

HAZELWOOD VILLAGE SUBDIVISION NO. 8

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.

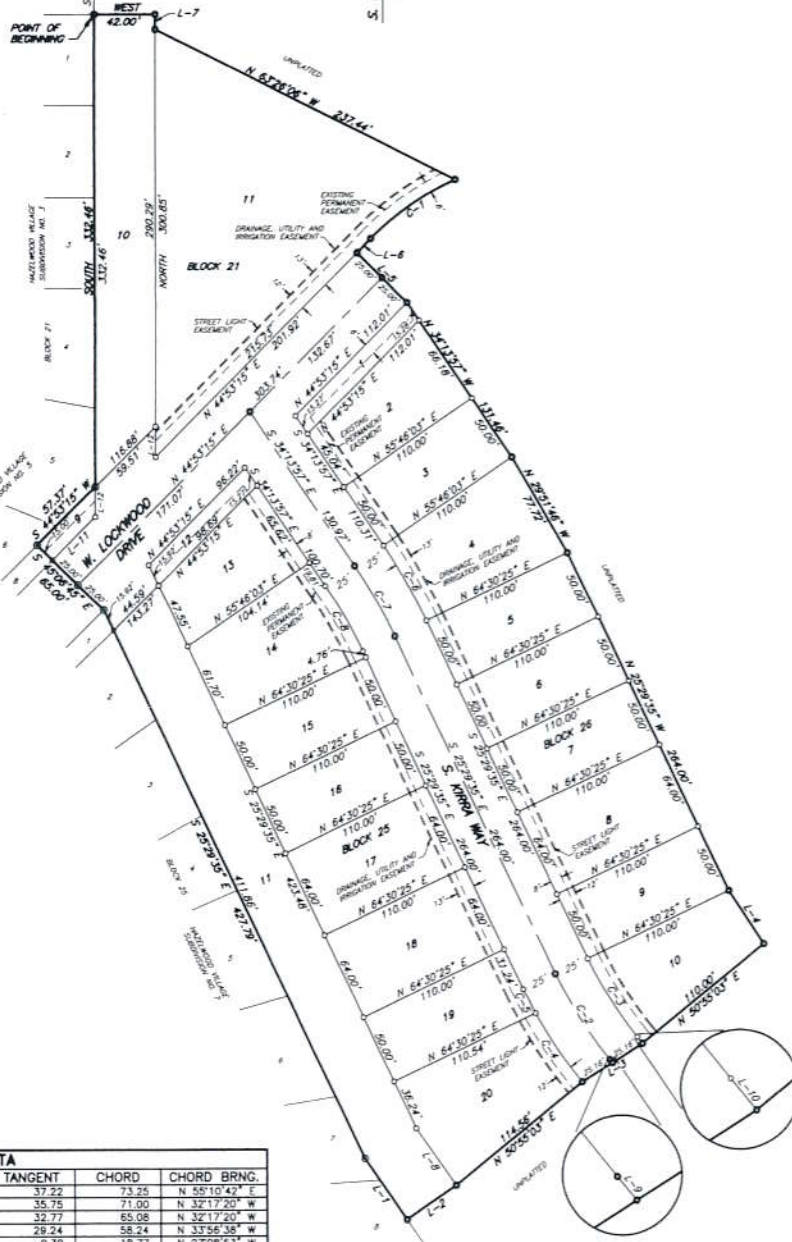
2013

CP&F NO. 110094474
BASIS OF BEARING N 89°11'45" W 2663.96'
1331.97' E 1/16
169.52'
1162.46'

CP&F NO. 108047740
90101005
7513498

CP&F NO. 109064241
109000677
94083332
7513499

1/4
34 35
3 2
S. FIVE MILE ROAD



LINE	BEARING	DISTANCE
L-1	S 34°36'52" E	52.28'
L-2	N 55°21'08" E	42.00'
L-3	N 57°28'40" E	50.32'
L-4	N 33°09'38" W	44.77'
L-5	N 45°08'43" W	50.00'
L-6	N 44°53'13" E	13.87'
L-7	N 06°07'	10.25'
L-8	S 34°16'52" E	48.91'
L-9	S 39°05'05" E	2.88'
L-10	S 39°05'05" E	3.75'
L-11	N 44°53'13" E	42.37'
L-12	NORTH	27.25'

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRNG.
C-1	20°34'55"	205.00	73.84	37.22	73.25	N 58°10'42" E
C-2	1°35'30"	300.00	71.17	35.75	71.00	N 32°17'20" W
C-3	1°35'30"	275.00	65.24	32.77	65.08	N 32°17'20" W
C-4	10°16'55"	325.00	58.32	28.24	58.24	N 33°56'38" W
C-5	3°18'35"	325.00	18.77	9.39	18.77	N 27°08'53" W
C-6	8°44'22"	400.00	61.01	30.57	60.95	S 28°51'48" E
C-7	8°44'22"	375.00	57.20	28.65	57.14	S 28°51'48" E
C-8	8°44'22"	350.00	53.39	26.74	53.33	S 28°51'48" E



LEGEND

- SUBDIVISION BOUNDARY
- SET 5/8" IRON PIN WITH PLS 5082 PLASTIC CAP
- FOUND 5/8" IRON PIN WITH PLS 5082 PLASTIC CAP OR AS LABELED
- ◆ FOUND BRASS CAP MONUMENT
- SET 1/2" IRON PIN WITH PLS 5082 PLASTIC CAP
- FOUND 1/2" IRON PIN WITH PLS 5082 PLASTIC CAP
- CALCULATED POINT - NOTHING SET
- - - EASEMENT LINE
- - - STREET CENTERLINE
- - - LOT LINE

NOTES

1. ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX THIS SUBDIVISION AT ANY TIME IN THE FUTURE.
2. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY 200800071-S/2C/DA/PUD.
3. 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 STREET FRONTS HAVE A 12 FOOT WIDE STREET LIGHT EASEMENT TO BOISE CITY. SIDE LOT LINES HAVE A 5 FOOT WIDE EASEMENT 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.
4. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY 200800071-S/2C/DA/PUD. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY 200800071-S/2C/DA/PUD.
5. BUILDING AND OCCUPANCY SHALL CONFORM TO THE STANDARDS ESTABLISHED BY THE RESTRICTIVE COVENANTS TO BE FILED IN THE OFFICE OF THE RECORDER, ADA COUNTY, IDAHO.
6. REFERENCE RECORD OF SURVEY NUMBERS 1775, 5893 AND 8062 AND HAZELWOOD VILLAGE SUBDIVISION NO. 8, 1, 5 AND 7.
7. NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF NON-BUILD AGREEMENT INSTRUMENT NO. 113122145 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE. NO BUILDING PERMITS SHALL BE ISSUED ON LOT 20 OF BLOCK 25 OR LOT 10 OF BLOCK 26 UNTIL THE PROVISIONS OF NON-BUILD AGREEMENT INSTRUMENT NO. 113122147 HAVE BEEN FULFILLED AS DETERMINED BY THE CITY OF BOISE.
8. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "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 NON-AGRICULTURAL 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."
10. LOTS ABUTTING PUBLIC RIGHT-OF-WAY ARE SUBJECT TO AN EXISTING PERMANENT EASEMENT CONTIGUOUS TO ALL STREETS AS DESCRIBED IN INST. NO. 113121201.
11. HAZELWOOD VILLAGE SUBDIVISION NO. 8 IS SUBJECT TO ADA COUNTY DEVELOPMENT AGREEMENT NO. 7641 AND RECORDED AS INSTRUMENT NO. 106172712 AND AS AMENDED BY INSTRUMENT NO. 112008904.
12. LOT 9 OF BLOCK 21, LOT 12 OF BLOCK 25 AND LOT 1 OF BLOCK 26 ARE LANDSCAPE COMMON LOTS WHICH SHALL BE OWNED AND MAINTAINED BY THE HAZELWOOD VILLAGE HOMEOWNERS ASSOCIATION.
13. HAZELWOOD VILLAGE SUBDIVISION NO. 8 IS SUBJECT TO A LICENSE AGREEMENT WITH ACHO FOR LANDSCAPING AS DESCRIBED IN INSTRUMENT NO. 111082875 AND AS AMENDED BY INSTRUMENT NO. 113123187.
14. LOT 11 OF BLOCK 21 IS A PRESSURE IRRIGATION LOT OWNED AND MAINTAINED BY THE HAZELWOOD VILLAGE HOMEOWNERS ASSOCIATION.
15. LOT 10 OF BLOCK 21 AND LOT 11 OF BLOCK 25 ARE COMMON LOTS THAT ARE SUBJECT TO THE CUNNINGHAM LATERAL EASEMENT (RELOCATION AGREEMENT AND CONFIRMATION DEED-INST. NO. 107181514) IN FAVOR OF THE BOISE PROJECT BOARD OF CONTROL AND THE UNITED STATES OF AMERICA. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE HAZELWOOD VILLAGE HOMEOWNERS ASSOCIATION AND SHALL CONTAIN A PEDESTRIAN/BICYCLE PATHWAY PER ITEM 28 OF THE CONDITIONS OF APPROVAL, EXHIBIT 2 OF THE DEVELOPMENT AGREEMENT REFERENCED ABOVE (NOTE 11).



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