





## PLAT SHOWING

## A SUBDIVISION

PORTIONS OF GOVERNMENT LOT 2 AND THE NW 1/4 SE 1/4, SECTION 30,  
T.4N., R.2E., B.M.,

GARDEN CITY, ADA COUNTY, IDAHO

1991

- HUBBLE ENGINEERING, INC. ●  
BOISE, IDAHO

CURVE	WAVELENGTH	DELTA	ARC	TAN	CHORD	CHORD STARTING
C-1	170.0	0.0000	1.0	0.0000	0.0000	0.0000
	175.0	0.0000	1.0	0.0000	0.0000	0.0000
	180.0	0.0000	1.0	0.0000	0.0000	0.0000
	185.0	0.0000	1.0	0.0000	0.0000	0.0000
	190.0	0.0000	1.0	0.0000	0.0000	0.0000
	195.0	0.0000	1.0	0.0000	0.0000	0.0000
	200.0	0.0000	1.0	0.0000	0.0000	0.0000
	205.0	0.0000	1.0	0.0000	0.0000	0.0000
	210.0	0.0000	1.0	0.0000	0.0000	0.0000
	215.0	0.0000	1.0	0.0000	0.0000	0.0000
	220.0	0.0000	1.0	0.0000	0.0000	0.0000
C-2	170.0	0.0000	1.0	0.0000	0.0000	0.0000
	175.0	0.0000	1.0	0.0000	0.0000	0.0000
	180.0	0.0000	1.0	0.0000	0.0000	0.0000
	185.0	0.0000	1.0	0.0000	0.0000	0.0000
	190.0	0.0000	1.0	0.0000	0.0000	0.0000
	195.0	0.0000	1.0	0.0000	0.0000	0.0000
	200.0	0.0000	1.0	0.0000	0.0000	0.0000
	205.0	0.0000	1.0	0.0000	0.0000	0.0000
	210.0	0.0000	1.0	0.0000	0.0000	0.0000
	215.0	0.0000	1.0	0.0000	0.0000	0.0000
	220.0	0.0000	1.0	0.0000	0.0000	0.0000
C-3	170.0	0.0000	1.0	0.0000	0.0000	0.0000
	175.0	0.0000	1.0	0.0000	0.0000	0.0000
	180.0	0.0000	1.0	0.0000	0.0000	0.0000
	185.0	0.0000	1.0	0.0000	0.0000	0.0000
	190.0	0.0000	1.0	0.0000	0.0000	0.0000
	195.0	0.0000	1.0	0.0000	0.0000	0.0000
	200.0	0.0000	1.0	0.0000	0.0000	0.0000
	205.0	0.0000	1.0	0.0000	0.0000	0.0000
	210.0	0.0000	1.0	0.0000	0.0000	0.0000
	215.0	0.0000	1.0	0.0000	0.0000	0.0000
	220.0	0.0000	1.0	0.0000	0.0000	0.0000



LOTS 2, 3, 4, 5 AND 6, BLOCK 1, THE PLANTATION NO.2

(S. 80°00'00" E. 153.66')  
(S. 80°00'00" E. 153.71')

Block

100' DRAINAGE  
ELEMENT  
N. 76° 9' 77.92

18.48  
85.05

511.90' E. 52° 10' 00" N. 100.00'

2nd Lane

143.27  
60.00  
100.00

1000000

N. 89°25'21" W. 16.34

97

N. 72° 24' 00" E RIVER



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NOTES:

- 1) ALL SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF CARMEL CITY.
- 2) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITY DRAINAGE AND IRRIGATION EASEMENT.
- 3) ANY REDESIGNATION OF THE PLAY SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF REDSIGNATION.
- 4) EACH SIDE OF INTERIOR LOT LINES HAS A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.
- 5) ALL LOTS ARE SINGLE-FAMILY RESIDENTIAL LOTS, EXCEPT LOTS 86, 91 AND 92D, BLOCK 107. LOT 80 IS A SINGLE/LANDSCAPE LOT, LOT 99 IS A PUBLIC BIKE PATH EASEMENT AND LOT 102 IS AN EASEMENT FOR A TRAIL. THERE ARE NO OTHER EASEMENTS ON THIS INVESTOR'S PROPERTY.

6. THE SUBSECTION IS SUBJECT TO COMPLIANCE WITH THE HARM CODE SECTION

- 7) A SPORTSMAN ACCESS WAY IS REQUIRED TO TRAVERSE USING NON-MECHANIZED MEANS, AN AREA SIX (6) FEET UPLAND FROM THE INSTANTANEOUS WATERLINE OF THE BOISE RIVER TO THE EXTENT THAT WATER FLOWS OVER THE DEEDED PROPERTY OF EACH LOT OR WITHIN SIX (6) FEET THEREFROM.

DEVELOPER:  
**PLANTATION PARTNERS ONE**  
BOISE, IDAHO

LAKEHARBOR NO.7

## INVESTORS PLANTATION ON THE RIVER

**CERTIFICATE OF OWNERS**

KNOWN ALL PERSONS BY THESE PRESENTS: THAT PLANTATION PARTNERS ONE, AN IDAHO LIMITED PARTNERSHIP, BY FRAMEWORK INC. AS GENERAL PARTNER DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED AS FOLLOWS:

[illegible]

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT AND TO DEDICATE TO THE PUBLIC THE STREETS AS SHOWN ON THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

*John A. Grant*  
PLANTATION PARTNERS ONE, AN IDAHO LIMITED PARTNERSHIP,  
BY FRANKFORD, INC., GENERAL PARTNER,  
JOHN A. GRANT, PRESIDENT

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

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

NOTARY PUBLIC FOR IDAHO  
RESIDING IN BOISE, IDAHO

CERTIFICATE OF SURVEYOR

I, D. MICHAEL PRESTON, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM AN ACTUAL 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.

D. W. NELSON  
 17  
 289  
 1040 NO. 2100

## APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE 11<sup>TH</sup> DAY OF JULY, 1991.

Shane J. Stedman

## APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS OF THIS PLAY ARE HEREBY REMOVED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL.

Donna E. Schaefer 7.17.91

## APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF GARDEN CITY, ADA COUNTY, IDAHO, HEREBY APPROVE THIS PLAN.



CITY ENGINEER

APPROVAL OF CITY COUNCIL

THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF GARDEN CITY, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE 12<sup>th</sup> DAY OF March, 1991, THIS RESOLUTION WAS DULY ACCEPTED AND APPROVED.

DAVID A. HARRIS  
CITY CLERK, GARDEN CITY, N.Y.

## APPROVAL OF 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.

CERTIFICATE OF THE COUNTY TREASURER

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.

4-25-91

**INSTRUMENT NUMBER** 9153614

STATE OF IDAHO }  
COUNTY OF ADA }

HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF Hubble Engineering ON THIS 25 DAY OF September, 1991 IN BOOK 59 OF PLATS AT PAGES 5702 AND 5703.

*L. Belveal*  
11/20