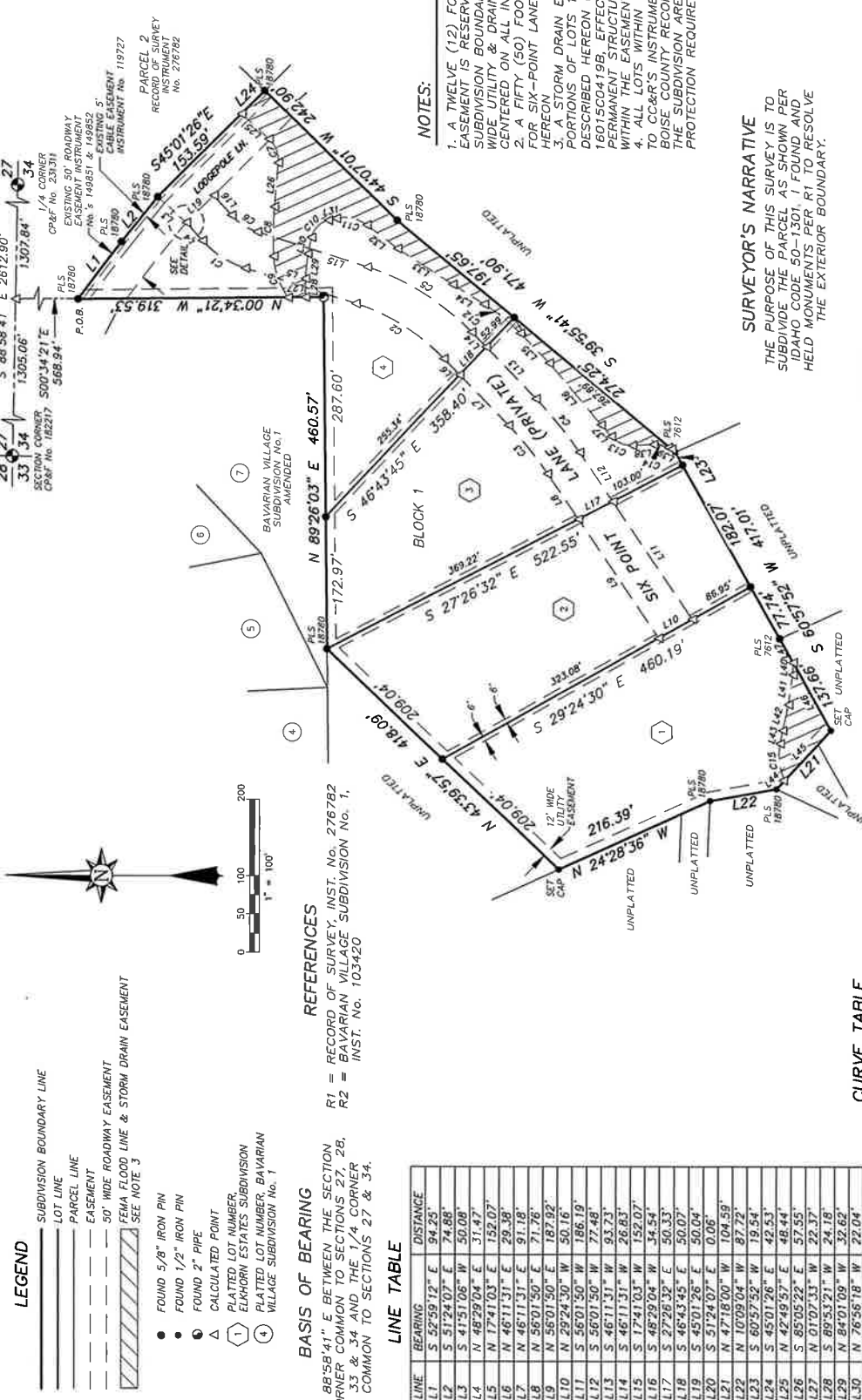


ELKHORN ESTATES SUBDIVISION

A PLAT SHOWING A SUBDIVISION OF PARCEL No.1 RECORD OF SURVEY INSTRUMENT No. 276782
 LYING WITHIN THE NW 1/4 OF SECTION 34, T.6N., R.5E., B.M.
 BOISE COUNTY — STATE OF IDAHO
 2024



LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- PARCEL LINE
- EASEMENT
- 50' WIDE ROADWAY EASEMENT
- FEMA FLOOD LINE & STORM DRAIN EASEMENT
- SEE NOTE 3

- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- FOUND 2" PIPE
- △ CALCULATED POINT
- ① PLATTED LOT NUMBER, ELKHORN ESTATES SUBDIVISION
- ④ PLATTED LOT NUMBER, BAVARIAN VILLAGE SUBDIVISION No. 1

REFERENCES

- R1 = RECORD OF SURVEY, INST. No. 276782
- R2 = BAVARIAN VILLAGE SUBDIVISION No. 1, INST. No. 103420

BASIS OF BEARING

S 88°58'41" E BETWEEN THE SECTION CORNER COMMON TO SECTIONS 27, 28, 33 & 34 AND THE 1/4 CORNER COMMON TO SECTIONS 27 & 34.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 52°59'12" E	94.25'
L2	S 51°24'07" E	24.88'
L3	S 41°51'06" W	50.08'
L4	N 48°29'04" E	31.47'
L5	W 17°41'03" E	152.07'
L6	N 46°11'31" E	29.38'
L7	N 46°11'31" E	91.18'
L8	N 56°01'50" E	71.26'
L9	N 56°01'50" E	187.92'
L10	N 29°24'30" W	50.16'
L11	S 56°01'50" W	186.19'
L12	S 56°01'50" W	77.48'
L13	S 46°11'31" W	93.23'
L14	S 46°11'31" W	26.83'
L15	S 17°41'03" W	152.07'
L16	S 48°29'04" W	34.54'
L17	S 27°26'32" E	50.33'
L18	S 46°43'45" E	50.07'
L19	S 45°01'26" E	50.04'
L20	S 51°24'07" E	0.06'
L21	N 47°18'00" W	104.59'
L22	N 10°09'04" W	87.72'
L23	S 60°52'52" W	19.54'
L24	S 45°01'26" E	42.53'
L25	N 42°49'57" E	48.44'
L26	S 85°05'22" E	57.55'
L27	N 01°09'13" W	22.37'
L28	S 89°53'21" W	24.18'
L29	N 84°01'09" W	32.62'
L30	N 26°56'18" W	22.04'
L31	N 13°17'51" W	10.84'
L32	N 31°07'32" E	50.62'
L33	N 37°07'42" E	85.83'
L34	N 32°24'00" E	48.33'
L35	N 45°34'52" E	54.62'
L36	N 50°19'32" E	105.17'
L37	N 48°24'18" E	19.83'
L38	N 02°23'48" W	27.93'
L39	N 26°19'21" E	4.31'
L40	S 87°56'23" E	15.95'
L41	S 82°06'56" E	39.62'
L42	S 77°36'17" E	34.64'
L43	S 78°56'34" E	17.51'
L44	N 47°18'00" W	15.72'
L45	N 47°18'00" W	88.87'
L46	S 60°52'52" W	101.87'
L47	S 60°52'52" W	35.79'

NOTES:

1. A TWELVE (12) FOOT WIDE UTILITY & DRAINAGE EASEMENT IS RESERVED ADJACENT TO THE SUBDIVISION BOUNDARY AND A TWELVE (12) FOOT EASEMENT ON ALL INTERIOR LOT LINES WILL BE CENTERED ON ALL INTERIOR LOT LINES.
2. A FIFTY (50) FOOT WIDE EASEMENT IS RESERVED FOR SIX-POINT LANE (PRIVATE) AND IS DESCRIBED HEREON.
3. A STORM DRAIN EASEMENT IS RESERVED ALONG PORTIONS OF LOTS 1, 3, & 4. BLOCK AND IS DESCRIBED HEREON (FEMA FIRM PANEL 16015C0419B EFFECTIVE 4/4/1988). NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THE EASEMENT.
4. ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO CC&R'S INSTRUMENT NUMBER 18780. THE LOTS WITHIN BOISE COUNTY RECORDS, IDAHO. THE LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THE FIRE PROTECTION REQUIREMENTS NOTED THEREIN.

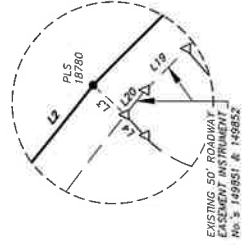
SURVEYOR'S NARRATIVE
 THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PARCEL AS SHOWN PER IDAHO CODE 50-1301. I FOUND AND HELD MONUMENTS PER R1 TO RESOLVE THE EXTERIOR BOUNDARY.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.20'	125.00'	30°48'01"	N 33°05'04" E	66.39'
C2	136.83'	275.00'	28°30'28"	N 51°56'17" E	135.42'
C3	81.57'	475.00'	9°50'19"	S 51°06'41" E	81.47'
C4	90.15'	525.00'	9°50'19"	S 31°56'17" W	90.04'
C5	161.70'	75.00'	30°48'01"	S 33°05'04" W	39.83'
C6	40.32'	38.00'	52°04'41"	S 89°03'39" E	64.71'
C7	34.54'	500.00'	7°25'12"	N 70°27'50" E	57.11'
C8	84.75'	33.31'49"	63°44'22"	N 45°04'04" W	31.68'
C9	57.94'	30.00'	50°29'23"	N 12°02'51" E	40.94'
C10	33.37'	262.00'	13°10'52"	N 38°59'26" E	60.14'
C11	42.30'	35.00'	50°48'05"	N 23°00'15" E	30.03'
C12	60.27'	40.00'	28°43'08"	N 11°57'47" E	19.84'
C13	31.03'	78.00'	36°15'42"	N 82°55'35" E	48.55'
C14	20.05'				
C15	49.37'				

DETAIL

N.T.S.



Digitally signed by
 Nathan J. Dang
 Date: 2024.08.29
 9584421-4076

PROFESSIONAL SURVEYOR
11463
 STATE OF IDAHO
 NATHAN J. DANG

Nathan J. Dang,
 P.L.S. 11463

JOB NO.	23-213
DRAWN BY:	JB
SHEET:	1 OF 2

ACCURATE
 SURVEYING & MAPPING
 1520 W. Washington St.
 Boise, Idaho 83702
 (208) 488-4227
 www accuratesurveyors.com



ELKHORN ESTATES SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL PERSONS BY THESE PRESENTS, THAT GANDA VENTURES, LLC, AN WASHINGTON LIMITED LIABILITY COMPANY, IS THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW AND IT IS SAID CORPORATION'S INTENTION TO INCLUDE SAID PROPERTY IN THIS SUBDIVISION PLAT.

A parcel of land being Parcel 1 as shown on Record of Survey Inst. No. 276782, Boise County Records, said parcel is located in the northwest ¼ of Section 34, Township 6 North, Range 5 East, Boise Meridian, Boise County, being more particularly described as follows:

Commencing at the found 2 ½ inch brass cap monument at the corner common to Sections 27, 28, 33 and 34, T34N, R35E, from which a true meridian is run, the following courses and distances: S 89° 58' 41" E a distance of 2110.29 feet, thence S 89° 58' 41" E along the section line for a distance of 1305.06 feet; thence S 00° 34' 21" E a distance of 568.94 feet to a found 5/8 inch iron pin with plastic cap labeled PLS 18780, the POINT OF BEGINNING;

Thence along the exterior boundary of said Parcel 1 for the following 12 courses and distances:

1. S 52° 59' 12" E along the line common to Parcels 1 and 2, as shown on said Record of Survey, for a distance of 94.24 feet to a found 5/8 inch iron pin with plastic cap labeled PLS 18780;
2. S 51° 24' 07" E along the line common to Parcels 1 and 2, for a found 5/8 inch iron pin with plastic cap labeled PLS 18780;
3. S 45° 01' 26" E along said parcel line for a distance of 196.12 feet to a found 5/8 inch iron pin with plastic cap labeled PLS 18780;
4. 44° 07' 01" W for a distance of 242.90 feet to a found 5/8 inch iron pin with plastic cap labeled PLS 18780;
5. S 39° 55' 41" W for a distance of 471.90 feet to a found ½ inch iron pin with plastic cap labeled PLS 7612;
6. S 60° 57' 52" W for a distance of 417.01 feet to a found 5/8 inch iron pin with plastic cap labeled PLS 11463;
7. N 47° 18' 00" W for a distance of 106.39 feet to a found 5/8 inch iron pin with plastic cap labeled PLS 18780;
8. N 10° 03' 04" W for a distance of 87.72 feet to a found ½ inch iron pin with plastic cap labeled PLS 18780;
9. N 24° 28' 36" W for a distance of 216.39 feet to a found 5/8 inch iron pin with plastic cap labeled PLS 11463;
10. N 43° 39' 57" E for a distance of 418.09 feet to a found 5/8 inch iron pin with plastic cap labeled PLS 18780;
11. N 89° 26' 03" E along the line common to Parcel 1 on said Record of Survey and Lot 7, Block 1, Amended Plat of Bavarian Village Subdivision No. 1, Inst. No. 103420, Boise County Records, for a distance of 460.57 feet to a found iron pipe;
12. N 00° 34' 21" E along the line common to Parcel 1 of said Record of Survey and Parcel 1 of said subdivision for a distance of 319.53 feet to the POINT OF BEGINNING.

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } SS

ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED GREG GARGAN, MEMBER, KNOWN OR IDENTIFIED TO BE THE PERSONS WHO EXECUTED THE INSTRUMENT ON BEHALF OF GANDA VENTURES, LLC, AND ACKNOWLEDGED TO ME EXECUTED THE SAME.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO _____

MY COMMISSION EXPIRES _____

RESIDING IN _____

CERTIFICATE OF BOISE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR ADA COUNTY, IN WITNESS WHEREOF, I HAVE SIGNED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

BOISE COUNTY SURVEYOR _____

DATE _____

CERTIFICATE OF BOISE COUNTY ASSESSOR

I, THE UNDERSIGNED, COUNTY ASSESSOR IN AND FOR THE COUNTY OF BOISE, IN WITNESS WHEREOF, I HAVE SIGNED AND AFFIXED MY OFFICIAL SEAL, HEREBY CERTIFY THAT THIS PLATING IS ACCEPTABLE FOR ASSOR AND TAX PURPOSES.

BOISE COUNTY ASSESSOR _____

DATE _____

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF BOISE, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED ON THIS PLAT ARE PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

BOISE COUNTY TREASURER _____

DATE _____

CERTIFICATE OF CENTRAL DISTRICT HEALTH

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE 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.

CENTRAL DISTRICT HEALTH _____

DATE _____

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
BOISE COUNTY } SS

INSTRUMENT NUMBER _____
FILED FOR RECORD AT THE REQUEST OF ACCURATE SURVEYING & MAPPING

AT _____ MINUTES PAST _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 20____.

EX-OFFICIO RECORDER: _____

DEPUTY: _____

FEE: _____

CERTIFICATE OF SURVEYOR

I, Nathan J. Dang, do hereby certify that I am a Registered 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 with the State of Idaho codes relating to plats, surveys, and the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

Digitally signed

by Nathan J. Dang

Date: 2024.08.29

'09:44:47 -0700

Nathan J. Dang,

P.L.S. 11463



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