

66 6/19/97

NW CORNER SECTION 24 C.P. & F. NO. 8152397

14 13
23 24

PLAT OF PARKLAND ESTATES SUBDIVISION

A PORTION OF THE SW 1/4 NW 1/4, SECTION 24, T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO

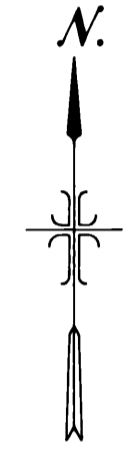
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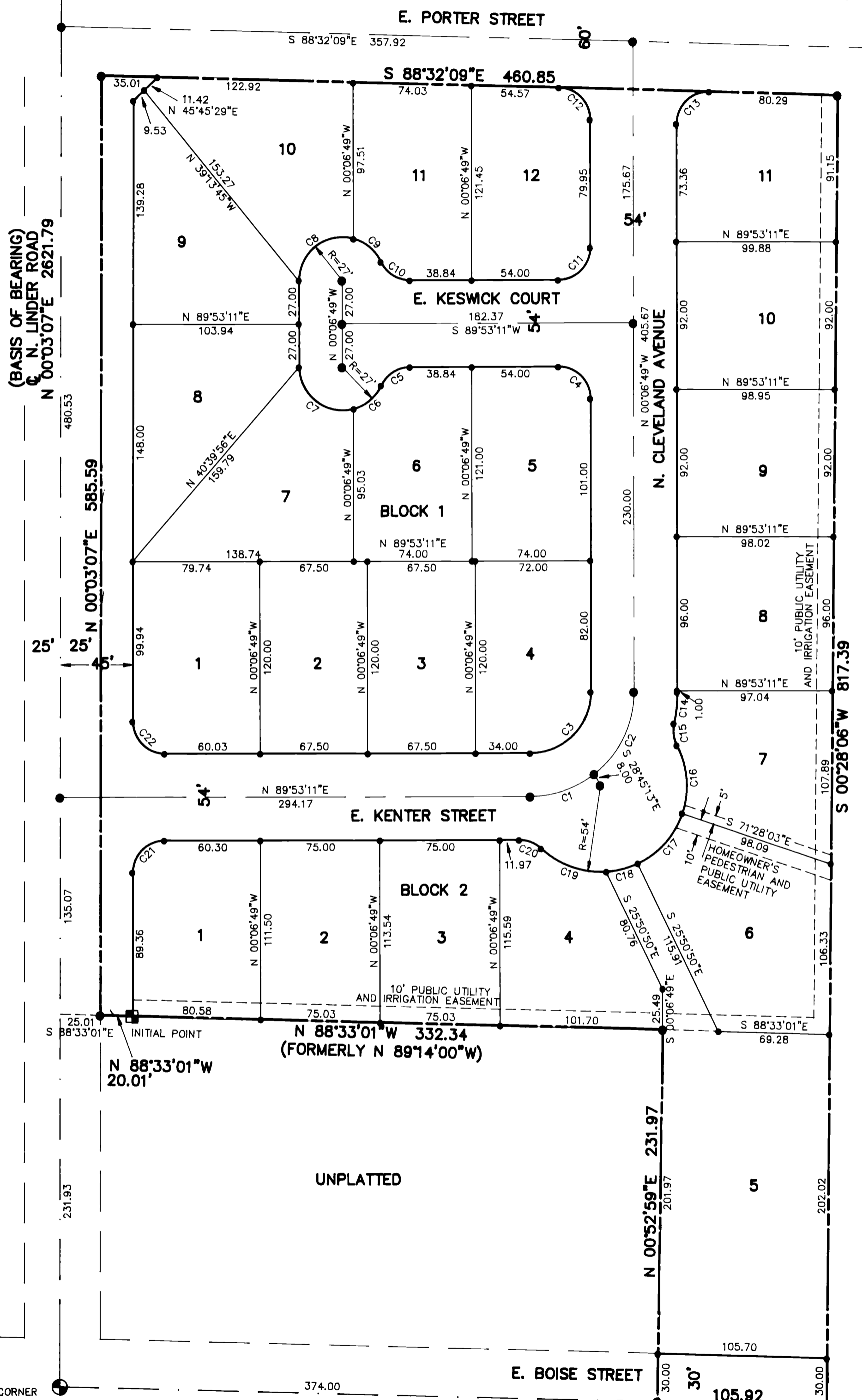
SCALE IN FEET

PLAT LEGEND

- Initial Point, Set 2"x 36" Galv. Pipe With Alum. Cap
- Found Brass Cap
- Set 5/8"x 30" Rebar with Plastic Cap
- Set 1/2"x 24" Rebar with Plastic Cap
- Found 5/8" Rebar
- Boundary Line
- Right-Of-Way Line
- Lot Line
- Centerline
- - - Easement Line
- - - Sectional Lines



HUBBARD ELEMENTARY SCHOOL UNPLATTED



NOTES

1. All lots are hereby designated as having a permanent easement for public utilities, drainage, irrigation, sewer and street light 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.
2. Unless otherwise designated or dimensioned, there shall be a five (5) foot property drainage, irrigation, utility construction and maintenance easement adjacent to all lot lines inside this subdivision which do not front a public street.
3. Building setback dimensions in this subdivision shall conform to the applicable zoning regulations in effect at the time of issuance of a building permit.
4. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision.
5. This subdivision is subject to compliance with the Idaho Code Section 31-3805.
6. This subdivision is subject to the requirements of the Uniform Building Code.
7. Direct lot access to N. Linder Road or E. Porter Street is prohibited unless specifically approved by the Ada County Highway District.
8. The property owners shall maintain the planter strip adjacent to their property. All trees planted in the planter strip shall follow the recommendations set forth in the "Tree Selection Guide" by Boise City for in the Public Right of Way.

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	37° 58' 48"	65.00	43.09	42.30	22.37	N 70° 53' 47" E
2	52° 01' 12"	65.00	59.01	57.01	31.72	N 25° 53' 47" E
3	90° 00' 00"	38.00	59.69	53.74	38.00	N 44° 53' 11" E
4	90° 00' 00"	20.00	31.42	28.28	20.00	N 45° 06' 49" W
5	64° 48' 56"	20.00	22.62	21.44	12.70	S 57° 28' 43" W
6	48° 57' 53"	27.00	23.07	22.38	12.29	N 49° 33' 11" E
7	105° 51' 03"	27.00	49.88	43.08	35.73	S 53° 02' 21" E
8	105° 51' 03"	27.00	49.88	43.08	35.73	S 52° 48' 43" W
9	48° 57' 53"	27.00	23.07	22.38	12.29	N 49° 46' 49" W
10	64° 48' 56"	20.00	22.62	21.44	12.70	S 57° 42' 21" E
11	90° 00' 00"	20.00	31.42	28.28	20.00	N 44° 53' 11" E
12	88° 25' 20"	20.00	30.87	27.89	19.46	N 44° 19' 29" W
13	91° 34' 40"	20.00	31.97	28.67	20.56	S 45° 40' 31" W
14	12° 21' 09"	92.00	19.83	19.80	9.96	N 06° 03' 46" E
15	39° 57' 48"	20.00	13.95	13.67	7.27	S 07° 44' 33" E
16	46° 15' 24"	54.00	43.60	42.42	23.06	N 04° 35' 45" W
17	45° 37' 13"	54.00	43.00	41.87	22.71	N 41° 20' 33" E
18	21° 44' 18"	54.00	20.49	20.37	10.37	N 75° 01' 19" E
19	47° 25' 14"	54.00	44.69	43.43	23.72	S 70° 23' 55" E
20	43° 25' 31"	20.00	15.16	14.80	7.96	N 68° 24' 03" W
21	89° 50' 04"	20.00	31.36	28.24	19.94	S 44° 58' 09" W
22	90° 09' 56"	20.00	31.47	28.33	20.06	S 45° 01' 51" E

WEST 1/4 CORNER SECTION 24 C.P. & F. NO. 8337500

N 88°32'09"W 2611.62 (FORMERLY N 89°14'00"W)

CENTER 1/4 CORNER SECTION 24 C.P. & F. NO. 8408113



LARRY HELLHAKE
REAL ESTATE SERVICES
Developer
Boise, Idaho

BRIGGS ENGINEERING, INC.
Consulting Engineers
Boise, Idaho

