

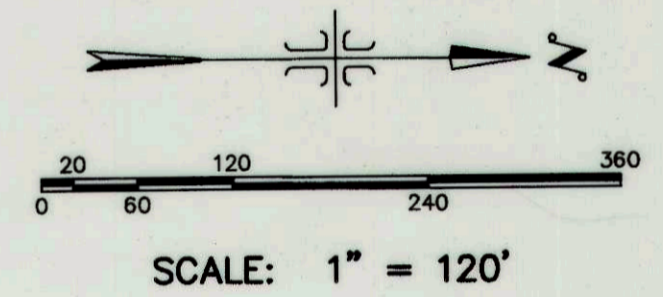
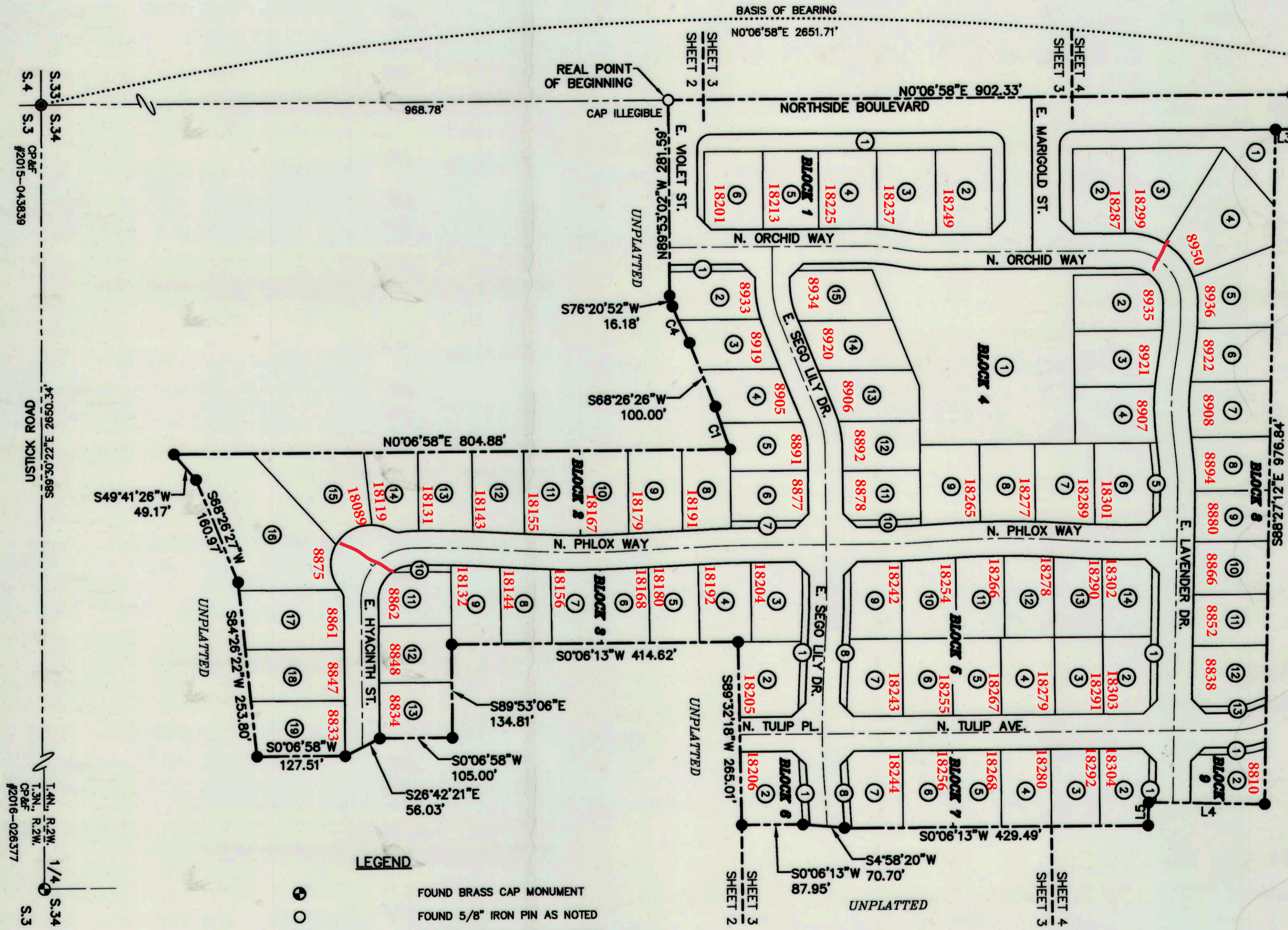
PLAT SHOWING  
**HARTLAND SUBDIVISION NO. 1**

LOCATED IN THE SW 1/4 OF SECTION 34, T.4N., R.2W.,  
B.M., NAMPA, CANYON COUNTY, IDAHO  
2021

2021-019054  
RECORDED  
03/16/2021 03:31 PM



CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=7 SCARDENAS \$11.00  
PLAT  
LEAVITT & ASSOCIATES



**NOTES**

1. A TWELVE (12) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG ALL SUBDIVISION BOUNDARY LINES. A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND PRESSURE IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY. A TEN (10) FOOT WIDE PERMANENT LOT DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG ALL REAR LOT LINES. A FIVE (5) FOOT WIDE PERMANENT LOT DRAINAGE EASEMENT IS HEREBY DESIGNATED ALONG THE SIDES OF INTERIOR LOT LINES AS SHOWN. THE ABOVE EASEMENTS ARE AS SHOWN ON THIS PLAT.
2. THIS DEVELOPMENT RECOGNIZES IDAHO CODE, TITLE 22, CHAPTER 45 RIGHT TO FARM, SECTION 22-4503, WHICH STATES: "AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE - EXCEPTION. NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
3. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF NAMPA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805 (1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF NAMPA.
4. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
5. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
6. LOTS 1, BLOCK 1; LOTS 1, 7, 16, BLOCK 2; LOTS 1, 10, BLOCK 3; LOTS 1, 5, 10, BLOCK 4; LOTS 1, 8, BLOCK 5; LOTS 1, 8, BLOCK 7; LOT 1, BLOCK 9 ARE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALL COMMON LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT.
7. LOT 16, BLOCK 2 AND LOT 1, BLOCK 4 SHALL BE SUBJECT TO A STORM DRAIN EASEMENT.

**LEGEND**

- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- SET 1/2 IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- ⑦ LOT NO.

SEE SHEET 2 FOR DETAILS

**LINE TABLE**

LINE	LENGTH	BEARING
L1	40.32	N82°54'23"E
L2	10.00	S88°27'12"E
L3	29.78	N0°06'58"E
L4	167.30	S1°32'48"W
L5	33.40	S88°27'12"E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	568.00	66.02	65.98	S71°46'51"W	6°41'00"
C4	568.00	57.90	57.87	S65°30'36"W	5°51'38"

**SURVEYORS NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY HEREON. THE PROPERTY IS A PORTION OF THE PROPERTY DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 2020-002781. THIS SUBDIVISION IS ALSO A PORTION OF THAT PROPERTY AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 2008-001229. THE SECTIONAL CORNERS LOCATED ON THE GROUND AND THE INFORMATION CONTAIN IN RECORD OF SURVEY INSTRUMENT NO. 2008-001229 WERE USED TO CONTROL THE BOUNDARY LINES OF THIS SUBDIVISION



BOOK 52 PAGE 2

**ISG**  
IDAHO  
SURVEY  
GROUP, LLC

9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

JOB NO. 17-202  
SHEET 1 OF 7