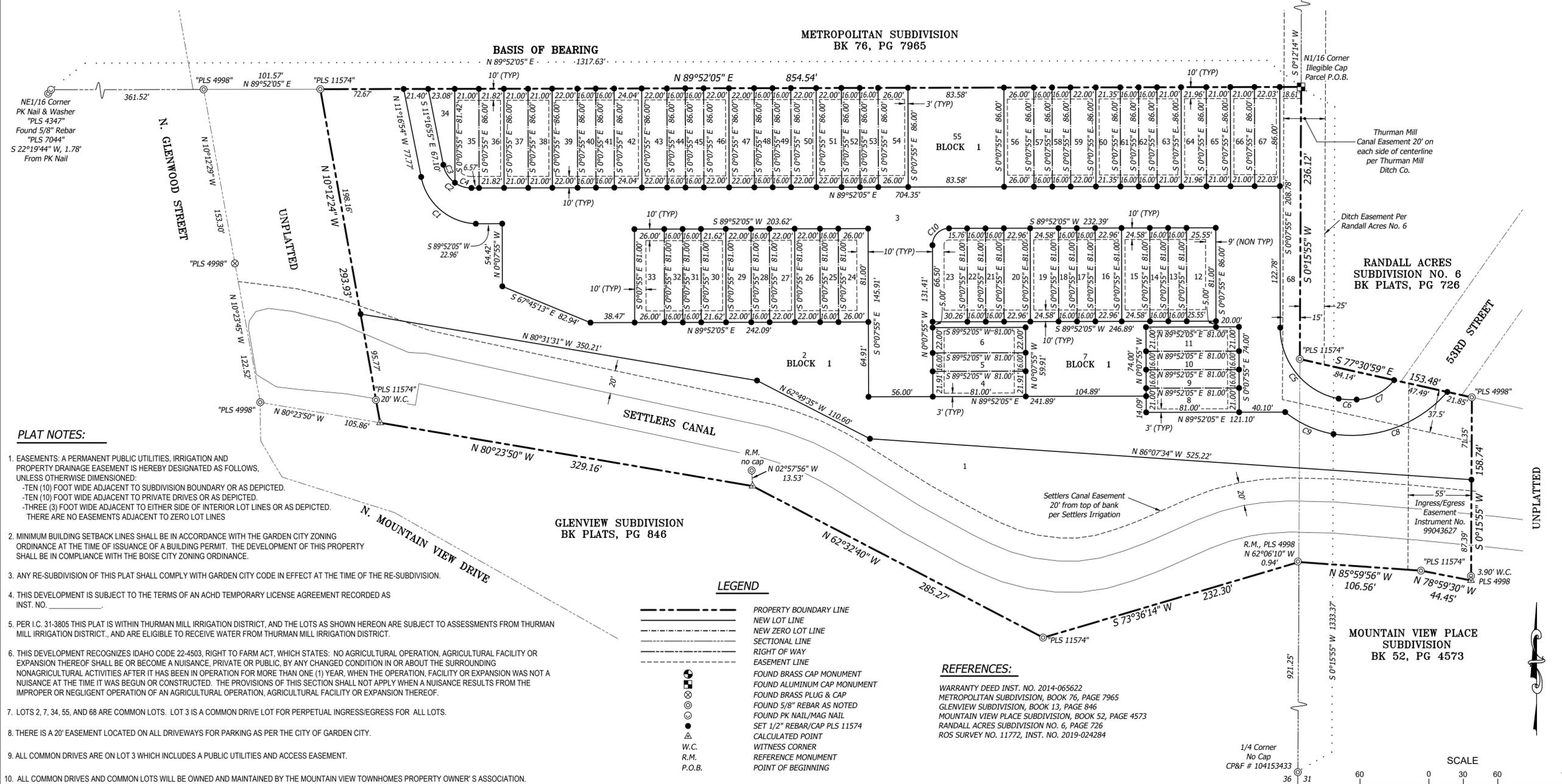


A PLAT SHOWING MOUNTAIN VIEW TOWNHOMES LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 36 T. 4 N., R. 1 E. AND THE SW1/4 OF THE NW1/4 OF SECTION 31, T. 4 N., R. 2 E., B.M., GARDEN CITY, ADA COUNTY, IDAHO 2020

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.50'	67.53'	62.61'	N 49°35'35" W	76°37'24"
C2	25.00'	34.40'	31.75'	S 50°42'25" E	78°51'00"
C3	25.00'	19.03'	18.57'	N 33°05'10" W	43°36'31"
C4	25.00'	15.38'	15.14'	S 72°30'40" E	35°14'29"
C5	62.91'	86.52'	79.86'	S 39°31'47" E	78°47'45"
C6	77.70'	15.76'	15.73'	S 87°16'03" E	11°37'18"
C7	44.70'	37.85'	36.74'	N 62°40'48" E	48°31'35"
C8	110.64'	110.23'	105.73'	S 69°46'46" W	57°05'04"
C9	93.91'	46.67'	46.19'	S 65°35'57" E	28°28'25"
C10	14.50'	22.78'	20.51'	N 44°52'05" E	90°00'00"



PLAT NOTES:

- EASEMENTS: A PERMANENT PUBLIC UTILITIES, IRRIGATION AND PROPERTY DRAINAGE EASEMENT IS HEREBY DESIGNATED AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED:
-TEN (10) FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY OR AS DEPICTED.
-TEN (10) FOOT WIDE ADJACENT TO PRIVATE DRIVES OR AS DEPICTED.
-THREE (3) FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR LOT LINES OR AS DEPICTED.
THERE ARE NO EASEMENTS ADJACENT TO ZERO LOT LINES
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE GARDEN CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH GARDEN CITY CODE IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ACHD TEMPORARY LICENSE AGREEMENT RECORDED AS INST. NO. _____
- PER I.C. 31-3805 THIS PLAT IS WITHIN THURMAN MILL IRRIGATION DISTRICT, AND THE LOTS AS SHOWN HEREON ARE SUBJECT TO ASSESSMENTS FROM THURMAN MILL IRRIGATION DISTRICT, AND ARE ELIGIBLE TO RECEIVE WATER FROM THURMAN MILL IRRIGATION DISTRICT.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION 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 NUISANCE AT THE TIME IT WAS BEGUN OR CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- LOTS 2, 7, 34, 55, AND 68 ARE COMMON LOTS. LOT 3 IS A COMMON DRIVE LOT FOR PERPETUAL INGRESS/EGRESS FOR ALL LOTS.
- THERE IS A 20' EASEMENT LOCATED ON ALL DRIVEWAYS FOR PARKING AS PER THE CITY OF GARDEN CITY.
- ALL COMMON DRIVES ARE ON LOT 3 WHICH INCLUDES A PUBLIC UTILITIES AND ACCESS EASEMENT.
- ALL COMMON DRIVES AND COMMON LOTS WILL BE OWNED AND MAINTAINED BY THE MOUNTAIN VIEW TOWNHOMES PROPERTY OWNER'S ASSOCIATION.
- LOT 1, BLOCK 1 IS TO BE DEDICATED TO THE SETTLERS IRRIGATION DISTRICT. ALL NON-COMMON LOTS ARE DESIGNATED AS BUILDING LOTS.
- THIS PROPERTY FALLS OUTSIDE THE 500 YEAR FLOODPLAIN. SEE FLOOD INSURANCE RATE MAP (FIRM) ADA COUNTY, IDAHO PANEL 165 OF 875. COMMUNITY PANEL NUMBER 16001C0165H, FEB 19, 2003.
- MOUNTAIN VIEW TOWNHOMES SHALL BE SUBJECT TO THE MASTER DECLARATION OF CC&R'S OF THE MOUNTAIN VIEW TOWNHOMES PROPERTY OWNER'S ASSOCIATION, RECORDED AS INSTRUMENT NO. _____, OFFICIAL RECORDS OF ADA COUNTY.
- LOT 3, BLOCK 1 CONTAINS PRIVATE STREETS AND PARKING AREAS FOR USE OF THE LOT OWNERS WITHIN THE SUBDIVISION AND THEIR GUESTS. SAID LOT SHALL PROVIDE RECIPROCAL CROSS-ACCESS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO THE PUBLIC RIGHTS-OF-WAY. SAID LOT SHALL PROVIDE RECIPROCAL CROSS-PARKING IN ACCORDANCE WITH THE CC&R'S FOR THIS SUBDIVISION. THE MOUNTAIN VIEW TOWNHOMES PROPERTY OWNER'S ASSOCIATION WILL OWN SAID LOT AND WILL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIREMENTS ASSOCIATED WITH SAID LOT. LOT OWNERS WITHIN THE SUBDIVISION SHALL HAVE PERPETUAL RIGHTS OF INGRESS/EGRESS OVER THE PRIVATE STREETS. SAID PERPETUAL RIGHTS / EASEMENT SHALL RUN WITH THE LAND. RESPONSIBILITY OF MAINTENANCE OF THE PRIVATE STREETS CANNOT BE MODIFIED, AND THE SUBDIVISION OWNERS ASSOCIATIONS CANNOT BE DISSOLVED WITHOUT EXPRESS CONSENT OF GARDEN CITY.
- PORTIONS OF COMMON LOTS 3, 7, 34, 55 & 68, BLOCK 1, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THE FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

LEGEND

- PROPERTY BOUNDARY LINE
- NEW LOT LINE
- NEW ZERO LOT LINE
- SECTIONAL LOT LINE
- RIGHT OF WAY
- EASEMENT LINE
- ⊗ FOUND BRASS CAP MONUMENT
- ⊕ FOUND ALUMINUM CAP MONUMENT
- ⊙ FOUND BRASS PLUG & CAP
- ⊚ FOUND 5/8" REBAR AS NOTED
- ⊛ FOUND PK NAIL/MAG NAIL
- ⊜ SET 1/2" REBAR/CAP PLS 11574
- CALCULATED POINT
- ▲ WITNESS CORNER
- R.M.
- P.O.B.

REFERENCES:

- WARRANTY DEED INST. NO. 2014-065622
- METROPOLITAN SUBDIVISION, BOOK 76, PAGE 7965
- GLENVIEW SUBDIVISION, BOOK 13, PAGE 846
- MOUNTAIN VIEW PLACE SUBDIVISION, BOOK 52, PAGE 4573
- RANDALL ACRES SUBDIVISION NO. 6, PAGE 726
- ROS SURVEY NO. 11772, INST. NO. 2019-024284

SURVEYORS NARRATIVE

SAWTOOTH LAND SURVEYING WAS CONTRACTED TO PREPARE A TOWNHOME SUBDIVISION ON SHOWN HEREON. THE BOUNDARY FOR THIS PROJECT WAS ESTABLISHED BY RECORD OF SURVEY NO. 11772.

THIS PROPERTY BOUNDARY CORNERS AND SECTIONAL MONUMENTS WERE FOUND AND ACCEPTED FOR THIS SUBDIVISION.

JEFF BEAGLEY



P.L.S. 11574

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SAWTOOTH
Land Surveying, LLC
WWW.SAWTOOTHLS.COM

SHEET: 1 OF 3	DATE: 9/2020	DRAWN BY: JB	CHECKED BY: CP	JOB#: 18336
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DWG#: 18336-FP



A PLAT SHOWING MOUNTAIN VIEW TOWNHOMES

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS:

THAT I THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS MY INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNER FURTHER CERTIFIES, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM THE CITY OF GARDEN CITY, IDAHO MUNICIPAL WATER SYSTEM, INCORPORATED AND THAT THE CITY OF GARDEN CITY, IDAHO, HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

THE PRIVATE LANE, AS SHOWN ON THIS PLAT, IS NOT DEDICATED TO THE PUBLIC.

BASIS OF BEARING FOR THIS DESCRIPTION IS N. 89°52'05" E. BETWEEN A PK NAIL AND WASHER STAMPED "PLS 4347" MARKING THE NE1/16 CORNER OF SECTION 36 AND AN ILLEGIBLE ALUMINUM CAP MARKING THE N1/16 CORNER OF SECTION 36, BOTH IN T. 4 N., R. 1 E., B.M., ADA COUNTY, IDAHO.

A PARCEL OF LAND LOCATED IN THE SE1/4 OF THE NE1/4 OF SECTION 36, T. 4 N., R. 1 E. AND THE SW1/4 OF THE NW1/4 OF SECTION 31, T. 4 N., R. 2 E., B.M., GARDEN CITY, ADA COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ILLEGIBLE ALUMINUM CAP MARKING THE N1/16 CORNER OF SAID SECTION 36 AND THE SE CORNER OF THE METROPOLITAN SUBDIVISION ON FILE IN BOOK 76 OF PLATS AT PAGES 7965-7966, OFFICIAL RECORDS, ADA COUNTY, IDAHO;

THENCE S. 00°15'55" W., COINCIDENT WITH THE EAST LINE OF SAID SE1/4 OF THE NE1/4 OF SECTION 36 AND THE WEST LINE OF RANDALL ACRES SUBDIVISION NO. 6 ON FILE IN BOOK 12 OF PLATS AT PAGE 726, OFFICIAL RECORDS, ADA COUNTY, IDAHO, A DISTANCE OF 236.12 FEET TO A 5/8" REBAR AND CAP "PLS 11574";

THENCE S. 77°30'59" E., COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID RANDALL ACRES SUBDIVISION NO. 6, A DISTANCE OF 153.48 FEET TO A 5/8" REBAR AND CAP "PLS 4998";

THENCE LEAVING SAID SOUTHERLY LINE, S. 00°15'55" W., 158.74 FEET TO A POINT ON THE NORTHERLY LINE OF MOUNTAIN VIEW PLACE SUBDIVISION ON FILE IN BOOK 52 OF PLATS AT PAGES 4573-4574, OFFICIAL RECORDS, ADA COUNTY, IDAHO, SAID POINT WITNESSED N. 00°15'55" E., 3.90 FEET WITH A 5/8" REBAR AND CAP "PLS 4998";

THENCE N. 78°59'30" W., COINCIDENT WITH SAID NORTHERLY LINE OF MOUNTAIN VIEW PLACE SUBDIVISION, A DISTANCE OF 44.45 FEET TO A 5/8" REBAR AND CAP "PLS 11574";

THENCE N. 85°59'56" W., COINCIDENT WITH SAID NORTHERLY LINE OF MOUNTAIN VIEW PLACE SUBDIVISION, A DISTANCE OF 106.56 FEET TO THE NE CORNER OF GLENVIEW SUBDIVISION ON FILE IN BOOK 13 OF PLATS AT PAGES 846-847, OFFICIAL RECORDS, ADA COUNTY, IDAHO, SAID POINT REFERENCED N. 62°06'10" W., 0.94 FEET WITH A 5/8" REBAR AND CAP "PLS 4998";

THENCE S. 73°36'14" W., COINCIDENT WITH THE NORTHERLY LINE OF SAID GLENVIEW SUBDIVISION, A DISTANCE OF 232.30 FEET TO A 5/8" REBAR AND CAP "PLS 11574";

THENCE N. 62°32'40" W., COINCIDENT WITH SAID NORTHERLY LINE OF GLENVIEW SUBDIVISION, A DISTANCE OF 285.27 FEET, SAID POINT REFERENCED N. 02°57'56" W., 13.53 FEET WITH A 5/8" REBAR WITH NO CAP;

THENCE N. 80°23'50" W., COINCIDENT WITH SAID NORTHERLY LINE OF GLENVIEW SUBDIVISION, A DISTANCE OF 329.16 FEET, SAID POINT WITNESSED N. 10°12'24" W., 20.00 FEET WITH A 5/8" REBAR AND CAP "PLS 11574";

THENCE LEAVING SAID NORTHERLY LINE OF GLENVIEW SUBDIVISION, N. 10°12'24" W., 293.93 FEET TO A 5/8" REBAR AND CAP "PLS 11574" ON THE NORTH LINE OF SAID SE1/4 OF THE NE1/4 AND THE SOUTH LINE OF SAID METROPOLITAN SUBDIVISION;

THENCE N. 89°52'05" E., COINCIDENT WITH SAID NORTH LINE OF THE SE1/4 OF THE NE1/4 AND SAID SOUTH LINE OF METROPOLITAN SUBDIVISION, A DISTANCE OF 854.54 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 7.779 ACRES MORE OR LESS.

CS2, LLC
CORY SWAIN, MEMBER

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CORY SWAIN, KNOWN OR IDENTIFIED TO ME TO BE THE MEMBER OF CS2, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THAT EXECUTED THE 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 SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR

I, JEFF BEAGLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.

JEFF BEAGLEY  P.L.S. 11574

	2030 S. WASHINGTON AVE. EMMETT, ID 83617 (208) 398-8104 FAX (208) 398-8105 WWW.SAWTOOTHLS.COM	DWG#: 18336-FP		
SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:
2 OF 3	9/2020	JB	CP	18336

A PLAT SHOWING
MOUNTAIN VIEW TOWNHOMES

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.

DISTRICT HEALTH DEPARTMENT, EHS DATE

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF _____, 2020.

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT DATE

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.

CITY ENGINEER DATE

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 _____, 2020 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO 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 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 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

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC., AT _____ MINUTES PAST _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2020, A.D., AND WAS DULY RECORDED IN BOOK _____ OF PLATS AT PAGES _____, THROUGH _____, INSTRUMENT NUMBER _____.

DEPUTY EX-OFFICIO RECORDER

JEFF BEAGLEY P.L.S. 11574


 2030 S. WASHINGTON AVE.
EMMETT, ID 83617
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SHEET: 3 OF 3	DATE: 9/2020	DRAWN BY: JB	CHECKED BY: CP	JOB#: 18336
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DWG#: 18336-FP

Google Maps Mountain View Townhomes



Map data ©2020 200 ft