

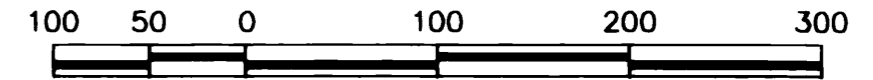
NOTES

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- SUBDIVIDER WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3805 OF THE IDAHO CODE.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT OVER THE TWELVE (12) FEET ADJACENT TO ANY STREET THAT IS DEDICATED TO THE USE OF THE PUBLIC. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- A TWELVE (12) FOOT PERMANENT PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY RESERVED LYING SIX (6) FEET ON BOTH SIDES OF EACH COMMON INTERIOR LOT LINE.
- A TWELVE (12) FOOT PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT IS HEREBY RESERVED ADJACENT TO INDIAN CREEK, THE NORTH BOUNDARY AND THE EAST BOUNDARIES OF LOTS 21 & 22, BLOCK 4.
- A SIX (6) FOOT PERMANENT PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION EASEMENT IS HEREBY RESERVED ADJACENT TO THE EXTERIOR BOUNDARY COMMON TO DISCOVERY CREEK SUBDIVISION No. 1 AND COMMON TO DISCOVERY CREEK SUBDIVISION No. 2
- LOT 31, OF BLOCK 5 IS HEREBY DESIGNATED AS BEING COVERED WITH BLANKET PERMANENT SANITARY SEWER, PUBLIC UTILITIES, IRRIGATION AND A.C.H.D. STORM DRAINAGE EASEMENTS, AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 28, OF BLOCK 4 IS HEREBY DESIGNATED AS BEING COVERED WITH BLANKET PERMANENT SANITARY SEWER, PUBLIC UTILITIES AND IRRIGATION EASEMENTS, AND IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- LOT 24, OF BLOCK 5 IS HEREBY DESIGNATED AS BEING COVERED WITH BLANKET PERMANENT PUBLIC UTILITIES, IRRIGATION AND PUBLIC PEDESTRIAN EASEMENTS.
- LOT 24 AND 31 OF BLOCK 5 AND LOT 28 OF BLOCK 4 ARE NON-BUILDABLE LOTS.

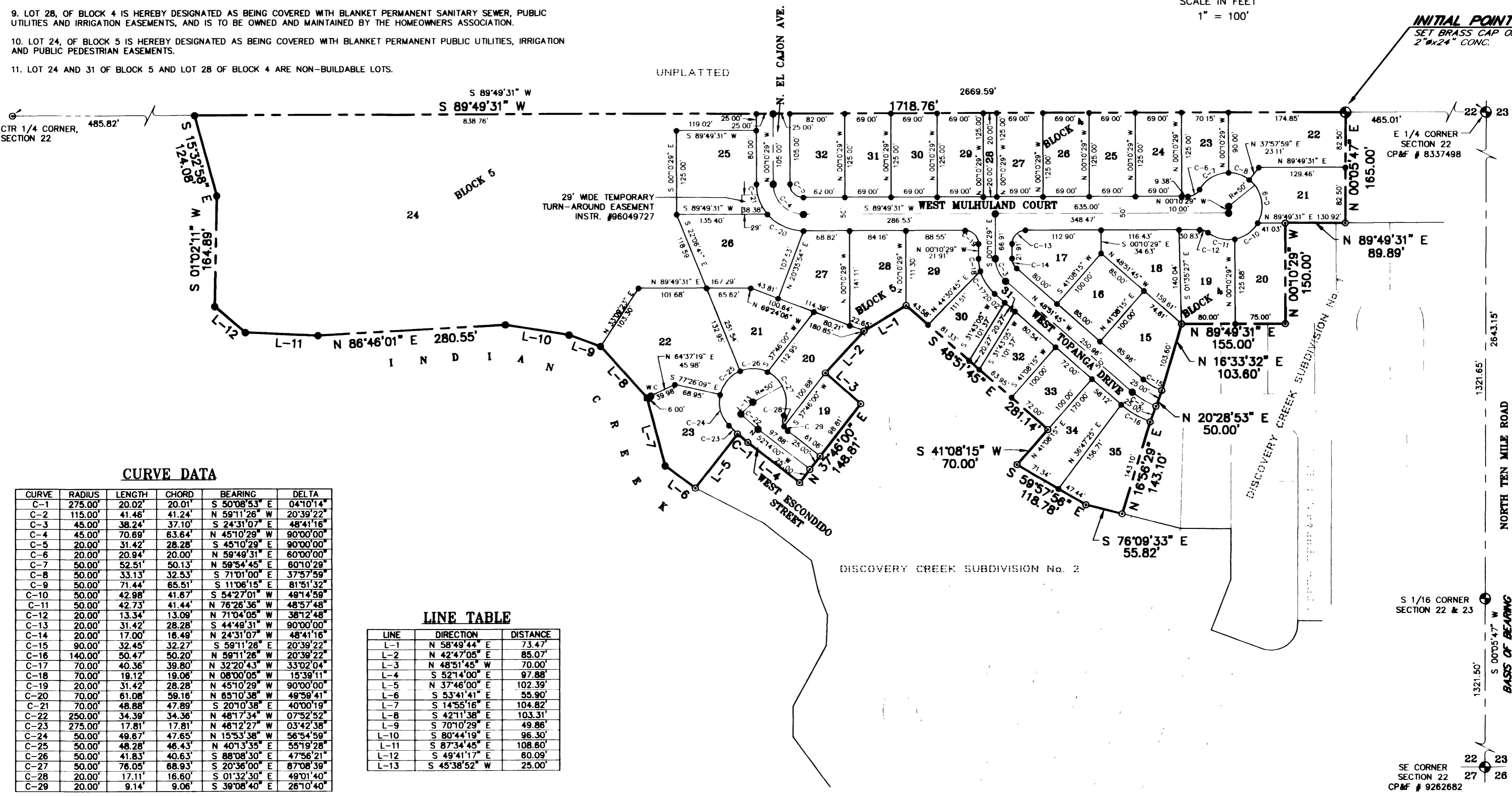
- LEGEND**
- BOUNDARY LINE
 - CENTER LINE
 - FOUND BRASS CAP
 - ⊙ FOUND 5/8" IRON PIN W/ CAP
 - SET 5/8" X 30" IRON PIN W/CAP
 - SET 1/2" X 24" IRON PIN W/CAP
 - WC WITNESS CORNER
 - DIMENSION POINT (NOT SET)

PLAT OF
**DISCOVERY CREEK
SUBDIVISION No. 3**
A PORTION OF THE SE 1/4, SECTION 22,
T.2N., R.1W., B.M.,
KUNA, ADA COUNTY, IDAHO
1996

7346



SCALE IN FEET
1" = 100'



INITIAL POINT
SET BRASS CAP ON
2" X 24" CONG.

CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	275.00'	20.02'	20.01'	S 50°08'53" E	04°10'14"
C-2	115.00'	41.46'	41.24'	N 59°11'26" W	20°39'22"
C-3	45.00'	38.24'	37.10'	S 24°31'07" E	48°41'16"
C-4	45.00'	70.89'	63.64'	N 45°10'29" W	90°00'00"
C-5	20.00'	31.42'	28.28'	S 45°10'29" E	90°00'00"
C-6	20.00'	20.94'	20.00'	N 59°49'31" E	60°00'00"
C-7	50.00'	52.51'	50.13'	N 59°54'45" E	60°10'29"
C-8	50.00'	33.13'	32.53'	S 71°01'00" E	37°57'59"
C-9	50.00'	71.44'	65.51'	S 11°08'15" E	81°51'32"
C-10	50.00'	42.98'	41.67'	S 54°27'01" W	49°14'59"
C-11	50.00'	42.73'	41.44'	N 76°26'36" W	48°57'48"
C-12	20.00'	13.34'	13.09'	N 71°04'05" W	38°12'48"
C-13	20.00'	31.42'	28.28'	S 44°49'31" W	90°00'00"
C-14	20.00'	17.00'	16.49'	N 24°31'07" W	48°41'16"
C-15	90.00'	32.45'	32.27'	S 59°11'26" E	20°39'22"
C-16	140.00'	50.47'	50.20'	N 59°11'26" W	20°39'22"
C-17	70.00'	40.36'	39.80'	N 32°20'43" W	33°02'04"
C-18	70.00'	19.12'	18.06'	N 08°00'05" W	15°39'11"
C-19	20.00'	31.42'	28.28'	N 45°10'29" W	90°00'00"
C-20	70.00'	61.08'	59.16'	N 65°10'38" W	49°59'41"
C-21	70.00'	48.88'	47.89'	S 20°10'38" E	40°00'19"
C-22	250.00'	34.39'	34.36'	N 48°17'34" W	07°52'52"
C-23	275.00'	17.81'	17.81'	N 48°12'27" W	03°42'38"
C-24	50.00'	49.67'	47.65'	N 15°53'38" W	56°54'59"
C-25	50.00'	48.28'	46.43'	N 40°13'35" E	55°19'28"
C-26	50.00'	41.83'	40.63'	S 88°08'30" E	47°56'21"
C-27	50.00'	76.05'	68.93'	S 20°36'00" E	87°08'39"
C-28	20.00'	17.11'	16.60'	S 01°32'30" E	49°01'40"
C-29	20.00'	9.14'	9.06'	S 39°08'40" E	26°10'40"

LINE TABLE

LINE	DIRECTION	DISTANCE
L-1	N 58°49'44" E	73.47'
L-2	N 42°47'05" E	85.07'
L-3	N 48°51'45" W	70.00'
L-4	S 52°14'00" E	97.88'
L-5	N 37°46'00" E	102.39'
L-6	S 53°41'41" E	55.90'
L-7	S 14°55'16" E	104.82'
L-8	S 42°11'38" E	103.31'
L-9	S 70°10'29" E	49.86'
L-10	S 80°44'19" E	96.30'
L-11	S 87°34'45" E	108.60'
L-12	S 49°41'17" E	60.09'
L-13	S 45°38'52" W	25.00'



TEALEY'S LAND SURVEYING

109 S. 4th ST. • BOISE, IDAHO
208-386-0838

Project No. 1226-3 Sheet 1 of 2

