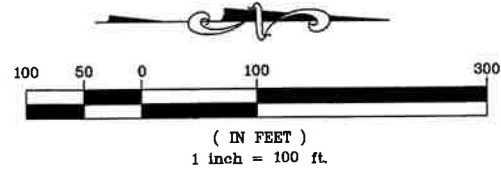
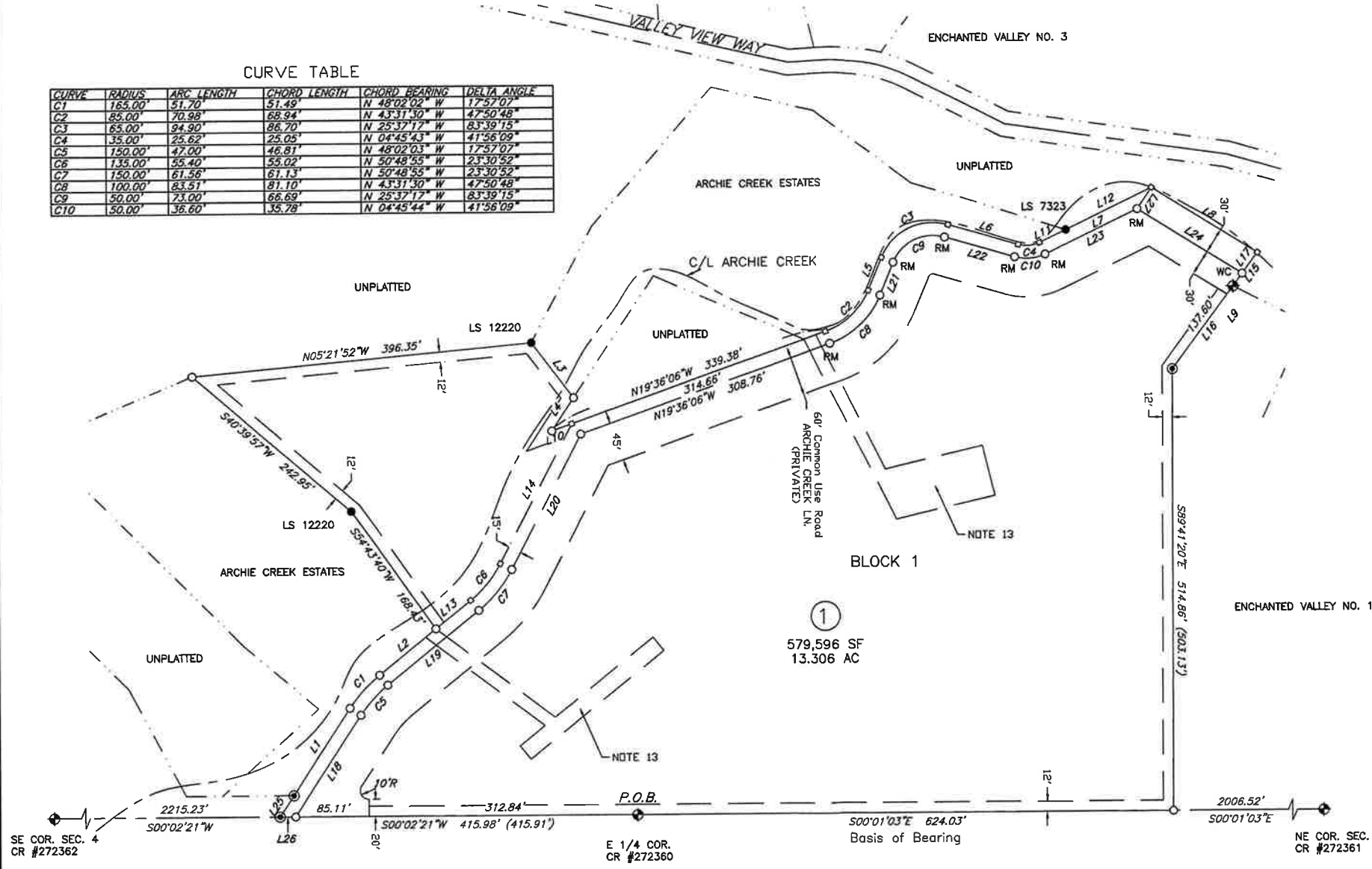


MINOR PLAT  
**ARCHIE CREEK ESTATES NO. 2**  
 REPLAT OF LOT 1, BLOCK 1, ARCHIE CREEK ESTATES  
 SECTION 4, T. 8 N., R. 8 E., B.M.  
 BOISE COUNTY, IDAHO  
 2023



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.00'	51.70'	51.49'	N 48°02'02" W	17°57'07"
C2	85.00'	70.98'	68.94'	N 43°31'50" W	47°50'48"
C3	65.00'	94.90'	86.70'	N 25°37'17" W	83°39'15"
C4	35.00'	25.62'	25.05'	N 04°45'43" W	41°56'09"
C5	150.00'	47.00'	46.81'	N 48°02'03" W	17°57'07"
C6	135.00'	55.40'	55.02'	N 50°48'55" W	23°30'52"
C7	150.00'	61.56'	61.13'	N 50°48'55" W	23°30'52"
C8	100.00'	83.51'	81.10'	N 43°31'30" W	47°50'48"
C9	50.00'	23.00'	22.69'	N 25°37'17" W	83°39'15"
C10	50.00'	36.60'	35.78'	N 04°45'44" W	41°56'09"



NOTES

1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
2. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
3. PER I.C. 31-3805, THIS PLAT IS WITHIN NO IRRIGATION DISTRICT. HOWEVER IRRIGATION WATER IS PROVIDED THROUGH A PRIVATE SYSTEM OWNED BY THE ENCHANTED VALLEY TRUST AND THE LOTS SHOWN HEREON ARE SUBJECT TO ASSESSMENTS FROM THE ENCHANTED VALLEY TRUST, AND ARE ELIGIBLE TO RECEIVE WATER FROM THE ENCHANTED VALLEY TRUST.
4. LOT SHALL NOT BE REDUCED IN SIZE WITHOUT THE PRIOR APPROVAL OF APPROPRIATE HEALTH AUTHORITY AND THE BOISE COUNTY COMMISSIONERS.
5. THE LAND AREA SHOWN HEREON IS FOR TAX PURPOSES ONLY.
6. BOISE COUNTY ASSUMES NO RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE COMMON USE ROAD PLATTED HEREON. SUBJECT TO THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS SUBDIVISION IS RECORDED.
7. A 12 FOOT WIDE NON-EXCLUSIVE PUBLIC UTILITY AND LOT DRAINAGE EASEMENT IS HEREBY RESERVED ADJACENT TO THE EXTERIOR BOUNDARY, AND ADJACENT TO THE PRIVATE COMMON USE ROAD EASEMENT.
8. THE UTILITY AND DRAINAGE EASEMENT ALONG THE PRIVATE COMMON USE ROAD MAY BE USED AS A ROAD EASEMENT AND FOR SNOW STORAGE.
9. THE ROAD PLATTED HEREON IS A PRIVATE COMMON USE ROAD AND THEREFORE NO COUNTY SERVICES (OTHER THAN EMERGENCY IN NATURE) WILL BE PROVIDED.
10. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
11. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
12. THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIVE COVENANTS FILED WITH ARCHIE CREEK ESTATES IN THE BOISE COUNTY RECORDERS OFFICE.
13. FOR SEPTIC DRAINFIELD LOCATION DIMENSIONS SEE ARCHIE CREEK ESTATES.
14. CENTRAL DISTRICT HEALTH REQUIRES NUTRIENT REDUCING SYSTEMS CAPABLE OF ACHIEVING \_\_\_MG/L TOTAL NITROGEN ON LOT 1. CDH REQUESTS THIS INFORMATION BE DISCLOSED TO ANY POTENTIAL BUYER.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°00'36" W	120.70'
L2	N 39°03'29" W	85.02'
L3	N 52°51'12" E	80.90'
L4	S 56°27'15" E	46.21'
L5	N 67°26'54" W	41.30'
L6	N 16°12'21" E	84.61'
L7	N 25°43'48" W	145.60'
L8	N 32°00'37" E	144.62'
L9	S 53°32'58" E	167.69'
L10	N 19°36'06" W	24.72'
L11	N 25°43'48" W	34.14'
L12	N 25°43'48" W	111.46'
L13	N 39°03'29" W	52.13'
L14	N 62°34'21" W	183.29'
L15	S 53°32'58" E	48.39'
L16	S 53°32'58" E	119.30'
L17	S 53°32'58" E	30.09'
L18	N 57°00'36" W	140.41'
L19	N 39°03'29" W	137.15'
L20	N 62°34'21" W	177.39'
L21	N 67°26'54" W	41.30'
L22	N 16°12'21" E	84.61'
L23	N 25°43'48" W	119.59'
L24	N 32°00'37" E	143.49'
L25	N 56°45'48" W	29.51'
L26	S 00°02'21" W	18.03'
L27	S 55°42'13" E	30.02'

LEGEND

- |  |  |  |                           |
|--|--|--|---------------------------|
|  | Found 1/2" rebar. Reset with 5/8" rebar. |  | P.O.B. Point of Beginning |
|  | Found Brass Cap                          |  | Lot Number                |
|  | Set 5/8" rebar.                          |  | Boundary Line             |
|  | Found 5/8" rebar.                        |  | Section Line              |
|  | Calculated Point                         |  | Property Line             |
|  | Reference Monument                       |  | Easement Line             |
|  | Witness Corner                           |  | Creek Centerline          |
|  |  |  | Road Centerline           |

SURVEYOR'S NARRATIVE:

1. See Record of Survey No. 140326, Enchanted Valley No. 1, and the Archie Creek Estates for more survey information.
2. The overall boundaries were established by found monuments and dimension as shown on the Archie Creek Estates.
3. This plat was done at the request of Douglas and Qiwei Paulson to do a one Lot Subdivision adjusting the boundaries on the original Lot 1, Block 1 of Archie Creek Estates.
4. We found and held the Section monuments as shown on Record of Survey No. 140326 for the East line of Section 4. We then held found monuments and plotted dimensions as shown on the Archie Creek Estates for the West, North, and South lines of Lot 1 of said Archie Creek Estates.

OWNER/DEVELOPER:  
 DOUGLAS & QIWEI PAULSON  
 7504 ORRICK DR  
 AUSTIN, TX 78749



EAGLE LAND SURVEYING, LLC.

106 W MAIN ST. UNIT D, MIDDLETON, ID 83644  
 (208) 861-7513; pls12220@yahoo.com

REVISION DATE:	
REVISION DATE:	
<b>SEC. 4, T. 8 N., R. 8 E., B.M.</b>	
SHEET	
1	
DATE:	11-27-23
DRAWN BY:	JBF
CHECKED BY:	JBF
PROJECT:	23-132
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OF	
3	



