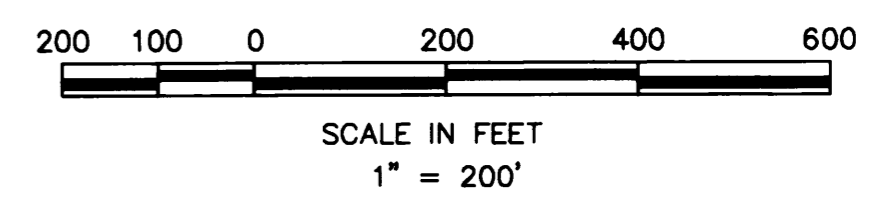
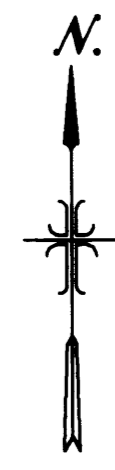


PLAT OF HUBBARD ESTATES SUBDIVISION

A PORTION OF THE N 1/2 NW 1/4, SECTION 14,
T.2N., R.1W., B.M.,
ADA COUNTY, IDAHO
1995

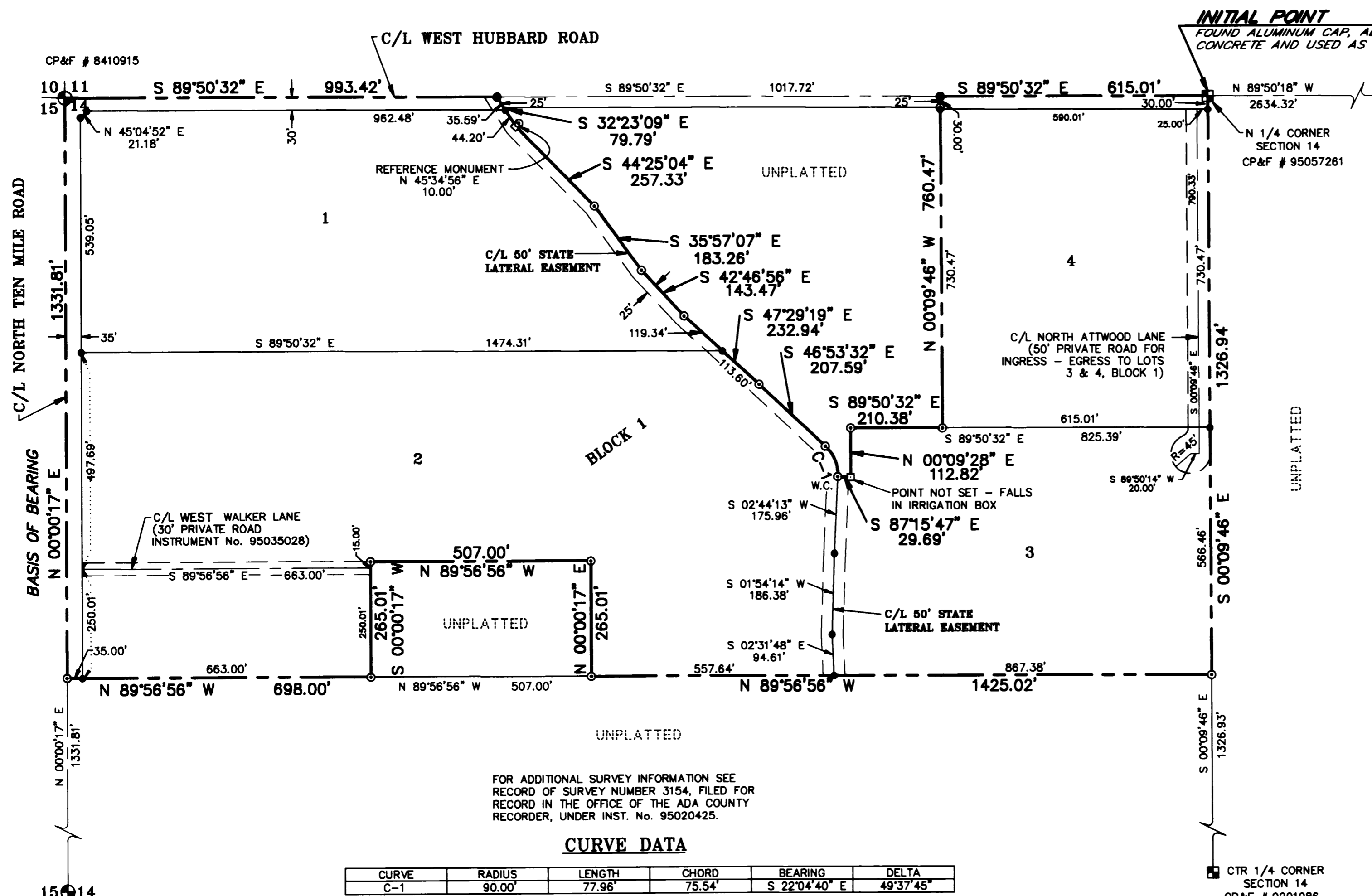


LEGEND

- BOUNDARY LINE
- - - EASEMENT BOUNDARY
- CENTER LINE
- ⊕ FOUND BRASS CAP
- ⊞ FOUND ALUMINUM 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
- W.C. WITNESS CORNER
- CALCULATED POINT, NOT SET

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
2. ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO 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 PRIVATE USE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TWELVE (12) FEET ADJACENT TO THE EXTERIOR BOUNDARY LINE.
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 RESERVED LYING SIX (6) FEET ON BOTH SIDES OF EACH COMMON INTERIOR LOT LINE.
6. ACCESS TO LOT 1 SHALL BE A MINIMUM OF 300 FEET EAST OF THE CENTER LINE OF TEN MILE ROAD.
7. DIRECT LOT ACCESS TO TEN MILE ROAD IS PROHIBITED EXCEPT FOR THE SHARED ACCESS OF LOT 2 AND THE OUT - PARCEL OR AS APPROVED BY THE ADA COUNTY HIGHWAY DISTRICT.
8. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."




FOR ADDITIONAL SURVEY INFORMATION SEE
RECORD OF SURVEY NUMBER 3154, FILED FOR
RECORD IN THE OFFICE OF THE ADA COUNTY
RECORDER, UNDER INST. No. 95020425.

CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	90.00'	77.96'	75.54'	S 22°04'40" E	49°37'45"

Sanitary restriction in force under Title 50, Chapter 13, Idaho Code



TEALEY'S LAND SURVEYING

100 S. 4th ST. • BOISE, IDAHO

208-385-0836

