EASEMENT

File Number: EASFY2019-6
Date Received : 6/7/19 MK
FOR OFFICE USE ONLY

6015 Glenwood street ▪ Garden City, ID 83714 ▪ 208.472.2921(tel.)
▪ www.gardencityidaho.org ▪ building@gardencityidaho.org

APPLICANT		PROPERTY OWNER	
Name:	Bob Taunton, Applicant Representative	Name:	Will Gustafson, Manager
Company:	Taunton Group, LLC	Company:	Glass Creek, LLC
Address:	2724 S. Palmatier Way	Address:	6501 Fruitvale Ave.
City:	Boise	City:	Bakersfield
State:	ID Zip: 83716	State:	CA Zip: 93308
Tel.:	208-401-5505	Tel.:	805-448-3552
E-mail:	bobtaunton@tauntongroup.com	E-mail:	

EASEMENT INFORMATION

Any associated Garden City application file number: NO
Site Address: 6515 W. State St. **Garden City, Idaho 83714**
Subdivision Name: Plantation No 2 & Plantation No 2 Amended
Affected Lot and Blocks Lot 1 Block 1
Tax Parcel Number(s): S0630223350

APPLICATION INFORMATION REQUIRED

☐ **New Easement** (Easements shown on a subdivision plat do not require this form):

***Please Provide:**

- Explanation of the request if there is no associated Garden City application where an easement has been specified as a condition of approval
- Draft Easement in .doc format
- Easement Exhibits:
  - Legal Description of the platted area or property to be included in the easement
  - Map thereof

☒ **Request to Vacate Easement** - 20' Water & Sewer Easement

***Please Provide:**

- ✓ Affidavit of Legal Interest
- ✓ Exhibit A: Legal Description of the platted area or property to be vacated and map thereof;
- ✓ Exhibit B: Petition to vacate including:
  - Circumstances of the request to vacate
  - Legal Description of the platted area or property to be vacated and map thereof
  - The names of the persons affected by the vacation request
    - Notarized relinquishments from each potential grantee (e.g. a utility and drainage easement should include relinquishments from Century Link, Intermountain Gas, Idaho Power, Drainage District, and the Home Owners Association)

Taunton Group

Community Development

June 6, 2019

Chris Samples
Associate Planner
Garden City
6105 N. Glenwood St.
Garden City, ID 83714-1347

Re: Application to Vacate Easements – Plantation Country Club

Dear Chris,

Glass Creek, LLC purchased the Plantation Country Club property December 2018. In preparation for the closing, Glass Creek engaged the Land Group to undertake an ALTA survey of the property and Spink Butler to conduct an analysis of the tile commitment and exceptions. Since closing the owners have reviewed the survey and title investigation and have determined that there are easements that can be vacated to clean up the property title going forward.

On behalf of Glass Creek, I am submitting applications to vacate two easements on the property that are identified on existing recorded plats for adjacent subdivisions.

15-Foot Access Easement

This Access Easement is located on the west boundary of, and within Lot 1, Block 1, Plantation No. 2 Amended recorded plat and is identified as title Exception No. 24 on the ALTA survey. Lot 1 is part of the Plantation Golf Course and is owned by Glass Creek, the only entity affected by this easement. The easement lies adjacent a tee box for one of the golf holes and is not in use. Spink Butler and Fidelity National Title Company also reviewed Document 8007799, title Exception 32 on the ALTA survey. The Access Easement is one of several easements reserved by the Grantor, Plantation Development, Inc., in that document. Glass Creek is the successor in interest of the Grantor.

Included with the Easement Vacation application is a copy of the Plantation No 2 Amended recorded plat and the legal description and exhibit of the Access Easement.

20-Foot Sewer and Water Easement

This Sewer and Water Easement is located within the same Lot 1 Block 1 owned by Glass Creek as the Access Easement above and is indicated on the recorded plats for Plantation No. 2 and Plantation No. 2 Amended, title Exceptions 22 and 24 as shown on the ALTA survey. At

some point there may have been a plan to extend sewer and water across the Boise River and into the Plantation Country Club property, but the easement is not in use. Jason Densmer of the Land Group has undertaken extensive research of documents provided by the City and has determined there are no utilities in this Sewer and Water Easement. A review of the recorded plat signature pages indicates Garden City is the holder of this easement and is the only entity affected by this easement. Other sewer and water easements cross Lot 1 that are in use to serve the Plantation subdivisions and these easements will remain.

A separate Easement Vacation application form has been submitted and includes copies of the Plantation No. 2 recorded plat, the Plantation No. 2 Amended recorded plat, and the legal description and exhibit of the Sewer and Water Easement.

Below is a portion of the Land Group's ALTA survey that indicates the location of the two easements.

Please contact me if you have any questions. We look forward to City Council approval to vacate the two easements.

Thank you,

BTaunton

Bob Taunton, President
Taunton Group, LLC
2724 S. Palmatier Way
Boise ID 83716
208-401-5505
bobtaunton@tauntongroup.com

#22

BOOK 45
PAGE 3693

THE PLANTATION NO.2

A Subdivision in portions of the N.W. 1/4 S.E 1/4, Lot 2, and a resubdivision of all of lot 1, block 1, The Plantation No. 1 Subdivision, all in Section 30, T. 4 N., R. 2 E., B.M. ADA COUNTY
GARDEN CITY, IDAHO

1978

JOHNSON ENGINEERING

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

0 50 100 200 300 Feet
SCALE

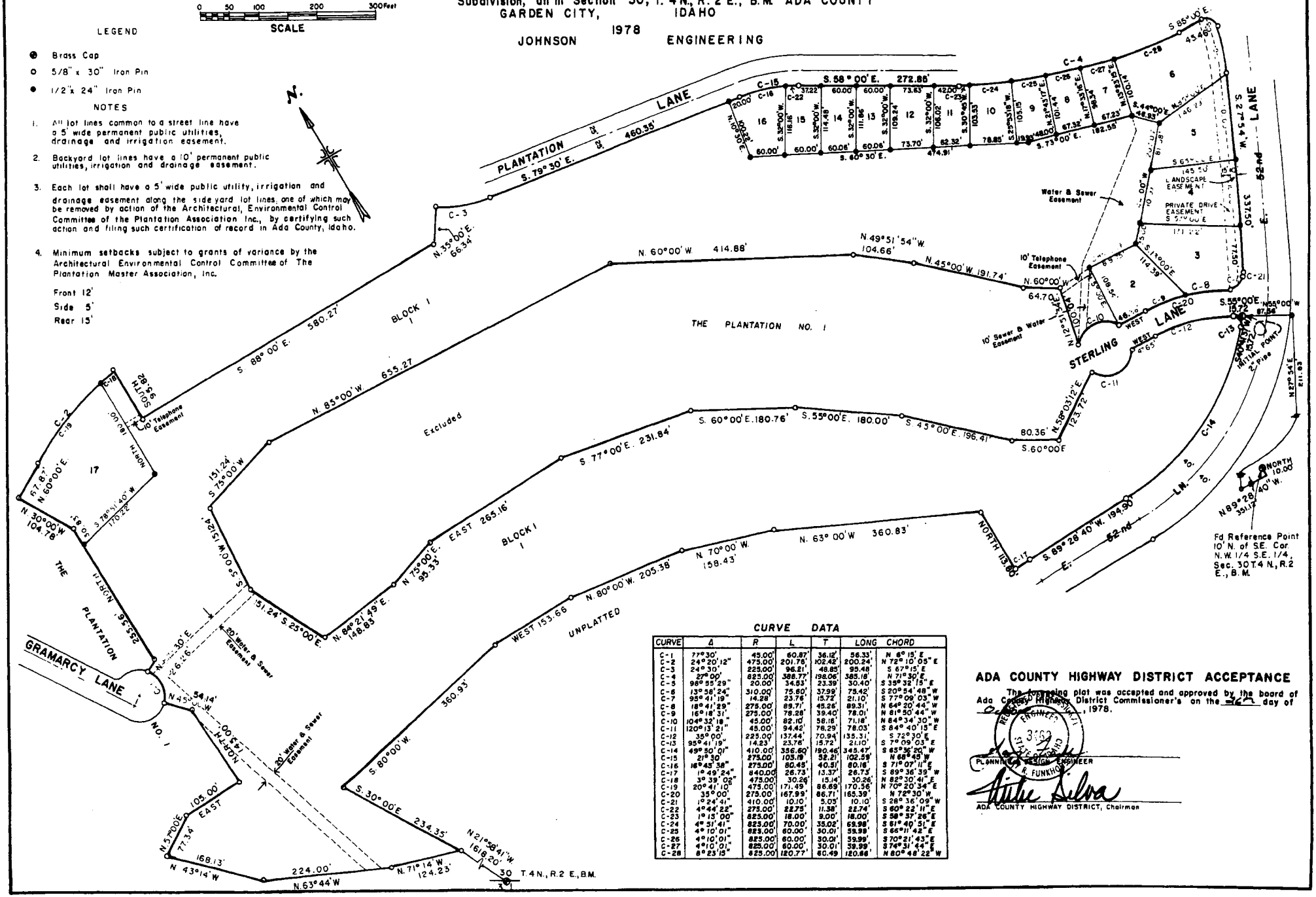
LEGEND

- Brass Cap
- 5/8" x 30" Iron Pin
- 1/2" x 24" Iron Pin

NOTES

1. All lot lines common to a street line have a 5' wide permanent public utilities, drainage and irrigation easement.
2. Backyard lot lines have a 10' permanent public utilities, irrigation and drainage easement.
3. Each lot shall have a 5' wide public utility, irrigation and drainage easement along the side yard lot lines, one of which may be removed by action of the Architectural, Environmental Control Committee of the Plantation Association Inc., by certifying such action and filing such certification of record in Ada County, Idaho.
4. Minimum setbacks subject to grants of variance by the Architectural Environmental Control Committee of The Plantation Master Association, Inc.

Front 12'
Side 5'
Rear 15'



CURVE DATA

CURVE	Δ	R	L	T	LONG CHORD	
C-1	77° 30'	45.00'	60.87'	36.12'	56.33'	N 6° 15' E
C-2	24° 20' 12"	475.00'	201.76'	102.42'	200.24'	N 72° 10' 05" E
C-3	24° 30'	225.00'	96.21'	48.85'	95.48'	S 67° 15' E
C-4	27° 00'	825.00'	388.77'	198.06'	385.18'	N 71° 30' E
C-5	98° 55' 29"	20.00'	34.53'	23.39'	30.40'	S 35° 32' 15" E
C-6	13° 58' 24"	310.00'	75.60'	37.99'	75.42'	S 20° 54' 48" W
C-7	95° 41' 19"	14.28'	23.76'	15.72'	21.10'	S 77° 09' 03" W
C-8	18° 41' 29"	275.00'	89.71'	45.26'	89.31'	N 64° 20' 44" W
C-9	16° 18' 31"	275.00'	78.28'	39.40'	78.01'	N 61° 50' 44" W
C-10	104° 32' 18"	45.00'	82.10'	58.16'	71.18'	N 64° 34' 30" W
C-11	120° 13' 21"	45.00'	94.42'	76.29'	78.03'	S 84° 40' 15" E
C-12	35° 00'	225.00'	137.44'	70.94'	135.31'	S 72° 30' E
C-13	95° 41' 19"	14.23'	23.76'	15.72	21.10'	S 7° 09' 03" E
C-14	49° 30' 01"	410.00'	356.60'	190.46'	345.47'	S 63° 56' 20" W
C-15	21° 30'	275.00	105.19'	52.21'	102.59'	N 68° 45' W
C-16	16° 45' 38"	275.00'	80.45'	40.31'	80.16'	S 71° 07' 11" E
C-17	1° 49' 24"	840.00	26.73'	13.37'	26.73'	S 89° 36' 39" W
C-18	3° 39' 02"	475.00'	30.26'	15.14'	30.26'	N 82° 30' 41" E
C-19	20° 41' 10"	475.00'	171.49'	86.69'	170.56'	N 70° 20' 34" E
C-20	35° 00'	275.00'	167.99'	86.71'	165.39'	N 72° 30' W
C-21	1° 24' 41"	410.00'	10.10'	5.05'	10.10'	S 28° 36' 09" W
C-22	4° 44' 22"	275.00'	22.75'	11.38'	22.74'	S 60° 22' 11" E
C-23	1° 13' 00"	825.00'	18.00'	9.00'	18.00'	S 58° 37' 26" E
C-24	4° 51' 41"	825.00'	70.00'	35.02'	69.98'	S 61° 40' 51" E
C-25	4° 10' 01"	825.00'	60.00'	30.01'	59.99'	S 66° 11' 42" E
C-26	4° 10' 01"	825.00'	60.00'	30.01'	59.99'	S 70° 21' 43" E
C-27	4° 10' 01"	825.00'	60.00'	30.01'	59.99'	S 74° 31' 44" E
C-28	8° 23' 15"	825.00'	120.77'	60.49	120.88'	N 80° 46' 22" W

ADA COUNTY HIGHWAY DISTRICT ACCEPTANCE

The foregoing plat was accepted and approved by the board of Ada County Highway District Commissioner's on the 26th day of October, 1978.

PLANNING & DESIGN ENGINEER
R. FUNKHOUSER

ADA COUNTY HIGHWAY DISTRICT, Chairman

THE PLANTATION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That, A.S. Cudmore and Berklee B. Cudmore, husband and wife, and T.G. McCleary and Ernestine W. McCleary, divorced persons, do hereby certify that they are the owners of the real property in Ada County, Idaho, described as follows:

A subdivision of part of the NW¼SE¼, Govt. Lot 2, and a resubdivision of Lot 1, Block 1, The Plantation No. 1 Subdivision, all in Section 30, T4N, R2E, B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of NW¼SE¼ of Section 30, T4N, R2E, B.M., thence N 89°28'40" W 351.12 feet; thence N 27°54'E 211.83 feet; thence N 55°00'W 87.56 feet to the Real Point of Beginning; thence S 40°41'37"W 15.72 feet; thence on a curve to the Right whose central angle is 49°50'01", whose radius is 410.00 feet, whose length is 356.60 feet, and whose long chord bears S 65°36'20"W 345.47 feet; thence S 89°28'40"W 194.90 feet; thence on a curve to the Left whose central angle is 1°49'24" whose radius is 840.00 feet, whose length is 26.73 feet, and whose long chord bears S 89°36'39"W 26.73 feet; thence NORTH 113.80 feet; thence N 63°00' W 360.83 feet; thence N 70°00'W 158.43 feet; thence N 80°00'W 205.38 feet; thence WEST 153.66 feet; thence S 80°00'W 360.93 feet; thence S 30°00'E 234.35 feet; thence N 71°14' W 124.23 feet; thence N 63°44'W 224.00 feet; thence N 43°14'W 168.13 feet; thence N 57°00'E 77.34 feet; thence EAST 105.00 feet; thence NORTH 145.00 feet; thence N 45°00'W 54.14 feet; thence

On a curve to the Left whose central angle is 77°30', whose radius is 45.00 feet, whose length is 60.87 feet, and whose long chord bears N 6°15'E 56.35 feet, thence

N 57°30'E 26.26 feet; thence NORTH 255.56 feet; thence N 30°00'W 104.78 feet; thence N 60°00'E 67.87 feet; thence

On a curve to the Right whose central angle is 24°20'12", whose radius is 475.00 feet, whose length is 201.76 feet, and whose long chord bears N 72°10'05"E 200.24 feet; thence

SOUTH 95.82 feet; thence S 88°00'E 580.27 feet; thence N 35°00'E 66.34 feet; thence On a curve to the Left whose central angle is 24°30', whose radius is 225.00 feet, whose length is 96.21 feet, and whose long chord bears S 67°15'E 95.48 feet; thence S 79°30'E 460.85 feet; thence on a curve to the Right whose central angle is 21°30', whose radius is 275.00 feet, whose length is 103.19 feet, and whose long chord bears S 68°45'E 102.59 feet; thence S 58°00'E 272.85 feet; thence on a curve to the Left whose central angle is 27°00', whose radius is 825.00 feet, whose length is 388.77 feet, and whose long chord bears N 71°30'E 385.18 feet; thence S 85°00'E 45.46 feet; thence

On a curve to the Right whose central angle is 98°55'29", whose radius is 20.00 feet, whose length is 34.53 feet, and whose long chord bears S 35°32'15"E 30.40 feet; thence on a curve to the Right whose central angle is 13°58'24", whose radius is 310.00 feet, whose length is 75.60 feet, and whose long chord bears S 20°54'48"W 75.42 feet; thence S 27°54"W 337.50 feet; thence

On a curve to the Right whose central angle is 1°24'41", whose radius is 410.00 feet, whose length is 10.10 feet, and whose long chord bears S 28°36'09"W 10.10 feet; thence On a curve to the Right whose central angle is 95°41'19", whose radius is 14.75 feet, whose length is 23.76 feet, and whose long chord bears S 77°09'03"W 21.10 feet; thence On a curve to the Left whose central angle is 35°00', whose radius is 275.00 feet, whose length is 167.99 feet, and whose long chord bears N 72°30'W 165.39 feet; thence WEST 46.38 feet; thence On a curve to the Left whose central angle is 104°32'18", whose radius is 45.00 feet, whose length is 82.10 feet, and whose long chord bears N 84°34'30" W 71.18 feet; thence

N 12°51'34"E 100.04 feet; thence N 60°00'W 64.70 feet; thence N 45°00'W 191.74 feet; thence N 49°51'54" W 104.66 feet; thence N 60°00' W 414.88 feet; thence N 85°00'W 655.27 feet; thence S 75°00' W 151.24 feet; thence S 5°00'W 151.24 feet; thence S 25°00'E 151.24 feet; thence N 84°21'49" E 148.83 feet; thence N 75°00'E 95.33 feet; thence EAST 265.16 feet; thence S 77°00'E 231.84 feet; thence S 60°00'E 180.76 feet; thence S 55°00'E 180.00 feet; thence S 46°00'E 196.41 feet; thence S 60°00'E 80.36 feet; thence N 58°03'12" E 123.72 feet; thence On a curve to the Left whose central angle is 120°13'21", whose radius is 45.00 feet, whose length is 94.42 feet, and whose long chord bears S 84°40'15" E 78.03 feet; thence EAST 47.65 feet; thence

On a curve to the Right whose central angle is 35°00', whose radius is 225.00 feet, whose length is 137.44 feet, and whose long chord bears S 72°30'E 135.32 feet; thence S 55°00'E 15.72 feet to the Real Point of Beginning.

The undersigned do hereby state that the roads and utility easements shown on this plat are not dedicated to the public, but the right to use said roads and easements is hereby reserved for public utilities, including irrigation and drainage conveyances and for access to all lots by lot owners of the subdivision and their invitees and for any other purpose designated hereon, and no permanent structures are to be erected within the lines of said roads and easements; provided, however, that such right to use the roads shall not come into existance until the undersigned convey any portion of the real property set forth on this plat, at which time said rights shall come into existance and shall be perpetual.

IN WITNESS WHEREOF, we have hereunto set our hands.

A.S. CUDMORE — BERKLEE B. CUDMORE — ERNESTINE W. McCLEARY — T.G. McCLEARY

ACKNOWLEDGMENTS:

PLANTATION DEVELOPERS INC.

WILLIAM A. RUNDELL, PRES.

NORMAN J. ZUCKERMAN, SEC.

STATE OF IDAHO } SS
COUNTY OF ADA }

On this 1 day of _____, 1978, before me the undersigned notary public in and for said state personally appeared A.S. Cudmore and Berklee B. Cudmore, husband and wife, who acknowledged they executed this instrument and William A. Rundell and Norman J. Zuckerman, president and secretary respectively of Plantation Developers Inc. and on behalf of said corporation executed this instrument.

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF IDAHO
RESIDING AT BOISE, IDAHO.

STATE OF _____ } SS
COUNTY OF _____

On this 30 day of May, 1978, before me the undersigned notary public in and for said state, personally appeared Ernestine W. McCleary, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she 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.

MY COMMISSION EXPIRES MY COMMISSION EXPIRES 9/15/81

NOTARY PUBLIC, STATE OF _____
RESIDING AT _____

STATE OF _____ } SS
COUNTY OF _____

On this 1 day of _____, 1978, before me the undersigned notary public in and for said state, personally appeared T.G. McCleary, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he 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.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF _____
RESIDING AT _____

DELILA WELCH
Notary Public State of Nevada
Washoe County
My Commission Expires July 2, 1978

CERTIFICATE OF ENGINEER

I, Roy B. Johnson, do hereby certify that I am a Professional Engineer, 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 Code relating to Plats and Surveys.

ROY B. JOHNSON, PE 2824

CERTIFICATE OF COUNTY ENGINEER

I, _____, County Engineer 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.

DATE 30 Oct 78

COUNTY ENGINEER

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat are hereby removed according to the letter of approval on file with the Ada County Recorder or his agent.

DATE 10-25-78

Nancy Goodeee
HEALTH OFFICER

PLAT APPROVED
ADA COUNTY ASSESSOR
APPD. BY

APPROVAL OF GARDEN CITY COUNCIL AND CITY ENGINEER

Accepted and approved this 14th day of November, 1978, by the City Council and City Engineer of the City of Garden City, Idaho, in meeting.

MAYOR

Pearl Stacy
CITY CLERK

CITY ENGINEER

REGISTERED PROFESSIONAL ENGINEER 666 STATE OF IDAHO
11-14-78

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO } SS
COUNTY OF ADA }

INSTRUMENT NO. 28145

I hereby certify that this instrument was filed at the request of Roy B. Johnson at 17 minutes past 4 o'clock P.M., this 17 day of November, 1978, in my office and was duly recorded in Book 45 of Plats at Page 3693, and 3694.

BY _____
DEPUTY

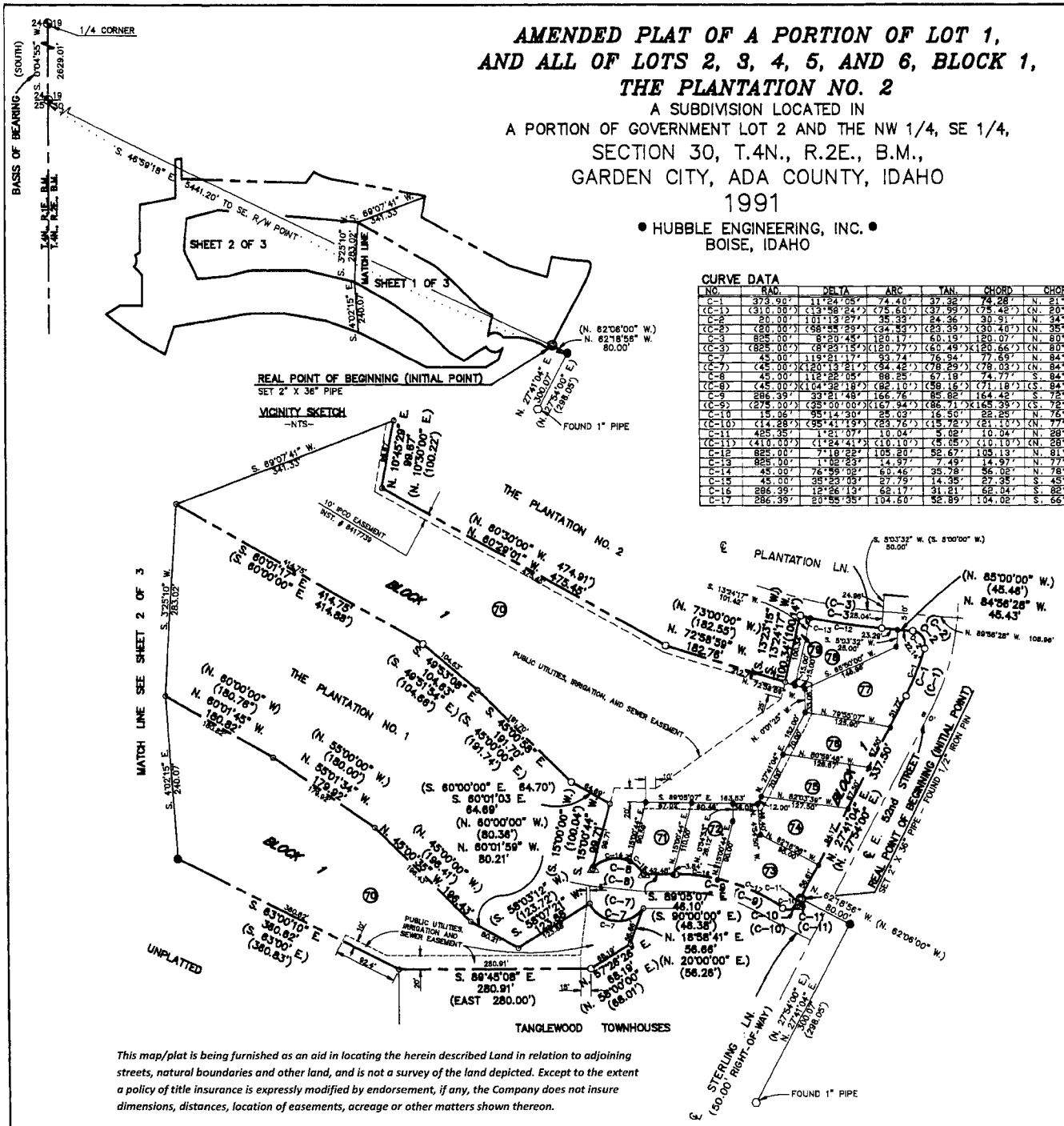
EX-OFFICIO RECORDER

Book 58 Page 5559

AMENDED PLAT OF A PORTION OF LOT 1, AND ALL OF LOTS 2, 3, 4, 5, AND 6, BLOCK 1, THE PLANTATION NO. 2

A SUBDIVISION LOCATED IN
A PORTION OF GOVERNMENT LOT 2 AND THE NW 1/4, SE 1/4,
SECTION 30, T.4N., R.2E., B.M.,
GARDEN CITY, ADA COUNTY, IDAHO
1991

• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO



CURVE DATA

NO.	RAD.	DELTA	ARC	TAN.	CHORD	CHORD BEARING
C-1	373.90'	11°24'05"	74.40'	37.28'	74.28'	N. 21°59'02" E.
(C-1)	(310.00')	(13°58'24")	(75.60')	(37.99')	(75.42')	(N. 20°54'48" E.)
C-2	20.00'	101°13'27"	35.33'	24.36'	30.91'	N. 34°19'44" W.
(C-2)	(20.00')	(98°55'29")	(34.53')	(23.39')	(30.40')	(N. 35°32'15" W.)
C-3	825.00'	8°20'45"	120.17'	60.19'	120.07'	N. 80°46'05" W.
(C-3)	(825.00')	(8°23'15")	(120.77')	(60.49')	(120.66')	(N. 80°48'22" W.)
C-4	45.00'	119°21'17"	93.74'	76.94'	77.69'	N. 84°43'45" W.
(C-7)	(45.00')	(120°13'21")	(94.42')	(78.29')	(78.03')	(N. 84°40'15" W.)
C-8	45.00'	112°22'05"	88.25'	67.19'	74.77'	S. 84°05'40" E.
(C-8)	(45.00')	(104°32'18")	(82.10')	(58.16')	(71.18')	(S. 84°34'30" E.)
C-9	286.39'	33°21'48"	166.76'	85.82'	164.42'	S. 72°24'13" E.
(C-9)	(275.00')	(35°00'00")	(167.94')	(86.71')	(165.39')	(S. 72°30' E.)
C-10	15.06'	95°14'30"	25.03'	16.50'	22.26'	N. 76°39'56" E.
(C-10)	(14.28')	(95°41'19")	(23.76')	(15.72')	(21.12')	(N. 77°09'03" E.)
C-11	425.35'	1°21'07"	10.04'	5.02'	10.04'	N. 28°21'28" E.
(C-11)	(410.00')	(1°24'41")	(10.10')	(5.05')	(10.10')	(N. 28°36'09" E.)
C-12	825.00'	7°18'22"	105.20'	52.67'	105.13'	N. 81°17'17" W.
C-13	825.00'	1°02'23"	14.97'	7.49'	14.97'	N. 77°06'54" W.
C-14	45.00'	76°59'02"	60.46'	35.78'	56.02'	N. 78°12'49" E.
C-15	45.00'	35°23'05"	27.79'	14.35'	27.35'	S. 45°36'09" E.
C-16	286.39'	12°36'13"	62.17'	31.21'	62.04'	S. 82°52'00" E.
C-17	286.39'	20°55'35"	104.60'	52.89'	104.02'	S. 66°11'06" E.

SCALE: 1" = 100'

LEGEND

- BRASS CAP (FOUND)
- SET 5/8" X 30" IRON PIN
- SET 1/2" X 24" IRON PIN
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN, REPLACED WITH 5/8"x30" IRON PIN
- (EAST 280.00') DATA OF RECORD
- PROPERTY BOUNDARY
- PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT 10 FEET FROM PROPERTY LINE, EXCEPT AS OTHERWISE NOTED.
- EASEMENT LINE OF RECORD
- EASEMENT LINE
- (77) LOT NUMBER
- SET P.K. NAIL AND WASHER IN CONCRETE

NOTES:

1) BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF GARDEN CITY.
2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT.
3) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
5) EACH SIDE OF COMMON LINES HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT LOT 79 WHICH IS ENTIRELY A PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT.
6) ALL LOTS IN THIS SUBDIVISION ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOTS 70 & 79, BLOCK 1. LOT 70 IS A GOLF COURSE LOT AND LOT 79 IS A NON-BUILDABLE TO BE DEEDED TO PROPERTY OWNER ON LOT 7, BLOCK 1 THE PLANTATION NO. 2.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

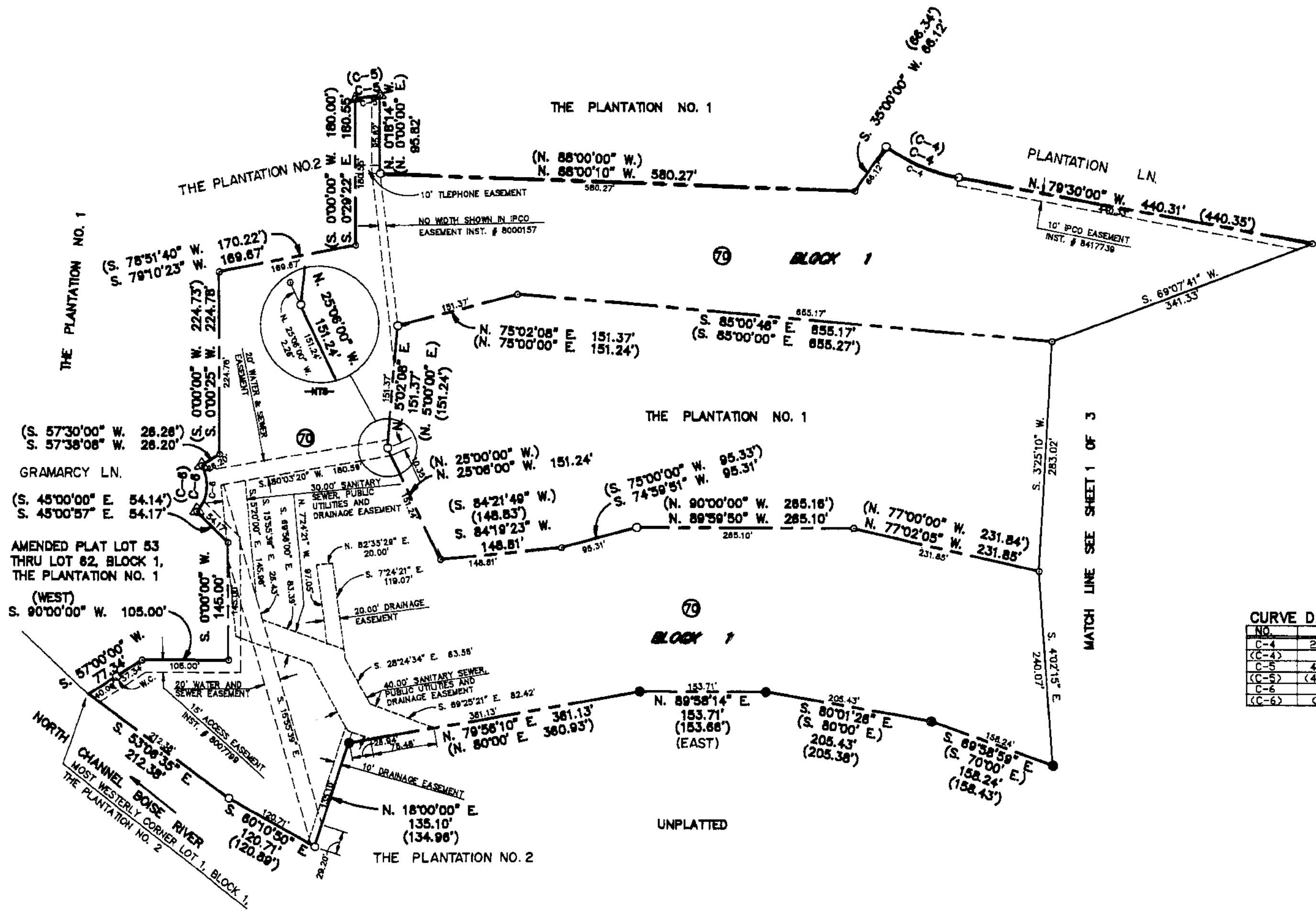
DEVELOPER:
FIREMAN'S FUND
BOISE, IDAHO

10/25/90

AMENDED PLAT OF A PORTION OF LOT 1, AND LOTS 2, 3, 4, 5, AND 6, BLOCK 1, THE PLANTATION NO. 2

A SUBDIVISION LOCATED IN
A PORTION OF GOVERNMENT LOT 2 AND THE NW 1/4, SE 1/4,
SECTION 30, T.4N., R.2E., B.M.
GARDEN CITY, ADA COUNTY, IDAHO
1991

• HUBBLE ENGINEERING, INC. •
BOISE, IDAHO



N

SCALE: 1" = 100'

0 25 50 100 200 300

LEGEND

- BRASS CAP (FOUND)
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN, REPLACED BY 5/8" x 30" IRON PIN
- SET 5/8" X 30" IRON PIN
- SET 1/2" X 24" IRON PIN
- (N. 80°00' E. 360.93') DATA OF RECORD
- PROPERTY BOUNDARY
- EASEMENT LINE OF RECORD
- EASEMENT LINE
- (70) LOT NUMBER
- SET P.K NAIL AND WASHER IN CONCRETE

CURVE DATA

NO.	RAD.	DELTA	ARC	TAN.	CHORD	CHORD BEARING
C-4	225.00'	24°30'00"	96.21'	48.85'	95.48'	N. 67°15'00" W.
(C-4)		(24°30')				(N. 67°15' W.)
C-5	475.00'	3°49'55"	31.77'	15.89'	31.76'	S. 81°57'33" W.
(C-5)	(475.00')	(3°39'02")	(30.26')	(15.14')	(30.26')	(S. 82°30'41" W.)
C-6	45.00'	77°23'56"	60.79'	36.05'	56.27'	S. 6°02'54" W.
(C-6)	(45.00')	(77°30')	(60.87')	(36.12')	(56.33')	(S. 6°15' W.)

2109 10/25/91 STATE OF IDAHO MICHAEL PRESTON

Book 58 Page 5561

AMENDED PLAT OF A PORTION OF LOT 1, AND LOTS 2, 3, 4, 5, AND 6, BLOCK 1, THE PLANTATION NO. 2

CERTIFICATE OF OWNERS

KNOW ALL PERSONS BY THESE PRESENTS: THAT FIREMAN'S FUND MORTGAGE CORPORATION, A DELAWARE CORPORATION, FORMERLY THE MANUFACTURER'S HANOVER MORTGAGE CORPORATION, A DELAWARE CORPORATION, AND JAMES GREGORY JACKSON AND SHEILA JOYCE SMITH HUSBAND AND WIFE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

ALL OF LOTS 2, 3, 4, 5 AND 6 AND A PORTION OF LOT 1 ALL OF BLOCK 1 OF THE PLANTATION NO. 2, A SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 45 OF PLATS AT PAGES 3693 AND 3694 LYING IN GOVERNMENT LOT 2 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 30, T.4N., R.2E., B.M., GARDEN CITY, ADA COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE BRASS CAP MARKING THE SECTION CORNER COMMON TO SECTIONS 24 AND 25, T.4N., R.1E., B.M., SECTION 19 AND THE SAID SECTION 30; THENCE SOUTH 46°59'18" EAST 5,441.20 FEET TO AN IRON PIN ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST 52ND STREET; THENCE NORTH 62°16'58" WEST (FORMERLY DESCRIBED AS NORTH 62°06'00" WEST) 90.00 FEET TO A 2-INCH PIPE MARKING THE MOST NORTHERLY POINT OF CURVE OF THE SAID LOT 3 OF BLOCK 1 OF THE PLANTATION NO. 2, ALSO SAID POINT BEING THE REAL POINT OF BEGINNING (INITIAL POINT); THENCE ALONG THE BOUNDARIES OF THE SAID LOTS 1, 2, 3, 4, 5, AND 6 OF BLOCK 1 OF THE PLANTATION NO. 2 THE FOLLOWING COURSES AND DISTANCES TO IRON PINS: NORTH 27°41'04" EAST 337.50 FEET (FORMERLY DESCRIBED AS NORTH 27°54'00" EAST TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT 74.40 FEET (FORMERLY DESCRIBED AS 75.60 FEET), SAID CURVE HAVING A CENTRAL ANGLE OF 11°54'05" (FORMERLY DESCRIBED AS 13°56'24"), A RADIUS OF 373.90 FEET (FORMERLY DESCRIBED AS 310.00 FEET), TANGENTS OF 37.32 FEET (FORMERLY DESCRIBED AS 37.89 FEET) AND A LONG CHORD OF 74.28 FEET (FORMERLY DESCRIBED AS 75.42 FEET) BEARING NORTH 21°59'02" EAST (FORMERLY DESCRIBED AS NORTH 20°54'46" EAST) TO A POINT OF COMPOUND CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT 35.33 FEET (FORMERLY DESCRIBED AS 34.53 FEET), SAID CURVE HAVING A CENTRAL ANGLE OF 10°13'27" (FORMERLY DESCRIBED AS 9°55'29"), A RADIUS OF 20.00 FEET (FORMERLY DESCRIBED AS 20.00 FEET), TANGENTS OF 24.36 FEET (FORMERLY DESCRIBED AS 23.39 FEET) AND A LONG CHORD OF 30.91 FEET (FORMERLY DESCRIBED AS 30.40 FEET) BEARING NORTH 5°49'19"44" WEST (FORMERLY DESCRIBED AS NORTH 35°32'15" WEST) TO A POINT OF TANGENT; THENCE NORTH 84°56'28" WEST 45.48 FEET (FORMERLY DESCRIBED AS NORTH 85°00'00" WEST 45.48 FEET) TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT 120.17 FEET (FORMERLY DESCRIBED AS 120.77 FEET), SAID CURVE HAVING A CENTRAL ANGLE OF 8°20'45" (FORMERLY DESCRIBED AS 8°23'15"), A RADIUS OF 825.00 FEET, TANGENTS OF 60.19 FEET (FORMERLY DESCRIBED AS 60.49 FEET), AND A LONG CHORD OF 120.07 FEET (FORMERLY DESCRIBED AS 120.68 FEET) BEARING NORTH 80°46'05" WEST (FORMERLY DESCRIBED AS NORTH 80°48'22" WEST) TO A POINT OF ENDING OF CURVE; THENCE SOUTH 13°24'17" WEST 100.34 FEET (FORMERLY DESCRIBED AS SOUTH 13°23'15" WEST 100.14 FEET); THENCE NORTH 72°38'59" WEST 182.78 FEET (FORMERLY DESCRIBED AS NORTH 73°00'00" WEST 182.55 FEET); THENCE NORTH 60°29'01" WEST 475.46 FEET (FORMERLY DESCRIBED AS NORTH 60°30'00" WEST 474.91 FEET); THENCE NORTH 10°45'29" EAST 99.87 FEET (FORMERLY DESCRIBED AS NORTH 10°30'00" EAST 100.22 FEET); THENCE NORTH 79°30'00" WEST 440.31 FEET (FORMERLY DESCRIBED AS 440.35 FEET) TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT 96.21 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 24°30'00", A RADIUS OF 225.00 FEET, TANGENTS OF 48.85 FEET AND A LONG CHORD OF 95.48 FEET BEARING NORTH 67°15'00" WEST TO A POINT OF ENDING OF CURVE; THENCE SOUTH 30°00'00" WEST 86.12 FEET (FORMERLY DESCRIBED AS 86.34 FEET); THENCE NORTH 88°00'10" WEST (FORMERLY DESCRIBED AS NORTH 88°00'00" WEST) 580.27 FEET; THENCE NORTH 0°18'14" WEST (FORMERLY DESCRIBED AS NORTH 0°00'00" EAST) 86.83 FEET TO A POINT OF BEGINNING OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT 31.77 FEET (FORMERLY DESCRIBED AS 30.26 FEET), SAID CURVE HAVING A CENTRAL ANGLE OF 3°49'55" (FORMERLY DESCRIBED AS 3°39'02"), A RADIUS OF 475.00 FEET, TANGENTS OF 15.89 FEET (FORMERLY DESCRIBED AS 15.14 FEET) AND A LONG CHORD OF 31.76 FEET (FORMERLY DESCRIBED AS 30.26 FEET) BEARING SOUTH 81°57'33" WEST (FORMERLY DESCRIBED AS SOUTH 82°30'41" WEST) TO A POINT OF ENDING OF CURVE; THENCE SOUTH 0°29'22" EAST 180.55 FEET (FORMERLY DESCRIBED AS SOUTH 0°00'00" WEST 180.00 FEET); THENCE SOUTH 79°10'23" WEST 169.87 FEET (FORMERLY DESCRIBED AS SOUTH 78°51'40" WEST 170.22 FEET); THENCE SOUTH 0°00'28" WEST 224.76 FEET (FORMERLY DESCRIBED AS SOUTH 0°00'00" WEST 224.73 FEET); THENCE SOUTH 57°38'08" WEST 26.20 FEET (FORMERLY DESCRIBED AS SOUTH 57°30'00" WEST 26.28 FEET) TO A POINT OF BEGINNING OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT 60.79 FEET (FORMERLY DESCRIBED AS 60.87 FEET), SAID CURVE HAVING A CENTRAL ANGLE OF 77°23'58" (FORMERLY DESCRIBED AS 77°30'00"), A RADIUS OF 45.00 FEET, TANGENTS OF 36.05 FEET (FORMERLY DESCRIBED AS 36.12 FEET) AND A LONG CHORD OF 56.27 FEET (FORMERLY DESCRIBED AS 56.33 FEET) BEARING SOUTH 8°02'54" WEST (FORMERLY DESCRIBED AS SOUTH 8°13'00" WEST) TO A POINT OF ENDING OF CURVE; THENCE SOUTH 45°05'57" EAST 54.17 FEET (FORMERLY DESCRIBED AS SOUTH 45°00'00" EAST 54.14 FEET); THENCE SOUTH 0°00'00" WEST 145.00 FEET; THENCE SOUTH 90°00'00" WEST (FORMERLY DESCRIBED AS WEST) 105.00 FEET; THENCE SOUTH 57°00'00" WEST 77.34 FEET TO A POINT MARKING THE MOST WESTERLY CORNER OF THE SAID LOT 1 OF BLOCK 1 OF THE PLANTATION NO. 2; THENCE LEAVING THE SAID BOUNDARY OF LOT 1 OF BLOCK 1 OF THE PLANTATION NO. 2 SOUTH 53°06'35" EAST 212.38 FEET; THENCE SOUTH 60°10'50" EAST 120.71 FEET (FORMERLY DESCRIBED AS 120.89 FEET); THENCE NORTH 18°00'00" EAST 135.10 FEET (FORMERLY DESCRIBED AS 134.98 FEET) TO A POINT ON THE SAID BOUNDARY OF LOT 1 OF BLOCK 1 OF THE PLANTATION NO. 2; THENCE NORTH 79°56'10" EAST 381.13 FEET (FORMERLY DESCRIBED AS NORTH 80°00' EAST 380.93 FEET); THENCE NORTH 59°58'14" EAST 153.71 FEET (FORMERLY DESCRIBED AS EAST 153.88 FEET); THENCE SOUTH 60°01'28" EAST 205.43 FEET (FORMERLY DESCRIBED AS SOUTH 60°00' EAST 205.38 FEET); THENCE SOUTH 69°58'59" EAST 158.24 FEET (FORMERLY DESCRIBED AS SOUTH 70°00' EAST 158.43 FEET); THENCE SOUTH 63°00'10" EAST 380.62 FEET (FORMERLY DESCRIBED AS SOUTH 63°00' EAST 380.83 FEET) TO A POINT MARKING THE NORTHWEST CORNER OF TANGLEWOOD TOWNHOUSES, A SUBDIVISION, AS FILED FOR RECORD IN THE OFFICE OF THE ADA COUNTY RECORDER, BOISE, IDAHO IN BOOK 47 OF PLATS AT PAGES 3841 AND 3842; THENCE SOUTH 89°45'08" EAST 280.81 FEET (FORMERLY DESCRIBED AS EAST 280.00 FEET) ALONG THE NORTHERLY BOUNDARY OF THE SAID TANGLEWOOD TOWNHOUSES; THENCE NORTH 57°26'28" EAST 88.19 FEET (FORMERLY DESCRIBED AS NORTH 58°00'00" EAST 88.01 FEET) ALONG THE SAID NORTHERLY BOUNDARY OF TANGLEWOOD TOWNHOUSES; THENCE NORTH 16°58'41" EAST 38.88 FEET (FORMERLY DESCRIBED AS NORTH 20°00'00" EAST 38.28 FEET) ALONG THE SAID NORTHERLY BOUNDARY OF TANGLEWOOD TOWNHOUSES TO A POINT ON THE BOUNDARY OF THE SAID LOT 1 OF BLOCK 1 OF THE PLANTATION NO. 2; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT 93.74 FEET (FORMERLY DESCRIBED AS 94.42 FEET), SAID CURVE HAVING A CENTRAL ANGLE OF 119°21'17" (FORMERLY DESCRIBED AS 120°13'21"), A RADIUS OF 45.00 FEET, TANGENTS OF 76.94 FEET (FORMERLY DESCRIBED AS 78.29 FEET) AND A LONG CHORD OF 77.69 FEET (FORMERLY DESCRIBED AS 78.03 FEET) BEARING NORTH 54°43'45" WEST (FORMERLY DESCRIBED AS NORTH 54°40'18" WEST) TO A POINT OF ENDING OF CURVE; THENCE SOUTH 58°07'21" WEST 123.88 FEET (FORMERLY DESCRIBED AS SOUTH 58°03'12" WEST 123.72 FEET); THENCE NORTH 60°01'59" WEST 80.21 FEET (FORMERLY DESCRIBED AS NORTH 60°00'00" WEST 80.38 FEET); THENCE NORTH 45°00'35" WEST 196.41 FEET (FORMERLY DESCRIBED AS NORTH 45°00'00" WEST 196.41 FEET); THENCE NORTH 56°01'34" WEST 179.02 FEET (FORMERLY DESCRIBED AS NORTH 55°00'00" WEST 180.00 FEET); THENCE NORTH 60°01'48" WEST 180.82 FEET (FORMERLY DESCRIBED AS NORTH 60°00'00" WEST 180.78 FEET); THENCE NORTH 77°02'08" WEST 231.85 FEET (FORMERLY DESCRIBED AS NORTH 77°00'00" WEST 231.84 FEET); THENCE NORTH 89°59'50" WEST 265.10 FEET (FORMERLY DESCRIBED AS NORTH 90°00'00" WEST 265.18 FEET); THENCE SOUTH 74°59'51" WEST 65.31 FEET (FORMERLY DESCRIBED AS SOUTH 75°00'00" WEST 95.33 FEET); THENCE SOUTH 84°19'23" WEST 148.81 FEET (FORMERLY DESCRIBED AS SOUTH 84°21'49" WEST 148.63 FEET); THENCE NORTH 23°06'00" WEST (FORMERLY DESCRIBED AS NORTH 25°00'00" WEST) 151.24 FEET; THENCE NORTH 8°02'08" EAST 151.37 FEET (FORMERLY DESCRIBED AS NORTH 6°00'00" EAST 151.24 FEET); THENCE NORTH 75°02'08" EAST 151.37 FEET (FORMERLY DESCRIBED AS NORTH 75°00'00" EAST 151.24 FEET); THENCE SOUTH 85°00'48" EAST 655.17 FEET (FORMERLY DESCRIBED AS SOUTH 85°00'00" EAST 655.27 FEET); THENCE SOUTH 60°01'17" EAST 414.75 FEET (FORMERLY DESCRIBED AS SOUTH 60°00'00" EAST 414.88 FEET); THENCE SOUTH 49°53'06" EAST 104.83 FEET (FORMERLY DESCRIBED AS SOUTH 49°51'54" EAST 104.86 FEET); THENCE SOUTH 45°00'08" EAST 181.70 FEET (FORMERLY DESCRIBED AS SOUTH 45°00'00" EAST 181.74 FEET); THENCE SOUTH 60°01'03" EAST 64.69 FEET (FORMERLY DESCRIBED AS SOUTH 60°00'00" EAST 64.70 FEET); THENCE SOUTH 15°00'44" WEST 99.71 FEET (FORMERLY DESCRIBED AS SOUTH 15°00'00" WEST 100.04 FEET) TO A POINT OF BEGINNING OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 88.25 FEET (FORMERLY DESCRIBED AS 82.10 FEET), SAID CURVE HAVING A CENTRAL ANGLE OF 112°22'05" (FORMERLY DESCRIBED AS 104°32'18"), A RADIUS OF 45.00 FEET, TANGENTS OF 57.15 FEET (FORMERLY DESCRIBED AS 58.15 FEET) AND A LONG CHORD OF 74.77 FEET BEARING SOUTH 84°05'40" EAST (FORMERLY DESCRIBED AS 71.18 FEET BEARING SOUTH 84°34'30" EAST) TO A POINT OF ENDING OF CURVE; THENCE SOUTH 89°05'07" EAST 46.10 FEET (FORMERLY DESCRIBED AS SOUTH 90°00'00" EAST 46.38 FEET) TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT 168.78 FEET (FORMERLY DESCRIBED AS 167.94 FEET), SAID CURVE HAVING A CENTRAL ANGLE OF 33°21'48" (FORMERLY DESCRIBED AS 35°00'00"), A RADIUS OF 288.39 FEET (FORMERLY DESCRIBED AS 275.00 FEET), TANGENTS OF 86.83 FEET (FORMERLY DESCRIBED AS 86.71 FEET) AND A LONG CHORD OF 164.42 FEET BEARING SOUTH 72°24'13" EAST (FORMERLY DESCRIBED AS 165.39 FEET BEARING SOUTH 72°30'00" EAST) TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT 26.03 FEET (FORMERLY DESCRIBED AS 23.78 FEET), SAID CURVE HAVING A CENTRAL ANGLE OF 95°14'30" (FORMERLY DESCRIBED AS 95°41'19"), A RADIUS OF 15.06 FEET (FORMERLY DESCRIBED AS 14.28 FEET), TANGENTS OF 16.50 FEET (FORMERLY DESCRIBED AS 15.72 FEET) AND A LONG CHORD OF 22.25 FEET BEARING NORTH 78°39'28" EAST (FORMERLY DESCRIBED AS 21.10 FEET BEARING NORTH 77°09'03" EAST) TO A POINT OF COMPOUND CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT 10.04 FEET (FORMERLY DESCRIBED AS 10.10 FEET), SAID CURVE HAVING A CENTRAL ANGLE OF 1°21'07" (FORMERLY DESCRIBED AS 1°24'41"), A RADIUS OF 425.35 FEET (FORMERLY DESCRIBED AS 410.00 FEET), TANGENTS OF 5.02 FEET (FORMERLY DESCRIBED AS 5.05 FEET) AND A LONG CHORD OF 10.04 FEET BEARING NORTH 28°21'28" EAST (FORMERLY DESCRIBED AS 10.10 FEET NORTH 28°36'09" EAST) TO THE POINT OF BEGINNING, COMPRISING 19.52 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

FIREMAN'S FUND MORTGAGE CORPORATION
FORMERLY MANUFACTURER'S HANOVER MORTGAGE CORPORATION
BY DALE G. HIGER · ATTORNEY-IN-FACT

JAMES GREGORY JACKSON

SHEILA JOYCE SMITH

ACKNOWLEDGEMENT

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

ON THIS 24th DAY OF OCTOBER, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JAMES GREGORY JACKSON AND SHEILA JOYCE SMITH, HUSBAND AND WIFE, 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.

11/7/91
MY BOND EXPIRES

NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO

ACKNOWLEDGEMENT

STATE OF Idaho)
) S.S.
COUNTY OF Ada)

ON THIS 1st DAY OF July, 1990, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DALE G. HIGER, KNOWN TO ME TO BE THE ATTORNEY-IN-FACT FOR FIREMAN'S FUND MORTGAGE CORPORATION, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE WITHIN INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF SAID CORPORATION, AND THAT SAID CORPORATION 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.

11/7/91
MY BOND EXPIRES

NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO

CERTIFICATE OF SURVEYOR

I, D. MICHAEL PRESTON DO HEREBY CERTIFY THAT I AM A 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.

10/25/90
D. MICHAEL PRESTON — IDAHO NO. 2109

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 22nd DAY OF October, 1990.

CHAIRMAN, ACHD

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAT ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

12/3/90

APPROVAL OF CITY ENGINEER

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

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 2nd DAY OF January, 1991 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK, GARDEN CITY, IDAHO

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY 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

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.

3-13-91
DATE

COUNTY TREASURER

INSTRUMENT NUMBER 9112820

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

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Hubble Engineering AT 32 MINUTES PAST 12 O'CLOCK P M., ON THIS 14 DAY OF March, 1991 IN BOOK 58 OF PLATS AT PAGES 5559 AND 5561.

DEPUTY

EX OFFICIO RECORDER

FEE: $16.00

THE LAND GROUP

May 30, 2019
Project No.: 118161

EXHIBIT "A"

PLANTATION GOLF COURSE
WATER AND SEWER EASEMENT VACATION DESCRIPTION

A parcel of land located in Sections 19 and 30 of Township 4 North, Range 2 East, Boise Meridian, and Sections 24 and 25 of Township 4 North, Range 1 East, Boise Meridian, Garden City, Ada County, Idaho, being more particularly described as follows:

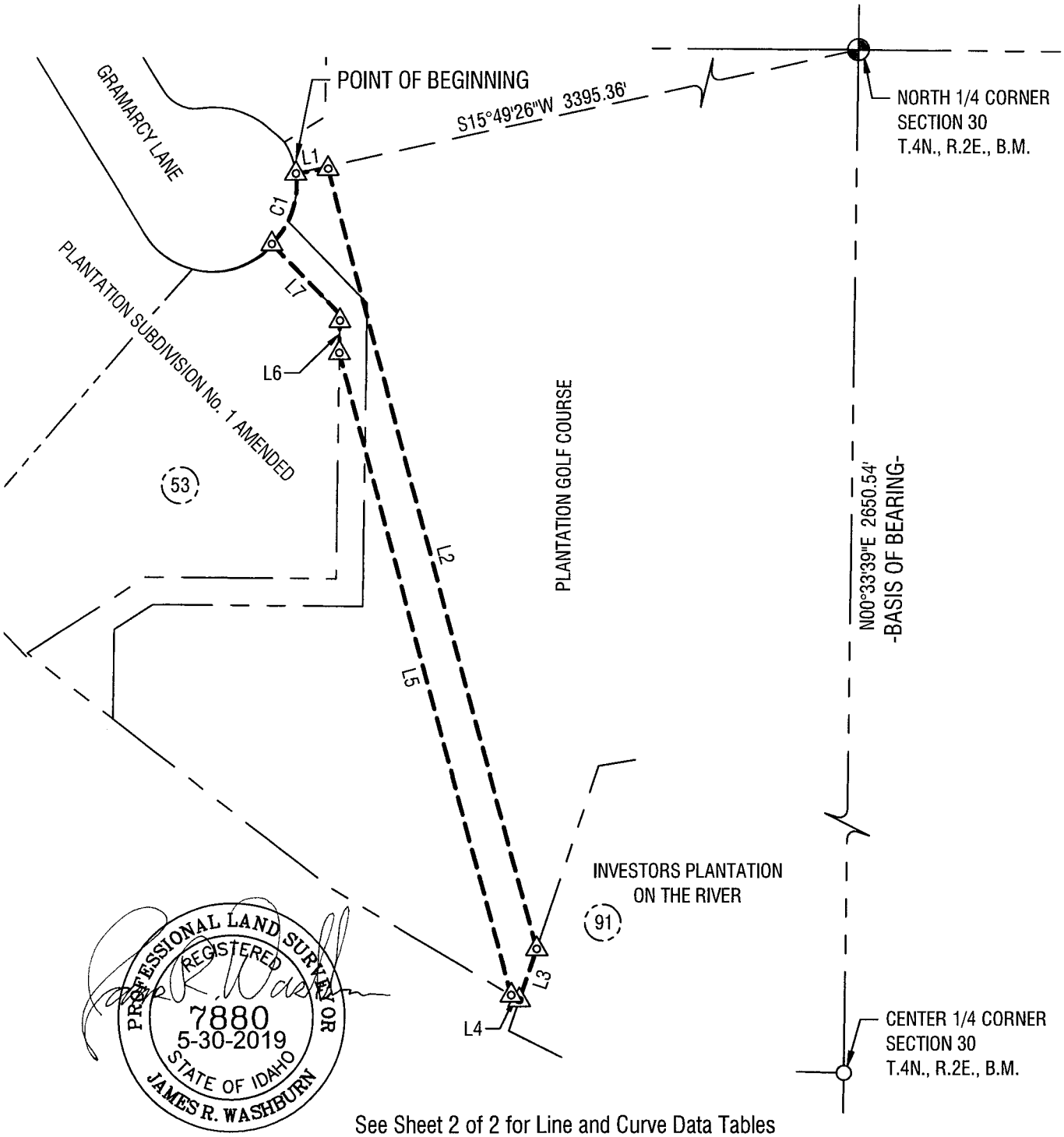
Commencing at the One Quarter Section Corner common to Sections 19 and 30 of said Township 4 North, Range 2 East, (from which point the Center One Quarter Corner of said Section 30 bears South 00°33'39" West, 2650.54 feet distant);
Thence from said One Quarter Section Corner, South 15°49'26" West, a distance of 3395.36 feet to a point on the northerly line of a water and sewer Easement dedicated on the Plat of The Plantation No. 2 Subdivision, recorded in Book 45 of Plats at Page 3693 of Ada County Records, and the Plat of the Amended Plat of Plantation No. 2 Subdivision, recorded in Book 58 of Plats at Page 5560 of Ada County Records, said point being on the northerly right-of-way line of Gramarcy Lane and also being the POINT OF BEGINNING;

Thence on the exterior line of said water and sewer easement for the following courses and distances:
Thence North 81° 28' 05" East, a distance of 18.01 feet;
Thence South 15° 20' 10" East, a distance of 443.65 feet to a point on the westerly lot line of Lot 91, Block 1 of Investors Plantation on the River Subdivision, recorded in Book 59 of Plats at Page 5702 of Ada County Records;
Thence South 18° 36' 24" West, a distance of 29.40 feet on the westerly lot line of said Lot 91, Block 1;
Thence North 59° 34' 26" West, a distance of 5.14 feet;
Thence North 15° 20' 10" West, a distance of 365.00 feet to a point on the easterly lot line of Lot 53, Block 1 of said Amended Plat of Plantation No. 2 Subdivision;
Thence North 00° 35' 36" East, a distance of 21.12 feet on the easterly lot line of said Lot 53, Block 1;
Thence North 44° 24' 33" West, a distance of 54.17 feet (formerly described as 54.14 feet) to a point on a curve on the right-of-way line of Gramarcy Lane;
Thence 42.25 on the arc of a curve to the left, said curve having a radius of 45.01 feet, a central angle of 53° 46' 39", a chord bearing of North 18° 27' 28" East, and a chord length of 40.72 feet on the right-of-way line of Gramarcy Lane to the POINT OF BEGINNING.

PREPARED BY:
The Land Group, Inc.

James R. Washburn, PLS

PROFESSIONAL LAND SURVEYOR
REGISTERED
7880
5-30-2019
STATE OF IDAHO
JAMES R. WASHBURN



See Sheet 2 of 2 for Line and Curve Data Tables

0 80' 160'

Plan View

Horizontal Scale: 1" = 80'

Project No.: 118161
Date of Issuance: May 30, 2019

THE LAND GROUP

Exhibit "B"
20' Water & Sewer Easement Vacation
Plantation Waterfront

File Location: g:\2018\118161\cad\survey\exhibits\118161 ex sewer&watereasementvacationexhibitb.dwg
Last Plotted By: kevin maus
Date Plotted: Thursday, May 30 2019 at 05:20 PM

Line Table		
LINE	BEARING	LENGTH
L1	N81°28'05"E	18.01'
L2	S15°20'10"E	443.65'
L3	S18°36'24"W	29.40'
L4	N59°34'26"W	5.14'
L5	N15°20'10"W	365.00'
L6	N00°35'36"E	21.12'
L7	N44°24'33"W	54.17'

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	42.25'	45.01'	53°46'39"	N18°27'28"E	40.72'

PROFESSIONAL LAND SURVEYOR
REGISTERED
7880
5-30-2019
STATE OF IDAHO
JAMES R. WASHBURN

Line & Curve Tables

Project No.: 118161
Date of Issuance: May 30, 2019

THE LAND GROUP

Exhibit "B"
20' Water & Sewer Easement Vacation
Plantation Waterfront

File Location: g:\2018\118161\cad\survey\exhibits\118161 ex plantationriverfrontsewer&watereasementexhibitb.dwg
Last Plotted By: kevin maus
Date Plotted: Thursday, May 30 2019 at 03:37 PM

GARDEN CITY
NESTLED BY THE RIVER

6015 Glenwood Street Garden City, Idaho 83714
Phone 208 - 472-2921 Fax 208 - 472-2926
www.gardencityidaho.org

Affidavit of Legal Interest

State of ~~Idaho~~ Hawaii)
County of ~~Ada~~ Maui)SS

I, Will Gustafson, Manager Glass Creek, LLC (Name), 6501 Fruitvale Ave. (Address)

Bakersfield (City), CA 93308 (State and Zip)

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to Bob Taunton Taunton Group, LLC (Name), 2724 S. Palmatier Way, Boise ID 83716 (Address) to submit the accompanying application pertaining to that property.

2. I agree to indemnify, defend and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

Dated this 3 JUNE 2019 day of _____, 20____

Signature

Subscribed and sworn to before me the day and year first above written

PEARL GORE NOTARY PUBLIC Comm. No. 05-734 STATE OF HAWAII

Notary Public for ~~Idaho~~ State of Hawaii, County of Maui

Residing at: 3350 L Honoapiilani Rd #213, Lahaina, HI 96761

My Commission expires Pearl Gore Expiration Date: November 27, 2021

5/14/2018