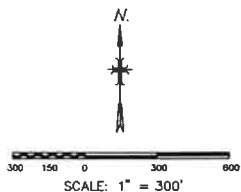


PLAT SHOWING

# PIONEER ESTATES SUBDIVISION PHASE 1

SITUATED IN A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 23 AND THE NW1/4 OF THE NW1/4 OF SECTION 24, T. 7 N., R. 2 E., B.M. BOISE COUNTY, IDAHO 2022



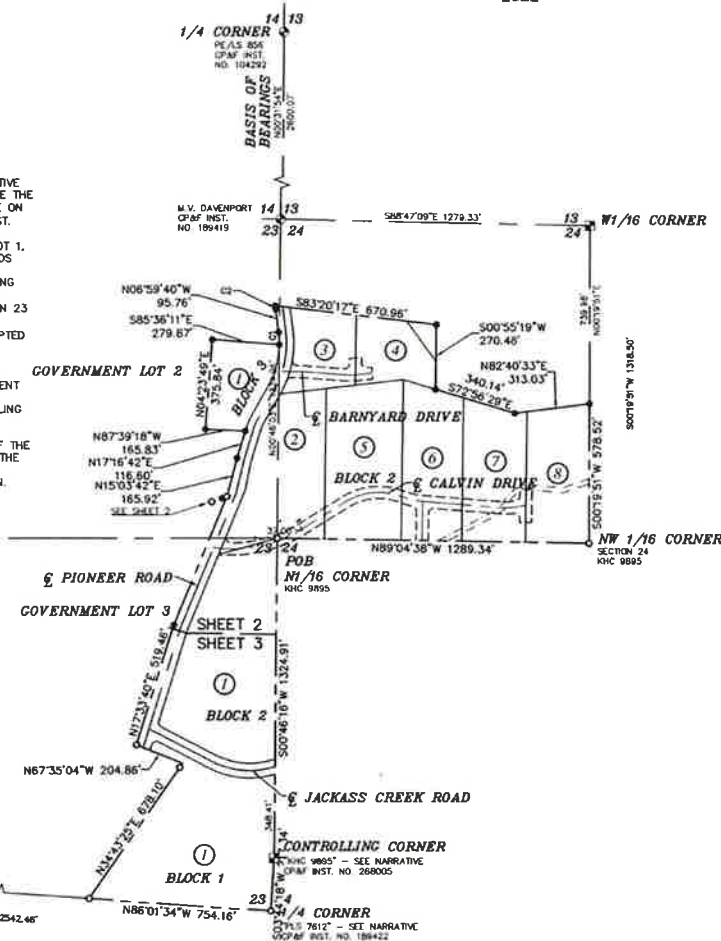
### SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO RETRACE A PORTION OF THE PROPERTY DESCRIBED IN CORRECTIVE QUIT CLAIM DEED, INST. NO. 273479 AND SUBDIVIDE THE PROPERTY DESCRIBED IN THE OWNER'S CERTIFICATE ON SHEET 4. I UTILIZED RECORD OF SURVEY (ROS) INST. NO. 242084 TO RETRACE THE SOUTHERLY AND WESTERLY BOUNDARIES OF LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, AS SHOWN ON THIS PLAT. I UTILIZED ROS INSTRUMENTS NO. 268039 AND 273801 TO AID IN LOCATING AND ESTABLISHING THE LINES CONTROLLING THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24. AT THE EAST 1/4 CORNER OF SECTION 23 TWO CORNERS HAVE BEEN IDENTIFIED AS THE 1/4 CORNER PER CP&F'S 268005 AND 189422. I ACCEPTED THE CENTER OF SECTION LINE FOR SECTION 23 AS DETERMINED BY FOX AND THE 1/4 CORNER HE ESTABLISHED BASED OFF LITTORAL AND PHYSICAL EVIDENCE. AS WELL I ACCEPTED THE COOK MONUMENT AS AN ANGLE POINT IN THE NORTH-SOUTH LINE BETWEEN SECTIONS 23 AND 24 AND THE CONTROLLING CORNER FOR PLS LANDS TO THE EAST.

I FOUND THE MONUMENTS ALONG THE MAJORITY OF THE EXISTING BOUNDARY AND SET MONUMENTS ALONG THE NEWLY SUBDIVIDED LINES. I ALSO USED THE INSTRUMENTS LISTED UNDER "REFERENCES" HEREON.

### REFERENCES:

- 1) CORRECTIVE QUIT CLAIM DEED, INST. NO. 273479
- 2) RECORD OF SURVEY, INST. NO. 242081
- 3) RECORD OF SURVEY, INST. NO. 242084
- 4) RECORD OF SURVEY, INST. NO. 249469
- 5) RECORD OF SURVEY, INST. NO. 256685
- 6) RECORD OF SURVEY, INST. NO. 268039
- 7) RECORD OF SURVEY, INST. NO. 270673
- 8) RECORD OF SURVEY, INST. NO. 1894241
- 9) RECORD OF SURVEY, INST. NO. 191601
- 10) RECORD OF SURVEY, INST. NO. 204552
- 11) RECORD OF SURVEY, INST. NO. 237786
- 12) RECORD OF SURVEY, INST. NO. 239729
- 13) RECORD OF SURVEY, INST. NO. 265814



### LEGEND

- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- TIE LINE

- ⊙ FOUND BRASS CAP (AS NOTED)
- ⊠ FOUND ALUMINUM CAP (AS NOTED)
- FOUND 5/8" REBAR "BERGEY PLS 5710" (UNLESS NOTED OTHERWISE)
- FOUND 1/2" REBAR "EASEMENT PLS 12720"
- SET 5/8"x24" REBAR W/ PLASTIC CAP "PLS 12720"
- △ CALCULATED POINT, NOT FIELD LOCATED
- POB POINT OF BEGINNING

### NOTES:

- 1) THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING THE TRANSFER OF WATER RIGHTS.
- 2) BUILDING CONSTRUCTION MUST MEET THE BOISE COUNTY SETBACKS THAT ARE IN FORCE AT THE TIME OF CONSTRUCTION.
- 3) A TWELVE (12) FOOT WIDE PUBLIC UTILITIES, DRAINAGE, AND CABLE TV EASEMENT IS HEREBY DEDICATED ADJACENT TO THE EXTERIOR BOUNDARY OF THIS SUBDIVISION AND AT THE FRONT AND REAR OF EACH LOT UNLESS DIMENSIONED OTHERWISE. EACH SIDE OF INTERIOR LOT LINES HAVE A SIX (6) FOOT WIDE PUBLIC UTILITIES, DRAINAGE, AND CABLE TV EASEMENT UNLESS DIMENSIONED OTHERWISE.
- 4) A TWELVE (12) FOOT WIDE PUBLIC UTILITIES, DRAINAGE, AND SNOW STORAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO THE PRIVATE COMMON USE (PCU) ROAD EASEMENTS OF BARNYARD DRIVE AND CALVIN DRIVE.
- 5) ALL AREAS SHOWN HEREON ARE FOR TAX PURPOSES ONLY.
- 6) ALL LOTS WITHIN THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS CONDITIONS AND RESTRICTIONS (CC&R'S) FILED WITH THE BOISE COUNTY RECORDER. THESE COVENANTS CONDITIONS AND RESTRICTIONS (CC&R'S) MAY BE AMENDED FROM TIME TO TIME.
- 7) BOISE COUNTY ASSUMES NO RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE COMMON USE (PCU) ROADS, CALVIN DRIVE AND BARNYARD DRIVE AS SHOWN HEREON, IN ACCORDANCE WITH THE BOISE COUNTY SUBDIVISION ORDINANCE SAID PRIVATE COMMON USE (PCU) ROADS WILL BE OWNED AND MAINTAINED BY THE PIONEER ESTATES SUBDIVISION NEIGHBORHOOD ASSOCIATION.
- 8) LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL OF APPROPRIATE HEALTH AUTHORITY AND THE BOISE COUNTY BOARD OF COMMISSIONERS.
- 9) EXISTING OVERHEAD POWER LINES HAVE A TWENTY (20) FOOT WIDE EASEMENT CENTERED ON THE EXISTING LOCATION OF SAID OVERHEAD POWER LINES.
- 10) LOTS 2 THROUGH 8, BLOCK 2 ARE SUBJECT TO A TWENTY (20) FOOT WIDE SEASONAL CREEK DRAINAGE EASEMENT (SEE LEGEND), ONLY STRUCTURES ASSOCIATED WITH THE FIRE PROTECTION PLAN ARE TO BE CONSTRUCTED WITHIN SAID EASEMENT LINES, SHOWN HEREON.
- 11) LOTS 6 THROUGH 8, BLOCK 2 ARE HEREBY SUBJECT TO A TWENTY (20) FOOT WIDE IRRIGATION EASEMENT CENTERED ON AN EXISTING IRRIGATION PIPELINE. Said PIPELINE
- 12) ALL CONSTRUCTION WITHIN AREAS WHERE SLOPES ARE 15% OR GREATER SHALL CONFORM TO THE BOISE COUNTY HILLSIDE CONSTRUCTION REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.
- 13) LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 ARE NON-BUILDABLE LOTS.
- 14) LOT 1, BLOCK 1 IS SUBJECT TO A TWENTY (20) FOOT WIDE DRAINAGE EASEMENT, BEING ON EACH SIDE JACK ASS CREEK.
- 15) A SLOPE EASEMENT AS NOTED HEREON WITHIN LOT 2, BLOCK 2 IS HEREBY DEDICATED TO THE PIONEER ESTATES HOMEOWNERS ASSOCIATION FOR ROAD MAINTENANCE. THE PROPERTY OWNER OF LOT 2, BLOCK 2 IS RESTRICTED FROM CONSTRUCTING IMPROVEMENTS, LANDSCAPING OR GRADING WITHIN THIS AREA.
- 16) RESTRICTED BUILDING AREA - NO BUILDING PERMIT WILL BE ISSUED OR CONSTRUCTION ALLOWED IN THE RESTRICTED BUILDING AREA UNTIL IN COMPLIANCE WITH THE BOISE COUNTY HILLSIDE CONSTRUCTION ORDINANCE SHOWN IN CHAPTER 5-SECTION 14B OF THE AMENDED UNIFIED LAND ORDINANCE #2016-01.

CH CORNER  
SECTION 23  
M.V. DAVENPORT  
CP&F INST  
NO. 189421

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	52.18	370.00	8°04'48"	N2° 57' 16"W	52.13
C2	14.55	830.00	1°00'15"	S6° 29' 32"E	14.55



SHEET 1 OF 5

**FORSGREN**  
Associates Inc.

1100 WEST MYRTLE STREET, SUITE 308 BOISE, ID 83702  
PH: 208.383.3144 FAX: 208.383.0819

# PLAT SHOWING PIONEER ESTATES SUBDIVISION PHASE 1

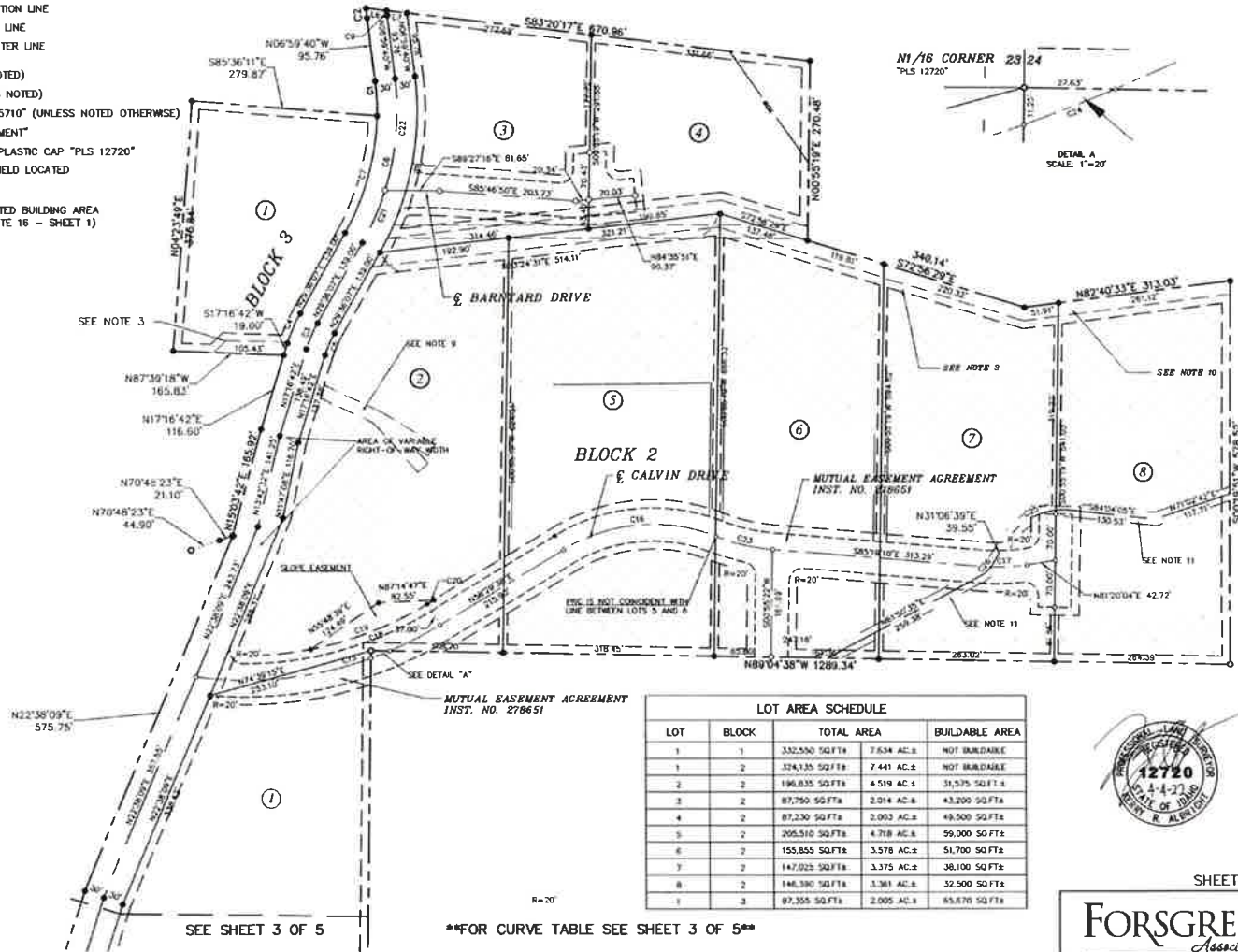
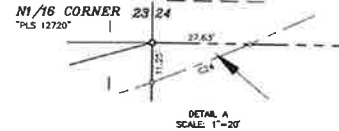
SITUATED IN A PORTION OF GOVERNMENT LOTS 2 AND 3 OF  
SECTION 23 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 24,  
T. 7 N., R. 2 E., B.M. BOISE COUNTY, IDAHO  
2022

## LEGEND

- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- CENTER LINE

- FOUND BRASS CAP (AS NOTED)
- FOUND ALUMINUM CAP (AS NOTED)
- FOUND 5/8" REBAR "PLS 5710" (UNLESS NOTED OTHERWISE)
- FOUND 1/2" REBAR "EASEMENT"
- SET 5/8"X24" REBAR W/ PLASTIC CAP "PLS 12720"
- CALCULATED POINT, NOT FIELD LOCATED
- POB** POINT OF BEGINNING

RESTRICTED BUILDING AREA  
(SEE NOTE 16 - SHEET 1)



LOT AREA SCHEDULE			
LOT	BLOCK	TOTAL AREA	BUILDABLE AREA
1	1	232,500 SQ.FT.S	7,634 AC.S NOT BUILDABLE
1	2	324,335 SQ.FT.S	7,441 AC.S NOT BUILDABLE
2	2	196,835 SQ.FT.S	4,519 AC.S 31,575 SQ.FT.S
3	2	87,750 SQ.FT.S	2,014 AC.S 43,200 SQ.FT.S
4	2	87,230 SQ.FT.S	2,003 AC.S 49,500 SQ.FT.S
5	2	205,510 SQ.FT.S	4,718 AC.S 59,000 SQ.FT.S
6	2	155,850 SQ.FT.S	3,578 AC.S 51,700 SQ.FT.S
7	2	147,025 SQ.FT.S	3,375 AC.S 38,100 SQ.FT.S
8	2	146,380 SQ.FT.S	3,361 AC.S 32,500 SQ.FT.S
1	3	87,355 SQ.FT.S	2,005 AC.S 65,676 SQ.FT.S



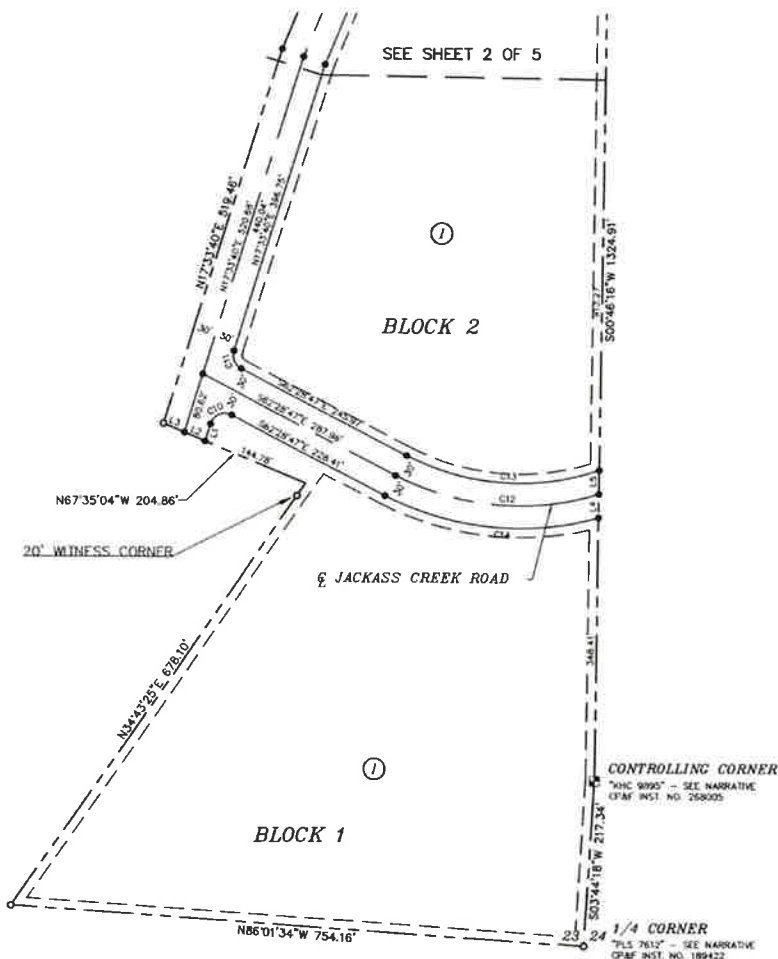
SHEET 2 OF 5

**FORSGREN**  
*Associates Inc.*  
1109 WEST MYRTLE STREET, SUITE 300, BOISE, ID 83702  
PH: 208.386.3744 FAX: 208.386.0879

\*\*FOR CURVE TABLE SEE SHEET 3 OF 5\*\*

# PLAT SHOWING PIONEER ESTATES SUBDIVISION PHASE 1

SITUATED IN A PORTION OF GOVERNMENT LOTS 2 AND 3 OF  
SECTION 23 AND THE NW1/4 OF THE NW1/4 OF SECTION 24,  
T. 7 N., R. 2 E., B.M. BOISE COUNTY, IDAHO  
2022



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N17°53'07"E	23.72'
L2	N67°35'04"W	29.97'
L3	N67°35'04"W	30.11'
L4	N0°46'16"E	31.47'
L5	N0°46'16"E	31.76'
L6	S83°20'17"E	30.76'
L7	S83°20'17"E	30.84'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	
C1	52.18	370.00	8°04'48"	N2° 57' 16"W	52.13	
C2	14.55	830.00	1°00'15"	S6° 29' 32"E	14.55	
C3	43.02	200.00	12°19'25"	N23° 26' 24"E	42.93	
C4	49.47	230.00	12°19'25"	S23° 26' 24"W	49.37	
C5	36.56	170.00	12°19'25"	S23° 26' 24"W	36.49	
C6	255.49	400.00	36°35'47"	N11° 18' 14"E	251.17	
C7	184.15	370.00	28°30'59"	N15° 20' 37"E	182.26	
C8	274.65	430.00	36°35'47"	N11° 18' 14"E	270.01	
C9	7.28	800.00	0°31'17"	N6° 44' 01"W	7.28	
C10	34.78	20.00	99°38'06"	S67° 42' 10"W	30.56	
C11	27.94	20.00	80°02'27"	S22° 27' 34"E	25.72	
C12	275.27	350.00	45°03'45"	S85° 00' 40"E	268.23	
C13	261.66	320.00	46°51'00"	S85° 54' 17"E	254.43	
C14	288.98	380.00	43°34'18"	S84° 15' 56"E	282.07	
C15	383.83	560.00	39°16'17"	N78° 07' 47"E	376.36	
C16	240.04	260.00	52°53'49"	N84° 56' 33"E	231.60	
C17	69.88	300.00	13°20'46"	N88° 00' 27"E	69.72	
C18	200.84	526.60	21°51'09"	N68° 15' 56"E	199.63	
C19	189.28	523.57	20°42'50"	N68° 51' 44"E	188.25	
C20	11.55	192.39	3°26'25"	N58° 29' 38"E	11.55	
C21	85.77	400.00	12°17'06"	N23° 27' 34"E	85.60	
C22	169.72	400.00	24°18'40"	N5° 09' 40"E	168.45	
C23	87.50	300.00	16°42'37"	S76° 57' 51"E	87.19	
C24	29.81	560.00	3°02'58"	N68° 44' 21"E	29.80	
C25	113.13	100.00	64°49'15"	N63° 31' 17"E	107.20	



SHEET 3 OF 5

**FORSGREN**  
Associates Inc.

1100 WEST MYRTLE STREET, SUITE 300 BOISE, ID 83702  
PH 208.342.3144 FAX 208.342.0119

PLAT SHOWING

# PIONEER ESTATES SUBDIVISION PHASE 1

SITUATED IN A PORTION OF GOVERNMENT LOTS 2 AND 3 OF  
SECTION 23 AND THE NW1/4 OF THE NW1/4 OF SECTION 24,  
T. 7 N., R. 2 E., B.M. BOISE COUNTY, IDAHO  
2022

**OWNERS CERTIFICATE**

KNOW BY ALL MEN BY THESE PRESENTS:

THAT DRAKE FARMS, LLC IS THE OWNER OF THE REAL PROPERTY HERINAFTER DESCRIBED, AND IT IS THEIR INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION, HERINAFTER DESCRIBED AS FOLLOWS:

A PORTION OF GOVERNMENT LOTS 2 AND 3 OF SECTION 23 AND THE NW1/4 OF SECTION 24 IN TOWNSHIP 7 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED, "KHC 9895", MARKING THE N1/16 CORNER COMMON TO SECTIONS 23 AND 24;

THENCE ALONG THE COMMON LINE OF SECTIONS 23 AND 24, SOUTH 00°48'16" WEST, 1324.01 FEET TO A FOUND ALUMINUM CAP STAMPED "KHC 9895", MARKING A CONTROLLING CORNER AND ACCEPTED AS AN ANGLE POINT IN THE COMMON LINE BETWEEN SECTIONS 23 AND 24, PERPETUATED BY RECORD OF SURVEY, INST. NO. 268039 AND CP&F, INST. NO. 268005;

THENCE CONTINUING ALONG THE LINE COMMON TO SECTIONS 23 AND 24, SOUTH 03°44'18" WEST, 217.34 FEET TO FOUND 5/8" REBAR WITH PLASTIC CAP "PLS 7612", MARKING THE 1/4 CORNER COMMON TO SECTIONS 23 AND 24 AND PERPETUATED IN CP&F INST. NO. 189422;

THENCE ALONG THE EAST-WEST CENTER LINE OF SECTION 23, NORTH 86°01'34" WEST, 754.16 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "BERGEY PLS 5710", FROM WHICH THE BRASS CAP STAMPED M.V. DAVENPORT, MARKING THE CENTER OF SECTION 23, PERPETUATED BY CP&F INST. NO. 189421, BEARS NORTH 86°01'34" WEST, 1706.30 FEET;

THENCE NORTH 34°43'25" EAST, 678.10 FEET TO AN ANGLE POINT FROM WHICH A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED, "BERGEY PLS 5710" WITNESS CORNER BEARS, SOUTH 34°43'25" WEST, 20.00 FEET;

THENCE NORTH 67°35'04" WEST, 204.86 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED, "BERGEY PLS 5710".

THENCE NORTH 17°33'40" EAST, 519.46 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP "PLS 12720".

THENCE NORTH 22°38'09" EAST, 575.75 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED, "BERGEY PLS 5710".

THENCE SOUTH 70°48'23" WEST, 21.10 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED, "PLS 12720".

THENCE NORTH 20°39'45" EAST, 178.65 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED, "PLS 12720".

THENCE NORTH 17°16'42" EAST, 116.60 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED, "PLS 12720".

THENCE NORTH 87°39'18" WEST, 165.63 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED, "PLS 12720".

THENCE NORTH 04°23'49" EAST, 375.84 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED, "PLS 12720".

THENCE SOUTH 85°38'11" EAST, 279.87 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED, "PLS 12720", MARKING THE BEGINNING OF A NON-RADIAL CURVATURE TO THE LEFT;

THENCE 52.18 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 08°04'48", AND A CHORD THAT BEARS, NORTH 02°57'15" WEST, 52.13 FEET TO A SET 5/8" REBAR WITH A PLASTIC CAP STAMPED, "PLS 12720".

THENCE TANGENT TO SAID CURVE, NORTH 08°59'40" WEST, 95.76 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED, "PLS 12720", MARKING THE BEGINNING OF CURVATURE TO THE RIGHT;

THENCE 14.55 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 830.00 FEET, A CENTRAL ANGLE OF 01°00'15", AND A CHORD THAT BEARS, NORTH 08°29'32" WEST, 14.55 FEET TO A SET 5/8" REBAR WITH A PLASTIC CAP STAMPED, "PLS 12720".

THENCE NON-TANGENT TO SAID CURVE, SOUTH 85°20'17" EAST, 670.96 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED, "PLS 12720".

THENCE SOUTH 00°55'19" WEST, 270.48 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED, "PLS 12720".

THENCE SOUTH 72°56'29" EAST, 340.14 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED, "PLS 12720".

THENCE NORTH 82°40'33" EAST, 313.03 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED, "PLS 12720" ON THE WEST 1/16TH LINE OF SECTION 24;

THENCE ALONG THE SAID WEST 1/16TH LINE, SOUTH 00°18'51" WEST, 578.52 FEET TO A FOUND 5/8" REBAR STAMPED, "KHC 9895", MARKING THE NW1/16 CORNER OF SECTION 24;

THENCE NORTH 89°04'38" WEST, ALONG THE NORTH 1/16TH LINE SECTION 24, FOR A DISTANCE OF 1289.34 FEET TO THE POINT OF BEGINNING, CONTAINING 44.072 ACRES, MORE OR LESS.

PIONEER ROAD AND JACKASS CREEK ROAD ARE HEREBY DEDICATED TO THE PUBLIC FOREVER. THE EASEMENTS AS SHOWN HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PERPETUALLY RESERVED FOR PUBLIC UTILITIES, AND OTHER USES INDICATED HEREON, AND NO STRUCTURES OTHER THAN FOR UTILITY PURPOSES SHALL BE CREATED WITHIN SAID EASEMENTS. THE LOTS SHOWN HEREON WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO MORE THAN ONE LOT, BUT WILL BE SERVED BY INDIVIDUAL WELLS.

DENNIS DRAKE \_\_\_\_\_ DATE  
MEMBER OF DRAKE FARMS, LLC

**ACKNOWLEDGEMENT**

STATE OF IDAHO) SS  
COUNTY OF ADA)

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ IN THE YEAR 2022, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED DENNIS DRAKE, KNOWN OF IDENTIFIED TO ME TO BE A MEMBER OF DRAKE FARMS, LLC (AN IDAHO LIMITED LIABILITY COMPANY), OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT DRAKE FARMS, LLC EXECUTED THE SAME.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO  
MY COMMISSION EXPIRES \_\_\_\_\_  
RESIDING IN \_\_\_\_\_

**CERTIFICATE OF SURVEYOR:**

I, KERRY R. ALBRIGHT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT IT IS IN CONFORMITY WITH THE LAWS PERTAINING TO PLATS, SURVEYS AND CORNER PERPETUATIONS.



PLAT SHOWING

# PIONEER ESTATES SUBDIVISION PHASE 1

SITUATED IN A PORTION OF GOVERNMENT LOTS 2 AND 3 OF  
SECTION 23 AND THE NW1/4 OF THE NW1/4 OF SECTION 24,  
T. 7 N., R. 2 E., B.M. BOISE COUNTY, IDAHO  
2022

### CERTIFICATE OF THE COUNTY TREASURER

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

\_\_\_\_\_  
BOISE COUNTY TREASURER

\_\_\_\_\_  
DATE

### CERTIFICATE OF COUNTY ASSESSOR

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

\_\_\_\_\_  
BOISE COUNTY ASSESSOR

\_\_\_\_\_  
DATE

### CERTIFICATE OF BOISE COUNTY SURVEYOR

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

\_\_\_\_\_  
BOISE COUNTY SURVEYOR

\_\_\_\_\_  
DATE

### CERTIFICATE OF BOISE COUNTY BOARD OF COMMISSIONERS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PLAT OF PIONEER ESTATES SUBDIVISION PHASE 1 HAS BEEN ACCEPTED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE BOARD OF COMMISSIONERS OF BOISE COUNTY, IDAHO.

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
DATE

### CERTIFICATE OF CENTRAL DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN PARTIALLY SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL:

BLOCK 2, LOTS 2-8, BLOCK 3, LOT 1  
SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

\_\_\_\_\_  
CENTRAL DISTRICT HEALTH, EHS

\_\_\_\_\_  
DATE



SHEET 5 OF 5

**FORSGREN**  
*Associates Inc.*  
1108 WEST MYRTLE STREET, SUITE 300, BOISE, ID 83702  
PH: 208.343.1444 FAX: 208.343.0819

PLAT SHOWING - PIONEER ESTATES SUBDIVISION PHASE 1 (PART 1) - BOISE COUNTY, IDAHO - 2022