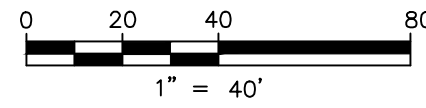
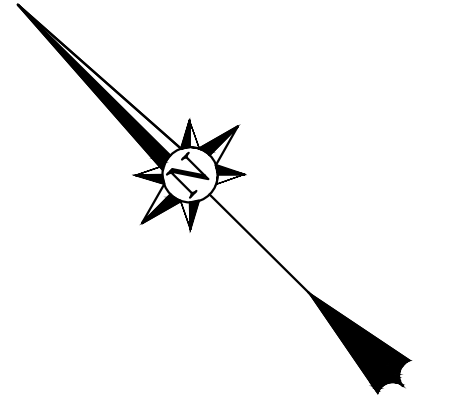


REESE TOWNHOMES SUBDIVISION

A RE-PLAT OF A PORTION OF LOT 7, LOT 28, AND THE EAST 1/2 OF LOT 29,
FAIRVIEW ACRES SUBDIVISION No. 2, BOOK 10 OF PLATS, PAGE 538, ADA COUNTY RECORDS.
LYING WITHIN THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 5, T.3N., R.2E., B.M.
CITY OF GARDEN CITY — COUNTY OF ADA — STATE OF IDAHO
2025



LEGEND

- SUBDIVISION BOUNDARY LINE
- ORIGINAL PLATTED LOT LINE
- LOT LINE
- PARCEL LINE
- CENTERLINE
- EASEMENT AREA
- FOUND 3 1/4" BRASS CAP R/W MONUMENT IN CONCRETE BASE
- FOUND 3 1/4" ALUMINUM CAP, STAMPED PLS 7876
- FOUND 2" ALUMINUM CAP STAMPED PLS 11463
- SET 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING
- LOT NUMBER, REESE TOWNHOMES SUB.
- LOT NUMBER, FAIRVIEW ACRES SUB No. 2, BLOCK K

REFERENCES

- R1 = ITD PLANS, ORCHARD STREET EXTENSION, PROJECT No. 1-84-1(7)4
- R2 = RECORD OF SURVEY No. 5069
- R3 = FAIRVIEW ACRES SUB. No. 2, BOOK 10 OF PLATS, PAGE 538
- R4 = RECORD OF SURVEY No. 11829
- R5 = WARRANTY DEED, INST. No. 2019-040595

LINE TABLE

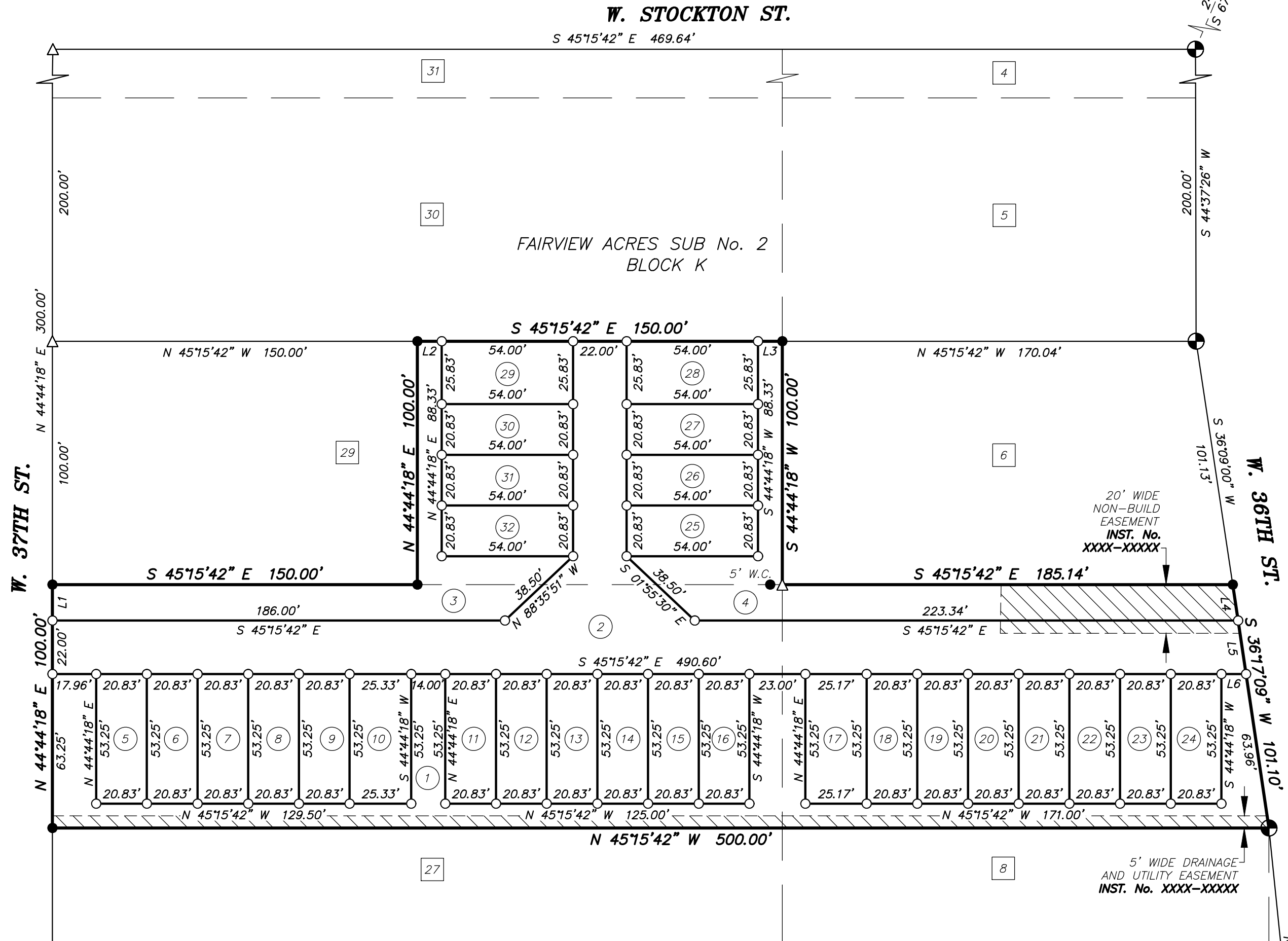
LINE	BEARING	DISTANCE
L1	N 44°44'18" E	14.75'
L2	S 45°15'42" E	10.00'
L3	S 45°15'42" E	10.00'
L4	S 36°17'09" W	14.91'
L5	S 36°17'09" W	22.23'
L6	S 45°15'42" E	10.13'

BASIS OF BEARING

S 00°03'00" W BETWEEN FOUND MONUMENTS AT THE CORNER COMMON TO SECTIONS 4, 5, 32, & 33 AND THE EAST 1/4 CORNER OF SECTION 5.

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PARCELS AS SHOWN PER IDAHO CODE 50-1301. I FOUND AND HELD MONUMENTS ALONG THE EXTERIOR PARCEL BOUNDARY PER R4 AND R5.



NOTES

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
3. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF GARDEN CITY APPLICABLE ZONING AND SUBDIVISION REGULATIONS.
4. IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3805(1)(b), IRRIGATION WATER HAS **NOT BEEN PROVIDED?** FOR BY THE OWNER, AND THE LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS BY THE FAIRVIEW ACRES LATERAL WATER USERS ASSOCIATION, INC.
5. **NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.**
6. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE GARDEN CITY DEVELOPMENT CODE OR AS SPECIFICALLY APPROVED IN ACCORDANCE WITH PLANNED UNIT DEVELOPMENT APPLICATION SUBFY2024-0003.
7. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT APPLICATION, GARDEN CITY FILE No. SUBFY2024-0003.
8. LOT 2 IS HEREBY DESIGNATED AS HAVING A BLANKET PERMANENT SHARED DRIVEWAY, CROSS ACCESS, AND EMERGENCY ACCESS EASEMENT FOR THE BENEFIT OF THE RESIDENTIAL LOT OWNERS AND NORTH ADA COUNTY FIRE AND RESCUE. THIS LOT IS ALSO HEREBY DESIGNATED AS PROVIDING AN EASEMENT IN FAVOR OF THE CITY OF GARDEN CITY FOR WATER AND SEWER IMPROVEMENTS AND INSPECTION OF STORMWATER MANAGEMENT FACILITIES. THESE EASEMENTS SHALL ENCOMPASS ALL WATER AND SANITARY SEWER MAINLINES AND APPURTENANCES, FIRE HYDRANTS, WATER METERS AND SERVICES TO THE WATER METERS. THE **XXXXX XXXXXXXX COMMUNITY ASSOCIATION, INC.** SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF INDIVIDUAL SANITARY SEWER SERVICES LOCATED BENEATH THE STORMWATER DISPOSAL. **XXXXX XXXXXX COMMUNITY ASSOCIATION, INC.,** OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ANY REPAIR OF THE STORMWATER DISPOSAL SYSTEM CAUSED BY UTILITY MAINTENANCE OR REPLACEMENT OF THE GARDEN CITY SEWER AND WATER FACILITIES.
9. LOTS 1, 2, 3, & 4 ARE COMMON LOTS THAT SHALL BE OWNED AND MAINTAINED BY THE **XXXXX XXXXXX COMMUNITY ASSOCIATION, INC.** AND CANNOT BE DEVELOPED IN THE FUTURE. THESE LOTS ARE SUBJECT TO A BLANKET PERMANENT PUBLIC UTILITIES, DRAINAGE, AND PRESSURE IRRIGATION EASEMENT.
10. THIS DEVELOPMENT IS SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE ADA COUNTY RECORDER'S OFFICE. (INST. No. ?)
11. PARKING IS PROHIBITED ON SHARED DRIVEWAY EXCEPT FOR DESIGNATED PARKING SPACES.
12. THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP No. 16001C0188J, EFFECTIVE 6/19/2020.
13. NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT No. **XXXX-XXXXXX** HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF GARDEN CITY. (REPAIR/MAINTENANCE AGREEMENT?)
14. THIS DEVELOPMENT IS SUBJECT TO DEVELOPMENT AGREEMENT INSTRUMENT No. **XXXX-XXXXXX**

FOR AGENCY REVIEW

Nathan J. Dang,
P.L.S. 11463



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Boise, Idaho 83702
(208) 488-4227
www accuratesurveyors.com

JOB NO. 24-218
DRAWN BY: ARO
SHEET: 1 OF 3

REESE TOWNHOMES SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL PERSONS BY THESE PRESENTS, THAT DCC COMMERCIAL PROPERTIES, LLC IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW AND IT IS SAID CORPORATION'S INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

A PARCEL OF LAND BEING A PORTION OF LOT 7, LOT 28, AND THE EAST 1/2 OF LOT 29, BLOCK K, FAIRVIEW ACRES SUBDIVISION No. 2, BOOK 10 OF PLATS, PAGE 538, ADA COUNTY RECORDS; LYING WITHIN THE NORTH HALF OF THE SOUTH HALF OF SECTION 5, T3N, R2E, BOISE MERIDIAN, CITY OF GARDEN CITY, COUNTY OF ADA, IDAHO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND 3 1/4 INCH DIAMETER ALUMINUM CAP MONUMENT AT THE EAST 1/4 CORNER OF SAID SECTION 5, FROM WHICH THE FOUND 3 1/4 INCH DIAMETER BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 5, BEARS N 00° 03' 00" E A DISTANCE OF 2678.60 FEET; THENCE S 67° 27' 00" W FOR A DISTANCE OF 2442.67 FEET TO A FOUND 3 1/4 INCH DIAMETER BRASS CAP MONUMENT; THENCE S 44° 37' 26" W ALONG THE EASTERLY RIGHT-OF-WAY OF W. 36th ST. FOR A DISTANCE OF 200.00 FEET; THENCE S 36° 09' 00" W ALONG SAID RIGHT-OF-WAY FOR A DISTANCE OF 101.13 FEET TO A FOUND 2 INCH DIAMETER ALUMINUM CAP STAMPED PLS 11463, THE POINT OF BEGINNING;

THENCE S 36° 17' 09" W ALONG THE WESTERLY RIGHT-OF-WAY OF W. 36th ST. FOR A DISTANCE OF 101.10 FEET TO A FOUND 3 1/4 INCH DIAMETER BRASS CAP MONUMENT;

THENCE N 45° 15' 42" W FOR A DISTANCE OF 500.00 FEET TO A FOUND 2 INCH DIAMETER ALUMINUM CAP MONUMENT STAMPED PLS 11463;

THENCE N 44° 44' 18" E ALONG THE EASTERLY RIGHT-OF-WAY OF W. 37th ST. FOR A DISTANCE OF 100.00 FEET TO A FOUND 2 INCH DIAMETER ALUMINUM CAP MONUMENT STAMPED PLS 11463;

THENCE S 45° 15' 42" E FOR A DISTANCE OF 150.00 FEET TO A FOUND 2 INCH DIAMETER ALUMINUM CAP MONUMENT STAMPED PLS 11463;

THENCE N 44° 44' 18" E FOR A DISTANCE OF 100.00 FEET TO A FOUND 2 INCH DIAMETER ALUMINUM CAP MONUMENT STAMPED PLS 11463;

THENCE S 45° 15' 42" E FOR A DISTANCE OF 150.00 FEET TO A FOUND 2 INCH DIAMETER ALUMINUM CAP MONUMENT STAMPED PLS 11463;

THENCE S 44° 44' 18" W FOR A DISTANCE OF 100.00 FEET TO A FOUND 2 INCH DIAMETER ALUMINUM CAP MONUMENT STAMPED PLS 11463;

THENCE S 45° 15' 42" E FOR A DISTANCE OF 185.14 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.475 ACRES, MORE OR LESS.

THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS. ALL LOTS WITHIN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER FROM VEOLIA WATER IDAHO, INC, AND VEOLIA WATER IDAHO, INC HAS AGREED IN WRITING TO SERVE ALL LOTS, PER IDAHO CODE 50-1334.

DCC COMMERCIAL PROPERTIES, LLC
JEFFERY L. HATCH, MANAGER

DATE:

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS DAY OF ,IN THE YEAR 20, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED JEFFERY L. HATCH; KNOWN OR IDENTIFIED TO BE THE MANAGER WHO EXECUTED THE INSTRUMENT ON BEHALF OF DCC COMMERCIAL PROPERTIES, LLC, AND ACKNOWLEDGED TO ME EXECUTED THE SAME.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

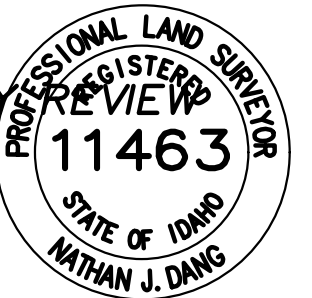
NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
MY COMMISSION EXPIRES
RESIDING IN

CERTIFICATE OF SURVEYOR

I, Nathan J. Dang, do hereby certify that I am a Registered 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 hereon, and is in conformity with the State of Idaho codes relating to plats, surveys, and the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

FOR AGENCY

Nathan J. Dang,
P.L.S. 11463



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Boise, Idaho 83702
(208) 488-4227
www accuratesurveyors.com

Table with 2 columns: Field Name and Value. Fields include JOB NO. (24-218), DRAWN BY (ARO), and SHEET (1 OF 3).

REESE TOWNHOMES SUBDIVISION

CERTIFICATE OF ADA COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR 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.

ADA COUNTY SURVEYOR DATE

CERTIFICATE 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 ADA 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 DEPT., EHS 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 IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

ADA COUNTY TREASURER DATE

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE DAY OF 20.

PRESIDENT DATE

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF GARDEN CITY, ADA COUNTY, IDAHO, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND CERTIFY THAT IT IS IN ACCORDANCE WITH GARDEN CITY SUBDIVISION ORDINANCE RELATING TO SUBDIVISION PLATS.

CITY ENGINEER DATE

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO } SS
ADA COUNTY }
INSTRUMENT NUMBER
FILED FOR RECORD AT THE REQUEST OF ACCURATE SURVEYING & MAPPING
AT MINUTES PAST O'CLOCK M. THIS
DAY OF , 20
EX-OFFICIO RECORDER:
DEPUTY:
FEE:

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 THE DAY OF 20, THIS PLAT WAS ACCEPTED AND APPROVED.

GARDEN CITY CLERK, DATE

FOR AGENCY REVIEW

Nathan J. Dang,
P.L.S. 11463



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