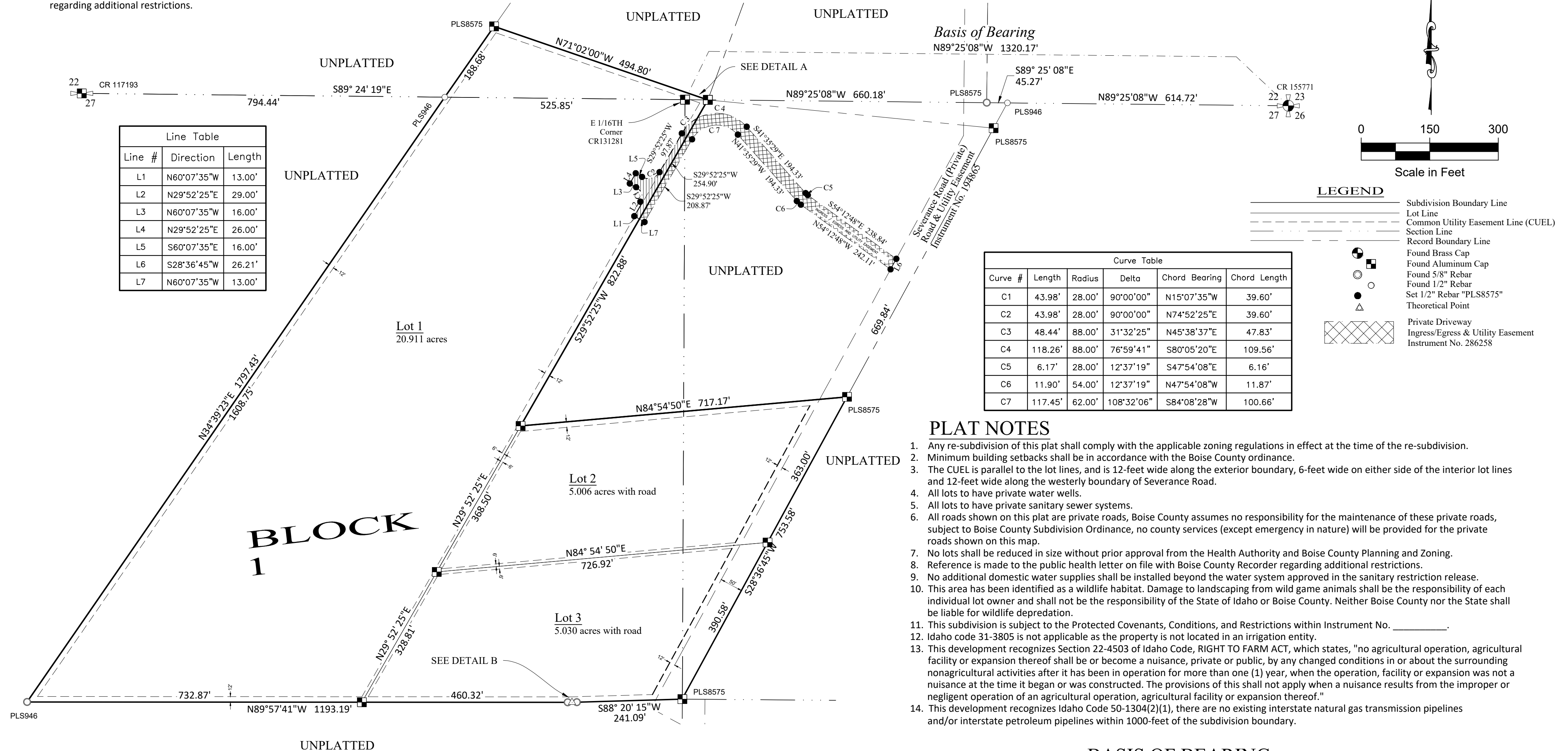


# Minor Plat of Oar Car Meadows Subdivision

situate in the Southeast 1/4 of Section 22 and the North 1/2 of Section 27  
Township 9 North, Range 4 East, Boise Meridian  
Boise County, Idaho  
2025

## HEALTH AUTHORITY RESTRICTIONS

1. Lots shall not be reduced in size without prior approval from the Health Authority
2. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restrictions release.
3. Reference is made to the public health letter on file with Boise County Recorder regarding additional restrictions.



Line Table		
Line #	Direction	Length
L1	N60°07'35"W	13.00'
L2	N29°52'25"E	29.00'
L3	N60°07'35"W	16.00'
L4	N29°52'25"E	26.00'
L5	S60°07'35"E	16.00'
L6	S28°36'45"W	26.21'
L7	N60°07'35"W	13.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	43.98'	28.00'	90°00'00"	N15°07'35"W	39.60'
C2	43.98'	28.00'	90°00'00"	N74°52'25"E	39.60'
C3	48.44'	88.00'	31°32'25"	N45°38'37"E	47.83'
C4	118.26'	88.00'	76°59'41"	S80°05'20"E	109.56'
C5	6.17'	28.00'	12°37'19"	S47°54'08"E	6.16'
C6	11.90'	54.00'	12°37'19"	N47°54'08"W	11.87'
C7	117.45'	62.00'	108°32'06"	S84°08'28"W	100.66'

**LEGEND**

- Subdivision Boundary Line
- Lot Line
- Common Utility Easement Line (CUEL)
- Section Line
- Record Boundary Line
- Found Brass Cap
- Found Aluminum Cap
- Found 5/8" Rebar
- Found 1/2" Rebar
- Set 1/2" Rebar "PLS8575"
- Theoretical Point
- Private Driveway
- Ingress/Egress & Utility Easement Instrument No. 286258

## PLAT NOTES

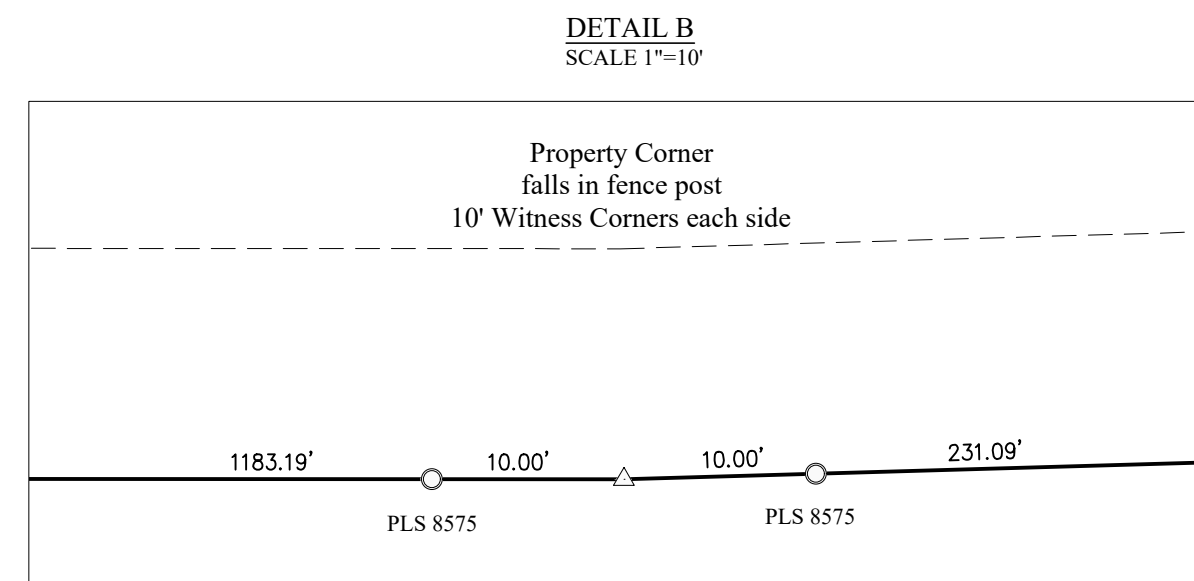
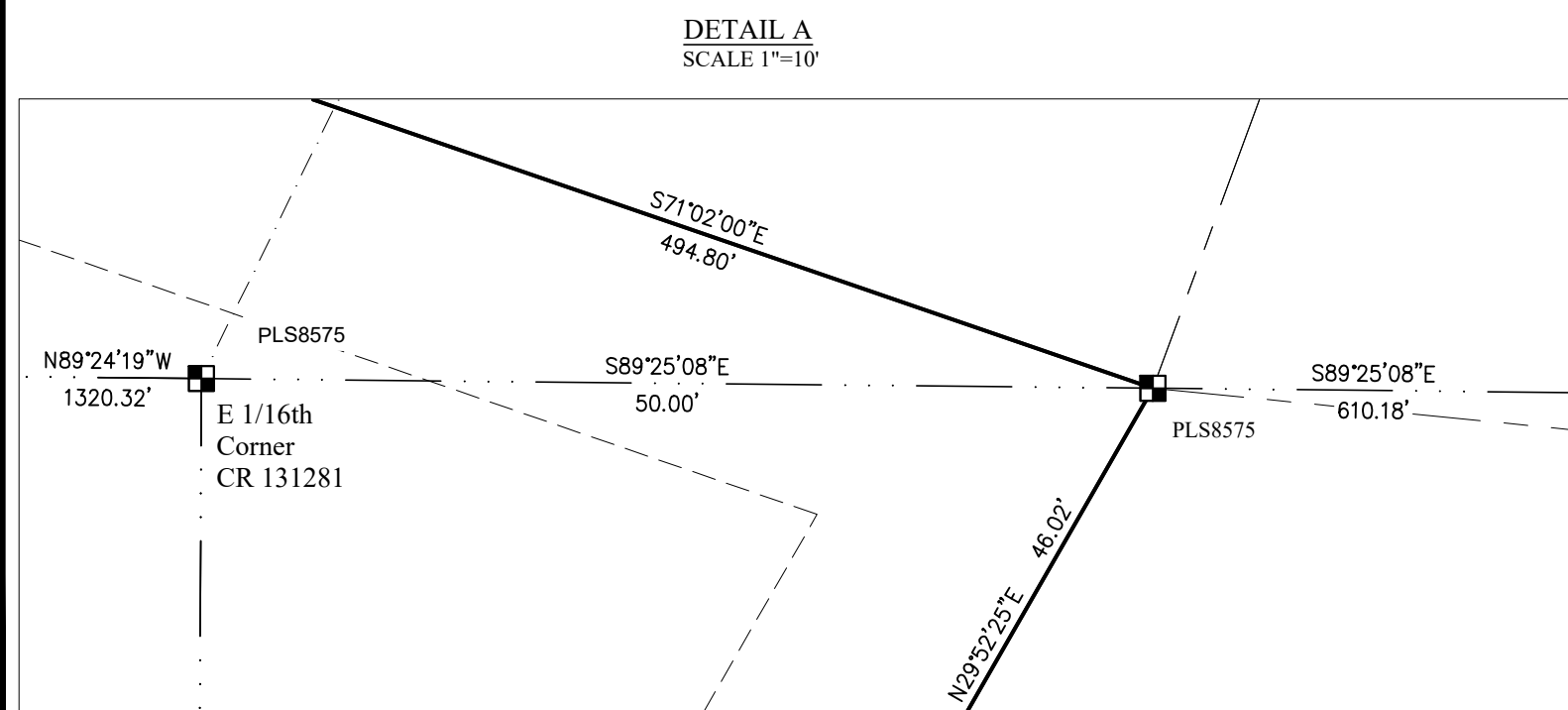
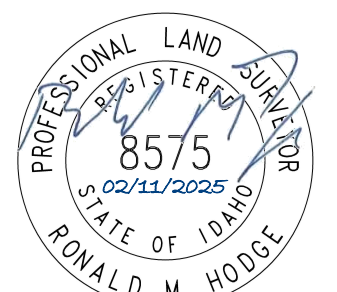
1. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
2. Minimum building setbacks shall be in accordance with the Boise County ordinance.
3. The CUEL is parallel to the lot lines, and is 12-foot wide along the exterior boundary, 6-foot wide on either side of the interior lot lines and 12-foot wide along the westerly boundary of Severance Road.
4. All lots to have private water wells.
5. All lots to have private sanitary sewer systems.
6. All roads shown on this plat are private roads, Boise County assumes no responsibility for the maintenance of these private roads, subject to Boise County Subdivision Ordinance, no county services (except emergency in nature) will be provided for the private roads shown on this map.
7. No lots shall be reduced in size without prior approval from the Health Authority and Boise County Planning and Zoning.
8. Reference is made to the public health letter on file with Boise County Recorder regarding additional restrictions.
9. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
10. This area has been identified as a wildlife habitat. Damage to landscaping from wild game animals shall be the responsibility of each individual lot owner and shall not be the responsibility of the State of Idaho or Boise County. Neither Boise County nor the State shall be liable for wildlife depredation.
11. This subdivision is subject to the Protected Covenants, Conditions, and Restrictions within Instrument No. \_\_\_\_\_.
12. Idaho code 31-3805 is not applicable as the property is not located in an irrigation entity.
13. This development recognizes Section 22-4503 of 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 shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
14. This development recognizes Idaho Code 50-1304(2)(1), there are no existing interstate natural gas transmission pipelines and/or interstate petroleum pipelines within 1000-feet of the subdivision boundary.

## BASIS OF BEARING

The basis of bearing for this survey was established by GPS techniques, projected to the Idaho Plane Coordinate System, NAD 83 datum, West Zone. All bearings shown are on grid azimuth and all distances shown are at ground.  
Refer to the drawing for the specific line and monuments used.

## OWNERS

Leigh & Jan Ward  
P.O. Box 126  
Garden Valley, Idaho 83622



**Fox Land Surveys**  
680 S. Progress Avenue, Suite 1, Meridian, ID 83642  
208-342-7957 www.hmh-llc.com

ACAD DWG. S21056-V-FP.dwg	DR.JP	CK.RH	PLOT SCALE: 1" = 1'
SCALE: 1" = 150'	DATE: 01/15/2025	SHEET 1 OF 2	

Minor Plat of  
**Oar Car Meadows Subdivision**  
 2025

INSTRUMENT # \_\_\_\_\_

**CERTIFICATE OF OWNERS**

Known all by men these present that the undersigned are the owners of the real parcel of land herein after described and that it is their intention to include said property in this subdivision plat.

The following describes a parcel of land being Parcel A of Record of Survey Instrument No. 277388 situate in the North 1/2 of Section 27 and the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 4 East, Boise Meridian, Boise County, Idaho, more particularly described as follows;

**COMMENCING** at the Northeast Corner of Section 27, monumented by an Aluminum Cap shown on Corner Record Instrument No. 155771, from which the East 1/16th Corner monumented by a found 1-inch Bar with a set 2" Aluminum Cap bears, North 89°25'08" West, 1320.17 feet; thence North 89°25'08" West, 1270.17 feet to a 5/8-inch rebar with 2 1/2-inch Aluminum Cap and the **POINT OF BEGINNING**;

Thence South 29°52'25" West, 822.88 feet to a 5/8-inch bar with 2-inch Aluminum Cap;  
 Thence North 84°54'50" East, 717.17 feet to easterly boundary of the Severance Road Easement Instrument No. 194865 monumented by a 5/8-inch bar with 2-inch Aluminum Cap;  
 Thence along said easterly boundary, South 28°36'45" West, 753.58 feet to the NE 1/16th Corner monumented by a 5/8-inch bar with 2-inch Aluminum Cap;  
 Thence South 88°20'02" West, 231.09 feet to a 10-foot witness corner monumented by a 5/8-inch bar with 2-inch Aluminum Cap;  
 Thence continuing, South 88°20'02" West 10.00 feet to the center of an existing fence post and angle point in the southerly boundary;  
 Thence North 89°57'41" West, 10.00 feet to a 10-foot witness corner monumented by a 5/8-inch bar with 2-inch Aluminum Cap;  
 Thence continuing, North 89°57'41" West, 1183.19 feet to a 1/2-inch bar with cap PLS946;  
 Thence North 34°37'56" East, 1,608.75 feet to the north boundary of Section 27 monumented by a 1/2-inch bar with cap PLS946;  
 Thence North 34°51'49" East, 188.68 feet to a 5/8-inch bar with 2-inch Aluminum Cap;  
 Thence South 71°02'00" East, 494.80 feet to the **POINT OF BEGINNING**.

Containing 30.97 acres more or less.

The private streets on this plat are not dedicated to the public. The common utility easements 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 any other purposes designated heron, and no permanent structures are to be erected within the lines of said easements. Per Idaho Code 50-1334. The individual lots described in the plat will not be served by any water system common to one (1) or more of the lots, but will be served by individual wells.

By: Leigh C. Ward

By: Jan M. Ward

**ACKNOWLEDGMENT**

State of Idaho  
 County of Ada

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me, the undersigned a notary public in and of said State, personally appeared Leigh C. Ward and Jan M. Ward, husband and wife, known or identified to me to be the owners and that executed the instrument and acknowledge to me that they executed the same.

Shonna D. Adams  
 My commission expires: November 28, 2029

**APPROVAL OF CENTRAL DISTRICT HEALTH**

Sanitary restrictions, per the requirements of Idaho Code, 50-1326, 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 issuance of a Certification of Disapproval. Reference is made to the public health letter on file with Boise County Recorder regarding additional restriction's.

Central District Health R.E.H.S. \_\_\_\_\_ Date

**APPROVAL OF COUNTY COMMISSIONERS**

I, the undersigned, per the requirements of Idaho Code 50-1308, hereby certify that this plat has been accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the Boise County Board of County Commissioners.

Chairman \_\_\_\_\_ Date

**CERTIFICATE OF COUNTY SURVEYOR**

I, the undersigned, Professional Land Surveyor for Boise County, hereby certify that I have checked this plat and find that it complies with the State of Idaho code relating to Plats and Surveys.

Thomas A. Judge, PLS 13934 \_\_\_\_\_ Date  
 Boise County Surveyor

**CERTIFICATE OF COUNTY TREASURER**

I, the undersigned, County Treasurer in and for Boise County, 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 in this proposed subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

County Treasurer \_\_\_\_\_ Date

**CERTIFICATE OF COUNTY ASSESSOR**

I, the undersigned, County Assessor in and for Boise County, per the requirements of Idaho Code 63-209, do hereby certify that this plat is acceptable for accessing and tax purposes.

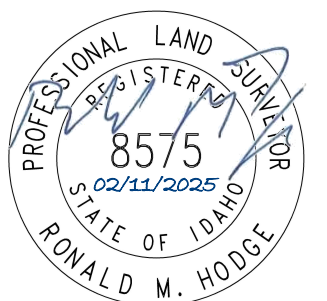
Boise County Assessor \_\_\_\_\_ Date

**CERTIFICATE OF SURVEYOR**

I, Ronald M. Hodge, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho and that this Minor Plat of Oar Car Meadows Subdivision, as described in the Certificate of Owners and depicted on the attached map, was drawn from an actual survey made on the ground under my direct supervision, accurately represents the monuments plotted thereon and, is in conformity with the State of Idaho Code relating to Plats and Surveys.

**SURVEYORS NARRATIVE**

The purpose of the survey is for the development of the property into a platted subdivision. Monuments found on Record of Survey Instrument No. 277387 were held. The sectional ties were held as described in the corner records. Warranty Deed Instrument No. 277338 defines the exterior boundary of this Plat



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