

BK 105 Pg 14416

# PLAT OF EYRIE CANYON SUBDIVISION NO. 6 A PORTION OF THE S.E. 1/4 OF SECTION 28, T.4 N., R. 2 E., B.M. BOISE, ADA COUNTY, IDAHO 2013

## NOTES

- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED ALL LOTS SHALL HAVE A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND BOISE CITY STREET LIGHTS OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE BOISE CITY ZONING ORDINANCE. AT THE TIME OF THE ISSUANCE OF A BUILDING PERMIT, ALL LOT, PARCEL, AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE BOISE CITY ZONING ORDINANCE.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUP00-00011.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUP00-00003.
- THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
- INDIVIDUAL LOT DEVELOPMENT SHALL COMPLY WITH THE BOISE HEALTH AND FOOTBALLS DEVELOPMENT ORDINANCE, CHAPTER 4 OF THE INTERNATIONAL BUILDING CODE APPENDIX CHAPTER 33 OF THE UNIFORM BUILDING CODE, AND THE CONDITIONS OF APPROVAL FOR CUP00-00003.
- THIS SUBDIVISION IS LOCATED IN THE WILDLAND URBAN FIRE INTERZONE - FOOTHILLS AREA AND SUBJECT TO THE REQUIREMENTS OF BOISE CITY CODE SECTION 7-01-00 FOR DEVELOPMENT AND CONSTRUCTION OF BUILDINGS AND STRUCTURES.
- LOT 25, BLOCK 1 IS A COMMON AREA LOT WITH A BLANKET EASEMENT FOR PUBLIC UTILITIES, EMERGENCY VEHICLE ACCESS, AND DRAINAGE, AND IS RESERVED FOR THE USE AS STATED WITHIN THE RESTRICTIVE COVENANTS FOR THE SUBDIVISION.
- LOTS 25, 26 & 27, BLOCK 1 OR A PORTION THEREOF ARE SERVED TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON MAY 8, 2009 AS INSTRUMENT NO. 190663250, 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.
- LOT 27, BLOCK 1 IS A COMMON LOT FOR A GARBAGE AND POOL, WHICH SHALL BE OWNED AND MAINTAINED BY THE EYRIE CANYON SUBDIVISION HOMEOWNERS' ASSOCIATION OR ASSIGNS. THIS LOT CANNOT BE DEVELOPED FOR RESIDENTIAL PURPOSES IN THE FUTURE.

LINE TABLE

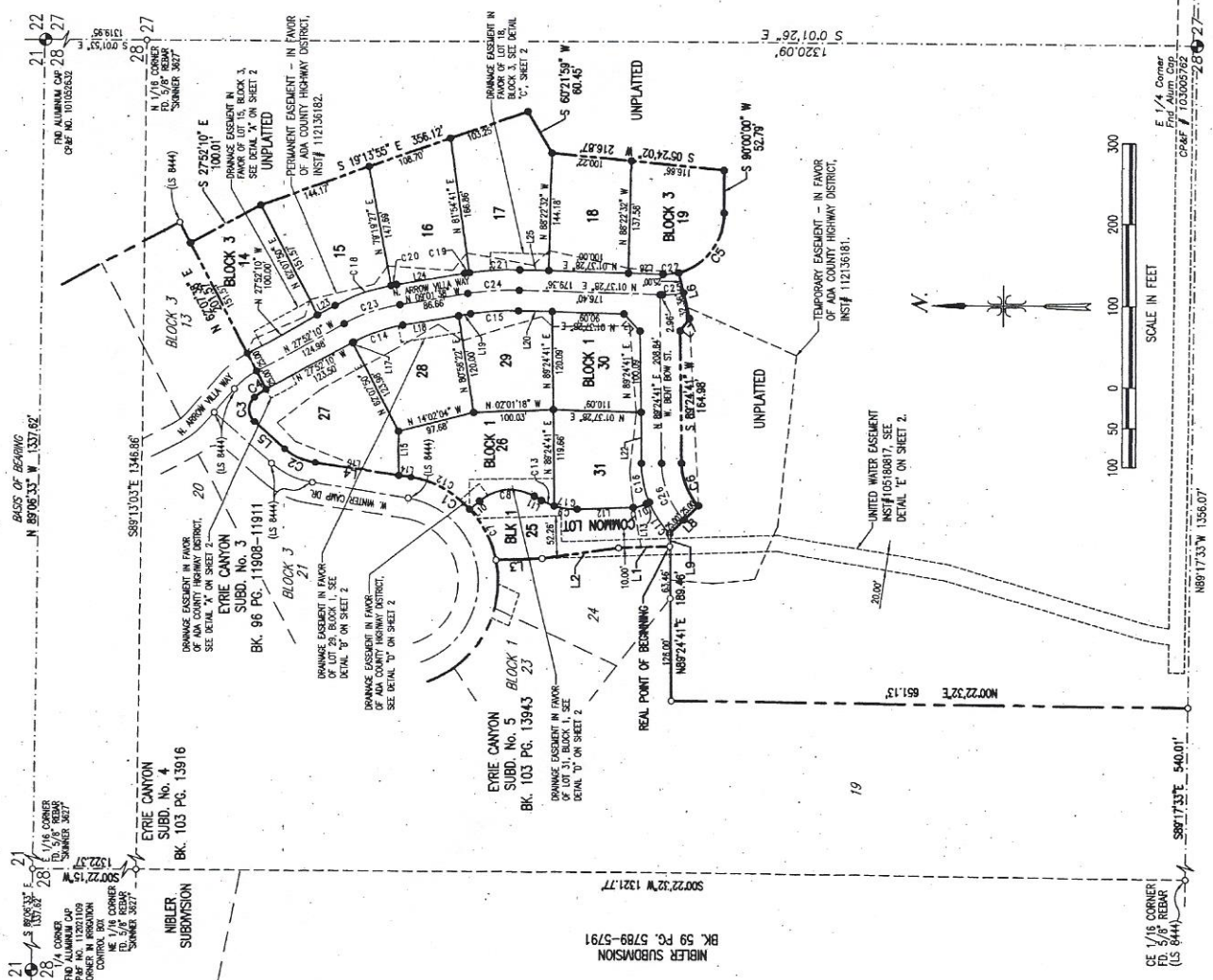
NUMBER	BEARING	DISTANCE
L1	N 01°49'48" W	64.00'
L2	N 07°14'48" W	67.02'
L3	N 01°49'48" W	58.00'
L4	N 08°31'07" E	122.15'
L5	N 41°40'17" E	51.11'
L6	S 87°10'33" W	18.83'
L7	N 82°03'56" W	50.00'
L8	N 42°30'06" W	50.00'
L9	S 82°44'11" W	15.77'
L10	N 38°22'02" W	15.84'
L11	N 28°22'03" E	10.28'
L12	N 01°49'48" W	70.35'
L13	N 28°33'58" W	3.74'
L14	N 08°31'07" E	15.63'
L15	N 08°31'07" E	56.00'
L16	N 27°52'10" W	106.32'
L17	N 27°52'10" W	1.47'
L18	N 08°01'58" W	71.36'
L19	N 08°01'58" W	15.31'
L20	N 01°37'28" E	42.28'
L21	N 43°10'04" E	28.83'
L22	N 82°44'11" E	64.68'
L23	N 27°52'10" W	24.98'
L24	N 08°01'58" W	86.68'
L25	N 01°37'28" E	38.43'
L26	N 01°37'28" E	42.93'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	156.87	129.00	89.40'23"	89.78	N 43°21'18" E	147.38
C2	43.40	32.09'10"	32.09'10"	22.32	N 25°05'42" E	42.79
C3	33.85	20.00	86.58'47"	22.60	S 89°50'20" E	29.95
C4	17.64	75.00	13.28'34"	8.86	S 34°36'40" E	17.60
C5	99.84	75.00	76.21'03"	58.97	N 51°49'28" W	92.71
C6	57.33	75.00	43.47'47"	30.15	S 67°30'47" W	55.94
C7	72.32	129.00	32.07'10"	37.14	N 62°07'55" E	71.37
C8	73.16	62.50	67.04'05"	41.42	N 04°49'59" W	69.05
C9	46.63	87.50	30.31'51"	23.88	N 13°25'08" E	46.08
C10	17.50	37.50	26.44'10"	8.91	N 15°11'53" W	17.34
C11	47.03	125.00	21.33'30"	23.80	N 56°23'38" E	46.76
C12	84.55	129.00	37.33'13"	43.86	N 27°17'44" E	83.05
C13	17.29	87.50	11.19'23"	8.67	N 23°02'22" E	17.26
C14	65.77	200.00	18.59'32"	33.19	N 18°26'54" W	65.48
C15	60.42	325.00	10.34'05"	30.30	N 03°42'05" W	60.33
C16	48.52	125.00	22.14'18"	24.57	N 39°17'37" E	48.21
C17	29.33	87.50	13.12'28"	14.81	N 07°46'25" E	29.20
C18	75.02	250.00	17.11'37"	37.79	N 19°16'21" W	74.74
C19	81.4	375.00	10.38'59"	3.07	N 08°33'28" W	81.4
C20	7.19	250.00	07.38'55"	3.60	N 09°51'05" W	7.19
C21	63.57	375.00	09.42'46"	11.06	N 03°13'55" W	63.49
C22	19.99	75.00	15.19'24"	10.08	N 06°00'44" W	19.93
C23	73.99	225.00	18.50'32"	37.33	N 18°26'54" W	73.66
C24	65.07	350.00	10.39'08"	32.63	N 03°42'05" W	64.97
C25	26.66	100.00	15.19'24"	13.41	N 06°00'44" W	26.58
C26	76.44	100.00	43.47'47"	40.20	N 67°30'47" E	74.59

**LEGEND**

- FOUND BRASS OR ALUMINUM CAP (AS NOTED)
- FOUND 5/8" REBAR (LS 3819) EXCEPT AS NOTED
- SET 5/8"x30" REBAR WITH PLASTIC CAP (LS 3818)
- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CONTOUR LINE
- LOT LINE
- EASEMENT LINE
- EXISTING LOT LINE



CONNELL DEVELOPMENT CO.  
DEVELOPER



BRIGGS ENGINEERING, INC.  
BOISE, IDAHO