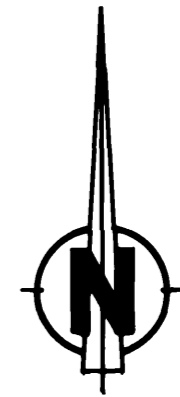


# A PLAT OF PRAIRIE CLOVER ESTATES SUBDIVISION 69 7074

LOCATED IN THE S. W. 1/4 OF  
SECTION 11, T. 2 N., R. 1 W.  
OF THE BOISE MERIDIAN

ADA COUNTY, IDAHO

DATE: FEBRUARY 1995



SCALE: 1" = 200'

W. 1/4 CORNER OF SECTION 11  
T. 2 N., R. 1 W. B. M.  
C.P. & F. INST. NO. 7648451

C. 1/4 CORNER OF SECTION 11  
T. 2 N., R. 1 W. B. M.  
C.P. & F. INST. NO. 8118300

## LEGEND

- SET 1/2" X 24" REBAR WITH A PLASTIC CAP MARKED "P.L.S. 7323" AS A LOT CORNER.
- SET 5/8" X 30" REBAR WITH A PLASTIC CAP MARKED "P.L.S. 7323" AS A BOUNDARY CORNER.
- ⊙ INITIAL POINT-SET 2" X 36" GALVANIZED PIPE WITH CAP MARKED "INITIAL POINT P.L.S. 7323".
- ▲ FOUND ALUMINUM CAP
- ▲ FOUND BRASS CAP
- BOUNDARY LINE
- LOT LINE
- - - CENTER LINE/SECTION LINE
- - - EASEMENT LINE-UTILITY, DRAINAGE, ACCESS
- ⊙ FOUND "PK" NAIL WITH WASHER MARKED PLS 4347 AS 1/16 CORNER SET 5/8" X 30" REBAR WITH A PLASTIC CAP MARKED "P.L.S. 7323" AS A BOUNDARY CORNER.

UNPLATTED

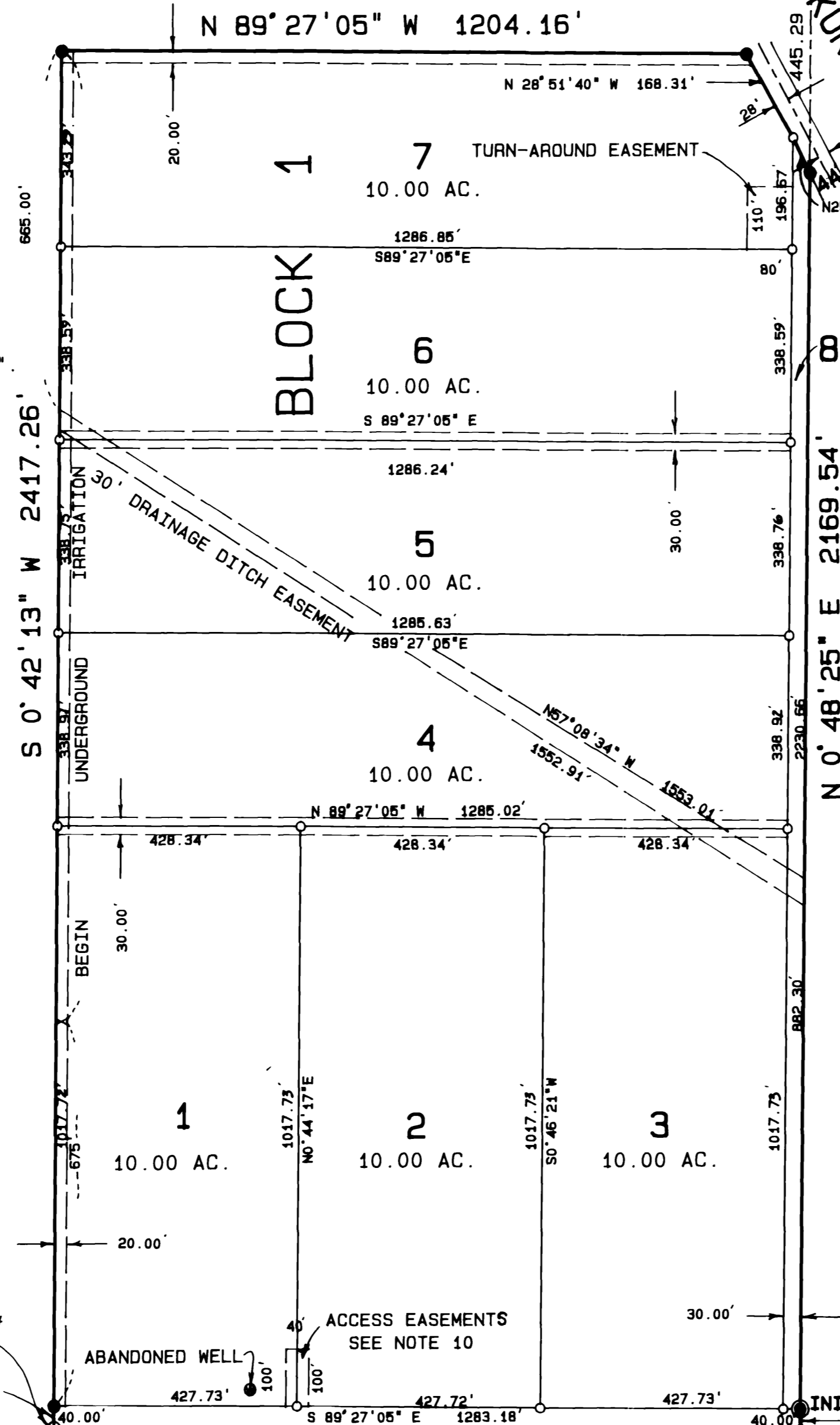
UNPLATTED

## NOTES

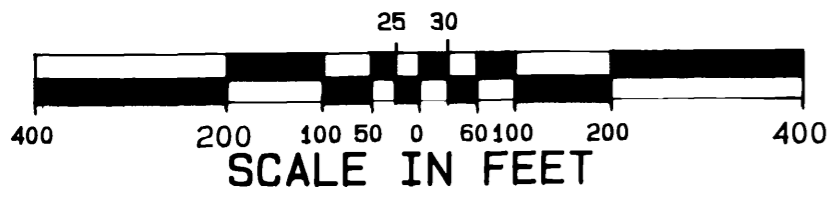
1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, 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, THAT 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."
3. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.
5. IRRIGATION/DRAINAGE WATERS SHALL NOT BE IMPEDED BY ANY CONSTRUCTION ON SITE.
6. TREATMENT OF DOMESTIC WASTE WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS CONSTRUCTED IN ACCORDANCE WITH THE CENTRAL DISTRICT HEALTH DEPARTMENT RULES AND REGULATIONS.
7. DOMESTIC WATER WILL BE PROVIDED BY INDIVIDUAL WELLS CONSTRUCTED IN ACCORDANCE WITH THE IDAHO WELL CONSTRUCTION STANDARDS.
8. LOTS 1 & 2 SHALL HAVE COMBINED ACCESS EASEMENTS TO HUBBARD ROAD. LOT 3 SHALL HAVE COMBINED ACCESS WITH THE PRIVATE ROAD, WHICH SHALL BE PAVED 30 FEET IN WIDTH AND 20 FEET IN LENGTH. LOTS 4, 5, 6 & 7 SHALL HAVE ACCESS FROM THE PRIVATE ROAD (LOT 8). SAID ACCESS EASEMENTS SHALL BECOME PERPETUAL WITH THE RECORDING OF THIS PLAT.

R.O.S. NO. 1046 INST. NO. 8710617

S. PERFECT LANE (PRIVATE)



S. TEN MILE ROAD



SCALE IN FEET

W. 1/16 CORNER OF SECTIONS 11 & 14  
T. 2 N., R. 1 W. B. M.  
C.P. & F. INST. NO. 95040259  
40' RIGHT-OF-WAY TO BE DEDICATED

UNPLATTED

W. HUBBARD ROAD

S. 1/4 CORNER OF SECTION 11  
T. 2 N., R. 1 W. B. M.  
C.P. & F. INST. NO. 8709675

S.W. CORNER OF SECTION 11  
T. 2 N., R. 1 W. B. M.  
C.P. & F. INST. NO. 7513526

