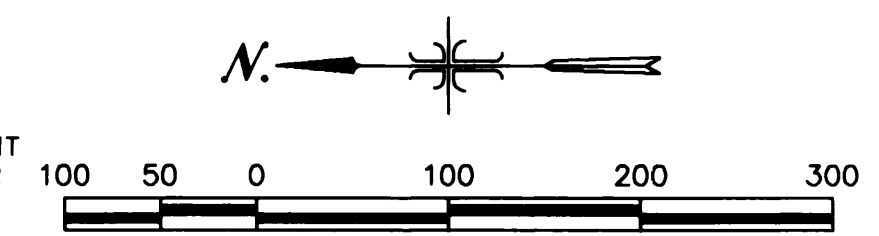


PLAT OF HOMESTEAD SUBDIVISION

A PORTION OF THE W 1/2 OF THE NE 1/4,
SECTION 10, T.2N., R.1W., B.M.,
ADA COUNTY, IDAHO
1995

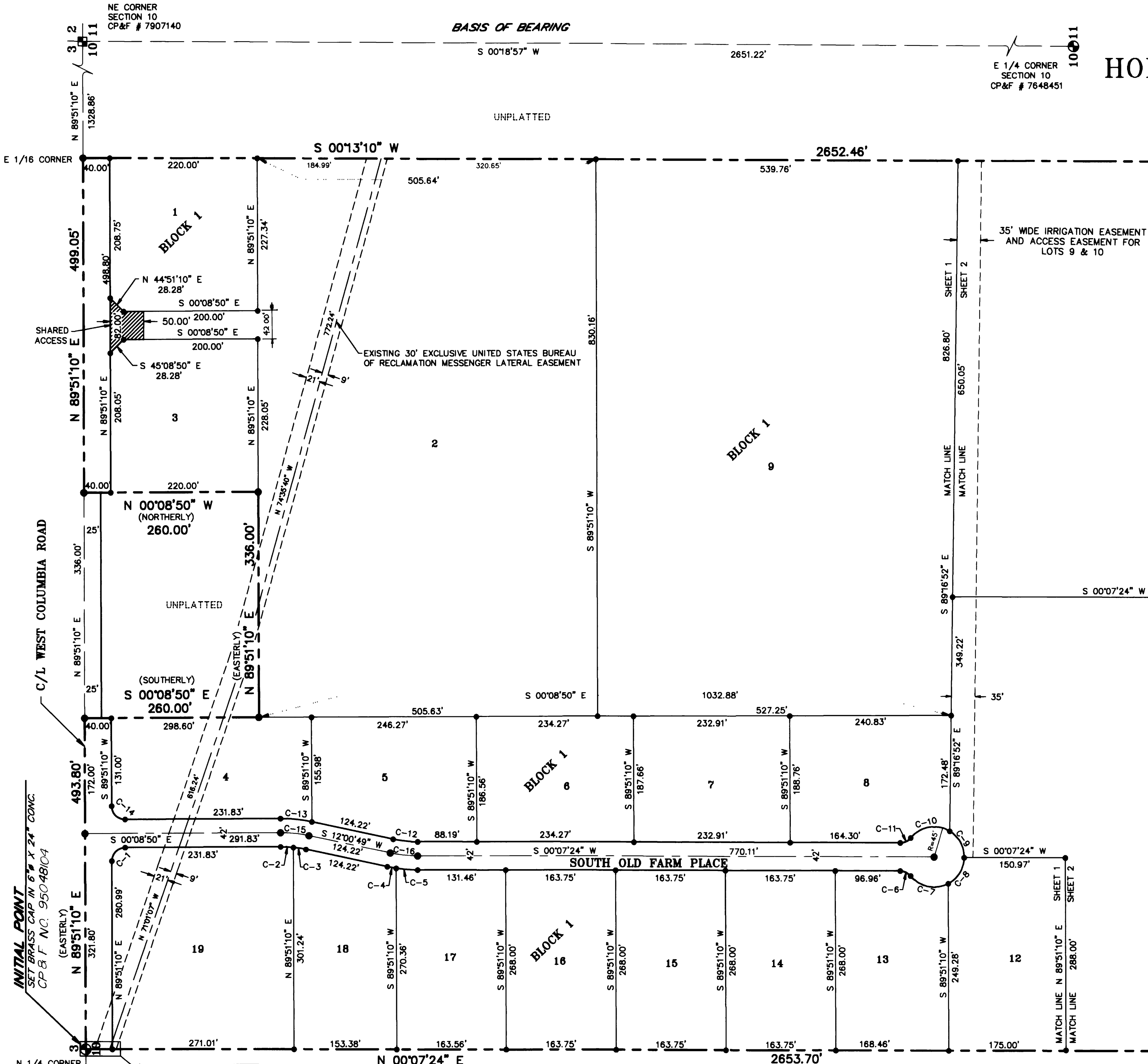


LEGEND

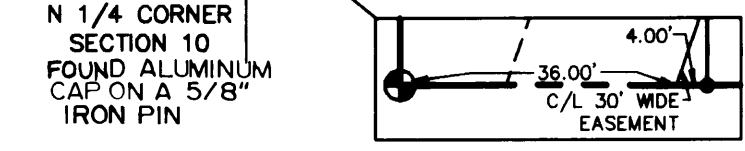
- BOUNDARY LINE
- LOT LINE
- EASEMENT BOUNDARY
- CENTER LINE
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN W/PLASTIC CAP
- SET 1/2" X 24" IRON PIN W/PLASTIC CAP

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY, IDAHO.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. 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. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS TO EACH LOT.
4. SUBDIVIDER WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3805 OF THE IDAHO CODE.
5. A TWELVE (12) FOOT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT IS HEREBY DESIGNATED ALONG THE EXTERIOR BOUNDARY LINES.
6. A TWELVE (12) FOOT PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT IS HEREBY DESIGNATED AS BEING CENTERED ALONG ALL INTERIOR LOT LINES.
7. LOTS 3, 9, 10 AND 11, BLOCK 1, ARE DEED RESTRICTED LOTS AND MAY ONLY BE USED FOR OPEN SPACE AS DEFINED IN THE NON-FARM DEVELOPMENT SECTION OF THE ADA COUNTY CODE, SECTION 8-48-7 AND IN TITLE 8 CHAPTER 9. THE DEED RESTRICTED LOTS MUST ALSO ONLY BE USED IN THE MANNER SPECIFIED IN THE CONDITIONS OF APPROVAL ISSUED BY THE ADA COUNTY'S DEPARTMENT OF DEVELOPMENT SERVICES. THIS LOT MUST BE USED IN AFORESAID MANNER FOR A PERIOD NO LESS THAN FIFTEEN (15) YEARS FROM THE RECORDING DATE OF THIS PLAT.
8. DIRECT LOT ACCESS FROM LOT 4, BLOCK 1, TO WEST COLUMBIA ROAD IS PROHIBITED, AND LOTS 1, 2 & 3, BLOCK 1 SHALL HAVE SHARED ACCESS WITHIN THE HATCHED AREA SHOWN ON THIS PLAT.



INITIAL POINT
SET BRASS CAP IN 6" X 24" CONC.
CP&F NO. 95048/04



TEALEY'S LAND SURVEYING

100 S. 4th St. • BOISE, IDAHO
208-385-0636

Sanitary restriction in force under Title 50, Chapter 133, Idaho Code

