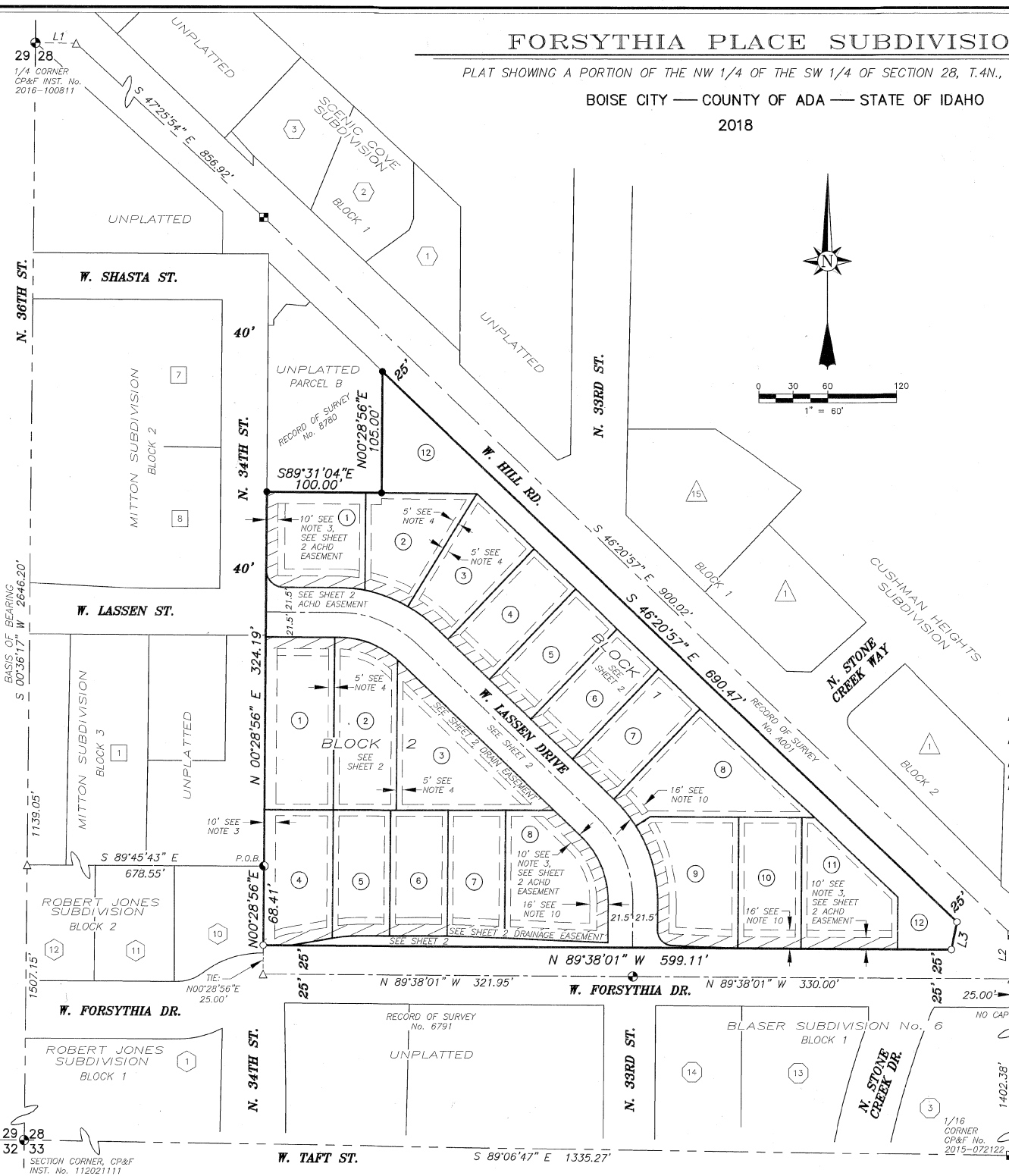


FORSYTHIA PLACE SUBDIVISION

PLAT SHOWING A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 28, T.4N., R.2E., B.M.

BOISE CITY — COUNTY OF ADA — STATE OF IDAHO

2018



LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- PARCEL LINE
- EASEMENT
- 10' EASEMENT PER NOTE No.3
- CENTERLINE

- FOUND 3 1/2" BRASS CAP MONUMENT IN ASPHALT
- FOUND 2" ALUMINUM CAP IN ASPHALT
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, PLS 11463
- FOUND 1/2" IRON PIN WITH PLASTIC CAP, AS NOTED
- SET 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
- FOUND 2" PIPE
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING

- LOT NUMBER
- ORIGINAL PLATTED LOT NUMBER CUSHMAN HEIGHTS SUBDIVISION
- ORIGINAL PLATTED LOT NUMBER SCENIC COVE SUBDIVISION
- ORIGINAL PLATTED LOT NUMBER MITTON SUBDIVISION
- ORIGINAL PLATTED LOT NUMBER ROBERT JONES' SUBDIVISION
- ORIGINAL PLATTED LOT NUMBER BLASER SUBDIVISION

BASIS OF BEARING

N 00°36'17" E BETWEEN FOUND MONUMENTS AT THE SECTION CORNER COMMON TO SECTION 28, 29, 32, 33 AND THE WEST 1/4 CORNER OF SECTION 28.

REFERENCES

- R1 = MITTON SUBDIVISION, BOOK 14 OF PLATS, PAGE 935
- R2 = ROBERT JONES' SUBDIVISION, BOOK 38 OF PLATS, PAGE 3182
- R3 = RECORD OF SURVEY No. 8780
- R4 = RECORD OF SURVEY No. 8711
- R5 = RECORD OF SURVEY No. A001

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°23'43" E	35.59'
L2	S 00°25'16" W	37.85'
L3	S 11°02'13" W	24.42'

NOTES:

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE.
3. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A TEN (10) FOOT WIDE DRAINAGE, IRRIGATION AND BOISE CITY STREET LIGHT EASEMENT.
4. A FIVE (5) FOOT WIDE EASEMENT IS HERBY RESERVED ADJACENT TO ALL INTERIOR LOT LINES FOR PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE. A TEN (10) FOOT WIDE EASEMENT IS HERBY RESERVED ADJACENT TO ALL REAR LOT LINES AND THE SUBDIVISION BOUNDARY FOR PUBLIC AND PRIVATE UTILITIES, AND IRRIGATION.
5. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY PLANNING AND ZONING ORDINANCE.
6. PER IDAHO CODE 31-3805(2), ITS PROVISIONS THAT APPLY TO IRRIGATION WATER AND CONCERNING IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE; THE PROPERTY LYING WITHIN THE BOUNDARIES OF THIS PLAT IS IN THE BOISE CITY CANAL COMPANY IRRIGATION DISTRICT, THE IRRIGATION DISTRICT WILL NOT BE PROVIDING IRRIGATION WATER TO THE LOTS OF THIS SUBDIVISION. IRRIGATION WATER WILL BE SUPPLIED BY PRESSURE IRRIGATION FROM SUEZ WATER IDAHO.
7. A PORTION OF LOTS 3, 7, & 8, BLOCK 2, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
8. DIRECT LOT OR PARCEL ACCESS TO W. HILL ROAD IS PROHIBITED.
9. LOT 12, BLOCK 1 IS DESIGNATED AS A COMMON LOT.
10. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A SIXTEEN (16) FOOT WIDE PUBLIC UTILITIES EASEMENT.
11. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TEMPORARY LICENSE AGREEMENT INSTRUMENT NUMBERS 2018-075501 & 2018-081796.

Nathan J. Dang,
P.L.S. 11463



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SECTION CORNER, CP&F INST. No. 112021111

1/16 CORNER CP&F No. 2015-072122

FORSYTHIA PLACE SUBDIVISION

PLAT SHOWING A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 28, T.4N., R.2E., B.M.

BOISE CITY — COUNTY OF ADA — STATE OF IDAHO

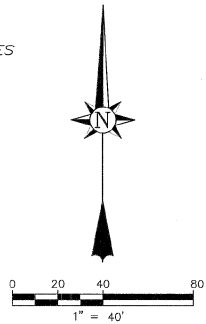
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	76.03'	74.21'	S 67°57'22" E	43°33'41"
C2	100.00'	81.25'	79.03'	S 22°53'57" E	46°33'08"
C3	13.00'	19.92'	18.03'	N 43°31'49" W	87°48'51"
C4	121.50'	98.72'	96.02'	N 22°53'57" W	46°33'08"
C5	121.50'	69.71'	68.75'	N 16°03'30" W	32°52'15"
C6	121.50'	29.01'	28.94'	N 39°20'05" W	13°40'52"
C7	121.50'	92.38'	90.17'	N 67°57'22" W	43°33'41"
C8	121.50'	29.69'	29.61'	N 53°10'31" W	14°00'00"
C9	121.50'	40.15'	39.97'	N 69°38'31" W	18°55'59"
C10	121.50'	22.54'	22.51'	N 84°25'21" W	10°37'42"
C11	15.00'	23.62'	21.25'	N 44°37'38" W	90°13'09"
C12	78.50'	55.75'	54.59'	S 69°23'28" E	40°41'28"
C13	78.50'	3.93'	3.93'	S 47°36'38" E	2°52'12"
C14	78.50'	59.68'	58.26'	S 67°57'22" E	43°33'41"
C15	78.50'	63.78'	62.04'	S 22°53'57" E	46°33'08"
C16	1507.00'	50.02'	50.02'	N 88°04'47" W	1°54'06"
C17	1507.00'	25.98'	25.98'	N 89°30'22" W	0°59'16"
C18	123.50'	21.33'	21.30'	S 85°03'07" W	9°53'45"
C19	1507.00'	23.43'	23.43'	N 87°34'28" W	0°53'27"
C20	1507.00'	26.59'	26.59'	N 88°31'31" W	1°00'39"

NOTE:
SEE SHEET 1 FOR NOTES

LEGEND

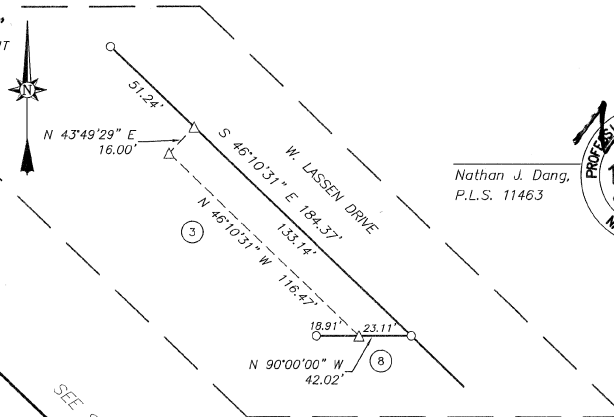
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- PARCEL LINE
- EASEMENT
- ACHD STORM DRAIN EASEMENT
- ACHD PERMANENT EASEMENT
-
-
-
-
-
-
-



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°23'43" E	35.59'
L2	S 00°25'16" W	37.85'
L3	S 11°02'13" W	24.42'
L4	S 89°31'04" E	14.00'
L5	N 87°26'14" W	54.31'
L6	N 00°22'37" E	24.44'
L7	N 46°10'31" W	15.42'
L8	N 89°37'51" W	11.19'
L9	N 89°44'12" W	48.53'
L10	S 89°44'12" E	60.00'
L11	S 89°44'12" E	3.75'
L12	S 00°22'37" W	35.32'
L13	N 90°00'00" W	24.02'
L14	S 90°00'00" E	27.38'
L15	S 80°06'15" W	37.99'
L16	S 57°30'21" W	15.10'

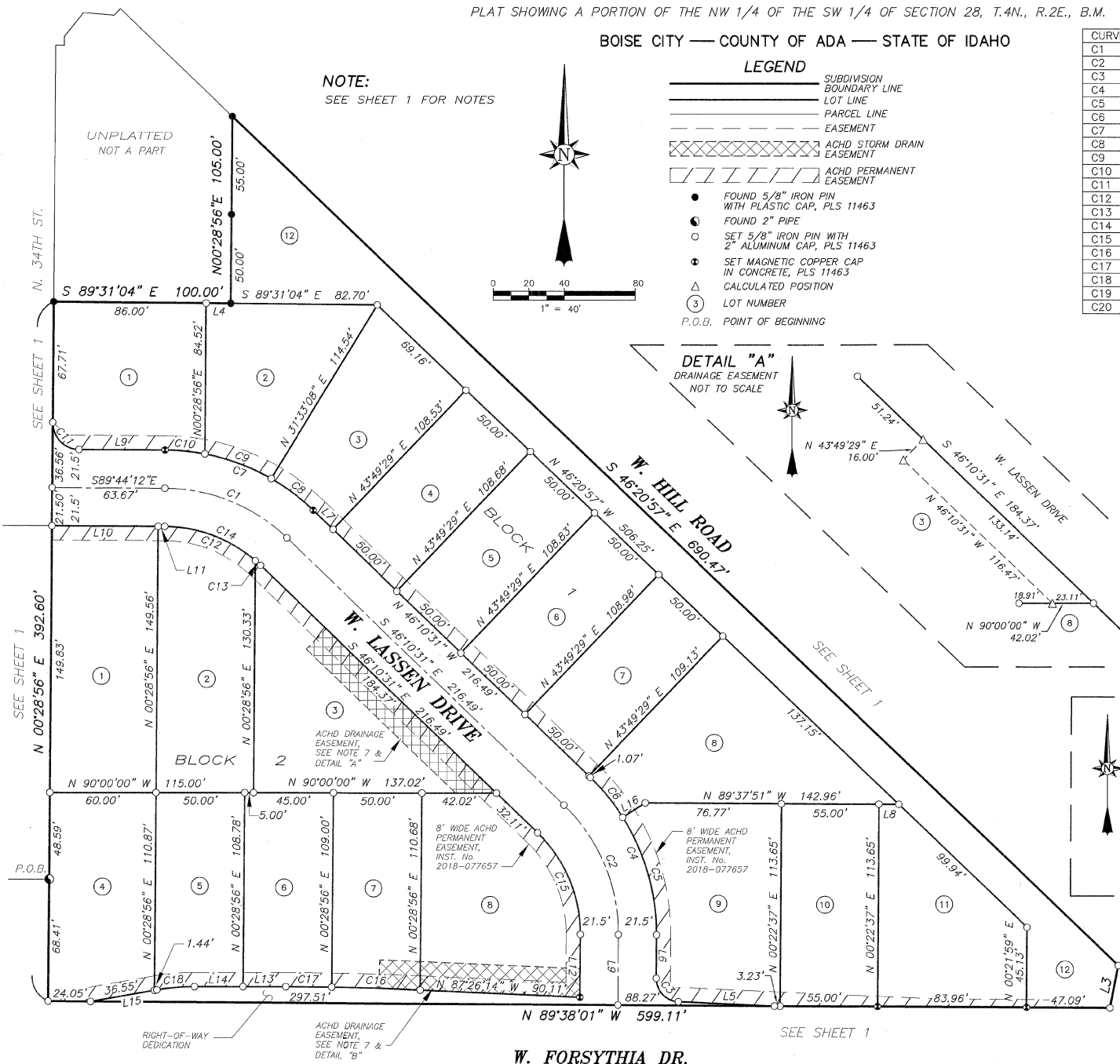
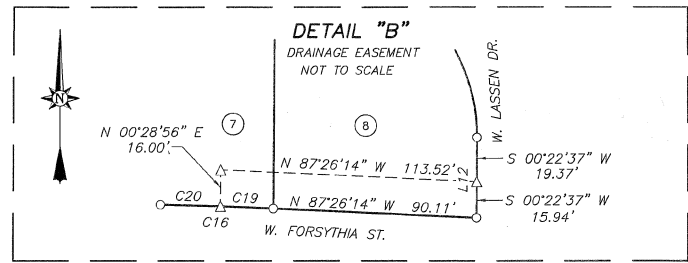
DETAIL "A"
DRAINAGE EASEMENT
NOT TO SCALE



Nathan J. Dang,
P.L.S. 11463



DETAIL "B"
DRAINAGE EASEMENT
NOT TO SCALE



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SHEET:	2 OF 4

FORSYTHIA PLACE SUBDIVISION

PLAT SHOWING A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 28, T.4N., R.2E., B.M.

BOISE CITY — COUNTY OF ADA — STATE OF IDAHO

CERTIFICATE OF OWNERS

KNOW ALL PERSONS BY THESE PRESENTS, THAT GURU DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE OWNER OF THE REAL PROPERTY DESCRIBED BELOW AND IT IS SAID COMPANY'S INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

A PARCEL OF LAND LYING IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND BRASS CAP MONUMENT AT THE QUARTER CORNER COMMON TO SECTIONS 28 AND 29, T.4N., R.2E., B.M., FROM WHICH THE FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 28 BEARS SOUTH 00° 36' 17" WEST A DISTANCE OF 2646.20 FEET; THENCE SOUTH 00° 36' 17" WEST ALONG THE LINE COMMON TO SAID SECTIONS 28 AND 29 FOR A DISTANCE OF 1139.05 FEET; THENCE SOUTH 89° 45' 43" EAST FOR A DISTANCE 678.55 FEET TO THE FOUND 2 INCH DIAMETER IRON PIPE AT THE SOUTHEAST CORNER OF THE GLENN HOBBI DEED, AS DESCRIBED IN INSTRUMENT NO. 265404, RECORDS OF ADA COUNTY, IDAHO, THE **POINT OF BEGINNING**;

THENCE ALONG THE WESTERLY LINE OF THE LANDS OF RENK AS DESCRIBED IN THAT DEED RECORDED AS INSTRUMENT NO. 9287020, RECORDS OF ADA COUNTY, NORTH 00° 28' 56" EAST FOR A DISTANCE OF 324.19 FEET TO A FOUND 5/8TH INCH IRON PIN LABELED PLS 11463 AT THE CORNER COMMON TO PARCEL A AND PARCEL B AS SHOWN ON RECORD OF SURVEY NO. 8780, SAID RECORDS OF ADA COUNTY;

THENCE ALONG THE LINE COMMON TO SAID PARCELS A AND B, SOUTH 89° 31' 04" EAST FOR A DISTANCE OF 100.00 FEET TO A FOUND 5/8TH INCH IRON PIN LABELED PLS 11463;

THENCE CONTINUING ALONG SAID COMMON LINE, NORTH 00° 28' 56" EAST FOR A DISTANCE OF 105.00 FEET TO A FOUND 5/8TH INCH IRON PIN LABELED PLS 11463 ON THE SOUTHWESTERLY RIGHT-OF-WAY OF WEST HILL ROAD;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 46° 20' 57" EAST FOR A DISTANCE OF 690.47 FEET TO A SET 5/8TH INCH IRON PIN LABELED PLS 11463 AT THE INTERSECTION OF WEST HILL ROAD AND WEST FORSYTHIA STREET;

THENCE, SOUTH 11° 02' 13" WEST FOR A DISTANCE OF 24.42 FEET TO A SET 5/8" IRON PIN LABELED PLS 11463 ON THE NORTHERLY RIGHT-OF-WAY OF WEST FORSYTHIA STREET;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 89° 38' 01" WEST FOR A DISTANCE OF 599.11 FEET TO A SET 5/8TH INCH IRON PIN LABELED PLS 11463 AT THE SOUTHWEST CORNER OF SAID LANDS OF RENK;

THENCE ALONG THE WESTERLY LINE OF SAID LANDS, NORTH 00° 28' 56" EAST FOR A DISTANCE OF 68.41 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 3.914 ACRES, MORE OR LESS.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC. THE EASEMENTS INDICATED ON THIS 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 PERMANENT STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS. ALL LOTS WITHIN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER FROM SUEZ WATER IDAHO, AND SUEZ WATER IDAHO HAS AGREED IN WRITING TO SERVE ALL LOTS, PER IDAHO CODE 50-1334.

Tyson Wise
 TYSON WISE, GOVERNOR

7/24/2018
 DATE

ACKNOWLEDGMENT

STATE OF IDAHO }
 COUNTY OF ADA } SS

ON THIS 24th DAY OF July, IN THE YEAR 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED TYSON WISE, KNOWN OR IDENTIFIED TO BE THE PERSONS WHO EXECUTED THE INSTRUMENT ON BEHALF OF GURU DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME EXECUTED THE SAME.

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

Kent D. Adamson

 NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO
 MY COMMISSION EXPIRES 5/31/24
 RESIDING IN ADA County, Idaho



CERTIFICATE OF SURVEYOR

I, Nathan J. Dang, do hereby certify that I am a Registered Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, and that this map is an accurate representation of said survey and that it is in conformity with the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

Nathan J. Dang,
 P.L.S. 11463



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JOB NO. 18-131
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SHEET: 3 OF 4

FORSYTHIA PLACE SUBDIVISION

PLAT SHOWING A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 28, T.4N., R.2E., B.M.

BOISE CITY — COUNTY OF ADA — STATE OF IDAHO

CERTIFICATE OF ADA COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND 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.



Jerry L. Hastings
ADA COUNTY SURVEYOR
PL 55359
11-21-2018
DATE

CERTIFICATE OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE ADA COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISSAPROVAL.

Roni Babin REHS
CENTRAL DISTRICT HEALTH DEPARTMENT
DATE 11-18

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, 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 CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

Elizabeth Mahn
ADA COUNTY TREASURER Acting
signed by Deputy Treasurer: Stevan Kuyt
DATE 11/23/2018

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 1st DAY OF November, 2018.

Brah
PRESIDENT
ADA COUNTY HIGHWAY DISTRICT SEAL
DATE: 11/1/2018

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND CERTIFY THAT IT IS IN ACCORDANCE WITH BOISE SUBDIVISION ORDINANCE RELATING TO SUBDIVISION PLATS.

James P. Pugh
CITY ENGINEER
P-11185
DATE 11-13-18

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO } SS
ADA COUNTY }
INSTRUMENT NUMBER 2018-111760
FILED FOR RECORD AT THE REQUEST OF ACCURATE SURVEYING & MAPPING
AT 02 MINUTES PAST 12 O'CLOCK P. M. THIS
21st DAY OF November, 2018.
EX-OFFICIO RECORDER: Christopher P. Rich
DEPUTY: [Signature]
FEE: \$21.00

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK, IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD THE 12 DAY OF July, 2018, THIS PLAT WAS ACCEPTED AND APPROVED.

Chris Larson
BOISE CITY CLERK,
Chief Deputy
DATE 11-6-2018

Nathan J. Dang
P.L.S. 11463



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