

NOTES

- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT, EXCEPT THE FRONT YARD SETBACK FOR LOTS 24, 25, 26 AND 27 OF BLOCK 1 SHALL BE 100' FROM SOUTH LINDER ROAD.
- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT TIME OF RESUBDIVISION.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) 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.
- THE SUBDIVIDER WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3805 OF THE IDAHO CODE.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT IS LOCATED ALONG THE EXTERIOR BOUNDARY LINES.
- LOTS 25 AND 26 OF BLOCK 1 WILL UTILIZE DRIVEWAY INGRESS-EGRESS EASEMENT THAT WILL PRECLUDE BACKING ONTO SOUTH LINDER ROAD.
- LOTS 25 AND 26 OF BLOCK 1 WILL SHARE A COMMON DRIVEWAY INGRESS-EGRESS PROVIDING A TURN-AROUND AT THE END OF SAID DRIVEWAYS.
- LOTS 2, 12, 14 AND 15 OF BLOCK 1 ARE NON-BUILDABLE LOTS AND ARE TO BE MAINTAINED BY THE OWNER WHO SHALL ALSO OWN THE ADJOINING BUILDABLE LOT. SUCH NON-BUILDABLE LOTS SHALL BE USED FOR AGRICULTURAL PURPOSES. THIS RESTRICTION IS IN EFFECT FOR A PERIOD OF NOT LESS THAN 15 YEARS.
- LOTS 3, 17 AND 28 OF BLOCK 1 ARE AN OPEN SPACE LOTS AND ARE TO BE FARMED BY OWNERS OR LEASED FOR AGRICULTURAL PURPOSES FOR A PERIOD OF NOT LESS THAN 15 YEARS. ONE AGRICULTURAL STRUCTURE WILL BE PERMITTED ON EACH LOT AND SHALL NOT EXCEED 7,000 SQUARE FEET.

PLAT OF PATRIOT RIDGE ESTATES

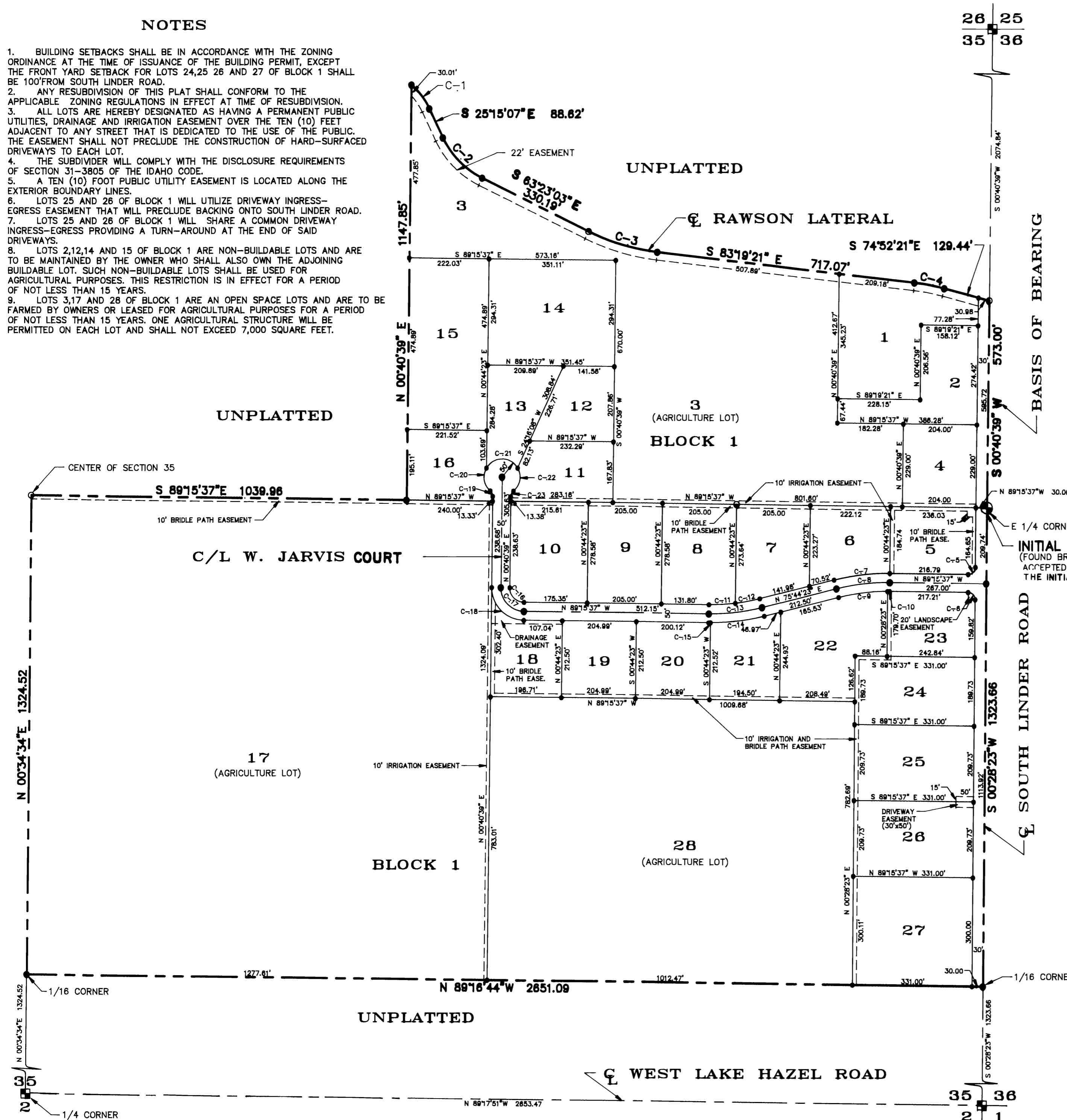
A PORTIONS OF THE SE 1/4 AND THE NE 1/4, SECTION 35, T.3N., R.1W., B.M., ADA COUNTY, IDAHO

1992

GRAPHIC SCALE



(IN FEET) 1 inch = 200 ft.



CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-1	190.99'	83.40'	82.74'	S 37°06'34" E	25°01'11"
C-2	238.73'	158.89'	155.97'	S 44°19'04" E	38°07'58"
C-3	572.96'	199.38'	198.38'	S 73°21'12" E	19°58'18"
C-4	571.80'	84.30'	84.22'	N 79°05'51" W	08°27'00"
C-5	20.00'	31.51'	28.35'	N 45°36'23" E	90°18'00"
C-6	20.00'	31.32'	28.22'	N 44°23'37" W	89°44'00"
C-7	595.00'	155.77'	155.33'	S 83°14'23" W	15°00'00"
C-8	570.00'	149.23'	148.80'	S 83°14'23" W	15°00'00"
C-9	545.00'	138.98'	136.60'	S 82°58'21" W	14°23'56"
C-10	545.00'	5.72'	5.72'	N 89°33'39" W	00°36'04"
C-11	545.00'	73.42'	73.36'	N 88°52'50" E	07°43'07"
C-12	545.00'	69.26'	69.21'	N 79°22'50" E	07°16'53"
C-13	570.00'	149.23'	148.80'	N 83°14'23" E	15°00'00"
C-14	595.00'	150.90'	150.50'	N 83°00'19" E	14°31'52"
C-15	595.00'	4.87'	4.87'	S 89°29'41" E	00°28'08"
C-16	40.00'	62.79'	56.54'	S 44°17'29" E	89°56'16"
C-17	65.00'	102.03'	91.87'	S 44°17'29" E	89°56'16"
C-18	90.00'	141.27'	127.21'	S 44°17'29" E	89°56'16"
C-19	20.00'	17.45'	16.90'	N 24°19'12" W	49°59'41"
C-20	50.00'	69.22'	63.82'	S 09°39'31" E	79°19'02"
C-21	50.00'	104.72'	86.60'	N 90°00'00" W	120°00'00"
C-22	50.00'	70.40'	64.73'	N 10°20'10" E	80°40'20"
C-23	20.00'	17.45'	16.90'	S 25°40'30" W	49°59'41"

LEGEND

- BOUNDARY LINE
- FOUND ALUMINUM CAP
- FOUND 5/8" IRON PIN
- SET 5/8"x30" IRON PIN w/CAP
- SET 1/2"x24" IRON PIN w/CAP
- - - EASEMENT LINE
- SET P.K. NAIL

TEALEY'S LAND SURVEYING

479 MAIN ST. BOISE, IDAHO 208-385-0638

