

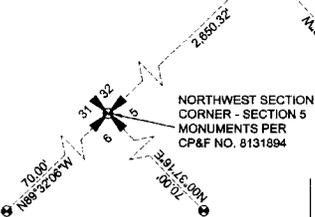
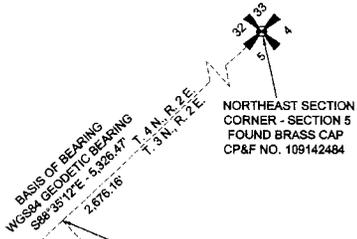
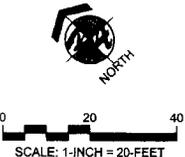
BK 112 pg 16232

# 40th Street Cottages Subdivision

A PARCEL OF LAND SITUATE IN THE NORTH ONE-HALF OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 2 EAST, BOISE MERIDIAN, GARDEN CITY, ADA COUNTY, IDAHO, BEING A RESUBDIVISION OF ALL OF LOT 20 AND A PORTION OF LOT 19 OF FAIRVIEW ACRES SUBDIVISION NO. 1

## Legend

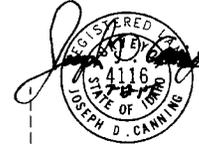
- SUBDIVISION BOUNDARY
- EXISTING PARCEL LINE
- ROAD CENTERLINE
- EASEMENT LINE
- SECTION LINE OR TIE LINE
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- SET 5/8" X 24" IRON PIN WITH PLASTIC CAP AS WITNESS CORNER LABELED "B&A LS 4116"
- FOUND 5/8" PIN N27°19'34"E, 1.0' FROM CORNER (REFERENCE MONUMENT PER R.O.S. 8428) AS NOTED
- FOUND ADA COUNTY ALUMINUM CAP LABELED "WIT. COR. 70.0 FT." - LS# 737
- FOUND 5/8" PIN AS NOTED
- LOT NUMBER



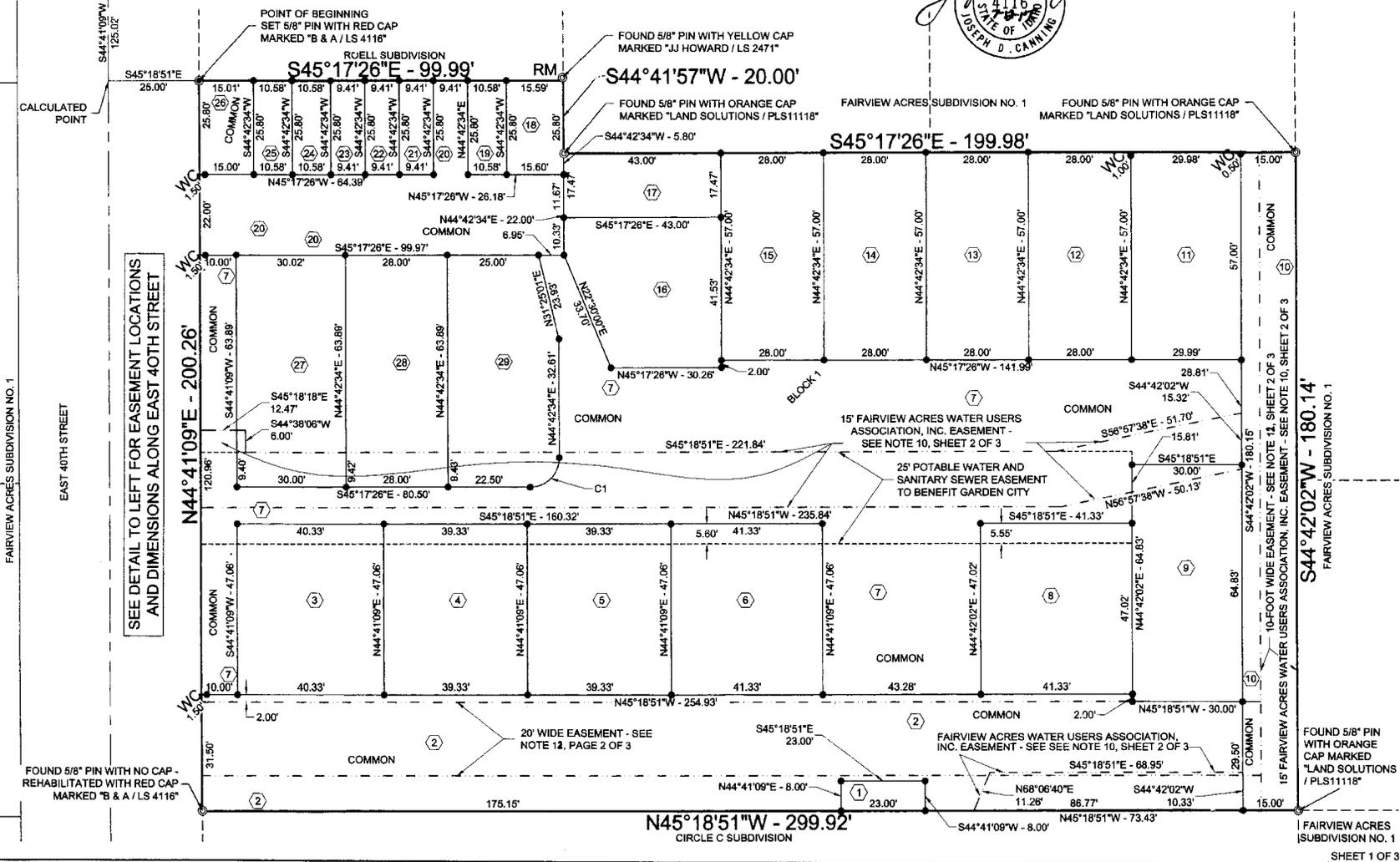
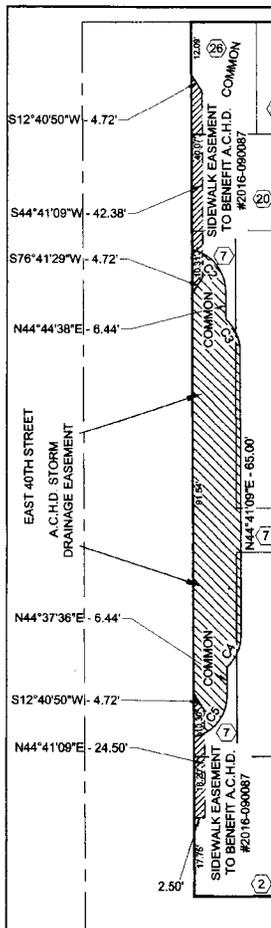
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| Curve Table |        |        |           |         |        |             |
|-------------|--------|--------|-----------|---------|--------|-------------|
| Curve #     | Length | Radius | Delta     | Tangent | Chord  | C. Bearing  |
| C1          | 12.57' | 8.00'  | 90°00'00" | 8.00'   | 11.31' | N89°42'34"E |
| C2          | 13.45' | 10.00' | 77°04'01" | 7.96'   | 12.46' | N06°12'40"E |
| C3          | 8.30'  | 10.00' | 47°35'01" | 4.41'   | 8.07'  | N20°53'39"E |
| C4          | 8.30'  | 10.00' | 47°34'38" | 4.41'   | 8.07'  | N68°28'28"E |
| C5          | 13.45' | 10.00' | 77°04'18" | 7.96'   | 12.46' | N83°09'45"E |

NOTE: SEE SHEET 2 OF 3 FOR NOTES, EASEMENTS AND SETBACK INFORMATION.



EAST 40TH STREET EASEMENTS DETAIL



N45°18'51"W - 299.92'  
 CIRCLE C SUBDIVISION

# 40th Street Cottages Subdivision

## Notes

- IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3805(2), 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.
- ALL REFERENCES TO HOMEOWNERS ASSOCIATION HEREON ARE TO THE 40TH STREET COTTAGES SUBDIVISION HOMEOWNERS' ASSOCIATION AND THE OWNERS OF THE LOTS, WITHIN SAID SUBDIVISION, JOINTLY.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF GARDEN CITY OR AS AMENDED BY APPLICATION AND APPROVED BY GARDEN CITY.
- NO EASEMENT SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, COVERED PARKING, OR OTHER SUCH IMPROVEMENTS.
- LOTS 2 AND 20, BLOCK 1 ARE PRIVATE DRIVE/Common AREAS AND CONVEYS TO THOSE LOT OWNERS TAKING ACCESS FROM THE PRIVATE DRIVE THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER SAID PRIVATE DRIVE. SUCH EASEMENT SHALL RUN WITH THE LAND, AND PROVIDES THAT EACH LOT OWNER TAKING ACCESS FROM THE PRIVATE DRIVE SHALL HAVE UNDIVIDED EQUAL INTEREST OF THE PRIVATE DRIVE. SAID LOT 2 IS SUBJECT TO A BLANKET, NON-EXCLUSIVE, PUBLIC UTILITIES EASEMENT.
- LOTS 7, 10 AND 26, BLOCK 1 ARE COMMON LOTS TO BE USED FOR OPEN SPACE WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSE IN THE FUTURE. SAID LOT 7 IS SUBJECT TO A BLANKET, NON-EXCLUSIVE, PUBLIC UTILITIES, IRRIGATION, POTABLE WATER AND SANITARY SEWER EASEMENT. SAID LOT 10 ALSO CONTAINS A STORM WATER MANAGEMENT AND RETENTION SYSTEM THAT IS THE RESPONSIBILITY OF THE 40TH STREET COTTAGES HOMEOWNERS' ASSOCIATION TO MAINTAIN.
- LOTS 2, 7, 9, 27, 28 AND 29, BLOCK 1 ARE SUBJECT TO A PARTIAL FAIRVIEW ACRES WATER USERS ASSOCIATION, INC. EASEMENT AS DESCRIBED IN INSTRUMENT NO. 2016-032565. ALL OF LOT 10, BLOCK 1 IS SUBJECT TO SAID EASEMENT.
- LOTS 2, 7, 20 AND 26, BLOCK 1 SHALL HAVE A 10-FOOT WIDE PERMANENT PUBLIC UTILITIES AND GARDEN CITY STREET LIGHT EASEMENT ADJACENT TO THE PUBLIC RIGHT-OF-WAY.
- THE 20-FOOT WIDE EASEMENT ON LOT 2, BLOCK 1, THE SOUTHWESTERLY BOUNDARY THEREOF BEING 9.50-FEET NORTHEASTERLY AND PARALLEL WITH THE SOUTHWESTERLY BOUNDARY OF 40TH STREET COTTAGES SUBDIVISION AND THE 10-FOOT WIDE EASEMENT ON LOT 10, BLOCK 1, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CITY OF GARDEN CITY, OR ITS ASSIGNEE OR DESIGNEE AS A PUBLIC BICYCLE AND PEDESTRIAN PATH.
- IDAHO POWER EASEMENT INSTRUMENT NUMBER 7859815 HAS BEEN RELEASED PER INSTRUMENT NUMBER 2016-054813.
- FOR ASSOCIATED LOTS SEE TABLE 1 THIS SHEET.

## Master Perpetual Storm Drainage Easement Note

PORTIONS OF LOTS 3, 7 AND 27 OF BLOCK 1 AS SHOWN HEREON ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN 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 A.C.H.D. PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

## Building Setbacks

MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

- LOTS 3-6, 8: FRONT: LIVING SPACE: 9- FEET (FACING COURTYARD)  
 REAR WALL OF GARAGE: 9- FEET (REAR WALL OF GARAGES SHALL HAVE WINDOW OR OTHER FEATURE TO REPLICATE APPEARANCE OF LIVING SPACE)  
 REAR: LIVING SPACE: 2.5- FEET  
 GARAGE: 16.5- FEET (20- FEET FROM BACK OF CURB)  
 SIDE: 3- FEET  
 STREET SIDE: 5- FEET (FROM PROPERTY LINE, 15- FEET FROM RIGHT-OF-WAY LINE)
- LOT 9: FRONT: LIVING SPACE: 9- FEET (FACING COURTYARD)  
 REAR: LIVING SPACE: 20- FEET  
 GARAGE: 0- FEET  
 SIDE: 3- FEET (5- FEET FROM COMMON LOT PROPERTY LINE)
- LOTS 11-15: FRONT: LIVING SPACE: 6- FEET (FACING COURTYARD)  
 REAR: 15- FEET  
 SIDE: 3- FEET (5- FEET FROM COMMON LOT PROPERTY LINE)
- LOT 16: FRONT: LIVING SPACE: 9- FEET (FACING COURTYARD)  
 REAR: (GARAGE) 0- FEET TO ADJACENT GARAGE  
 GARAGE: 20- FEET (WEST FACING COMMON DRIVEWAY)  
 SIDE: 3- FEET

- LOT 17 (GARAGE) FRONT: 20- FEET (WEST FACING COMMON DRIVEWAY)  
 REAR 3- FEET (EAST)  
 SIDE: 0- FEET AND 7- FEET (NORTH)
- LOTS 18, 19, 24, 25 FRONT: 0- FEET (FACING DRIVEWAY)  
 (GARAGES): REAR: 5- FEET  
 SIDE: 0- FEET (AND 5- FEET AT EAST SIDE OF LOT 17)  
 STREET SIDE: 0- FEET (FROM PROPERTY LINE, 15- FEET FROM RIGHT-OF-WAY LINE)
- LOTS 27-29: FRONT: LIVING SPACE: 9- FEET (FACING COURTYARD)  
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- THE MINIMUM LOT SIZE PERMITTED FOR SINGLE FAMILY DWELLINGS IS 1,596 SQUARE FEET.

TABLE 1  
 ASSOCIATED LOTS TO RUN WITH THE LAND

| HOME LOT | PARKING GARAGE | PARKING STALL |
|----------|----------------|---------------|
| 11       | 18             | 1             |
| 12       | 19             | 23            |
| 13       | 24             | 22            |
| 14       | 25             | 21            |
| 15       | 17             | 17            |



FOR THE PURPOSES OF DESIGNATING DIRECTION FOR THE ABOVE SETBACKS, NORTH IS CONSIDERED PARALLEL WITH EAST 40TH STREET AND TOWARD NORTH ADAMS STREET.

FOR THE PURPOSES OF DESIGNATING LOCATION FOR THE ABOVE SETBACKS, THE COURTYARD IS THE COMMON AREA DESIGNATED AS LOT 7.

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