

Boise County Planning and Zoning

413 Main Street

Phone: 208-392-2293

P.O. Box 1300

Fax: 208-392-2259

Idaho City, Idaho 83631

website: www.boisecounty.us

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN:

that the Boise Board of County Commissioners
will be conducting a public hearing on the referenced matter below:

RE: Partial Plat Amendment -PPA #2020-001 LARIMORE

APPLICANT: James Larimore

LEGAL DESCRIPTION: RP001030030010-Flowing Springs Ranch Subdivision Lot 1 bloc1

GENERAL LOCATION: TBD Robie Creek Rd, Boise, ID 83716

Request: Property Line Adjustment with adjacent lot within Flowing Springs Ranch
Subdivision requiring a partial plat amendment

WHERE: Miners' Exchange Building, Commissioner Chambers
420 Main Street
Idaho City, ID 83631

DATE: Tuesday, April 14, 2020

TIME: 1:15 p.m.

As required by Boise County Ordinance you are invited to comment concerning this matter. Comments may be made prior to the hearing date in written form. Written comments must be received (7) seven days prior to the hearing date in order to be accepted. Last day to accept written comments is on April 7, 2020 by 5:00 P.M. Oral testimony will be accepted at the public hearing.

Please Send comments to: Boise County Planning & Zoning Department
P.O. Box 1300 / 413 Main Street
Idaho City, Idaho 83631

Any person needing special accommodations to participate in the above noticed meeting must contact the Boise County Clerk's Office two (2) days prior to the meeting at (208) 392-4431, 420 Main Street, Idaho City, ID 83631.

BOISE COUNTY APPLICATION COMMENT FORM

Completed form may be mailed to Boise County P&Z Dept., PO Box 1300, Idaho City, ID 83631 or emailed to the P&Z Administrative Staff- Brenda Wood Hanson at bwood@co.boise.id.us

Boise County Case # PPA #2020-001

Applicant Name: James Larimore

Application requesting: Property Line Adjustment with adjoining lot within a subdivision requiring a partial plat amendment

Agency responding: _____ Date of Response: _____

Agency representative: _____

OR Surrounding Property Owner Name: _____

Your comments on the above application are important to us. Please submit your comments to the P&Z Dept. **no later than 5:00 p.m. on April 7, 2020.**

You are invited to attend the public hearing and provide oral testimony on **Tuesday April 14, 2020 at 1:15 p.m.** at the Boise County Miners' Exchange Building, 420 Main Street, Idaho City, ID 83631.

Comments: (please attach additional sheets as necessary)

Multiple horizontal lines for writing comments.

signed by: _____
Agency/Title _____
Date: _____

Boise County Planning and Zoning Department

JAN 21 2020

413 Main Street, PO Box 1300
Idaho City, Idaho 83631
Phone: 208-392-2293
www.boisecounty.us



PARTIAL PLAT AMENDMENT APPLICATION

BOISE COUNTY
PLANNING & ZONING

PPA # 2020-001

The Planning and Zoning staff is available to discuss this application and answer questions. Upon receipt of the required materials the Planning & Zoning Administrator will stamp the application received and review the application for completeness. Once the application is deemed complete a public hearing will be scheduled with the Boise County Commissioners. It is recommended that the Applicant review the Unified Land Use Ordinance #2016-01 (ULO) prior to submittal. This Ordinance along with application materials are located on the County website at www.boisecounty.us.

ULO #2016-01, Section 5.18, Amendments/Vacation of Subdivision Plats or Parts Thereof:

Any person desiring to amend or vacate an existing subdivision plat or any part thereof in whole lots or which otherwise requires County approval, shall apply to the Board. Said person shall be the owner of record of the parcels proposed for vacation, or be authorized by the owner of record to petition the Board. Said application shall include and/or be subject to:

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Brian Doran
 Email: bedoran@gmail.com
 Phone: (703) 424-0284 Mailing Address: 45 Rocky Canyon Rd
 City: Boise State: ID Zip Code: 83716

OWNER &
 Applicant (if different): James A. Larimore
 Email: a.larimore1@gmail.com
 Phone: (208) 283-2447 Mailing Address: 8075 Caswell St.
 City: Boise State: ID Zip Code: 83714

Engineering Firm: _____
 Contact Person: _____ Phone: () _____
 Address: _____ Email: _____
 Surveyor: Colleen Marks Phone: 208 890-6684

Location and size:

Property Address: LOT 1 BK 3, FLOWING SPRINGS RANCH SUB / 35 ROCKY CANYON RD

Parcel Number(s): RP 001030030010 / RPO4N04E311800

Section: ³¹32 Township: 4N Range: 4E Total Acreage of Parcel: 11.54

Assessor Exemptions (i.e. agriculture, timber, etc.): No: Yes: list: _____

Reason for request to amend plat: Adjusting line for a building project.

Is property currently mortgaged? Y/N (if yes, Certificate of Acceptance of Mortgagee is required on plat)

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Applicant Signature: [Signature]

Date: 8-27-2019

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Cullen Marks to be my agent and represent me in the matters of this application. I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Owner Signature: [Signature]

Date: 27 August 2019

SECTION II: ITEMS REQUIRED

1. Latest recorded deed to the property.
2. Application complete & signed; including Affidavit of Legal Interest and Letter of Authorization, if applicable, filed with the Administrator.
3. Application fees paid in full in accordance with the current fee schedule; including any/all applicable fees (i.e. publication costs).
4. A statement of circumstances surrounding the issue as to why the plat should be amended.
5. A legal description of the platted area or property to be amended.
6. The names of all persons affected by the amendment of the plat.
7. Draft 11" x 17" copy of the proposed plat amendment.
8. Proof all property taxes are paid in full, including pre-paid taxes for all properties. (see attached form)
9. Unrecorded new deeds, one for each new parcel, with new legal descriptions.
10. Amended Plat, labeled "Amended Plat of XXX Subdivision", that complies with the following:
 - ✓ Vicinity Map, Date of survey, and North Arrow;
 - ✓ Map scale adequate to depict all parcels (show Bar Scale);
 - ✓ Legend with a description for all weights and symbols used;
 - ✓ All bearings and distances for all property lines. Include Basis of Bearing and CP&F Reference.
 - ✓ All known easements shown with their instrument numbers;
 - ✓ All existing physical access points shown;
 - ✓ Adequate access easements for each parcel meeting ULO standards;
 - ✓ Property Descriptions-the new legal descriptions for each parcel;
 - ✓ Surveyor's Certification-Signature block with statement and stamp;
 - ✓ Date of plat.
 - Electronic form: either in DXF or DWG format, using Coordinate System of NAD 1983 State Plane Idaho West FIPS 1103 Feet, and identify two public land ties on the plat or ROS, and including GPS references, if available.
11. A public hearing will be scheduled with the Board, including public notice requirements as required for a new subdivision per the ULO.

SECTION III: STAFF ANALYSIS

SECTION IV: BOARD FINDINGS OF FACT, CONCLUSIONS, CONDITIONS AND ORDER

SECTION V: BOARD ACTION dated: _____
 APPROVED DENIED

THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # PPA 2020-001 Rec'd Date: 1-21-20
 Fee paid: _____ Date: 1-22-20
 Payment type: CC Receipt Number: 969537
 Are application materials attached? Yes No

ACCEPTED BY [Signature] Date: 1-24-20

Marks Land Surveying

2419 W. State Street Ste. 7 Boise, ID 83702

Ph: (208) 378-7703

email: cmarks@markslandsurveying.com

January 20, 2020

Boise County Planning & Zoning
P.O. Box 1300
Idaho City, Idaho 83631

To whom it may concern:

Andy & Lisa Larimore and Brian & Ann Doran are the owners of the parcels shown on the attached Partial Plat Amendment Map. They would like to amend the property boundary of Lot 1, Block 3, Flowing Springs Ranch Subdivision, as shown on the said Partial Plat Amendment Map.

If you have any questions or need additional information please contact me.

Best regards,


Colleen Marks, LS

EXHIBIT 1

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CONSENT FORM

To Boise County Planning and Zoning Department:

I (We) James A Larimore

Do hereby agree to the proposed lot line adjustment between myself (ourselves) and

Brian Doran

On our properties in Section _____ Township _____ Range _____ B.M.

Owner #1 Signature: Brian E Doran

Printed Name: Brian E. Doran

Owner #2 Signature: James A Larimore

Printed Name: James A Larimore

State of Idaho)
) ss
County of Boise)

On this 27th day of August 2019, before me a notary public, personally appeared James Larimore + Brian Doran,

know to me or proved to me on the basis of satisfactory evidence to be the person(s) that executed this instrument and acknowledged to me that (they)he/she executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

(seal)



Brenda Wood
Residing at: Boise County, ID
Commission expires: 9-19-2022

NOTE: For adjustments involving more than two property owners and/or owners who live outside the area, a separate notarized form may be attached.

Boise County Planning and Zoning Department

413 Main Street, PO Box 1300
Idaho City, Idaho 83631
Phone: 208-392-2293
www.boisecounty.us



AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

Brian Doran "Owner" whose address is _____
City _____ State _____ Zip _____

As owner of property more specifically described as:

HEREBY AUTHORIZES JAMES A LARIMORE as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Boise County Board of Commissioners, Boise County Planning and Zoning Commission, Boise County Planning and Zoning Staff, and or other Boise County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Boise County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Boise County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and , if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

Brian E. Doran
(Signature of Owner)

Brian E. Doran (Title)
(Print Name)

James A Larimore
(Signature of Owner)

James A Larimore (Title)
(Print Name)

(Signature of Owner)

(Print Name)

(Secretary or Corporate Owner)

(Print Name)

NOTARY STATE OF IDAHO) ss
COUNTY OF Boise)

SUBSCRIBED and sworn to before me by Brian Doran + James Larimore
on this 27th day of August, 2019.

Brenda Wood
Notary Public
My Commission expires on: 9-19-2022

Aug 27, 2019
Date



Boise County Planning and Zoning Department

413 Main Street, PO Box 1300
Idaho City, Idaho 83631
Phone: 208-392-2293
www.boisecounty.us



AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

James A Larimore "Owner" whose address is _____

City State Zip

As owner of property more specifically described as:

HEREBY AUTHORIZES Colleen Marks as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Boise County Board of Commissioners, Boise County Planning and Zoning Commission, Boise County Planning and Zoning Staff, and or other Boise County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Boise County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Boise County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and , if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

[Signature]
(Signature of Owner)

James A Larimore
(Print Name) (Title)

(Signature of Owner)

(Print Name) (Title)

(Signature of Owner)

(Print Name) (Title)

(Secretary or Corporate Owner)

(Print Name)

NOTARY STATE OF IDAHO) ss
COUNTY OF Boise)

SUBSCRIBED and sworn to before me by James Larimore
on this 16 day of August, 2019.

Brenda Wood
Notary Public
My Commission expires on: 9-19-2022

Aug 16, 2019
Date

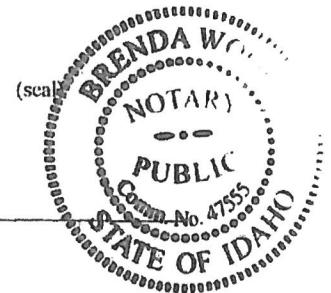


EXHIBIT 1

7 of 10

PARTIAL AMENDED PLAT OF FLOWING SPRINGS RANCH SUBDIVISION

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 3,
FLOWING SPRINGS RANCH SUBDIVISION, INSTRUMENT NO. 146752,
RECORDS OF BOISE COUNTY, IDAHO AND LYING IN THE SW1/4
OF SECTION 32, TOGETHER WITH A PARCEL OF LAND BEING
A PORTION OF THE SE1/4 OF SECTION 31, T.4N., R.4E.,
BOISE MERIDIAN, BOISE COUNTY, IDAHO
2020

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE NORTH-SOUTH SECTION LINE ALONG THE WEST BOUNDARY OF SECTION 32 AND TO DETERMINE IF THE 2 BUILDING PAD SITES "A" & "B" WERE WITHIN LOT 1, BLOCK 3, FLOWING SPRINGS RANCH SUBDIVISION. AS A RESULT, IT WAS DETERMINED THAT BUILDING PAD SITE "A" LIES ON THE ADJOINING PROPERTY. THE ADJOINING LAND OWNER HAS AGREED TO ADJUST THE BOUNDARY AS SHOWN HEREON. THE FOLLOWING DATA WAS USED TO DETERMINE SAID BOUNDARIES.

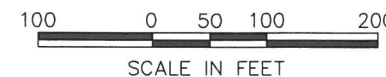
1. THE FOLLOWING RECORD OF SURVEY INSTRUMENT NOS.: 90113, 143771, 178885, 180795, & 181157, RECORDS OF BOISE COUNTY, IDAHO.
2. THE FOLLOWING SUBDIVISION PLAT: FLOWING SPRINGS RANCH SUBDIVISION, INSTRUMENT NO. 146752, RECORDS OF BOISE COUNTY, IDAHO.

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	20°38'30"	278.00'	100.15'	50.63'	99.61'	S.58°43'15"E.
C2	75°38'55"	32.00'	42.25'	24.84'	39.25'	S.05°10'03"W.
C3	36°06'35"	507.00'	319.53'	165.27'	314.27'	S.61°02'29"W.

LINE	BEARING	DISTANCE
L1	S.00°00'00"E.	38.81'
L2	S.90°00'00"E.	99.97'
L3	S.79°05'46"W.	97.82'
L4	S.87°57'46"W.	63.64'
L5	N.00°29'29"E.	265.01'
L6	N.00°29'29"E.	63.07'
L7	N.00°29'29"E.	92.33'
L8	N.00°29'29"E.	99.71'
L9	N.00°29'29"E.	85.01'
L10	N.00°29'29"E.	20.00'
L11	S.40°33'06"E.	101.25'
L12	N.00°29'29"E.	421.60'
L13	N.00°29'29"E.	683.22'

LEGEND

- SUBJECT PROPERTY LINE
- SECTION LINE
- CENTERLINE OF DRIVEWAY
- ⊙ FOUND BRASS CAP MONUMENT IN STONE
- ⊙ FOUND 1" PIPE W/BRASS WASHER & GRANITE STONE ALONGSIDE PIPE
- ⊕ FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN
- SET 1/2" IRON PIN W/ PLASTIC CAP MARKED LS 7045
- ⊙ POINT ON LINE-SET 1/2" IRON PIN W/ PLASTIC CAP MARKED LS 7045
- CALC POINT
- () RECORD DATA
- [A] PROPOSED BUILDING PAD SITE



NOTES:

1. THE DEVELOPER SHALL COMPLY WITH I.C. 31-3805, RELATING TO TRANSFER OF WATER RIGHTS.
2. BOISE COUNTY ASSUMES NO RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ROADS PLATTED HEREON, SUBJECT TO BOISE COUNTY ORDINANCE 86-3.
3. A 12 FOOT UTILITY AND DRAINAGE EASEMENT EXISTS INSIDE ALL LOT LINES ALONG ROADS, AND A 12 FOOT UTILITY AND DRAINAGE EASEMENT EXISTS INSIDE EXTERIOR SUBDIVISION BOUNDARY, AND A 12 FOOT EASEMENT WILL BE CENTERED ON ALL INTERIOR LOT LINES, UNLESS DETERMINED NOT TO BE NEEDED BY THE ARCHITECTURAL CONTROL COMMITTEE, OR IF NONE, THEN BY A HOMEOWNER ASSOCIATION, BY RECORDED AFFIDAVIT.
4. LOTS SHALL NOT BE REDUCED BY SIZE WITHOUT PRIOR APPROVAL OF THE APPROPRIATE HEALTH AUTHORITY AND THE BOISE COUNTY COMMISSIONERS.
5. ALL AREAS SHOWN HEREON ARE FOR TAX PURPOSES ONLY.
6. UTILITY AND DRAINAGE EASEMENTS ALONG ROADS MAY BE USED AS A ROAD RIGHT OF WAY EASEMENT AND FOR SNOW STORAGE.
7. NO COUNTY SERVICES (EXCEPT EMERGENCY IN NATURE), WILL BE PROVIDED FOR THE PRIVATE ROADS PLATTED HEREON.
8. ROAD GRADES SHALL NOT EXCEED 10%, EXCEPT THAT SECONDARY ACCESS EASEMENTS MAY EXCEED 10% GRADIENT.
9. BUILDING SETBACKS: FRONT. 20'
REAR. 10'
SIDE. 10'
SIDE FLANKING ROAD. 15'
10. THE RIGHT-OF-WAY WIDTHS ON ALL COUNTY ROADS IS 66 FEET.
11. THE WIDTH OF ALL SECONDARY ACCESS EASEMENTS IS 60 FEET.
12. THE FOLLOWING LOTS IN FLOWING SPRINGS RANCH SUBDIVISION WILL NOT HAVE SANITARY RESTRICTIONS:
BLOCK 1: LOTS 2, 4, 5, AND 7
BLOCK 2: LOT 3
13. THE FOLLOWING LOTS IN FLOWING SPRINGS RANCH SUBDIVISION WILL HAVE SANITARY RESTRICTIONS:
BLOCK 1: LOTS 1, 3, 6, AND 8
BLOCK 2: LOTS 1, 2, 4, 5 AND 6
BLOCK 3: LOT 1
14. THE FOLLOWING LOTS IN FLOWING SPRINGS RANCH SUBDIVISION CURRENTLY HAVE DWELLINGS UPON THEM:
BLOCK 1: LOTS 4, 5, AND 7
BLOCK 2: LOT 3



INDEX NO. 441-31 & 32-000-000

MARKS LAND SURVEYING LLC
COLLEEN MARKS, L.S. 7045
2419 W. STATE STREET STE. 7
BOISE, IDAHO 83702
PH: (208) 378-7703

DATE: 1/20/20 DRAWN BY: JMC FILE: LARIMORE PLA.dwg

PARTIAL AMENDED PLAT
OF
FLOWING SPRINGS RANCH SUBDIVISION

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 3,
FLOWING SPRINGS RANCH SUBDIVISION, INSTRUMENT NO. 146752,
RECORDS OF BOISE COUNTY, IDAHO AND LYING IN THE SW1/4
OF SECTION 32, TOGETHER WITH A PARCEL OF LAND BEING
A PORTION OF THE SE1/4 OF SECTION 31, T.4N., R.4E.,
BOISE MERIDIAN, BOISE COUNTY, IDAHO
2020

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THE PRESENTS: JAMES & LISA LARIMORE AND BRIAN & ANN DORAN, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW AND INTEND TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION.

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 3, FLOWING SPRINGS RANCH SUBDIVISION, AS RECORDED UNDER INSTRUMENT NO. 146752, RECORDS OF BOISE COUNTY, IDAHO AND LYING IN THE SW1/4 OF SECTION 32, T.4N., R.4E., BOISE MERIDIAN, ADA COUNTY, IDAHO TOGETHER WITH A PARCEL OF LAND BEING A PORTION OF THE SE1/4 OF SECTION 31, T.4N., R.4E., BOISE MERIDIAN, BOISE COUNTY, IDAHO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE W1/4 CORNER OF SECTION 32 T.4N., R.4E., BOISE MERIDIAN, BOISE COUNTY, IDAHO, SAID BRASS CAP BEARS N.89°59'45"W. 2626.20 FEET FROM A FOUND ALUMINUM CAP MARKING THE C1/4 CORNER OF SAID SECTION 32 AND ALSO BEARS N.00°29'29"E. 2634.13 FEET (FORMERLY 2634.53 FEET) FROM A FOUND ONE-INCH PIPE & BRASS WASHER MARKING THE SECTION CORNER COMMON TO SAID SECTIONS 31 & 32, T.4N., R.4E., BOISE MERIDIAN, BOISE COUNTY, IDAHO AND SECTIONS 5 & 6, T.3N., R.4E., BOISE MERIDIAN, BOISE COUNTY, IDAHO; THENCE S.00°29'29"W. 319.12 FEET ALONG THE WEST BOUNDARY OF SAID SECTION 32 TO A SET 1/2" IRON PIN MARKING THE NORTHERN MOST CORNER OF SAID LOT 1, BLOCK 3, FLOWING SPRINGS RANCH SUBDIVISION, SAID PIN ALSO MARKING THE REAL POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 1, BLOCK 3, FLOWING SPRINGS RANCH SUBDIVISION, THE FOLLOWING COURSES AND DISTANCES:

- 1 S.39°01'41"E. 175.73 FEET TO A POINT;
- 2 THENCE S.35°12'29"E. 160.73 FEET TO A POINT;
- 3 THENCE S.48°24'00"E. 345.00 FEET TO A POINT OF CURVE TO THE LEFT;
- 4 THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 100.15 FEET, SAID CURVE HAVING A DELTA OF 20°38'30", A RADIUS OF 278.00 FEET, TANGENTS OF 50.63 FEET AND A LONG CHORD OF 99.61 FEET WHICH BEARS S.58°43'15"E. TO THE POINT OF ENDING OF SAID CURVE;
- 5 THENCE S.00°00'00"E. 38.81 FEET TO A POINT;
- 6 THENCE S.90°00'00"E. 99.97 FEET TO A POINT;
- 7 THENCE S.32°39'24"E. 123.97 FEET TO A POINT OF CURVE TO THE RIGHT;
- 8 THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 42.25 FEET, SAID CURVE HAVING A DELTA OF 75°38'55", A RADIUS OF 32.00 FEET, TANGENTS OF 24.84 FEET AND A LONG CHORD OF 39.25 FEET WHICH BEARS S.05°10'03"W. TO THE POINT OF ENDING OF SAID CURVE;
- 9 THENCE S.42°59'11"W. 418.77 FEET TO A POINT OF CURVE TO THE RIGHT;
- 10 THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 319.53 FEET, SAID CURVE HAVING A DELTA OF 36°06'35", A RADIUS OF 507.00 FEET, TANGENTS OF 165.27 FEET AN A LONG CHORD OF 314.27 FEET WHICH BEARS S.61°02'29"W. TO THE POINT OF ENDING OF SAID CURVE;
- 11 THENCE S.79°05'46"W. 97.82 FEET TO A POINT;
- 12 THENCE S.87°57'46"W. 63.64 FEET TO A SET 1/2" IRON PIN LYING ALONG THE SAID WEST BOUNDARY OF SECTION 32;
- 13 THENCE N.00°29'29"E. 420.41 FEET ALONG THE SAID WEST BOUNDARY OF SECTION 32 AND ALONG THE WEST BOUNDAY OF SAID LOT 1, BLOCK 3, FLOWING SPRINGS RANCH SUBDIVISION TO A SET 1/2" IRON PIN;
- 14 THENCE LEAVING THE SAID WEST BOUNDARY OF SECTION 32 AND THE WEST BOUNDAY OF SAID LOT 1, BLOCK 3, FLOWING SPRINGS RANCH SUBDIVISION, N.43°36'31"W. 200.62 FEET TO A SET 1/2" IRON PIN;
- 15 THENCE N.28°34'57"E. 155.31 FEET TO A SET 1/2" IRON PIN;
- 16 THENCE S.40°33'06"E. 101.25 FEET TO A SET 1/2" IRON PIN LYING ALONG THE SAID WEST BOUNDARY OF SECTION 32 AND THE SAID WEST BOUNDAY OF LOT 1, BLOCK 3, FLOWING SPRINGS RANCH SUBDIVISION;
- 17 THENCE N.00°29'29"E. 585.06 FEET ALONG THE SAID WEST BOUNDARY OF SECTION 32 AND ALONG THE SAID WEST BOUNDAY OF LOT 1, BLOCK 3, FLOWING SPRINGS RANCH SUBDIVISION TO THE PONT OF BEGINNING, CONTAINING 11.54 ACRES, MORE OR LESS.

THE EASEMENTS AS DESCRIBED ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR UTILITY PURPOSES AND ANY OTHER PURPOSES AS MAY BE DESIGNATED HEREON, AND NO STRUCTURES OTHER THAN FOR THOSE PURPOSES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND THIS ___ DAY OF _____, 2020.

JAMES LARIMORE, OWNER

LISA LARIMORE, OWNER

BRIAN DORAN, OWNER

ANN DORAN, OWNER

ACKNOWLEDGMENT

STATE OF IDAHO) SS
COUNTY OF BOISE)

ON THIS ___ DAY OF _____ IN THE YEAR OF 2020, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THE OWNERS OF RECORD, AS NOTED HEREON, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE ABOVE INSTRUMENT.

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

NOTARY PUBLIC

RESIDING AT _____

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

I, COLLEEN MARKS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNER" WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS, SURVEYS AND THE CORNER PERPETUATION AND FILING ACT.

COLLEEN MARKS, L.S. 7045



INDEX NO. 441-31&32-000-000

MARKS LAND SURVEYING LLC
 COLLEEN MARKS, L.S. 7045
 2419 W. STATE STREET STE. 7
 BOISE, IDAHO 83702
 PH: (208) 378-7703

PARTIAL AMENDED PLAT OF FLOWING SPRINGS RANCH SUBDIVISION

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 3,
FLOWING SPRINGS RANCH SUBDIVISION, INSTRUMENT NO. 146752,
RECORDS OF BOISE COUNTY, IDAHO AND LYING IN THE SW1/4
OF SECTION 32, TOGETHER WITH A PARCEL OF LAND BEING
A PORTION OF THE SE1/4 OF SECTION 31, T.4N., R.4E.,
BOISE MERIDIAN, BOISE COUNTY, IDAHO
2020

SANITARY RESTRICTION HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50,
CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE
READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING
THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE
REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326; IDAHO CODE,
BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS

DATE

CERTIFICATE OF COUNTY COMMISSIONERS

THE FOREGOING PLAT WAS DULY ACCEPTED AND APPROVED BY THE
COUNTY BOARD OF COMMISSIONERS OF BOISE COUNTY, IDAHO ON
THIS _____ DAY OF _____, 2020.

CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF COUNTY ASSESSOR

I, THE UNDERSIGNED COUNTY ASSESSOR OF THE COUNTY OF BOISE,
IDAHO, PER THE REQUIREMENTS OF IDAHO CODE, DO HEREBY CERTIFY
THAT THIS PLATTING IS ACCEPTABLE FOR ASSESSING AND TAX
PURPOSES.

BOISE COUNTY ASSESSOR

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR IN AND FOR BOISE COUNTY,
IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND
THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS
AND SURVEYS.

BOISE COUNTY SURVEYOR

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY
OF BOISE, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C.
50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT
AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY
INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS
CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

BOISE COUNTY TREASURER



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