

86-9673

REFERENCE MATERIAL:

R.O.S. NO. 4773 INSTRUMENT NO. 89103464  
MUIR WOOD SUBDIVISION No. 3 BOOK 83 PAGE 9093  
RANCHOS LOS ALTOS SUBDIVISION BOOK 22 PAGE 1410  
WARRANTY DEED (A.C.H.D., R-O-W) INSTRUMENT No.103037368

E1/4 COR

CP&F No. 8770008  
NO CAP

# FINAL PLAT OF MUIR WOODS SUBDIVISION No.4

A PORTION OF THE SE1/4 OF SECTION 21  
TOWNSHIP 3 NORTH, RANGE 1 EAST, BOISE MERIDIAN  
ADA COUNTY, IDAHO  
2003

MUIR WOODS SUBDIVISION No.3  
BOOK 83 PAGE 9093  
BLOCK 5

MUIR WOODS SUBDIVISION No.3  
BOOK 83 PAGE 9093  
BLOCK 4

MUIR WOODS SUBDIVISION No.3  
BOOK 83 PAGE 9093  
BLOCK 7

BLOCK 10

RANCHOS LOS ALTOS SUBDIVISION  
BOOK 22 PAGE 1410

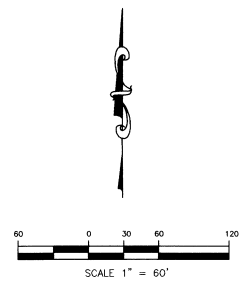
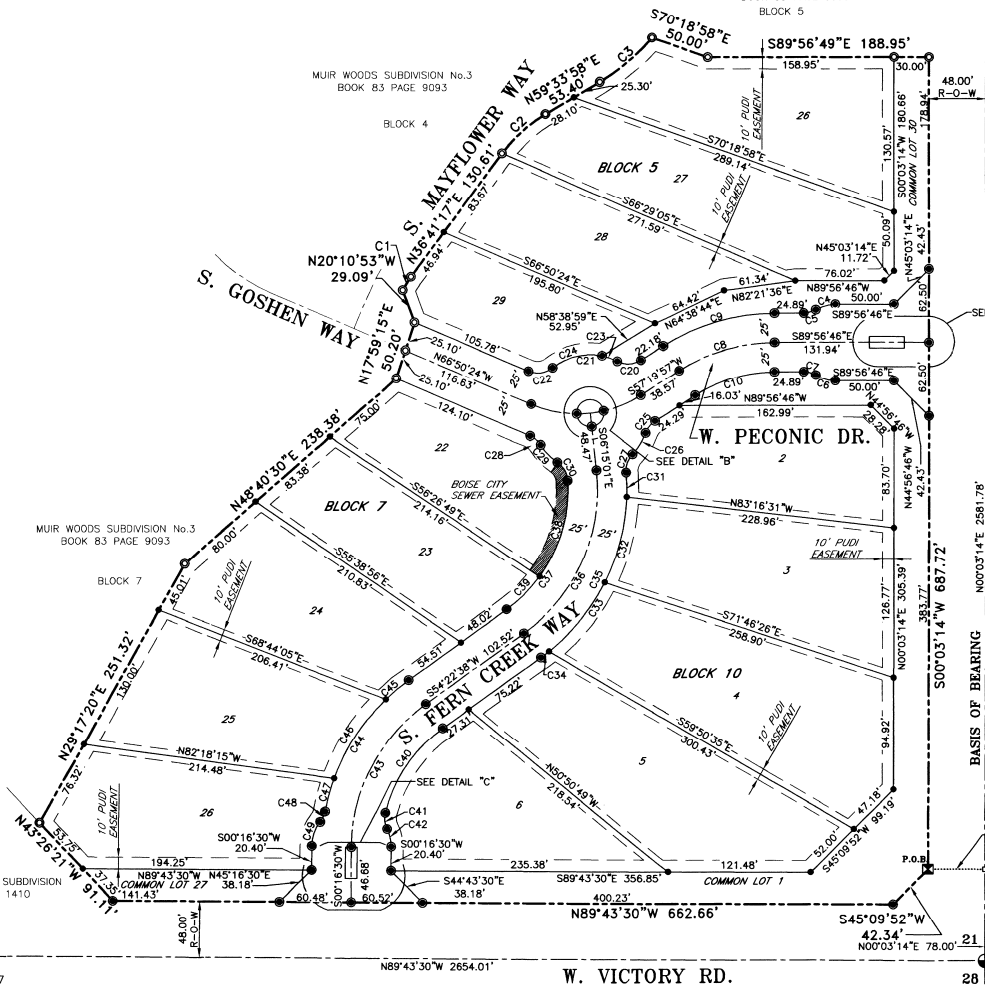
S1/4 COR.

CP&F No. 97003907

W. VICTORY RD.

S. CLOVERDALE RD.  
BASIS OF BEARING N00°03'14"E 2581.728'  
N00°03'14"E 2669.76'

CP&F No. 8524450



- LEGEND**
- BOUNDARY LINE
  - ROADWAY CENTER LINE
  - EASEMENT
  - INTERIOR LOT LINE
  - TIE LINE
  - EXISTING ROADWAY CENTER LINE
  - BOISE CITY SEWER EASEMENT (SEE NOTE #13)
  - FOUND BRASS CAP
  - FOUND 5/8" REBAR CRM 6901
  - SET 5/8"x30" REBAR W/CAP CRM 6901
  - SET 1/2"x24" REBAR W/CAP CRM 6901
  - CALCULATED POINT
  - PUBLIC UTILITIES, DRAINAGE, & IRRIGATION
  - LOT NUMBER
  - POINT OF BEGINNING
  - SET 5/8"x30" REBAR W/CAP CRM 6901

**LOT SUMMARY**

TOTAL LOTS:	20
TOTAL BUILDABLE LOTS:	14
TOTAL COMMON LOTS:	6
TOTAL ACREAGE:	9.01



**PINNACLE**  
Engineers, Inc.  
12552 W. Executive Dr., Suite B, Boise, Idaho 83713  
(208) 887-7760

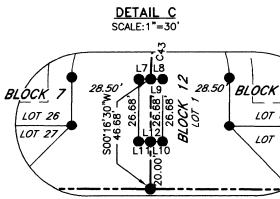
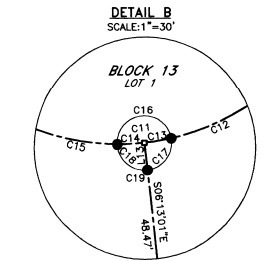
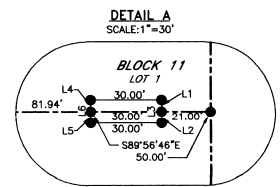
# FINAL PLAT OF MUIR WOODS SUBDIVISION NO. 4

**NOTES:**

1. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of Ada County and this plat.
2. Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of re-subdivision.
3. Owner 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 restriction.
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. All lots are hereby designated as having a permanent public utilities, drainage, irrigation and Boise City street light easement over the ten (10') feet adjacent to any public street. This easement shall not preclude the construction of hard surface driveways to each lot.
8. A ten (10') foot public utilities, drainage, 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 certain interior lot lines as shown.
9. Lot 1, Block 5, Lot 27, Block 7, Lot 1, Block 10, and Lot 1, Block 13 are hereby designated as having a blanket public utilities, drainage and irrigation easement.
10. Direct lot access to S. Cloverdale Road and W. Victory Road is prohibited unless specifically allowed by the Ada County Highway District.
11. Lot 30, Block 5, Lot 27, Block 7, Lot 1, Block 10, Lot 1, Block 11, Lot 1, Block 12, and Lot 1, Block 13, 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 the City of Boise.
12. This development recognizes Idaho code section 22-4503, Right to Farm Act which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, public or private, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (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."
13. Lot 22, Block 7, contains a ten foot wide (10') Boise City sewer easement as shown for the purpose of sewer line maintenance and operation. Lot 1, Block 11, Lot 1, Block 12, and Lot 1, Block 13 are hereby designated as having a blanket Boise City Sewer easement.

CURVE TABLE						
NUMBER	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	13.37	75.00	10°12'38"	6.70	13.35	N31°34'58"E
C2	49.91	125.00	22°52'41"	26.29	49.96	N48°07'38"E
C3	58.39	175.00	19°06'57"	29.47	58.12	N50°00'30"E
C4	17.59	32.50	31°00'10"	9.01	17.37	S74°33'09"W
C5	10.82	20.00	31°00'10"	5.55	10.69	N74°33'09"E
C6	17.59	32.50	31°00'10"	9.01	17.37	S74°26'41"E
C7	10.82	20.00	31°00'10"	5.55	10.69	N74°26'41"W
C8	85.66	150.00	32°43'17"	44.04	84.50	S73°41'36"W
C9	99.94	175.00	32°43'17"	51.37	98.59	S73°41'36"W
C10	71.39	125.00	32°43'17"	36.70	70.42	S73°41'36"W
C11	23.01	100.00	13°11'07"	11.56	22.96	N83°44'59"E
C12	34.60	100.00	19°49'28"	17.47	34.43	N67°14'41"E
C13	11.49	100.00	6°35'04"	5.75	11.49	N80°26'57"E
C14	11.52	100.00	6°38'03"	5.77	11.51	N87°02'51"E
C15	39.82	100.00	22°49'03"	20.18	39.56	S78°14'56"E
C16	34.81	11.50	173°24'26"	199.67	22.96	S83°44'59"W
C17	18.71	11.50	93°24'26"	12.17	16.72	N37°04'26"E
C18	18.74	11.50	93°21'05"	12.19	16.73	S49°37'47"E
C19	37.45	11.50	186°35'34"	199.67	22.96	N83°44'59"E
C20	21.09	20.00	80°25'01"	11.64	20.13	N87°32'28"E
C21	58.72	50.00	67°16'59"	33.27	55.40	S84°06'29"W
C22	21.88	20.00	62°41'36"	12.18	20.81	N81°48'48"E
C23	14.03	50.00	16°04'25"	7.06	13.98	N70°17'14"W
C24	44.69	50.00	51°12'34"	23.96	43.22	S76°04'17"W
C25	13.13	20.00	37°37'27"	6.81	12.90	S38°31'14"W
C26	21.04	50.00	24°06'37"	10.68	20.89	N31°45'49"E
C27	16.94	20.00	48°32'23"	9.02	16.44	S19°32'55"W
C28	11.94	20.00	34°12'28"	6.15	11.76	N49°44'10"W
C29	20.49	50.00	23°29'00"	10.39	20.35	S44°22'26"E
C30	18.37	20.00	52°37'06"	9.89	17.73	N29°48'23"W
C31	20.62	175.00	6°45'02"	10.32	20.61	N01°20'45"W
C32	75.55	175.00	24°44'05"	38.37	74.96	N14°23'48"E
C33	75.68	175.00	24°46'42"	38.44	75.09	N39°09'12"E
C34	8.66	175.00	2°50'05"	4.33	8.66	N52°57'36"E
C35	180.51	175.00	59°05'55"	99.21	172.61	N24°49'41"E
C36	158.68	150.00	60°36'37"	87.67	151.38	N24°04'19"E
C37	126.26	125.00	57°52'28"	69.11	120.96	N25°26'24"E
C38	86.73	125.00	39°45'12"	45.19	85.00	N16°22'46"E
C39	39.53	125.00	18°07'16"	19.93	39.37	N45°19'00"E
C40	88.59	125.00	40°36'25"	46.25	86.75	S34°04'26"W
C41	14.02	20.00	40°02'11"	7.31	13.73	S06°18'23"E
C42	15.59	33.50	26°39'29"	7.94	15.45	N13°03'14"W
C43	141.86	150.00	54°11'09"	76.74	136.63	S27°17'03"W
C44	135.15	175.00	44°14'53"	71.15	131.81	S32°15'12"W
C45	25.39	175.00	8°18'51"	12.72	25.37	S50°13'13"W
C46	80.75	175.00	28°28'13"	41.11	80.03	S32°50'41"W
C47	29.01	175.00	9°09'49"	14.54	28.97	S14°52'40"W
C48	9.79	20.00	28°03'28"	5.00	9.70	N24°09'29"E
C49	22.17	33.50	37°54'43"	11.51	21.76	S19°13'51"W

LINE TABLE		
NUMBER	LENGTH	BEARING
L1	5.00	S00°03'14"W
L2	5.00	S00°03'14"W
L3	10.00	S00°03'14"W
L4	5.00	S00°03'14"W
L5	5.00	S00°03'14"W
L6	10.00	S00°03'14"W
L7	5.00	S89°43'30"E
L8	5.00	S89°43'30"E
L9	10.00	S89°43'30"E
L10	5.00	N89°43'30"W
L11	5.00	N89°43'30"W
L12	10.00	N89°43'30"W
L13	11.50	S06°13'59"E



**PINNACLE**  
Engineers, Inc.

12552 W. Executive Dr., Suite B, Boise, Idaho 83713  
(208) 887-7760

# FINAL PLAT OF MUIR WOODS SUBDIVISION NO. 4

## 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 the SE1/4 of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho and described as follows:

Commencing at a brass cap monument marking the SE corner of said Section, thence along the East line of said SE1/4 N00°03'14"E a distance of 78.00 feet to a point from which a 5/8 inch rebar marking the NE corner of said SE1/4 bears N00°03'14"E a distance of 258.78 feet, thence leaving said East line N89°43'30"W a distance of 48.00 feet to a 5/8 inch rebar, said rebar being the POINT OF BEGINNING;

Thence S45°09'52"W a distance of 42.34 feet to a 5/8 inch rebar;  
Thence parallel with the South line of said SE1/4 and being 48.00 feet therefrom N89°43'30"W a distance of 662.66 feet to a 5/8 inch rebar on the easterly boundary of Ranches Los Altos Subdivision as recorded in Book 22 of Page 1410 of Plats;  
Thence along said boundary N43°26'21"W a distance of 91.11 feet to a 5/8 inch rebar marking the southerly corner of Muir Woods Subdivision Number 3 as recorded in Book 83 at Page 9093 of Plats;  
Thence leaving said easterly boundary and along the southeasterly boundary of said Muir Woods Subdivision Number 3 the following courses:  
N29°17'20"E a distance of 251.32 feet to a 5/8 inch rebar;  
Thence N48°40'30"E a distance of 238.38 feet to a 5/8 inch rebar;  
Thence N17°59'15"E a distance of 50.20 feet to a 5/8 inch rebar;  
Thence N20°10'53"W a distance of 29.09 feet to a 5/8 inch rebar;  
Thence along the arc of a curve to the right having a radius of 75.00 feet, an arc length of 13.37 feet, a central angle of 10°12'38", and a chord bearing N31°34'38"E a distance of 13.35 feet to a 5/8 inch rebar;  
Thence N36°41'17"E a distance of 130.61 feet to a 5/8 inch rebar;  
Thence along the arc of a curve to the right having a radius of 125.00 feet, an arc length of 49.91 feet, a central angle of 22°52'41", and a chord bearing N48°07'38"E a distance of 49.58 feet to a 5/8 inch rebar;  
Thence N59°33'58"E a distance of 53.40 feet to a 5/8 inch rebar;  
Thence along the arc of a curve to the left having a radius of 175.00 feet, an arc length of 58.39 feet, a central angle of 19°06'57", and a chord bearing N50°00'30"E a distance of 58.12 feet to a 5/8 inch rebar;  
Thence S70°18'58"E a distance of 50.00 feet to a 5/8 inch rebar;  
Thence S89°56'49"E a distance of 188.95 feet to a 5/8 inch rebar;  
Thence leaving said boundary and parallel with said East line and being 48.00 feet therefrom S00°03'14"W a distance of 687.72 feet to the POINT OF BEGINNING.

Said parcel contains 9.01 acres more or less and is subject to all existing easements and rights-of-ways of record or implied.

That it is the intention of the undersigned to and 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 herein 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, which has agreed in writing to serve all lots.

In witness whereof, I have set my hand this 11<sup>th</sup> day of February, year of 2003.  
W & S Investments, Inc.

Walter R. Wanner  
WALTER R. WANNER President

## CERTIFICATE OF ACKNOWLEDGMENT

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

On this 11<sup>th</sup> day of February in the year of 2003 before me the undersigned notary public, personally appeared WALTER R. WANNER, known or identified to me to be the President of W & S Investments that executed the instrument or the person who executed the instrument on behalf of said Corporation and acknowledged to me that such Corporation executed the same.



Craig R. McCullough  
Notary Public for Idaho  
Residing at: Prime ID  
My Commission Expires on 2-21-07

## CERTIFICATE OF SURVEYOR

I, Craig R. McCullough, do hereby state that I am a Registered Professional Land Surveyor, licensed by the State of Idaho, and that this plat as described in the CERTIFICATE OF OWNERS was drawn from an actual survey made on the ground by me or under my supervision.

Craig R. McCullough  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF IDAHO  
PL.S. 6901  
11 FEB 03

## SANITARY RESTRICTIONS

Sanitary restrictions of this plat are hereby approved according to the letter of approval on file with the County Recorder or his agents having the conditions of approval, signed by the Central District Health Department.

William Gars  
Health Officer  
Date 2/12/03



## APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on this 26 day of February year of 2003.

ADA COUNTY HIGHWAY DISTRICT  
Shelley R. Keller  
Chairman



## APPROVAL OF BOISE CITY ENGINEER

I, the undersigned Boise City Engineer, hereby state that the conditions of Boise City have been satisfied for Muir Woods Subdivision No. 4.

Charles A. ... 2/7/03  
City Engineer



## APPROVAL OF ADA COUNTY COMMISSIONERS

The foregoing plat was accepted and approved by the Board of Commissioners of Ada County, Idaho, on this 22<sup>nd</sup> day of February in the year of 2003.

Shelley Keller  
Board Chairman

## 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.

Daniel D. ... 2/27/03  
Ada County Surveyor 4-07-03

## CERTIFICATE OF THE ADA 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.

Sandra ...  
Ada County Treasurer  
Shelley Keller, Deputy  
Date 1-22-03



## CERTIFICATE OF ADA COUNTY RECORDER

INSTRUMENT No. 103067284  
STATE OF IDAHO) S.S.  
COUNTY OF ADA)

I hereby certify that this plat was filed at the request of W & S Investments, Inc. at 12 minutes past 2 o'clock P. m. this 25<sup>th</sup> day of April A.D. 2003 in my office and was duly recorded in Book 86 of Plats at Pages 9675 and 9675.

A. ...  
Deputy  
Fee:  
D. ... Navarro  
Ex-officio Recorder

**PINNACLE**  
Engineers, Inc.  
12552 W Executive Dr., Suite B, Boise, Idaho 83713  
(208) 887-7760