

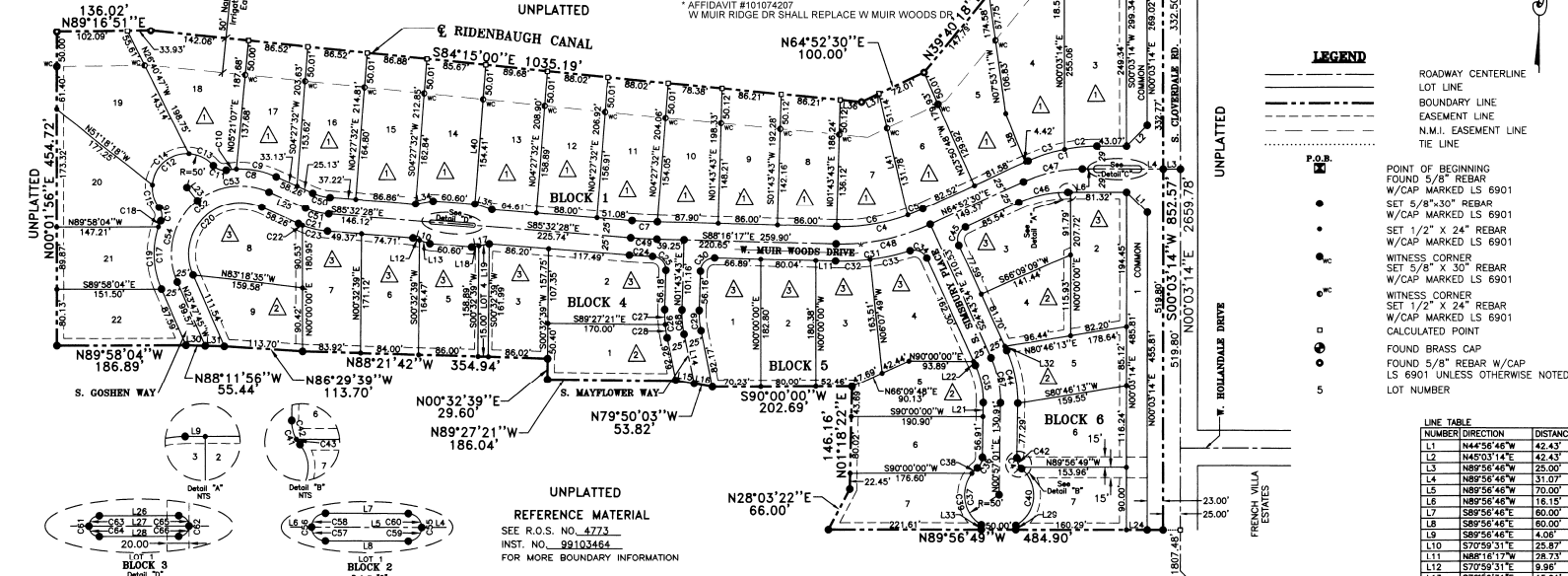
# PLAT SHOWING MUIR WOODS SUBDIVISION NO. 1

A PORTION OF THE SE1/4 OF SECTION 21  
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN  
ADA COUNTY, IDAHO  
2000

UNPLATTED

\* AFFIDAVIT #101074207  
W/MUR RIDGE DR SHALL REPLACE W MUIR WOODS DR

E 1/4 CORNER  
SECTION 21  
ADJACENT TO  
R.F. NO. 877008  
NO CAP



**LEGEND**

- ROADWAY CENTERLINE
- LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- N.M.I. EASEMENT LINE
- TIE LINE

**P.O.B.**

- POINT OF BEGINNING
- FOUNDED 5/8" REBAR
- W/CAP MARKED LS 6901
- SET 5/8"x30" REBAR
- W/CAP MARKED LS 6901
- SET 1/2" X 24" REBAR
- W/CAP MARKED LS 6901
- WITNESS CORNER
- SET 5/8" X 30" REBAR
- W/CAP MARKED LS 6901
- WITNESS CORNER
- SET 1/2" X 24" REBAR
- W/CAP MARKED LS 6901
- CALCULATED POINT
- FOUND BRASS CAP
- FOUND 5/8" REBAR W/CAP
- LS 6901 UNLESS OTHERWISE NOTED
- LOT NUMBER

**UNPLATTED**

**REFERENCE MATERIAL**

SEE R.O.S. NO. 4773  
INST. NO. 99103464  
FOR MORE BOUNDARY INFORMATION



S 1/4 CORNER  
SECTION 21  
CP & F. NO. 97003907

SE CORNER  
SECTION 21  
CP&F. NO. 882852

**NOTES**

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE.
2. ANY RE-CONSTRUCTION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, IRRIGATION AND BOISE CITY STREET LIGHT EASEMENT OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THE RIGHT-OF-WAY SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS TO EACH LOT.
4. A SUBDIVIDER SHALL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3805 OF THE IDAHO CODE.
5. A TEN (10) FOOT PUBLIC UTILITIES AND IRRIGATION EASEMENT IS LOCATED ALONG THE EXTERIOR BOUNDARY LINE.
6. A TEN (10) FOOT FOOT EASEMENT FOR THE SAME PURPOSE IS LOCATED ADJACENT TO SELECTED INTERIOR LOT LINES AS SHOWN ON THE PLAT DRAWING.
7. A FIFTY (50) FOOT WIDE EXISTING NAMPA MERIDIAN IRRIGATION DISTRICT EASEMENT FOR THE RIDENBAUGH CANAL IS LOCATED ALONG THE NORTH BOUNDARY.
8. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
9. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEFORE THE SYSTEM APPROVED IN SANITARY REQUIREMENTS.
10. IRRIGATION EASEMENTS, WHICH SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY, ARE AS FOLLOWS:
  - A. A 15' WIDE EASEMENT OVER ALL OF LOT 4 BLOCK 4
  - B. A 5' WIDE EASEMENT ALONG THE EAST BOUNDARY OF LOT 5 BLOCK 4
  - C. A 5' WIDE EASEMENT ALONG THE WEST BOUNDARY OF LOT 5 BLOCK 4
  - D. A 20' WIDE EASEMENT, AS SHOWN, AT THE EAST BOUNDARY OF LOT 1 BLOCK 3
11. A BOISE CITY SEWER EASEMENT IS LOCATED ACROSS ALL OF LOT 1 BLOCK 2 AND LOT 1 BLOCK 3, THE THIRTY (30) FEET CENTERED ALONG THE COMMON LOT LINE TO LOTS 6 AND 7 BLOCK 6 EXTENDING THROUGH LOT 1 BLOCK 6 AS SHOWN.
12. LOT 1 BLOCK 1 AND LOT 1 BLOCK 6 ARE OWNED AND MAINTAINED BY THE MUIR WOODS HOMEOWNERS ASSOCIATION, AND MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF BOISE CITY.
13. DIRECT ACCESS TO CLOVERDALE ROAD IS PROHIBITED UNLESS SPECIALLY ALLOWED BY THE HIGHWAY DISTRICT AND BOISE CITY.
14. ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME.
15. THIS SUBDIVISION INCLUDES LANDS THAT ARE IN THE FLOOD PLAIN AND ARE SUBJECT TO THE REGULATIONS OF CHAPTER 12, BOISE CITY PLANNING & DEVELOPMENT SERVICES DEPARTMENT SHOULD BE CONSULTED FOR DETAILS.
16. AS DEFINED BY BOISE CITY SUBDIVISION ORDINANCE, SOLAR DESIGNATIONS ARE AS FOLLOWS:
  - A. SOLAR SHADENED (SHADE RESTRICTED)
  - B. SOLAR UNSHADENED (SHADE RESTRICTED)
17. LOT 2 BLOCK 1 IS TO BE MAINTAINED BY THE NAMPA-MERIDIAN IRRIGATION DISTRICT FOR IRRIGATION PURPOSES AND IS NOT TO BE DESIGNATED AS A RESIDENTIAL BUILDING LOT.

CURVE TABLE, CONT.					CURVE TABLE, CONT.								
NUMBER	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG	NUMBER	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	102.83	234.00	2910.44"	52.96	102.01	N72°27'52"E	C35	56.02	125.00	2504.35"	28.49	35.55	S11°53'17"E
C2	42.25	204.00	2370.00"	23.70	41.77	N84°18'17"E	C36	17.45	20.00	4859.81"	8.33	18.90	N02°56'51"E
C3	55.59	234.00	1336.38"	27.92	55.46	S71°40'49"E	C37	95.59	50.00	1059.59"	71.40	81.91	N04°03'09"E
C4	128.89	275.00	2651.13"	65.85	127.71	N78°18'07"E	C38	11.11	50.00	1244.03"	5.58	11.09	N44°34'41"E
C5	23.84	275.00	3045.90"	11.83	23.83	N87°21'30"E	C39	84.88	50.00	8713.38"	66.77	75.05	S10°25'10"E
C6	105.05	235.00	2135.13"	53.17	104.41	S69°47'51"E	C40	95.59	50.00	1059.59"	71.40	81.91	S05°57'10"E
C7	36.93	775.00	0243.49"	18.47	36.93	S86°54'22"E	C41	17.45	20.00	4859.81"	9.33	18.90	N02°56'50"E
C8	74.99	125.00	0353.90"	37.01	73.01	N82°30'23"E	C42	14.24	20.00	0243.09"	7.49	14.03	N19°35'04"E
C9	59.21	125.00	2708.27"	30.17	58.66	S79°00'52"E	C43	3.12	20.00	0855.32"	1.56	3.11	S44°34'55"E
C10	14.88	125.00	0649.07"	7.45	14.87	S83°55'21"E	C44	78.42	175.00	250.35"	39.86	77.77	S11°53'17"E
C11	20.77	20.00	5930.36"	11.43	19.85	N69°35'34"E	C45	31.28	20.00	859.30"	18.88	28.19	N02°04'26"E
C12	154.22	50.00	1749.29	99.98	153.39	S91°39'37"E	C46	72.85	168.00	250.35"	39.86	77.77	S27°23'52"E
C13	40.45	50.00	4671.17"	21.41	39.36	S83°09'15"E	C47	87.89	200.00	2510.44"	74.67	87.19	S77°22'52"E
C14	77.50	50.00	8985.32"	49.21	70.15	S49°07'21"E	C48	140.61	300.00	2651.13"	116.82	139.32	S78°18'07"E
C15	36.02	50.00	4111.43"	18.83	35.25	S18°03'42"E	C49	38.12	60.00	0243.09"	18.06	38.12	S86°54'22"E
C16	20.77	20.00	5930.36"	11.43	19.85	S06°56'51"E	C50	26.20	75.00	2000.50"	13.23	26.06	S75°32'03"E
C17	101.67	125.00	4636.12"	53.84	98.89	S09°29'39"E	C51	34.93	100.00	2000.50"	17.65	34.78	N75°30'27"E
C18	9.63	125.00	0242.59"	4.82	9.63	N02°56'51"E	C52	241.32	100.00	138.18'07"	67.07	188.68	S45°20'18"E
C19	92.04	125.00	4211.20"	48.22	89.98	S02°42'05"E	C53	109.63	100.00	6248.44"	81.05	104.22	S83°03'60"E
C20	180.99	75.00	13871.07"	196.76	140.18	S45°22'18"E	C54	131.70	100.00	7972.23"	117.37	122.38	S13°55'56"E
C21	15.66	125.00	0200.60"	7.83	15.66	S73°33'23"E	C55	13.15	50.00	1000.00"	6.58	13.15	S00°03'14"E
C22	6.27	125.00	0629.23"	3.13	6.27	S67°50'30"E	C56	15.70	50.00	1600.00"	7.89	15.70	S00°03'14"E
C23	37.40	125.00	1708.27"	18.84	37.28	S76°58'14"E	C57	7.85	5.00	9000.00"	5.00	7.07	N44°56'48"E
C24	33.70	825.00	0220.25"	16.85	33.70	N86°50'07"E	C58	7.85	5.00	9000.00"	5.00	7.07	S45°03'14"E
C25	31.78	20.00	897.26"	19.86	28.19	S43°04'35"E	C59	7.85	5.00	9000.00"	5.00	7.07	S45°03'14"E
C26	40.45	175.00	1316.18"	20.36	40.45	S04°54'26"E	C60	7.85	5.00	9000.00"	5.00	7.07	S44°56'48"E
C27	21.17	175.00	0825.54"	10.80	21.16	N01°44'14"E	C61	84.2	3.00	1800.00"	84.2	84.2	S04°27'32"E
C28	50.58	175.00	0827.94"	26.49	49.36	N86°50'07"E	C62	84.2	3.00	1800.00"	84.2	84.2	S04°27'32"E
C29	28.95	125.00	1317.18"	14.54	28.98	N04°54'26"E	C63	4.71	3.00	9000.00"	3.00	4.24	S49°27'32"E
C30	31.42	20.00	9070.00"	20.00	28.28	S44°43'43"E	C64	4.71	3.00	9000.00"	3.00	4.24	N40°27'32"E
C31	109.53	325.00	2020.28"	55.39	109.01	S01°20'28"E	C65	4.71	3.00	9000.00"	3.00	4.24	S40°27'32"E
C32	50.01	325.00	0648.58"	25.05	49.48	S87°19'14"E	C66	4.71	3.00	9000.00"	3.00	4.24	N49°27'32"E
C33	59.52	325.00	1029.37"	29.84	59.44	N77°39'56"E	C67	67.22	150.00	2504.35"	34.18	66.66	S11°53'17"E
C34	28.92	20.00	8251.19"	17.85	26.47	S68°09'13"E	C68	34.75	150.00	1370.18"	17.45	34.67	S04°54'26"E

DRAWING NO. 98552\_S3  
SHEET 1 OF 2

**PINNACLE**  
Engineers, Inc.  
870 N. Linder Suite B, Meridian, Idaho 83642  
(208) 887-7760

# PLAT OF MUIR WOODS SUBDIVISION NO. 1

### CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT W & S INVESTMENTS INC., AN IDAHO CORPORATION, IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A parcel of land situated in a portion of the SE1/4 of Section 21, T.3N., R.1E., B.M., Ada County, Idaho and described as follows:

Commencing at a brass cap monument marking the SE corner of said Section 21' from which a brass cap monument marking the SW corner of said SE1/4 bears N89°43'30"W a distance of 2654.01 feet, thence along the East line of the said SE1/4 N00°03'14"E a distance of 2659.78 feet to a 5/8 inch rebar marking the NE corner of the said SE1/4; thence leaving said East line and along the North line of the said SE1/4 N89°19'42"W a distance of 25.00 feet to a 5/8 inch rebar on the westerly right-of-way of South Cloverdale Road and the POINT OF BEGINNING;

Thence along the said westerly right-of-way of South Cloverdale Road and parallel with the East line of said SE1/4 S00°03'14"W a distance of 852.57 feet to a 5/8 inch rebar;  
Thence leaving said westerly right-of-way N89°56'49"W a distance of 484.90 feet to a 5/8 inch rebar;  
Thence N28°03'22"E a distance of 66.00 feet to a 5/8 inch rebar;  
Thence N01°18'22"E a distance of 146.16 feet to a 5/8 inch rebar;  
Thence S90°00'00"W a distance of 202.69 feet to a 5/8 inch rebar;  
Thence N79°50'03"W a distance of 53.82 feet to a 5/8 inch rebar;  
Thence N89°22'21"W a distance of 188.04 feet to a 5/8 inch rebar;  
Thence N00°32'39"E a distance of 29.60 feet to a 5/8 inch rebar;  
Thence N88°21'42"W a distance of 354.94 feet to a 5/8 inch rebar;  
Thence N86°29'39"W a distance of 113.70 feet to a 5/8 inch rebar;  
Thence N88°11'56"W a distance of 55.44 feet to a 5/8 inch rebar;  
Thence N89°58'04"W a distance of 186.89 feet to a 5/8 inch rebar;  
Thence N00°01'56"E a distance of 454.78 feet to a 5/8 inch rebar in the centerline of the Ridenbaugh Canal;  
Thence along the centerline of the Ridenbaugh Canal the following courses:  
Thence N89°16'51"E a distance of 136.02 feet to a 5/8 inch rebar;  
Thence S84°15'00"E a distance of 1035.19 feet to a 5/8 inch rebar;  
Thence N64°52'30"E a distance of 100.00 feet to a 5/8 inch rebar;  
Thence N39°40'18"E a distance of 253.25 feet to a 5/8 inch rebar;  
Thence leaving said centerline and along the said North line of said SE1/4 S89°19'42"E a distance of 184.88 feet to the POINT OF BEGINNING.

Said parcel contains 19.54 acres and is subject to all existing easements and rights-of-way of record or implied. That it is the intention of the undersigned that they hereby include said land in this plat. The easements indicated on said plat are not dedicated to the public but the right to use said easements is perpetually reserved for public utilities and for such other uses as designated hereon and no structure other than for such utility purposes are to be erected within the limits of said easements. The undersigned, by these presents, dedicates to the public use forever all public streets as shown on this plat. All of the lots in this subdivision will receive water service from the United Water Idaho, Inc. which has agreed in writing to serve all lots.

In witness whereof, I have set my hand this 20<sup>th</sup> day of October, in the year of 1999 W & S INVESTMENTS, INC.

Walter R. Wanner  
WALTER R. WANNER - PRESIDENT

### CERTIFICATE OF ACKNOWLEDGMENT

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

On this 24<sup>th</sup> day of February, in the year 2000 before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Walter R. Wanner, known or identified to me to be the President of W & S INVESTMENTS, INC., the corporation that executed the foregoing instrument, and acknowledged to me that he executed such instrument, and on behalf of said corporation and said corporation executed the same.



John A. Warrand  
Notary Public for Idaho  
Residing at: Ada County  
My Commission Expires on 8-23-2005

### CERTIFICATE OF SURVEYOR

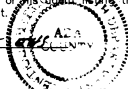
I, Craig R. McCullough, do hereby certify that I am a Registered Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Muir Woods Subdivision No. 1 as described in the CERTIFICATE OF OWNERS was drawn from an actual survey made on the ground under my supervision and that this plat accurately represents the points thereon and is in conformity with the State of Idaho Code relating to Plats and Surveys.

Craig R. McCullough P.L.S. R401  
FEB 24 2000

### APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

Sanitary restrictions of this plat have been removed according to the letter of approval on file with the County Recorder or his agent in accordance with the conditions of approval, signed by the Central District Health Department.

Walter R. Wanner  
Health Officer  
Date 2/24/2000



### APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the board of Ada County Highway District Commissioners on this 22<sup>nd</sup> day of December Year of 1999

ADA COUNTY HIGHWAY DISTRICT

David M. Hancock  
Chairman



### APPROVAL OF CITY OF BOISE ENGINEER

The foregoing plat was accepted and approved by the City Engineer of Boise, Ada County, Idaho this 25<sup>th</sup> day of Feb Year of 2000

Michael M.  
City Engineer

### APPROVAL OF CITY OF BOISE CITY COUNCIL

The foregoing plat was accepted and approved this 25<sup>th</sup> day of January Year of 2000 by the City of Boise, Ada County, Idaho.

Michael M.  
City Clerk

### CERTIFICATE OF ADA COUNTY SURVEYOR

I, the undersigned, County Surveyor 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.

David J. Paul  
Acting Ada County Surveyor 3-21-00



### APPROVAL OF COUNTY COMMISSIONERS

The foregoing plat was accepted and approved by the Board of Commissioners of Ada County, Idaho this 22 day of March in the year of 2000

John B.  
Board Chairman

### CERTIFICATE OF THE COUNTY TREASURER

This is to certify that the undersigned, per the requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this plat have been paid in full. This certification is valid for the next thirty (30) days only.

Dian Graham  
Ada County Treasurer



Date 3/23/00

### CERTIFICATE OF ADA COUNTY RECORDER

INSTRUMENT No. 100022120

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

I hereby certify that this plat of Muir Woods Subdivision No. 1 was filed at the request of PINNACLE ENGINEERS, INC. at 07 minutes past 9 o'clock A.m. this 24<sup>th</sup> day of FEBRUARY, A.D. 2000 in my office and was duly recorded in Book 80 of Plats at Pages 8553 and 8554

C. Purson  
Deputy  
Fee: 11.00

Q. David Navarro  
Ex-officio Recorder

**PINNACLE**  
Engineers, Inc.  
870 N. Linder Suite B, Meridian, Idaho 83642  
(208) 887-7760