

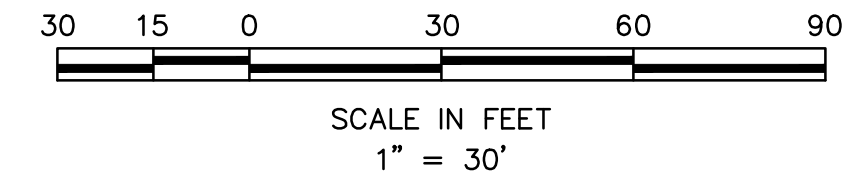
REFERENCE MAPS:

1. PLAT OF RANDALL ACRES SUBDIVISION NO. 5.
2. PLAT OF FIFTY FIRST STREET TOWNHOMES SUBDIVISION.
3. PLAT OF QUINELLA SUBDIVISION.
4. 52nd STREET CONDOMINIUMS.
5. RECORD OF SURVEY NO. 888.
6. RECORD OF SURVEY NO. 13870.
7. RECORD OF SUREVY NO. 12773.
8. RECORD OF SURVEY NO. 13458.
10. PLAT OF SHORT STOP SUBDIVISION.
12. RECORD OF SURVEY NO. 6218
13. RECORD OF SURVEY NO. 287.
14. RECORD OF SURVEY NO. 12123.
15. RECORD OF SURVEY NO . 6784.

PLAT OF KEENEY ESTATES SUBDIVISION

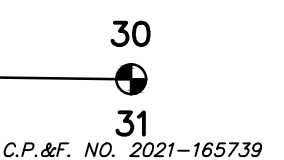
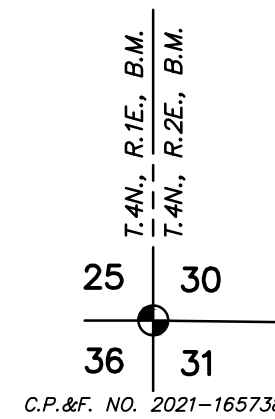
A RE-SUBDIVISION OF LOT 25, BLOCK 5, RANDALL ACRES SUBDIVISION NO. 5,
LYING IN SECTIONS 30 AND 31, T.4N., R.2E., B.M.
GARDEN CITY, ADA COUNTY, IDAHO

2024



SURVEYOR'S NARRATIVE:

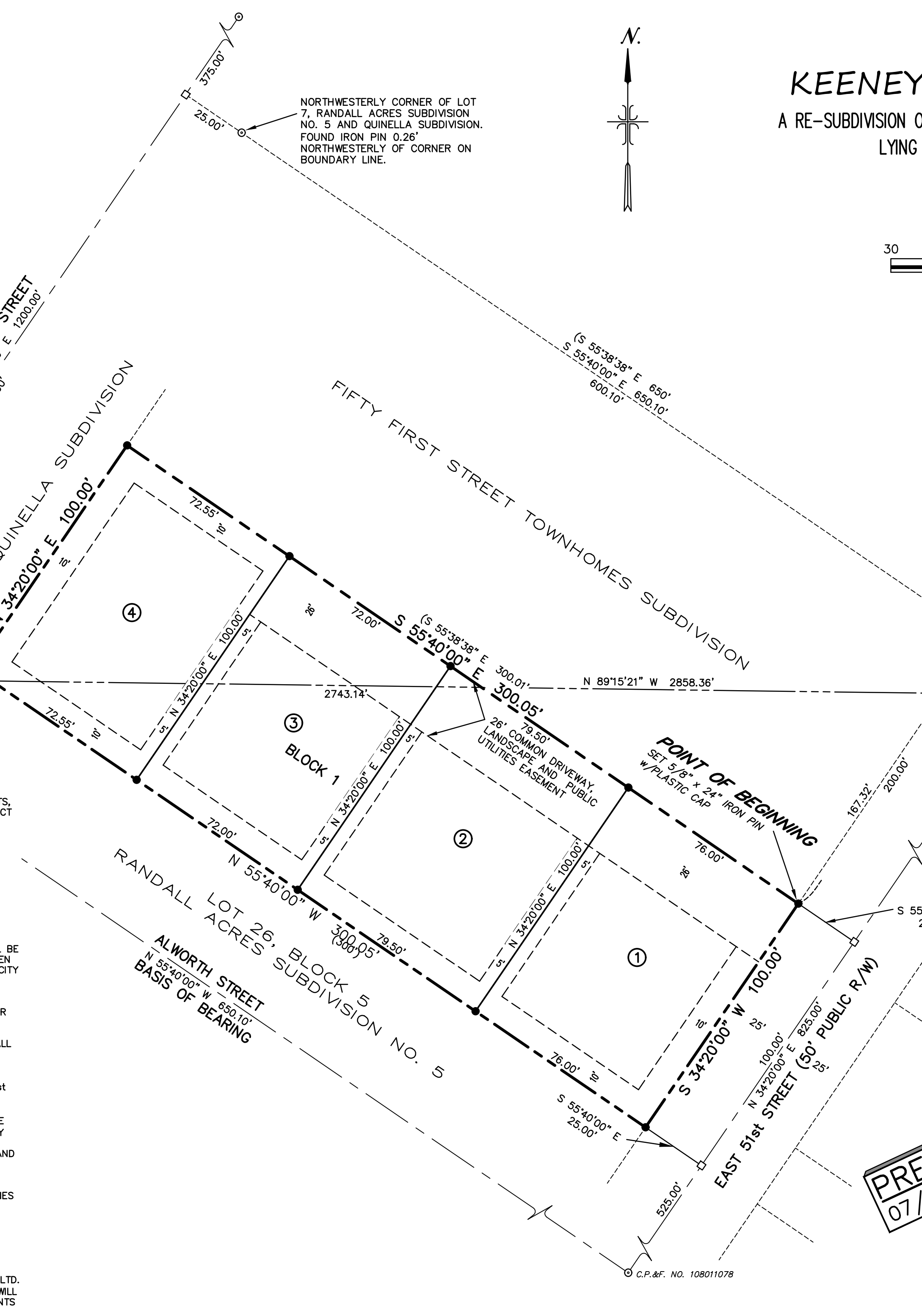
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY INTO 4 INDIVIDUAL LOTS. USED THE FOUND MONUMENTS TO ESTABLISH THE STREET CENTERLINE CONTROL FOR CALCULATING THE LOTS IN BLOCK 5 OF RANDALL ACRES SUBDIVISION NO. 5.



NOTES

1. ALL REFERENCES TO HOMEOWNERS ASSOCIATION HEREON ARE TO THE RIVERPOINTE SUBDIVISION HOMEOWNERS' ASSOCIATION AND THE OWNERS OF THE LOTS, WITHIN SAID SUBDIVISION, JOINTLY. THE LOTS IN THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH BY THE HOMEOWNERS ASSOCIATION RECORDED AS INSTRUMENT NO. _____
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
4. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
5. 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. GARDEN CITY FILE NO. _____
6. NO EASEMENT SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, COVERED PARKING, OR OTHER SUCH IMPROVEMENTS.
7. THE LOTS IN THIS SUBDIVISION, WITH THE EXCEPTION OF LOT 1, BLOCK 1, SHALL NOT BE ALLOWED DIRECT LOT ACCESS FROM EAST 51st STREET.
8. THERE SHALL BE A 10-FOOT WIDE PERMANENT PUBLIC UTILITIES AND GARDEN CITY STREET LIGHT EASEMENT ADJACENT TO THE PUBLIC RIGHT-OF-WAY (EAST 51st STREET).
9. THE CITY OF GARDEN CITY WILL OWN AND MAINTAIN THE SEWER MAINLINE (THE LINE BETWEEN AND INCLUDING MANHOLES) WITHIN THIS SUBDIVISION. THE SANITARY SEWER SERVICE LINES FROM THE MAINLINE TO EACH HOME WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNER BEING SERVED BY THE SERVICE LINE AND NOT THE CITY.
10. THE CITY OF GARDEN CITY WILL OWN AND MAINTAIN ANY FIRE HYDRANTS AND WATER SERVICE LINES TO AND INCLUDING WATER METERS. THE WATER SERVICE LINES BEYOND THE WATER METERS WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL HOMEOWNER BEING SERVED BY THE SERVICE LINE AND NOT THE CITY.
11. THIS DEVELOPMENT IS SUBJECT TO TEMPORARY LICENSE AGREEMENTS, INSTRUMENT NOS. _____ TO BENEFIT THE ADA COUNTY HIGHWAY DISTRICT.
12. IRRIGATION WATER HAS BEEN PROVIDED FROM THE THURMAN MILL DITCH CO., LTD. IN COMPLIANCE WITH IDAHO CODE 31-3805(1)(B). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED TO ASSESSMENTS FROM THE THURMAN MILL DITCH CO., LTD.

R24003 - THIS SUBDIVISION IS SUBJECT TO A RESTRICTED BUILDING AGREEMENT, INSTRUMENT NO. _____



LEGEND

- BOUNDARY LINE
- LOT LINE
- 5' PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE EASEMENT OR AS NOTED.
- CENTER LINE
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN
- SET 5/8" x 24" IRON PIN w/CAP
- FOUND 1/2" IRON PIN
- CALCULATED POINT. NOT SET

PRELIMINARY
07/03/24



ACKERMAN ESTVOLD
7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
208.853.6470 · www.ackerman-estvold.com
Minot, ND | Fargo, ND | Williston, ND | Boise, ID

KEENEY ESTATES SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS THEIR INTENTION TO INCLUDE SAID REAL PROPERTY IN THIS PLAT.

DESCRIPTION

PRELIMINARY
07/03/24

THE EASEMENTS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS ARE HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE WITHIN THE LINES OF SAID EASEMENTS. ALL OF THE LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM GARDEN CITY AND GARDEN CITY HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

_____?

ACKNOWLEDGMENT

STATE OF IDAHO)S
COUNTY OF ADA)

ON THIS _____ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED (name), KNOWN OR IDENTIFIED 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 SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

EXPIRES: _____

NOTARY PUBLIC FOR IDAHO
RESIDING AT BOISE, IDAHO
MY COMMISSION



KEENEY ESTATES SUBDIVISION

CERTIFICATE OF SURVEYOR

I, PATRICK A. TEALEY, 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 AND THE ATTACHED PLAT, 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 CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.

PATRICK A. TEALEY, L.S. NO. 4347

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR GARDEN CITY, ADA COUNTY, IDAHO DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK
GARDEN CITY, IDAHO

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 _____, 20____.

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF COUNTY SURVEYOR

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

COUNTY SURVEYOR

SANITARY RESTRICTIONS

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.

CENTRAL DISTRICT HEALTH

APPROVAL OF CITY ENGINEER

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

CITY ENGINEER

PRELIMINARY
07/03/24

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 COUNTY 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 _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS AT PAGES _____ THROUGH _____ UNDER INSTRUMENT NO. _____

DEPUTY

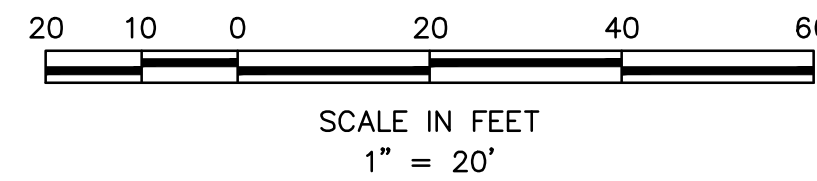
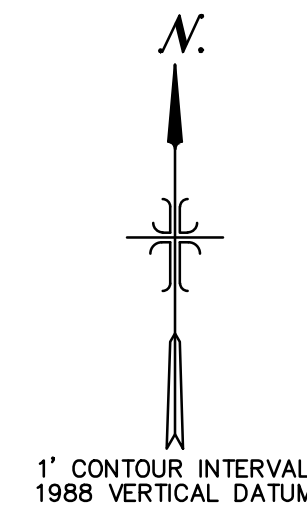
EX-OFFICIO RECORDER

FEE



PRELIMINARY PLAT OF
KEENEY ESTATES SUBDIVISION

LOT 25, BLOCK 5, RANDALL ACRES SUBDIVISION NO. 5,
LYING IN SECTIONS 30 AND 31, T.4N., R.2E., B.M.,
GARDEN CITY, ADA COUNTY, IDAHO
2024



LEGEND			
---	BOUNDARY LINE	□	CALCULATED POINT, NOT SET
---	CENTER LINE	○	MANHOLE
---	EASEMENT LINE	○	CLEAN OUT
---	ORIGINAL LOT LINE	⊕	POWER POLE
-x-	EXISTING FENCE LINE	⊕	POWER METER
-s-	SANITARY SEWER LINE	⊕	WATER METER
-w-	WATER LINE	⊕	FIRE HYDRANT
-P&T-	OVERHEAD POWER & TELE. LINES	⊕	WATER VALVE
-EP-	EDGE OF PAVEMENT	⊕	TELEPHONE RISER
-UG-	UNDERGROUND GAS LINE	⊕	DRAINAGE GRATE
---	BUILDING SETBACK LINE	⊕	STORM DRAIN LINE
---	ROLL CURB, GUTTER & SIDEWALK	⊕	AIR CONDITIONER UNIT
▨	EXISTING BUILDING	⊕	DECIDUOUS TREE
▨	ASPHALTIC PAVEMENT	⊕	DECIDUOUS TREE
▨	CONCRETE	⊕	LOT NUMBER
⊕	FOUND BRASS CAP	⊕	DATA OF RECORD
⊕	FOUND 5/8" IRON PIN	⊕	
●	SET 5/8"x30" IRON PIN W/ CAP	⊕	

LEGEND - PROPOSED	
-s-	PROPOSED SANITARY SEWER LINE
-w-	PROPOSED WATER LINE
⊕	PROPOSED MANHOLE
⊕	PROPOSED WATER VALVE
⊕	PROPOSED WATER METER

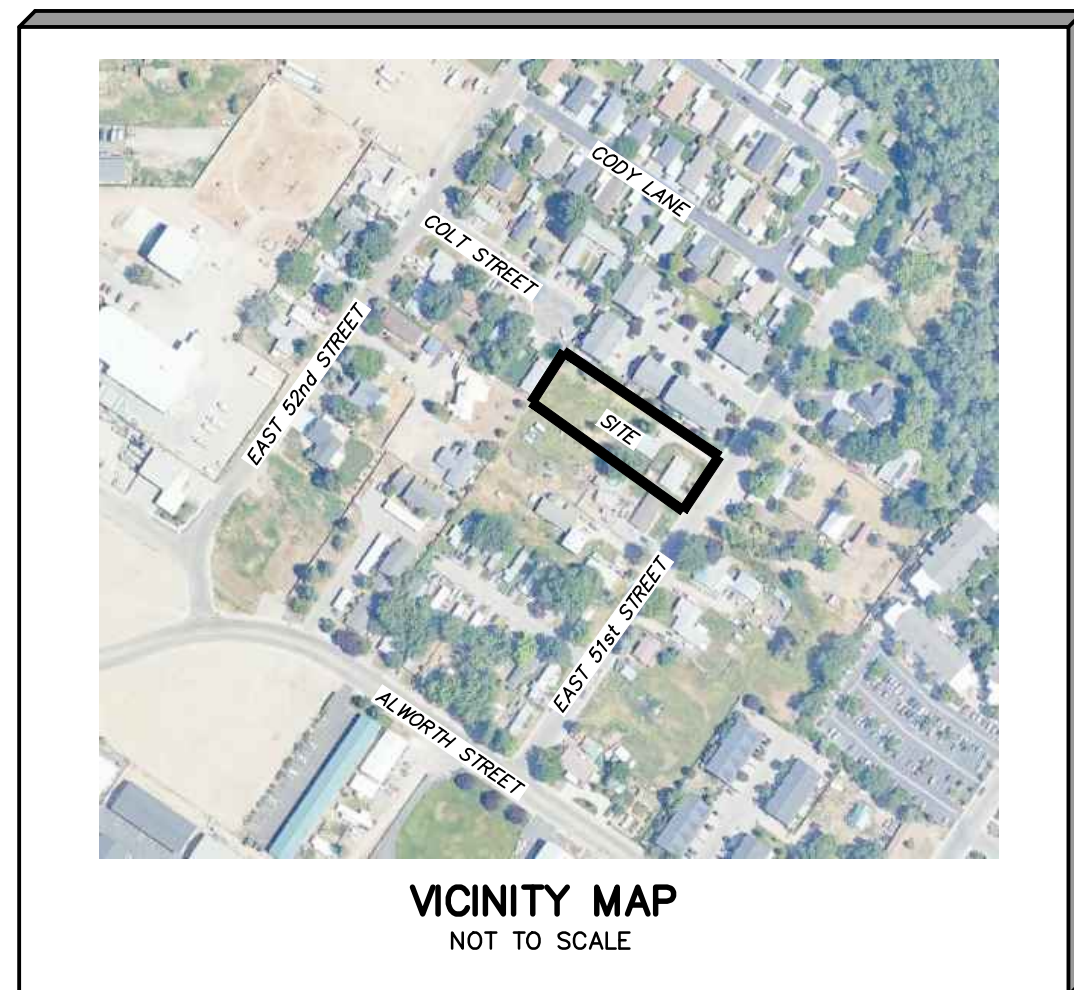
DEVELOPER/OWNER:
DOLAN AND ELISABETH KEENEY
1654 HOWRY STREET
BOISE, IDAHO 83706
PH.:

ACREAGE: 0.689 ACRES

ZONING: R-3
BUILDING SETBACKS:
FRONT = 5'*/20'**
REAR = 15'
SIDE INTERIOR = 0'/5'*
SIDE W/ STREET = 5'
MINIMUM LOT SIZE: N/A

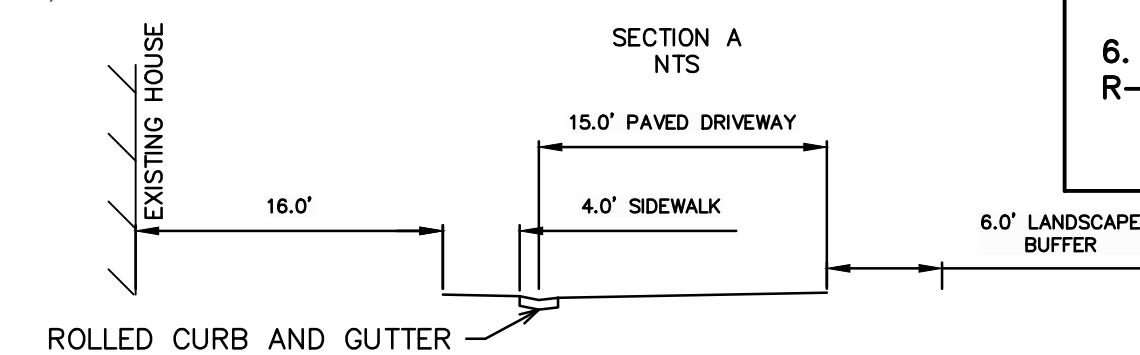
IRRIGATION DISTRICT: THURMAN MILL DITCH CO. LTD.
DRAINAGE DISTRICT: N/A
SEWAGE DISPOSAL: GARDEN CITY
WATER SUPPLY: GARDEN CITY
FLOOD ZONE: AE (FEMA MAP NUMBER 16001C0169 J)

- NOTES:**
- ALL STORM DRAINAGE TO BE RETAINED ON SITE.
 - STREET IMPROVEMENTS TO BE BUILT TO A.C.H.D. STANDARDS.
 - THE SUBDIVISION IS LOCATED WITHIN THE AE ZONE OF THE BOISE RIVER FLOODPLAIN AND IS SUBJECT TO THE REQUIREMENTS OF GARDEN CITY CODE AND THE NATIONAL FLOOD INSURANCE REGULATIONS.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE-FAMILY LOTS.
 - LOTS 3 AND 4 WILL REQUIRE IN HOME FIRE SPRINKLER SYSTEM.
 - BUILDING SETBACKS ARE FROM GARDEN CITY CODE 8-2B-3 FOR ZONE R-3.



NOTE

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT DIGLINE AT 1-800-252-1133 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.



PRELIMINARY
07/03/24

	PROJECT NO.: R24003
	DATE: JULY, 2024
PRELIMINARY PLAT OF KEENEY ESTATES SUBDIVISION LOT 25, BLOCK 5, RANDALL ACRES SUBDIVISION NO. 5, LYING IN SECTIONS 30 AND 31, T.4N., R.2E., B.M., GARDEN CITY, ADA COUNTY, IDAHO	SCALE: 1" = 20' CHECK: jdc DRAFT: jdc DESIGN:
PROFESSIONAL LAND SURVEYOR LICENSED 18350 ANTONIO M. CONTI	DWG: R24003-PREL