY LANE TO A POINT OF CURVE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY, 33.20 FEET ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 53.00 FEET, A CENTRAL ANGLE OF 35° 53' 14", A CHORD BEARING OF SOUTH 62° 21' 10" EAST, AND A CHORD LENGTH OF 32.66 FEET;

THENCE SOUTH 44° 24' 33" EAST, A DISTANCE OF 83.48 FEET;

THENCE SOUTH 00° 36' 24" WEST, A DISTANCE OF 110.93 FEET;

THENCE SOUTH 52° 51' 15" EAST, A DISTANCE OF 47.56 FEET;

THENCE NORTH 37° 29' 49" EAST, A DISTANCE OF 21.00 FEET;

THENCE SOUTH 52° 30' 11" EAST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 37° 29' 49" WEST, A DISTANCE OF 18.41 FEET TO A POINT OF CURVE;

THENCE 16.90 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 23.00 FEET, A CENTRAL ANGLE OF 42° 06' 10", A CHORD BEARING OF SOUTH 16° 26' 44" WEST, AND A CHORD LENGTH OF 16.52 FEET TO A POINT OF COMPOUND CURVE;

THENCE 52.96 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 43.00 FEET, A CENTRAL ANGLE OF 70° 34' 04", A CHORD BEARING OF SOUTH 39° 53' 22" EAST, AND A CHORD LENGTH OF 49.68 FEET;

THENCE SOUTH 12° 34' 33" WEST, A DISTANCE OF 40.84 FEET TO THE NORTHWEST CORNER OF LOT 91, BLOCK 1 OF INVESTORS PLANTATION ON THE RIVER (A SUBDIVISION), AS SHOWN ON THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK 59 OF PLATS AT PAGES 5702 TO 5703, ADA COUNTY RECORDS;

THENCE SOUTH 18° 33' 37" WEST, A DISTANCE OF 135.10 FEET ON THE WESTERLY LOT LINE OF SAID LOT 91 TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY LINE OF LOT 70, BLOCK 1 OF SAID "THE AMENDED PLAT OF A PORTION OF LOT 1, AND ALL OF LOTS 2, 3, 4, 5 AND 6, BLOCK 1 OF THE PLANTATION NO. 2" (SUBDIVISION), SAID POINT BEING ON THE NORTH BANK OF THE BOISE RIVER;

THENCE NORTH 59° 58' 54" WEST, A DISTANCE OF 120.71 FEET ON THE SOUTHERLY BOUNDARY LINE OF SAID LOT 70, BLOCK 1 AND THE NORTH BANK OF THE BOISE RIVER;

THENCE NORTH 52° 27' 52" WEST, A DISTANCE OF 212.38 FEET ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 70, BLOCK 1;

THENCE ON THE WESTERLY LOT LINE OF SAID LOT 70 FOR THE FOLLOWING COURSES AND DISTANCES :

THENCE NORTH 57° 42' 27" EAST, A DISTANCE OF 77.34 FEET;

THENCE SOUTH 89° 28' 24" EAST, A DISTANCE OF 105.00 FEET;

THENCE NORTH 00° 31' 36" EAST, A DISTANCE OF 145.00 FEET;

THENCE NORTH 44° 29' 21" WEST, A DISTANCE OF 54.17 FEET TO A POINT OF CURVE;

THENCE 43.69 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 55° 37' 54", A CHORD BEARING OF NORTH 17° 49' 21" EAST, AND A CHORD LENGTH OF 42.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.33 ACRES MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE NEWLY DEDICATED EASEMENTS AND PRIVATE DRIVEWAY AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS AND PRIVATE DRIVEWAY IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF GARDEN CITY, AND THE CITY OF GARDEN HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

GLASS CREEK, LLC

BY: _____
MICHAEL F. HAIR, JR.

Acknowledgment

STATE OF _____)
) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____, _____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MICHAEL F. HAIR, JR., KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF GLASS CREEK, LLC., A CALIFORNIA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY 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.

NOTARY PUBLIC FOR _____
RESIDING IN _____

MY COMMISSION EXPIRES _____

Certificate of Surveyor

I, JAMES R. WASHBURN, 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" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



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Final Plat
GLASS ISLAND VIEW SUBDIVISION
 2021

Approval of Central District Health

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

Approval of Ada County Highway District

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

 PRESIDENT

Approval of City Engineer

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF GARDEN CITY, ADA COUNTY, IDAHO DO HEREBY APPROVE THIS PLAT.

 GARDEN CITY ENGINEER

Approval of City Council

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF GARDEN 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.

 CITY CLERK, GARDEN CITY, IDAHO

Certificate of County Surveyor

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

 COUNTY SURVEYOR

PLS _____

DATE _____

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.

 DATE

 COUNTY TREASURER

County Recorder's Certificate

STATE OF IDAHO)
) S.S.
 COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF THE LAND GROUP, INC.

AT _____ MINUTES PAST _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____, _____, IN BOOK _____ OF PLATS AT

PAGES _____ THROUGH _____, INSTRUMENT NO. _____.

 DEPUTY

FEE: _____

 EX-OFFICIO RECORDER



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