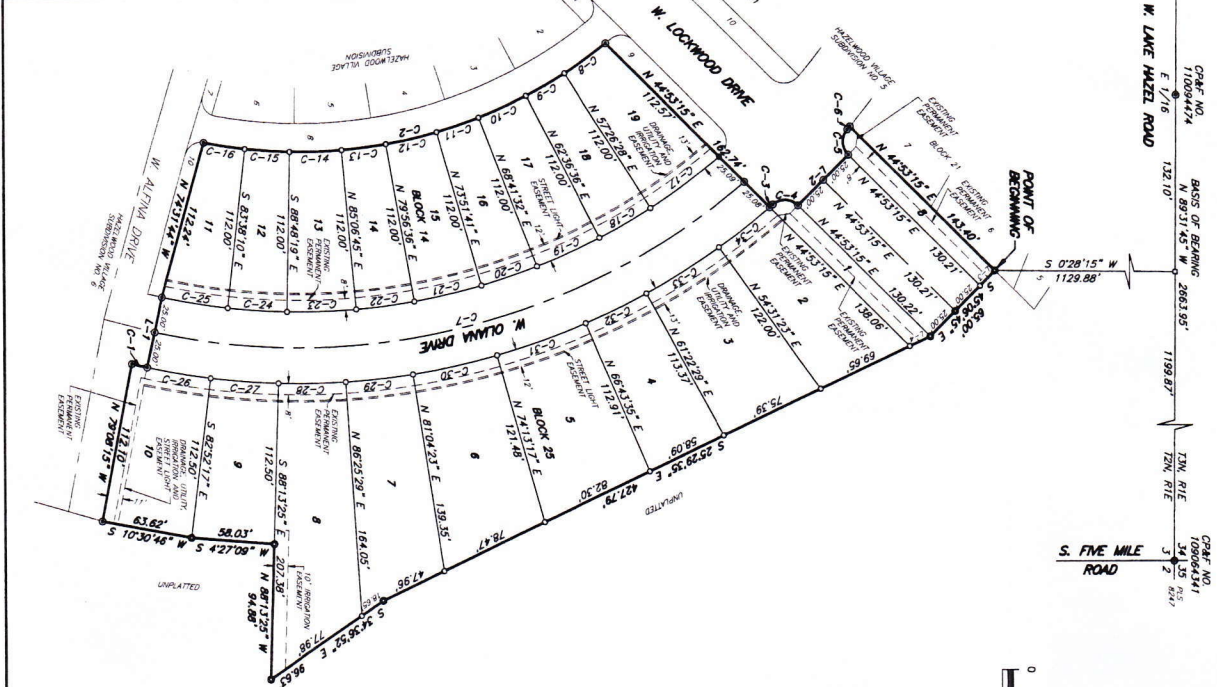


HAZELWOOD VILLAGE SUBDIVISION NO. 7

LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST,
BOISE MERIDIAN, ADA COUNTY, IDAHO.
A DEVELOPMENT BY SKYLINE-HV, INC.

2013

LINE	BEARING	DISTANCE	CURVE DATA	RADIUS	ARC	TANGENT	CHORD	CHORD BRNG.
C-1	1-13.50°	509.00		10.93	5.47	10.93	10.93	N 1251.11° W
C-2	49-41.02°	347.00		180.65	291.56	291.56	N 1338.58° W	
C-3	07-19.56°	509.00		2.96	1.48	2.96	N 401.48° W	
C-4	85-49.55°	13.00		14.09	12.70	12.70	S 87.48° W	
C-5	07-19.57°	484.00		2.95	1.48	2.95	N 497.07° W	
C-6	52-36.51°	484.00		444.41	239.25	428.96	S 25.51° E	
C-7	55-55.57°	347.00		35.93	17.98	35.93	S 55.51° E	
C-8	81-43.56°	347.00		36.84	18.44	36.84	S 27.05° E	
C-9	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-10	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	
C-11	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-12	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	
C-13	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-14	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	
C-15	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-16	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	
C-17	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-18	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	
C-19	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-20	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	
C-21	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-22	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	
C-23	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-24	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	
C-25	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-26	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	
C-27	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-28	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	
C-29	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-30	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	
C-31	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-32	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	
C-33	51-09.99°	347.00		31.31	15.66	31.30	S 18.43° E	
C-34	81-43.56°	347.00		36.83	18.43	36.82	S 27.05° E	



NOTES

- AMENDMENT TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY AMEND THIS SUBDIVISION AT ANY TIME IN THE FUTURE.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY 200800071-5/26/DN/PUD.
- ALL LOTS HAVE A 13 FOOT WIDE EASEMENT CONTIGUOUS TO ALL STREETS AND A 10 FOOT WIDE EASEMENT CONTIGUOUS TO THE REAR LOT LINES FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION PURPOSES. ALL EASEMENTS SHALL BE SHOWN ON EACH SIDE FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION PURPOSES. REAR LOT LINES HAVE A 10 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION PURPOSES. ALL OTHER EASEMENTS ARE AS SHOWN.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE IN EFFECT AT THE TIME OF ASSUMPTION OF BUILDING PERMIT DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY 200800071-5/26/DN/PUD.
- BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESPECTIVE COVENANTS TO BE FILED IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO.
- REFERENCE RECORD OF SURVEY NUMBERS 1775, 5683 AND 8062 AND HAZELWOOD VILLAGE SUBDIVISION, HAZELWOOD VILLAGE SUBDIVISION NO. 5 AND HAZELWOOD SUBDIVISION NO. 6.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF RECORDED INSTRUMENT NO. 113051480 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4501 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL ACTIVITIES FOR AN APPROVED TERM TO BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS SHALL BE IN VIOLATION OF ANY ZONING ORDINANCE OR RESOLUTIONS OF THE BOARD OF COUNTY COMMISSIONERS 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 NUMBER OR LOCATION OF OPERATION OF ANY AGRICULTURAL OPERATION OR APPOINTMENT TO USE." BLOCK 25 ARE SUBJECT TO AN EXISTING PERMANENT EASEMENT
- LOT 8 OF BLOCK 21 AND LOT 12092786
- LOT 10 OF BLOCK 25 IS SUBJECT TO AN EXISTING PERMANENT EASEMENT AS DESCRIBED IN INST. NO. 113059862
- LOT 10 OF BLOCK 25 IS SUBJECT TO AN EXISTING PERMANENT EASEMENT AS DESCRIBED IN INST. NO. 113059862
- LOTS ADJOINING PUBLIC RIGHT-OF-WAY ARE SUBJECT TO AN EXISTING PERMANENT EASEMENT CONTIGUOUS TO ALL STREETS AS DESCRIBED IN INST. NO. 113059861.
- HAZELWOOD VILLAGE SUBDIVISION NO. 7 IS SUBJECT TO AN ACQUISITION AGREEMENT NO. 7841 AND RECORDED AS INSTRUMENT NO. 108172712 AND AS AMENDED BY INSTRUMENT NO. 112008904.
- LOT 8 OF BLOCK 21 AND LOT 1 OF BLOCK 25 ARE LANDSCAPE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HAZELWOOD VILLAGE HOMEOWNERS ASSOCIATION.
- HAZELWOOD VILLAGE SUBDIVISION NO. 7 IS SUBJECT TO A LICENSE AGREEMENT WITH ACID FOR LANDSCAPING AS DESCRIBED IN INSTRUMENT NO. 113059862.
- DIRECT LOT ACCESS TO ANY PUBLIC STREET IS PROHIBITED FOR ANY RESIDENTIAL LOT THAT HAS BOTH PUBLIC STREET FRONTAGE AND A REAR ALLEY. SAID LOT SHALL BE ACCESSED BY THE REAR ALLEY ONLY.



CIVIL SURVEY CONSULTANTS, INC.
1740 EAST MULTIFURROW STREET
MERCER, IDAHO 83642
(208) 888-4312