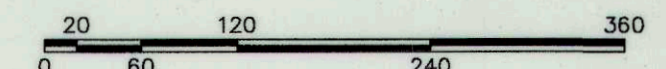
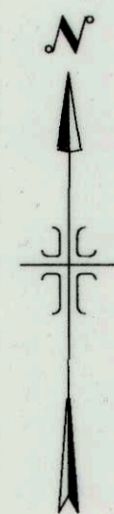


PLAT SHOWING HARTLAND SUBDIVISION NO. 2

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

2021-082583
RECORDED
12/03/2021 02:36 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 JWINSLW \$11.00
PLAT
LEAVITT ASSOCIATES



SCALE: 1" = 120'

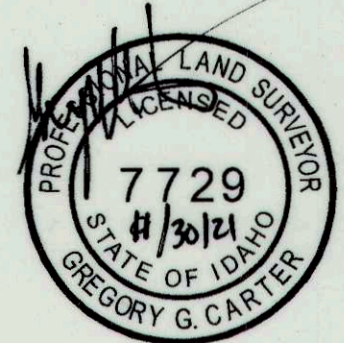
LEGEND

- FOUND 1/2" IRON PIN, PLS 7729
- FOUND 5/8" IRON PIN, PLS 7729 UNLESS OTHERWISE NOTED
- SET 1/2" IRON PIN WITH CAP PLS 7729
- SET 5/8" IRON PIN WITH CAP PLS 7729
- △ CALCULATED POINT
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- EASEMENT LINE
- ⑦ LOT NO.
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT

NOTES

- 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.
- 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."
- 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.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- 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.
- LOTS 21 AND 35, BLOCK 2; LOTS 27 AND 35, BLOCK 3; LOTS 9 AND 15, BLOCK 7 AND LOT 12, 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.
- LOT 21, BLOCK 2 SHALL BE SUBJECT TO A OPERATIONS & MAINTENANCE EASEMENT FOR PURDAM SLOUGH DRAIN IN FAVOR OF THE BUREAU OF RECLAMATION.
- LOT 20, BLOCK 2 SHALL BE A COMMON LOT TO BE OWNED BY THE CITY OF NAMPA AND CONTAIN A PEDESTRIAN PATHWAY.

LINE	LENGTH	BEARING
L1	87.95	N0°06'13"E
L2	60.86	S49°41'27"W
L3	41.95	S32°29'24"W
L4	49.17	N49°41'26"E
L21	40.40	S13°32'55"E
L22	40.54	S30°55'09"E
L23	40.26	S33°47'50"E



SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PROPERTY SHOWN HERON. THE PROPERTY IS ADJACENT TO HARTLAND SUBDIVISION NO.1 AND UNPLATTED LANDS. THE SUBJECT PROPERTY IS ALSO A PORTION OF THE PROPERTY SHOWN ON ROS 2008001229. MONUMENTATION FOUND PER THESE PLATS AND RECORD OF SURVEY ARE IN SUBSTANTIAL AGREEMENT WITH THE MONUMENTATION SHOWN ON THESE PLATS AND SURVEY AND WERE HELD AS CONTROLLING CORNERS FOR THIS PLAT.

BOOK 53 PAGE 27

ISG IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

