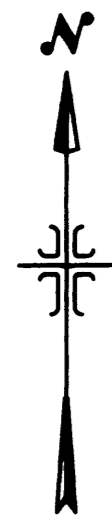


PLAT SHOWING GOLDCREEK SUBDIVISION A SUBDIVISION LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 23 T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO 2002

• HUBBLE ENGINEERING, INC. •
MERIDIAN, IDAHO

S. 14 1/4
S. 23



SCALE: 1" = 100'

LEGEND

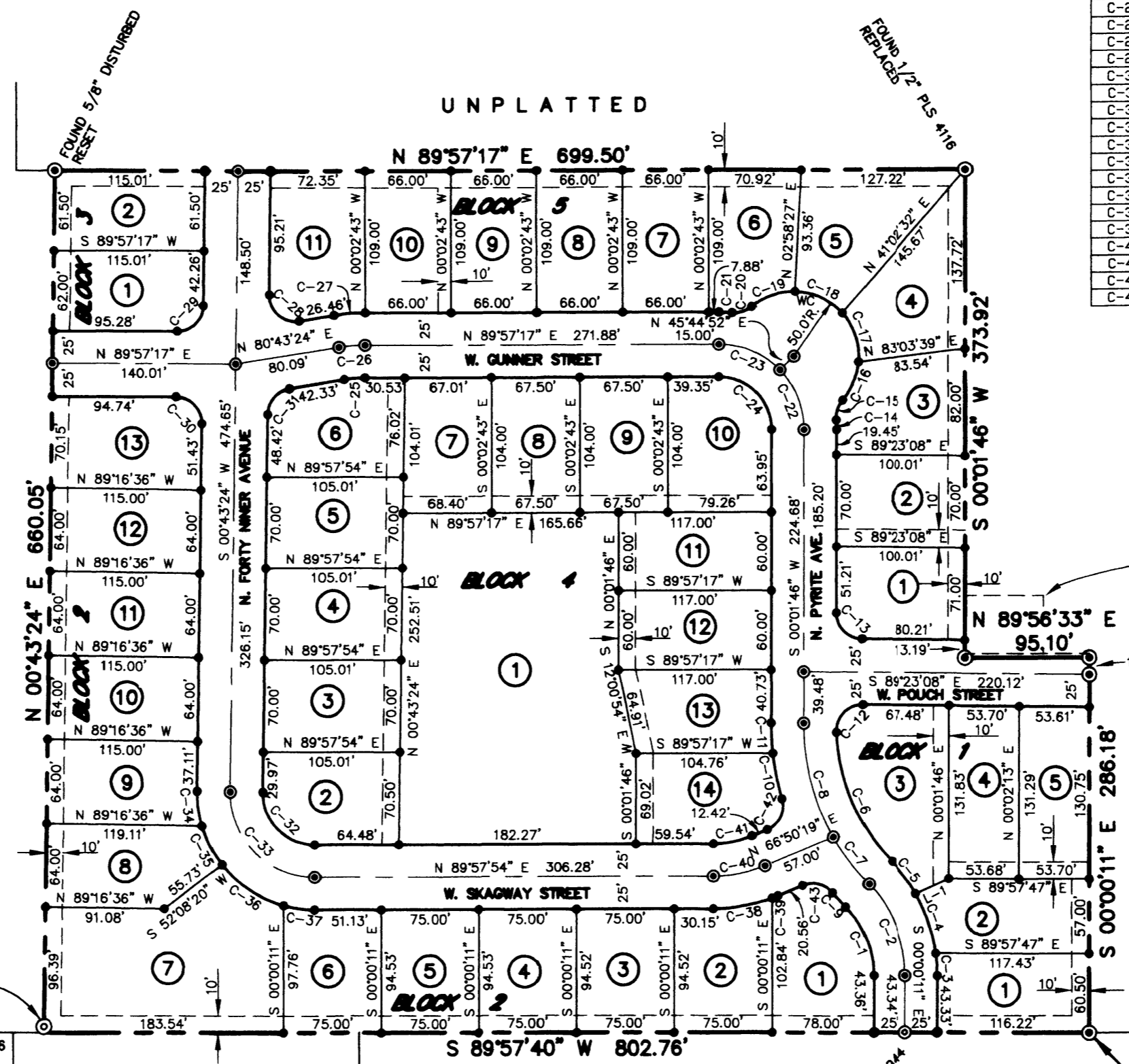
- ⊕ FOUND BRASS CAP
- ⊙ SET 5/8" X 30" IRON PIN WITH PLASTIC CAP, PLS 4431
- SET 1/2" X 24" IRON PIN WITH PLASTIC CAP, PLS 4431
- ⊙ FOUND 5/8" IRON PIN, AS SHOWN
- ▲ CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- PUBLIC UTILITIES AND IRRIGATION EASEMENT 10' FROM PROPERTY LINE AND/OR LOT LINE
- CENTERLINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- ④ LOT NUMBER

NOTES:

- 1) ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A TWELVE (12) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE, AND IRRIGATION EASEMENT.
- 2) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
- 3) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- 4) EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT WIDE PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT.
- 5) LOT 7, BLOCK 2 IS DESIGNATED AS A COMMON AREA LOT TO BE OWNED AND MAINTAINED BY THE GOLDCREEK HOMEOWNER'S ASSOCIATION, AND THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF KUNA CITY. LOT 7, BLOCK 2, SHALL ALSO HAVE A BLANKET STORM DRAIN EASEMENT IN FAVOR OF ADA COUNTY HIGHWAY DISTRICT. THIS EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY.
- 6) LOT 7, BLOCK 2 SHALL HAVE A BLANKET SANITARY SEWER EASEMENT.
- 7) MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
- 8) MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE.
- 9) THE FOLLOWING LOTS ARE TO HAVE A MINIMUM DWELLING UNIT SQUARE FOOTAGE OF 1,100 SQ. FT.:
 LOTS 1 & 2, BLOCK 3
 LOTS 11, 12, 13, & 14, BLOCK 4
 LOT 1, BLOCK 2
 LOT 1, BLOCK 5
 LOTS 1, 2, 4, & 5, BLOCK 1.
 ALL REMAINING LOTS ARE TO HAVE A MINIMUM DWELLING UNIT SQUARE FOOTAGE OF 1,300 SQ. FT.

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C-1	75.00'	58.27'	56.82'	N 22°15'38" W	44°30'54"
C-2	100.00'	77.69'	75.75'	N 22°15'38" W	44°30'54"
C-3	125.00'	17.38'	17.37'	N 03°59'17" W	07°58'02"
C-4	125.00'	48.45'	48.14'	N 19°04'28" W	22°12'25"
C-5	125.00'	31.29'	31.20'	N 37°20'52" W	14°20'28"
C-6	150.00'	109.71'	107.28'	S 23°33'54" E	41°54'20"
C-7	175.00'	45.78'	45.65'	S 37°01'26" E	14°59'18"
C-8	175.00'	90.28'	89.29'	S 14°45'00" E	29°33'33"
C-9	200.00'	15.12'	15.12'	S 42°21'06" E	04°19'56"
C-10	200.00'	34.82'	34.77'	S 11°29'41" E	09°58'27"
C-11	200.00'	22.82'	22.81'	S 03°14'21" E	06°32'14"
C-12	20.00'	32.54'	29.07'	S 44°00'04" W	93°13'37"
C-13	20.00'	31.21'	28.14'	S 44°40'41" E	89°24'54"
C-14	90.00'	7.67'	7.66'	N 02°24'40" W	04°52'52"
C-15	20.00'	16.23'	15.79'	S 18°24'00" W	46°30'12"
C-16	50.00'	31.85'	31.32'	N 23°24'06" E	36°30'01"
C-17	50.00'	41.15'	40.00'	N 18°25'36" W	47°09'23"
C-18	50.00'	41.15'	40.00'	N 65°34'59" W	47°09'23"
C-19	50.00'	35.77'	35.02'	S 70°20'29" W	40°59'41"
C-20	20.00'	16.23'	15.79'	N 73°05'44" E	46°30'12"
C-21	90.00'	10.04'	10.04'	N 86°50'56" W	06°23'33"
C-22	65.00'	50.24'	48.99'	N 22°06'41" W	44°16'54"
C-23	65.00'	51.95'	50.58'	N 67°08'55" W	45°47'35"
C-24	40.00'	62.88'	56.61'	N 45°00'28" W	90°04'29"
C-25	101.45'	16.35'	16.33'	S 85°20'20" W	09°13'54"
C-26	126.45'	20.37'	20.35'	S 85°20'20" W	09°13'54"
C-27	151.45'	24.40'	24.38'	S 85°20'20" W	09°13'54"
C-28	20.00'	34.91'	30.64'	S 49°16'36" E	100°00'00"
C-29	20.00'	31.15'	28.09'	N 45°20'20" E	89°13'54"
C-30	20.00'	31.68'	28.47'	N 44°39'40" W	90°46'06"
C-31	20.00'	27.93'	25.71'	S 40°43'24" W	80°00'00"
C-32	40.00'	63.36'	56.94'	S 44°39'21" E	90°45'29"
C-33	65.00'	102.96'	92.53'	S 44°39'21" E	90°45'29"
C-34	90.00'	27.31'	27.20'	S 07°58'07" E	17°23'01"
C-35	90.00'	33.30'	33.11'	S 27°15'39" E	21°12'03"
C-36	90.00'	57.79'	56.81'	S 56°15'29" E	36°47'36"
C-37	90.00'	24.16'	24.09'	S 82°20'41" E	15°22'49"
C-38	125.00'	45.87'	45.62'	N 79°27'06" E	21°01'36"
C-39	125.00'	4.58'	4.58'	N 67°53'18" E	02°05'59"
C-40	100.00'	40.36'	40.09'	N 78°24'07" E	23°07'35"
C-41	75.00'	30.27'	30.07'	N 78°24'07" E	23°07'35"
C-42	20.00'	29.08'	26.59'	N 25°10'42" E	83°19'14"
C-43	20.00'	25.47'	23.79'	N 76°40'25" W	72°58'33"

LINE	BEARING	DISTANCE
L-1	N 65°58'26" E	28.23'



UNPLATTED

60' x 45' Temporary Turnaround Easement and Roadway Dedication. Instrument No's 102016373 and 102016372.



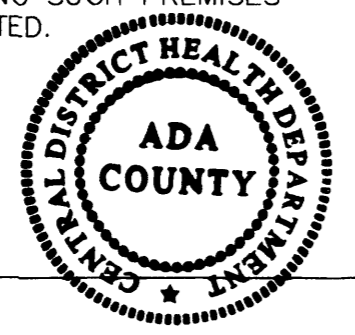
NORTH SCHOOL AVENUE
BASIS OF BEARING
S00°00'00" W 2636.22'

C-1/4
CR# 101156381

APPROVAL OF CENTRAL DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50 CHAPTER 13 HAVE NOT BEEN SATISFIED AND ARE IN FORCE FOR THE FOLLOWING LOTS:
 BLOCK 1, LOTS 1-5
 BLOCK 2, LOTS 1-6, 8-13
 BLOCK 3, LOTS 1-2
 BLOCK 4, LOTS 1-14
 BLOCK 5, LOTS 1-11

NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED AND LIFTED.



2013/02
 CENTRAL DISTRICT HEALTH DEPARTMENT
 K:\GOLDCREEK (00-00100)\DRAWINGS\GOLDCREEKPLAT.DWG 12-17-01 2:47:25 pm EST

DEVELOPER:
 GOLDCREEK DEVELOPMENT LLC
 BOISE, IDAHO
 00-195-01

