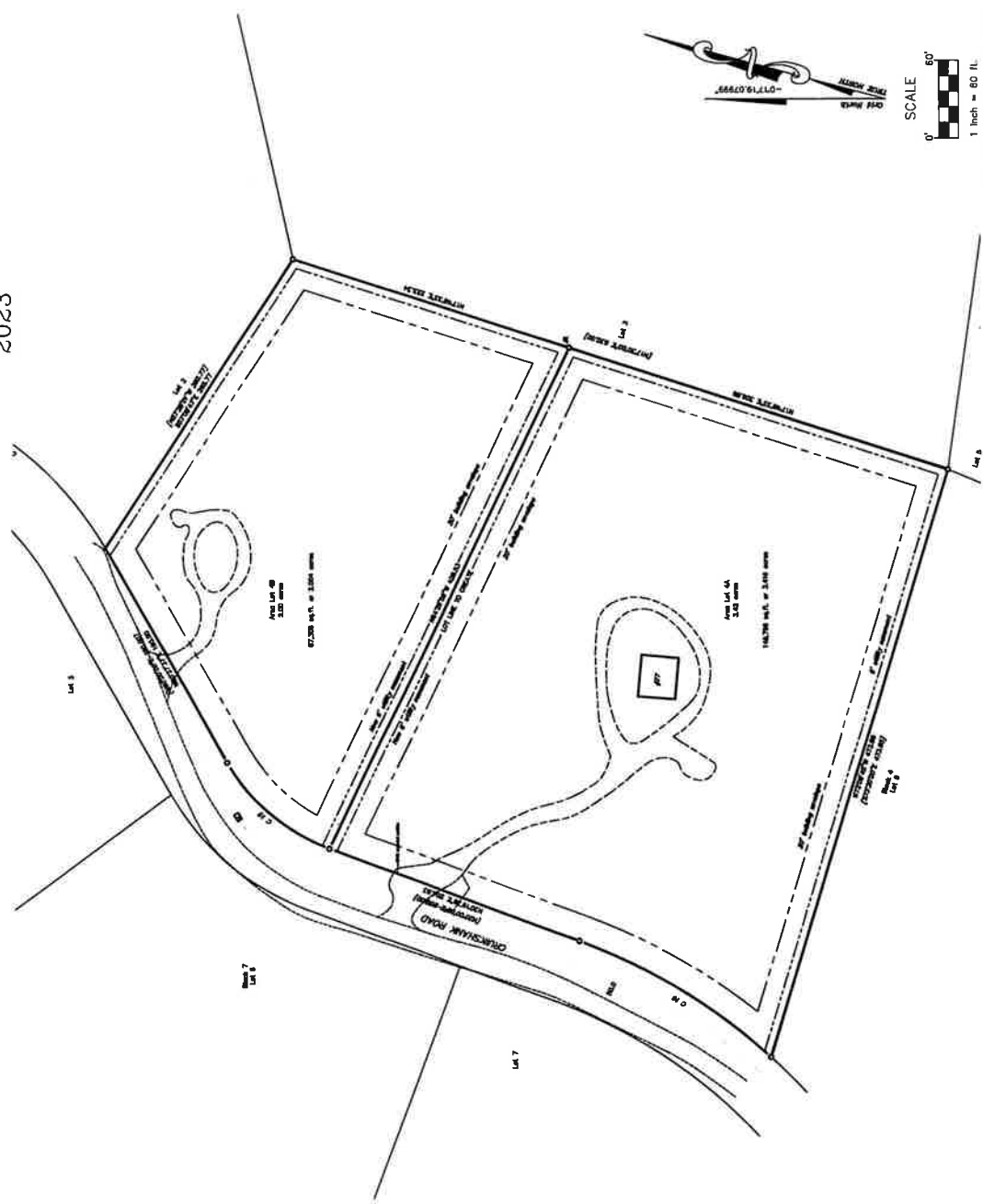


PARTIAL PLAT AMENDMENT OF LOT 4, BLOCK 4 PAYETTE RIVER RANCHETTES No. 2 SUBDIVISION

situated in the Southwest 1/4 Southeast 1/4, Section 1,
T.8N., R.02E., B.M., Boise County, Idaho
2023



LEGEND

- = Found unmarked 1/2" rebar
 - JR ○ = Set 1/2"x24" rebar, marked LS 6021
 - E = Electric transformer
- (52°33'00" ± 421.65) = Record Bearing and Distance

CURVE TABLE (re-record)		
CURVE LENGTH	RADIUS	DELTA CHORD BEARING
516	173.38	450.00 25°04'39" 172.31 N51°02'15"E
515	104.72	150.00 40° 102.61 N40°E

CURVE TABLE (measured)		
CURVE LENGTH	RADIUS	DELTA CHORD BEARING
516	173.48	450.00 25°05'17" 172.41 N51°15'16"E
515	104.79	150.00 40°01'42" 102.68 S40°18'40"W

NOTES:

1. This subdivision shall be subject to the Restrictions of Covenants, Conditions and Restrictions (CC&R's) for Payette River Ranchettes No.2, recorded as Instrument # _____.
2. All structures are to be erected, maintained and shall not be the responsibility of Boise County.
3. Minimum building setback lines shall be in accordance with the zoning ordinance at the time of the issuance of any building permit.
4. There shall be a 6 foot Utility & Drainage Easement contiguous to all Public Road Right-of-Way, and centered on all Lot lines.
5. Building envelopes will be as shown.
6. This plot is subject to Idaho Code Section 31-3605. Rights to irrigation water will not be expanded beyond the current angle owner.
7. Exterior Lighting shall comply with Boise County Ordinances.
8. Lots shall not be reduced in size except through application with Boise County Planning & Zoning, and in compliance with the CC&R's.
9. Reference is made to Public Health Letter on file regarding additional restrictions

SANITARY RESTRICTIONS

Sanitary restrictions as required by Idaho Code Title 50 Chapter 13 have been detailed according to the letter to be read on file with the County Recorder or the County Engineer. The letter shall be subject to the County Recorder or the County Engineer's approval. The letter shall be subject to the issuance of a certificate of disapproval.

Central District Health, EHS

Instrument Number _____ Date _____

Bearings based on GPS derived
State Plane NAD83 (1983) Zone 1103,
NAD83 (2011) Epoch 2010
Coordinates projected to Ground by a
Combined Factor of 1.000268613
Distances are Ground in U.S. Survey Feet.
Mapping angle of -017°19.07399"
Elevations based on Geoid 18, NAVD88

SURVEY NARRATIVE [I.C. 55-1906-6 (a-c)]:
 a. The survey was performed to split one subdivision lot into two.
 As per Boise County regulations this requires a partial amended plat.
 All found monuments appear to be original and in true plan position.
 Measured distances between found original monuments are shown.
 b. The original plat controls this survey.
 c. No vertical component is required in this survey.
 This to public land survey [I.C. 55-1906-5].
 This to subdivision corners suffice.

Russell Surveying, Inc.
McCall, Idaho 2024

