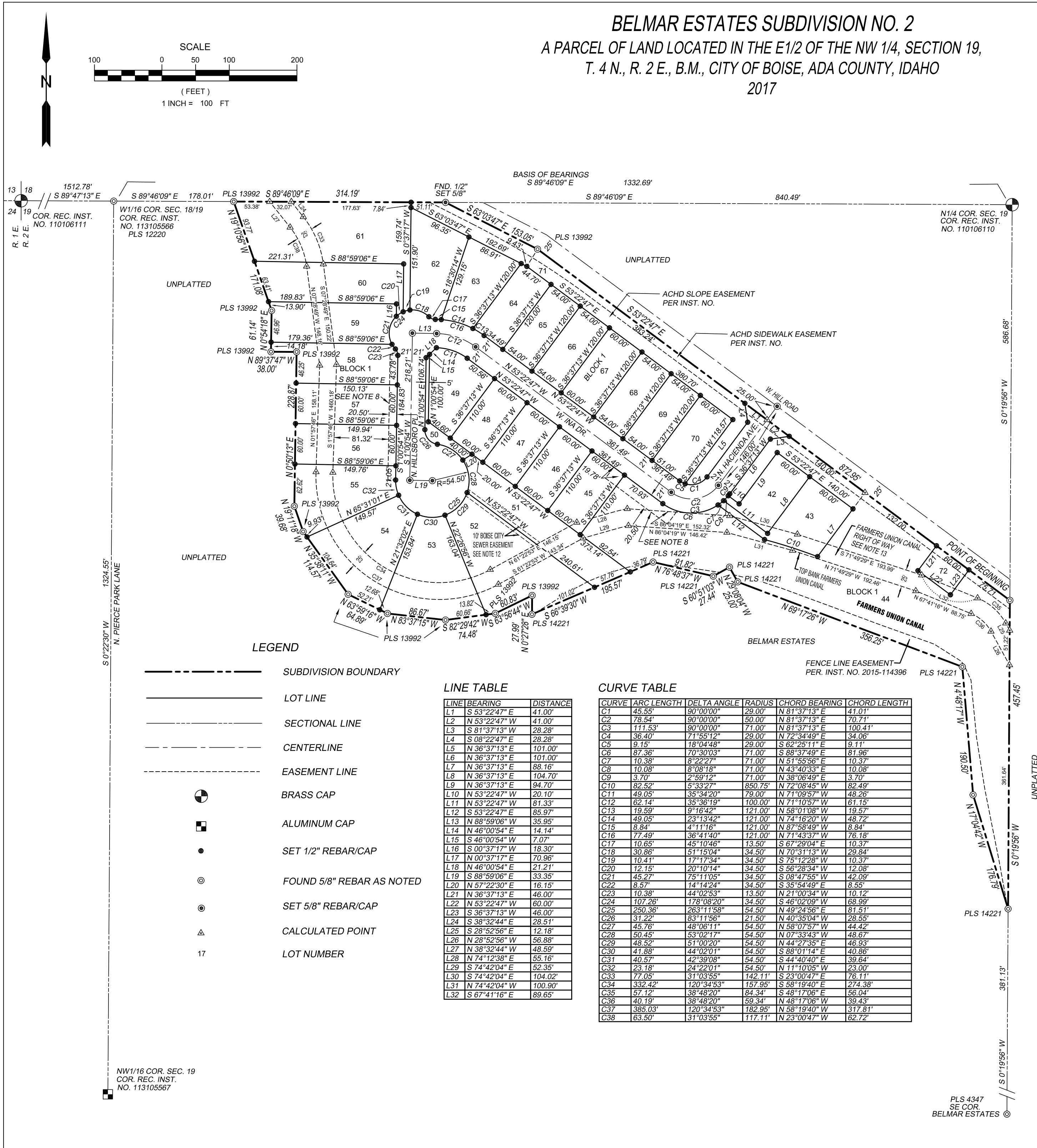


BELMAR ESTATES SUBDIVISION NO. 2  
A PARCEL OF LAND LOCATED IN THE E1/2 OF THE NW 1/4, SECTION 19,  
T. 4 N., R. 2 E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO  
2017



**LEGEND**

----- SUBDIVISION BOUNDARY

----- LOT LINE

----- SECTIONAL LINE

----- CENTERLINE

----- EASEMENT LINE

● BRASS CAP

■ ALUMINUM CAP

• SET 1/2" REBAR/CAP

⊙ FOUND 5/8" REBAR AS NOTED

⊙ SET 5/8" REBAR/CAP

△ CALCULATED POINT

17 LOT NUMBER

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 53°22'47" E	41.00'
L2	N 53°22'47" W	41.00'
L3	S 81°37'13" W	28.28'
L4	S 08°22'47" E	28.28'
L5	N 36°37'13" E	101.00'
L6	N 36°37'13" E	101.00'
L7	N 36°37'13" E	88.16'
L8	N 36°37'13" E	104.70'
L9	N 36°37'13" E	94.70'
L10	N 53°22'47" W	20.10'
L11	N 53°22'47" W	81.33'
L12	S 53°22'47" E	85.97'
L13	N 88°59'06" W	35.95'
L14	N 46°00'54" E	14.14'
L15	N 46°00'54" W	7.07'
L16	S 00°37'17" W	18.30'
L17	N 00°37'17" E	70.96'
L18	N 46°00'54" E	21.21'
L19	N 88°59'06" E	33.35'
L20	N 57°22'30" E	16.15'
L21	N 36°37'13" E	46.00'
L22	N 53°22'47" W	60.00'
L23	N 36°37'13" W	46.00'
L24	S 38°32'44" E	28.51'
L25	S 28°52'56" E	12.18'
L26	N 28°52'56" W	56.88'
L27	N 38°32'44" W	48.59'
L28	N 74°12'38" E	55.16'
L29	S 74°42'04" E	52.35'
L30	S 74°42'04" E	104.02'
L31	N 74°42'04" W	100.90'
L32	S 67°41'16" E	89.65'

**CURVE TABLE**

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	45.55'	90°00'00"	29.00'	N 81°37'13" E	41.01'
C2	178.54'	90°00'00"	50.00'	N 81°37'13" E	70.71'
C3	111.53'	90°00'00"	71.00'	N 81°37'13" E	100.41'
C4	36.40'	71°55'12"	29.00'	N 72°34'49" E	34.06'
C5	9.15'	18°04'48"	29.00'	S 62°25'11" E	9.11'
C6	87.36'	70°30'03"	71.00'	S 88°37'49" E	81.96'
C7	10.38'	8°22'27"	71.00'	N 51°55'56" E	10.37'
C8	10.08'	8°08'18"	71.00'	N 43°40'33" E	10.08'
C9	3.70'	2°59'12"	71.00'	N 38°06'49" E	3.70'
C10	82.52'	5°33'27"	850.75'	N 72°08'45" W	82.49'
C11	49.05'	35°34'20"	79.00'	N 71°09'57" W	48.26'
C12	62.14'	35°36'19"	100.00'	N 71°10'57" W	61.15'
C13	19.59'	9°16'42"	121.00'	N 58°01'08" W	19.57'
C14	49.05'	23°13'42"	121.00'	N 74°16'20" W	48.72'
C15	8.84'	4°11'16"	121.00'	N 87°58'49" W	8.84'
C16	77.49'	36°41'40"	121.00'	N 71°43'37" W	75.18'
C17	10.65'	45°10'46"	13.50'	S 67°29'04" E	10.37'
C18	30.86'	51°15'04"	34.50'	N 70°31'13" W	29.84'
C19	10.41'	17°17'34"	34.50'	S 75°12'28" W	10.37'
C20	12.15'	20°10'14"	34.50'	S 66°28'34" W	12.08'
C21	45.27'	75°11'05"	34.50'	S 08°47'58" W	42.09'
C22	8.57'	14°14'24"	34.50'	S 35°54'49" E	8.55'
C23	10.38'	44°02'53"	13.50'	N 21°00'34" W	10.12'
C24	107.26'	178°08'20"	34.50'	S 46°02'09" W	68.99'
C25	250.36'	263°11'58"	54.50'	N 49°24'56" E	81.51'
C26	31.22'	83°11'56"	21.50'	N 40°35'04" W	28.55'
C27	45.76'	48°06'11"	54.50'	N 58°07'57" W	44.42'
C28	50.45'	53°02'17"	54.50'	N 07°33'43" W	48.67'
C29	48.52'	51°00'20"	54.50'	N 44°27'35" E	46.93'
C30	41.88'	44°02'01"	54.50'	S 88°01'14" E	40.86'
C31	40.57'	42°39'08"	54.50'	S 44°40'40" E	39.64'
C32	23.18'	24°22'01"	54.50'	N 11°10'05" W	23.00'
C33	77.05'	31°03'55"	142.11'	S 23°00'47" E	76.11'
C34	332.42'	120°34'53"	157.95'	S 58°19'40" E	274.38'
C35	57.12'	38°48'20"	84.34'	S 48°17'08" E	56.04'
C36	40.19'	38°48'20"	59.34'	N 48°17'08" W	39.43'
C37	385.303'	120°34'53"	182.95'	N 58°19'40" W	317.81'
C38	63.50'	31°03'55"	117.11'	N 23°00'47" W	62.72'

- NOTES**
1. ANY RE-SUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
2. PER I.C. 31-3805(1)(b): THIS PLAT IS WITHIN THE FARMER'S UNION IRRIGATION DISTRICT, ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO FARMER'S UNION IRRIGATION DISTRICT ASSESSMENTS, AND WILL RECEIVE WATER FROM SAID DISTRICT. THE DEVELOPER/DISTRICT IS PROVIDING PRESSURE IRRIGATION TO ALL LOTS IN THIS SUBDIVISION.
3. EASEMENTS:  
A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE IS HERBY RESERVED ALONG THE FOLLOWING:  
-TEN (10') FOOT WIDE ALONG SUBDIVISION BOUNDARY EXCEPT AS NOTED  
-TEN (10') FOOT WIDE ALONG PUBLIC RIGHT OF WAY  
-FIVE (5') FOOT WIDE SIDE YARD EXCEPT LOTS AS NOTED
4. THE OWNER OF EACH LOT ACROSS WHICH PASSES AN IRRIGATION/DRAINAGE DITCH OR PIPE, IS RESPONSIBLE FOR THE MAINTENANCE THEREOF, UNLESS SUCH RESPONSIBILITY HAS BEEN ASSUMED BY AN IRRIGATION/ DRAINAGE DISTRICT.
5. LOTS 44, 50 AND 71 OF BLOCK 1, ARE COMMON AREA WITH BLANKET PUBLIC UTILITY, ACCESS, DRAINAGE, IRRIGATION AND LANDSCAPE EASEMENTS AND WILL BE OWNED AND MAINTAINED BY THE BELMAR ESTATES COMMUNITY ASSOCIATION INC.
6. THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH THE BOISE CITY DEVELOPMENT CODE OR AS SPECIFICALLY APPROVED BY PUD
7. COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION ARE TO BE AT THE ADA COUNTY RECORDERS OFFICE AS INST. No. \_\_\_\_\_.
8. LOT 44, 45, 55, 56, 57 AND 58, BLOCK 1, OR A PORTION OF SAID LOTS ARE SERVIENT TO AND CONTAIN AN ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY FIRST AMENDED MASTER STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015 AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
9. DIRECT LOT OR PARCEL ACCESS TO W. HILL ROAD IS PROHIBITED.
10. THIS DEVELOPMENT IS SUBJECT TO AN ACHD LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. \_\_\_\_\_.
11. A PORTION OF LOTS 42, 43, 60 AND 61, BLOCK 1, SHALL BE SERVIENT TO AN INGRESS/EGRESS EASEMENT FOR THE PURPOSES OF A SHARED DRIVEWAY, THE RIGHTS, RESTRICTIONS AND RESPONSIBILITIES OF SAID SHARED DRIVEWAYS BEING DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION.
12. A PORTION OF LOTS 51 AND 52, BLOCK 1, SHALL BE SERVIENT TO A 10.00' WIDE SEWER EASEMENT BENEFITTING THE CITY OF BOISE.
13. FARMERS UNION DITCH COMPANY, LTD. HAS A TWENTY FIVE FOOT RIGHT OF WAY ALONG THE BANKS OF ITS CANAL (MEASURED FROM THE EDGE OF THE ROAD ON THE CANAL SIDE OF THE ROAD) TO CLEAN, MAINTAIN AND REPAIR THE CANAL WITH PERSONNEL AND WITH EQUIPMENT COMMONLY USED OR REASONABLY ADAPTED TO THAT WORK. THE RIGHT OF WAY INCLUDES THE RIGHT TO DEPOSIT ON THE BANKS OF THE CANAL DEBRIS AND OTHER MATTER NECESSARILY REQUIRED TO BE TAKEN FROM THE CANAL TO PROPERLY CLEAN AND MAINTAIN IT.
14. LOT 72, BLOCK 1 SHALL BE OWNED AND MAINTAINED BY SUEZ FOR A WATER BOOSTER PUMP STATION.



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**SAWTOOTH**  
Land Surveying, LLC  
EMMETT, IDAHO

WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#:	DWG#:
1 OF 3	1/2017	CP	JB	16045	16045-PP

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS:

THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY AS DESCRIBED BELOW AND IT IS OUR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

THE OWNERS FURTHER CERTIFY, THAT ALL LOTS IN THIS SUBDIVISION WILL RECEIVE DOMESTIC WATER FROM UNITED WATER IDAHO, INCORPORATED AND THAT UNITED WATER IDAHO, HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS IN THIS SUBDIVISION. (I.C. 50-1334)

THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES AND FOR ANY OTHER USES AS DESIGNATED HEREON, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

THE PUBLIC STREETS, AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PUBLIC.

A PARCEL OF LAND LOCATED IN THE NE1/4 OF THE NW1/4 OF SECTION 19, T. 4 N., R. 2 E., B.M., CITY OF BOISE, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND BRASS CAP MARKING THE N1/4 CORNER OF SAID SECTION 19;

THENCE SOUTH 0°19'56" WEST, COINCIDENT WITH THE EAST LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 19, A DISTANCE OF 586.68 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0°19'56" WEST, COINCIDENT WITH SAID EAST LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 19, A DISTANCE OF 457.45 FEET TO THE POINT OF BELMAR ESTATES SUBDIVISION AS SHOWN ON FILE IN BOOK 109 OF PLATS AT PAGE 15443, ADA COUNTY RECORDS;

THENCE NORTH 17°04'42" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 176.79 FEET;

THENCE NORTH 4°48'17" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 190.50 FEET;

THENCE NORTH 69°17'26" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 326.25 FEET;

THENCE NORTH 29°08'04" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 25.00 FEET;

THENCE SOUTH 60°51'03" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 27.44 FEET;

THENCE NORTH 76°48'37" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 91.82 FEET;

THENCE SOUTH 66°39'30" WEST, COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, 195.57 FEET;

THENCE LEAVING SAID NORTHERLY BOUNDARY OF SAID BELMAR ESTATES SUBDIVISION, NORTH 0°27'28" EAST, 27.99 FEET;

THENCE SOUTH 63°56'44" WEST, 60.83 FEET;

THENCE SOUTH 82°29'42" WEST, 74.48 FEET

THENCE NORTH 83°37'15" WEST, 86.67 FEET;

THENCE NORTH 63°59'16" WEST, 64.89 FEET;

THENCE NORTH 35°38'11" WEST, 114.57 FEET;

THENCE NORTH 19°11'18" WEST, 39.68 FEET;

THENCE NORTH 0°50'13" EAST, 228.87 FEET;

THENCE NORTH 89°37'47" WEST, 38.00 FEET;

THENCE NORTH 0°54'18" EAST, 61.14 FEET;

THENCE NORTH 19°10'56" WEST, 93.77 FEET TO THE NORTHERLY LINE OF SAID NE1/4 OF THE NW1/4 OF SECTION 19;

THENCE SOUTH 89°46'09" EAST, COINCIDENT WITH SAID NORTHERLY LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 19, A DISTANCE OF 314.19 FEET TO THE SOUTHERLY RIGHT OF WAY OF W. HILL ROAD;

THENCE SOUTH 63°03'47" EAST, COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY OF W. HILL ROAD, 153.05 FEET;

THENCE SOUTH 53°22'47" EAST, COINCIDENT WITH SAID SOUTHERLY RIGHT OF WAY OF W. HILL ROAD, 872.95 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 9.82 ACRES MORE OR LESS.

C15 LLC  
JIM D. CONGER, MEMBER

ACKNOWLEDGEMENT

STATE OF IDAHO }  
COUNTY OF ADA } SS

ON THIS \_\_ DAY OF \_\_\_\_\_, 201\_, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JIM D. CONGER, KNOWN OR IDENTIFIED TO ME TO BE A MEMBER OF C15 LIMITED LIABILITY COMPANY, THAT EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC FOR IDAHO  
RESIDING AT  
MY COMMISSION EXPIRES

CERTIFICATE OF SURVEYOR

I, CARL PORTER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT, AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE 55-1601 THROUGH 55-1612.



CARL PORTER

P.L.S. 14221



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