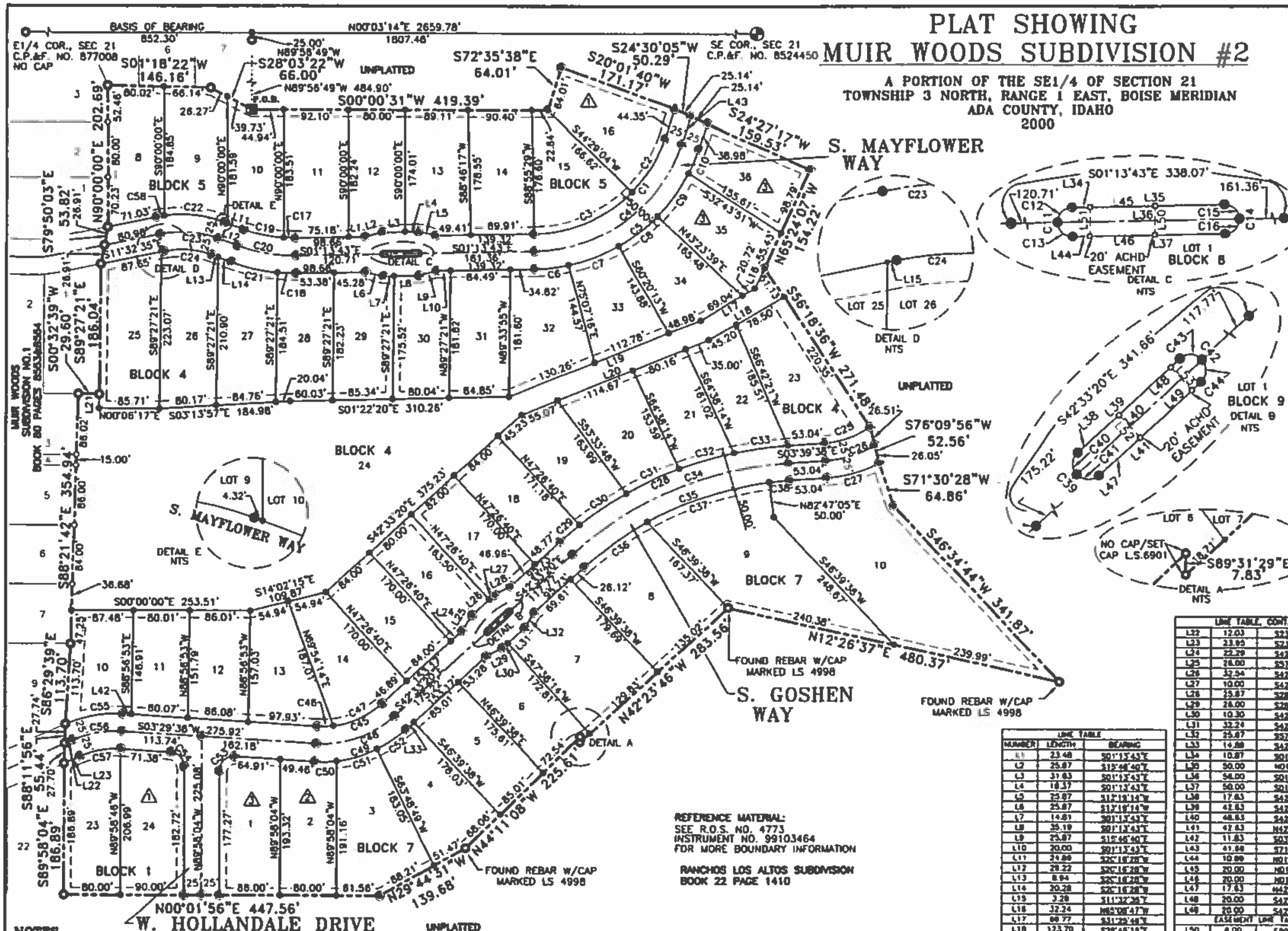
BK. 81 PG. 8812

PLAT SHOWING
MUIR WOODS SUBDIVISION #2

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



SCALE: 1"=100'

LEGEND

- ROADWAY CENTERLINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- BOUNDARY LINE
- TIE LINE
- P.O.B. POINT OF BEGINNING FOUND 5/8" REBAR W/CAP MARKED LS 6901
- FOUND BRASS CAP
- SET 5/8"x30" REBAR W/CAP MARKED LS 6901
- FOUND 5/8" REBAR W/CAP LS 6901 UNLESS OTHERWISE NOTED
- SET 1/2"x24" REBAR W/CAP MARKED LS 6901
- FND. 1/2"x24" REBAR LS 6901
- CALCULATED POINT
- 5 LOT NUMBER

REFERENCE MATERIAL:
SEE R.O.S. NO. 4773
INSTRUMENT NO. 99103464
FOR MORE BOUNDARY INFORMATION

RANCHOS LOS ALTOS SUBDIVISION
BOOK 22 PAGE 1410

LINE TABLE

NUMBER	LENGTH	BEARING
L1	23.48	S01°13'43"E
L2	25.87	S15°46'40"E
L3	31.63	S01°13'43"E
L4	18.37	S01°13'43"E
L5	25.87	S12°19'14"W
L6	25.87	S12°19'14"W
L7	14.61	S01°13'43"E
L8	35.19	S01°13'43"E
L9	25.87	S15°46'40"E
L10	20.00	S01°13'43"E
L11	24.88	S26°16'28"W
L12	28.22	S26°16'28"W
L13	8.94	S26°16'28"W
L14	20.28	S26°16'28"W
L15	3.28	S11°32'35"E
L16	32.24	N65°08'47"W
L17	69.77	S31°29'48"E
L18	123.70	S29°45'15"E
L19	202.03	S21°44'17"E
L20	294.91	S21°44'17"E
L21	18.34	S89°27'21"E

LINE TABLE, CONT.

NUMBER	LENGTH	BEARING
L22	12.03	S27°47'45"E
L23	23.85	S27°47'45"E
L24	22.29	S42°33'20"E
L25	26.00	S37°01'31"E
L26	32.54	S42°33'20"E
L27	10.00	S42°33'20"E
L28	23.87	S28°00'23"E
L29	26.00	S28°04'30"E
L30	10.30	S42°33'20"E
L31	32.24	S42°33'20"E
L32	25.87	S57°06'17"E
L33	14.89	S42°33'20"E
L34	10.87	S01°13'43"E
L35	50.00	N01°13'43"W
L36	54.00	S01°13'43"E
L37	50.00	S01°13'43"E
L38	17.63	S42°33'20"E
L39	42.63	S42°33'20"E
L40	48.63	S42°33'20"E
L41	42.63	N42°33'20"W
L42	11.83	S03°29'38"W
L43	41.84	S71°37'53"E
L44	10.00	N01°13'43"W
L45	20.00	N01°13'43"W
L46	20.00	N01°13'43"W
L47	17.63	N42°33'20"W
L48	20.00	S42°33'20"E
L49	20.00	S42°33'20"E
EASEMENT LINE TABLE		
L50	6.00	S89°27'21"E
L51	6.00	S89°27'21"E
L52	6.00	S47°26'40"W
L53	6.00	S47°26'40"W

CURVE TABLE

NUMBER	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	245.75	200.00	70°24'10"	141.09	230.59	S36°25'46"E
C2	91.16	200.00	26°06'37"	46.39	90.37	S58°34'24"E
C3	154.36	200.00	44°17'33"	81.38	150.77	S23°22'18"E
C4	276.47	225.00	70°24'10"	158.73	259.40	S36°25'46"E
C5	307.19	250.00	70°24'10"	176.36	288.23	S36°25'46"E
C6	48.09	250.00	11°01'18"	24.12	48.02	S06°44'22"E
C7	75.88	250.00	17°24'47"	38.28	75.59	S20°57'24"E
C8	70.21	250.00	16°05'31"	35.34	69.98	S37°42'33"E
C9	75.22	250.00	17°14'17"	37.89	74.93	S54°22'28"E
C10	37.66	250.00	8°38'17"	18.86	37.65	S67°18'44"E
C11	9.42	3.00	180°00'00"	—	6.00	S88°46'17"W
C12	4.71	3.00	90°00'00"	3.00	4.24	N46°13'43"W
C13	4.71	3.00	90°00'00"	3.00	4.24	S43°46'17"W
C14	9.42	3.00	180°00'00"	—	6.00	N88°46'17"E
C15	4.71	3.00	90°00'00"	3.00	4.24	N43°46'17"E
C16	4.71	3.00	90°00'00"	3.00	4.24	S46°13'43"E
C17	18.95	200.00	5°25'22"	9.48	18.95	S01°11'58"W
C18	26.60	250.00	6°05'50"	13.34	26.65	S01°49'37"W
C19	58.11	200.00	16°38'49"	29.26	57.90	S11°57'04"W
C20	84.44	225.00	21°30'11"	42.72	83.95	S08°31'23"W
C21	67.16	250.00	15°23'32"	33.78	66.96	S12°34'42"W
C22	88.62	175.00	29°21'30"	44.21	85.73	N06°05'43"E
C23	83.30	150.00	31°49'03"	42.75	82.23	N04°21'57"E
C24	69.42	125.00	31°49'03"	35.63	68.53	N04°21'57"E
C25	68.83	125.00	31°33'01"	35.31	67.97	S11°26'06"E
C26	72.83	150.00	27°49'24"	37.20	72.21	S17°35'20"E
C27	77.17	175.00	25°15'55"	39.22	76.54	S16°17'35"E
C28	356.40	525.00	38°53'43"	185.37	349.58	N25°06'29"W
C29	35.25	525.00	3°50'50"	17.63	35.25	N42°37'56"W
C30	80.13	525.00	8°44'43"	40.14	80.05	N36°20'08"W
C31	83.03	525.00	9°03'41"	41.60	82.94	N27°25'56"W
C32	81.05	525.00	8°50'44"	40.61	80.97	N18°28'45"W
C33	78.83	525.00	8°23'45"	38.53	78.76	N07°51'30"W
C34	339.42	500.00	38°53'43"	176.54	332.94	N25°06'29"W
C35	322.45	475.00	38°53'43"	167.72	316.30	N25°06'29"W
C36	110.05	475.00	13°16'27"	55.27	109.80	N38°38'07"W
C37	182.93	475.00	22°03'56"	92.61	181.81	N18°18'34"W
C38	29.47	475.00	3°33'17"	14.74	29.47	N05°28'16"W
C39	9.42	3.00	180°00'00"	—	6.00	N47°26'40"E
C40	4.67	3.00	89°09'09"	2.96	4.21	N87°58'51"W
C41	4.75	3.00	90°50'51"	3.04	4.27	S02°03'09"W
C42	9.42	3.00	180°00'00"	—	6.00	N47°26'40"E
C43	4.71	3.00	90°00'00"	3.00	4.24	N02°26'40"E
C44	4.71	3.00	90°00'00"	3.00	4.24	S87°33'20"E
C45	100.46	125.00	46°02'54"	53.12	97.78	S18°31'51"E
C46	22.72	125.00	10°24'50"	11.39	22.69	S01°47'51"E
C47	77.74	125.00	35°38'03"	40.17	76.49	S24°44'20"E
C48	120.59	150.00	46°02'54"	63.75	117.34	S18°31'51"E
C49	140.69	175.00	46°02'54"	74.37	136.90	S18°31'51"E
C50	30.69	175.00	10°02'57"	15.38	30.64	S01°31'40"E
C51	58.98	175.00	19°18'12"	30.29	58.69	S16°22'05"E
C52	50.00	175.00	16°22'08"	25.17	49.83	S34°12'18"E
C53	32.82	20.00	94°01'41"	21.25	29.13	N43°14'13"W
C54	30.21	20.00	86°32'18"	18.83	27.42	N46°45'47"E
C55	83.35	175.00	27°17'23"	42.48	82.57	N10°09'04"W
C56	71.44	150.00	27°17'23"	36.41	70.77	N10°09'04"W
C57	59.54	125.00	27°17'23"	30.34	58.98	N10°09'04"W
C58	10.57	175.00	3°27'33"	5.29	10.56	N02°48'40"W

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-SUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. SUBDIVIDER WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3805 OF THE IDAHO CODE.
4. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
5. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE SYSTEM APPROVED IN SANITARY RESTRICTIONS.
6. ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME IN THE FUTURE.
7. AS DEFINED BY BOISE CITY SUBDIVISION ORDINANCE, SOLAR DESIGNATIONS ARE AS FOLLOWS.
   △ SOLAR LOT △ SHADE RESTRICTED △ SOLAR AND SHADE RESTRICTED
8. 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 EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS TO EACH LOT.
9. A TEN (10') FOOT PUBLIC UTILITIES AND IRRIGATION EASEMENT IS LOCATED ALONG THE EXTERIOR BOUNDARY LINE UNLESS OTHERWISE SHOWN. A TEN (10') FOOT EASEMENT FOR THE SAME PURPOSE IS LOCATED ADJACENT TO SELECTED INTERIOR LOT LINES AS SHOWN ON THE PLAT DRAWING.
10. LOTS 16, 17, 29, 30, 35, AND 36, BLOCK 4 CONTAIN PEDESTRIAN INGRESS-EGRESS EASEMENTS, FOR THE USE OF THE MUIR WOODS HOMEOWNER'S ASSOCIATION MEMBERS, AND ARE TO BE MAINTAINED BY THE MUIR WOODS HOMEOWNER'S ASSOCIATION. THESE EASEMENTS CANNOT BE VACATED WITHOUT THE EXPRESS CONSENT OF BOISE CITY.
11. THE FENCING FOR ALL LOTS ADJACENT TO PEDESTRIAN INGRESS-EGRESS EASEMENTS (SEE NOTE #10) SHALL MEET BOISE CITY MICRO-PATH STANDARDS.
12. ACHD STORM DRAINAGE AND PEDESTRIAN INGRESS/EGRESS EASEMENTS (SEE NOTE #10 & #13), SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY. SAID EASEMENTS ARE TEN (10') FOOT WIDE AND CENTERED ON LOT LINES COMMON TO: (1.) LOTS 16&17, BLOCK 4. (2.) LOTS 29&30, BLOCK 4. AND (3.) LOTS 35&36 BLOCK 4 AS SHOWN.
13. LOT 24 BLOCK 4 IS RESERVED AS AN ACHD STORM DRAINAGE AND PEDESTRIAN INGRESS/EGRESS EASEMENT, FOR THE USE OF THE MUIR WOODS HOMEOWNER'S ASSOCIATION, AND IS TO BE OWNED & MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. OWNERSHIP AND MAINTENANCE RESPONSIBILITIES ARE SET FORTH IN ARTICLES OF INCORPORATION AND THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MUIR WOODS SUBDIVISION. INSTRUMENT NO. 100022122
14. A 20' WIDE ACHD STORM DRAINAGE EASEMENT IS LOCATED ALONG THE NORTH BOUNDARY OF LOT 10 BLOCK 4, ALONG THE SOUTHEASTERLY BOUNDARY OF LOT 23 BLOCK 4, ON LOT 1 BLOCK 8, AND ON LOT 1 BLOCK 9 AS SHOWN; EASEMENTS SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS INCLUDING FENCES AND TREES, WHICH MAY ADVERSELY AFFECT DRAINAGE OF OPERATION AND MAINTENANCE OF THE FACILITY.
15. NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 100043936 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
16. LOT 24 BLOCK 4, LOT 1 BLOCK 8, AND LOT 1 BLOCK 9 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE MUIR WOODS HOMEOWNER'S ASSOCIATION AND MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF BOISE CITY.
17. ALL OF LOT 1 BLOCK 8 AND LOT 1 BLOCK 9 ARE RESERVED AS BOISE CITY SANITARY SEWER EASEMENTS.

DRAWING NO. C006075_FP.DWG
SHEET 1 OF 2

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