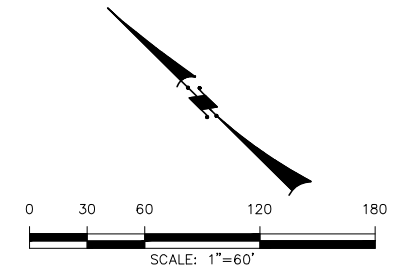


# HAZELWOOD VILLAGE SUBDIVISION NO. 10

LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN,  
ADA COUNTY, IDAHO, AND ALSO BEING A REPLAT OF A PART OF HAZELWOOD VILLAGE SUBDIVISION  
A DEVELOPMENT BY SKYLINE-HV, INC.

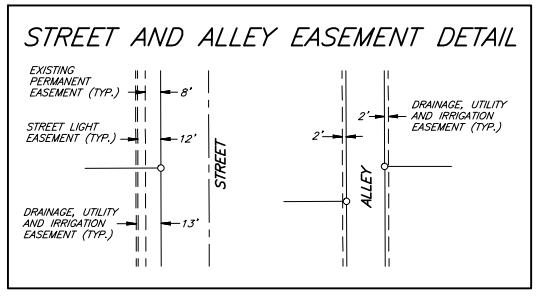
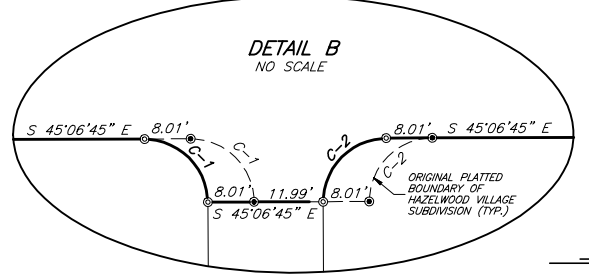
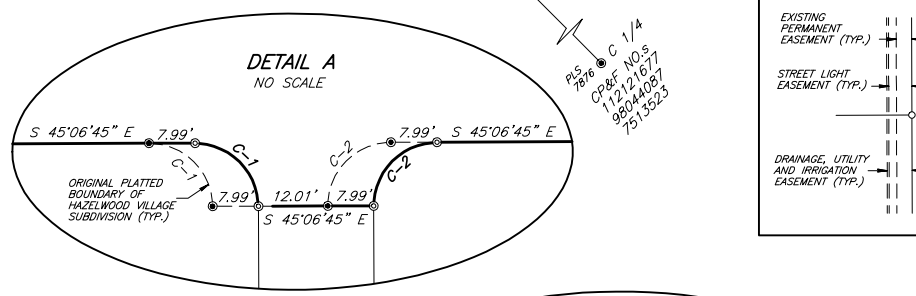
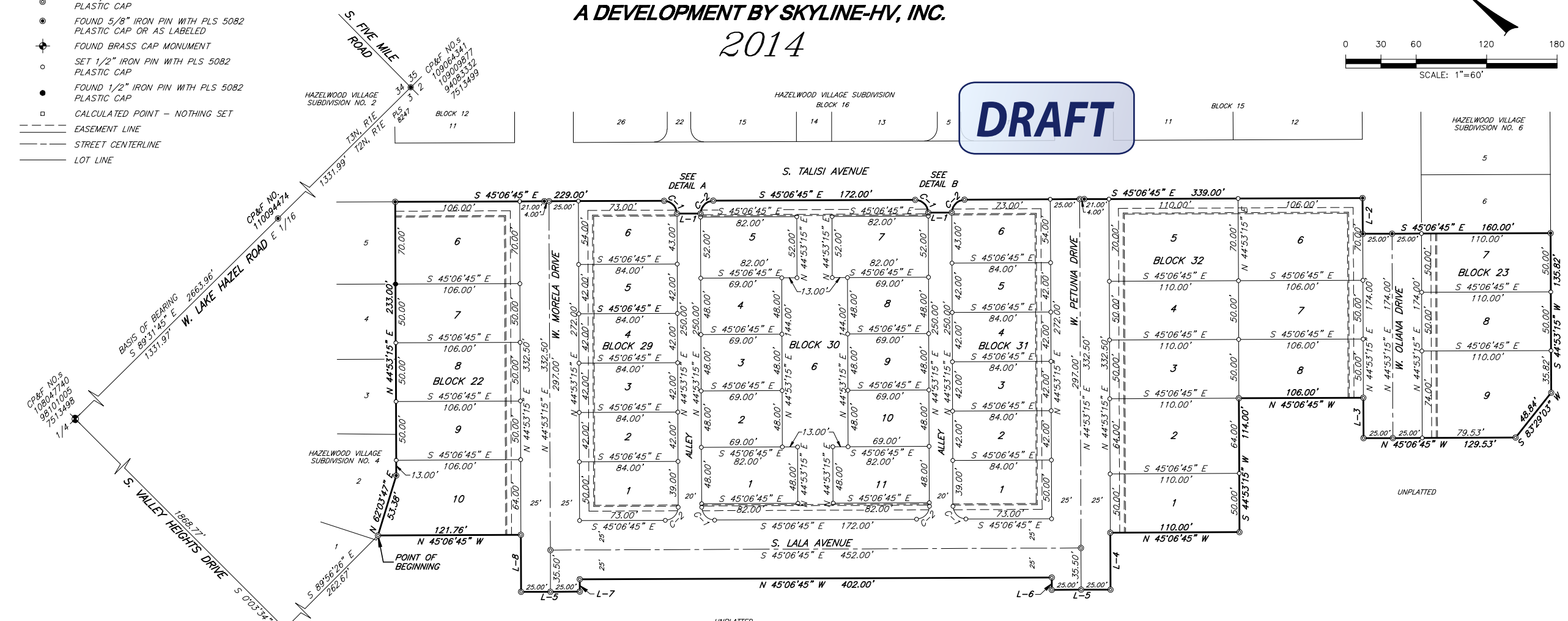
2014

**DRAFT**



**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



**LINE DATA**

LINE	BEARING	DISTANCE
L-1	S 45°06'45" E	20.00'
L-2	S 44°53'15" W	30.48'
L-3	N 44°53'15" E	34.48'
L-4	S 44°53'15" W	48.50'
L-5	N 45°06'45" W	50.00'
L-6	N 44°53'15" E	10.50'
L-7	S 44°53'15" W	10.50'
L-8	N 44°53'15" E	48.50'

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRNG.
C-1	90°00'00"	11.00	17.28	11.00	15.56	S 0°06'45" E
C-2	90°00'00"	11.00	17.28	11.00	15.56	N 89°53'15" E



**CIVIL SURVEY CONSULTANTS, INC.**  
1400 EAST WATERTOWER STREET  
SUITE 100  
MERIDIAN, IDAHO 83642  
(208) 888-4312

SHEET 1 OF 3

**NOTES**

- ANNEXATION TO THE CITY OF BOISE HAS BEEN REQUESTED AND THE CITY OF BOISE MAY ANNEX 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 200600071-S/ZC/DA/PUD.
- ALL LOTS HAVE A 13 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION PURPOSES AND A 12 FOOT WIDE STREET LIGHT EASEMENT TO BOISE CITY CONTIGUOUS TO ALL PUBLIC STREETS EXCEPT ALLEYS. ALL LOTS HAVE A 2 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION PURPOSES CONTIGUOUS TO PUBLIC ALLEYS. ALL SIDE LOT LINES HAVE A 5 FOOT WIDE EASEMENT ON EACH SIDE FOR PUBLIC UTILITIES, LOT DRAINAGE AND IRRIGATION PURPOSES. ALL REAR LOT LINES, EXCEPT LOTS WITH ALLEY ACCESS, 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 ISSUANCE OF BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY 20060071-S/ZC/DA/PUD. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY 200600071-S/SC/DA/PUD.
- 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.
- REFERENCE RECORD OF SURVEY NUMBER 5893, HAZELWOOD VILLAGE SUBDIVISION, HAZELWOOD VILLAGE SUBDIVISION NO. 2, HAZELWOOD VILLAGE SUBDIVISION NO. 4 AND HAZELWOOD VILLAGE SUBDIVISION NO. 6.
- NO BUILDING PERMITS SHALL BE ISSUED ON ANY LOT IN THIS SUBDIVISION UNTIL THE PROVISIONS OF NON-BUILD AGREEMENT INSTRUMENT NO. \_\_\_\_\_ 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 22-4503 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 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."
- LOTS ABUTTING PUBLIC RIGHT-OF-WAY ARE SUBJECT TO AN EXISTING PERMANENT EASEMENT CONTIGUOUS TO ALL STREETS AS DESCRIBED IN INST. NO. \_\_\_\_\_
- HAZELWOOD VILLAGE SUBDIVISION NO. 10 IS SUBJECT TO ADA COUNTY DEVELOPMENT AGREEMENT NO. 7641 RECORDED AS INSTRUMENT NO. 106172712 AND AS AMENDED BY INSTRUMENT NO. 112006904 AND AS AMENDED BY DEVELOPMENT AGREEMENT NO. 7641-3-14 RECORDED AS INSTRUMENT NO. \_\_\_\_\_
- LOT 6 OF BLOCK 30 IS A LANDSCAPE COMMON LOT WHICH SHALL BE OWNED AND MAINTAINED BY THE HAZELWOOD VILLAGE HOMEOWNERS ASSOCIATION.
- HAZELWOOD VILLAGE SUBDIVISION NO. 10 IS SUBJECT TO A LICENSE AGREEMENT WITH ACHD FOR LANDSCAPING AS DESCRIBED IN INSTRUMENT NO. 111082875 AND AS AMENDED BY INSTRUMENT NO. \_\_\_\_\_
- DIRECT LOT ACCESS TO ANY PUBLIC STREET IS PROHIBITED FOR ANY RESIDENTIAL LOT THAT HAS BOTH PUBLIC STREET FRONTAGE AND A REAR ALLEY. SAID LOTS SHALL BE ACCESSED BY THE REAR ALLEY ONLY.
- MICRO-PATH LOT 6 OF BLOCK 30 PROVIDES A PATHWAY ACCESS EASEMENT FOR USE BY THE HOMEOWNERS OF HAZELWOOD VILLAGE SUBDIVISION. THEY ARE TO BE OWNED AND MAINTAINED BY THE HAZELWOOD VILLAGE HOMEOWNERS ASSOCIATION AND MAY NOT BE VACATED WITHOUT THE EXPRESS CONSENT OF BOISE CITY. SAID LOTS ARE SUBJECT TO THE COVENANTS OF THE HOMEOWNERS ASSOCIATION AND SHALL COMPLY WITH THE FENCING AND LANDSCAPING RESTRICTIONS OF THE BOISE CITY MICRO-PATH ORDINANCE.
- LOT 6 OF BLOCK 30 IS SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION PURPOSES.

# HAZELWOOD VILLAGE SUBDIVISION NO. 10

## CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, are the Owners of the real property described below in Ada County, Idaho, and that we intend to include the following described property in this HAZELWOOD VILLAGE SUBDIVISION NO. 10:

A parcel located in the NE 1/4 of Section 3, Township 2 North, Range 1 East, Boise Meridian, and also being a part of HAZELWOOD VILLAGE SUBDIVISION as shown in Book 99 of Plats at Page 12746 in the office of the Recorder, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the northwesterly corner of NE 1/4 from which a 5/8 inch diameter iron pin marking the northeasterly corner of said NE 1/4 bears S 89°31'45"E a distance of 2663.96 feet;

Thence S 0°03'34"W along the westerly boundary of said NE 1/4 a distance of 1868.77 to a point;

Thence leaving said westerly boundary S 89°56'26"E a distance of 262.67 feet to a 5/8 inch diameter iron pin on the southeasterly boundary of HAZELWOOD VILLAGE SUBDIVISION NO. 4 as shown in Book 104 of Plats at Page 14128 in said office of the Recorder and also being the POINT OF BEGINNING;

Thence along said southeasterly boundary the following described courses:

Thence N 62°03'47"E a distance of 53.38 feet to a 5/8 inch diameter iron pin;

Thence N 44°53'15"E a distance of 233.00 feet to a 5/8 inch diameter iron pin on the southwesterly boundary of said HAZELWOOD VILLAGE SUBDIVISION;

Thence leaving said southeasterly boundary S 45°06'45"E along said southwesterly boundary a distance of 229.00 feet to a 5/8 inch diameter iron pin;

Thence leaving said southwesterly boundary a distance of 17.28 feet along the arc of an 11.00 foot radius curve right, said curve having a central angle of 90°00'00" and a long chord bearing S 0°06'45"E a distance of 15.56 feet to a 5/8 inch diameter iron pin;

Thence S 45°06'45"E a distance of 20.00 feet to a 5/8 inch diameter iron pin;

Thence a distance of 17.28 feet along the arc of an 11.00 foot radius curve right, said curve having a central angle of 90°00'00" and a long chord bearing N 89°53'15"E a distance of 15.56 feet to a 5/8 inch diameter iron pin on last said southwesterly boundary;

Thence S 45°06'45"E along said southwesterly boundary a distance of 172.00 feet to a 5/8 inch diameter iron pin;

Thence leaving said southwesterly boundary a distance of 17.28 feet along the arc of an 11.00 foot radius curve right, said curve having a central angle of 90°00'00" and a long chord bearing S 0°06'45"E a distance of 15.56 feet to a 5/8 inch diameter iron pin;

Thence S 45°06'45"E a distance of 20.00 feet to a 5/8 inch diameter iron pin;

Thence a distance of 17.28 feet along the arc of an 11.00 foot radius curve right, said curve having a central angle of 90°00'00" and a long chord bearing N 89°53'15"E a distance of 15.56 feet to a 5/8 inch diameter iron pin on last said southwesterly boundary;

Thence S 45°06'45"E along said southwesterly boundary and along the southwesterly boundary of HAZELWOOD VILLAGE SUBDIVISION NO. 6 as shown in Book 105 of Plats at Page 14287 in said office of the Recorder a distance of 339.00 feet to a 5/8 inch diameter iron pin on said HAZELWOOD VILLAGE SUBDIVISION NO. 6 southwesterly boundary;

Thence along last said southwesterly boundary the following described courses:

Thence S 44°53'15"W a distance of 30.48 feet to a 5/8 inch diameter iron pin;

Thence S 45°06'45"E a distance of 160.00 feet to a 5/8 inch diameter iron pin marking the southerly corner of said HAZELWOOD VILLAGE SUBDIVISION NO. 6;

Thence leaving last said southwesterly boundary S 44°53'15"W a distance of 135.82 feet to a 5/8 inch diameter iron pin;

Thence S 83°29'03"W a distance of 48.84 feet to a 5/8 inch diameter iron pin;

Thence N 45°06'45"W a distance of 129.53 feet to a 5/8 inch diameter iron pin;

Thence N 44°53'15"E a distance of 34.48 feet to a 5/8 inch diameter iron pin;

Thence N 45°06'45"W a distance of 106.00 feet to a 5/8 inch diameter iron pin;

Thence S 44°53'15"W a distance of 114.00 feet to a 5/8 inch diameter iron pin;

Thence N 45°06'45"W a distance of 110.00 feet to a 5/8 inch diameter iron pin;

Thence S 44°53'15"W a distance of 48.50 feet to a 5/8 inch diameter iron pin;

Thence N 45°06'45"W a distance of 50.00 feet to a 5/8 inch diameter iron pin;

Thence N 44°53'15"E a distance of 10.50 feet to a 5/8 inch diameter iron pin;

## CERTIFICATE OF OWNERS (CONT'D)

Thence N 45°06'45"W a distance of 402.00 feet to a 5/8 inch diameter iron pin;

Thence S 44°53'15"W a distance of 10.50 feet to a 5/8 inch diameter iron pin;

Thence N 45°06'45"W a distance of 50.00 feet to a 5/8 inch diameter iron pin;

Thence N 44°53'15"E a distance of 48.50 feet to a 5/8 inch diameter iron pin;

Thence N 45°06'45"W a distance of 121.76 feet to the POINT OF BEGINNING.

This parcel contains 6.18 acres.

All the lots in this subdivision will be eligible to receive irrigation water as provided under Idaho Code 31-3805(1)(b) and lies within the New York and Boise-Kuna Irrigation Districts and are subject to assessments for said water.

All the lots in this subdivision will be eligible to receive water service from United Water Idaho. United Water Idaho has agreed in writing to serve all the lots in this subdivision.

The public streets shown on this plat are hereby dedicated to the public. Public utility, irrigation and drainage easements on this plat are not dedicated to the public, but the right of access to, and use of, these easements is hereby reserved for public utilities, irrigation and drainage and for any other uses as may be designated hereon and no permanent structures other than for said uses are to be erected within the limits of said easements.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

SKYLINE-HV, INC., AN IDAHO COMPANY

By Tucker M. Johnson, Vice-President

## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF ADA } S.S.

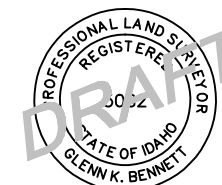
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED TUCKER M. JOHNSON, KNOWN TO ME TO BE THE VICE-PRESIDENT OF SKYLINE-HV, INC. THE PERSON WHO EXECUTED THE INSTRUMENT AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

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

MY COMMISSION EXPIRES \_\_\_\_\_

RESIDING AT \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF IDAHO



CIVIL SURVEY CONSULTANTS, INC.

1400 EAST WATERTOWER STREET  
SUITE 100  
MERIDIAN, IDAHO 83642  
(208) 888-4312

# HAZELWOOD VILLAGE SUBDIVISION NO. 10

## CERTIFICATE OF SURVEYOR

I, GLENN K. BENNETT DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

GLENN K. BENNETT  
IDAHO NO. 5082



## APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF BOISE, ADA COUNTY, IDAHO, HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF BOISE CITY HAVE BEEN SATISFIED FOR "HAZELWOOD VILLAGE SUBDIVISION NO. 10".

\_\_\_\_\_  
CITY ENGINEER ~ BOISE, IDAHO

## CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND 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.

\_\_\_\_\_  
ADA COUNTY SURVEYOR

## CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }  
COUNTY OF ADA } S.S.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ .M. ON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
EX-OFFICIO RECORDER

BOOK \_\_\_\_\_ PAGES \_\_\_\_\_

INSTRUMENT NO. \_\_\_\_\_

## APPROVAL 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 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 DISAPPROVAL.

\_\_\_\_\_  
DISTRICT HEALTH DEPARTMENT, EHS

\_\_\_\_\_  
DATE

## ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ACCEPTANCE

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
ADA COUNTY HIGHWAY DISTRICT

## APPROVAL OF ADA COUNTY COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 BY THE COMMISSIONERS OF ADA COUNTY, IDAHO, IN A REGULAR MEETING.

\_\_\_\_\_  
CHAIRMAN

## CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE \_\_\_\_\_

\_\_\_\_\_  
COUNTY TREASURER