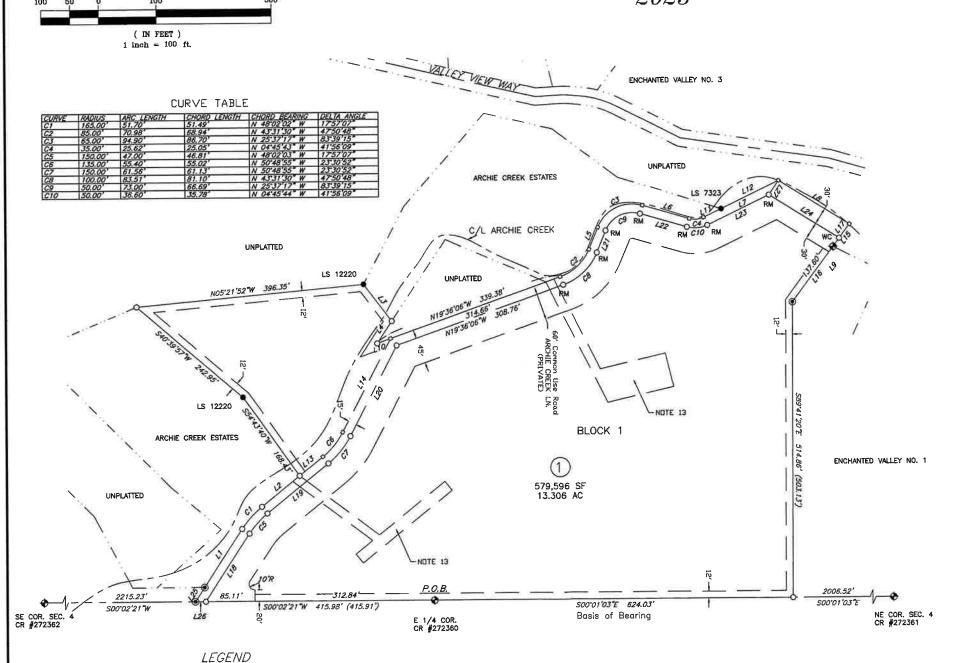


REPLAT OF LOT 1, BLOCK 1, ARCHIE CREEK ESTATES SECTION 4, T. 8 N., R. 8 E., B.M. BOISE COUNTY, IDAHO 2023



Boundary Line

Creek Centerline

Road Centerline

Section Line

Found 1/2" rebar. Reset with

5/8" rebar.

Found Brass Cap

Set 5/8" rebar.

Found 5/8" rebar.

Calculated Point

Witness Corner

WC

Reference Monument

P.O.B.

Point of Beginning

Lot Number

SURVEYOR'S NARRATIVE;

- See Record of Survey No. 140326, Enchanted Valley No. 1, and the Archie Creek Estates for more survey
- information.

 The overall boundaries were established by found monuments and dimension as shown on the Archie Creek Estates.

 This plat was done at the request of Douglas and Qiwei Poulson to do a one Lot Subdivision adjusting the boundaries on the original Lot 1, Block 1 of Archie Creek Estates.
- Creek Estates.

 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 platted 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

NOTES

- 1. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDINSION REGULATIONS AT THE TIME OR 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, RICHT 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 THE SURKOUNDING NOMAGRICULIUPAL 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 THAOUGH 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, AND ARE ELIGIBLE TO
- 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.
- B. 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 NITROSEN 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
12	N 39'03'29" W	85.02
13	N 52'51'12" E	80.90
14	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
LB	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 56'45'46" W	29.51
L26	S 00'02'21" W	18.03
L27	S 55'42'13" E	30.02

SEC. 4, T. 8 N., R. 8 E., B.M.

11-27-23 PROJECT: 23-13 DRAWN. BY:

MINOR PLAT

ARCHIE CREEK ESTATES NO. 2

CERTICATE OF OWNERS

KNOW ALL PEOPLE BY THESE PRESENT: THAT WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THAT REAL PROPERTY TO BE KNOWN AS ARCHIE CREEK ESTATES NO. 2, AND THAT WE INTEND TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

All of Lot 1, Block 1, Archie Creek Estates recorded as Instrument No. 222000 in Boise County Recorder Office, and a portion of the Southeast ¼ of Section 4, Township 8 North, Range 8 East of the Boise Meridian, Boise County, Idaho.

Beginning at a found Brass Cap marking the Northeast corner of the Southeast ¼ of Section 4, Township 8 North, Range 8 East of the Boise Meridian, Boise County, Idaho (said point being on the East line of Lot 1, Block 1, Archie Creek Estates) and running thence S00°02'21"W 415.98 feet (formerly 415.91 feet) along the East line of said Section to the Southeast corner of Lot 1, Block 1, Archie Creek Estates; thence along the South line of said Lot 1 the following four (4) courses: (1) thence N56°45'46"W 29.51 feet; (2) thence N57°00'36"W 120.70 feet to a point of curve; (3) thence Northwesterly 51.70 feet along said curve to the right (Curve data: Radius= 165.00', Delta= 17°57'07", Chord Bearing and Distance= N48°02'02"W 51.49 feet); (4) thence N39°03'29"W 85.02 feet to the Northwest corner of Lot 3, Block 1, Archie Creek Estates; thence along the West line of said Lot 3 the following two (2) courses: (1) thence S54°43'40"W 168.43 feet; (2) thence S40°39'57"W 168.43 feet to the Southwest corner of said Lot 3; thence N05°21'52"W 396.35 feet to the most Southerly point of Lot 4, Block 1, Archie Creek; thence N52°51′12″E 80.90 feet along the South line of said Lot 4 to the Southeast corner of said Lot 4; thence S56°27'15"E 46.21 feet; thence N19°36'06"W 339.38 feet along the West line of Lot 1, Block 1, Archie Creek Estates to a point of curve; thence along said West line the following seven (7) courses: (1) thence Northwesterly 70.98 feet along said curve to the left (Curve data: Radius= 85.00', Delta= 47°50'48", Chord Bearing and Distance= N43°31'30"W 68.94 feet); (2) thence N67°26'54"W 41.30 feet to a point of curve; (3) thence Northwesterly 94.90 feet along said curve to the right (Curve data: Radius= 65.00', Delta= 83°39'15", Chord Bearing and Distance= N25*37'17"W 86.70 feet); (4) thence N16°12'21"E 84.61 feet to a point of curve; (5) thence Northerly 25.62 feet along said curve to the left (Curve data: Radius= 35.00', Delta= 41°56'09", Chord Bearing and Distance= N04°45'43"W 25.05 feet); (6) thence N25°43'48"W 145.60 feet; (7) thence N32°00'37"E 144.62 to the Northwest corner of said Lot 1; thence S53°32'58"E 167.69 feet along the North line of said Lot 1; thence S89°41'20"E 514.86 feet (formerly 503.13 feet) along the North line of said Lot 1 to the Northeast corner of said Lot 1 (said point being on the East line of the Northeast 1/2 of Section 4, Township 8 North, Range 8 East of the Boise Meridian); thence S00°01'03"E 624.03 feet along the East line of said Lot 1 to the Point of Beginning.

Parcel contains 13.306 acres, more or less.

THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, HOWEVER THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR OTHER PURPOSES DESIGNATED HEREON, AND NO PERMANENT STRUCTURES, OTHER THAN FOR SUCH USES AND PURPOSES, ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS. ALL INDIVIDUAL LOTS WITHIN THIS SUBDIVISION WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE OR MORE OF THE LOTS, BUT WILL BE SERVED BY INDIVIDUAL WELLS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND:

DOUGLAS PAULSON QIWEI PAULSON

ACKI	VOW	LED	GM	E/V	9

STATE OF TEXAS)
COUNTY OF)

ON THIS _____DAY OF _______, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED DOUGLAS PAULSON AND QIWEI PAULSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO SAID INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

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

NOTARY PUBLIC .		
RESIDING AT		
MY COMMISSION	EXPIRES:	

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN COMFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JEREMIAH B. FIELDING, P.L.

12-18-27 IDAHO LICENSE NO. 12220

EAGLE LAND SURVEYING, LLC.

106 W MAIN ST. UNIT D, MIDDLETON, ID 83644 (208) 861--7513; pis12220@yahoo.com

REVISION	DATI	<u> </u>			_			
SEC.	4,	Т.	8	N.,	R.	в	Ε,.	B.M
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PROJECT: 23-132

MINOR PLAT

ARCHIE CREEK ESTATES NO. 2

 DISTRICT HEALTH D	DEPARTMENT	DATE	
		D OF COUNTY COMMI	SSIONER
ESTATES NO. 2 HA	S BEEN ACCEPTED AND A	THIS PLAT OF ARCHIE CREEK APPROVED THIS DAYOF DIMMISSIONERS OF BOISE COUNTY,	

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR, IN AND FOR 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.

CANYON COUNTY SURVEYOR

CERTIFICATE OF THE 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 TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

BOISE COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY ASSESSOR

CANYON HIGHWAY DISTRICT NO. 4 DOES HEREBY ACCEPT THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE 50-1312. PRIVATE STREETS DEPICTED ON THIS PLAT ARE NOT MAINTAINED BY OR UNDER THE JURISDICTION OF THE HIGHWAY DISTRICT. THERE IS NO LEGAL OBLIGATION OR ASSURANCES THAT THE PRIVATE STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE.

CHAIRMAN

DATE

CERTIFICATE OF BOISE COUNTY RECORDER



BOOK_		PAGE	
EAGLE	LAND	SURVEYING,	LLC.

105 W MAIN ST. UNIT D, MIDDLETON, ID 83644 (208) 861-7513; pts12220@yahoo.com

SEC. 4, T. 8 N., R. 8 E.,B.M.

SHEET

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BATE: 11-27-22 PROJECT: 23-132 OF

ORAWN. BY: JBF
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