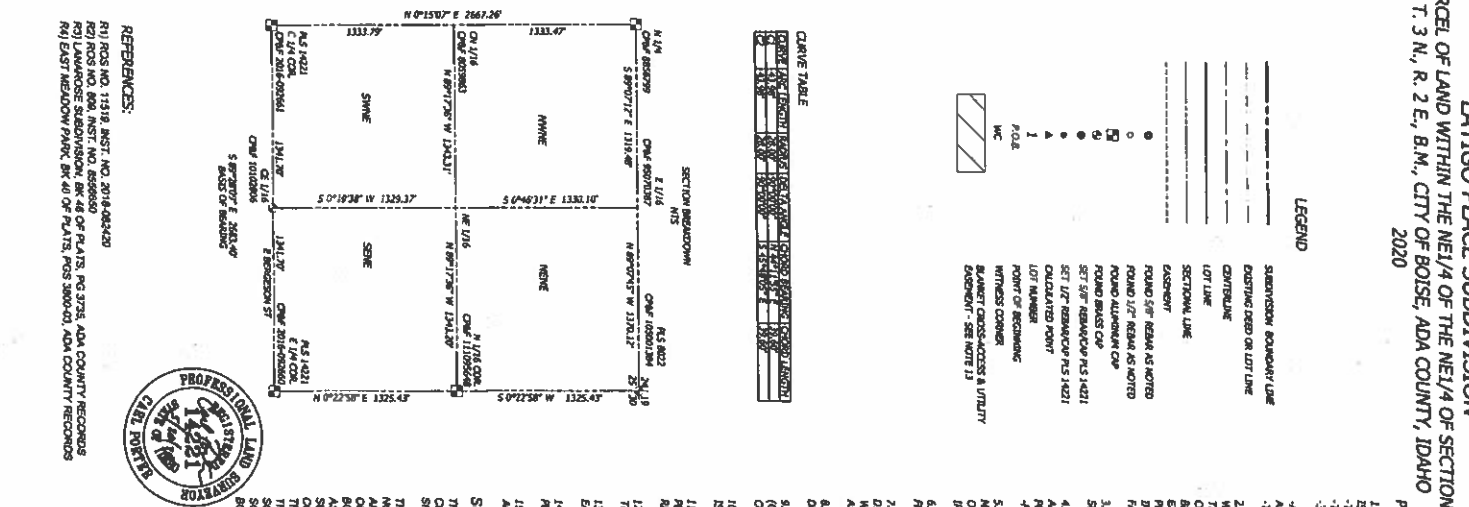
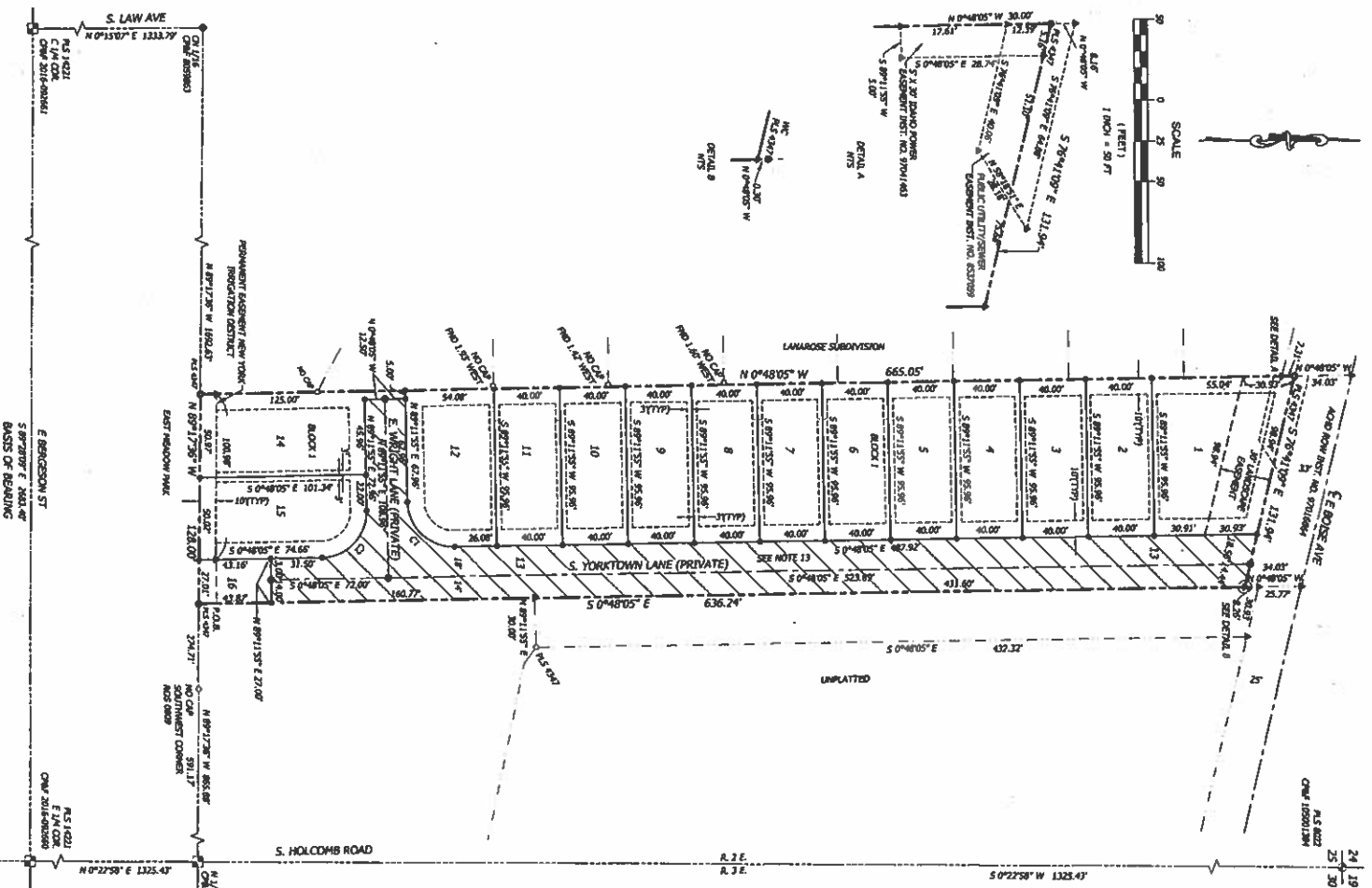


LATTIGO PLACE SUBDIVISION
 A PARCEL OF LAND WITHIN THE NE1/4 OF THE NE1/4 OF SECTION 25,
 T. 3 N., R. 2 E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO
 2020



LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING EASE OR LOT LINE
- CONTINGENT LOT LINE
- SECTION LINE
- ASSIGNMENT
- FOUND SURVEY AS NOTED
- FOUND LOT RECORD AS NOTED
- FOUND ALUMINUM CAP
- SET SURVEYOR R.S. 1421
- SET UTILITY RECORD R.S. 1421
- CALCULATED POINT
- POINT OF BEGINNING
- WITNESS CORNER
- MARKET CORNER-ACCESS A UTILITY EASEMENT - SEE NOTE 13
- P.O.B.
- MC

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1	N 0° 48' 05" W	665.05'	0° 48' 05"	665.05'
2	S 0° 48' 05" E	665.05'	90° 48' 05"	665.05'
3	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
4	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
5	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
6	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
7	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
8	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
9	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
10	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
11	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
12	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
13	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
14	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
15	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
16	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
17	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
18	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
19	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
20	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
21	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
22	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
23	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
24	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
25	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
26	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
27	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
28	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'
29	N 89° 11' 55" W	55.98'	89° 11' 55"	55.98'
30	S 89° 11' 55" E	55.98'	90° 48' 05"	55.98'

REFERENCES:

- R1) ROS NO. 11318 INST. NO. 2018-043-020
- R2) ROS NO. 808, INST. NO. 0888800 OF PLATS, PG. 3725, ADA COUNTY RECORDS
- R3) LAMAROSE SUBDIVISION, BK 60 OF PLATS, PGS. 3800-01, ADA COUNTY RECORDS
- R4) EAST RECORD 79989, BK 60 OF PLATS, PGS. 3800-01, ADA COUNTY RECORDS

PLAT NOTES

1. EASEMENTS: A RESURVEY EASEMENT FOR PUBLIC UTILITIES AND PROPERTY DRAINAGE IS HEREBY ASSIGNED ALONG THE FOLLOWING:
 - 16" (16") FOOT WIDE ADJACENT TO SUBDIVISION BOUNDARY
 - 16" (16") FOOT WIDE ADJACENT TO PUBLIC/PRIVATE RIGHT-OF-WAY
 - 10" (10") FOOT WIDE ADJACENT TO EITHER SIDE OF INTERIOR LOT LINES OR AS DEPICTED
2. THIS DEVELOPMENT RECOGNIZES SECTION 23-4903 OF IDAHO CODE RELYING TO FORM ACT, WHICH STATES NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A LIABILITIES, FINANCIAL OR OTHER ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A LIABILITIES AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A LIABILITIES RESULTS FROM THE PROMOVER OR REELECT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
3. ANY REASSIGNMENT OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF BOISE AT THE TIME OF REASSIGNMENT.
4. HANDLING BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BOISE APPLICABLE ZONING AND SUBDIVISION RECORDS. ALL SETBACKS SHALL BE PROVIDED BY THE DEVELOPER AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECTS.
5. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL BUILDING SETBACKS ON WEST AND SOUTH LOT LINES.
6. MAINTENANCE OF ANY BRIGADITION DITCH OR PIPE CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER, UNLESS SUCH RESPONSIBILITY IS ASSIGNED BY AND DEDICATED/RECORDED EVIDENTLY.
7. LATTIGO PLACE HOMEOWNERS ASSOCIATION SHALL NOT DISSOLVE WITHOUT THE CONSENT FROM THE CITY OF BOISE.
8. THE DEVELOPMENT HAS AN BRIGADITION WATER RIGHT FROM THE NEW YORK BRIGADITION DISTRICT IN WHICH THE DEVELOPER HAS AN INTEREST. THE CITY OF BOISE DEVELOPMENT ASSESSMENTS FROM THE NEW YORK BRIGADITION DISTRICT.
9. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE DEVELOPMENT CODE OR AS SPECIFICALLY APPROVED BY PROS-00014 AND SRS13-00014.
10. THIS DEVELOPMENT IS SUBJECT TO THE COMMUNITY CONDITIONS AND RESTRICTIONS (CCAR) THAT PERTAIN TO THIS DEVELOPMENT, TO BE FILED AND RECORDED IN THE ADA COUNTY RECORDS OFFICE.
11. DIRECT ACCESS TO E. BOISE AVE. BY ANY OTHER LOTS THAN LOT 13 AS SHOWN HEREON IS PROHIBITED.
12. LOT 16, BLOCK 1 IS A COMMON LOT TO BE OWNED AND MAINTAINED BY THE LATTIGO PLACE HOMEOWNERS ASSOCIATION. LOT 16, BLOCK 1 CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSES IN THE FUTURE.
13. THE LAMAROSE SUBDIVISION IS LOCATED IN LOT 1, BLOCK 1 ABE TO BE MAINTAINED BY THE LATTIGO PLACE HOMEOWNERS ASSOCIATION.
14. LOT 13, BLOCK 1 IS SUBJECT TO A MARKET CROSS-ACCESS AND PUBLIC UTILITY EASEMENT INCLUDING A ROSE CITY SWIFTWAY SENIOR AND UTILITY EASEMENT.
15. LOT 13, BLOCK 1 IS A PRIVATE LANE TO BE OWNED AND MAINTAINED BY THE LATTIGO PLACE HOME OWNERS ASSOCIATION.
16. LATTIGO PLACE SUBDIVISION IS SUBJECT TO THE EXISTING STORM DRAIN DRAIN AGREEMENT INST. NO. 2020-092312.

SURVEYORS NARRATIVE

THIS SUBDIVISION WAS CREATED AT THE REQUEST OF THE OWNER TO CREATE RESIDENTIAL BUILDING LOTS. THE BOUNDARY WAS RE-TRACED AS SHOWN ON ROS 11318 ADA COUNTY RECORDS.

THE SECTIONAL MONUMENTATION WAS FOUND AND ACCEPTED. THE NORTH-EAST CORNER OF ROS 11318 WAS FOUND AS A WITNESS CORNER AND ACCEPTED. THE CORNER CAN NOT BE SET DUE TO THE LOCATION OF AN EXISTING POWER POLE. FOUND LOT CORNERS ALONG EAST BOUNDARY OF LAMAROSE SUBDIVISION TO BE WEST LOT 14 TO 18 AS SHOWN ON ROS 11318 ADA COUNTY RECORDS. THE CORNER WAS FOUND AS SHOWN ON THE WEST BOUNDARY OF ROS 11318 SHOULD BE CORNER. (FIELD WEST BOUNDARY OF ROS AS LINE).

THE NEUTR CORNER WAS NOT FOUND. USED THE CORNER CORNER AND SOUTH BOUNDARY AS SHOWN HEREON. ALSO FOUND 10" RESIDUAL AT THE SOUTHWEST CORNER OF ROS 0888 (FIELD ESTABLISH THE SOUTHWEST BOUNDARY OF THIS PLAT).



2020 S. WASHINGTON AVE.
 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105
 WWW.SAWTOOTH.S.COM

SAWTOOTH
 Land Surveying, LLC

SHEET: DATE: 5/20/20
 DRAWN BY: AM
 CHECKED BY: CP
 1 OF 3

LATIGO PLACE SUBDIVISION

CERTIFICATE OF OWNER:

KNOW ALL MEN BY THESE PRESENTS, THAT I AM THE OWNER OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS MY INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT. THE OWNER FURTHER CERTIFIES THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM SUEZ WATER IDAHO INC. AND THAT THE SUEZ WATER IDAHO INC. HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 90-1334)

THE EASEMENTS AND PRIVATE ROADS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

A PARCEL OF LAND LOCATED IN THE NE1/4 OF SECTION 25, T. 34 N., R. 2 E., B.M. CITY OF BOISE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CORNER MARKING THE E1/4 CORNER OF SAID SECTION 25; THENCE NORTH 09°22'57" EAST, COMMENCING WITH THE EAST LINE OF SAID SECTION 25, A DISTANCE OF 1235.43 FEET TO AN ALUMINUM CORNER MARKING THE N1/16 CORNER OF SAID SECTION 25; THENCE NORTH 89°17'36" WEST, COINCIDENT WITH THE NORTH LINE OF EAST MEADOW PARK SUBDIVISION, AS SHOWN ON FILE IN BOOK 46 OF PLATS, PAGES 2800-2803, ADA COUNTY RECORDS, 865.88 FEET TO A 5/8" REBAR CORNER MARK AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°17'36" WEST, COINCIDENT WITH SAID NORTH LINE OF EAST MEADOW PARK SUBDIVISION, 128.00 FEET TO A 5/8" REBAR CORNER MARK;

THENCE NORTH 04°40'05" WEST, COINCIDENT WITH THE EAST BOUNDARY LINE OF LAWDOSE SUBDIVISION AS SHOWN ON FILE IN BOOK 46 OF PLATS, PAGES 2725, ADA COUNTY RECORDS, 665.05 FEET TO A 5/8" REBAR CORNER MARK ON THE SOUTHERLY RIGHT OF WAY OF E BOISE AVE;

THENCE SOUTH 78°41'07" EAST, COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY OF E BOISE AVE, 131.94 FEET, FROM WHICH A 5/8" REBAR CORNER MARK IS SET, BEARS NORTH 0°45'05" WEST, 0.30 FEET; THENCE SOUTH 0°45'05" EAST, PARALLEL WITH SAID EAST LINE OF LAWDOSE SUBDIVISION, 638.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.91 ACRES MORE OR LESS.

017 LLC
JIM CONGER, MEMBER

[Signature]

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS 14th day of March, 2020, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared JIM CONGER, known or identified to me to be a member of SAID LIMITED LIABILITY COMPANY, THAT DECLARED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO
RESIDING AT Boise, Idaho
MY COMMISSION EXPIRES 8/1/2025

[Signature]



CERTIFICATE OF SURVEYOR:

I, CARL PORTER, P.L.S., DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AND THE CERTIFICATE OF OWNERS HAS BEEN DRAWN FROM PROBABLY REPRESENTS THE POINTS PLATTED THEREON, AND IS THE PROPERTY OF THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CONVEY PERPETUATION AND FILING ACT, IDAHO CODE SS-1607 THROUGH SS-1612.

CARL PORTER



P.L.S. 14221

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 396-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SAWTOOTH
Land Surveying, LLC

SHEET: 2 OF 3	DATE: 5/2020	DOMAIN BY: AM	CREATED BY: CP	JOB#: 1827	PRICE: 1827.99
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LATIGO PLACE SUBDIVISION

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 20, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-126, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

David Peck
DISTRICT HEALTH SUPERVISOR, BHS

2.5.2020
DATE



APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 11TH DAY OF May, 2020.

Mary Kay
PRESIDENT-ADA COUNTY HIGHWAY DISTRICT

21/1/2020
DATE



APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY APPROVE THIS PLAT.

David Peck
CITY ENGINEER
5.21.2020
DATE
PE # 1195
DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 11TH DAY OF May, 2020 THIS PLAT WAS DULY ACCEPTED AND APPROVED.

Christina Deary
CITY CLERK (Christina Deary)

5-20-20
DATE



CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT CONFORMS WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

Bill Gray
COUNTY SURVEYOR
P.C.S.# 15353

22 May 2020
DATE



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. SECTION 18-208, HEREBY CERTIFY THAT ALL TAXES AND ALL CURRENT AND/OR DELINQUENT PROPERTY TAXES FOR THE PROPERTY IDENTIFIED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Elizabeth John
COUNTY TREASURER
Elizabeth John Treasurer

05/26/2020
DATE



COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF ADA } SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, LLC, AT 4:48 MINUTES PAST 12 O'CLOCK P.M. THIS 21ST DAY OF May, 2020, A.D., AND WAS DULY RECORDED IN BOOK 118 OF PLATS AT PAGE 1824 THROUGH 1824 INSTRUMENT NUMBER 2020-05347

Paul McGuire
COUNTY RECORDER
Paul McGuire
EX-CERTIFIED RECORDER
From 4:48:00



2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SAWTOOTH
Land Surveying, LLC

SHEET: 3 OF 3 DATE: 10/20/19 DRAWN BY: CHECKED BY: 18272 DWG#: 18272-RP