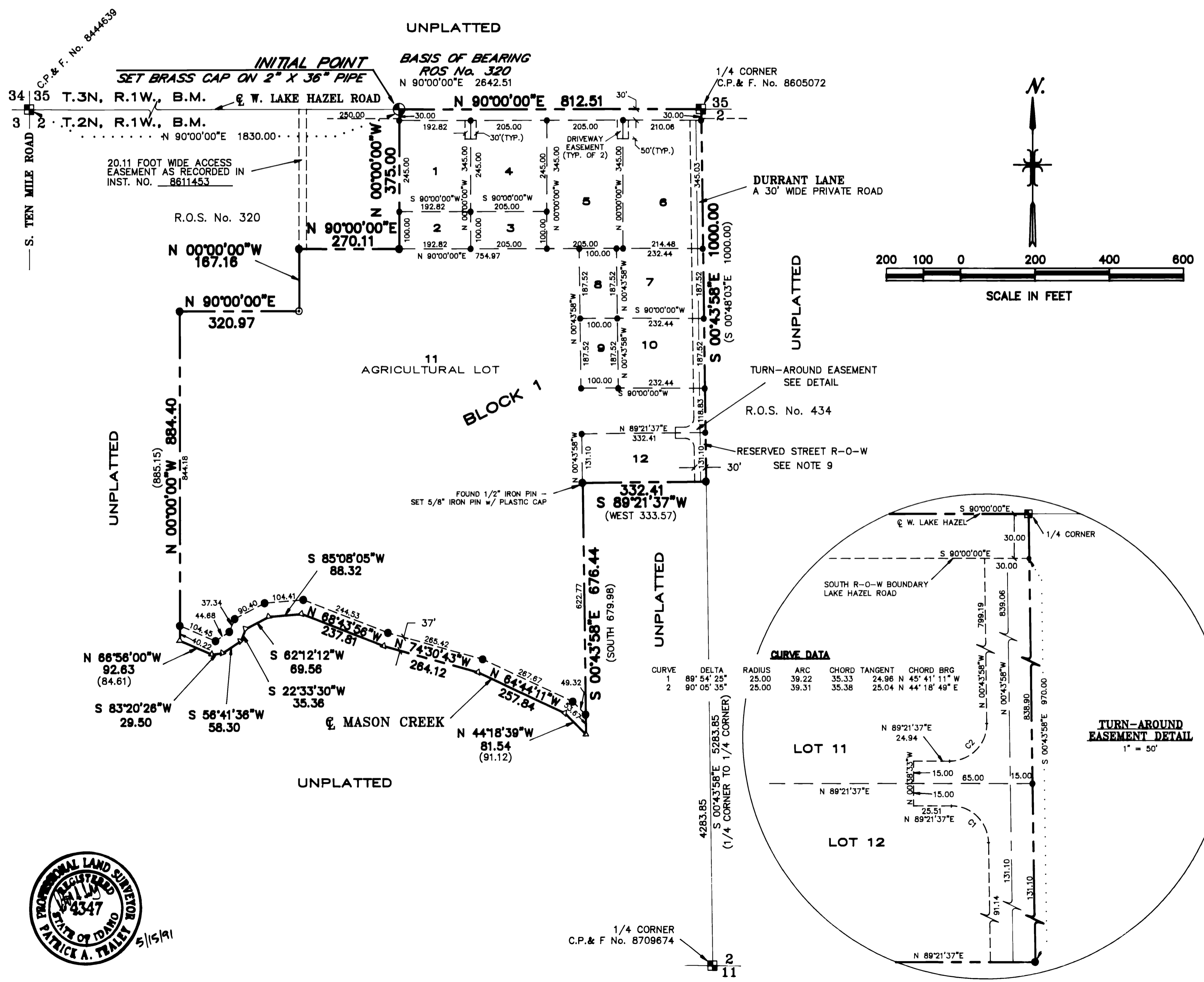


**PLAT OF
DURRANT ESTATES
A PLANNED RESIDENTIAL DEVELOPEMENT
SITUATED IN THE NW 1/4, SECTION 2
T.2N., R.1W., B.M.
ADA COUNTY, IDAHO
1991**

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT OR R-O-W BOUNDARY
- CENTERLINE
- ⊠ ALUMINUM CAP (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
- △ CALCULATED POINT (NOTHING SET)
- (1320.00) DATA OF RECORD



NOTES

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT EXCEPT THAT THE FRONT YARD SETBACK FOR LOTS 1, 4, 5 AND 6 OF BLOCK 1 SHALL BE FIFTY (50) FEET.
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 TEN (10) FEET ADJACENT TO ANY STREET THAT IS DEDICATED TO THE USE OF THE PUBLIC AND ANY PRIVATE LANE. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS TO EACH LOT.
4. THE SUBDIVIDER WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3805 OF THE IDAHO CODE.
5. A TEN (10) FOOT UTILITY EASEMENT IS LOCATED ALONG THE EXTERIOR BOUNDARY LINES.
6. THE PRIVATE LANE HAS A PERPETUAL EASEMENT FOR INGRESS-EGRESS AND THAT SUCH EASEMENT SHALL RUN WITH THE LAND AND PROVIDE EACH LOT OWNER, HAVING ACCESS FROM THE PRIVATE LANE, UNDIVIDED INTEREST WITHIN THE PRIVATE LANE.
7. LOTS 1, 4, 5 AND 6 OF BLOCK 1 WILL UTILIZE DRIVEWAY INGRESS-EGRESS EASEMENTS THAT WILL PRECLUDE BACKING ONTO W. LAKE HAZEL ROAD.
8. LOTS 1 AND 4 AND LOTS 5 AND 6 OF BLOCK 1 WILL SHARE COMMON DRIVEWAY INGRESS-EGRESS PROVIDING A TURN-AROUND AT THE END OF SAID DRIVEWAYS.
9. A THIRTY (30) FOOT WIDE, 970 ± FOOT LONG STRIP ALONG THE EAST BOUNDARY, ABUTTING LOTS 6, 7, 10, 11 AND 12, IS RESERVED FOR A MID-SECTION LINE COLLECTOR STREET RIGHT-OF-WAY AND SHALL BECOME A PUBLIC ROAD AT THE REQUEST OF THE ACHD COMMISSION.
10. LOTS 2, 3, 8 AND 9 OF BLOCK 1 ARE NON-BUILDABLE LOTS AND ARE TO BE MAINTAINED BY THE OWNER WHO SHALL ALSO OWN AN 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.
11. LOT 11 OF BLOCK 1 IS AN OPEN SPACE LOT AND IS 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 SAID LOT 1, BLOCK 1 AND SHALL NOT EXCEED 7,000 SQ.FT.

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	89° 54' 25"	25.00	39.22	35.33	24.96	N 45° 41' 11" W
2	90° 05' 35"	25.00	39.31	35.38	25.04	N 44° 18' 49" E



TEALEY'S LAND SURVEYING

478 MAIN ST. BOISE, IDAHO 208-385-0636

