

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 49°10'57" E	218.95'
L2	N 00°18'22" E	136.68'
L3	N 59°02'52" W	58.30'
L4	N 50°27'56" W	62.01'
L5	N 72°50'56" W	184.02'
L6	S 72°16'04" W	67.01'
L7	N 53°53'56" W	115.01'
L8	S 87°52'04" W	106.01'
L9	S 95°18'04" W	129.02'
L10	S 71°18'04" W	113.01'
L11	N 24°02'04" E	26.00'
L12	N 83°47'56" W	79.01'
L13	S 44°12'04" W	48.01'
L14	N 67°48'56" W	85.01'
L15	S 60°23'04" W	94.01'
L16	S 15°42'04" W	37.00'
L17	S 59°30'04" W	36.00'
L18	N 49°01'56" W	53.01'
L19	N 63°38'47" W	29.99'
L20	N 83°55'47" W	38.99'
L21	S 43°26'13" W	27.99'
L22	S 57°06'13" W	48.98'
L23	S 56°21'13" W	41.98'
L24	S 40°31'13" W	36.99'
L25	S 55°49'13" W	81.97'
L26	S 63°05'13" W	38.99'
L27	S 32°40'13" W	20.99'
L28	S 81°02'13" W	23.99'
L29	S 70°23'13" W	68.98'
L30	N 87°52'47" W	99.96'
L31	S 81°36'13" W	36.99'
L32	N 02°41'13" E	20.99'
L33	N 33°43'47" W	11.00'
L34	S 81°51'13" W	60.98'
L35	S 80°52'13" W	19.75'
L36	N 00°00'34" W	73.37'
L37	N 00°00'34" W	128.42'
L38	N 05°27'15" E	123.44'
L39	N 27°16'58" E	36.45'
L40	S 89°41'10" E	37.54'
L41	N 00°00'36" W	64.55'
L42	S 88°47'34" E	111.85'
L43	N 75°50'28" E	59.87'
L44	S 89°39'24" E	91.61'
L45	N 55°00'46" E	48.77'
L46	S 74°59'10" E	152.65'
L47	N 67°47'24" E	45.47'
L48	S 84°29'40" E	118.04'
L49	N 47°35'34" E	75.74'
L50	S 70°08'36" E	80.43'
L51	S 69°48'59" E	145.04'
L52	S 47°36'13" E	88.64'
L53	N 87°08'14" E	126.92'
L54	N 59°49'13" E	93.04'
L55	S 82°43'51" E	74.15'
L56	N 80°55'32" E	33.64'
L57	S 87°34'55" E	32.55'
L58	S 75°52'59" E	105.31'
L59	S 89°43'05" E	33.67'
L60	N 61°45'29" E	62.12'
L61	S 23°35'21" E	79.84'
L62	S 04°02'28" E	151.63'
L63	N 00°00'36" W	12.45'
L64	N 00°00'16" W	20.00'
L65	N 62°28'44" E	218.29'
L66	N 00°00'34" W	206.02'

DALLEY-HAILEY SUB.
INST. NO. 185842Existing
Access Easement
Inst. No. 173460JOHNNIE HESS SUB.
INST. NO. 277538W 1/4 COR.
CR #184197

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	130.00'	146.80'	138.95'	S 35°05'38" E	64°36'37"	82.20'
C2	1015.00'	76.65'	76.64'	S 67°58'48" E	4°19'37"	38.35'
C3	95.00'	103.24'	98.23'	N 78°43'29" E	62°15'50"	57.38'
C4	160.00'	133.80'	129.93'	N 71°32'59" E	47°54'46"	71.09'
C5	485.00'	75.58'	75.50'	S 80°01'49" E	8°55'42"	37.86'
C6	105.00'	67.15'	66.01'	N 86°06'43" E	36°38'38"	34.77'
C7	135.00'	87.71'	86.17'	N 86°24'07" E	37°13'26"	45.46'
C8	190.00'	115.63'	113.86'	N 87°34'43" E	34°52'13"	59.67'
C9	415.00'	109.59'	109.27'	N 62°34'42" E	15°07'50"	55.12'
C10	160.00'	98.66'	97.11'	N 72°40'41" E	35°19'50"	50.96'
C11	365.00'	92.39'	92.14'	N 83°05'32" E	14°30'08"	46.44'
C12	285.00'	76.44'	76.21'	N 83°31'27" E	15°21'59"	38.45'

MINOR PLAT OF

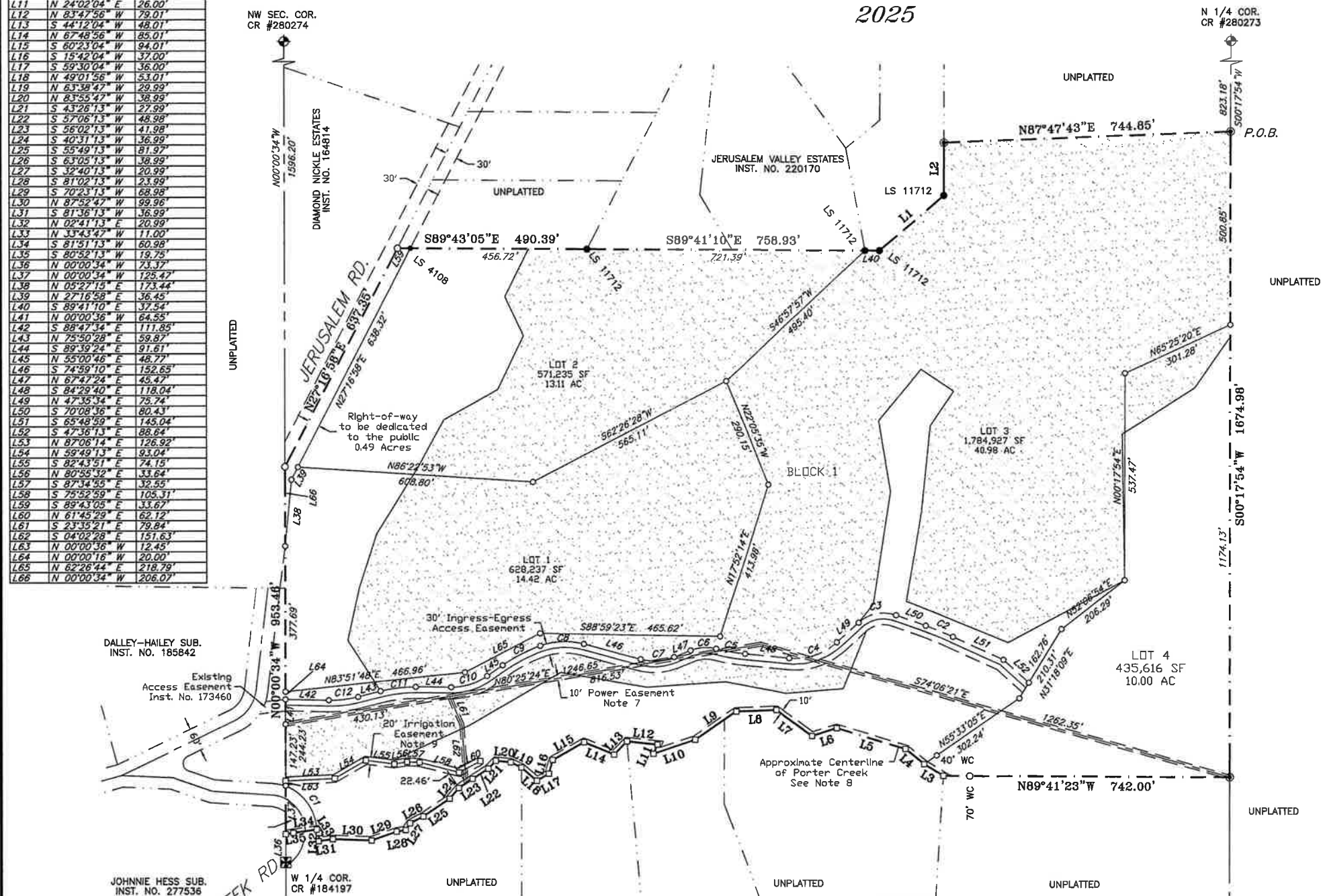
ADAMS MILLER PLACE SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 7, T. 7 N., R. 3 E., B.M.,

BOISE COUNTY, IDAHO

2025

BOOK _____ PAGE _____



UNPLATTED

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. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. 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."
4. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING THE TRANSFER OF WATER RIGHTS. THIS PLAT IS NOT INCLUDED IN AN IRRIGATION ENTITY AND THE REQUIREMENTS OF SECTION 31-3805, IDAHO CODE, ARE NOT APPLICABLE.
5. PER IDAHO CODE 50-1334 EACH LOT WILL BE SERVED BY INDIVIDUAL WELLS AND PER IDAHO CODE 50-1326 EACH LOT WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.
6. A 12 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT WILL BE LOCATED ALONG THE SUBDIVISION BOUNDARY, AND A 12 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT WILL BE CENTERED ON ALL INTERIOR LOT LINES UNLESS OTHERWISE INDICATED.
7. EXISTING OVERHEAD POWER WITH A 10-FOOT WIDE EASEMENT CENTERED ON EXISTING LOCATION OF SAID OVERHEAD POWERLINE LINE.
8. 20-FOOT WIDE DRAINAGE EASEMENT CENTERED ON THE CENTERLINE OF PORTER CREEK. NO STRUCTURES OTHER THAN IRRIGATION IN NATURE TO BE CONSTRUCTED IN EASEMENT.
9. 20-FOOT WIDE IRRIGATION PIPELINE EASEMENT (EXPOSED PIPE) IN FAVOR OF RANDY R. AND AMY M. HEFFNER, HEIRS AND ASSIGNS.
10. RESTRICTED BUILDING AREA-NO BUILDING PERMIT WILL BE ISSUED OR CONSTRUCTION ALLOWED IN THE RESTRICTED BUILDING AREA UNTIL IN COMPLIANCE WITH THE BOISE COUNTY HILLSIDE CONSTRUCTION ORDINANCE SHOWN IN CHAPTER 5-SECTION 149 OF THE AMENDED UNIFIED LAND ORDINANCE #2016-01.
11. BOISE COUNTY ASSUMES NO RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE DRIVEWAY AS PLATTED HEREON, IN ACCORDANCE WITH THE BOISE COUNTY SUBDIVISION ORDINANCE, SAID PRIVATE DRIVEWAY WILL BE MAINTAINED BY LOTS 3 AND LOT 4.
12. ALL AREAS SHOWN HEREON ARE FOR TAX PURPOSES ONLY.
13. THIS DEVELOPMENT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CCRs) THAT PERTAIN TO THIS DEVELOPMENT. TO BE FILED AND RECORDED IN THE BOISE COUNTY RECORDERS OFFICE IN CONJUNCTION WITH THIS PLAT. INSTRUMENT NO.

SURVEYOR NARRATIVE:

1. The boundary of this Subdivision was done by Record of Survey No. 213980.
2. This plat was done at the request of Kevin Miller to subdivide the parent parcel into four buildable lots through a Minor Plat process in Boise County.
3. Basis of Bearing is between the West Quarter Corner and the Northwest Corner of Section 7 with a Bearing and Distance of N00°00'34"W 2623.03'.

OWNER/DEVELOPER:

KEVIN R. MILLER
11 JERUSALEM RD.
HORSESHOE BEND, ID 83629

EAGLE LAND SURVEYING, LLC.

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

SEC. 7, T. 7 N., R. 3 E., B.M.

DATE:	6-10-25	PROJECT:	25-084	SHEET	1
DRAWN BY:	JBF	CHECKED BY:	JBF	OF	3



REVISION DATE: 7-03-25

MINOR PLAT OF
ADAMS MILLER PLACE SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL PEOPLE BY THESE PRESENT: THAT I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER OF THAT REAL PROPERTY TO BE KNOWN AS A MINOR PLAT OF ADAMS MILLER PLACE SUBDIVISION, AND THAT I INTEND TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT:

Part of the Northwest ¼ of Section 7, Township 7 North, Range 3 East of the Boise Meridian, Boise County, Idaho described as:

Commencing at a found Brass Cap marking the Northeast corner of Northwest ¼ of Section 7, Township 7 North, Range 3 East of the Boise Meridian, Boise County, Idaho and running thence S00°17'54"W 823.18 feet along the East line of the Northwest ¼ of said Section marking the Point of Beginning; thence S00°17'54"W 1674.98 feet along said East line; thence N89°41'23"W 742.00 feet to a point on the centerline of Porter Creek; thence along said centerline the following thirty-three (33) courses: (1) thence N59°02'52"W 58.30 feet; (2) thence N50°27'56"W 62.01 feet; (3) thence N72°50'56"W 184.02 feet; (4) thence S72°16'04"W 67.01 feet; (5) thence N53°53'56"W 115.01 feet; (6) thence S87°52'04"W 106.01 feet; (7) thence S55°18'04"W 129.02 feet; (8) thence S71°18'04"W 113.01 feet; (9) thence N24°02'04"E 26.00 feet; (10) thence N83°47'56"W 79.01 feet; (11) thence S44°12'04"W 48.01 feet; (12) thence N67°48'56"W 85.01 feet; (13) thence S60°23'04"W 94.01 feet; (14) thence S15°42'04"W 37.00 feet; (15) thence S59°30'04"W 36.00 feet; (16) thence N49°01'56"W 53.01 feet; (17) thence N63°38'47"W 29.99 feet; (18) thence N83°55'47"W 38.99 feet; (19) thence S43°26'13"W 27.99 feet; (20) thence S57°06'13"W 48.98 feet; (21) thence S56°02'13"W 41.98 feet; (22) thence S40°31'13"W 36.99 feet; (23) thence S55°49'13"W 81.97 feet; (24) thence S63°05'13"W 38.99 feet; (25) thence S32°40'13"W 20.99 feet; (26) thence S81°02'13"W 23.99 feet; (27) thence S70°23'13"W 68.98 feet; (28) thence N87°52'47"W 99.96 feet; (29) thence S81°36'13"W 36.99 feet; (30) thence N02°41'13"E 20.99 feet; (31) thence N33°43'47"W 11.00 feet; (32) thence S81°51'13"W 60.98 feet; (33) thence S80°52'13"W 19.75 feet to a point on the West line of the Northwest ¼ of said Section; thence N00°00'34"W 953.46 feet along said West line; thence N27°16'58"E 637.35 feet; thence S89°43'05"E 490.39 feet; thence S89°41'10"E 758.93 feet; thence N49°10'57"E 218.96 feet; thence N00°18'22"E 136.68 feet; thence N87°47'43"E 744.85 feet to the Point of Beginning.

Parcel contain 3,448,286 square feet or 79.16 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 ERRECTED 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.

THE OWNER HEREBY CERTIFIES THAT SURFACE WATER FOR IRRIGATION IS NOT REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THE REQUIREMENTS OF SECTION 31-3805, IDAHO CODE, ARE NOT APPLICABLE.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND:

KEVIN R. MILLER

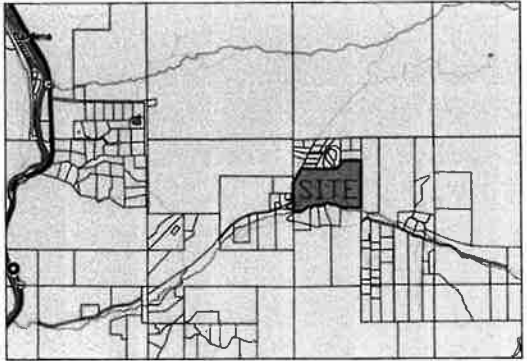
ACKNOWLEDGMENT

STATE OF TEXAS)
COUNTY OF) S.S.

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____
BY KEVIN R. MILLER.

SIGNATURE OF NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE: 1"=4000'

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.



EAGLE LAND SURVEYING, LLC.

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

REVISION DATE:			
6-26-25			
SEC. 7, T. 7 N., R. 3 E.B.M.			
			SHEET
			2
DATE:	6-26-25	PROJECT:	25-078
DRAWN BY:	JBF	OF	
CHECKED BY:	JBF	3	

MINOR PLAT OF
ADAMS MILLER PLACE SUBDIVISION

CERTIFICATE OF DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT
DATE

CERTIFICATE OF THE BOARD OF COUNTY COMMISSIONERS

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS PARTIAL PLAT AMENDMENT OF ADAMS MILLER PLACE SUBDIVISION HAS BEEN ACCEPTED AND APPROVED THIS DAY OF , 2025 BY THE BOARD OF COMMISSIONERS OF BOISE COUNTY, IDAHO.

CHAIRPERSON
DATE

CERTIFICATE OF BOISE COUNTY SURVEYOR

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.

BOISE 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 BOISE COUNTY RECORDER

STATE OF IDAHO)
COUNTY OF BOISE) S.S. INSTRUMENT NO. _____
FEE: _____

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF KEVIN R. MILLER AT MINUTES PAST O'CLOCK M. ON THE DAY OF , 20.

RECORDER
DEPUTY

RECORDED IN BOOK OF PLATS AT PAGES THRU .

BOOK PAGE

EAGLE LAND SURVEYING, LLC.

106 W MAIN ST. UNIT D, MIDDLETON, ID 83844
(208) 861-7513; pls12220@yahoo.com

REVISION DATE:			
6-26-25			
SEC. 7, T. 7 N., R. 3 E., B.M.			
			SHEET
			3
DATE:	6-26-25	PROJECT:	25-078
DRAWN BY:	JB	CHECKED BY:	JB
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