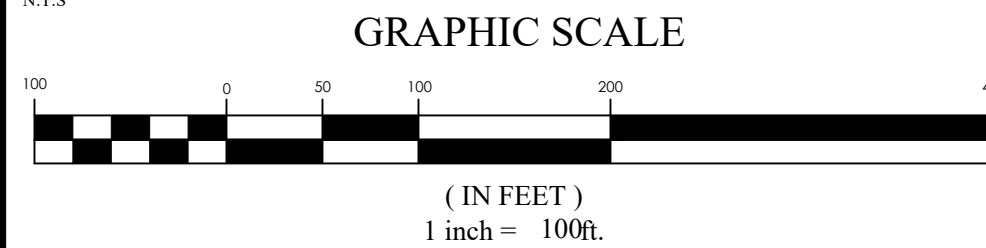













VICINITY MAP
N.T.S



LEGEND

	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXISTING DRAIN FIELD EASEMENT
	EXIST. PROPERTY LINE
	LOT LINE
	EXIST. CONTOUR MAJOR
	EXISTING FENCE
	EXIST. COMMUNICATIONS
	EXIST. OVERHEAD POWER
	FLOOD PLAN



SECTION MONUMENT (FOUND)

FOUND 5/8" REBAR WITH CAP PLS 972
FOUND 5/8" REBAR WITH CAP PLS 5710
FOUND 5/8" REBAR WITH CAP PLS 986
FOUND 5/8" REBAR NO CAP
FOUND 5/8" REBAR WITH DESTROYED CAP
FOUND 1/2" REBAR WITH CAP PLS 972
FOUND 1/2" BARE REBAR
EXIST. POWER POLE
EXIST. ELECTRICAL BOX
EXIST. COMMUNICATIONS BOX
EXIST. STREET LIGHT

LEGAL DESCRIPTION

COMMENCING AT THE SOUTH SIXTEENTH CORNER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 7 EAST,
BOISE MERIDIAN; TO WHICH THE SOUTH QUARTER CORNER COMMON TO SECTION 27 & 34 BEARS
S0°38'32"W 1317.39 FEET.

THENCE N00°40'29"E 18.04 FEET; (FORMERLY N01°09'34"E 28.63 FEET)

THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,372.39 FEET (RADIUS BEARS: S41°15'38"W) A DISTANCE OF 286.08 FEET THROUGH A CENTRAL ANGLE OF 1°15'63.37" CHORD: S42°46'04"E 285.56 FEET; (FORMERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1,372.39 FEET A DISTANCE OF 305.96 FEET THROUGH A CENTRAL ANGLE OF 1°24'46.25" CHORD: S43°46'27"E 285.56 FEET)

THENCE S19°13'13"W 230.39 FEET; (FORMERLY S19°23'03"W 230.05 FEET)

THENCE S26°13'32"W 144.89 FEET; (FORMERLY S25°38'54"W 145.07 FEET)

THENCE S19°34'38"E 225.35 FEET; (FORMERLY S20°08'08"E 225.33 FEET)

THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,914.79 FEET (RADIUS BEARS: S19°57'05"E) A DISTANCE OF 54.93 FEET THROUGH A CENTRAL ANGLE OF 0°10'44.77" CHORD: S69°30'32"W 54.92 FEET; (FORMERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,914.79 FEET A DISTANCE OF 54.79 FEET THROUGH A CENTRAL ANGLE OF 1°04'37.37" CHORD: S68°51'52"W 54.79 FEET)

THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET (RADIUS BEARS: S68°26'06"W) A DISTANCE OF 111.65 FEET THROUGH A CENTRAL ANGLE OF 127°56'49" CHORD: N85°32'19"W 89.86 FEET; TO A POINT OF REVERSE CURVATURE; (FORMERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET A DISTANCE OF 111.65 FEET THROUGH A CENTRAL ANGLE OF 127°56'49" CHORD: N86°08'12"W 89.86 FEET; TO A POINT OF REVERSE CURVATURE)

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET A DISTANCE OF 31.67 FEET THROUGH A CENTRAL ANGLE OF 36°17'31" CHORD: S48°38'02"W 31.14 FEET; (FORMERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET A DISTANCE OF 31.67 FEET THROUGH A CENTRAL ANGLE OF 36°17'31" CHORD: S48°02'09"W 31.14 FEET)

THENCE SOUTHERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,944.79 FEET (RADIUS BEARS: S23°14'26"E) A DISTANCE OF 166.61 FEET THROUGH A CENTRAL ANGLE OF 03°14'30" CHORD: S65°08'19"W 166.59 FEET; (ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2,944.80 FEET A DISTANCE OF 166.78 FEET THROUGH A CENTRAL ANGLE OF 03°14'42" CHORD: S64°33'33"W 166.76 FEET)

THENCE S63°55'09"W 74.95 FEET; (FORMERLY S63°17'26"W 145.07 FEET)

THENCE WESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET (RADIUS BEARS: N26°12'58"W) A DISTANCE OF 71.61 FEET THROUGH A CENTRAL ANGLE OF 82°03'25" CHORD: N75°11'16"W 65.64 FEET; (FORMERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET A DISTANCE OF 71.50 FEET THROUGH A CENTRAL ANGLE OF 81°55'40" CHORD: N75°44'44"W 65.56 FEET)

THENCE N34°08'44"W 230.78 FEET; (FORMERLY N34°46'54"W 230.77 FEET)

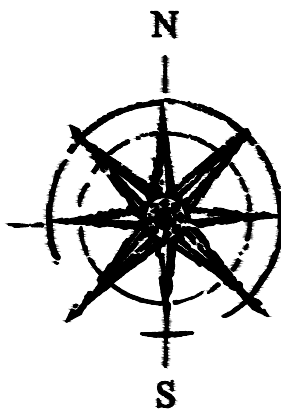
THENCE S56°39'10"W 24.89 FEET; (FORMERLY S55°13'06"W 25.00 FEET)

THENCE N39°54'48"W 392.39 FEET; (FORMERLY N40°33'34"W 392.60 FEET)

THENCE N44°44'38"W 566.67 FEET; (FORMERLY N45°17'36"W 572.66 FEET)

THENCE S89°28'18"E 1,117.59 FEET TO THE POINT OF BEGINNING. (FORMERLY S89°58'31"E 1,106.07 FEET)

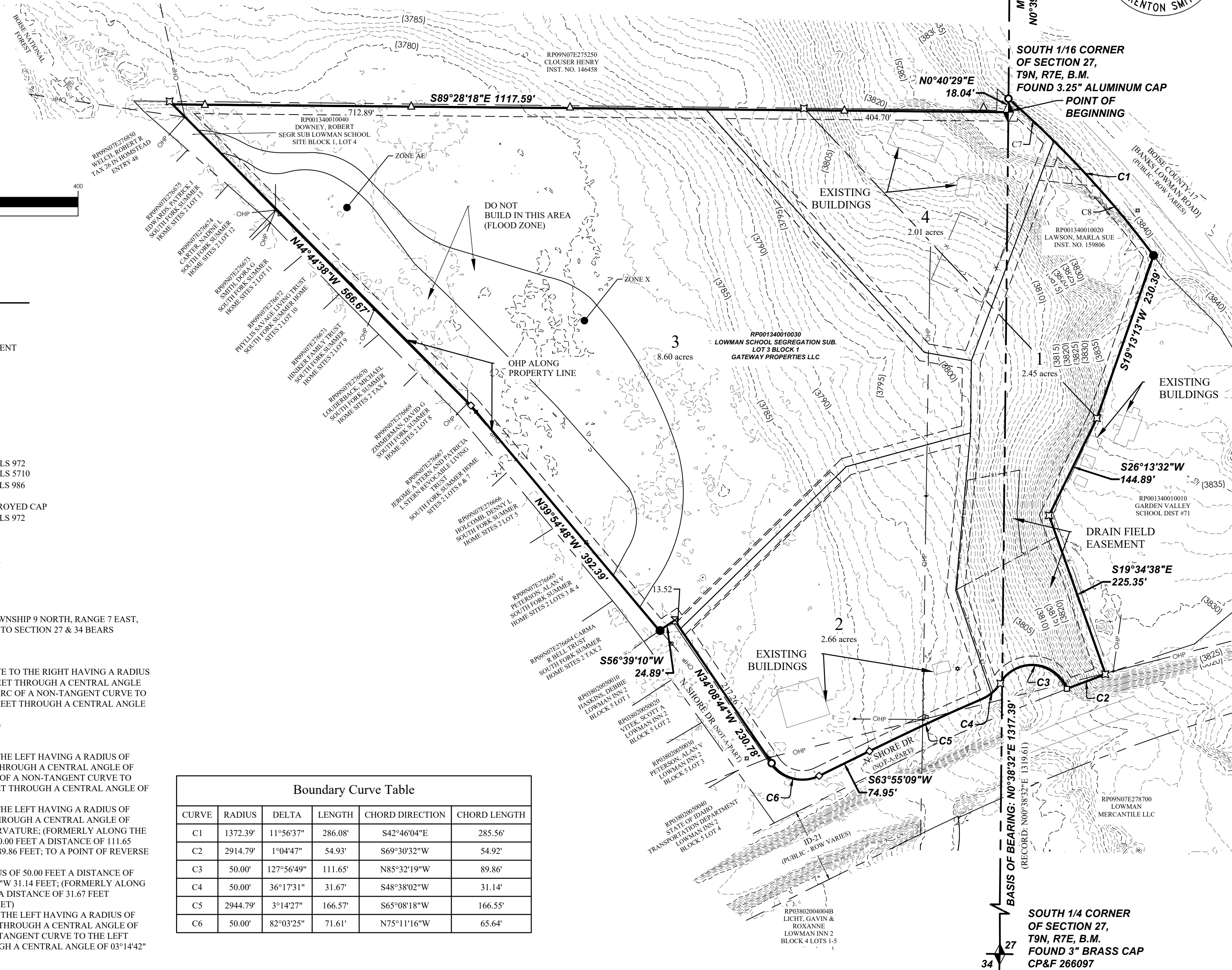
CONTAINS: 15.72 ACRES+/-



PRELIMINARY PLAT

NORTH SHORE SUBDIVISION

A RESUBDIVISION OF LOTS 2 AND 3, BLOCK 1, LOWMAN SCHOOL SITE SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 7
EAST, BOISE MERIDIAN,
LOWMAN, IDAHO
2025



C-N-S CORNER
OF SECTION 27,
T9N, R7E, B.M.
FOUND 3.5" BRASS CAP
CP&F 131791



**SOUTH 1/16 CORNER
OF SECTION 27,
T9N, R7E, B.M.
FOUND 3.25" ALUMINUM CAP
POINT OF
BEGINNING**

SOUTH 1/4 CORNER
OF SECTION 27,
T9N, R7E, B.M.
FOUND 3" BRASS CAP
CP&F 266097

Boundary Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1372.39'	11°56'37"	286.08'	S42°46'04"E	285.56'
C2	2914.79'	1°04'47"	54.93'	S69°30'32"E	54.92'
C3	50.00'	127°56'49"	111.65'	N85°32'19"W	89.86'
C4	50.00'	36°17'31"	31.67'	S48°38'02"W	31.14'
C5	2944.79'	3°14'22"	166.57'	S65°08'18"W	166.55'
C6	50.00'	82°03'25"	71.61'	N75°11'16"W	65.64'

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C7	1372.33'	3°27'09"	82.69'	S47°00'48"E	82.68'
C8	1372.33'	8°29'28"	203.39'	S41°02'29"E	203.20'
C9	50.00'	20°31'59"	17.92'	N40°45'16"E	17.82'
C10	50.00'	15°45'32"	13.75'	S58°54'02"W	13.71'

OWNER/DEVELOPER
GATEWAY PROPERTIES
RICH DAVIS
796 CANYON RIM ROAD
TWIN FALLS, ID 83307
(208) 440-7384

ENGINEER
TOM ROMNEY
FOCUS ENGINEERING & SURVEYING
6949 S. HIGH TECH DRIVE STE 200
MIDVALE, UT 84047
(801) 352-0075

SURVEYOR
TRENTON SMITH, PLS 3271644
FOCUS ENGINEERING & SURVEYING
1001 N. ROSARIO ST STE 100
MERIDIAN, ID 82642
(208) 974-0075

REVISION BLOCK		
#	DATE	DESCRIPTION
1	01/24/2018	NEW 2018-2019
2	01/24/2018	NEW 2018-2019
3	01/24/2018	NEW 2018-2019
4	01/24/2018	NEW 2018-2019
5	01/24/2018	NEW 2018-2019
6	01/24/2018	NEW 2018-2019

Scale: 1"=100'

Date: 06/04/202

Sheet

Drawn: GWS

Job #: 25-5019

1 OF 1

\\2025\25-5019 Lowman Subdivision\design 25-5019\dwg\sheets\25-5019 preliminary plat.dwg



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MERIDIAN, IDAHO 83642 PH: (208) 974-0075
www.focus-es.com

PRELIMINARY PLAT
NORTH SHORE SUBDIVISION
PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 27,
TOWNSHIP 9 NORTH, RANGE 7 EAST,
BOISE MERIDIAN, BOISE COUNTY, IDAHO

PRELIMINARY PLAT

NORTH SHORE SUBDIVISION

PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 27,
TOWNSHIP 9 NORTH, RANGE 7 EAST,
BOISE MERIDIAN, BOISE COUNTY, IDAHO

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