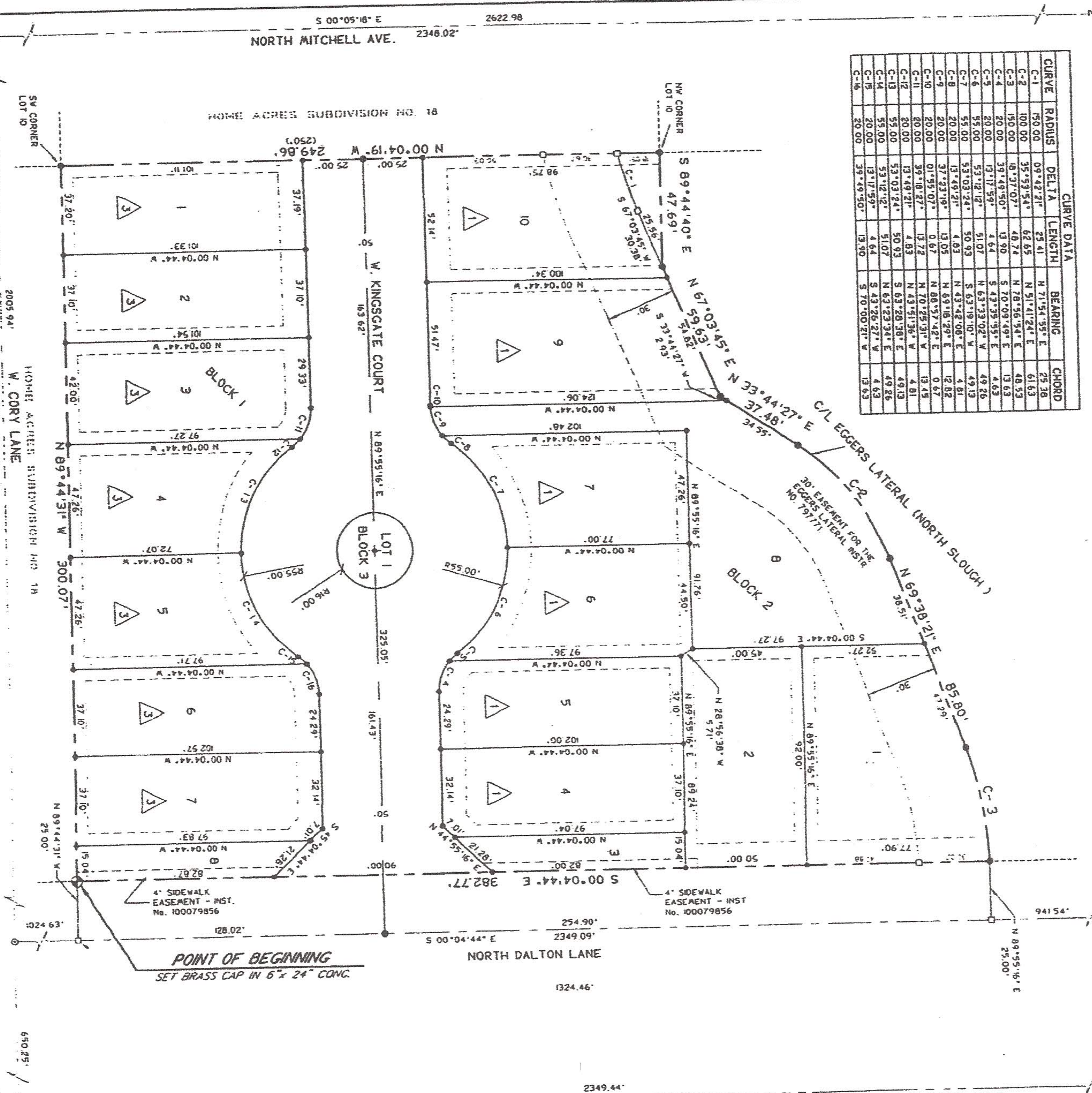
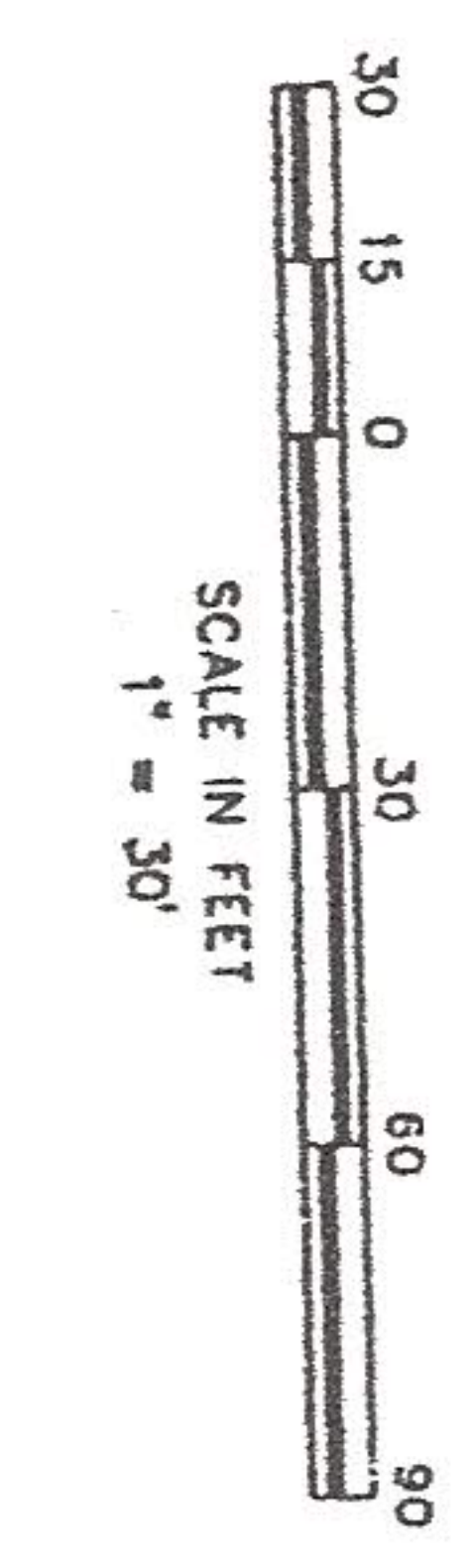


CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C-1	150.00	09°42'21"	25.41	N 71°54'55" E	25.38
C-2	100.00	35°53'54"	62.65	N 51°11'24" E	61.63
C-3	150.00	18°37'02"	40.74	N 78°56'54" E	48.53
C-4	20.00	39°14'50"	13.90	S 70°09'49" E	13.63
C-5	20.00	13°17'59"	4.64	S 43°39'59" E	4.63
C-6	20.00	53°12'12"	51.07	N 63°33'02" W	49.26
C-7	20.00	13°49'24"	50.93	S 63°19'10" W	49.19
C-8	20.00	13°49'24"	4.03	N 43°42'08" E	4.81
C-9	20.00	37°23'18"	0.67	N 69°18'29" E	12.82
C-10	20.00	01°51'07"	13.72	N 80°57'42" E	0.67
C-11	20.00	39°18'27"	13.72	N 70°25'31" W	13.45
C-12	20.00	13°49'24"	4.83	N 43°51'36" W	4.81
C-13	20.00	53°03'24"	50.93	S 63°20'38" E	49.19
C-14	20.00	53°12'12"	51.07	N 63°23'34" E	49.26
C-15	20.00	13°17'59"	4.64	S 43°38'27" W	4.63
C-16	20.00	39°49'50"	13.90	S 70°00'21" W	13.63



**PLAT OF**  
**KINGSGATE SUBDIVISION**  
 A PORTION OF LOT 9 & ALL OF LOT 10, BLOCK 3,  
 HOME ACRES SUBDIVISION NO. 18,  
 SITUATED IN THE NE 1/4 OF SECTION 2, T.3N., R.1E., B.M.  
 BOISE, ADA COUNTY, IDAHO  
 2000



- SOLAR LOT LEGEND**
- 1 SOLAR LOT \*
  - 2 SHADE RESTRICTED LOT \*
  - 3 SOLAR/SHADE RESTRICTED LOT \*
- (\* AS DEFINED BY THE BOISE CITY SUBDIVISION ORDINANCE, BOISE CITY CODE.)



- LEGEND**
- BOUNDARY LINE
  - - - EASEMENT BOUNDARY
  - CENTER LINE
  - SECTION LINE
  - FOUND BRASS CAP
  - ⊕ FOUND ALUMINUM CAP
  - ⊙ FOUND 5/8" IRON PIN
  - SET 5/8" X 30" IRON PIN W/CAP
  - ⊙ SET 1/2" X 24" IRON PIN W/CAP
  - CALCULATED POINT, NOT SET

**NOTES**

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED BY CUP-99-149. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUP-99-149.
- ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
- SUBDIVIDER WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3805 OF THE IDAHO CODE.
- ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, IRRIGATION AND BOISE CITY STREET LIGHT EASEMENT OVER THE TEN (10) FEET ADJACENT TO ANY STREET THAT IS DEDICATED TO THE USE OF THE PUBLIC. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HAND-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- A FIVE (5) FOOT WIDE PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT IS HEREBY DESIGNATED ADJACENT TO THE INDICATED SIDE AND BEAR LOT LINES.
- LOT 1, BLOCK 3, LOT 8, BLOCK 1 AND LOTS 3 AND 8, BLOCK 2 ARE HEREBY DESIGNATED AS HAVING A BLANKET PERMANENT PUBLIC UTILITIES, PROPERTY DRAINAGE AND IRRIGATION EASEMENT AND ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THE DEVELOPMENT OF THIS PROPERTY SHALL BE IN COMPLIANCE WITH ZONING ORDINANCE OR AS SPECIFICALLY APPROVED BY CUP-99-149.
- LOT 1, BLOCK 3 IS HEREBY DESIGNATED AS BEING A PERMANENT BOISE CITY SANITARY SEWER EASEMENT.
- A NON-BUILD AGREEMENT HAS BEEN EXECUTED AND RECORDED AT INSTRUMENT NO. 100082368.

**TEALEY'S LAND SURVEYING**  
 2501 BOGUS BASIN RD. BOISE, IDAHO 83702  
 208-385-0636  
 Project No. 2169 Sheet 1 of 2