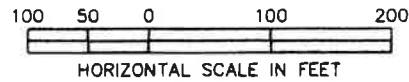


TIMBER CREEK MEADOWS

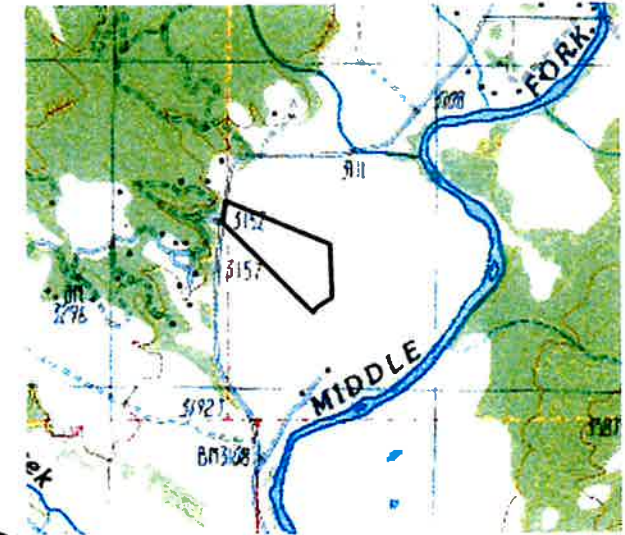
Located in Lot 3, Travis Subdivision
 In the SW1/4 of Section 23
 T 10 N., R 4 E., B.M.
 Boise County, Idaho
 2023



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	94.97	183.00	S42°01'40"W	93.91
C2	54.04	50.00	N71°57'44"E	51.45
C3	26.70	20.00	S83°30'22"E	24.76
C4	121.26	60.00	N63°51'14"W	101.65
C5	20.05	35.00	N57°24'41"E	19.78
C6	53.61	65.00	N64°37'34"E	52.11

LINE TABLE		
LINE	LENGTH	BEARING
L1	71.32	S45°09'53"W
L2	39.75	S77°04'21"E
L3	120.30	N40°59'49"E
L4	15.01	N51°26'49"W
L5	74.91	N51°26'49"W
L6	30.00	S38°31'12"W
L7	3.11	S45°15'36"E

Preliminary



Legend

- Set 5/8 Inch Rebar (PLS 13549)
- Found 5/8 Inch Rebar
- ⊙ Found Section Monument as Noted
- △ Calculated Position, No Monument Found or Set
- Exterior Boundary Line Donley Property
- Parcel Line
- - - Easement Line

Survey Narrative

The purpose of this survey was to create 4 parcels from 1 existing parcel of record, per Boise County Regulations

Horizontal datum based on Idaho State Plane, Idaho West Zone 1103. Coordinates projected to ground by applying a scale factor of 1,0002081991 to grid values. Distances are ground distances and are in U.S. Survey Feet.

Refer to Plat of Travis Subdivision, Inst. No. 179352

Notes

Lots shall not be reduced in size without prior approval from the Health Authority and re-platting.

No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.

Reference is made to public health letter on file regarding additional restrictions.

Minimum Building Setback Lines shall be in accordance with the Zoning Ordinance at the time of issuance of any building permit.

This plat is subject to Idaho Code Section 31-3805. Irrigation water will be provided by owner and the Lots shown on this plat shall be subject to assessments by PTR Committee #2 Irrigation Association.

This subdivision shall be subject to Declaration of Covenants, Conditions, and Restrictions for Travis Subdivision recorded as Inst. No.

The roads within Timber Creek Meadows Subdivision are private and are to be maintained by the Homeowner's Association as described in the Private Road Declaration as recorded concurrently with this plat with the Office of the Recorder of Boise County, Idaho as Instrument Number

Refer to Declaration of Utilities as recorded concurrently with this plat in the Office of the Recorder of Boise County, as Instrument Number

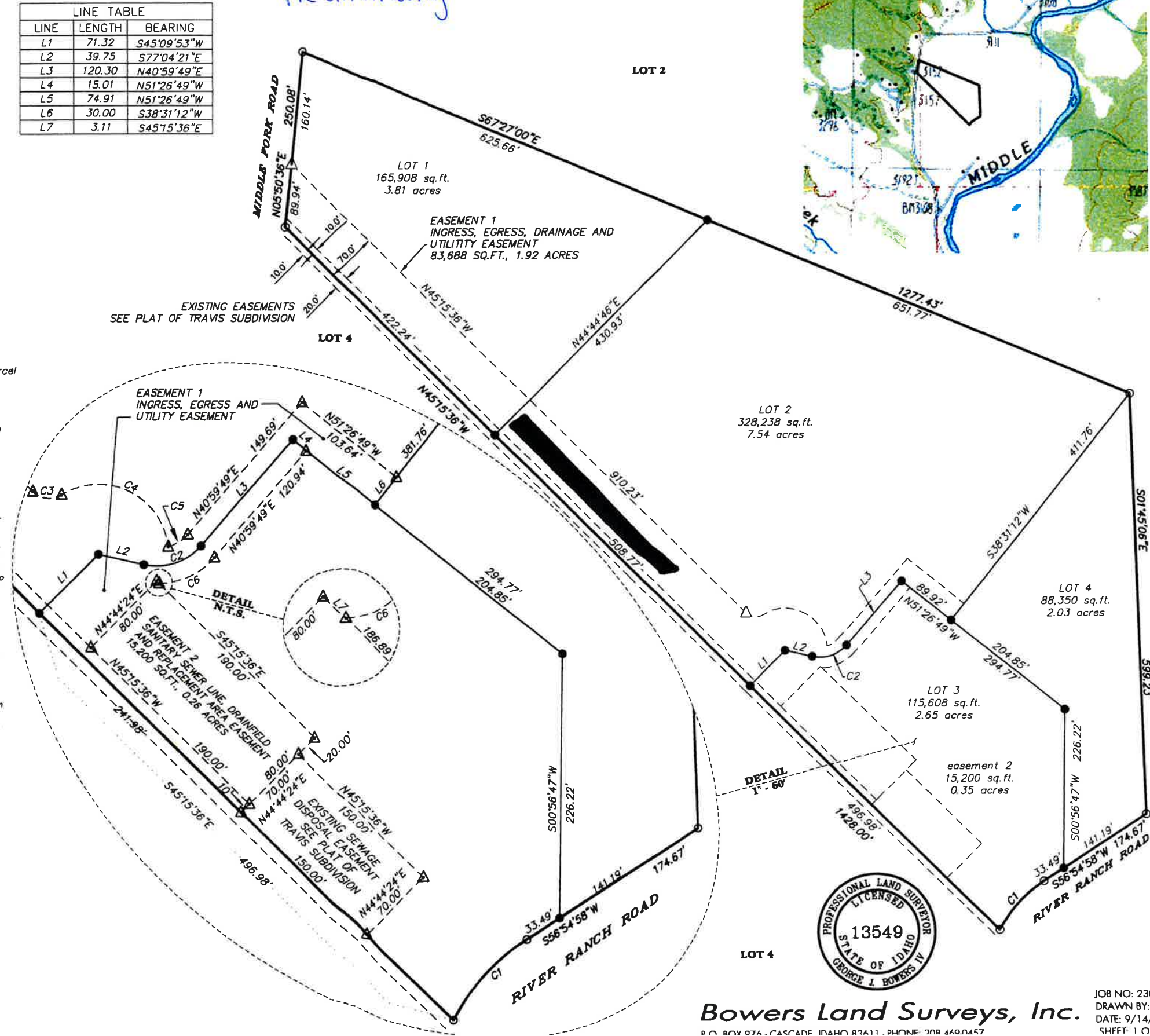
Any future division of Lots in this Subdivision shall comply with Boise County Subdivision Ordinance and Procedures and Requirements.

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 County Recorder or his agent listing the Conditions of Approval. Sanitary restrictions may be Re-imposed in accordance with Section 50-1326 Idaho Code by the issuance of a Certificate of Disapproval.

District Health Department, EHS _____ Date _____

Inst. No. _____



Bowers Land Surveys, Inc.

P.O. BOX 076, CASCADE, IDAHO 83411, PHONE 208 469-0457

JOB NO: 23016
 DRAWN BY: CB
 DATE: 9/14/23
 SHEET 1 OF 2