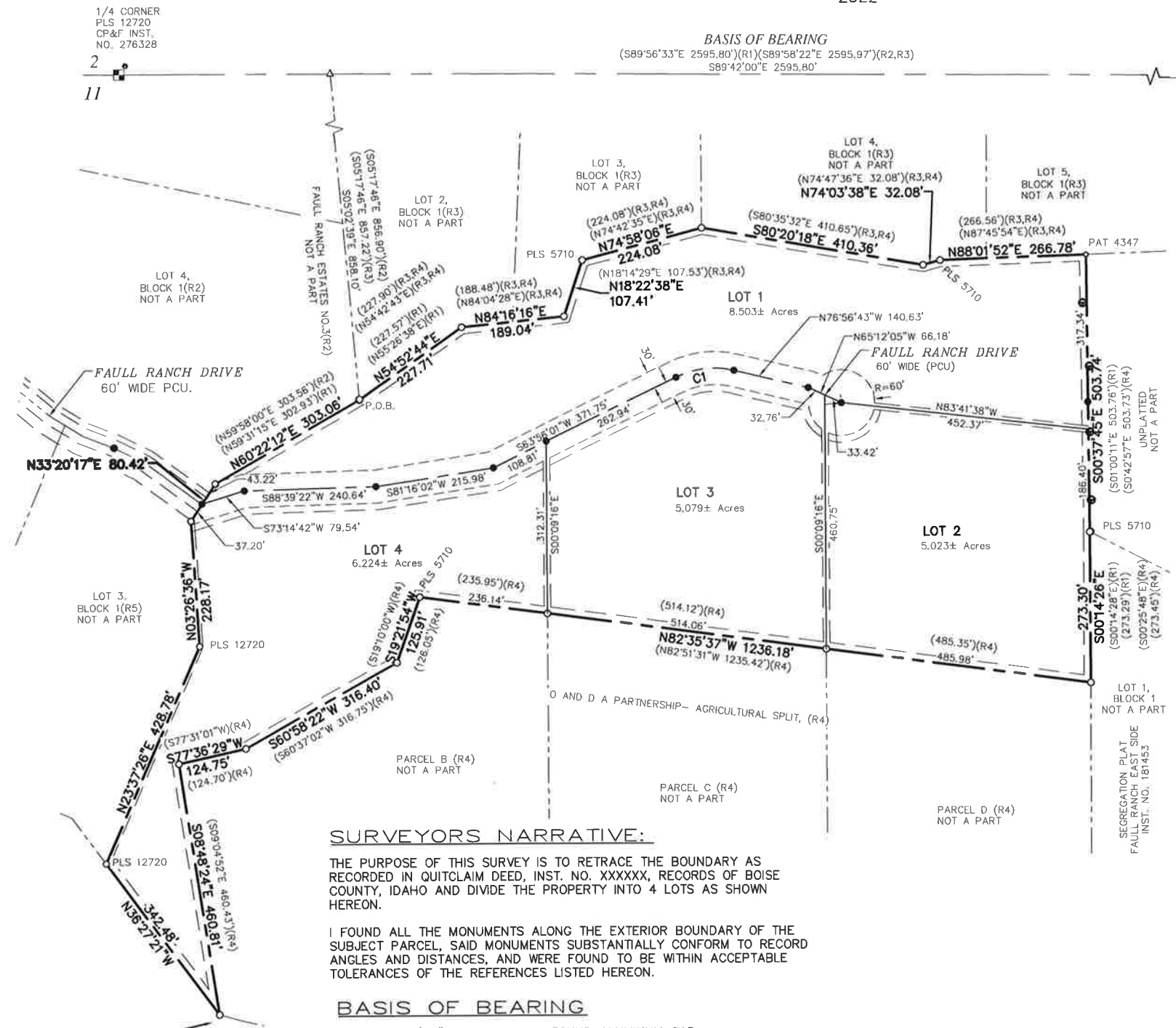


MINOR PLAT OF  
**FAULL RANCH ESTATES NO. 4**

A PORTION OF LOT 3, BLOCK 1 OF FAULL RANCH ESTATES NO. 3,  
 AND A PORTION OF THE N1/2 OF SECTION 11,  
 TOWNSHIP 7 NORTH, RANGE 2 EAST, BOISE MERIDIAN,  
 BOISE COUNTY, IDAHO  
 2022



SCALE: 1" = 150'



**NOTES:**

- THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING THE TRANSFER OF WATER RIGHTS.
- BUILDING CONSTRUCTION MUST MEET THE BOISE COUNTY SETBACKS THAT ARE IN FORCE AT THE TIME OF CONSTRUCTION.
- A TWELVE (12') FOOT WIDE PUBLIC UTILITIES, DRAINAGE, AND CABLE TV EASEMENT IS HEREBY DEDICATED ADJACENT TO THE EXTERIOR BOUNDARY OF THIS SUBDIVISION 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.
- A TWELVE (12') FOOT WIDE PUBLIC UTILITIES, DRAINAGE, AND SNOW STORAGE EASEMENT IS HEREBY DEDICATED ADJACENT TO AND CONTIGUOUS WITH THE SOUTHERLY SIDE OF FAULL RANCH DRIVE, BEING PLATTED HERewith AND AS SHOWN HEREON.
- ALL AREAS SHOWN HEREON ARE FOR TAX PURPOSES ONLY.
- THIS DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) THAT PERTAIN TO FAULL RANCH ESTATES RECORDED IN THE BOISE COUNTY RECORDERS OFFICE AS INSTRUMENT NO.s 151067 AND 198559, TOGETHER WITH ANY ADDITIONAL AMENDMENTS THERETO.
- BOISE COUNTY ASSUMES NO RESPONSIBILITY FOR THE MAINTENANCE OF THE PRIVATE COMMON USE (PCU) ROAD, FAULL RANCH DRIVE, AS PLATTED HEREON. IN ACCORDANCE WITH THE BOISE COUNTY SUBDIVISION ORDINANCE SAID PRIVATE COMMON USE (PCU) ROAD WILL BE MAINTAINED BY THE HILL CREEK MEADOWS HOMEOWNERS ASSOCIATION.
- NO LOT SHALL BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL OF APPROPRIATE HEALTH AUTHORITY AND THE BOISE COUNTY COMMISSIONERS.

**LEGEND**

- BOUNDARY LINE
- RECORD BOUNDARY LINE
- SECTION LINE
- LOT LINE
- PRIVATE COMMON USE ROAD (PCU) & UTILITY EASEMENT
- UTILITY EASEMENT

- FOUND BRASS CAP (AS NOTED)
- FOUND ALUMINUM CAP (AS NOTED)
- FOUND 5/8" IRON PIN "CRM PLS 6901" (OR AS NOTED)
- FOUND 1/2" IRON PIN "PAT PLS 4347" REMOVED AND REPLACED WITH 5/8"x24" IRON PIN W/ PLASTIC CAP "PLS 12720."
- SET 5/8"x24" IRON PIN W/ PLASTIC CAP "FORSGREN PLS 12720"
- CALCULATED POINT, NOT FIELD LOCATED
- P.O.B.** POINT OF BEGINNING

**SURVEYORS NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO RETRACE THE BOUNDARY AS RECORDED IN QUITCLAIM DEED, INST. NO. XXXXXX, RECORDS OF BOISE COUNTY, IDAHO AND DIVIDE THE PROPERTY INTO 4 LOTS AS SHOWN HEREON.

I FOUND ALL THE MONUMENTS ALONG THE EXTERIOR BOUNDARY OF THE SUBJECT PARCEL, SAID MONUMENTS SUBSTANTIALLY CONFORM TO RECORD ANGLES AND DISTANCES, AND WERE FOUND TO BE WITHIN ACCEPTABLE TOLERANCES OF THE REFERENCES LISTED HEREON.

**BASIS OF BEARING**

SOUTH 89°42'00" EAST BETWEEN FOUND ALUMINUM CAP MONUMENT, MARKING THE NORTH 1/4 CORNER OF SECTION 11 AND THE BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 11

**REFERENCES:**

- RECORD OF SURVEY INST. NO. 255911
- SUBDIVISION PLAT FOR FAULL RANCH ESTATES NO.3, INST. NO. 220374
- SUBDIVISION PLAT OF FAULL RANCH NO. 1, INST. NO. 157003
- RECORD OF SURVEY, INST. NO. 182414
- PARTIAL PLAT AMENDMENT, INST. NO. XXXXXX
- RECORD OF SURVEY, INST. NO. XXXXXX
- QUIT CLAIM DEED, INST. NO. XXXXXX

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	109.25	160.00	39°07'16"	S83° 29' 39"W	107.14



**FORSGREN**  
*Associates Inc.*  
 917 SOUTH LUSK STREET, SUITE 300, BOISE, ID 83706  
 PH: 208.342.3144 FAX: 208.383.0819

P. 1220184 - Matt Forsgren, Boundary Survey, 1220184 - Faull Ranch Estates No. 4, Plat No. 4, 3/9/2022, 8:09 AM, 1220184.DWG

MINOR PLAT OF  
**FAULL RANCH ESTATES NO. 4**

A PORTION OF LOT 3, BLOCK 1 OF FAULL RANCH ESTATES NO. 3,  
 AND A PORTION OF THE NE1/4 OF SECTION 11,  
 TOWNSHIP 7 NORTH, RANGE 2 EAST, BOISE MERIDIAN,  
 BOISE COUNTY, IDAHO  
 2022

**CERTIFICATE OF OWNERS**

KNOW ALL PERSONS BY THESE PRESENTS, THAT MARK FITZPATRICK, THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED, AND THAT IT IS HIS INTENTION TO HEREBY INCLUDE THE FOLLOWING DESCRIBED LAND IN THIS SUBDIVISION PLAT:

A PORTION OF LOT 3, BLOCK 1 OF FAULL RANCH ESTATES NO. 3, (HEREINAFTER REFERRED TO AS SAID LOT) AS SHOWN IN PARTIAL PLAT AMENDMENT, INST. NO. XXXXXX, RECORDS OF BOISE COUNTY, ID, AND ALL OF THE PARCEL SHOWN ON RECORD OF SURVEY, INST. NO. XXXXXX, RECORDS OF BOISE COUNTY, ID (HEREINAFTER REFERRED TO AS SAID PARCEL), LYING IN THE NE 1/4 OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 2 EAST, BOISE MERIDIAN, BOISE COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP STAMPED, "PLS 12720," MARKING THE 1/4 CORNER COMMON TO SECTION 11 AND SECTION 2, PERPETUATED BY CP&F INST. NO. 276328, FROM WHICH A FOUND BRASS CAP STAMPED, "PE/PLS 856," MARKING THE NORTHEAST CORNER OF SAID SECTION 11 BEARS, SOUTH 89°42'00" EAST, (FORMERLY SOUTH 89°56'33" EAST) AND IS THE BASIS OF BEARING FOR THIS DESCRIPTION, 2595.60 FEET, SAID BRASS CAP PERPETUATED BY CP&F INST. NO. 156203, RECORDS OF BOISE COUNTY, ID;

THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 11 AND 2, SOUTH 89°42'00" EAST, 383.52 FEET TO THE NORTHERLY CORNER COMMON TO LOT 5, BLOCK 1 OF FAULL RANCH ESTATES NO.3 SUBDIVISION, AND LOT 2, BLOCK 1 OF FAULL RANCH NO. 1 SUBDIVISION, AS RECORDED IN INST. NO. 157003, RECORDS OF BOISE COUNTY, ID;

THENCE SOUTH 05°02'39" EAST, ALONG THE COMMON LOT LINE OF SAID LOTS AND ALONG LOT 4, BLOCK 1 OF FAULL RANCH ESTATES NO.3 SUBDIVISION, 858.10 FEET (FORMERLY SOUTH 05°17'46" EAST, 857.22 FEET) TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED, "CRM PLS 6901," MARKING THE SOUTHERLY COMMON CORNER OF SAID LOTS 4 AND 2, WHICH IS COINCIDENT WITH THE NORTHERLY BOUNDARY LINE OF SAID PARCEL, THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL, WHICH IS COINCIDENT WITH THE SOUTHERLY BOUNDARY LINE OF FAULL RANCH NO. 1 SUBDIVISION (R3), THE FOLLOWING COURSES AND DISTANCES TO 5/8" REBAR WITH PLASTIC CAPS STAMPED, "CRM PLS 6901" UNLESS NOTED OTHERWISE:

NORTH 54°52'44" EAST, 227.71 FEET (FORMERLY NORTH 55°26'38" EAST, 227.57 FEET);

NORTH 84°16'16" EAST, 189.04 FEET (FORMERLY NORTH 84°04'28" EAST, 188.48 FEET);

NORTH 18°22'38" EAST, 107.41 FEET (FORMERLY NORTH 18°14'29" EAST, 107.53 FEET) TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED, "BERGEY PLS 5710; "

NORTH 74°58'06" EAST, 224.08 FEET (FORMERLY NORTH 74°42'35" EAST, 224.08 FEET);

SOUTH 80°20'18" EAST, 410.36 FEET (FORMERLY SOUTH 80°35'32" EAST, 410.56 FEET);

NORTH 74°03'38" EAST, 32.08 FEET (FORMERLY NORTH 73°47'36" EAST, 32.08 FEET) TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED, "BERGEY PLS 5710; "

NORTH 88°01'52" EAST, 266.78 FEET (FORMERLY NORTH 87°45'54" EAST, 266.56 FEET) TO A FOUND 1/2" REBAR WITH A PLASTIC CAP STAMPED, "PAT PLS 4347," REPLACED WITH A 5/8"x24" REBAR WITH A PLASTIC CAP STAMPED "PLS 12720," MARKING THE NORTHEAST CORNER OF SAID PARCEL;

THENCE, LEAVING THE NORTHERLY BOUNDARY LINE OF SAID PARCEL, SOUTH 00°37'45" EAST, 503.74 FEET (FORMERLY SOUTH 01°00'11" EAST, 503.76 FEET), ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED, "BERGEY PLS 5710," MARKING THE NORTHWEST CORNER OF LOT 1, BLOK 1 OF THE SEGREGATION PLAT OF FAULL RANCH EAST SIDE, INST. NO. 181453, RECORDS OF BOISE COUNTY, ID;

THENCE, CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, WHICH IS COINCIDENT WITH THE WEST BOUNDARY LINE OF SAID LOT 1, SOUTH 00°14'26" EAST, 273.30 FEET, (FORMERLY SOUTH 00°14'28" EAST, 273.29 FEET) TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED, "CRM PLS 6901," MARKING THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY LINES OF SAID PARCEL THE FOLLOWING COURSES AND DISTANCES:

NORTH 82°35'37" WEST, 1236.18 FEET (FORMERLY NORTH 82°51'31" WEST, 1235.42 FEET) TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED, "BERGEY PLS 5710; "

SOUTH 19°21'54" WEST, 125.91 FEET (FORMERLY SOUTH 19°10'00" WEST, 126.05 FEET) TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED, "CRM, PLS 6901; "

SOUTH 60°58'22" WEST, 316.40 FEET (FORMERLY SOUTH 60°37'02" WEST, 316.75 FEET) TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED, "CRM, PLS 6901; "

SOUTH 77°36'29" WEST, 124.75 FEET (FORMERLY SOUTH 77°31'01" WEST, 124.70 FEET) TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED, "CRM, PLS 6901; "

SOUTH 08°48'24" EAST, 460.81 FEET (FORMERLY SOUTH 09°04'52" EAST, 460.43 FEET) TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED, "CRM, PLS 6901," MARKING THE SOUTHERNMOST CORNER OF SAID PARCEL;

THENCE LEAVING SAID SOUTHERLY AND EASTERLY BOUNDARY LINES AND COINCIDENT WITH THE WESTERLY BOUNDARY LINES OF SAID PARCEL, THE FOLLOWING COURSES AND DISTANCES:

NORTH 36°27'21" WEST (FORMERLY NORTH 36°41'54" WEST), 342.48 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED "PLS 12720," MARKING THE SOUTHEAST CORNER OF SAID LOT;

NORTH 23°37'26" EAST, 428.78 FEET TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED "PLS 12720; "

NORTH 03°26'36" WEST, 228.17 FEET TO A 5/8" REBAR WITH A PLASTIC CAP STAMPED "PLS 12720,"

NORTH 33°20'17" EAST, 80.42 FEET (FORMERLY NORTH 32°37'38" EAST, 80.41 FEET) TO A FOUND 5/8" REBAR WITH A PLASTIC CAP STAMPED "CRM, PLS 6901; "

THENCE NORTH 60°22'12" EAST, 303.06 FEET (FORMERLY NORTH 59°31'15" EAST, 302.93 FEET) TO THE POINT OF BEGINNING, CONTAINING 24.834 ACRES, MORE OR LESS.

THE EASEMENTS AND THE PRIVATE COMMON USE (PCU) ROAD (JOHNNIE LN.) INDICATED ON SAID PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS AND COMMON USE ROAD IS PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND FOR SUCH OTHER USES AS DESIGNATED HEREON AND NO STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS. THE INDIVIDUAL LOTS DESCRIBED ON THIS PLAT WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE OR MORE LOTS BUT WILL BE SERVED BY INDIVIDUAL WELLS.

MARK FITZPATRICK  
 OWNER

**ACKNOWLEDGMENT**

STATE OF IDAHO }  
 COUNTY OF BOISE }SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARK FITZPATRICK, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON THAT EXECUTED THIS INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

RESIDING IN \_\_\_\_\_



VICINITY MAP

N.T.S.

**CERTIFICATE OF SURVEYOR**

I, KERRY R. ALBRIGHT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT IT IS IN CONFORMITY THE LAWS PERTAINING TO SURVEYS, PLATS, CORNER PERPETUATIONS.

KERRY R. ALBRIGHT  
 12720  
 5-3-9-22  
 STATE OF IDAHO  
 KERRY R. ALBRIGHT  
 LICENSE NO. 12720

P:\2022\14 - Mark Fitzpatrick Boundary Survey\Survey\Drawings\UTZ\UTZ170301.dwg Mark Fitzpatrick 3/17/2022 3:31 PM KALBRIGHT

MINOR PLAT OF  
FAULL RANCH ESTATES NO. 4

A PORTION OF LOT 3, BLOCK 1 OF FAULL RANCH ESTATES NO. 3,  
AND A PORTION OF THE NE1/4 OF SECTION 11,  
TOWNSHIP 7 NORTH, RANGE 2 EAST, BOISE MERIDIAN,  
BOISE COUNTY, IDAHO  
2022

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 1 LOTS 1-4

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                      \_\_\_\_\_

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 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 STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

\_\_\_\_\_  
BOISE COUNTY SURVEYOR                      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 THE BOARD OF COUNTY COMMISSIONERS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS MINOR PLAT OF HILL CREEK MEADOWS HAS BEEN ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE BOARD OF COMMISSIONERS OF BOISE COUNTY, IDAHO.

\_\_\_\_\_  
CHAIRPERSON                      DATE                      \_\_\_\_\_



A:\2024 - Hill Properties Boundary Survey\Survey\Drawings\12720\mchd - minor plat\2024-Proposed - minor plat.dwg 2/9/2022 3:35:14 PM KALBRIGHT