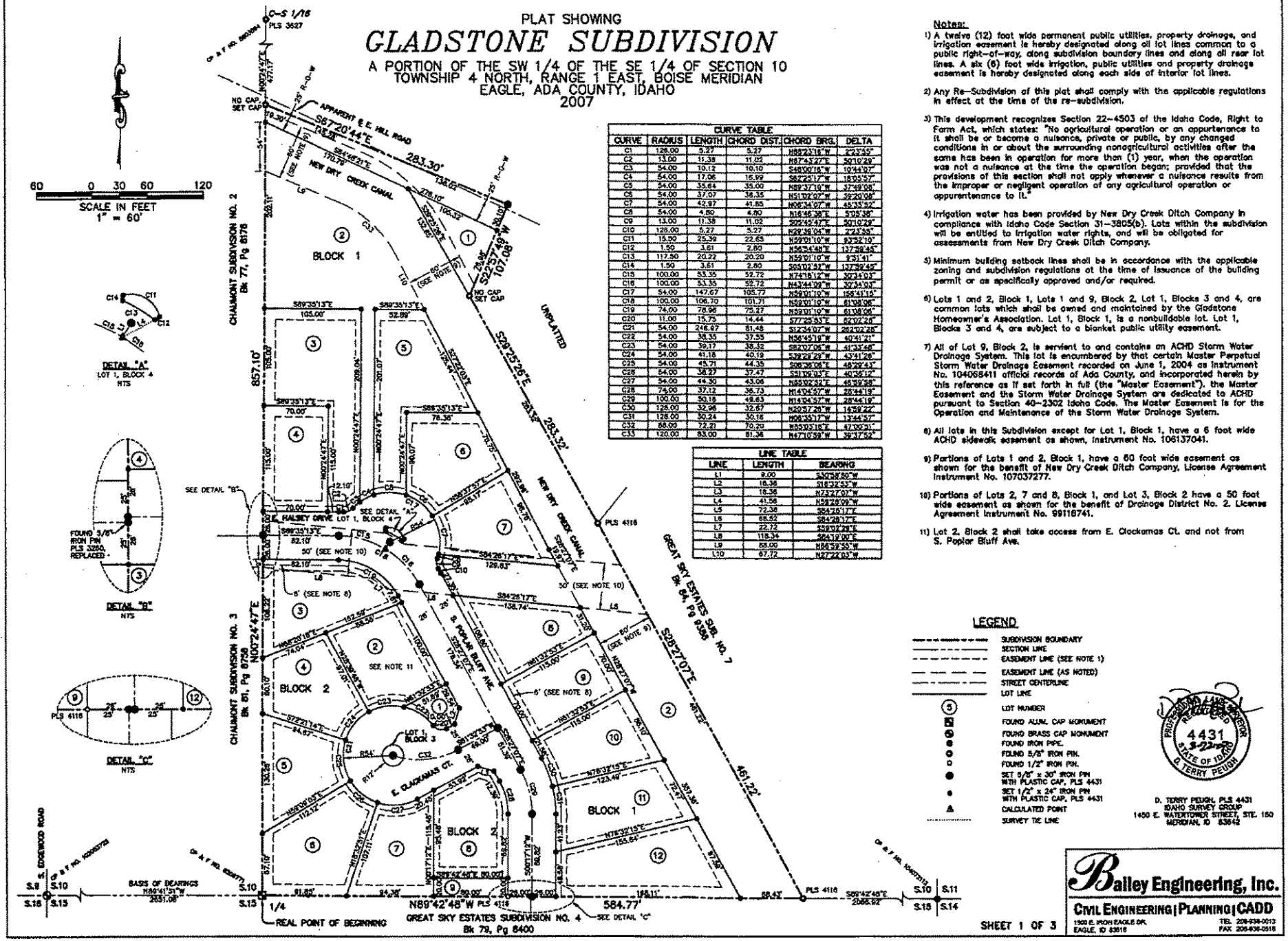
BK 97 PG 12311

PLAT SHOWING

GLADSTONE SUBDIVISION

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10
TOWNSHIP 4 NORTH, RANGE 1 EAST, BOISE MERIDIAN
EAGLE, ADA COUNTY, IDAHO
2007



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	128.00	5.27	5.27	N88°23'16"W	2°21'55"
C2	13.00	11.38	11.02	N87°43'27"E	50°10'29"
C3	54.00	10.12	10.10	S48°00'16"W	10°44'07"
C4	54.00	17.06	16.99	S62°25'17"W	18°05'57"
C5	54.00	33.64	33.00	N89°37'10"W	37°49'08"
C6	54.00	37.07	36.35	N51°02'07"W	39°20'08"
C7	54.00	42.07	41.85	N06°34'07"W	45°35'52"
C8	54.00	4.80	4.80	N18°46'38"E	5°05'38"
C9	13.00	11.38	11.02	S25°15'47"E	50°10'29"
C10	128.00	5.27	5.27	N28°38'04"W	2°21'55"
C11	15.50	25.39	22.65	N59°01'10"W	93°52'10"
C12	1.50	3.61	2.80	N56°54'48"E	137°59'45"
C13	117.50	20.22	20.20	N59°01'10"W	9°51'41"
C14	1.50	3.61	2.80	S05°02'52"W	137°59'45"
C15	100.00	53.35	52.72	N74°18'12"W	30°34'03"
C16	100.00	53.35	52.72	N43°44'09"W	30°34'03"
C17	54.00	147.67	105.77	N59°01'10"W	156°41'15"
C18	100.00	106.70	101.71	N59°01'10"W	61°08'06"
C19	74.00	78.96	75.27	N59°01'10"W	61°08'06"
C20	11.00	15.75	14.44	S77°25'53"E	82°02'28"
C21	54.00	246.87	81.48	S12°34'07"W	262°02'28"
C22	54.00	38.35	37.55	N56°45'19"W	40°41'21"
C23	54.00	39.17	38.32	S82°07'06"W	41°33'46"
C24	54.00	41.18	40.19	S28°23'28"W	43°41'26"
C25	54.00	45.71	44.35	S08°36'08"E	48°29'43"
C26	54.00	38.27	37.47	S31°09'03"E	40°36'12"
C27	54.00	44.30	43.06	N89°02'52"E	46°59'58"
C28	74.00	37.12	36.73	N14°04'57"W	28°44'19"
C29	100.00	50.18	49.63	N14°04'57"W	28°44'19"
C30	128.00	32.98	32.87	N20°37'26"W	14°45'22"
C31	128.00	30.24	30.16	N06°35'17"W	13°32'57"
C32	88.00	72.21	70.20	N85°05'16"E	47°00'31"
C33	120.00	83.00	81.38	N47°10'58"W	39°37'52"

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.00	S30°58'30"W
L2	16.38	S16°32'52"W
L3	18.38	N73°27'07"W
L4	41.58	N58°18'09"W
L5	72.38	S84°28'17"E
L6	68.52	S84°28'17"E
L7	22.72	S59°02'28"E
L8	118.34	S64°19'00"E
L9	88.00	N86°59'55"W
L10	67.72	N27°22'03"W

Notes:

1) A twelve (12) foot wide permanent public utilities, property drainage, and irrigation easement is hereby designated along all lot lines common to a public right-of-way, along subdivision boundary lines and along all rear lot lines. A six (6) foot wide irrigation, public utilities and property drainage easement is hereby designated along each side of interior lot lines.

2) Any Re-Subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.

3) This development recognizes Section 22-4503 of the Idaho Code, Right to Farm Act, which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than (1) year, when the operation was not a nuisance at the time the operation began; provided that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."

4) Irrigation water has been provided by New Dry Creek Ditch Company in compliance with Idaho Code Section 31-3805(b). Lots within the subdivision will be entitled to irrigation water rights, and will be obligated for assessments from New Dry Creek Ditch Company.

5) Minimum building setback lines shall be in accordance with the applicable zoning and subdivision regulations at the time of issuance of the building permit or as specifically approved and/or required.

6) Lots 1 and 2, Block 1, Lots 1 and 9, Block 2, Lot 1, Blocks 3 and 4, are common lots which shall be owned and maintained by the Gladstone Homeowner's Association. Lot 1, Block 1, is a nonbuildable lot. Lot 1, Blocks 3 and 4, are subject to a blanket public utility easement.

7) All of Lot 9, Block 2, is servient to and contains an ACHD Storm Water Drainage System. This lot is encumbered by that certain Master Perpetual Storm Water Drainage Easement recorded on June 1, 2004 as Instrument No. 104068411 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.

8) All lots in this Subdivision except for Lot 1, Block 1, have a 6 foot wide ACHD sidewalk easement as shown, instrument No. 106137041.

9) Portions of Lots 1 and 2, Block 1, have a 60 foot wide easement as shown for the benefit of New Dry Creek Ditch Company, License Agreement Instrument No. 107037277.

10) Portions of Lots 2, 7 and 8, Block 1, and Lot 3, Block 2 have a 50 foot wide easement as shown for the benefit of Drainage District No. 2. License Agreement Instrument No. 99118741.

11) Lot 2, Block 2 shall take access from E. Clackamas Ct. and not from S. Poplar Bluff Ave.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE (SEE NOTE 1)
- EASEMENT LINE (AS NOTED)
- STREET CENTERLINE
- LOT LINE
- (5) LOT NUMBER
- FOUND ALUM. CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND IRON PIPE
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" x 30" IRON PIN WITH PLASTIC CAP, PLS 4431
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- CALCULATED POINT
- SURVEY TIE LINE

PROFESSIONAL LAND SURVEYOR REGISTERED 4431 3-22-2007 STATE OF IDAHO D. TERRY PEUGH

D. TERRY PEUGH, PLS 4431
IDAHO SURVEY GROUP
1450 E. WATERTOWER STREET, STE. 150
MERIDIAN, ID 83642

Balley Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1500 E. IRON EAGLE DR. TEL 208-938-0013
EAGLE, ID 83616 FAX 208-938-0516

SHEET 1 OF 3