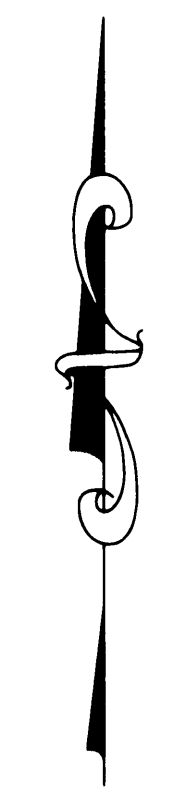
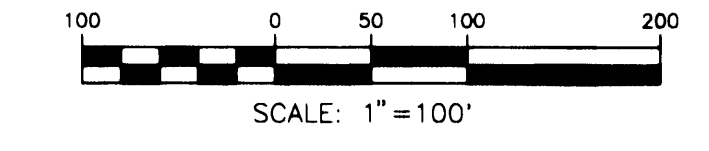


PLAT SHOWING SANDPOINT HEIGHTS SUBDIVISION

A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 13
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
ADA COUNTY, IDAHO
1997

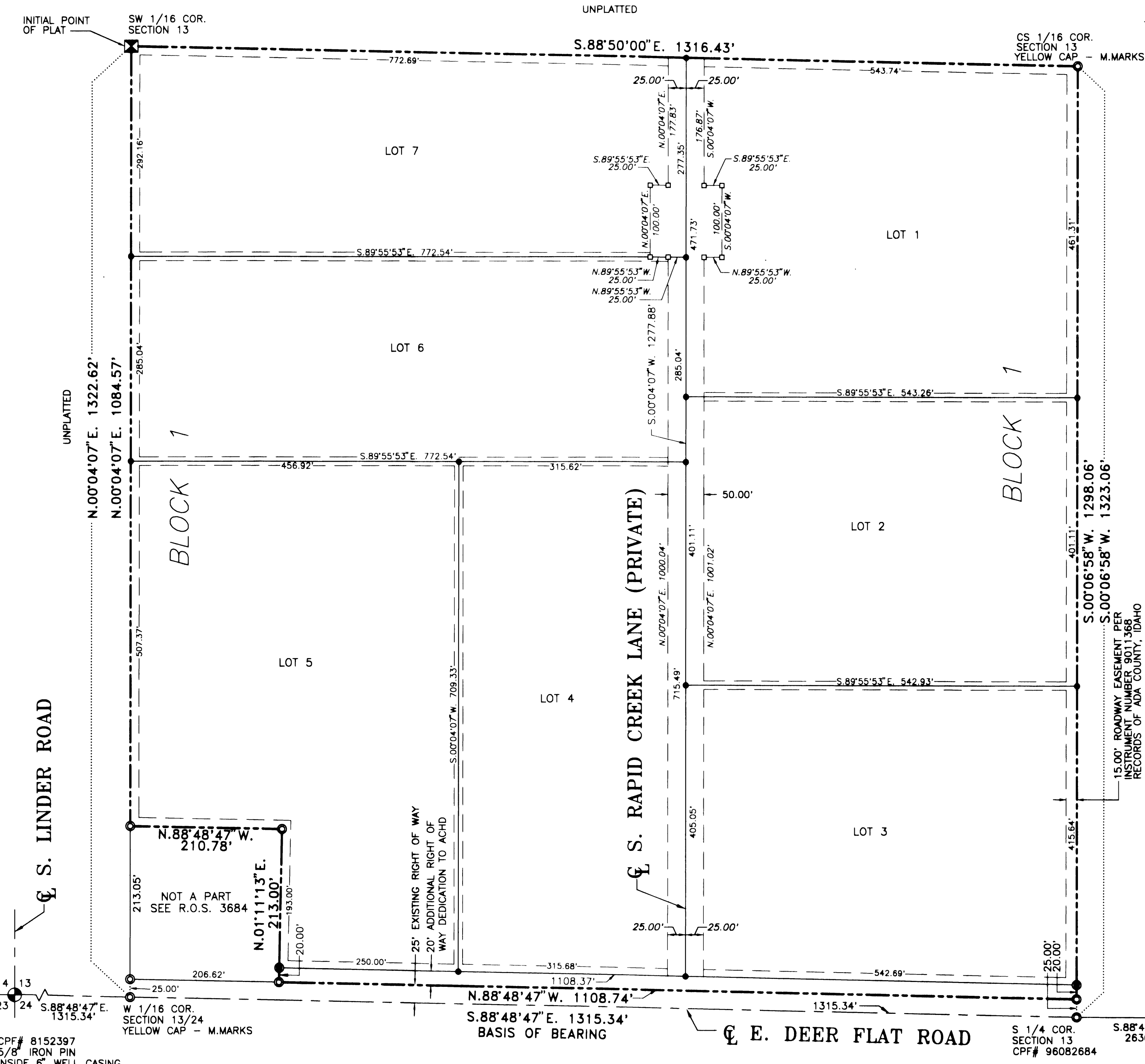


LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- DIMENSION TIE LINE
- INITIAL POINT FOUND 5/8" IRON PIN REPLACED WITH 5/8" x 30" IRON PIN WITH CAP MARKED LS 7045 SET INSIDE 2' x 36" GALVANIZED IRON PIPE
- FOUND MONUMENT AS NOTED
- SET 1/2" x 24" IRON PIN W/YELLOW PLASTIC CAP MARKED LS7045
- FOUND 5/8" IRON PIN (LS7045 UNLESS OTHERWISE NOTED)
- SET 5/8" x 30" IRON PIN W/YELLOW PLASTIC CAP MARKED LS7045
- CALCULATED POINT

NOTES:

1. ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
2. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY OR THE CITY OF KUNA UPON ANNEXATION.
3. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE 31-3805 CONCERNING IRRIGATION WATER.
4. A 12 FOOT WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO THE SUBDIVISION BOUNDARY FOR PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND IRRIGATION. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
5. A 12 FOOT WIDE EASEMENT IS HEREBY RESERVED CENTERED ON INTERIOR LOT LINES FOR PUBLIC AND PRIVATE UTILITIES, DRAINAGE, AND IRRIGATION. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
6. S. RAPID CREEK LANE IS A PRIVATE ROAD AND CONVEYS TO THOSE LOT OWNERS TAKING ACCESS FROM THE PRIVATE ROAD (LOTS 1,2,3,4,6 AND 7, BLOCK 1) A PERPETUAL RIGHT OF INGRESS/EGRESS OVER THE PRIVATE ROAD AND PROVIDES THAT SUCH PERPETUAL EASEMENT SHALL RUN WITH THE LAND. THE PRIVATE ROAD SHALL BE MAINTAINED BY THE HOMEOWNERS. SAID PRIVATE ROAD IS ADDITIONALLY DESIGNATED AS A PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND IRRIGATION EASEMENT.
7. 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 CONDITION 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."
8. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
9. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
10. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
11. REFERENCE IS MADE TO RECORD OF SURVEY NO. 3684, INSTRUMENT NO. 96084316, RECORDS OF ADA COUNTY, IDAHO.
12. WITH THE EXCEPTION OF LOT 5, BLOCK 1, DIRECT LOT ACCESS TO E. DEER FLAT ROAD IS PROHIBITED.



CPF# 8152397
5/8" IRON PIN
INSIDE 6" WELL CASING

CPF# 8460093
PIPE INSIDE
6" WELL CASING

T.2N., R.1.W.
T.2N., R.1.E.

PINNACLE
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